



# Community & Environment Committee

**Agenda:** *Community & Environment Committee*

**Date:** *Monday 23 February 2004*

**Time:** *6.00pm*

## **Outline Of Meeting Protocol & Procedure:**

- The Chairperson will call the Meeting to order and ask the Committee/Staff to present apologies or late correspondence.
- The Chairperson will commence the Order of Business as shown in the Index to the Agenda.
- At the beginning of each item the Chairperson will ask whether a member(s) of the public wish to address the Committee.
- If person(s) wish to address the Committee, they are allowed four (4) minutes in which to do so. Please direct comments to the issues at hand.
- If there are persons representing both sides of a matter (eg applicant/objector), the person(s) against the recommendation speak first.
- At the conclusion of the allotted four (4) minutes, the speaker resumes his/her seat and takes no further part in the debate unless specifically called to do so by the Chairperson.
- If there is more than one (1) person wishing to address the Committee from the same side of the debate, the Chairperson will request that where possible a spokesperson be nominated to represent the parties.
- The Chairperson has the discretion whether to continue to accept speakers from the floor.
- After considering any submissions the Committee will debate the matter (if necessary), and arrive at a recommendation (R items which proceed to Full Council) or a resolution (D items for which the Committee has delegated authority).

## **Delegated Authority (“D” Items):**

- Community Services and Programmes.
- Health.
- Liquor Licences.
- Fire Protection Orders.
- Residential Parking Schemes (surveillance and administration).
- Traffic Management (Traffic Committee Recommendations).
- Waverley/Woollahra Process Plant.
- To require such investigations, reports or actions as considered necessary in respect of matters contained within the Business Agendas (and as may be limited by specific Council resolution).
- Confirmation of the Minutes of its Meeting.
- Any other matter falling within the responsibility of the Community and Environment Committee and not restricted by the Local Government Act or required to be a Recommendation to Full Council as listed below.
- Library Services
- Licensing.
- Regulatory.
- Waste Minimisation

## **Recommendation only to the Full Council (“R” Items):**

- Such matters as are specified in Section 377 of the Local Government Act and within the ambit of the Committee considerations.
- Matters which involve broad strategic or policy initiatives within responsibilities of the Committee.
- Matters requiring the expenditure of moneys and in respect of which no Council vote has been made.
- Matters delegated to the Council by the Traffic Authority of NSW.
- Matters not within the specified functions of the Committee, or which are not the subject of a Business Agenda (current or past).
- Matters reserved by individual Councillors, in accordance with any Council policy on "safeguards".
- Parks and Reserve Plans of Management (Strategies, Policies and Objectives)
- Residential Parking Schemes - Provision and Policies

## **Committee Membership:**

8 Councillors

## **Quorum:**

The quorum for a Committee meeting is 5 Councillors.

# WOOLLAHRA MUNICIPAL COUNCIL

## Notice of Meeting

18 February 2004

To: The Mayor, Councillor John Comino, ex-officio  
Councillor S van Vegchel (Chair)  
K Berry  
K Huxley  
S Kent  
A Petrie  
G Rundle  
F Sinclair King  
R Watson

Dear Councillors

### **Community & Environment Committee Meeting – 23 February 2004**

In accordance with the provisions of the Local Government Act 1993, I request your attendance at a Meeting of the Council's **Community and Environment Committee** to be held in the **Council Chambers, 536 New South Head Road, Double Bay, on Monday 23 February 2004 at 6.00pm.**

Gary James  
General Manager

## Meeting Agenda

<b>Item</b>	<b>Subject</b>	<b>Pages</b>
1	Leave of Absence and Apologies	
2	Late Correspondence	
3	Declarations of Interest	

### **Items to be Decided by this Committee using its Delegated Authority**

D1	Confirmation of Minutes of Meeting held on 9 February 2004	1
D2	Seniors Week 2004 – 966.G 2004	2
D3	2003 Woollahra Small Sculpture Prize – 20G	4
D4	Queen Street Car Park Improvements, Woollahra – 131.	9
D5	Sydney Coastal Council Group Minutes – 814.G	23

### **Items to be Submitted to the Council for Decision with Recommendations from this Committee**

R1	Robertson Park - Plan of Management & Masterplan – 209.G POM	76
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**Item No:** D1 Delegated to Committee  
**Subject:** **CONFIRMATION OF MINUTES OF MEETING HELD ON 9 FEBRUARY 2004**  
**Author:** Les Windle, Manager - Governance  
**File No:** See Council Minutes  
**Reason for Report:** The Minutes of the Meeting of Monday 9 February 2004 were previously circulated. In accordance with the guidelines for Committees' operations it is now necessary that those Minutes be formally taken as read and confirmed.

**Recommendation:**

That the Minutes of the Community and Environment Committee Meeting of 9 February 2004 be taken as read and confirmed.

Les Windle  
Manager - Governance

**Item No:** D2 Delegated to Committee  
**Subject:** **Seniors Week 2004**  
**Author:** Denise Ward, Manager Aged and Disability Services  
Trish Menzies, Coordinator Family and Community Development  
**File No:** 966.G 2004  
**Reason for Report:** To provide advice on planned events for Seniors Week 2004

**Recommendation:**

Council receives the information about the planned events for Seniors Week 2004.

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**Background:**

NSW Seniors Week 2004 runs from Sunday March 14 to Sunday March 21, 2004. The statewide theme is *The Best Time for Ages*.

In recognition of the high proportion of older residents living within the municipality Council has supported Seniors Week over many years and continuing support is endorsed in the 2003/04 Management Plan.

Over the last few years Council has conducted writing, painting and photography competitions for older residents. Unfortunately there have been limited numbers of participants in each of these events and the same people have participated from year to year.

**Proposal:**

As a result alternative activities, with the potential to reach a much larger number of older residents, have been planned for 2004. These include:

- Morning tea and light entertainment with Greg Poppleton and the Bakelite Broadcasters at Rose Bay RSL, Vickery Avenue, Rose Bay on Monday March 15 from 10.30 am to 12 noon
- An NRMA *Years Ahead – Road Safety Seminar for Seniors* at Woollahra Council Chambers, 536 New South Head Road, Double Bay on Wednesday March 17 from 2.00 pm to 4.00 pm.

In recognition of the amount of work that Robin Brampton, a respected member of the Older Peoples Reference Group, has put into the writing competitions, it is further proposed that the winning entries from the 2003 writing competition be collated, desktop published and printed so they can be launched at the event on Monday March 15.

**Consultation:**

The proposed events have been selected because of overwhelming support for the annual Seniors Christmas Concert, attended by over 600 older people in December 2003. The Older Peoples Reference Group also identified pedestrian safety and transport issues as priority areas of interest for 2003/04.

**Identification of Income & Expenditure:**

Council's budget for 2003/04 includes an allocation of \$10,000 for Seniors Week 2004. Cec Monkhouse has negotiated with Rose Bay RSL to provide their venue free of charge for the event on Monday March 15, 2004.

**Conclusion:**

The planned events for Seniors Week 2004 provide an opportunity to try some new approaches to the week, ascertain community interest and include a greater number of older residents than in previous years.

Denise Ward  
Manager Aged and Disability Services

Kylie Walshe  
Director Community Services

Trish Menzies  
Coordinator Family & Community Development

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**Annexures:**

**Nil**

**Item No:** D3 Delegated to Committee  
**Subject:** 2003 Woollahra Small Sculpture Prize  
**Author:** Jo Jansyn, Leisure and Cultural Development Coordinator  
**File No:** 20.G  
**Reason for Report:** To provide a detailed evaluation of the 2003 Woollahra Small Sculpture Prize with recommendations for 2004.

**Recommendation:**

1. That the 2003 Woollahra Small Sculpture Prize evaluation report be noted.
2. That the Woollahra Small Sculpture Prize proceed in 2004.
3. That active sponsorship continue to be sought for the 2004 Prize by the Leisure and Cultural Development Coordinator in conjunction with the Director of Community Services.
4. That recommendations for the 2004 Prize be investigated and implemented where appropriate.

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**Background**

The third Woollahra Small Sculpture Prize exhibition was launched on Friday 7 November at Redleaf Council Chambers and closed on Sunday 16 November 2003.

Thirty five works were selected for exhibition by esteemed judges gallery owner Roslyn Oxley and Senior Curator for the Museum of Contemporary Arts, Rachel Kent. Three hundred and thirty one entries came from across Australia, New Zealand and a New York based artist. Of the 35 finalists, two works appeared from artists residing in the Woollahra Municipality.

The \$10,000 Woollahra Small Sculpture Prize was awarded to Mikala Dwyer for her work titled *Empty Sculpture*. The Cross Street Investments Special Commendation was awarded to Tim Jones for his work *Blasted Spooky Tree*. The Viewer's Choice Award was awarded to Tracey Clement for her work titled *Ravelled/Unravelled: A Circular History*.

