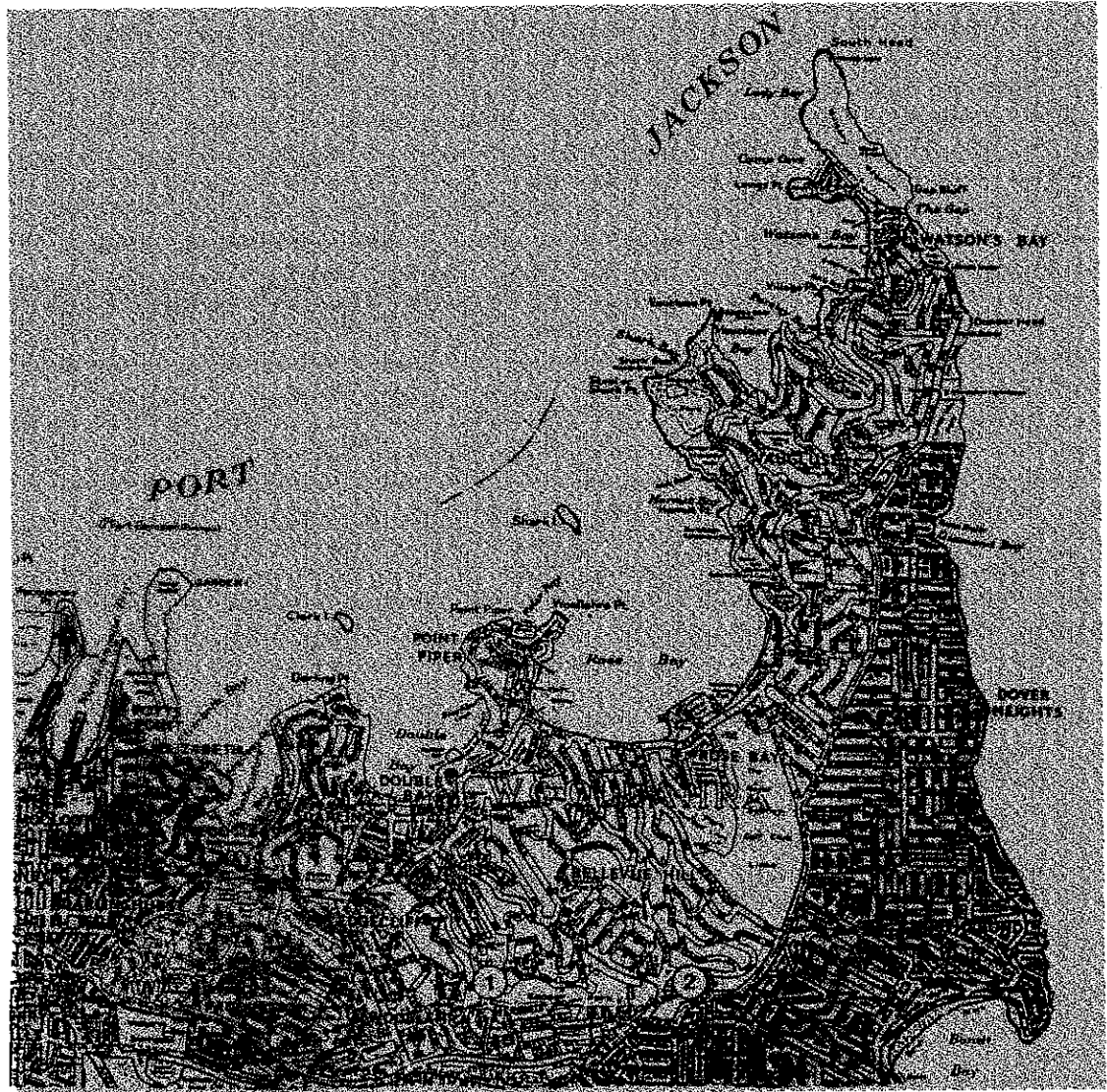


# PLAN OF MANAGEMENT 1996

## DISTRICT PARK



**WOOLLAHRA MUNICIPAL COUNCIL**

**FINAL DOCUMENT AS APPROVED BY COUNCIL  
AT ITS MEETING 27 MAY, 1996**

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# 1

## ***Introduction***

### **1.1 Background**

In June 1993, the Local Government Act (1993) was enacted. The Act includes specific requirements relating to the preparation of Plans of Management for community land.

