

# Community & Environment Committee

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

**Date:** *Monday 23 September 2013*

**Time:** *6.30pm*

### **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).

### **Recommendation only to the Full Council:**

- 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 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 Roads and Maritime Services.
- Matters not within the specified functions of the Committee,
- Matters reserved by individual Councillors in accordance with any Council policy on "safeguards" and substantive changes.
- Parks and Reserves Plans of Management (Strategies, Policies and Objectives).
- Residential Parking Schemes - Provision and Policies.

### **Delegated Authority:**

- Community Services and Programs.
- Library Services
- Health.
- Licensing.
- Liquor Licences.
- Regulatory.
- Fire Protection Orders.
- Residential Parking Schemes (surveillance and administration).
- Traffic Management (Traffic Committee Recommendations).
- Waste Minimisation.
- 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 Meetings.
- 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 above.
- Statutory reviews of Council's Delivery Program and Operational Plan.

### **Committee Membership:**

7 Councillors

### **Quorum:**

The quorum for a Committee meeting is 4 Councillors.

# WOOLLAHRA MUNICIPAL COUNCIL

## Notice of Meeting

19 September 2013

To: Councillors      Ted Bennett  
                             Anthony Boskovitz  
                             Peter Cavanagh  
                             Luise Elsing  
                             Elena Kirillova  
                             Greg Levenston  
                             Anthony Marano  
                             Katherine O'Regan  
                             Andrew Petrie  
                             Matthew Robertson  
                             Deborah Thomas  
                             Elena Wise  
                             Susan Wynne  
                             Toni Zeltzer  
                             Jeff Zulman

Dear Councillors

### **Community & Environment Committee Meeting – 23 September 2013**

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 September 2013 at 6.30pm.**

Gary James  
General Manager

# **Additional Information Relating to Committee Matters**

**Site Inspection**

**Other Matters**

## Meeting Agenda

Item	Subject	Pages
1	Leave of Absence and Apologies	
2	Note Council resolution of 27 June 2011 to read late correspondence in conjunction with the relevant Agenda Item	
3	Declarations of Interest	

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

D1	Confirmation of Minutes of Meeting held on 9 September 2013	1
D2	Double Bay Street Festival 2013 – Use of Steyne Park for car parking – 181.G	2
D3	Harbourview Park Draft Plan of Management – 135.G MP	10

### **Items to be Submitted to the Council for Decision with Recommendations from this Committee – Nil ‘R’ Items**

**Item No:** D1 Delegated to Committee  
**Subject:** **Confirmation of Minutes of Meeting held on 9 September 2013**  
**Author:** Les Windle, Manager - Governance  
**File No:** See Council Minutes  
**Reason for Report:** The Minutes of the Meeting of Monday 9 September 2013 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 September 2013 be taken as read and confirmed.

Les Windle  
Manager – Governance

**Item No:** D2 Delegated to Committee  
**Subject:** **Double Bay Street Festival 2013 - Use of Steyne Park for Carparking**  
**Author:** Paul Fraser - Open Space & Recreation Planning  
**File No:** 181.G  
**Reason for Report:** In response to a request from the Double Bay Chamber of Commerce to utilise Steyne Park for carparking for the Double Bay Street Festival.

**Recommendation:**

That the Double Bay Chamber of Commerce, organisers of the Double Bay Street Festival, be permitted to use Steyne Park on the 3 November 2013 for carparking and installing an information display, subject to the following conditions:

