

# **Plan of Management**



## **PARKS & PLAYGROUNDS**



Volume 1

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Prepared by Pittwater Council  
Reserves and Recreation Unit

## FOREWORD

Pittwater Council is pleased to present Council's draft Plan of Management for Parks and Playgrounds. This Plan has been prepared in accordance with the Local Government Act (1993) and Crown Lands Act (1989). This is a plan which covers all parks and playgrounds in the Pittwater area. Individual Plans of Management will be prepared for some individual parks and playgrounds to address specific management issues. These individual Plans of management will be incorporated under the umbrella of the Plan of Management for Parks and Playgrounds.

Parks and playgrounds are an important component of the overall open space system in Pittwater. As such, they are a valuable community asset which provide recreational opportunities particularly for families. As well as playground equipment, parks and playgrounds provide spaces and settings for recreation such as picnics and barbeques, walking, scenic viewing and relaxing.

This Plan is divided into three sections. The first section is a policy document which covers overall planning for parks and playgrounds within Pittwater. The second section (Appendices A & B) comprises a comprehensive inventory of the specific details, management issues and future works for each individual park and playground covered by this document. The third section includes Plans of Management that have been prepared for individual parks and playgrounds.

This Plan of Management is a significant document which provides clear guidelines for the present and future management of parks and playgrounds by Council. It demonstrates Council's commitment to provide the best possible network of parks and playgrounds for the Pittwater community.

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# 1. INTRODUCTION

## 1.1 Background

The Pittwater local government area has approximately 600 hectares of open space comprising land of a variety of settings and recreational uses. Approximately 9 percent of this land is contained within around 90 large and small developed parks distributed throughout the Pittwater area. Most households in Pittwater are within easy walking distance of a park. Most of these parks have playground facilities, catering for the recreation needs of children, along with other facilities and areas, such as lawns, gardens, trees, paths / tracks, seats and picnic tables, that are used and enjoyed by a high proportion of the local community on a regular basis.

Apart from providing space and facilities for recreation, parks also play an important role in protecting and enhancing the range of natural and cultural environmental qualities of Pittwater. The leafy character, relaxed lifestyle and amenity of Pittwater is enhanced by the network of conveniently located parks and reserves that also provide refuges for native trees, bushland, wildlife and landscape features.

Pittwater's parks, and particularly its coastal reserves, are a significant recreation resource for the Sydney Region. The natural environment of Pittwater, with its large tracts of bushland, dramatic coastal scenery and beaches, has become a regional attraction for recreation. The open space resources of Pittwater experience high levels of use from both the local community and visitors. It is therefore important that this resource is used and managed in a way that provides maximum benefit to the community in terms of recreation opportunities while ensuring that the unique environmental qualities of the Pittwater are protected.

Pittwater Council is committed to ensuring that community land resources, such as parks, are managed responsibly, maintained adequately and developed sensitively in accordance with the needs and expectations of the community.

## 1.2 About this plan

This document is a Plan of Management for all parks and playgrounds within the Pittwater Council area. It includes background information and

management issues that apply to all parks and playgrounds in Pittwater.

Council has a rolling five-year program for preparing Plans of Management for individual reserves for which specific management issues need to be addressed. An individual Plan of Management is currently being prepared for Pittwater Park and Village Park. Council intend to prepare Plans of Management for some other parks and playgrounds over the next five years if specific management issues need to be addressed outside the scope of this plan.

Where a Plan of Management for an individual park or playground has been adopted by Council, the specific Plan of Management will override this Plan of Management as it applies to the particular park or playground. As Plans of Management for individual parks and playgrounds are adopted by Council, they will be inserted as stand-alone documents into this Plan of Management.

Parks and playgrounds in Pittwater are on community land owned by Council and/or Crown land.

As a requirement of the *Local Government Act, 1993*, Councils must prepare a Plan of Management for public land that is classified as community land. Under the Act, more than one area of land may be covered by a single plan. As most of the areas of land covered by this plan are developed parks that perform similar functions in Pittwater's open space system, a "generic" plan of management is the appropriate format to set out the general policies and strategies applicable to the planning and management of all of these areas. Provision has been made for the identification of management issues, future works for each park and playground, and other relevant data in the comprehensive inventory component of this plan in Appendix 1. This Plan will be used as the basis for detailed recreation and landscape planning that will be documented in a Plan of Management for each individual park or playground.

Under the *Local Government Act, 1993*, the requirements for Plans of Management that apply to more than one area of community land are outlined below.

<b>A Plan of Management needs to identify:</b>		<b>How this Plan of Management satisfies the Act:</b>
The categories of the land.		Section 1.2
Objectives for categories of land.		Section 1.5

The objectives and performance targets of the land.	Section 1.5, Section 5 - Policies
The means by which Council proposes to achieve the plan's objectives and performance targets.	Section 5 - Actions / Strategies
The manner in which Council proposes to assess its performance in achieving objectives and performance targets.	Section 5 - Actions / Strategies
Permitted future uses of the land.	Section 2.3
Leases, licences and other estates that can be granted.	Section 5.8

The Local Government Act, 1993, requires that community land be categorised as either : Natural Area, Sportsground, Park, Area of Cultural Significance or General Community Use. Natural areas must be further categorised as Bushland, Wetland, Escarpment, Foreshore or watercourse. Most of the lands relevant to this Plan of Management fall into the category of 'Park' and 'General Community Use' however some areas of 'Foreshore' are also included.

The *Local Government (General) Regulation 1999* set out guidelines for categorising land as "park", "general community use" or "foreshore" as follows:

- ❖ **park**, as the land is, or is proposed to be, improved by landscaping, gardens, or the provision of non-sporting equipment and facilities, for use mainly for passive recreational, social, educational and cultural pursuits and for active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.
- ❖ **general community use**, as the land:
  - may be made available for use for any purpose for which community land may be used, whether by the public at large or be specific sections of the public; and
  - is not required to be categorised as a natural area under Section 36A, 36B or 36C of the Act, and does not satisfy the guidelines under clauses 10-13 for categorisation as a natural area, a sportsground, a park or an area of cultural significance.

- **foreshore**, as the land is situated on the water's edge and forms a transition zone between the aquatic and terrestrial environment.

Management of Crown land is subject to the *Crown Lands Act, 1989*. However, land that is vested in or under the control of a Council is taken to be classified as community land by the operation of Clause 6 of Schedule 7 of the Local Government Act, 1993 Savings, Transitional and Other Provisions.

A Plan of Management that satisfies the *Local Government Act, 1993* will also satisfy the *Crown Lands Act, 1989* if the following points are addressed:

- ❖ the Plan of Management and its outcomes must incorporate the principles for Crown land management.
- ❖ any proposed uses, developments and management practices must conform to the public purpose for the reserve.
- ❖ in addition to incorporating the requirements of Section 36 of the *Local Government Act, 1993* the Plan of Management must address any matters required by the Minister for Land and Water Conservation.
- ❖ submissions regarding draft Plans of Management will need to be referred to both the Minister for Land and Water Conservation and Council for consideration prior to adoption.

### 1.3 Council's Management Objectives

The Pittwater Council Management Plan (1997-2000) identifies Council's corporate goals and objectives for open space and recreation.

The strategic objective is to:

"Provide planning direction to guide and promote best use of Pittwater's open space system".

### 1.4 Aims of Plan

The main aim of this Plan is to set out Council's objectives, policies, strategies and actions to address a wide range of management issues related to parks, reserves and playgrounds in Pittwater. This plan of management covers issues that are common to parks and playgrounds throughout Pittwater and complies with the requirements of the Local Government Act 1993 in relation to the preparation of plans of management for community land, and The Crown Lands Act (1989).

A secondary aim of this plan is to provide a comprehensive inventory of parks, reserves and playgrounds including the production of site maps, schedules of facilities and identification of specific issues and works for each individual park. This inventory will form the basis of a future database to be used as a tool for the planning and management of Council's recreation and open space resources.

## 1.5 Key Objectives

The core objectives for community land categorised as park, general community use or foreshore under the *Local Government Act, 1993* are as follows:

### **Park:**

- ❖ to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- ❖ 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:**

- ❖ 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).

### **Foreshore:**

- ❖ 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.

The philosophy of the Department of Land and Water Conservation regarding land management directly relates to the principles of Crown land management listed in Section 11 of the *Crown Lands Act, 1989*, which are to:

- ❖ observe environmental protection principles in relation to the management and administration of Crown land.
- ❖ conserve the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) wherever possible.
- ❖ encourage public use and enjoyment of appropriate Crown land.
- ❖ encourage multiple use of Crown land, where appropriate.
- ❖ use and manage Crown land in such a way that both the land and its resources are sustained in perpetuity, where appropriate.
- ❖ occupy, use, sell, lease, licence or otherwise deal with Crown land in the best interests of the State, consistent with the above principles.

The key objectives of this Plan in relation to the management of parks and playgrounds in Pittwater are:

- ❖ To fulfil Council's management objectives
- ❖ To fulfil Council's statutory obligations under the Crown Lands Act, 1989, and the Local Government Act, 1993, in relation to the preparation of Plans of Management for community land such as parks and playgrounds
- ❖ To manage parks and playgrounds in a way that protects and enhances the natural environment and townscape qualities of Pittwater
- ❖ To plan for progressive improvements to the recreation opportunities and landscape character of parks and playgrounds.



- ❖ Provide an adequate and equitable distribution of parks and playgrounds throughout the Pittwater area.
- ❖ To encourage greater community participation in the planning, design, improvement and maintenance of parks and playgrounds in Pittwater.
- ❖ To encourage wider community access to and use of parks and buildings / facilities on community land.
- ❖ To improve the accessibility of parks and playgrounds and strengthen linkages between key open space areas
- ❖ To ensure that playgrounds and other components and facilities within parks meet suitable standards of quality and safety
- ❖ To protect the community's investment in parks and playgrounds by maintaining the land, its components and facilities at a prescribed standard of quality.
- ❖ To identify any specific issues, actions and works required for each individual park

## 1.6 Community Consultation

In 1991 Warringah Council conducted a major survey of residents on their recreation pursuits, needs and preferences. This survey was based on a large sample and recorded characteristics of gender, age and location correlating to the adult population of the area. The analysis of 'A' Riding data from the survey provides valuable data for recreation planning in Pittwater and has been utilised in formulating this Plan.

The *Warringah Recreation Survey, 1991*, found that the five most popular recreation settings among the survey respondents in the Pittwater area (Former "A" Riding) were:

1. Beaches and Shoreline (75%)
2. Indoor Recreation facilities (38%)
3. Bushland (33%)
4. Small developed parks (26%)
5. Structured sports areas (24%)

Focus group consultations were undertaken by Council staff as part of the *Pittwater Recreation Needs Study* in 1994 to provide qualitative information to compare with survey data. Six community consultation sessions were conducted

which drew out important issues related to parks and playgrounds.

The main findings of the Recreation Needs Study relevant to developed parks and playgrounds were that:

- ❖ Informal leisure settings such as parks, shoreline reserves and civic spaces need to offer seating, picnic benches, BBQs and shade to enhance their viability for passive recreation.
- ❖ Maintenance and enhancement of beaches, parks and the coastal walkway to provide opportunities for 'walkers' is important. Neighbourhood areas and streets are also important and footpaths need to be kept safe and accessible.
- ❖ Physical access for people with disabilities and those with mobility restriction, such as parents with young children is not always available.
- ❖ Some groups expressed frustration with Council processes relating to property and buildings on community land
- ❖ The preferred spending priorities of the representative survey were beaches/shoreline, beach safety, bushland, parks and gardens (generally consistent with preferred recreation settings)
- ❖ Catering for the recreation needs of teenagers is considered important
- ❖ The management of environmental quality, provision of shade, the issue of sustainable use and the balance between natural and developed areas needs to be ensured.

The results of these studies have assisted in identifying key issues related to management of parks and playgrounds. These findings have provided a basis for Council to set appropriate management objectives for parks and playgrounds, and develop appropriate policies and actions to meet these objectives.

## 1.7 Relationship to Other Plans

### **Pittwater Open Space, Recreation and Bushland Strategy**

The Pittwater Open Space, Recreation and Bushland Strategy was adopted by Council in June 2000. This Plan sets out strategies and priorities for Pittwater's open space and recreation system as a whole.

### **Urban Bushland Plan of Management**

Council's Urban Bushland Plan of Management covers all bushland areas within Pittwater's open space areas. Many parks and playgrounds in Pittwater also include substantial areas of bushland. Accordingly, only the areas of parks and playgrounds containing bushland that would be categorised as park, general community use or foreshore are covered by this Plan.

### **Sportsgrounds Plan of Management**

A Plan of Management has been prepared for sportsgrounds in Pittwater. A number of parks in Pittwater contain both sportsgrounds and playground areas. This plan covers the playground areas only of such reserves.