Plans of Management will regulate the use and management of the land. They do not replace existing legislation/systems relating to the approval of activities and development.

Council manages 80 open space areas covering 100 hectares. Additional open space within the Municipality is managed by other authorities, such as Sydney Harbour National Park. Overall, there are 85 open space areas incorporating approximately 144 hectares of land within the Municipality. Of Council administered land, 72 per cent is Council owned and the remainder is Crown Land.

Council is currently preparing Plans of Management for all of its community land. Each plan functions as a decision-making tool for Council staff and as a document to inform the local community of the future of parks and reserves in their area.

This Generic Plan covers all community land that is categorised as parks - district. This categorisation refers to parks with a district catchment. The following two parks are covered by this classification:

- **Bellevue Park, Bellevue Hill**
- **Lough Playing Fields, Double Bay**

## **1.2 Aims**

The major aim of this report is to establish a Generic Plan of Management to comply with the Local Government Act (1993) in relation to those areas of Council land categorised as parks - district.

This plan addresses management issues common to district parks and develops a framework for future action. Though the report aims to outline the range of situations common to the two parks, every attempt is made to recognise the individuality of each area.

## **1.3 Council's Land Management Goals**

Corporate goals of the strategic land management program in relation to areas classified as parks - district are:

- To ensure the preservation of open space as a community resource for public access and recreation.
- To develop a regional co-ordinated approach to the management of open space.
- To encourage community participation in the management of open space.
- To satisfy district and regional needs for active and passive recreation facilities.

## 1.5 Structure of the Plan of Management

The structure of this Plan of Management has been developed to facilitate its implementation.

The first section explores the history of each reserve. A review of the current function, character and value of each park follows. This establishes a framework for the identification of management issues.

An action plan, formulating a practical response to each management issue, is presented in the final section of the document. It clearly sets out future actions, the department responsible for these actions, performance objectives and evaluation methods.

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# 2

## **History**

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### *2.1 Bellevue Park, Bellevue Hill*

Bellevue Park was established as a public recreation space when Daniel Cooper relinquished a portion of the Cooper and Levy grant of 1850 to the Government, in return for a grant at Double Bay. By 1880, Council gained direct control of the land and in 1882 began designing the park's landscape under the guidance of the curator of the botanic gardens.

In 1891, with the consent of Daniel Cooper, Bellevue Park was enlarged to its present size of 1.4 hectares. Since then, the park has been upgraded a number of times. Significant improvements include the introduction of a bushtrack facility in 1976, the construction of an adventure playground, and the beautification of the park's front entrance.

### *2.2 Lough Playing Fields, Double Bay*

The Lough Playing Fields were purchased by Council from the Waterboard in May, 1938. The land had been originally resumed by the Government in May 1881 and October 1890 for Waterboard purposes. It was officially transferred to Council in 1940.

The park was named in 1955 and honours a Mr. J.C.Lough, the Town Clerk from 1920-1954.

After purchasing the Waterboard land, Council then levelled and graded it, creating the present series of playing fields. Though this project was an ambitious one (it involved shifting over 7000 cubic yards of fill), it enabled the Lough Playing Fields to cater for a wide range of sports, including cricket, football and soccer.

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# 3

## ***Existing Situation***

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### *3.1 Bellevue Park, Bellevue Hill*

Bellevue Hill Park is located adjacent to Bellevue Hill Public School on the corner of Birriga Road and Bellevue Hill Road. Covering an area of 1.4 hectares, the park is exposed to considerable noise as well as being vulnerable to the elements.

The park is characterised by an expanse of grass land and features a number of shade trees. Bellevue Park is the highest point in the Municipality, and offers spectacular views to Bondi and across the ocean as well as Dover Heights and the Royal Sydney Golf Course.