- A. Steyne Park shall be restored depending on the condition of the turf following the event which may include vertidrain, topdressing, fertilising and returfing. These works will be funded by the Organiser.
- B. That Woollahra Council be promoted as a major sponsor of the event due to the annual funding that is provided by the Council and the waiving of hire fees for carparking.
- C. The Organiser shall be responsible for providing staff to control entry to the park and security of vehicles in the park at their cost.
- D. A bond of \$12,200 shall be charged to Double Bay Chamber of Commerce and be paid to Council, prior to the event, as security should the restoration of the park at the conclusion of the event be required.
- E. The Organiser shall ensure cars are removed from Steyne Park by 7pm on the evening of 3 November 2013.
- F. The Organiser shall be responsible for installation and removal of safety fencing around the carpark area. The area of fencing is to be determined by Council staff prior to the event. The fencing will be required to be completely removed by Monday 4 December 2013.
- G. Only vehicles under 3 tonnes and under 6 metres in length will be permitted to access and park.
- H. The Organiser, prior to the event, shall provide Council with a copy of a \$10,000,000 public liability policy naming Woollahra Municipal Council and Double Bay Chamber of Commerce as insured under the policy.
- I. In the event of excessive rain, either before or during the period when the park is to be used for carparking, the General Manager may direct that the park not be used for carparking, if, in his opinion, excessive damage will result.
- J. The Organiser shall advise all residents of Ocean Street, William Street and Bay Street adjacent to Steyne Park, of the Double Bay Street Festival activities and parking arrangements by way of letter box drop a minimum of two weeks prior to the event.

**Background:**

The Double Bay Chamber of Commerce (DBCC) has consent under DA 367/2011 to hold the Double Bay Street Festival on the 3 November 2013.

The DBCC wrote to the General Manager (Annexure 1) on the 10 September 2013 requesting the use of Steyne Park for carparking to assist with the management of this year's Festival.

In 2012, over 35,000 people visited the precinct on the day with the major issue that the organisers faced was the lack of parking for public attendees. Due to the construction of the Kioara Lands Development and the loss of the Kiaora Lane and Anderson Street carparks, the DBCC are seeking options for additional space for carparking. It is expected that over 45,000 people will attend this year.

As per Council's adopted Fees and Charges it is a requirement that Council approval is given for use of a sportsfield for carparking which is the reason for this report.