## 1.8 Schedule of Land

This Plan applies to the following parcels of land. In the case of some large reserves, particularly those that mainly comprise bushland, other Plans of Management may also apply. In such cases the area of the reserve where this Plan applies has been noted in the Schedule.

The following schedule lists the land by suburb. Further details of each area of land is included in the parks and playgrounds inventory in Appendix 1 of this document.

## AVALON

Reserve Number	Reserve Name	Total Area Ha	Settings (%)
28	CORAL RESERVE	0.1257	Small developed park 100%
33	CAREEL BAY CRESCENT RESERVE	0.0328	Ancillary open space 100%
36	PARADISE BEACH RESERVE	0.3035	Beach and shoreline 100%
37	GUNYAH PLACE RESERVE	0.5836	Small developed park 100%
39	CATALPA RESERVE	1.1255	Large developed park 100%
41	JAMIESON PARK	0.5463	Small developed park 100%
42	NORTH AVALON BEACH RESERVE	0.9940	Undeveloped open space 100%
45	TOONGARI RESERVE	1.4164	Small developed park 40% Bushland 60%
48	AVALON COMMUNITY GARDENS	0.1688	Ancillary Open Space 40% Small developed park 10%
49	CLAREVILLE BEACH/LONG BEACH RESERVE	1.4151	Beach and shoreline 100%
53	PALMGROVE PARK	2.3370	Bushland 60% Small developed park 40%
55	DRESS CIRCLE ROAD RESERVE	0.0733	Undeveloped open space 100%
44	OLD WHARF RESERVE(AVALON SAILING CLUB)	0.7284	Beach and shoreline 100%
485	PALM GROVE ROAD RESERVE	0.9590	Small developed park 100%
612	KOALA PLACE RESERVE	0.0850	Small developed park 100%
554	TAYLORS POINT RESERVE	0.0990	Beach and shoreline 100%

## BAYVIEW

Reserve Number	Reserve Name	Total Area Ha	Settings (%)
457	ALEXANDRA CRESCENT RESERVE	0.0338	Ancillary open space
99	BAYVIEW BATHS	0.1372	Beach and shoreline 100%
67	BAYVIEW FORESHORE RESERVE	0.0820	Beach and shoreline 100%
95	BAYVIEW PARK	1.0950	Beach / foreshore 50% Structured sports area 50%
96	KAMILAROI PARK	0.2278	Small developed park 100%
31	PAMELA CRESCENT RESERVE	0.4920	Small developed park 100%
100	RIDDLE RESERVE	0.2408	Beach and shoreline 50% Small developed park 50%
97	ROWLAND RESERVE	9.0044	Large developed park 80% Beach and shoreline 20%

## BILGOLA BEACH / PLATEAU

Reserve Number	Reserve Name	Total Area Ha	Settings (%)
78	ALGONA RESERVE	3.0092	Small developed park 5% Bushland 95%
198	BETSY WALLIS RESERVE	0.0789	Small developed park 100%

71	PLATEAU PARK	1.8850	Small developed park 10% Bushland 90%
54	WEETAWAA ROAD RESERVE	0.0910	Small developed park 100%

## CHURCH POINT

Reserve Number	Reserve Name	Total Area Ha	Settings (%)
566	CHURCH POINT RESERVE(CARPARK)	0.1950	Beach and shoreline 10% Ancillary open space 90 %
109	MCCARRS CREEK RESERVE	5.2000	Large developed park 60% Beach and shoreline 40%
914	PITTWATER RESERVE	0.0809	Beach and shoreline 100%
104	THOMAS STEPHENS RESERVE (PART OF)	0.0430	Beach and shoreline 100%

## ELANORA HEIGHTS

Reserve Number	Reserve Name	Total Area Ha	Settings (%)
152	ALLINGTON RESERVE	0.1770	Small developed park 100%
317	ANANA RESERVE	0.1640	Small developed park 100%
153	COOLEENA RESERVE	0.1011	Small developed park 100%
162	DEEP CREEK RESERVE	38.9753	Bushland 50% Small developed park 50%
159	DEWRANG RESERVE	1.9526	Small developed park 10% Bushland 90%
150	EPWORTH PARK	4.5	Small developed park 20% Structured sports area 40% Bushland 40%
160	MARALINGA RESERVE	0.9310	Small developed park 50% Bushland 50%
316	WOORARRA LOOKOUT RESERVE	0.2960	Small developed park 100%

## MONA VALE

Reserve Number	Reserve Name	Total Area Ha	Settings (%)
470	BANGALOW RESERVE	1.5556	Large developed park 100%
120	BARBARA COURT RESERVE	0.1103	Undeveloped open space 100%
468	BARRENJOEY ROAD RESERVE	0.0136	Ancillary open space 100%
467	BASSETT STREET RESERVE	0.0290	Ancillary open space 100%
122	BRINAWA STREET RESERVE	0.0695	Small developed park 100%
118	BRIONY RESERVE	0.3774	Small developed park 100%
123	BUENA VISTA RESERVE	0.1726	Small developed park 100%
539	CORONATION RESERVE	0.4597	Small developed park 100%
113	DARLEY STREET WEST RESERVE	0.0765	Undeveloped open space 100%
451	EDWIN WARD RESERVE	0.0793	Small developed park 100%
121	ELWYN RESERVE	0.0252	Small developed park 100%
538	FABIAN PLACE RESERVE	0.0639	Undeveloped open space 100%
466	HARKEITH STREET RESERVE	0.0472	Ancillary open space 100%
125	KARIBOO CLOSE RESERVE	0.3772	Small developed park 100%

114	KATRINA RESERVE	0.2649	Small developed park 100%
463	KRISTINE RESERVE	0.0849	Small developed park 100%
115	MARIE CRESCENT RESERVE	0.1751	Small developed park 100%
112	MINMAI RESERVE	0.0739	Small developed park 100%
126	PAVICH RESERVE	0.2168	Undeveloped open space 100%
464	PEITA RESERVE	0.1	Small developed park 50% Bushland 50%
450	REDNAL STREET RESERVE(2)	0.0588	Undeveloped open space 100%
119	VESPER RESERVE	0.0657	Small developed park 100%
129	VILLAGE PARK	1.7199	Large developed park 100%
116	WALANA CRESCENT RESERVE	0.46	Small developed park 5% Bushland 95%
465	WHITNEY STREET RESERVE	1.5728	Undeveloped open space 100%
94	WINJI JIMMI RESERVE	0.4046	Small developed park 100%

## NEWPORT

Reserve Number	Reserve Name	Total Area Ha	Settings (%)
88	BEACONSFIELD STREET RESERVE	0.2466	Beach and shoreline 100%
454	BELINDA PLACE RESERVE	0.4618	Undeveloped open space 100%
89	CRESCENT RESERVE	1.1	Small developed park 20% Beach and shoreline 20% Bushland 60%
87	DEARIN RESERVE	0.5488	Large developed park 100%
76	FLORENCE PARK	0.8093	Small developed park 80% Beach and shoreline 20%
455	GRETEL PARK	0.0750	Small developed park 100%
534	OCEAN AVENUE RESERVE	0.0987	Ancillary open space 100%
93	REDNAL RESERVE	0.0505	Ancillary open space 100%
77	REGATTA RESERVE	0.3	Beach and shoreline 50% Bushland 50%
86	TRAFALGAR PARK	1.4164	Large developed park 100%
453	WOOLCOTT RESERVE	0.0809	Small developed park 100%
92	YACHTSMANS PARADISE RESERVE	0.1018	Beach and shoreline 100%

## NORTH NARRABEEN

Reserve Number	Reserve Name	Total Area Ha	Settings (%)
544	AMELIA RESERVE	0.0680	Small developed park 100%
169	BILARONG RESERVE	3.3750	Beach and shoreline 100%
167	CHATTAN PARK	0.6387	Undeveloped open space 100%
427	KATOA CLOSE RESERVE	0.6551	Small developed park 100%
165	NAREEN PARK	6.8796	Large developed park 100%
164	NARROY PARK	2.3294	Small developed park 100%
314	PAT HYNES RESERVE	100	Beach and shoreline 100%
315	PIONEERS PARK	0.3530	Ancillary open space 100%
149	PROGRESS PARK	10.1171	Large developed park 100%
157	TATIARA RESERVE	0.1732	Small developed park 100%
154	WARRUGA PLACE RESERVE	0.0569	Small developed park 100%
168	WIMBLEDON RESERVE	0.5036	Small developed park 50% Beach and shoreline 50%

## PALM BEACH/ WHALE BEACH

<b>Reserve Number</b>	<b>Reserve Name</b>	<b>Total Area Ha</b>	<b>Settings (%)</b>
25	CAREEL BAY FORESHORE RESERVE	2.0428	Beach and shoreline 100%
14	ILUKA PARK	0.4230	Small developed park 100%
11	PITTWATER PARK	0.9421	Beach and shoreline 20% Small developed park 20 % Ancillary Open space 60%
12	SANDY POINT BEACH RESERVE	0.1441	Beach and shoreline 100%
13	SNAPPERMAN BEACH RESERVE	0.3105	Beach and shoreline 100%
449	WOORAK ROAD RESERVE	0.3478	Undeveloped open space 100%

## SCOTLAND ISLAND

<b>Reserve Number</b>	<b>Reserve Name</b>	<b>Total Area Ha</b>	<b>Settings (%)</b>
60	CATHERINE PARK	2.0487	Large developed park 100%

## WARRIEWOOD

<b>Reserve Number</b>	<b>Reserve Name</b>	<b>Total Area Ha</b>	<b>Settings (%)</b>
535	CARPENTER CRESCENT RESERVE	0.2096	Undeveloped open space 100%
536	HUNTER STREET RESERVE	0.2325	Ancillary 100%
124	MORIAC STREET RESERVE	0.0942	Small developed park 100%
141	PITTWATER ROAD RESERVE	0.1201	
140	VENTURA RESERVE	0.1991	Small developed park 100%

## 2.0 PARKS AND PLAYGROUNDS

### 2. 1 Description of Recreational Open Space in Pittwater

A number of different types of recreational open space exist within Pittwater. The Inventory of Recreational Open Space (Warringah Shire Council 1991) classified community land in accordance with the predominant 'setting(s)' that best reflects the use, character and facilities of the land. By using this method of classification a clearer understanding of the quality and distribution of the various types of open space within Pittwater has been achieved. This knowledge is important in the planning and management of open space and recreational resources.

Some areas of open space incorporate a number of different settings. Each setting within these areas may require a separate set of management principles. For example many reserves that comprise mostly bushland may also include a playground area with lawn, seats etc.

The various recreation settings which comprise Pittwater's open space system provide opportunities for the community to participate in a wide range of recreational pursuits. The recreation setting classifications currently used by Pittwater Council are as follows:

#### **1. Small Developed Park**

Open space predominantly used as children's playground or as communal open space for the adjacent neighbourhood (eg Katrina Reserve, Mona Vale).

#### **2. Large Developed Park**

Open space incorporating such elements as landscaped areas, formal gardens, lawns, children's play areas and communal open space for the nearby district (eg Bangalow Reserve, Mona Vale).

#### **3. Undeveloped Open Space**

Unimproved open space zoned for recreation purposes and capable of future development for recreation purposes (eg Whitney Reserve, Mona Vale).

#### **4. Ancillary Open Space**

Improved or unimproved open space whose primary function is other than recreation, eg. road reserve, landscape buffer strip, drainage corridor (eg Pittwater Road nature strips)

#### **5. Sportsground**

Open space of predominantly mown grass incorporating either an oval, playing field, athletics track, or area for organised sports (eg Hitchcock Park Ovals).

#### **6. Structured Sports Area**

Tennis courts, bowling greens, golf courses etc. and includes, clubrooms, change rooms, equipment storage etc (eg Mona Vale Bowling Club).

#### **7. Bushland**

Open space comprising bushland as defined in Clause 6 of SEPP 19 (eg McKay Reserve, Palm Beach)

#### **8. Beach and Shoreline**

Open space integral to an ocean, estuary, lake, lagoon, beach or shoreline (eg Clareville Beach Reserve)

#### **9. Hilltop, Bluff, or Headland**

Open space integral to a hilltop, bluff or headland area.(eg Mona Vale Headland).

#### **10. Special Purpose Open Space**

Open space predominantly managed for one specific purpose, (eg. wildlife refuge, flora and fauna reserve, wetland protection, botanic park etc).

## 2.2 Role and Functions of Parks and Playgrounds

The primary role of parks and playgrounds in Pittwater is to provide open space and facilities for outdoor recreation to meet the needs of the community, and in particular the play requirements of children.

Typical facilities include play equipment, seats/picnic furniture, tap/bubbler and bins. There are usually open lawn areas which provide opportunities for informal activities, to picnic, relax and supervise children at play

Many parks in Pittwater also contribute to the natural environmental qualities of the area, providing space for trees, bushland and planting which assist in the retention of habitat or movement corridors for native fauna.