Although Bellevue Park is used for both active and passive recreation activities - including a mixture of sporting activities as well as walking and sitting - the park is best known as a viewing spot, and attracts local and regional visitors who come to admire the panoramic views. The park's proximity to Bellevue Park Public School enables it to be used by school children during lunchtime.

Its facilities include play equipment, an amenities block, garbage bins and bustracks. Street lighting is the only available lighting.

Bellevue Hill Park is Crown Land administered by Council.

### *3.2 Lough Playing Fields, Double Bay*

The Lough Playing Fields are centrally located on Manning Road, Double Bay, and are handy to many forms of public transport. The fields were built over Water board Sewerage and Drainage works, which were levelled to allow surface runoff to drain away.



The Lough Playing Fields occupy an area of 2.6 hectares and feature a number of flat grass playing areas. Save for the dividing Suttie Road, the fields appear a natural extension of Cooper Park.

The fields are regularly used by sporting and school groups. Popular activities include cricket, hockey and football as well as walking and sitting. The park is an intensively used area and requires constant maintenance.

Though the fields contain some natural sandstone outcrops, the plantings are mostly exotics such as Poplars and Plane trees. The park is located in a natural drainage basin and becomes extremely wet underfoot during wet weather.

Facilities include three concrete cricket pitches, an amenities block, seating and garbage bins. Street lighting is the only available lighting.

The Lough Playing Fields are Council owned.

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# 4

## ***Basis for Management***

### **4.1 Value and Role of District Parks**

Woollahra Council has devised management objectives for land categorised as parks - district. These objectives reflect the value and role that district parks assume within Council's overall open space policy. The value of district parkland is determined by the reasons that local and non-local visitors use such land.

Council has designated the following areas of land as parks (district):

- Bellevue Park, Bellevue Hill
- Lough Playing Fields, Double Bay

Both parks are seen as a valuable public resource and fulfill a variety of community needs.

The value and roles of Bellevue Park and the Lough Playing Fields, outlined in **Table 1**, will help inform future management strategies and actions for the two parks.

**Table 1 - Value and Roles of the Parks**

<b>Park</b>	<b>Value</b>	<b>Role</b>
Bellevue Park	<ul style="list-style-type: none"><li>• Recreational</li> <li>• Aesthetic</li></ul>	<ul style="list-style-type: none"><li>• Venue for active and passive recreation, including some sporting activities as well as walking, sitting and viewing.</li><li>• Provides Bellevue Hill Public School with an extended playground space.</li><li>• Offers commanding views to Bondi and across the ocean, as well as Dover Heights and the Royal Sydney Golf Course.</li></ul>
Lough Playing Fields	<ul style="list-style-type: none"><li>• Recreational</li></ul>	<ul style="list-style-type: none"><li>• Extensively used venue for both active and passive recreation. Activities include cricket, hockey and football as well as walking, picnicking and sitting.</li></ul>

## 4.2 Management Objectives

The overall management objective for district parks is to maintain and upgrade existing facilities to maximise public use and access.

The following overall management objectives apply to each of the three district parks. The management objectives reflect priority areas of concern:

- Develop a co-ordinated approach to open space management programs in Bellevue Park and Lough Playing Fields.
- Maintain an ongoing commitment to native plant regeneration and the regular upgrading of plantings.
- Encourage public access and use of the district parks by maintaining and upgrading built structures, such as sporting fields, playgrounds, amenity blocks, seating and pathways.
- Ensure that future developments in each park are undertaken after an adequate level of community consultation.
- Prohibit building developments which threaten to degrade public views and viewing arcs attained from Bellevue Park.

No major alteration in use is projected for either park.

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# 5

## ***Management Issues***

This section identifies and explores issues relating to the management of general community use land. These issues reflect input from park staff, previous reports and letters from the community.

### **5.1 Recreational Use**

Council intends to strengthen and enhance recreational use at each park, with the upgrading of playing fields, children playgrounds, pathways, seating, amenity blocks and rubbish disposal units where necessary.