The launch night was well attended with approximately 300 guests. King Island Dairy donated product for launch catering and a quartet of Woollahra Orchestra Players supplied entertainment at no cost.

**Forum**

The Woollahra Small Sculpture Prize Forum on the topic *Public Art - What, Why, Where?* attracted an audience of approximately 40. The forum was held on Thursday 13 November and was convened by visual arts writer/editor/curator Dinah Dysart. Panelists were gallery director/senior lecturer/writer Nick Waterlow OAM, independent curator Sally Coucaud, public artist Jenny Turpin and art consultant Barbara Flynn.

The forum explored working relations between artists/sculptors and commissioners and how these are positioned in terms of public art policy and communities. Discussion and presentations gave an overview of the trends of public art, distinctions between public art and sculpture and the impact of public art policy, planning and process. Feedback from forum participants was extremely positive.

## **Schools Education**

Over 100 school children from Cranbrook visited the exhibition in small groups throughout the week. Teachers from Cranbrook commented that the exhibition was an extremely valuable learning tool for the students, particularly as their Year 7 students were studying sculpture at the time. A group of Cranbrook students also participated in media photos for *The Wentworth Courier* and *The Daily Telegraph*. Guided schools tours were free of charge to schools in 2003. It is hoped that the schools education component can be expanded in future years to include a possible schools sculpture exhibition.

## **Volunteers**

All non Council staff assisting at the launch of the 2003 Woollahra Small Sculpture Prize were unpaid volunteers. A volunteer chef prepared catering, supplied by ESORA and donated by King Island Dairy, whilst seven other volunteers served catering and beverages. In addition, Roz Fietelson a local resident, offered her time to co-ordinate the schools visits plus some additional launch logistics.

## **2003 Budget**

The budget for the 2003 Small Sculpture Prize was adhered to and the final cost to Council was reduced from over \$20,000 in 2002 to \$8500 in the current year financial year. This successful result was due to a 31% increase in the number of entries, increased entry fee plus the securing of a \$5,000 Gold Sponsor - Cross St Developments. There was also a significant reduction on catering costs at the Small Sculpture Prize launch due to the support of King Island Dairy.

## **2003 Testimonials**

"Congratulations to the Council on the Small Sculpture Exhibition. I was most impressed with the quality of the work and delighted to see one of my favourite artists, Mikala Dwyer was awarded first prize." Ann Lewis AM in letter to The Mayor 11.11.03

"Excellent selection this year. The Sculpture Prize is something - an achievement, Woollahra Council can be very proud of. To make Council and Sculpture synonymous is a great PR exercise for both parties." Felicity Atanaskovic

"Bravo. Woollahra Council leading the way. Wonderful evening." Paul Waddington

"The Exhibition is particularly strong this year. It is a major contribution to Sydney - keep up the good work." Mary Roberts, University of Sydney - Art History.

## **2004 Timeline**

A draft timeline has been developed for the 2004 Woollahra Small Sculpture Prize. Please see Annexure 1.

## **2004 Sponsorship**

The 2003 sponsorship package has been updated and already a meeting with the Mudgee Wine Grape Growers Association has occurred. The Mudgee Wine Grape Growers Association are interested in forming a Catering Partnership at a minimum. Appropriate \$15,000 naming rights partners are currently being identified.

## **2004 Recommendations**

At the evaluation meeting for the Woollahra Small Sculpture Prize Committee, which took place on Friday 28 November, several key recommendations were made to support growth of the Prize. The recommendations include:

- To expand the forum component of the Prize into a possible free lecture series to take place throughout the year, along the same format as the Library's Writers and Readers series. This could also keep a media profile on the Prize throughout the year.
- To expand the schools education component of the Prize by commencing networking opportunities with local schools with increased lead in times. To investigate workshop opportunities for local school students as well as a possible local youth sculpture category.
- To launch the Prize to media and community in 2004 by hosting a small viewing event of Councils three acquisitive sculptures that are currently on exhibition at the Gallery in Cross St, Double Bay.

## **Conclusion**

The Woollahra Small Sculpture Prize has grown in profile and reputation in its' three year history, receiving international entries for the first time in 2003. Sponsorship should continue to be sought for the 2004 Woollahra Small Sculpture Prize as dedicated resources are required for the Prize to grow and attract wider recognition amongst the arts community locally and nationally.

Jo Jansyn  
Leisure and Cultural Development Coordinator

Kylie Walshe  
Director Community Services

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## **Annexures:**

1. 2004 Woollahra Small Sculpture Prize Draft Timeline

**Item No:** D4 Delegated to Committee  
**Subject:** **Queen Street Car Park Improvements, Woollahra**  
**Author:** John Stephens, Team Leader - Traffic & Transport  
**File No:** 131.  
**Reason for Report:** To report on the proposed improvements of Council's car park.

**Recommendation:**

That Drawing No.14880 detailing the proposed parking and landscaping design of the Queen Street carpark be approved in principle, exhibited for three weeks and a report including the community's comments be brought back to the Committee for consideration.

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**Background:**

An on-site inspection was held on 9 February 2004 at 5.00pm in the carpark with Councillors Rundle and Watson, Council's Director of Technical Services and Council's Team Leader – Traffic & Transport, including 16 affected present.

The property owners and tenants present at the meeting expressed their concern with the proposal as it would increase traffic along Dorhauer Lane between the carpark and John Street and detrimentally affect access to their properties and businesses.

The community also advised that pedestrians, including elderly residents, often walk along the lane and any increase in traffic would be dangerous.

The narrow width of Dorhauer Lane at the intersection of Queen Street was identified as a problem when vehicles attempt to enter and exit the lane and carpark at the same time.

Following the on-site inspection, the Community and Environment Committee met on 9 February 2004 and considered a report on the proposed redesign of the Queen Street carpark and associated closure of Dorhauer Lane.

Subsequently, the Committee resolved:

*“THAT a report be brought to the next meeting of the Community and Environment Committee identifying ways in which the carpark can be made more attractive without altering the configuration of and access to the existing carpark.”*

**Proposal:**

The plan attached as **Annexure 1** details the proposed parking layout and landscaping design of the carpark. The layout has been designed in accordance with Australian Standards and will provide parking for 14 vehicles, including a disabled parking space in the northern bay closest to Queen Street. Although the existing carpark provides parking for 17 cars, the parking layout is substandard and does not comply with the Australian Standards.

It is not proposed to widen Dorhauer Lane at Queen Street, as it would expose pedestrians crossing the lane more to vehicular traffic. This lane width is not uncommon in other areas of the municipality.

The proposed design includes:

- retaining the existing access and one-way movement to Moncur Street,
- removing the existing garden and constructing a footpath (2.1m wide) adjacent to the side boundary of No 107 Queen Street (Zigolini's restaurant) with ramps at either end to assist pedestrian traffic through the carpark. This width will enable cars to park front to kerb with an overhang of 0.6m allowing a 1.5m useable width for pedestrians.

Note:

The footpath on the eastern boundary is largely on private land and is obstructed by columns. Therefore, the provision of a footpath on the western boundary is considered desirable to provide safe pedestrian access into the carpark.

- The garden planter which is on Council property adjacent to the southern boundary will be retained.
- constructing a new landscaped area between the carpark and Queen Street,
- installing interlocking pavers at the entrances to the carpark at Queen Street and Moncur Street to provide a gateway treatment,
- linemarking the carpark to comply to Australian Standard and
- resheeting the carpark.

**Title Search:**

The land on which the carpark is located has no encumbrances noted on the Certificate of Title. A detailed survey of the subject land has noted a number of encroachments, which affect the functioning of the carpark. Council's Compliance Department has been informed and action is being taken to request the respective owners to have these encroachments removed.

Refer to **Annexure 2** for a copy of the property search.

**Submissions:**

- Two letters were received from Ms A Yared (109 Queen Street) at the on-site meeting held on 9 February 2004. The matter of vehicles parking close to the corner of John Street and Dorhauer Lane has been referred to Council's Rangers for enforcement.
- A letter was received from Mr A Martin (48 John Street) following the on-site meeting at which he and his wife attended.
- A letter was received from Mr & Mrs Davidson (105 Queen Street) who also attended the on-site meeting.

The matter of vehicles hitting the rear property wall may be addressed by the proposed redesign of the parallel parking spaces and proposed removal of the trade waste bins.

It is considered that the proposed upgrading will address the concerns raised by the above business and property owners. Refer to **Annexure 4** for a copy of the letters.

**Conclusion:**

The proposal will enable the upgrading of the carpark and associated streetscape. However, there will be a loss of 3 car spaces.

The cost of undertaking the proposed works will be estimated and brought back with a further report following the exhibition period.

It is recommended that Drawing No.14880 detailing the proposed parking and landscaping design of the Queen Street carpark be approved in principle, exhibited for three weeks and a report including the community's comments be brought back to the Committee for consideration.