## 2.3 Use of Parks & Playgrounds

Uses of parks and playgrounds in Pittwater must be consistent with the reservation of Crown land and the principles for management of Crown Land under the *Crown Lands Act, 1989*, and/or the guidelines and core objectives for community land categorised as park, general community use or foreshore under the *Local Government Act, 1993*.

In addition, uses of parks and playgrounds that are zoned 6(a) (Existing Recreation "A") must be consistent with the objectives and land uses outlined in the *Pittwater Local Environmental Plan 1993* (as amended). Council has also adopted a Landuse Planning Table for Small Developed Parks and Playgrounds, which specifies permissible and prohibited uses of parks and playgrounds (refer to Appendix 2).

Any proposed uses or development and building works (excluding those activities permitted without development consent under the *Pittwater Local Environmental Plan, 1993* and in the Landuse Planning Table for Small Developed Parks and Playgrounds), would be subject to normal development and building applications in accordance with the *Environmental Planning and Assessment Act, 1979* and the *Pittwater Local Environmental Plan, 1993*.

Use of parks and playgrounds may be formalised by a lease or licence arrangement (refer to Section 5.8).

## 2.4 Community Profile

Pittwater had a population of 49,747 at the 1991 Census. The key characteristics of the local population relevant to the planning of parks and playgrounds are set out in the following:

- ❖ Changes in population in Pittwater between 1981 and 1991 indicate that the trend towards an aging population in Sydney generally are more pronounced in Pittwater.
- ❖ Over the 10 years from 1981 to 1991 the population in Pittwater increased 6.3 %, a slower rate of increase than Sydney generally at 10.4 % over 10 years.
- ❖ Children aged 0-14 comprise approximately 10 % of Pittwaters population.
- ❖ The amount of private open space per household in Pittwater is higher than that of Sydney generally with detached houses comprising approximately 84 % of all dwellings



### 3.0 ANALYSIS OF PARKS AND PLAYGROUNDS IN PITTWATER BY SUBURB

The following section is an analysis of parks and playgrounds in Pittwater by suburb. For detailed information see the Inventory Section of this Plan which contains specific details regarding each park.

#### 3.1 North Narrabeen

##### Landscape Qualities

Many of the parks in this suburb have been developed on flat flood prone land adjoining creeks, wetlands and Narrabeen Lagoon. In some areas, former wetland areas have been filled to form parks and playing fields. The foreshore parks are within areas of high scenic quality and environmental sensitivity. Stands of *Allocasuarina glauca* and flat areas of mown grass dominate the landscape character of many of the parks in North Narrabeen. Some of the large parks and playing fields appear very bare with little shade available and would benefit from further planting of native trees. Foreshore recreation areas are degraded in many places through high levels of use.

##### Recreational Use

The Narrabeen area is characterised by young families with young or school aged children.

The large areas of foreshore in this suburb are used for a diverse range of recreation activities such as water based activities, field sports, walking, cycling and picnicking.

A number of the reserves in this suburb are of regional importance as recreation areas, such as Lakeside Park, North Narrabeen Reserve and Bilarong Reserve.

The suburb has seven separate playgrounds including one 'regional' playground at Lakeside Park. Narroy Park is also well used by local children.

Progress Park is a designated unleashed dog exercise area.

##### Distribution

Generally North Narrabeen has a good supply open space with a wide variety of recreation opportunities available.

Parks and playgrounds in North Narrabeen are well distributed with most dwellings located within walking distance of a large or small park with a playground. This suburb also has a good supply of foreshore parkland.

##### Opportunities / Constraints

Narrabeen Lagoon and its foreshore parks are a major scenic, environmental and recreational asset that will require on going care and management to conserve and enhance. Rehabilitation of wetland and foreshore areas is necessary in some areas due to the impacts of recreational use. Bilarong Reserve and Wimbledon Reserve need attention in this regard.

There is scope to enhance the landscape character of the parks and playgrounds in the area by sensitive landscaping and tree planting particularly of native lowland species such as Cabbage Tree Palm (*Livistona australis*), Swamp Mahogany (*Eucalyptus robusta*), and Paperbark (*Melaleuca quinquenervia*).

Narroy Park is highly accessible to residential areas and its playground is very popular as there is a high proportion of families with young children in the neighbourhood. Further upgrading of this park would greatly increase recreational opportunities in this area.

There are further opportunities for pedestrian / cycle linkages to be strengthened such as through the Warriewood escarpment, Wetlands and Progress Park to link with the 'Pelican Path' at Lakeside Park.

There are strong opportunities for interpretation of the unique natural environment through nature trails, boardwalks and foreshore walks in North Narrabeen. On the one hand, Katoa Close Reserve, adjoining the Warriewood Wetlands, has potential for a boardwalk through the wetlands to be developed. However, this reserve also provides the opportunity to upgrade and fence the existing playground to be suitable for 1-5 year olds.

## 3.2 Elanora Heights

### Landscape Qualities

The suburb of Elanora Heights has been developed on an elevated area of sandstone plateaux and ridges to the north of Narrabeen Lagoon. There is very little flat land and the developed parks are relatively small and generally contain remnant native trees and bushland areas.

Weed infestation and dieback are factors contributing to the decline in the quality of the remnant bushland in the parks and reserves.

### Recreational Use

Elanora Heights has a relatively high percentage of teenagers and young people, in comparison to other suburbs in Pittwater. However, there are few recreation facilities available for this age group.

The playgrounds in most of the parks in Elanora Heights are limited to 3 or 4 items of play equipment and do not have softfall. Some of the equipment is more than 10 years old and may need to be renewed.

Deep Creek Reserve which is predominantly bushland, has in part been developed as a dog training area.

Epworth Park contains Elanora Tennis Club and two courts as well as a small playground.

### Distribution

Elanora Heights mainly developed from the 1940s to the 1960s and a network of small neighbourhood parks was incorporated into the plan for the suburb. This suburb has seven separate playgrounds that are well distributed throughout the residential areas. No large developed parks have been included in the suburb due mainly to the lack of suitable land.

The steep topography of the suburb makes pedestrian access to some areas difficult.

### Opportunities/Constraints

The natural elements of parks at Elanora, such as native trees, bushland, rock outcrops are important features and should be conserved and enhanced in park improvement works.

There is scope to enhance the landscape character of the parks and playgrounds at Elanora Heights by

sensitive landscaping, tree planting and bush regeneration works. Park plantings at Elanora should be dominated by sandstone crest vegetation communities comprising species such as Smooth Barked Apple (*Angophora costata*), Scribbly Gum (*Eucalyptus haemastoma*), Grey Gum (*Eucalyptus punctata*), Red Bloodwood (*Corymbia gummifera*) and Old Man Banksia (*Banksia serrata*).

The development of further recreation facilities for teenagers in Elanora, such as cycle / roller-blade tracks, basketball / netball courts or half courts, should be encouraged and facilitated.

Playgrounds should be progressively upgraded with the higher use and well located playgrounds such as Allington Reserve and Woorarra Lookout Reserve given priority.

A district level playground should be established at Epworth Park. This park may also be the most appropriate location for half court basketball facilities.

## 3.3 Warriewood/Ingleside

### Landscape Qualities

The main residential areas of Warriewood currently occupy the low ridge defining the north of the valley. Ventura and Moriac Reserves are very bare and the trees are mostly in poor condition, and there are no tree plantings at all in Carpenter Crescent Reserve.

### Recreational Use

The Warriewood and Ingleside areas are characterised by young families with young or school aged children. There are also a high number of old people.

Overall, Warriewood residents do not have a wide choice of recreation activities in close proximity. However, there are plans for a diverse range of open space provision, if the Warriewood/Ingleside land release goes ahead.

Completion of the accessway from Warriewood Valley to Warriewood Square and environs will improve access for residents to recreation and community facilities in the area.

Parks in the area have a limited quantity and range of play equipment.

### Distribution

The established residential areas of Warriewood have a small network of developed parks and playgrounds, with most residences within walking distance of a park / playground. However, Warriewood Valley residents are currently poorly provided for in terms of parks and playgrounds.

This suburb has a high proportion of non-urban land which may be rezoned in the future as residential land. The demand for developed parks and playgrounds in the future will require the acquisition of suitable land for these purposes in similar proportions to the amount of parkland in adjoining built-up areas. Estimates of recreational open space required for future residential development are contained in the *Demographic and Facility / Service Needs Studies, Ingleside-Warriewood Urban Release Area* prepared by Travers Morgan, 1994.

#### **Opportunities / Constraints**

There is scope to improve the landscape character of the parks and playgrounds in Warriewood by sensitive landscaping and tree planting, particularly of native lowland species such as Cabbage Tree Palm (*Livistona australis*), Swamp Mahogany (*Eucalyptus robusta*), and Paperbark (*Melaleuca quinquenervia*).

Playgrounds within the existing residential areas of Warriewood should be progressively upgraded with the higher use playgrounds such as at Ventura Reserve given priority.

There are significant opportunities to develop corridors of parkland and native vegetation along the major creeklines of Warriewood Valley as part of any new urban development.

There are opportunities to upgrade the pathway along the nature strip on western side of Pittwater Road at Warriewood to a standard similar to that at Pat Hynes Reserve at North Narrabeen to strengthen the linkages between the parks in Warriewood, North Narrabeen and Mona Vale.

### **3.4 Mona Vale**

#### **Landscape Qualities**

The dominant topography of Mona Vale is rolling hills and lower shale slopes. Remnants of the original open forests survive in many of the parks in the area. Typical native trees found in the area include Smooth Barked Apple (*Angophora costata*), Scribbly Gum (*Eucalyptus haemastoma*), Grey Gum (*Eucalyptus punctata*), Red Bloodwood (*Eucalyptus gummifera*) and Old Man Banksia (*Banksia serrata*). The remnant native trees in many of the parks in Mona Vale are in poor condition and new plantings and regeneration works will be required.

#### **Recreational Use**

Mona Vale is the most populated suburb in Pittwater containing approximately 20 percent of the total population. The parts of Mona Vale east of Barrenjoey Road contain a high proportion of multi unit dwellings while the western parts of Mona Vale consist mainly of detached houses.

The regional playground and childrens bike track at Apex Park is one of the most popular in Pittwater and attracts visitors from a wide catchment.

Playgrounds at Village Park and Bangalow Reserve also attract high levels of use.

#### **Distribution**

The western parts of Mona Vale have a large supply of small parks which are generally under-developed in terms of landscape character and recreation opportunities. Some of these offer limited recreational opportunities.

Large developed parks, which are located on the eastern side of Mona Vale, include Apex Park, Bangalow Reserve and Village Park.

#### **Opportunities / Constraints**

There is scope to improve the landscape character of the parks and playgrounds in the area by tree planting and sensitive landscaping.

Village Park is one of the most important civic spaces in Pittwater, containing Mona Vale Library and Early Childhood Centre, and located within the commercial centre. There are opportunities to upgrade the landscape quality of the park to match its important civic function and to strengthen the pedestrian linkages between the commercial centre

and Village Park. The playground requires upgrading and expansion due to its high levels of use and central location. It is a most appropriate location to incorporate public art.

Whitney Reserve is a relatively large flat area of undeveloped open space. It is suitable for upgrading as a 'village green' with large open play areas and a children's playground.

Pavich Park is also undeveloped and may be considered for rationalisation with proceeds going towards Bangalow Reserve or Apex Park nearby. If kept it would need to be upgraded. This park may also be a suitable location for a community building due its location near Barrenjoey Road.

Bangalow Reserve has a well developed landscape. This playground could be expanded as finances allow.

There are opportunities for some local rationalisation of small parks in the western areas of Mona Vale that are found to have little or no recreational or environmental value.

### 3.5 Bayview / Church Point

#### **Landscape Qualities**

Most of the parks in this area have been developed on reclaimed foreshore areas and are in areas of high scenic quality and visual sensitivity. Park planting's in these reserves consist mainly of stands of *Allocasuarina glauca*, however some recent planting's have improved the diversity of native species. The foreshore walkway along Pittwater Road linking Bayview and Church Point has recently been upgraded with pathways, stone seawalls, steps and native planting's.

Most of the residential land is mainly developed on the lower shale slopes and gullies of the Bayview escarpment. The natural vegetation in these areas is tall forest dominated by Spotted Gum (*Eucalyptus maculata*). Open space in these areas consists mainly of bushland reserves.

#### **Recreational Use**

Bayview has a very high percentage of older people, inflated by the number of retirement homes in the area. Both Bayview and Church Point are characterised by established families with teenagers.

Demand for public parking at Church Point is very high and much of the very limited foreshore open space is taken up for carparking.

Most recreational open space is linear with the popular walkway along Bayview/Church Point foreshore.