### **5.2 Views and Vistas**

Commanding views of Bondi Beach, the ocean, Dover Heights and the Royal Sydney Golf Course can be attained from Bellevue Park. These views contribute significantly to the visual character of the park. Bellevue Park is the most elevated open space area in the municipality, providing park visitors with rare and spectacular views of Sydney's eastern suburbs and shoreline.

These views should be protected and if possible improved by tree pruning and lopping.

Future developments within, or adjacent to Bellevue park, should not impede or obstruct public viewing arcs. Developments which threaten to degrade public views should be prohibited or amended accordingly.

### **5.3 Cleanliness, Safety and Accessibility**

To ensure public enjoyment and comfort at the parks, every attempt will be made to establish a clean, safe and accessible public open space. Council has identified a number of priorities dedicated to achieving this aim:

- Maintain clean public facilities and keep grounds clear of litter and refuse.
- Protect the safety of park users by providing safe facilities.
- Maintain staircases and paths regularly.
- Provide adequate lighting to enhance the security of visitors.

The two parks are easily accessible by car, bus, cyclist or pedestrian and wheel chair access to both parks is reasonable.

### **5.4 Plantings**

Council should ensure that plantings in the two district parks are given regular attendance.

Plantings at Lough Playing Fields mostly consist of exotic species, such as Poplars and Plane trees. However some natural sandstone outcrops exist in the park. In areas where indigenous plantings occur, Council should ensure that these plants are preserved and complemented with appropriate indigenous plant associations.

Council is currently conducting a program of replacement plantings in Bellevue Park, to ensure the park retains its aesthetic outlook. Further plantings in Lough Playing Fields should focus on providing a screen against traffic and passers by.

Future plantings should provide park users with some protection against prevailing winds and ultraviolet light.

### **5.5 Maintenance**

Facilities at the parks should be regularly enhanced. Improvements will focus on improving the condition and appearance of the landscape and existing built structures. Particular attention should be paid to maintaining the condition of the playing fields at Lough Park.

Regular maintenance of the children playground and bushtrack in Bellevue Park should also be undertaken.

## **5.6 Drainage**

The dual use of land for open space and drainage can reduce the quality of open space. Where open channel drainage systems traverse public parkland, adequate signage should be erected, alerting park visitors to possible dangers.

Where drains are exposed, Council should consider partially encasing these drains to prevent pollutants entering the system and to minimise public risk.

## **5.7 Encroachment**

Use of public space for purposes other than recreation occurs in some parks. This is either in the form of private land owners utilising public open space for the storage of material and dumping of rubbish, or private property boundaries extending into open space areas.

These activities restrict public access and enjoyment of open space areas, and are prohibited.

Park management aims to educate local residents and businesses of the environmental impacts associated with these activities. Council should use a range of interpretive techniques in the future, such as the distribution of educational leaflets to nearby residents.

## **5.8 Permissible Uses**

Council may from time to time grant permission for the use of the two parks (or a specified part of the parks) for organised activities of a short-term nature such as concerts, weddings, photographic sessions, filming and commercial promotions.

The use of either park for organised games, sports or activities without the prior approval of Council is not permitted. Application for approval for organised games, sports or activities is to be made in the approved form. Approval (if granted) may be subject to conditions.

If the activity involves a commercial element an appropriate fee may be charged.

## **5.9 Residential Amenity**

The privacy of residences adjoining both parks should be preserved. Residents should be consulted regarding any significant changes to the parks.

## **5.10 Sun Protection**

Physical protection from the sun has become increasingly important. Open space areas may vary in the amount of shade provided for sun protection.

It is requisite to provide shade trees or structures where necessary in parks to provide sun protection.



## 6 ACTION PLAN

MANAGEMENT ISSUE	TARGET	ACTION	DEPARTMENT RESPONSIBLE	PRIORITY	MANNER OF ASSESSMENT
Recreational Use	Strengthen and enhance recreational use at district parks.	Maintain and enhance recreation spaces by maintaining and upgrading: <ul style="list-style-type: none"> <li>• plantings;</li> <li>• playing fields;</li> <li>• playgrounds;</li> <li>• pathways;</li> <li>• seating.</li> </ul>	Technical Services (Parks & Landscape)	Ongoing	Monitor consistency and regularity of planning approaches in Bellevue Park, and Lough Playing Fields.