John Stephens  
Team Leader – Traffic & Transport

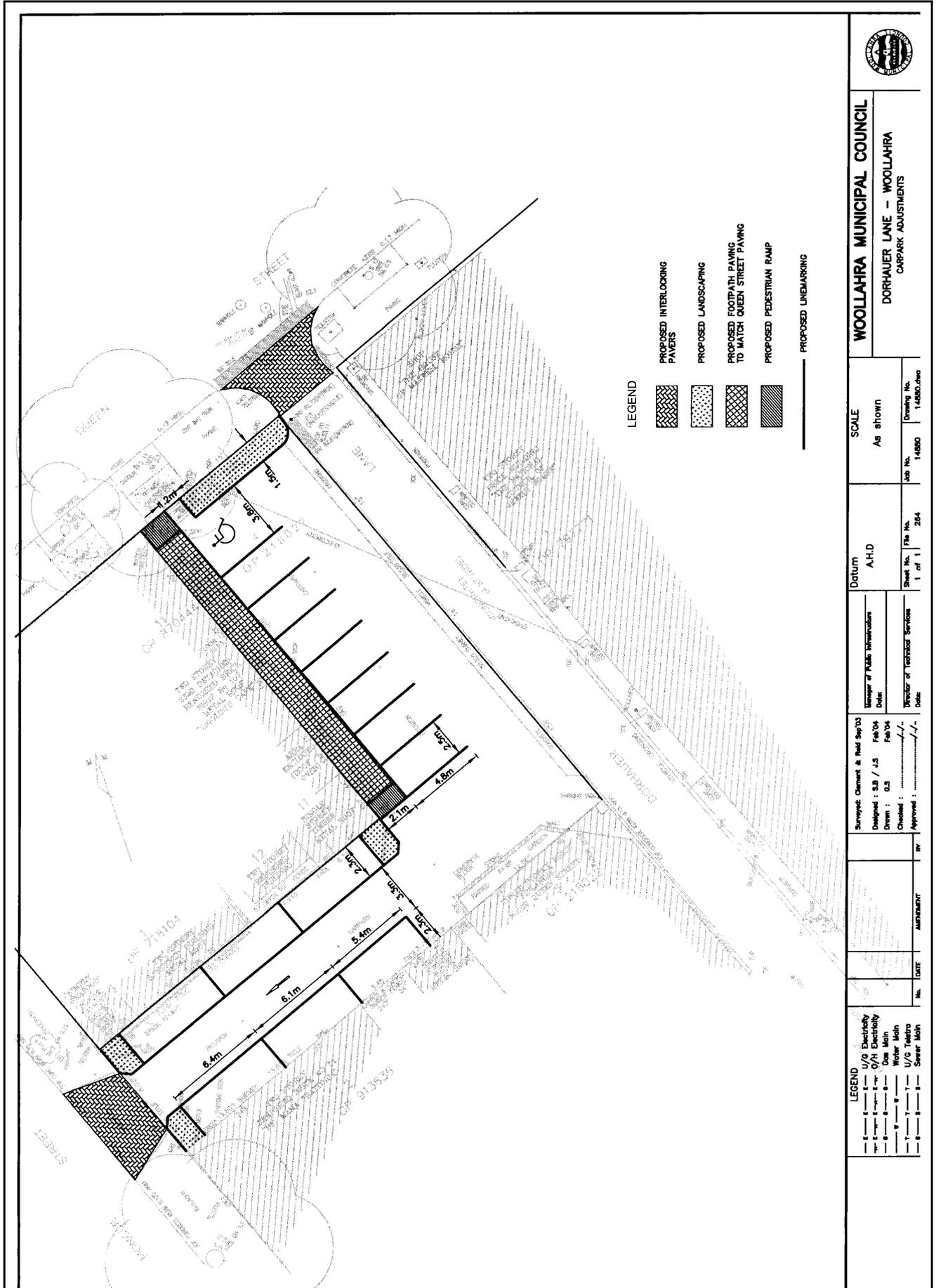
Warwick Hatton  
Director – Technical Services

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**Annexures:**

1. Drawing No.14880.
2. Copy of property search of Council's carpark.
3. Photograph of carpark.
4. Copies of correspondence.

Annexure 1



**WOOLLAHRA MUNICIPAL COUNCIL**  
DORHAIER LANE - WOOLLAHRA  
CARPARK ADJUSTMENTS

SCALE: As shown  
Job No. 14880  
Drawing No. 14880.dwg  
File No. 264  
Sheet No. 1 of 1

Member of Public Information  
Date: \_\_\_\_\_  
Member of Technical Services  
Date: \_\_\_\_\_

Surveyed: Clement & Field Sep/03  
Designed: S.B. / J.S. Feb/04  
Drawn: G.S. Feb/04  
Checked: \_\_\_\_\_  
Approved: \_\_\_\_\_

No.	DATE	REVISION

LEGEND  
 --- U/G Electricity  
 --- O/H Electricity  
 --- Gas Main  
 --- Water Main  
 --- U/G Telesto  
 --- Sewer Main

**Annexure 2**

**LEGALCO MANAGEMENT PTY LTD**

ABN 42 089 586 872  
Level 19, 55 Market Street  
SYDNEY NSW 2000  
Phone: +612 9283 5111  
Fax: +612 9283 5333

Postal: P.O. Box A2151  
Sydney South NSW 1235  
Internet: <http://www.legalco.com.au>  
E-mail: [legalco@legalco.com.au](mailto:legalco@legalco.com.au)

21<sup>st</sup>. October, 2003.

Mr. Anthony Sheedy  
Property Officer  
**Woollahra Municipal Council**  
DX 3607  
Double Bay

Dear Anthony,

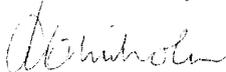
**Re: Property Search – Council Carpark, 109 Queen Street,  
Woollahra.**

In response to your instructions in this matter we have obtained a copy of cancelled Certificate of Title Volume: 10218 Folio: 200 to ascertain any evidence of encumbrances which may have been endorsed on that title prior to its conversion to the current Certificate of Title, Folio Identifier 4/218022.

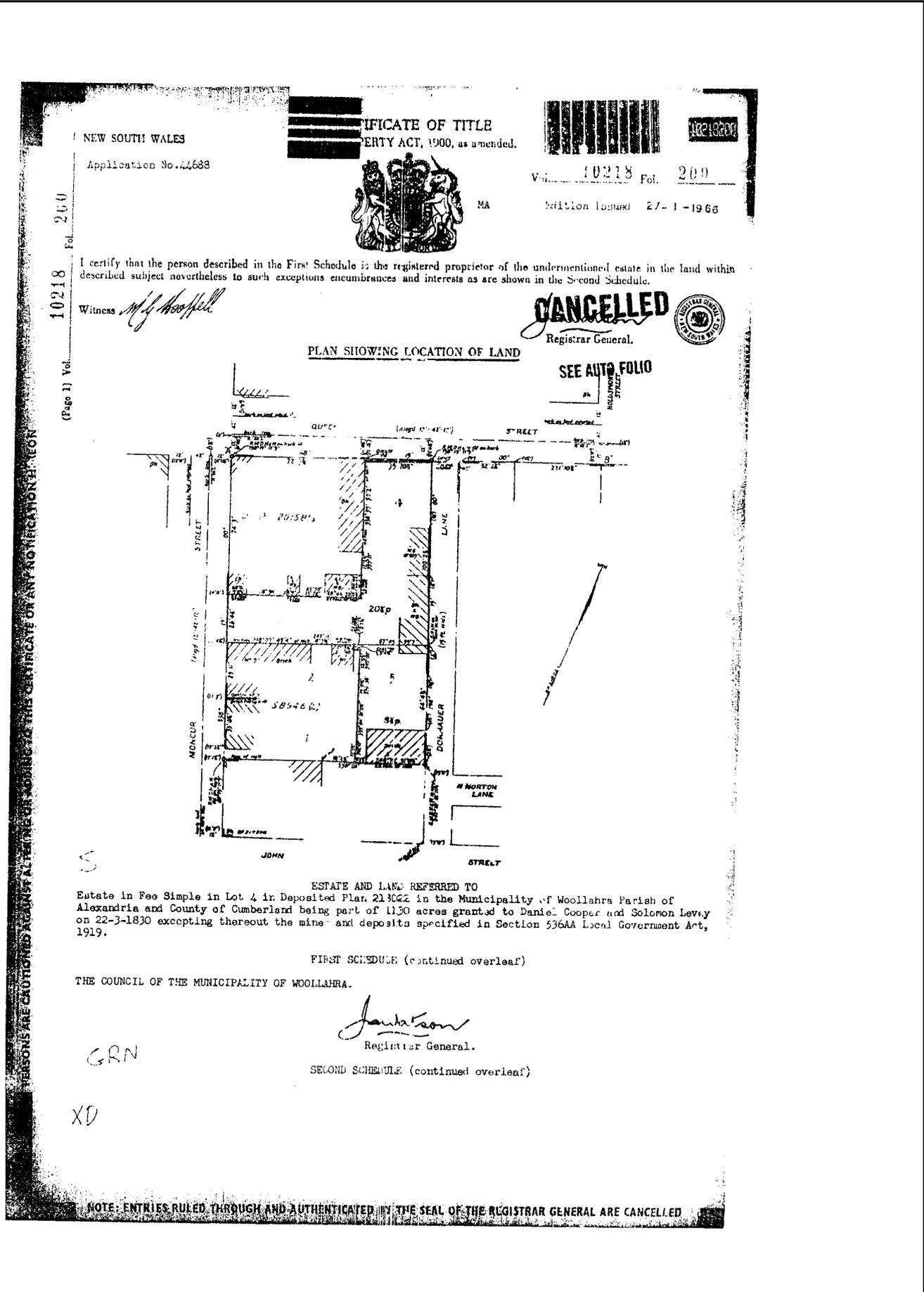
The attached copy of Certificate of Title Volume: 10218 Folio: 200 reveals that except for the exclusion of mines and deposits specified in Section 536AA Local Government Act, 1919, there were no encumbrances affecting the subject Land whatsoever.