Bayview Park has tennis courts and scout hall. Rowland Reserve is a major unleashed dog exercise area and also has facilities for deep water boat launching.

There is a tidal pool and wharf at Bayview Baths.

#### **Distribution**

Rowland Reserve and McCarrs Creek Reserve have regional importance as recreation areas.

Residential areas are mainly developed on steep land with limited space for parkland. Two small parks, Kamillaroi Park and Pamela Crescent Reserve at Bayview are the main neighbourhood parks offering playground facilities. There are a number of recreation settings along the foreshore such as Riddle Reserve and Bayview Baths. The distribution of parks in this area is considered adequate.

#### **Opportunities / Constraints**

Rehabilitation of foreshore areas is necessary in many of the parks and reserves in Bayview / Church Point due to the impacts of recreational use.

There are opportunities to develop district playgrounds at Rowland Reserve and McCarrs Creek Reserve because of the popularity of these areas with families, their large size and existing range of recreation opportunities.

Thomas Stephens Reserve adjoining Church Point Wharf is a major civic focus and would benefit from some further landscaping.

There are opportunities for landscaping and the continuation of the foreshore walkway adjoining Church Point carpark

Carparking will continue to be a constraint. It is beyond the scope of this document to address this issue.

## 3.6 Scotland Island/Western Foreshores

### **Landscape Qualities**

Scotland Island consists mainly of steep land. The elevated centre of the Island consists of a bushland reserve, Elizabeth Park, while the residential areas occupy the steep shale slopes. The residential areas retain a high proportion of native tree cover.

The main area of open flat land is Catherine Park on the northern side of the Scotland Island.

### **Recreational Use**

Scotland Island and the Western Foreshores are characterised by a very high percentage of young families with young children.

Currently the only developed park in the locality is Catherine Park on the northern side of Scotland Island. Existing play facilities in the park are limited. This park also contains the Kindergarten, Community Centre and tidal pool. Expansion of the existing playground in consultation with the Kindergarten is desirable to meet continued demand in this locality.

### **Distribution**

Within the southern foreshore area the main open space areas are on Scotland Island. There are also some settings for informal recreation at Elvina Bay.

The main opportunities in the northern foreshore area are at The Basin in Ku-ring-gai Chase National Park, where there is a large picnic/BBQ area, camping, tidal pool and bush walks. Mackeral Beach provides some foreshore recreation opportunities.

### **Opportunities / Constraints**

Demand for parks and playground facilities at Scotland Island is high as there is a large proportion of children in the local population. The playground at Catherine Park has the potential to be upgraded to meet high local demand, from residents of Scotland Island and the Western Foreshores as well as day visitors.

Parking is a constraint at peak periods at both Church Point and Pittwater Park at Palm Beach where the public wharves are located.

## 3.7 Newport

### **Landscape Qualities**

The suburb of Newport covers a large area and spans the width of the Barrenjoey Peninsula. The area has a diversity of topography ranging from ocean beaches and headlands, estuarine foreshores, and steep shale slopes and gullies. There is very limited flat land in the area.

Regatta Reserve has become degraded by inappropriately stored dinghies.

Fig trees in Florence Park were illegally poisoned in 1995, presumably to improve a neighbour's view.

### **Recreational Use**

Newport is characterised by established families with teenagers and also a relatively high proportion of older people.

The playground at Bert Payne Park at Newport Beach receives high levels of use by both locals and visitors to the area.

Trafalgar Park which adjoins Newport Primary School receives a high level of use.

Florence Park is very popular due to its scenic foreshore location.

Dearin Reserve is an authorised unleashed dog exercise area as well as being a foreshore reserve.

### **Distribution**

Newport has six playgrounds, and a good range of recreation settings available within the existing parks and reserves. The distribution of parks in Newport is considered adequate.

### **Opportunities / Constraints**

The upgrading of the playground at Bert Payne Park at Newport Beach is required due to high levels of use. This addressed in the Newport Beach Reserves Plan of Management.

Trafalgar Park should be upgraded due to its current poor condition and high levels of use. This park has the potential to be upgraded to a district level playground due to its size, accessibility and range of recreation settings.

Crescent Reserve has the potential for expansion of the current parkland area, formalisation of the car parking arrangements, new playground equipment and picnic facilities.

The play facilities at Florence Park should be expanded and the tree cover replaced to reflect the high levels of use.

### 3.8 Bilgola Plateau/Beach

#### **Landscape Qualities**

The residential areas of Bilgola are mainly on the plateau, southern and western slopes

#### **Recreational Use**

Bilgola's population is characterised by established families with a relatively high proportion of teenagers.

There are small playgrounds at Plateau Park, Weetawaa Reserve, and Algonia Reserve. Many people from Bilgola Plateau use Florence Park, Newport, as a recreation area for their children.

Plateau Park, adjacent to the primary school attracts high levels of use.

Recreation opportunities at Bilgola Beach include the ocean rock pool and the coastal walkway.

Overall there is a limited range of developed parks and recreation facilities suitable for children and teenagers available in the Bilgola locality

#### **Distribution**

Most of the open space in Bilgola is contained within steep bushland reserves. Parkland and playgrounds are confined to small areas adjoining or within bushland. Small playgrounds are located at Plateau Park, Weetawaa Reserve and Algonia Reserve.

The only foreshore open space is at Bilgola Beach.

#### **Opportunities / Constraints**

The playground at Plateau Park is well used and accessible but currently has a limited range of play equipment. This playground should be upgraded to a district park level, with a wider range of facilities suitable for children and teenagers.

There are opportunities to improve the landscape quality of Bilgola Beach, particularly in the carpark area. This area will be addressed in the Plan of Management for Bilgola Beach.

### 3.9 Avalon / Clareville

#### **Landscape Qualities**

This area, incorporating Avalon, North Avalon, Taylors Point and Clareville, spans the width of the Barrenjoey Peninsula and includes a diverse range of landscapes ranging from coastal cliffs and beaches, estuarine shoreline and wetlands, forested slopes, ridges, gullies and floodplains. The area retains a large amount of urban bushland which contributes to the area's scenic landscape qualities.

Forested shale slopes of tall Spotted gums and Angophora characterise the residential areas of Avalon. The area also supports a Koala colony and the parks and bushland reserves serve an important role in providing food, habitat and movement corridors.

#### **Recreational Use**

Avalon contains 18% of Pittwater's population and this area has a relatively high proportion of children and teenagers.

Dunbar Park in the centre of Avalon is very popular for children's play, soccer, informal games and as a venue for market days etc. Children's play equipment was recently upgraded.

A number of large developed parks such as Catalpa Reserve and Jamieson Park would encourage more use with improved access, visibility and facilities.

Clareville Beach Reserve is an extremely popular area for picnics and informal recreation.

#### **Distribution**

There is a good network of parks and playgrounds in Avalon and most residences are within walking distance of a park. The exception is the Stokes Point area which is surrounded by the Pittwater Waterway.

The North Avalon area is well provided for in terms of coastal reserves, however, the area is poorly served in terms of children's play facilities.

#### **Opportunities / Constraints**

Demand for parks and playground facilities in this area is high as there is a large proportion of children in the local population.

High levels of use at Clareville Beach Reserve result in ongoing maintenance problems, particularly the maintenance of turf cover in the picnic area.

North Avalon Beach Reserve is undeveloped and has the potential to be upgraded as a major coastal park / picnic area.

Toongari Reserve is also relatively undeveloped. The opportunity exists to extend pathway links with Dunbar Park and Avalon Village.

### 3.10 Palm Beach / Whale Beach

#### **Landscape Qualities**

The area is characterised by detached houses on relatively large steep blocks.

#### **Recreational Use**

There is a relatively low percentage of children living in the area, and a very high percentage of older people.

The Palm Beach/Whale Beach area attracts regional scenic and recreational visitation. The main beaches and foreshore reserves experience very high levels of use particularly at weekends and school holidays during the warmer months. Many of these foreshore reserves incorporate large car parking areas.

#### **Distribution**

Playgrounds are located at Governor Phillip Park, Pittwater Park, Iluka Reserve and Whale Beach Reserve. Pittwater Park and Iluka Reserve play facilities and surrounds have recently been upgraded.

Foreshore reserves on Pittwater are distributed along the western border of Palm Beach and Whale Beach.

#### **Opportunities / Constraints**

There are opportunities to amalgamate Iluka Reserve with Woorak Road Reserve

Playground facilities at Governor Phillip Park and Whale Beach Reserve should be upgraded to reflect the high visitation and to provide regional/district quality facilities. This will be addressed in the relevant Plan of Management.

There is an issue related to boundary re-definition of open space at Snapperman Beach (see State of the Environment Report 1996 for more information).

## 4.0 STATEMENT OF VALUES

The parks and playgrounds of Pittwater have recreational, environmental, scenic, and social values to the community. Some areas of community land covered by this plan are significant at local, district and regional levels.

Recreational values include:

- ❖ Providing space, facilities and opportunities for recreation pursuits for all members of the community, catering for activities such as children's play, walking / exercising, picnicking, swimming, sailing, fishing, bike riding etc.
- ❖ Providing opportunities for organised groups to use, make improvements to and provide facilities for parks and playgrounds to meet the needs of the community

Social values may include:

- ❖ Associations with significant community events and people eg Anzac commemorations, festivals.
- ❖ Relationship to Council's Community Centres which are located on this land.
- ❖ Associations with clubs and organisations that use the land eg. scouts/ guides, sporting clubs

Environmental values include:

- ❖ Providing habitat for native plants and movement corridors for fauna and thus supporting the local bio diversity.
- ❖ Contributing to the townscape character and qualities of Pittwater's urban areas.

Scenic Values:

- ❖ Many of Pittwater's parks have scenic values, forming part of a foreshore, or significant land feature. In some areas scenic walkways and lookouts have been developed to provide better access.

## 4.1 Major Issues

Following discussions with various Council Officers and meetings with the community over the course of the Pittwater Recreation Needs Study, there are several major issues relevant to the parks and playgrounds covered by this plan. These are summarised as follows:

- ❖ Playgrounds
- ❖ Maintenance
- ❖ Landscape character
- ❖ Signage
- ❖ Acquisition and disposal
- ❖ Community participation
- ❖ Access and linkages
- ❖ Leases and Licenses
- ❖ Dog/ Animal Exercise Areas
- ❖ Dinghy storage



## 5.0 POLICY AND PLANNING

The major issues, (described in Section 4.1), together with Council's corporate goals and the Plan of Management objectives have been used to define the policy areas set out in the following section.

### 5.1 Playgrounds

#### 5.1.1 Current monitoring and maintenance practices

Pittwater Council currently takes a pro-active approach to the monitoring and maintenance of playgrounds. A full-time technician is employed by Council to carry out reporting, inspections and maintenance on all playgrounds on a cyclic basis.

Playgrounds that experience high levels of use, such as at Apex Park, Newport Beach, Lakeside Park and Pittwater Park, are inspected before and after each weekend. Other playgrounds are inspected on a fortnightly or monthly basis. The frequency of inspections increases during school holidays.

Comprehensive log-books of inspections and works undertaken to playgrounds and play equipment are kept to provide historical maintenance data. Most minor repairs to play equipment are undertaken immediately at the time of inspection by Council's technician. Items considered dangerous are removed or made safe immediately. The development of a computerised data system for playground management would assist in the systematic upgrade of playgrounds which could be keyed into annual budgets.

In addition to cyclic inspections, other Council outdoor staff report any problems, hazards or defects encountered in playgrounds in the course of their duties. Such reports made by Council staff or members of the community are acted upon immediately. In most instances the reported problems are rectified on the same day.

Council's stringent monitoring and maintenance operations for playgrounds have resulted in a very low incidence of reported accidents and injuries from children using Council's play equipment in Pittwater. It is essential that these operations are continued, and further refined where possible, to ensure that adequate safety measures are provided to minimise risks of children being injured in playground accidents.

Generally, play equipment in Pittwater has a shorter life span and requires higher levels of maintenance than many other areas of Sydney due to coastal exposure which accelerates the corrosion of materials. General 'wear and tear' and vandalism are also major factors that influence the high maintenance requirements of play equipment in Pittwater. Vandalism, in particular, is a major problem with staff estimating that approximately twenty percent of repairs and maintenance to play equipment is a direct result of the item being vandalised. Equipment incorporating moulded plastics and plywood panels, such as many contemporary types, is particularly vulnerable to damage by vandals.

#### 5.1.2 Demand and Distribution

##### **Small neighbourhood playgrounds**

Usage of and demand for playgrounds in small parks within Pittwater generally depends on the number of children and their age groups living in the neighbourhood which may vary considerably over time. The demand for playgrounds and / or additional equipment for particular neighbourhood parks is gauged by requests received from the community. In many instances Council has installed new playgrounds or improved existing play facilities in response to requests from households in the neighbouring area. Members of the community have also donated play equipment to be installed in their local park by Council.