MANAGEMENT ISSUE	TARGET	ACTION	DEPARTMENT RESPONSIBLE	PRIORITY	MANNER OF ASSESSMENT
Views and Vistas	Preserve and improve views from Bellevue Park.	Prune trees which may obstruct views.  Prohibit or amend developments which threaten to obstruct or degrade public views.	Technical Services (Parks & Landscape)	Ongoing	Conduct regular inspections to ascertain whether views are impeded.  Obtain feedback from local residents.  Review development procedures. Ensure that Council's commitment to providing public viewing arcs is upheld.

MANAGEMENT ISSUE	TARGET	ACTION	DEPARTMENT RESPONSIBLE	PRIORITY	MANNER OF ASSESSMENT
Cleanliness, Safety and Accessibility	Maintain clean, safe and accessible open space areas.	Clean litter and refuse quickly and effectively.  Maintain safety features of facilities and structures.	Technical Services (Parks and Landscape)	Ongoing	Regular checks, particularly during peak periods, to ensure that rubbish bins are emptied and litter collected.  Ensure that current and future facilities comply with Australian Standards.
Plantings	Maintain and enhance existing plantings to increase the aesthetic outlook of each park. Ensure future plantings provide an effective barrier against traffic noise.	Replace existing plantings as required.	Technical Services (Parks & Landscape)	Ongoing	Monitor and evaluate overall suitability of plant selection and effectiveness of planting procedures.

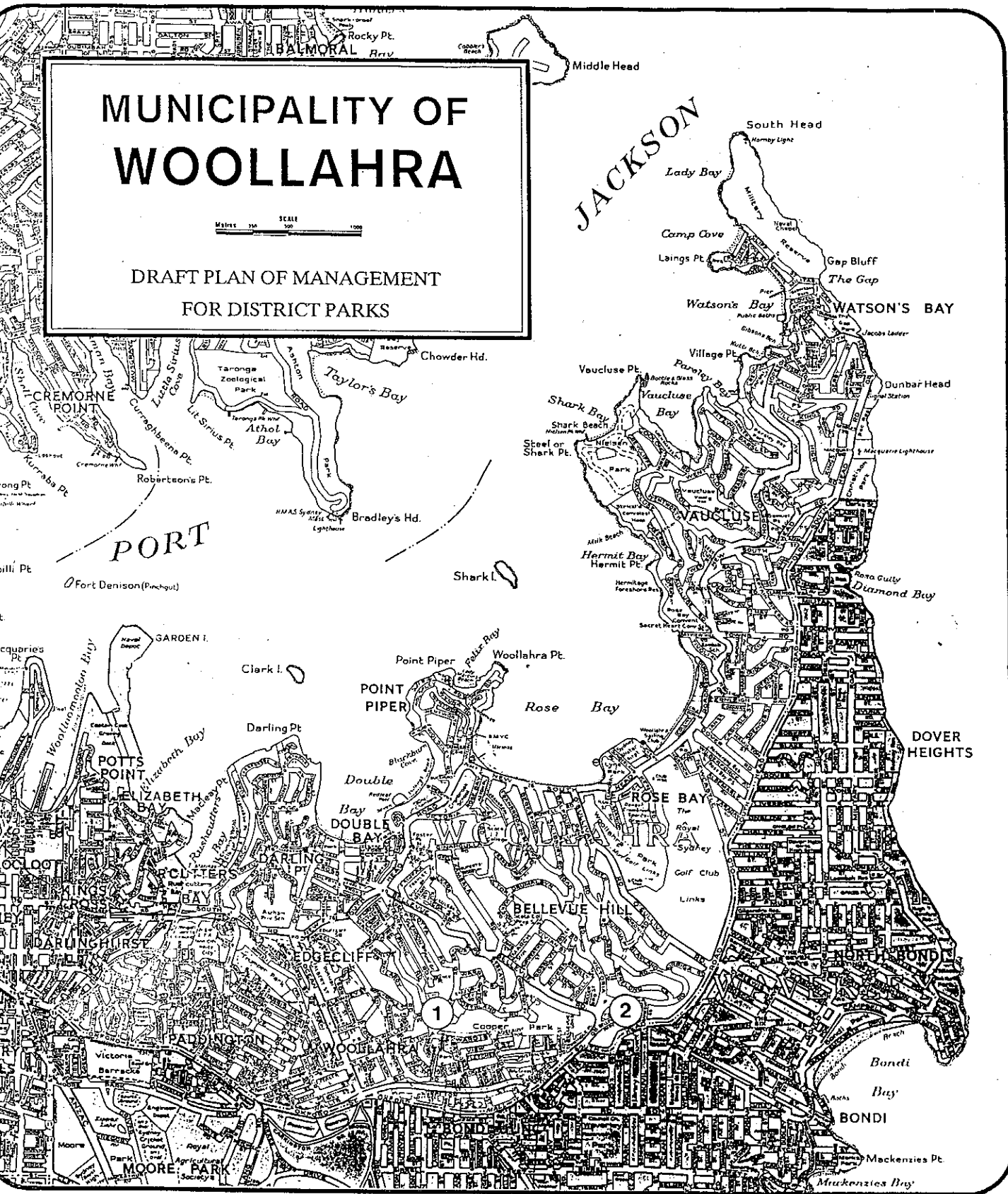
MANAGEMENT ISSUE	TARGET	ACTION	DEPARTMENT RESPONSIBLE	PRIORITY	MANNER OF ASSESSMENT
Maintenance	Maintain and improve facilities in the two parks where necessary.	Plan long-term maintenance projects for: <ul style="list-style-type: none"> <li>● built structures;</li> <li>● fencing;</li> <li>● plantings;</li> <li>● pathways.</li> </ul> Consistent implementation of routine maintenance procedures, which include planting, pruning, mowing, rubbish collection and cleaning.	Technical Services (Parks & Landscape)	Ongoing	Review maintenance procedures on a regular basis to ensure that they meet maintenance schedule priorities and standards.