Please contact us should you require any further assistance in this matter.

Yours Faithfully,



Dennis Chisholm,  
Operations Manager.



NEW SOUTH WALES  
Application No. 44688

CERTIFICATE OF TITLE  
PROPERTY ACT, 1900, as amended.



10218 Vol. 200  
Edition issued 27-1-1966

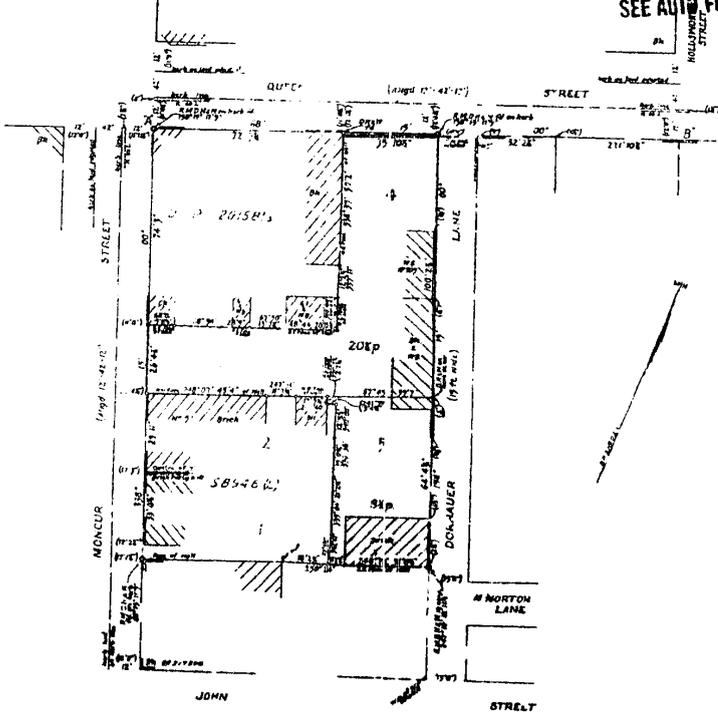
10218 Vol. 200  
(Page 1) Vol.

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. J. Hoopell*

**CANCELLED**  
Registrar General.

PLAN SHOWING LOCATION OF LAND



SEE AUTO FOLIO

ESTATE AND LAND REFERRED TO  
Estate in Fee Simple in Lot 4 in Deposited Plan 213022 in the Municipality of Woollahra Parish of Alexandria and County of Cumberland being part of 1130 acres granted to Daniel Cooper and Solomon Levy on 22-3-1830 excepting thereout the mine and deposits specified in Section 536AA Local Government Act, 1919.

FIRST SCHEDULE (continued overleaf)

THE COUNCIL OF THE MUNICIPALITY OF WOOLLAHRA.

*Jackson*  
Registrar General.

SECOND SCHEDULE (continued overleaf)

GRN

XD

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Annexure 3

# Photograph of carpark



Proposed  
interlocking pavers

Proposed  
landscaped garden

Proposed footpath  
next to Zigolini's

**Annexure 4**

**Holdgap Pty Ltd**

**C/O 130 Fletcher St  
Woollahra NSW 2025  
Tel 93874886**

Woollahra Council  
Attn Community and Environment Committee  
Mr Gary James  
536 New South Head Road  
Double Bay

9<sup>th</sup> February 2004

REF- Proposed closure of Dorhauer Lane at Queen St , Woollahra ,and redesign of the Queen St Car Park.

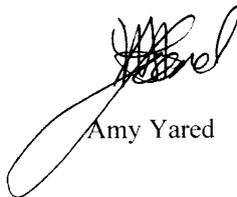
Holdgap Pty Ltd is the acting trustee of the Yared Family Trust whom is the title holder of the property known as 109 Queen St and is also representing the PAC Unit Trust as the beneficiary.

We object to the proposal of closing the access to Dorhauer Lane from Queen Street as it will unfairly restrict the access to the above premises. As the proposal indicated that the only access will be via a 3.2 meter avenue from Moncur St . It is our understanding that this is not within the acceptable requirements for any access and certainly not a business or retail premises .We currently have full access to the property by all manner of commercial vehicle and this access would be completely removed.

We object to the obstruction to our street visibility, as the financial ramifications the proposal would impose on the asset is excessive. Upon seeking professional advise we have concluded that it would render a currently commercially active building to a building of less than half the commercial value . The rental income would be reduced by \$160,000 approx per annum and the value of the building would be reduced by between \$3,000,000 and \$4,000,000.

The alignment of the parking spaces and the limited turning and movement within the carpark is not entirely within the Woollahra Council DCP code as stated in the objection made by Finlandia Pty Ltd . Many of the features may cause structural damage to the property and endanger people entering and exiting the premises. Should Woollahra council approve such a design we will seek legal advise as to the excessive limits placed on our premises, and hold Woollahra council liable for any damage or dangerous conditions imposed should the entire proposal not meet the Development Control Plan 1995 Code.

Again I invite Council to discuss a proposal that is not to the full detriment of the above property.



Amy Yared

# FINLANDIA PTY LTD

109 QUEEN STREET,  
WOOLLAHRA , NSW 2025  
TEL 93632583. FAX 93286500

Woollahra Council  
Attn – Councillors and Assets working party  
536 New South Head Road  
Double Bay  
NSW 2028

5<sup>th</sup> February 2004

*131.*  
*A. M. H. H.*

REF- Queen Street Car park Redesign and Associated Closure of Dorhauer Lane

I am writing in response to the proposed closure of Dorhauer Lane and the redesign of the parking within the current Queen Street public carpark as notified in the "Community & Environment Committee meeting 15/12/03. I represent both the business of Finlandia pty ltd, as the proprietor of the business currently operating in the building which faces directly to the car park and the building owner in the capacity of Holdgap pty ltd.

Our premises are accessed by Dorhauer Lane and front directly on to the carpark, looking out to Queen Street. We currently enjoy the full commercial access via Dorhauer Lane and uninterrupted street visibility to the full façade of the building.

We were advised originally of the proposition, by our neighbours at 111 Queen Street, in August 2003, as they were consulted as part of your preliminary investigations. We were not approached or advised until I wrote to Mr Stephens on 19/8/03 asking for information, and received a response with no plans to view or an invitation to view such or comment on the proposal. I arranged a brief meeting in September with Mr Zuban Morolia and Mr Warwick Hatton to view the proposal, and left with the impression that the plan was not to be proceeded with. On the 15<sup>th</sup> December 2003 at approximately 2.30 pm, Mr John Stephens telephoned me with news that the plan has been recommended for approval and that the council was meeting to vote on the plan at 5-00 pm that night. I find the manner that council has elected to not inform or consult me of great concern, as any alterations to the carpark would have the greatest effect on this property. Again I request to be kept fully informed of any issues relating to the area.

**FILE**

Your proposal to redesign the carpark will abolish our current ability to receive and dispatch goods, our ability to operate as a visible retail outlet as we have for over 30 years, and does not provide for pedestrian access to our premises. Given the location proposed for the parking of vehicles and the subsequent limited manoeuvrability of vehicles within the area you are endangering our customers, staff and any visitors to our premises. There is also a real and serious risk that damage to the structure would occur should any vehicle attempt to turn from the Moncur St entrance into the Dorhauer lane exit.

The basis for my concerns is as follows.

The proposed closure of Dorhauer Lane at Queen Street, with the only entrance from Moncur St and the only exit to Dorhauer lane is an unacceptable source of access to our premises both vehicular and pedestrian. I have found the parking alignment proposed to be in gross breach of the "Woollahra Council DCP 1995 for off street Parking "code.