As with most other areas of Sydney, Pittwater shows a strong trend towards an aging population. It is apparent that a proportion of small playgrounds in Pittwater, once well used by local children now receive only occasional use due to the changing age structure of the population in the neighbourhood. Conversely, some neighbourhoods experience a rapid influx of families with young children increasing the demand for playgrounds. This is often the case in areas where residential densities have increased due to development of multi unit housing or urban land release areas.

It is current Council practice to recycle and rotate play equipment amongst various parks in Pittwater. This involves the removal of some equipment from under utilised playgrounds and relocating it to parks where a need has been identified.

An analysis of the age profile of the various suburbs of Pittwater reveals that some areas such as Mona Vale and Avalon have a higher proportion of young

children than other areas such as Palm Beach and Bayview. It is reasonable to conclude that demand for and usage of playgrounds will be higher in the suburbs and neighbourhoods with the highest number or proportion of children. Such information, compiled from the Australian Bureau of Statistics census data, is a useful tool in anticipating the needs for play facilities and the age groups that need to be catered in the component suburbs of Pittwater.

The level of usage and demand for playgrounds in some areas is also influenced by the nature of adjoining land uses and the convenience of access. For example, playgrounds in close proximity to primary schools, kindergartens and child day care centres generally experience high levels of usage during weekday afternoons. Playgrounds adjoining other popular recreation areas such as beaches, are most heavily used during weekends and school holidays. Many of these locations are conveniently accessed by foot, car or public transport and facilities are often available such as toilets, picnic shelters and car parking.

Council's current monitoring and maintenance practices for playgrounds have been developed with an understanding of the distinct patterns of usage of each.

### **District Playgrounds**

Community consultation has revealed that large modern playgrounds with a wide range of equipment in suitable locations are highly desirable from both the children's and parent's perspective. Parents are often willing to travel by car to such district playgrounds from adjoining suburbs to enable their children to use these playgrounds. Some district playgrounds such as at Apex Park, Mona Vale Beach, are also well utilised by organised playgroups.

Existing district playgrounds with a wide variety of developed play areas in Pittwater are at:

- ❖ Lakeside Park, North Narrabeen
- ❖ Apex Park, Mona Vale
- ❖ Pittwater Park, Palm Beach

Council staff involved in playground maintenance have indicated that development of further district playgrounds in key locations, together with reductions in play equipment in seldom used parks, would enable Council's playground assets to be managed more effectively while satisfying the community's need for quality play environments.

High use playgrounds at the following locations are in need of upgrading and expanding given their existing condition, limited range of play facilities, requests from residents/users and monitored usage patterns to date :

- ❖ Bert Payne Park, Newport Beach
- ❖ Governor Phillip Park, Palm Beach
- ❖ Village Green, Mona Vale
- ❖ Catherine Park, Scotland Island

Popular large parks where there is the potential to further develop children's play areas are as follows:

- ❖ Hitchcock Park, Avalon
- ❖ Rowland Reserve, Bayview
- ❖ Mc Carrs Creek Reserve
- ❖ North Avalon Beach Reserve, Avalon

### **5.1.3 Shade/Fencing**

#### **Shade**

Given the current education programs on skin cancer awareness, particularly in relation to young children, it is very important that playgrounds are well shaded, particularly during the hottest part of the day in the warmer months. A shaded playground environment ensures that children are not overexposed to harmful solar radiation while using the playground and supervision by adults becomes more comfortable. In addition, playground equipment does not heat up to the extent where it becomes unusable.

Most playgrounds in Pittwater have very little shade, presenting a challenge for management to reverse the present situation. The most effective ways of providing shade to playgrounds include:

- ❖ Installing a shade structure
- ❖ Planting shade trees to the north, west and east of the playground area to ensure adequate shade
- ❖ Siting playgrounds in existing shaded areas such as below well established trees.

- ❖ Orienting play equipment with large surfaces (such as slippery dips) southward to minimise the possibility of overheating.

Shade structures are unsuitable for widespread use in playgrounds because of the high incidence of vandalism and high maintenance costs. However, shade structures are generally suitable in parks where there is adequate lighting and security.

Providing shade trees in playgrounds remains the most cost effective and environmentally friendly way of improving the current levels of shade. The establishment of tree planting's in the vicinity of playgrounds can often be difficult due the impacts of intensive use and vandalism. The planting of semi-mature trees in the vicinity of playgrounds is necessary as these are far more resistant to physical damage than seedling planting's.

### Fencing

Fencing should be provided around specific play grounds particularly where the equipment targets use by 0-5 year olds. This then provides a safe play environment for younger children and child care groups.

Fencing of play equipment is specifically needed when the location is adjacent to: a busy road; a waterway; car parking area. Partial fencing may meet requirements in some instances.

Fencing may also be required in parks which are frequented by dog walkers to help reduce health and safety issues.

<b>Wood nuggets</b>	200 -300 mm	<b>Advantages:</b> Good drainage, easy to maintain, relatively cheap <b>Disadvantages:</b> May present a choking hazard to small children, splinters, needs regular decompacting.
<b>Pine Bark / Leaf Mulch</b>	200 -300 mm	<b>Advantages:</b> Cheap, easily spread <b>Disadvantages:</b> Needs regular refilling, splinters, needs regular decompacting.
<b>Washed River Sand</b>	300 - 500 mm	<b>Advantages:</b> Cheap, easy to spread <b>Disadvantages:</b> Compacts when wet, high maintenance
<b>Rubber Tiles</b>	Must have safe fall test results on material for height of equipment.	<b>Advantages:</b> Durable, low maintenance <b>Disadvantages:</b> Expensive, can get hot in summer, becomes perished over a 5-10 year period
<b>High density foam with synthetic grass</b>	Must have safe fall test results on material for height of equipment.	<b>Advantages:</b> Durable, neat <b>Disadvantages:</b> Very expensive (eg \$ 100 - 200 per m2)

### 5.1.4 Impact Absorbing Surfaces

Hard surfaces such as bare earth or unmaintained grass are unsuitable for use under play equipment because they do not provide sufficient cushioning from the impact of an accidental fall and can become eroded / muddy if use is high. A major cause of injury in playgrounds is falls onto hard surfaces particularly elevated play equipment such as slides.

Impact absorbing surfaces ( or 'soft fall') are progressively being installed beneath play equipment in Pittwater's playgrounds to achieve suitable standards of safety. The following table out the commonly used soft fall materials and the advantages and disadvantages of each.

Soft Material	Fall	Recommended Depth	Comments
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### 5.1.5 Policies

- ◆ *An equitable distribution of playgrounds throughout the parks of the Pittwater area will be maintained in response to the identified needs of each neighbourhood area.*
- ◆ *'District' playgrounds will be developed in key locations to meet increasing demand for such facilities in these areas.*
- ◆ *The provision of sufficient shade for playgrounds will be progressively improved to protect users from solar radiation.*
- ◆ *All of the playgrounds under Council's care and control will be monitored and maintained at suitable frequencies to ensure adequate safety for users.*

- ◆ The provision of fencing for nominated playgrounds to meet the usage needs of the local community and particular user groups.
- ◆ The quality of the play equipment, settings and surfaces of playgrounds in Pittwater will be progressively improved, as funds become available. The Draft Australian / New Zealand Standard for play equipment and surfacing (DR 94007 - DR 94010) will be used as a guide to the minimum requirements for quality and safety.

### 5.1.6 Actions / Strategies/Performance Measures

Existing high use playgrounds in key locations will be upgraded as funds become available. Playgrounds at the following locations are suitable for upgrading :

- ❖ Bert Payne Park, Newport Beach
- ❖ Governor Phillip Park, Palm Beach
- ❖ Village Green, Mona Vale
- ❖ Catherine Park, Scotland Island

Play equipment will be supplied in parks where a genuine demand has been identified. Play facilities will be further developed in the following popular large parks:

- ❖ Hitchcock Park, Avalon
- ❖ Rowland Reserve, Bayview
- ❖ Mc Carrs Creek Reserve
- ❖ North Avalon Beach Reserve, Avalon

A tree planting program, using suitable species, to improve shade conditions in all playgrounds will be undertaken

Investigate regulations relating to fencing of playgrounds and identify playgrounds which are currently deficient in particular district playgrounds. Ensure fencing meets design and safety standards and integrates attractively into the playground setting.

Suitable impact absorbing surfaces beneath play equipment, will be progressively installed in playgrounds in accordance with relevant standards, as funds become available.

Children's play spaces will include elements such as mounds, children's bike tracks, sandpits and sensory play spaces in addition to fixed play equipment.

Different settings should be created with facilities which provide opportunities for informal recreation such as picnicking, Bar-be-ques, relaxing and walking.

## 5.2 Maintenance

### 5.2.1 Discussion of Issues

Pittwater Council's expenditure on the development and management of parks and reserves is consistent with other NSW Councils with expenditure of just over 2.5 million dollars budgeted for parks and reserves representing about 9 percent of Council's total budget. Approximately 86 percent of this is spent on maintenance, including coastal maintenance and bushland management. Funding for maintenance of existing reserves, parks and playgrounds in Pittwater is not an increasing resource. Strategies are required to maximise the efficiency and quality of maintenance for Council's community land resources.

Typical annual maintenance costs for parks and playgrounds in Pittwater are as follows:

Type of Park	Maintenance Cost per Annum \$
Small Developed Park / Playground	1,500 - 3,000
Large Developed Park	20,000 - 30,000
Small sportsground	5,000 - 10,000

The various maintenance tasks carried by various branches of Council within Council's parks and playgrounds is as follows.

Maintenance Tasks	Responsibility	Frequency
Mowing, turf maintenance	Reserves	4-6 weeks (dry periods) 8 weeks (wet periods)
Landscape maintenance	Reserves	As required
Tree maintenance	Reserves	As required
Playground monitoring and maintenance	Reserves	1-2 per week
Garbage disposal	Engineers	1-2 per week

Cleaning servicing of facilities	Building Services	As required
Beach raking	Reserves	
Buildings structures maintenance	Building Services	As required
Carparks driveways maintenance	Works and Services	As required

External sources of funding and resources for maintenance of and improvements to community land such as State and Federal Government grant funds, use of 'job skill' teams etc. will be identified and actively pursued.

### 5.2.2 Policies

- ◆ *Parks and playgrounds in Pittwater will be maintained in a state that is appropriate for the intended uses and that ensures public safety.*
- ◆ *The community's investment in parks and playgrounds will be protected by maintaining the land, its components and facilities at a prescribed standard of quality within the constraints of a reasonable budget.*
- ◆ *The community, and in particular neighbouring residents, will be encouraged to play a greater role in maintaining / regenerating / improving community land.*

### 5.2.3 Actions / Strategies/Performance Measures

Maintenance practices and procedures for parks and playgrounds will be reviewed regularly and where possible, more efficient and cost effective procedures will be implemented including the use of maintenance contracts.

Lessees of community land will be encouraged to take greater responsibility for maintenance of the land and its facilities.

Fees and charges for use of Council facilities on community land may be levied in selected locations on a user pays basis, such as 'pay and display' parking at major beaches, to assist in offsetting high maintenance costs in these areas.

New development, improvements or facilities for community land will be planned and designed to minimise on-going maintenance requirements.

High maintenance landscape treatments such as lawns will be minimised and treatments with lower maintenance requirements will be increased in future park improvement works.

## 5.3 Landscape Character

### 5.3.1 Discussion of Issues

The landscape character of parks in Pittwater is diverse. Factors that influence the landscape character include the presence of trees and natural vegetation, the nature of the topography, the scale of spaces (eg. open or enclosed), the materials and surfaces of the landscape, the character of facilities and structures and the nature of the adjoining land. Generally the landscape character of parks in Pittwater comprises a mix of both natural and cultural features.

Important natural features of many parks in Pittwater include native trees and bushland, natural rock outcrops and cliffs, beaches and rock platforms, and native fauna. Important cultural features of many parks in Pittwater include ornamental gardens, commemorative planting's, monuments and memorials, aboriginal relics, heritage buildings and other structures such as stone walls and old wharves.

A high proportion of the parks and playgrounds in Pittwater rely on existing native vegetation to provide an overall character and have relatively poor infrastructure. Generally parks have been developed without an overall master plan. Park elements are often placed in a haphazard arrangement resulting poor utilisation of recreation space and an uninteresting appearance.

In some parks degradation of the landscape character from recreational use is evident. In these parks the renewal of landscape treatments will be required. In some parks, particularly the foreshore reserves, significant trees have been poisoned/lopped for views and new tree planting's have been vandalised.