MANAGEMENT ISSUE	TARGET	ACTION	DEPARTMENT RESPONSIBLE	PRIORITY	MANNER OF ASSESSMENT
Drainage	Improve safety of park drainage systems.	If drainage systems are open and exposed to the public, consider encasing drainage pipes.	Technical Services (Design & Infrastructure)	Ongoing	Monitor and evaluate whether pollutants are entering the system.
Encroachment	Prohibit sources of encroachment affecting Bellevue Park and Lough Playing Fields.	Launch an educative campaign to encourage environmental awareness in the local community.	Technical Services (Parks & Landscape)	Short-term	Report annually on the pattern and degree of encroachment.
Permissible Uses	Facilitate organised functions or activities of a short-term nature.	Approval of such uses subject to conditions, and if of a commercial nature, the imposition of a charge.	Technical Services (Parks and Landscape)	Ongoing	Monitor and evaluate these activities.

MANAGEMENT ISSUE	TARGET	ACTION	DEPARTMENT RESPONSIBLE	PRIORITY	MANNER OF ASSESSMENT
Residential Amenity	Maintain the amenity of local residences surrounding Bellevue Park and Lough Playing Fields.	Assess the impact of proposed open space facility improvements on local residents.	Technical Services (Parks & Landscape)	Ongoing	Obtain feedback from local residents regarding future open space developments.
Sun Protection	Provide adequate shade protection for visitors to district parks.	Consider options for improving shade provision.	Technical Services (Parks & Landscape)	Short-term	Community consultation to assess sun protection needs of park users.

# MUNICIPALITY OF WOOLLAHRA

DRAFT PLAN OF MANAGEMENT  
FOR DISTRICT PARKS



## DISTRICT PARK - AREA KEY

1. LOUGH PLAYING FIELDS
2. BELLEVUE PARK