Should this proposal be made to conform to the current parking code, I believe that the area would be reduced to accommodate no more than 10 cars legally and safely.

- 1- The Moncur Street entrance is only 8m with parking of cars on both sides of 2.6m leaving only 2.8 m to serve as the main access. DCP states that 2.6 is the required with per parking space and 3.3 m is required for straight Aisles. On consultation with two of our main freight carriers the minimum requirement for a standard delivery is 2.75 meters aisles. You would be preventing us from conducting our business in accordance with our current DA.
- 2- The three spaces directly facing our façade have a proposed turning limit of 3.3m, DCP states that one way sweep requirement is 4.5 meters. This endangers our patrons and building.
- 3- The exit into Dorhauer Lane is only 3.3 meters going into 4.2 meter wide lane. The DCP radius required for a "Designed Car" is 7.4 meters. A standard commercial carrier is minimum 8.75m. You would be endangering our staff, guests and the structural integrity of our premises as the ability to turn is well below your code even for a smaller domestic vehicle.
- 4- The two way access to the Parking spaces facing Queen Street is only 4.2 meters wide and DCP states that 6m is required for Straight Aisles, 7.4 m for primary aisles that allow for commercial vehicles. Two cars cannot pass within this space, let alone a truck and a car.
- 5- The aisle between the 5 spaces facing Queen St and the three spaces in the central block is only 6.4 meters. (Allowing for a 1 m setback from Queen St boundary, the plan appears to have allowed at least 2 meters for seating, planting ect) DCP states that the requirement is 7.5 meters for two way swept path, and is not wide enough for a waiting vehicle to be passed by a vehicle attempting to vacate a parking space.
- 6- The pedestrian access is limited to one sidewalk next to 111 Queen St, with a width of approximately 1 m, (the boundary of 111 property is not stated on your plan.) Unacceptable for a carpark access and access to other premises.

I conclude that the safe realignment of the parking in accordance with the code would result in 3 spaces being removed as a result of point 1, three spaces as a result of issue 2, another space as a result of issue 4. The carpark would be reduced by seven spaces, which I am of the understanding that the reclassification of the carpark to

operational land that took place around 1999 , were conditional upon any development taking place must retain all 17 of the parking spaces within the land.

As previously stated , we have an uninterrupted view from Queen St Traffic and pedestrians . The proposal to position vehicles across the current opening and lane and move the central parking to the full width of our façade ,compounded with the tree , landscaping and seating would completely obscure our customer's ability to see the whole retail ground floor, signage and obstruct our showroom window on the second floor. The detriment to my business would be paramount and the value to the property reduced by an excessive amount.

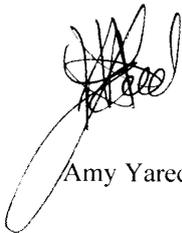
I would also like to address some issues raised in the traffic report that seem to be reasons for justifying the proposal.

A great emphasis was placed on reducing the traffic problems caused by vehicles entering and exiting the lane via Queen Street. These problems have only existed since council decided some 2 years ago to close the second carriageway that serviced the carpark. You reduced the access to 4.2 meters as viable two way traffic aisle. This was done without any consultation to myself and we were never advised of its approval. I wrote to council the day I found the trucks starting work and to date have never received a reply. I am unaware of any advertising that announced its proposal and am concerned about the cost involved in the extensive drainage work that was installed , as it too would be obsolete and need to be relocated to allow the proposal to be enforced.

The second issue raised was the unacceptable level of traffic in Dorhauer Lane. I feel that the proposal would increase the traffic to Dorhauer L , and increase the traffic into John St residential area. The report states that a daily average of 500 vehicles travel into the immediate area. And approx 8 vehicles per peak hour exit into John St at present and 20 into Moncur St, and 16 At Queen St. As the only option would be John St, all 44 vehicles would be dispersed into a residential area. I would be interested as to how this can be justified and request that the residents be informed of the proposal as it can be clearly seen to affect their traffic volume.

I conclude that the proposition is not in the best interest of the community, the neighbouring area, and the neighbouring properties and mostly at an excessive cost to Finlandia and Holdgap and both these entities would be forced to defend their rights to the full extent... I propose that the parking remain as existing and that the Queen St entrance be enlarged to allow for proper access. That the budget raised for a "trial period " be used to pave the street access as often seen in "Shared Zones" to protect pedestrians and some road alteration to Dorhauer Lane at the John St junction be implemented to deter vehicles from using it as an express lane.

I am available to discuss any of the matters raised at you convenience and again insist that I be kept informed as to any discussions that are associated with the "Queen St Car Park."



Amy Yared

Woollahra Municipal Council  
PO Box 61  
Double Bay NSW 1360

Attention: **John Stephens**  
**Team Leader – Traffic and Transport**

01355-04  
373.

J Stephens

Dear Mr Stephens

### **Proposed Car Park Redesign – Queen Street Woollahra**

I refer to your recent letter indicating that the WMC is considering a proposal to redesign its car park located to the south of Queen Street, east of Moncur Street and west of Dorhauer Lane in Woollahra.

As nearby residents (48 John Street) and frequent users of both Dorhauer and Morton Lanes (for rear access to our property), my family has a particularly strong interest in the matter.

We are most concerned that your letter of the 30 January 2004 was the first indication of the proposal. Furthermore it would have been useful if this had been accompanied with the plan of the proposal (which the Proprietor of Finlandia revealed at the on-site meeting on Monday 9 February).

We are also concerned that no explanation has been provided of why the proposal has been made. Is it because of demands for more parking spaces? Is it because of a Council initiative to enhance the landscaping of the existing car park? The reasons are quite unclear and would appear to be without any logic.

Please can you inform me of the reason/s why the proposal has emerged.

The proposal to close Dorhauer Lane at Queen Street is one, which we have several strong objections to.

- It will **intensify traffic** along Dorhauer Lane. Already the Lane is a frequently used access route to the car park, causing noise, increased numbers of speeding vehicles and inconvenience to nearby residents.
- It will greatly **exacerbate the danger to pedestrians** (many of whom are elderly and/or infirm) moving along Dorhauer Lane to and from Queen Street, and the elderly persons home at the end of Morton Lane. This is already a serious concern.
- The proposed plan (which was only briefly glimpsed) for the car parking spaces appears to **seriously fail in meeting basic traffic management requirements**, in particular vehicle manoeuvrability and ensuring safe and convenient access to the adjacent buildings.
- The **requirements to regularly service the commercial premises** adjacent to the car park (rubbish collection, deliveries etc) will result in intensified use of Dorhauer Lane, with consequential **losses in local residential amenity**. Already garbage trucks are dependent on the Queen Street access.

- The intensified use of Dorhauer lane for a diverse range of uses (residential access, service access for commercial premises and JWAA, emergency access for the elderly persons home, disabled drop-off to shops and JWAA, and general parking) will inevitably result in increased **traffic conflict and congestion**.
- Vehicle access to and from Morton Lane is already a **highly dangerous** exercise. Increasing the use of Dorhauer Lane for both car and truck access to the car park will only serve to reinforce the danger of turning either into or from Morton Lane.
- A passing vehicle hit our daughter several years ago, resulting in her being hospitalised for 3 months. The accident essentially arose because of the **limited line of sight for vehicles and pedestrians at the Dorhauer/Morton Lane intersection**.
- **Vehicle access to our garage off Morton Lane (opposite the JWAA) will be greatly restricted and significantly more dangerous** as a result of the intensified use of Dorhauer Lane and Morton Lane. This will have consequential **impacts on the value of our property**.

If the overall intention is to enhance the overall appearance of the car park (an initiative that is likely to be widely supported), I believe much could be achieved without the closure of Queen Street. Perhaps your attention should be directed to

- Creating a defined pedestrian footpath along Dorhauer Lane, between John Street and Queen Street.
- Improving the landscaping and general appearance of the car park, in particular the paving/road surfaces and tree planting
- Widening the landscaped area adjacent to the western boundary of the car park, adjacent to Zigolinis.

Please can you advise me of your future steps in dealing with this matter. Should you wish to discuss any aspect of this letter, you should not hesitate to contact me either at my home address or work address below.

Yours sincerely



Alex Martin

Home: 48 John Street  
Woollahra 2025  
Tel: 02 9327 6655

Work: Hill PDA  
Level 3, 234 George Street  
Sydney, 2000  
Tel: 02 9252 8777  
Email: alex.martin@hillpda.com

**DANMAR PTY LIMITED**

ABN 008 67 486 431  
59 HOPETOUN AVENUE  
VAUCLUSE NSW 2030  
TEL: 9337 1341

17<sup>th</sup> February 2004

The General Manager,  
Woollahra Municipal Council,  
PO Box 61,  
DOUBLE BAY. N.S.W. 1360

Dear Sir,

Re: Dorhauer Lane, Woollahra

Further to our letter to you of 13<sup>th</sup> February re our property at 105 Queen Street which backs on to Dorhauer Lane, we would like to bring you up to date on the saga of our rear wall.