There are also significant opportunities to improve the landscape character of many undeveloped open space areas within Pittwater

### Planting selection

The selection of new planting for reserves, parks and playgrounds should include local native plants which may serve the following important functions:

- ❖ provide habitat and food for native fauna such as birds, reptiles and mammals
- ❖ maintain local bio diversity
- ❖ provide shade, natural beauty and seasonal variation
- ❖ Prevent soil erosion by stabilising dunes, headlands and slopes

Lists of local native plants for the various landscape types in Pittwater are to be found in Council's publication "Native Plants for your Garden". The indigenous species listed in this publication should form a starting point for the selection of plants for the parks and reserves of Pittwater. Suitable exotic species may be incorporated into parks that are within civic or commercial areas.

### **Landscape materials**

The incorporation of materials that are present in the natural landscape such as sandstone and timber will assist in unifying the site with its surroundings. Such materials should be more widely used in landscape treatments for parks.

### **Design themes and park furniture**

The development of customised or standardised park furniture such as bins, seats, signs, light standards and picnic shelters is desirable to improve the identity and quality of parks and playgrounds.

Parks and playgrounds should be accessible to all members of the community wherever possible.

### **Public Art**

Public art is a major component of some parks in other Council areas, however in Pittwater this idea has not yet been developed to its full potential. Public art in parks often takes the form of sculpture, murals, mosaics, water features or structures.

The incorporation of public art into parks can add a unique identity and character that may enhance the sense of place and foster greater community enjoyment and appreciation of the park and its context. This is particularly so when the local

community is able to participate in developing themes and implementing the works. Public art does not necessarily have to be purely decorative. There are many examples of public art works that also have a function within the park such as play sculptures for children.

## **5.3.2 Policies**

- ◆ *Landscape master plans for improvements to parks and playgrounds that reflect the unique landscape qualities of Pittwater and enhance recreation opportunities will be developed and implemented in consultation with the community.*
- ◆ *The natural and cultural landscape qualities of parks and playgrounds will be protected and enhanced.*
- ◆ *The conservation and planting of local native vegetation communities and the use of local landscape materials such as sandstone in parks and playgrounds will be encouraged*

## **5.3.3 Actions / Strategies/Performance Measures**

Landscape master plans and planting plans for parks and playgrounds will be prepared and implemented, as resources permit. Priority will be given to the larger and or more highly used parks and playgrounds. The process of preparing these plans will include the opportunity for community participation, particularly by park neighbours, in the planning, design, construction and maintenance of parks.

Liaison with park neighbours and adjoining land holders will be undertaken to ensure that adjoining development and land uses have a minimal impact on the landscape values and environmental qualities of parks.

Design themes for park furniture (eg picnic tables / shelters, seats, signs) will be developed

Local natural materials, such as sandstone, will be incorporated in landscape works for parks where possible.

The incorporation of public art into selected parks and playgrounds will be encouraged and facilitated by Council where possible. As a starting point, the following locations are considered appropriate for the inclusion of public art:

- ◆ Village Park Mona Vale
- ◆ Dunbar Park Avalon
- ◆ Bert Payne Park Newport

- ❖ Educational / Interpretative
- ❖ Community
- ❖ Disabled Access

## 5.4 Signage

### 5.4.1 Discussion of Issues

Many different types of messages often need to be conveyed to users of reserves, parks and playgrounds for a variety of reasons. Most of these messages are communicated to the users by Council through the use of signage.

In some cases, such as road signs, the nature and placement of signage is highly regulated by external authorities, while in other cases such as park name board signs, there are opportunities to customise signage to provide greater consistency and identity.

Many Councils, including Pittwater, have begun to standardise and customise much of their park signage. This approach provides consistency, more efficient maintenance and improves visibility and accessibility of reserves.

The following types of signs are commonly incorporated into parks and playgrounds.

- ❖ Name Board
- ❖ Council Ordinance / By-laws (LGA) (eg prohibited activities)
- ❖ By-laws (Dog Act)
- ❖ Hazard Warning (eg , cliffs, falling rocks)
- ❖ Water safety (eg no diving, swim between flags)
- ❖ Lifeguard signs (eg marine stingers, dangerous current)
- ❖ Conditions of use (eg for playground facilities, sports facilities )
- ❖ Directional (eg routes to facilities, attractions)
- ❖ Track markers
- ❖ Vehicular

### 5.4.2 Policies

- ◆ *Appropriate signage in reserves, parks and playgrounds will be provided to fulfil Council's statutory requirements and risk management procedures .*
- ◆ *Signage for reserves, parks and playgrounds will be placed in suitable locations, be clearly expressed and understandable to the broadest possible cross section of the community whilst being still in keeping with the character of the park setting.*
- ◆ *Customised designs for signage throughout Pittwater's reserves, parks and playgrounds, will be developed.*

### 5.4.3 Actions / Strategies/Performance Measures

Signage in parks will be in accordance with Council's adopted signage policies

An inventory of signage in parks and playgrounds will be prepared to assess for adequacy and clarity.

Standardised designs for park signage will be developed for parks and playgrounds in Pittwater

Outdated, damaged or unsuitable signs in parks and playgrounds will be replaced with new signage.

## 5.5 Acquisition and Disposal

### 5.5.1 Discussion of Issues

Council is responsible for managing and maintaining a wide variety of community land assets throughout the Pittwater area. Some areas have a large supply of community land some of which may be unsuitable for its intended purpose or under utilised. In these cases there is generally a high cost to the community for maintenance etc.,

for little or no community benefit. Disposal of such land is a legitimate management option.

Many Councils have begun rationalisation programs for their community land involving both acquisition and disposal of some existing land resources to better serve the needs of the community.

This process involves the reclassification of land which may be achieved through the making of Local Environmental Plan, under the Environmental Planning and Assessment Act, or by resolution of Council. A public hearing, in accordance with Section 68 of the Environmental Planning and Assessment Act, must be arranged if community land is to be reclassified as operational land.

### 5.5.2 Policies

- ◆ *Council will take an opportunistic approach to the acquisition of community land for parks and playgrounds in accordance with the projected needs of the community.*
- ◆ *Acquisition and disposal of land and facilities will be carried out in accordance with the processes set out in the Act and Council's corporate goals, and will include appropriate community consultation.*

### 5.5.3 Actions / Strategies/Performance Measures

Existing community land will be identified that is unsuitable for the provision, extension or augmentation of public amenities and services because of any one or more of the following:

- ❖ the size of the land
- ❖ the shape of the land
- ❖ the location of the land
- ❖ the difficulty of providing public access to the land

The feasibility of disposal of unsuitable lands will be assessed.

Appropriate community consultation will be undertaken where community land is to be reclassified.

Site specific draft LEPs to deal with classification and reclassification will be prepared as required

Disposal of unsuitable land will be carried out where necessary in accordance with the procedures for the classification and reclassification of public land set out in the Local Government Act and the Environmental Planning and Assessment Act.

## 5.6 Community Participation

### 5.6.1 Discussion of Issues

The Local Government Act 1993, encourages greater transparency and accountability of Councils towards the communities that elected them. The Act specifies the types and levels of community involvement in various aspects of land management. Community participation is essential to the success of many community land management programs. Support for programs and policies often depends on the degree of involvement and corresponding commitment felt by the community.

The effective management of parks and playgrounds in Pittwater will require community participation at various stages in the planning and implementation process.

### 5.6.2 Policies

- ◆ *Greater community participation in the planning, design, improvement and maintenance of parks and playgrounds in Pittwater will be encouraged.*
- ◆ *Neighbouring residents of parks and playgrounds will be consulted prior to the implementation of major works or improvements.*
- ◆ *The provision of improvements and facilities to parks and playgrounds in Pittwater will be prioritised in accordance with the needs of the community.*

### 5.6.3 Actions / Strategies/Performance Measures

For each park or neighbourhood area maintain a list of stakeholders such as:

- ❖ Community groups



❖ Political representatives

Provide signage in parks and playgrounds with the address and contact numbers of groups involved in the management or maintenance of parks and playgrounds (eg. volunteer bush regenerators, 'Friends of...' groups).

When major improvement works are proposed to parks and playgrounds, ensure that the local community and especially neighbours are informed. They should be given the opportunity to participate in the master planning process through discussions, public meetings, work shops etc

Those affected may include:

- ❖ Families / households
- ❖ Business enterprises
- ❖ Institutions, Clubs, Associations
- ❖ Government authorities or departments

Investigate community participation models for parks and playgrounds such as 'adopt a park', 'adopt a tree' programs.

Establish a "Parks and Reserves" committee within Council comprising Councillors, relevant Council staff and community representatives.

## 5.7 Access and Linkages

### 5.7.1 Discussion of Issues

If parks and playgrounds are to be used to their full potential, they need to be easily accessible to the community that they serve. Parks are typically accessed on foot, bicycle, car, and public transport.

Facilities to improve access opportunities for parks include walking / cycle paths. Walking and cycling are two of the most popular forms of informal outdoor recreation and opportunities for these activities should be provided within parks. Where possible walking paths and cycle ways should be used to create linkages to parks, recreation areas, schools and shops.

The provision of multi-use trails for park users, dog walkers, bike riders and even horse riders which interconnect parks on a regional scale should be

considered. Councils' Bicycle Plan (1996) addresses safe cycling linkages and linear open space.

In many parks, such as district playgrounds and foreshore reserves, a high proportion of access is gained by car. Adequate parking for cars is required to enable the facilities provided to be fully used. The provision of access and carparking can also be used as a tool for controlling the extent of use in very popular areas such as foreshore reserves. The form of access and number of spaces to be established will need to be determined for each park individually to meet the local conditions.

There are increasing numbers of people with disabilities living in Pittwater, partly due to the large aged population. A concentration of disability services in the region eg. Sunnyfield, Spastic Centre etc. also contributes to a high demand for disability access and services in the area.

Parking areas for major recreation areas and facilities are to include suitably located and delineated disabled parking spaces. Changes in level along pathways within parks should be made by ramps at gradients suitable for wheelchairs. Entries and thresholds to parks and facilities should also be level or ramped. Parks and playgrounds are to be included in Council's Access Audit.

In neighbourhood areas and foreshores of Pittwater, walking is the most popular recreation activity. Upgrading and attention to pathways along major pedestrian routes is needed to improve access opportunities. Steep topography is a major impediment to access to parks and playgrounds in many areas.

### 5.7.2 Policies

- ◆ *Access opportunities to parks, reserves and other facilities on community land, will be maximised for the broadest possible cross-section of the community*
- ◆ *Council will endeavour to meet and exceed the minimum requirements for disabled access in the development of parks and playgrounds*
- ◆ *Council will seek to strengthen pedestrian and cycle linkages between open space areas*

### 5.7.3 Actions/Strategies/Performance Measures

A detailed study of the current accessibility of open space areas in Pittwater will be undertaken.

Opportunities to create further pedestrian / cycle/ animal exercise linkages will be identified.

## 5.8 Leases and Licences

### 5.8.1 Discussion of Issues

Councils often enter into agreements with other parties to allow certain development or uses to occur on community land and Crown land. These agreements are commonly in the form of leases and licences. Leases and licences are the instrument by which the use community and Crown land by groups such as sporting groups and schools, or by commercial organisations and individuals providing facilities or services for public use, is formalised.

A lease will be typically required where exclusive use or control of all or part of a park or playground is desirable for effective management of an area. A lease may also be required due to the scale of investment in facilities, the necessity for security measures, or where the relationship between a major user and facilities on the park or playground justify such security of tenure. Organised groups, such as sporting clubs and scout/guide groups generally have a lease agreement with Council to occupy and use buildings on Council-owned land, such as club-houses. In many cases, the buildings and facilities have been constructed through funds raised by the club/organisation which then becomes the primary tenant. Formal leases for such facilities may be granted by Councils up to a period of 21 years. Leases should actively encourage other uses of the building.

Licences allow multiple and non-exclusive use of an area. Licences may be granted where occasional or short-term occupation or control of all or part of an area is proposed, such as the use of playing fields by various groups at certain times. Licences may be granted for other activities, such as advertising, entertainment, exhibitions, markets, etc. A number of licences for different users can apply to the same area at the same time, provided there is no conflict of interest.

Most buildings and facilities constructed on community land are owned by Council. In the case of scout / guide halls, the building itself may remain the property of scout / guide association by agreement with Council. Buildings and facilities on community land are often occupied and operated by a single club/organisation, such as a surf life saving club. Where this is the case, a lease agreement that provides for a clear definition of responsibilities, particularly in regard to building maintenance is required.

Clubs / organisations that occupy buildings on community land have the responsibility for internal maintenance however Council must ensure that maintenance is adequate. Currently, regular inspections of buildings and facilities on community land is carried out by Council's Property/Commercial Unit. If problems are identified as a result of inspection, the responsible club / organisation is advised and a suitable maintenance program is facilitated.

In some cases leases affecting community land and facilities have expired or are not formalised. It is important that these cases be identified and the proper procedures for renewal be undertaken.