As we explained in our earlier letter, for the second time our rear brick fence (about 180 cm high) had been hit hard, either by a car or garbage truck. It was to be demolished yesterday, 16<sup>th</sup> February, but when the builder arrived to commence work at 7 a.m. the wall had already been knocked down – presumably by a car or garbage truck once more.

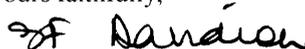
We are extremely lucky that no-one had been injured.

We will rebuild our rear wall with brick and then topped by timber fence because we feel that this looks like happening again!

We are going to apply to Woollahra Council to put bollards against our wall to protect our property. Maybe the Council can come up with some better option. We are becoming more and more frustrated and upset. Your thoughts would be appreciated.

Copies of this correspondence will be sent to Mr Mark Wood, Manager, Waste Services, and Mr John Stephens, Traffic.

Yours faithfully,



P.F. AND S.F. DAVIDSON.

**Item No:** D5 Delegated to Committee  
**Subject:** **Sydney Coastal Councils Group Minutes**  
**Author:** Rebecca Peacock – Environmental Protection Coordinator  
**File No:** 814.G  
**Reason for Report:** To provide a copy of the minutes of the Sydney Coastal Councils Group Technical Committee and Ordinary meetings.

### **Recommendation**

- A. THAT the minutes of the Sydney Coastal Councils Group Technical Committee meetings held on the 26 June 2003, 11 September 2003 and the 11 December 2003 be received and noted.
  - B. THAT the minutes of the Sydney Coastal Councils Group Ordinary Meeting held on the 13 December 2003 be received and noted.
- 

### **1. Purpose**

The purpose of this report is to provide the Community & Environment Committee with a copy of the minutes of the Sydney Coastal Councils Group (SCCG) Technical Committee and Ordinary meetings. Provision of the SCCG minutes will inform the Committee of the environmental projects and initiatives the SCCG and member councils are currently addressing.

### **2. Background**

The SCCG is a group of sixteen councils adjacent to marine and estuarine waters in Sydney. The councils are Botany Bay, Hornsby, Leichhardt, Manly, North Sydney, Pittwater, Randwick, Rockdale, South Sydney, Sutherland, Sydney, Warringah, Waverley, Willoughby and Woollahra. The aim of the SCCG is to promote coordination between member councils on environmental issues relating to the sustainable management of the urban coastal environment.

There are two types of meetings conducted by the SCCG:

- Technical Committee - attended by Woollahra Council's Environmental Protection Coordinator,
- Ordinary or Full Group Meeting - attended by Woollahra Council's elected SCCG representatives, being Councillors Watson and Wrublewski, and the Design Team Leader.

Technical Committee meetings are conducted approximately every two months and the Ordinary meeting is conducted every three months.

### **3. Conclusion**

Involvement in the SCCG Technical Committee provides member councils with an invaluable resource. Reporting of the minutes will keep the Committee informed of the environmental projects and initiatives the SCCG and member councils are currently addressing.

**Rebecca Peacock**  
Environmental Protection Coordinator

**Chris Bluett**  
Manager – Strategic Planning

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**Annexure:**

1. Sydney Coastal Councils Group, Technical Committee Meeting (26 June 2003) Minutes.
2. Sydney Coastal Councils Group, Technical Committee Meeting (11 September 2003) Minutes.
3. Sydney Coastal Councils Group, Technical Committee Meeting (11 December 2003) Minutes.
4. Sydney Coastal Councils Group, Ordinary Meeting (13 December 2003) Minutes.

**Item No:** R1 Recommendation to Council  
**Subject:** Robertson Park - Plan of Management and Masterplan  
**Author:** Fiona Morrison, Team Leader - Open Space Management  
**File No:** 209.g POM  
**Reason for Report:** To recommend the adoption of the Robertson Park Plan of Management and Masterplan.

**Recommendation:**

- A. That Council adopt the Robertson Park Plan of Management (revised February 2004).
- B. That Council adopt the Robertson Park Revised Masterplan (February 2004) and proceed with implementation of the Masterplan subject to detailed reports as necessary.

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**Background:**

At the Council meeting of 9 February 2004, Council resolved:

1. *That the matter be deferred to a future meeting of the Community and Environment Committee for a report dealing with the issues as:*
  - i) *raised at the on-site meeting on 27 January 2004*
  - ii) *set out in the circulated memo*
  - iii) *set out in the late correspondence including the VPA letter*
  - iv) *raised during the course of the Committee meeting and, in particular, more details on the underground stream, the significance of the Clovelly and disabled access.*

In addressing the above resolution this report has been structured to:

1. consider each major issue outlined both at the public meeting and the Committee meeting;  
and
2. address all public submissions received.

**Outcome of the Robertson Park Site Inspection, 27 January 2004:**

A site inspection was held on 27 January 2004 at 4.30pm. All Councillors and members of the community who sent in a submission on the Plan of Management (POM) and Masterplan (MP) during the public exhibition period were invited to attend the inspection.

The purpose of the site inspection was to provide an opportunity for Councillors and community members to comment and ask questions on the proposed MP.

During the course of the site inspection, the Councillors and the community raised a number of key issues. These issues were:

- Loss of car parking and traffic management along Clovelly Street;
- Location of creeks and use of underground water;
- Service access to Doyle's;
- Powerlines;
- Clovelly House;
- Disabled access;

- Pathway locations;
- Position of the playground, amenity building and rotunda;
- Views into the park from surrounding residences;
- Tree replacement program;
- Expenditure.

Minutes of the Site Inspection are in **Annexure 1**.

To address the concerns that were raised during the site inspection a review of the MP has been carried out. The guiding influences of this review were the views of and feedback from the community.

In response to the concerns raised, a revised Masterplan has been developed in consideration of the various community representations and several consultations with representatives of the Watsons Bay Society (**Version – February 2004 Annexure 2**). The Society has over the past two weeks put forward several different design proposals. These designs are provided in **Annexure 3**.

It is considered that the revised Master Plan successfully combines desirable elements of the original scheme with modifications which meet most, if not all, of the community concerns.

A discussion on each of the major issues and the proposed response of the Masterplan in addressing these issues follows.

## **LOSS OF CAR PARKING AND TRAFFIC MANAGEMENT ALONG CLOVELLY STREET**

### ***Exhibited Masterplan (July 2003)***

The exhibited MP proposed to remove 11 car spaces in Clovelly Street and 4 spaces in Military Road (near Doyles).

### ***Discussion***

One written submission was received regarding the loss of 4 car spaces in Military Road and numerous residents concerns were expressed at the public meeting regarding the loss of car spaces in Clovelly Street and the current practice of wedding vehicles obstructing the roadway.

### ***Response in the Revised Masterplan (February 2004)***

The revised MP retains the existing carriageway width along Clovelly Street with no loss of parking. In front of Dunbar House the carriageway will also be slightly widened to allow for wedding vehicles to pull over and not block the road for other vehicles.

However, 4 car parking spaces will still be lost due to the shortening of Military Road at Doyle's. At this location, the design concept is to create a central pedestrian plaza at the intersection of Marine Parade, the Watsons Bay ferry wharf, and Robertson Park. The overall benefit of this design concept will unify and improve the aesthetics of Marine Parade, improve pedestrian safety and enhance pedestrian circulation and is considered out weigh the loss of parking. Service delivery vehicles will be able to enter the plaza (see below)

## **LOCATION OF CREEKS AND USE OF UNDERGROUND WATER**

### ***Exhibited Masterplan (July 2003)***

Identified that investigation works would be undertaken to source possible water for irrigation.

### ***Discussion***

At the public meeting a request was made for staff to refer to a study on watercourses in Woollahra completed by Mr Bruce Crosson. A copy of the report has been obtained and staff have discussed the former watercourse location on site with Mr Crosson.

As a result of this discussion some amendments will be made to the former watercourse location illustrated on relevant plans.

Some people have also suggested we should collect the groundwater (if it exists in sufficient quantity) for irrigation use throughout the Park. We have sought advice from Council's Manager Open Space Works – Bruce Rann who advises that water reuse at this site would be ill-advised and likely cause the demise of the remaining Canary Island Palms as a result of accelerating the dispersal of the *Fusarium* fungus.

### **Response in the Masterplan (February 2004)**

The illustrated location of the former watercourse will be amended on relevant plans in the MP. We are not proposing to pursue water reuse given the likely spread of the *Fusarium* fungus.

## **SERVICE ACCESS TO DOYLES**

### ***Exhibited Masterplan (July 2003)***

Removable bollards were proposed to be provided to retain delivery and emergency vehicle access.

### ***Discussion***

Concerns were raised that service vehicle access would be prevented to Doyles and the Wharf. The development of a pedestrian plaza is a considerable enhancement to Watsons Bay, however the management of this space is essential to ensure service vehicles access to Doyle's restaurants and to the ferry wharf. It is proposed that managed access to this location will be achieved through the use of removable bollards to allow authorised service vehicles to gain entry. In addition to the bollards, appropriate signage is also proposed to ensure the integrity of the space as a pedestrian plaza is maintained.

### ***Response in the Revised Masterplan (February 2004)***

This feature of the original MP is retained

## **POWERLINES**

### ***Exhibited Masterplan (July 2003)***

The proposed new light fixtures in the Park will be connected with an underground supply.

### ***Discussion***

Some residents from Clovelly Street have sought to incorporate the undergrounding of existing overhead street powerlines as part of the Robertson Park MP. Whilst the concept of undergrounding such services is supported, it does not form part of the Robertson Park works, but rather is included as part of the Commercial Centre proposal.

### ***Response in the Revised Masterplan (February 2004)***

The undergrounding of street powerlines does not form part of the schedule of works for Robertson Park. The proposed new light fixtures in the Park will be connected with an underground supply.

## **CLOVELLY HOUSE**

### ***Exhibited Masterplan (July 2003)***

The MP proposed to investigate and interpret the footprint of Clovelly House including a proposal for the long term relocation of the amenity building.

### ***Discussion***

Some concerns have been raised regarding the emphasis we have placed on preserving and interpreting the footprint of Clovelly House. Some submissions were also received supporting the proposal to further investigate Clovelly.

Conservation Landscape Architect, Warwick Mayne-Wilson was commissioned to prepare a *Historical Overview of Robertson Park, Watsons Bay*. In that study he identified the footprint of Clovelly to be of historical importance being:

*“c.1832-34 marine villa*

*This villa was built by Thomas Watson, an early pilot, and later occupied by a succession of eminent owners, two of whom were State Premiers. Others were MLCs and members of leading colonial families and Sydney gentry.”*

The footing remnants of the house and out-houses are visible today and it is proposed that with appropriate investigation interpretive sign will be provided.

In recognition of the Park’s historical attributes including the Clovelly House footprint Warwick Mayne-Wilson recommends that the Park be listed as a place of State significance on the State Heritage Register and on the heritage schedule to Woollahra LEP.

### ***Response in the Revised Masterplan (February 2004)***

The MP proposes to investigate and interpret the footprint of Clovelly House and relocate the amenity building in the long term to provide an adequate curtilage.

## **DISABLED ACCESS**

### ***Exhibited Masterplan (July 2003)***

Disabled access was provided via the loop path and new playground.

### ***Discussion***

The existing amenity building, playground, pathways and picnic facilities do not provide for access by persons with a disability. All new facilities at Robertson Park should be planned to allow for disabled access in accordance with relevant access policies and legislation.

### ***Response in the Revised Masterplan (February 2004)***

Disabled access has been a major consideration during the development of this MP. The creation of the loop pathway will provide disabled access to all major access points around the park and will link many of the park facilities, such as the playground, amenity building and picnic areas. The loop pathway will also be suitable for strollers.

This pathway will increase the park area that is useable for users with a disability and users with strollers.

The future playground is to be designed as an ‘equal access’ facility. Park furniture such as benches are to be provided with wheelchair accessible overhangs.

The existing amenities building would require major alteration to provide for disabled access. The provision of disabled access can be achieved when the amenity building is relocated as outlined in the MP. This will be incorporated in Council's Disability Action Plan.

## **PATHWAY LOCATIONS**

### ***Exhibited Masterplan (July 2003)***

One major loop pathway with the aim of creating a large central open space.

### ***Discussion***

There was a strong view from the community that the lack of direct link between The Gap and the ferry wharf was not desirable. In response to this, a new central pathway is proposed in addition to the loop pathway.

### ***Response in the Revised Masterplan (February 2004)***

The Centre Path caters for the major pedestrian desire line within the park. This pathway provides direct link between The Gap and Military Road and Marine Parade. The Loop Path is designed to provide disabled access to many areas of the park as well as accommodating strollers. This accessible pathway will link all the park elements, such as the playground, toilets, rotunda, and picnic areas.

The benefit of having the two pathways will satisfy the need to create a direct link between The Gap and the wharf, while providing disabled access through the park to the shops and buses, linking all the park facilities and protecting the central area of open space for recreation.

The existing path is in far to poor condition but does not provide a route towards The Gap which is a major desire line.

## **AMENITY BUILDING**

### ***Exhibited Masterplan (July 2003)***

The amenity building was proposed to be relocated towards the north west from its current location and adjacent to the Military Road footpath. The new amenity building also proposed to facilitate access for people with a disability.

### ***Discussion***

Some concern has been raised by residents that the relocation of the toilets is not warranted. However, issues related to the existing amenities block include:

- its location straddles the historic footprint of Clovelly House;
- does not provide disabled access;
- does not provide a graded path leading to it; and
- would benefit from upgrading.

Notwithstanding these issues the relocation of the toilet is not identified as a priority, but rather is considered to be a long term proposition which will facilitate provision for disabled access.

### ***Response in the Revised Masterplan (February 2004)***

The MP retains the proposal to relocate the amenities building in the long term. In the short term the existing amenities building is proposed to be retained and the new proposed pathway provide improved graded access to the facility.

## **ROTUNDA**

### ***Exhibited Masterplan (July 2003)***

The previous MP proposed to relocate the Rotunda to the north end of the Park and in the vicinity of the formally proposed playground location.

### ***Discussion***

Submissions have been received suggesting either the Rotunda be retained in its current location, or that it be relocated to align with the central view corridor from The Gap.

We can not support the proposal by the Watsons Bay Society for relocating the Rotunda approximately 10 metres when considering cost and proposed location physically obstructs the proposed main pedestrian path from The Gap. However, we acknowledge the desire to retain the Rotunda where it is, while reinforcing its presence as a focal point in the Park.

### ***Response in the Revised Masterplan (February 2004)***

Following community concern regarding relocating the Rotunda the MP proposal retains the structure in its current location which aligns adjacent to the pathway node point.

Currently the Rotunda requires substantial works to repair the roof. Following the adoption of the MP the necessary works will be undertaken as a priority.

## **PLAYGROUND**

### ***Exhibited Masterplan (July 2003)***

The previous MP proposed to locate a fenced playground on the northern side of the Park, adjacent to Military Road.

### ***Discussion***

At the public meeting strong concern was expressed that the proposed playground location was inappropriately close to the Watsons Bay Hotel. Other residents felt that the playground should be retained in its current location.

The Watsons Bay Society has prepared a design proposal that repositions the playground to the direct edge of the existing amenity building. It is our view that this is an undesirable situation. Aside from the obvious conflict between playground and public toilet use, the proposed location would necessitate the immediate need and high cost of relocating the amenity building. There is not sufficient room at this location, with the existing amenity building to provide a playground to current Australian Standards.

Issues related to the existing playground and current location include:

- located in the direct view line as viewed from The Gap;
- location forms a barrier to an otherwise desirable direct pedestrian access from the Military Road pedestrian crossing into Robertson Park;
- the equipment requires replacement to ensure compliance with the current safety standards; and
- the equipment does not provide access for children or carers with a disability.

### ***Response in the Revised Masterplan (February 2004)***

The revised MP proposes to shift the playground approximately 15 metres to the south, utilising an existing terraced area. The new playground would encapsulate some of the footprint of the existing playground. This location retains the playground in its general location and also opens up the foreground view line from The Gap and creates the opportunity to provide a pedestrian path from the Military Road pedestrian crossing. It is located closer to the Rotunda which should encourage the use of this structure.

## **TREE REPLACEMENT PROGRAM**

### ***Exhibited Masterplan (July 2003)***

- Avenue planting along the loop pathway and informal planting along the eastern and southern boundaries of the park
- Use of selected advanced specimens
- Species used include Port Jackson Fig, Tuckeroo, and Coast Banksia
- Norfolk Island Hibiscus to be removed
- Immature avenue of Norfolk Island Pines conflicting with major public view corridor removed

### ***Discussion***

#### Trees & views - Private

Written submissions from residents and former staff have raised concerns regarding proposed tree planting along the southern edge of the park blocking views from the residential properties to the park and the harbour beyond. Subsequent to the public meeting resident representatives on behalf of Clovelly Street and Robertson Place also sought to have the existing trees along the southern edge of the park be removed and replaced with a low hedge on the basis that it would improve existing views.

Although we will prune trees to maintain Harbour views, it is an established Council practice to not prune or remove trees from foreshore parks for enhanced private views. Rather if this was to occur, it would set an undesirable precedent for demand for tree removals to occur in our other foreshore parks such as Yarranabbe Reserve, Rushcutters Bay Park, Steyne Park, etc.