Existing leases and permits applying to parks and playgrounds in Pittwater are outlined in Table 1. This Plan of Management authorises current lease agreements. No licence agreements are currently in place for any parks and playgrounds covered by this Plan. Further details of leases applying to parks and playgrounds are included in the inventory in Appendix 1 of this document.

#### **Crown land**

All tenures over part or all of a Crown reserve are made between the Reserve Trust and the lessee/licensee, and are subject to the provisions of the *Crown Lands Act, 1989*. Lease agreements should be modelled on the standard Crown lease conditions applying to the leasing of Crown land under Section 34 of the *Crown Lands Act, 1989*.

A lease or licence over a Crown public reserve must be consistent with the purpose of the land's reservation or dedication, otherwise the Minister cannot approve any leases or licences granted by the Reserve Trust.

Under any lease, the construction of facilities on Crown land will be permitted, provided:

- ❖ the facilities that are proposed to be constructed are in accordance with a Plan of

Management adopted for the reserve under the *Crown Lands Act, 1989*.

- ❖ any lessee will obtain the consent of the both the Minister and the Reserve Trust for any development applications or proposals for activity made by it to enable the construction of the premises.

Consent must be obtained from the Minister for Land and Water Conservation before any long-term licence on Crown land is granted. A temporary licence can be granted only for the purposes prescribed under the *Crown Lands Regulation, 1990*. A temporary licence does not require the Minister's consent, but can only be granted for a maximum period of one year.

Council must register any leases and licences on Crown land with the Department of Land and Water Conservation.

### **Community land**

To comply with the *Local Government Act, 1993* and its amendments, a Plan of Management must clearly specify the leases, licences and other estates that are authorised on community 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.

Occupation of community land by leases, licences and other estates that apply to parks and playgrounds are set out in the *Local Government Act, 1993*. In respect of community land in general, a lease, licence or other estate may only be granted for:

- ❖ provision of public utilities and works associated with or ancillary to public utilities.
- ❖ a purpose expressly authorised in this Plan of Management, for purposes including:
  - the provision of goods, services and facilities, and the carrying out of activities, appropriate to the current and future needs of within the local community and of the wider public in relation to public recreation.
  - purposes which are consistent with the core objectives for the categories of park, general community use or foreshore in relation to organised and informal sporting activities and games.

- for short-term casual purposes if the activity does not involve erecting a permanent building or structure.
- for the purpose of providing underground pipes, conduits or other connections to connect premises adjoining the community land to a Council facility or other public utility provider located on the land.

The following chart shows the process of approving leases and licences on community land under the *Local Government Act*. The Act specifies that Council must not grant a lease or licence for a period exceeding 21 years, including any period for which the lease or licence could be renewed by the exercise of an option.

Under Section 47, Council may grant a lease, licence or other estate exceeding 5 years if it gives public notice of the proposal to the owner, the public and all stakeholders, and invites and considers public submissions. If an objection to the proposal is made, Council may not grant a lease, licence or other estate without consent of the Minister for Local Government.

For proposed leases, licences and other estates of 5 years or less, Council must publicly advertise the proposal in the same way as for leases, licences and other estates over 5 years. Final approval of the lease rests with Council, but the Minister for Local Government has the discretion to call in a proposed lease and determine the matter in place of Council. However, some short-term and other types of leases, licences and other estates, such as providing underground pipes and connections, are exempt from the need to advertise.

Section 46A of the *Local Government Act, 1993* requires that Plans of Management must specify purposes for which a lease, licence or other estate may be granted only by tender. However, Council may apply a tender process in respect to granting any particular lease, licence or estate.

Under Section 47C, land within the reserves subject to a lease cannot be sub-let for a purpose other than the purpose for which the land was to be used under the lease, or refreshment kiosks, dances and private parties in the case where land is leased to a sporting club.

This Plan does not preclude formalising the arrangement of any existing activity/ structure within the parks or playgrounds. However, since this Plan covers issues related to 102 parks and playgrounds, it is beyond its scope to have examined the specific issues related to the existing

occupation/ placement of or the lease/ licence of any particular activity within one of the reserves. It is important that any future lease or licence ensures the equitable access to/ use of the park or playground, and that issues influencing the surrounding area such as parking are considered.

The upgrade, extension or addition of built facilities (including car parks) within parks and playgrounds should be considered on an individual merit basis, particularly when related to:

- ❖ Existing park or playground
- ❖ Adjoining community land

Any of these developments should minimise the alienation of 6(a) open space community land. They should not impact on the current use of the park or playground or its values as 'open space'.

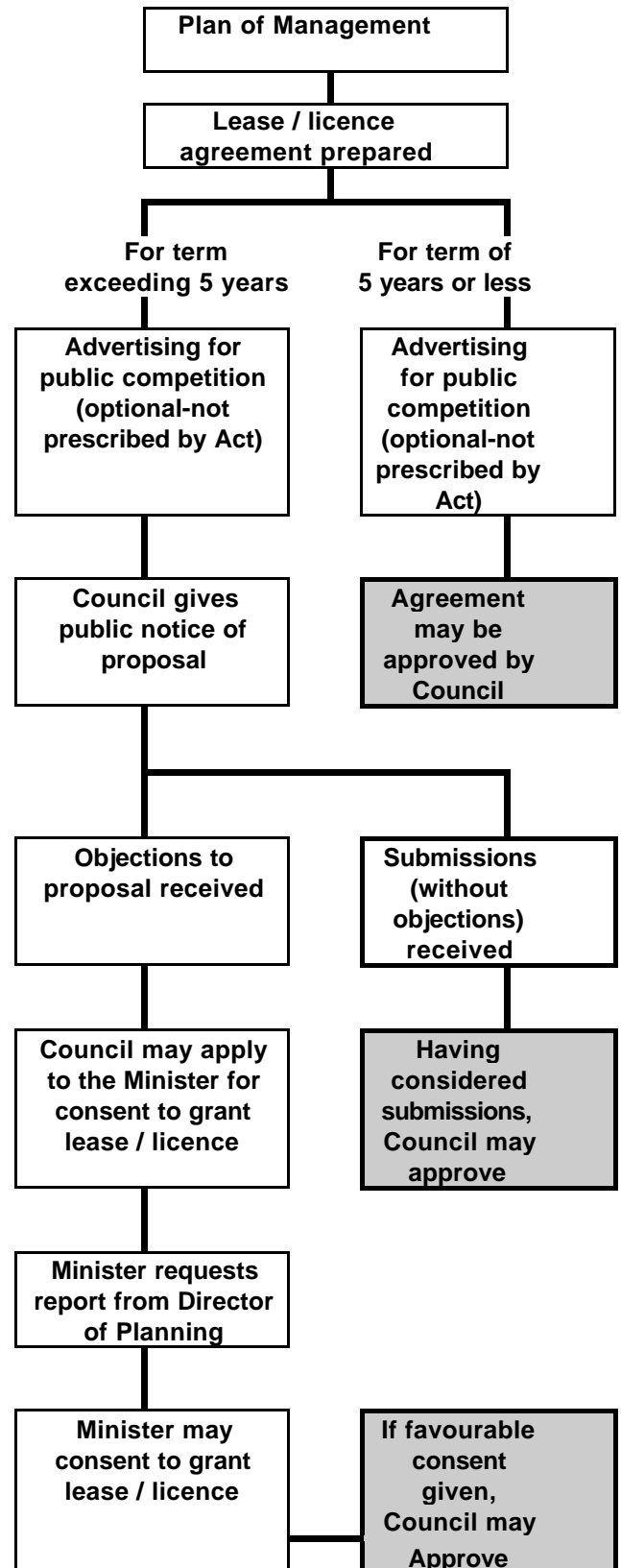


Table 1 Leases and Licences

Reserve Number	Reserve Name	Lease/ Permit Details	Renewal of Lease/ Permit	Future lease Issues
<b>AVALON</b>				
36	PARADISE BEACH RESERVE	Dinghy Storage	Annual permit. Renewed at September	This plan authorises the continued management of dinghy permits to ensure equitable use of/ access to foreshore land.
49	CLAREVILLE BEACH/LONG BEACH RESERVE	Dinghy Storage	Annual permit. Renewed at September	This plan authorises the continued management of dinghy permits.
45	TOONGARI RESERVE	Avalon Playtime Kindergarten	21 Year lease signed	This plan authorises the renegotiation of a lease agreement for the existing facility.
44	OLD WHARF RESERVE(AVALON SAILING CLUB)	Avalon Sailing Club	No Lease required	Entire building structure on Crown PO 73-11.
554	TAYLORS POINT RESERVE	Dinghy Storage	Annual permit. Renewed at September	This plan authorises the continued management of dinghy permits.
<b>BAYVIEW</b>				
95	BAYVIEW PARK	Bayview Tennis Club Bayview Sea Scouts	21 year lease signed 1999 Lease expires 31.7.2001	Subject to the provisions and requirements of Bayview Park Plan of Management
100	RIDDLE RESERVE	BYRA (Bayview Yacht Club)	Lease expired	This plan authorises the renegotiation of a lease agreement for the existing facility.
		Dinghy Storage	Annual permit. Renewed at September	This plan authorises the continued management of dinghy permits.
	MAYBANKE COVE	Dinghy Storage	Annual permit. Renewed at September	This plan authorises the continued management of dinghy permits.
<b>CHURCH POINT</b>				
109	MCCARRS CREEK RESERVE	Dinghy Storage	Annual permit. Renewed at September	This plan authorises the continued management of dinghy permits.
<b>ELANORA HEIGHTS</b>				
162	DEEP CREEK RESERVE	Manly & District Kennel Club	No Lease	This plan authorises the negotiation of a lease for the existing clubroom.
150	EPWORTH PARK	Elanora Tennis Club	21 year lease from year 2000	This plan authorises the renegotiation of a lease agreement for the existing facility.
<b>NEWPORT</b>				
77	REGATTA RESERVE	Dinghy Storage	Annual permit. Renewed at September	This plan authorises the continued management of dinghy permits.

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	FLORENCE PARK	Dinghy Storage	Annual permit. Renewed at September	This plan authorises the continued management of dinghy permits.
	NEWPORT OVAL	Scout Hall	No lease	The plan authorises the negotiation of a lease for the existing facility.
<b>NORTH NARRABEEN</b>				
169	BILARONG RESERVE	Scout Hall 1 <sup>st</sup> Elanora Heights Scouts	No lease	The plan authorises the negotiation of a lease for the existing facility.

### 5.8.2 Policies

- ◆ *Wider community access to and use of buildings / facilities on Crown and community land under lease from Council will be encouraged.*
- ◆ *Establish a consistent leasing policy for all reserves in Pittwater.*
- ◆ *Commercial leases / licences on community land where these are permissible under the zoning, which provide benefits, services or facilities for all users of the land, may be granted in accordance with the procedures set out the Local Government Act and Crown Lands Act.*

### 5.8.3 Actions/Strategies/Performance Measures

Undertake a review to investigate buildings / facilities on community land covered by this plan, currently under a lease / licence.

Buildings / facilities on community land covered by this plan, where a lease / licence is required or has expired will be identified.

A consistent approach and policy regarding leases will be developed.

Lease / licence agreements will be reviewed on a regular basis and new agreements prepared, or existing updated, where required. Lease / licence agreements will adequately address the following key issues:

- ❖ Enforcing the agreement
- ❖ Payments and/or other benefits to community
- ❖ Use and occupation
- ❖ Statutory requirements
- ❖ Liability and insurance
- ❖ Improvements
- ❖ Repairs and maintenance
- ❖ Health and safety
- ❖ Environmental management

Opportunities to promote the use of parks by the community for events such as market days, festivals, other community gatherings will be investigated.

## 5.9 Dog/Animal Exercise Areas

### 5.9.1 Discussion of Issues

With over 8,000 dog registrations and an estimated 30,000 resident are dog owners, Council recognises the need for dog owners to exercise their dogs. Dogs provide a valuable recreational resource for a broad section of the community and alleviate some problems, which may otherwise cause concern for the community. Formalised dog exercise areas allow the dog owners, many of who are away from home for long periods of the day, to exercise and socialise their dogs.

Dogs are not permitted off leash in reserves, unless they are in one of Council's six designated Unleashed Dog Exercise Areas (UDEA). They have been included in the Parks and Playgrounds Plan of Management because some are located on lands covered by the plan at Rowland Reserve, Bayview; Deep Creek Reserve, Narrabeen; Dearn Reserve, Newport; and Progress Park, North Narrabeen.

The community usage, type of recreation provided and maintenance/ control they require, mean that it may be more appropriate to consider them separately as part of a combined system of animal exercise areas throughout Pittwater. Council is currently preparing a Dog Exercise Area Audit, which may form the first part of this process.

There are however particular issues, which relate to the dogs in parks.

- ❖ Dog and other animal exercise areas such as horses provide a range of activities, which enable a broad section of the community to benefit from these spaces.
- ❖ Facilities to assist disposal of dog faeces should not be restricted to unleashed dog exercise areas but to parks and playgrounds as well.
- ❖ The risk of injury or illness related to dog exercise in parks and near playgrounds needs to be monitored.

- ❖ Any impact on water quality and urban bushland from dogs exercising in either formalised dog exercise areas or in parks in general.

### 5.9.2 Policies

- ◆ *Encourage responsible dog ownership through the Companion Animals Act.*
- .. *Necessary measures will be undertaken to ensure that dogs are kept under effective control in Pittwater's parks, playgrounds and reserves to maintain suitable standards of safety, health and amenity for all users.*
- ◆ *A reasonable number of conveniently located public reserves for exercising dogs will continue to be provided. These areas should be where conflict with other users is minimised.*
- ◆ *Programs to alleviate the problem of dog faeces in Pittwater's parks, playgrounds and reserves will be initiated.*

### 5.9.3 Actions / Strategies/Performance Measures

Council has been investigating other methods of disposing of dog faeces, such as a 'dog toilet', or 'dog manure bin' (as installed by Hornsby Council), and the release of dung beetles into reserves (as introduced by Warringah Council).

The four designated UDEA covered by this Plan is very popular and is well utilised by residents and their dogs. The environmental impact of this activity in this park needs to be monitored continuously.

## 5.10 Dinghy Storage

### 5.10.1 Discussion of Issues

The storage of dinghies on community land is a significant management problem for a number of foreshore parks / reserves covered by this plan. Many of these reserves also experience high levels of recreational usage. Concerns about dinghy storage practices have been raised with Council by owners of dinghies, reserve users and neighbouring residents.

The reserves where dinghy storage is a significant problem are mainly located along the eastern foreshores of Pittwater and include:

- ❖ Regatta Reserve ( Salt Pan Wharf), Newport
- ❖ Refuge Cove Reserve, Newport
- ❖ Long Beach (Old Wharf Reserve), Clareville
- ❖ Paradise Beach Reserve, Avalon
- ❖ McCarrs Creek Foreshore Reserve, McCarrs Creek.

Council currently provides storage facilities at a number of locations however these only cater for approximately 15 percent of the maximum number of 3,641 moorings spaces in Pittwater. To help address this issue, Council, in partnership with the Department of Conservation and Land Management, commissioned and received a report on dinghy storage facilities which covered existing storage patterns, recommendations for further facilities, possible designs, environmental effects and conflicts with reserve usage.

The study found extensive use of the foreshore for the storage of dinghies with the greatest concentrations at a small number of areas. In some foreshore parks / reserves covered by this Plan, dinghies have been observed to be stored in undesirable circumstances, such as leaning against and/or chained to trees, tied amongst mangroves, lying on grassed and beach areas, on and against foreshore embankments. Some dinghies in these areas appear to have abandoned, derelict or unused for long periods of time.

The impacts of this manner of storage includes:

- ❖ physical damage to trees and mangroves
- ❖ destruction of groundcover vegetation causing soil erosion
- ❖ alienation of community land from other reserve users and the blocking of foreshore access
- ❖ visual degradation of scenic foreshore land.

It is not practical for Council to provide dinghy storage facilities at levels to match the number of moored craft. Limited space and access / parking difficulties are a major constraint to the provision of further storage facilities in many areas.



### 5.10.2 Policy

- ◆ *The impact of informally stored dinghies on the parks and reserves covered by this plan will be minimised by the provision of further dinghy storage facilities in suitable locations and the implementation of effective management strategies.*

### 5.10.3 Actions / Strategies/Performance Measures

Clubs and commercial marinas will be encouraged to provide more dinghy storage facilities for their moored craft.

Derelict and stolen dinghies will be identified and removed with the co-operation of local resident groups and the Waterways Authority

New dinghy storage facilities will be developed in suitable locations as funds become available. The following locations will be investigated:

- ❖ Florence Park, Newport
- ❖ Rowland Reserve, Bayview
- ❖ Sand Point, Palm Beach
- ❖ Bayview Foreshore

Existing storage facilities will be expanded where appropriate. The following locations will be investigated.

- ❖ Old Wharf Reserve, Avalon (in conjunction with the Avalon Sailing Club)
- ❖ Clareville Beach Reserve
- ❖ McCarrs Creek Reserve

More stringent policing of illegally stored dinghies will be undertaken once additional facilities are in place.

## Appendix 1 - Schedule Of Land Inventory And Assessment

The following Appendix details by suburb a Schedule of all reserves covered by this Plan. This includes an inventory and assessment form which provides specific information, issues, objectives and actions to guide the ongoing management of each reserve.



## APPENDIX 2 - Landuse Planning Tables & Definitions

### SMALL DEVELOPED PARKS AND PLAYGROUNDS

<b>Documents to which the Amendment Table applies</b>	<b>Permissible Uses Exempt (these may be subject to approval under Part 5 of the EPA Act 1979)</b>	<b>Permissible Uses Requiring Development consent</b>	<b>Prohibited Uses including but not limited to the following</b>
<b>♦ Parks &amp; Playgrounds Plan of Management</b> – which includes the following areas of community land zoned Existing Recreation 6(a) <u>Avalon</u> :- <ul style="list-style-type: none"> <li>• Coral Reserve</li> <li>• Careel Bay Crescent Reserve</li> <li>• Paradise Beach Reserve</li> <li>• Gunyah Place Reserve</li> <li>• Catalpa Reserve</li> <li>• Jamieson Park</li> <li>• Des Creagh Reserve</li> <li>• Toongari Reserve</li> <li>• Avalon Community Gardens</li> <li>• Clareville Beach/Long Beach Reserve</li> <li>• Palmgrove Park</li> <li>• Dress Circle Road Reserve</li> <li>• Old Wharf Reserve</li> <li>• Koala Place Reserve</li> <li>• Taylors Point Reserve</li> </ul>	Bush Regeneration	Utility installations	Extractive industries
	Fire hazard reduction activities	Toilet facilities and buildings ancillary or incidental to the reserve	Private vehicular access across a reserve
	Parking ancillary to a reserve	Major public drainage and stormwater works	Advertising
	Multi-use tracks (other than motor vehicle) , footpaths, boardwalks and minor bridges	Community facilities	Dumping of refuse (including building materials, soil, fill, garden wastes and the like)
	Temporary commercial activities or developments requiring under the relevant policy of Council	Road or vehicle access track	
	Temporary activities or developments requiring a lease, licence or other estate under the Local Government Act (1993)		Vegetation removal not in accordance with Council's Tree Preservation and Management Order
	Recreational facilities other than buildings		Private alienation or encroachment
	Minor public drainage and stormwater works		Recreational motor sports (including 4 wheel driving, motorbike riding, and the like)
	Public gardens, landscaping work and the like		Domestic drainage outlets
	Compliance, directional, interpretive, identification and safety signage		
	Land restoration works		
	Shelters, shade structures, park furniture and picnic facilities		
	Playground facilities and structures		
	Dog exercise area		

## **SMALL DEVELOPED PARKS AND PLAYGROUNDS**

### ***Documents to which the Amendment Table applies (continued)***

#### **Bayview**

- Pamela Crescent Reserve
- Bayview Foreshore Reserve
- Bayview Park
- Kamilaroi Park
- Rowland Reserve
- Bayview Baths Reserve
- Riddle Reserve

#### **Bilgola Beach/Plateau**

- Plateau Park
- Weetawaa Road Reserve
- Betsy Wallis Reserve
- Algona Reserve

#### **Church Point**

- McCarrs Creek Reserve
- Rostrevor Reserve
- Thomas Stephens Reserve (part of)

#### **Elanora Heights**

- Allington Reserve
- Anana Reserve
- Cooleena Reserve
- Maralinga Reserve
- Woorarra Lookout Reserve
- Deep Creek Reserve
- Dewrang Reserve
- Epworth Park

#### **Mona Vale**

- Brinawa Street Reserve
- Briony Reserve
- Buena Vista Reserve
- Coronation Reserve
- Edwin Ward Reserve
- Elwyn Reserve
- Pavich Reserve
- Kariboo Close Reserve
- Katrina Reserve
- Kristine Reserve
- Marie Crescent Reserve
- Minmai Reserve
- Vesper Reserve
- Winji Wimmi Reserve
- Bangalow Reserve
- Village Park
- Barbara Court Reserve
- Darley Street West Reserve
- Fabian Place Reserve
- Rednal Street Reserve (2)
- Whitney Street Reserve
- Peita Reserve

#### **Newport**

- Dearin Reserve
- Florence Park
- Gretel Park
- Woolcott Reserve
- Trafalgar Park
- Rednal Reserve
- Beaconsfield Street Reserve
- Yachtsmans Paradise Reserve

- Crescent Reserve
- Regatta Reserve

#### **North Narrabeen**

- Chattan Park
- Amelia Reserve
- Pioneers Park
- Katoa Close Reserve
- Narroy Park
- Tatiara Reserve
- Eungai Reserve
- Warruga Place Reserve
- Nareen Park
- Progress Park
- Bilarong Reserve
- Wimbledon Reserve

#### **Palm Beach, Whale Beach**

- Pittwater Park
- Sandy Point Beach Reserve
- Snapperman Beach Reserve
- Iluka Park
- Woorak Road Reserve
- Currawong Reserve

#### **Scotland Island**

- Catherine Park

#### **Warriewood**

- Carpenter Crescent Reserve
- Moriac Street Reserve
- Ventura Reserve
- Hunter Street Reserve
- Pittwater Road Reserve



## BEACH AND FORESHORE RESERVES

<b><i>Documents to which the Amendment Table applies</i></b>	<b><i>Permissible Uses Exempt (these may be subject to approval under Part 5 of the EPA Act 1979)</i></b>	<b><i>Permissible Uses Requiring Development consent</i></b>	<b><i>Prohibited Uses including but not limited to the following</i></b>
<b>♦ Newport Beach Reserve Plan of Management (Draft)</b> <b>♦ Northern Beaches Plan of Management (Draft)</b> including Bilgola Beach, Avalon Beach, Whale Beach & Palm Beach <b>♦ Southern Beaches Plan of Management (Draft)</b> including Narrabeen Head * Turimetta Beach Turimetta Head & Warriewood Beach <b>♦ Mona Vale Beach &amp; Headland Reserve Plan of Management</b> <b>♦ Bayview Park Plan of Management (Draft)</b>	Bush Regeneration	Utility installations	Extractive industries
	Fire hazard reduction activities	Toilet facilities and buildings ancillary or incidental to the reserve	Private vehicular access across a reserve
	Parking ancillary to a reserve	Major public drainage and stormwater works	Dumping of refuse (including building materials, soil, fill, garden wastes and the like)
	Multi-use tracks (other than motor vehicle) , footpaths, boardwalks and minor bridges	Community facilities	Vegetation removal not in accordance with Council's Tree Preservation and Management Order
	Temporary commercial activities or developments requiring a casual booking or permit under the relevant policy of Council	Road or vehicle access track	Private alienation or encroachment
	Temporary activities or developments requiring a lease, licence or other estate under the Local Government Act (1993)	Advertising	Recreational motor sports (including 4 wheel driving, motorbike riding, and the like)
	Recreational facilities other than buildings	Small refreshment kiosks	Domestic drainage outlets
	Minor public drainage and stormwater works	Boat launching facilities	
	Public gardens, landscaping work and the like	Major seawall and revetment structures	
	Compliance, directional, interpretive, identification and safety signage	Refreshment Room	
	Land restoration works		
	Shelters, shade structures, park furniture and picnic		

<b>♦ Church Point Reserve Plan of Management</b>  <b>♦ Bungan Beach &amp; Headland Reserve Plan of Management (Draft)</b>	facilities		
	Playground facilities and structures		
	Dog exercise areas		
	Dune stabilisation and foreshore protection work		
	Pay parking facilities		



## DEFINITIONS

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

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

**Extractive industries** means (a) the winning of extractive material; or (b) an undertaking, not being a mine, which depends for its operations on the winning of extractive material from the land upon which it is carried out, and includes any washing, crushing, grinding, milling or separating into different sizes of that extractive material on that land.

**Extractive materials** means sand, gravel, clay, turf, soil, rock, stone or similar substances.

**Recreation area** means an area used to provide facilities for recreational activities which promote physical, cultural or intellectual welfare of persons within the community, being facilities provided by:

- (i) the council; or
  - (ii) a body of persons associated for the purposes of the physical, cultural or intellectual welfare of persons within the community,
- but does not include a racecourse or a showground

**Refreshment room** means a restaurant, café, tearoom, eating house or the like.

**Utility installation** means a building or work used by a public utility undertaking but does not include a building designed wholly or principally as administrative or business premises or as a showroom.