#### Trees & Views - Public

It is generally agreed that the major view line provided at Watsons Bay is provided from the Gap looking west towards the city. The importance of this public view line is identified in the Watsons Bay Conservation Area DCP. Currently an avenue of relatively small Norfolk Island Pines extend across the view line. Given the growth potential of this species in the Park (up to 31 metres) and the need to retain the view corridor it is appropriate that the Pines be removed. The need to retain this significant view corridor has been both supported and dismissed in the submissions received.

#### Tree Layout

A common and well accepted approach to public park design incorporates the concept of 'walls & rooms' whereby trees are used to delineate the edges of open space areas (rooms). The edge planting provides an elevated canopy curtilage to the more open spaces that offer opportunities for informal recreation. Some local residents have sought to adopt a reversal to this approach and plant trees in the middle of the park and remove trees from the edges.

#### Tree Species

The Norfolk Island Hibiscus has been a popularly used coastal tree. The Park contains Norfolk Island Hibiscus from two planting stages being approximately 70 and 20 years ago. This species produces seedpods that produce skin irritant hairs that may cause conflict with park users. Some adjoining residents have requested that these trees be removed. We have also received submissions seeking that the trees be retained.

### ***Response in the Revised Masterplan (February 2004)***

#### Species

Plant species have been selected that are most suitable for this site being:

*Norfolk Island Pines* – already occur in the park

*Port Jackson Figs*

*Tuckeroos* (refer to the MP for a full listing)

At the public meeting a question was raised as to whether we had considered species proposed by the Royal Botanic Gardens adjacent to the Royal Eye Hospital. Council's Manager Open Space Works – Bruce Rann (formerly Curator Royal Botanic Gardens) advises that Whites Fig, Hoop Pine and Cotton Palms are proposed at that site and would not be as successful if planted at Robertson Park. The species proposed by the Masterplan at Robertson Park are considered suitable for the coastal location and character of the area.

#### Size at planting

Tree planting has been identified in the POM and the MP as a high priority and it is estimated that \$60,000 will be allocated to planting advanced trees throughout the park. The configuration of the trees is aimed at increasing shade area in the park and to creating a visual buffer to the surrounding roads. This new configuration results in the inclusion of Norfolk Island Pines along the Military Road boundary. These species will develop into a substantial landmark for Watsons Bay.

A super advanced fig will be planted at the western edge of the park (near Dunbar House) to replace the large fig that was removed in early 2003. The aim of the new tree planting configuration is to retain the formal avenue plantings (along the loop and central pathway) and adding some informal clusters of trees for increased shade provision.

However, the placement of all trees is designed so that The Gap – City view corridor is protected, and existing views from Clovelly Street residences will be maintained.

The previously proposed additional plantings along Clovelly Street have been omitted for the revised MP and all existing trees along the Clovelly Street boundary will be retained with the exception of the Norfolk Island Hibiscus which will be removed once Port Jackson Figs planted adjacent have attained sufficient height.

#### Tree Species

The mature Norfolk Island Hibiscus provide significant canopy contribution to the edges of the Park as compared with the relatively younger and smaller specimens. It is proposed that we remove the smaller specimens in the short term. We also propose to plant Port Jackson Figs adjacent to the larger trees with the view to removing the large Norfolk Island Hibiscus once the adjacent figs gain sufficient height.

#### Tree maintenance

Some submissions have raised concerns regarding the ability of the selected species to survive and Council's ability to maintain plantings.

The proposed plantings will be provided with a maintenance regime and an irrigation system to achieve optimum establishment and growth. Tree species selected are those which are proven to succeed in coastal environments and the particular micro-climate experienced at Robertson Park.

**Expenditure and Implementation of the Masterplan:**

The Plan of Management and Masterplan define a number of actions, which are listed with a “High” priority ranking (refer to Section 5.2 *Works Action Plan* in the Robertson Park Masterplan).

The 2003 / 2004 Capital Budget allocates \$507,000 to be spent on the implementation of the Masterplan priority items. Typically these priority items are also those which provide the most obvious improvements to the Park and can be appreciated by resident and tourist alike such as tree planting, new pathways, lighting, playground equipment, park furniture, etc. Consequently, it is recommended that the below priority works proceed following the adoption of this Masterplan.

ITEM	ACTION TYPE	INDICATIVE COST ESTIMATE	DESCRIPTION
<b>Tree planting / management</b>			
	Design / Capital Works	\$60,000.00	Detailed design: <ul style="list-style-type: none"> <li>select species / size / location</li> <li>trickle irrigation design</li> </ul> Plant procurement Install irrigation system Planting to park edges Tree thinning: <ul style="list-style-type: none"> <li>adjoining toilets, playground, Dunbar House</li> <li>Remove Norfolk Island Hibiscus</li> <li>Remove selected Norfolk Island Pine avenue</li> </ul> Replacement planting to Dunbar House subject to heritage interpretation
<b>Archaeological Design (Work Plan)</b>			
	Investigation	\$3,000.00	<i>Clovelly Zenlieth</i>
<b>Furniture Upgrade</b>			
	Capital Works	\$40,000.00	Install Council park furniture
<b>Park Lighting</b>			
	Capital Works	\$60,000.00	Park detailed design for path layout. Coordinate lighting locations to path aligned Electrical / lighting level design
<b>Fig Tree Seating Area</b>			
	Design / Capital Works	\$100,000.00	Detailed design: <ul style="list-style-type: none"> <li>liaison with Arborist</li> </ul> Construction: <ul style="list-style-type: none"> <li>decks</li> <li>sandstone pavement</li> </ul>
<b>Path Reconfiguration</b>			
	Design / Capital Works	\$140,000.00	Internal path realignment. Detailed design: <ul style="list-style-type: none"> <li>coordination with archaeological survey / interpretive study</li> </ul> Demolition of existing pathways Construction: <ul style="list-style-type: none"> <li>regrading of south eastern corner of park</li> <li>pedestrian pavement</li> </ul>
<b>Playground</b>			
	Design / Capital Works	\$85,000.00	Relocation of playground: Detailed design: <ul style="list-style-type: none"> <li>including community consultation</li> </ul> Construction: <ul style="list-style-type: none"> <li>playground equipment</li> <li>shade</li> <li>softfall surface</li> <li>park furniture and planting</li> </ul>
<b>Rotunda</b>			
	Design / Capital Works	\$15,000	Repair of Rotunda

<b>TOTAL INVESTMENT</b>	<b>\$503,000</b>
<b>03/04</b>	

Some concern has been raised regarding the scale of cost in undertaking all works proposed by the Masterplan at a total estimated cost of 1.7 Million. As stated previously the Masterplan provides a long term vision for all future works in the Park. High capital cost items such as the creation of the pedestrian plaza, amenity building relocation and the like are not identified as priorities and are not proposed to be undertaken in the immediate future.

Some of these high cost items are also eligible for 50% funding via various programs such as *Sharing Sydney Harbour* and *Metropolitan Greenspace* grants.

### **Plan of Management**

The report to the Community and Environment Committee, 23 November 2003 contains a discussion and response to the submissions received from the community during the public exhibition period and tabled at the Committee meeting (**Annexure 4**).

In light of the modifications now proposed to the Plan of Management and Masterplan updated responses are provided to the public submissions (**Annexure 6**).

All identified changes within this table have occurred to the POM (Version February 2004) (**Annexure 6 – separate cover**).

### **Conclusion:**

The proposed Robertson Park Plan of Management and Robertson Park Masterplan will provide structure and direction for the overall management of Robertson Park.

The POM provided the principles and strategies that formed the basis for the preparation of the Masterplan. The Masterplan subsequently provides the basis for detailed design and implementation program for required improvements to Robertson Park.

It is considered that the revised Master Plan successfully combines desirable elements of the original scheme with modifications which meet most, if not all, of the community concerns. It is therefore recommended that the revised MP be adopted. Adoption of the MP will enable a start to be made in the immediate future on priority works in the Park such as repair of the Rotunda, planting of new trees (most appropriately carried out in the autumn season), and installation of new park furniture, and upgraded play equipment. Funds are available in the current budget for these purposes.

In its existing form, the Department of Lands will adopt the Robertson Park Plan of Management as one of their strategic documents. The Department of Lands is also supportive of the Robertson Park Masterplan.

It is therefore recommended that the Plan of Management and Masterplan for Robertson Park be adopted.

Fiona Morrison  
Team Leader – Open Space Management

Warwick Hatton  
Director – Technical Services

### **ANNEXURES:**

1. Minutes of the Public Meeting of 27 January 2004
2. Robertson Park Masterplan (Version February 2004) – distributed separately
3. Watsons Bay Society submissions
4. Report to Community and Environment Committee, 23 November 2003.
5. Robertson Park Plan of Management (Version February 2004) – distributed separately
6. Responses to public submissions