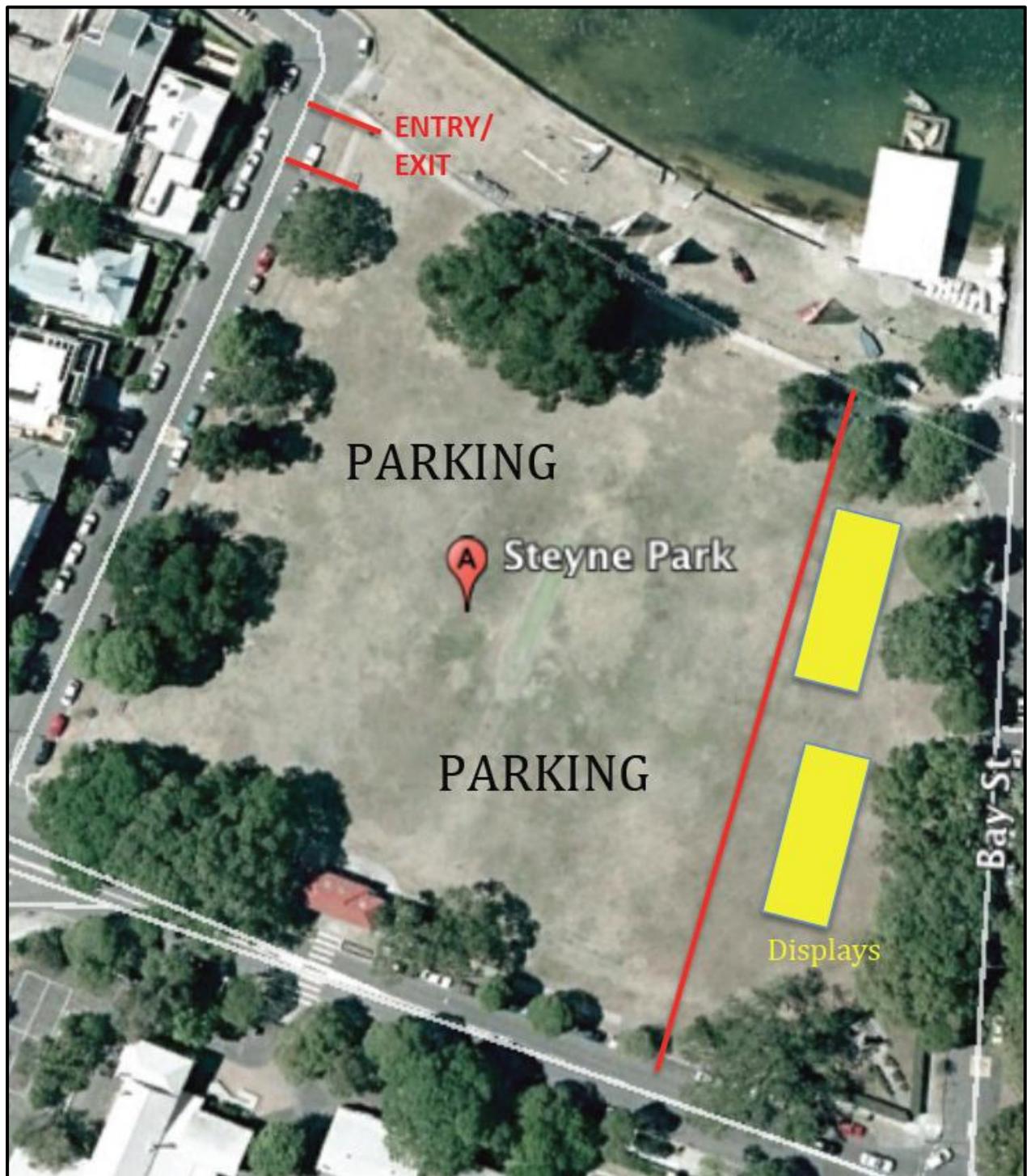
**Proposal:**

The DBCC have submitted a formal proposal (Annexure 2) to utilise Steyne Park for organised carparking on the 3 November 2013. The proposed usage which is shown on the following map is for:

- Parking for the public.
- A visual information display (for people arriving from the Double Bay Ferry).

The operational hours of the carparking will be from 8am-5pm and will be managed as per the Traffic Management Plan for the Street Festival.

Given that the DBCC is funded principally by Woollahra Council and that the event is a community based festival which will attract large crowds of people to Double Bay they have requested that all fees be waived.



A discussion on potential impacts and issues is provided.

### **Potential impacts / issues**

#### ***Steyne Park***

Following the completion of each winter sports season (Sept – Oct), we undertake scheduled renovation works on our sportsgrounds. As part of these works, we aerate the ground using specialist machinery, top dress the fields, fertilise and, where necessary, returf worn areas. Much of this work is aimed at de-compacting the ground to facilitate improved drainage and grass root growth in readiness for summer sports and to ensure good turf cover for the next winter season.

The use of the sportsgrounds for carparking compacts the sports surface and necessitates the need to de-compact the ground. Therefore, aeration works would be required following any use of the sportsgrounds for car parking.

The adopted Fees and Charges for carparking on sportsfields is \$2950 per park, per day. As previously stated the DBCC have requested that all fees be waived and it is proposed that this fee will be waived by the General Manager under delegation. It is also a requirement that a bond is charged to cover costs associated with any necessary restoration of a park at the conclusion of an event. Council's adopted Fees and Charges states that the bond is \$12,200.

Any use of the parks for carparking should be managed by carpark controllers to ensure effective traffic flow off the surrounding streets, and the protection of the parks.

***The park users***

Steyne Park is not traditionally used on Sundays for organised sport. All pedestrian pathways, the playground and park furniture in Steyne Park would be accessible to park users. Furthermore the area which is classified as the 24hr dog off-leash area will be still accessible by the public. Therefore, there would be no major impact to casual park users.

**Conclusion:**

This event has been operating under Development Consent No. 367/2011 for the past two years. This is the first request for utilisation of Council's open space for carparking for this event due to the anticipated numbers expected and the current works related to the Kiaora Lands development that have closed two public carparks of Double Bay.

Council has granted approval for carparking in the past for major events including the Sydney to Hobart, Australian Open Golf and Davies Cup Tennis. The carparking has reduced street parking and traffic congestion associated with these major events.

It is recommended that the request for carparking be approved with the recommended conditions implemented to assist with the protection of the turf and for residential amenity.

As discussed in the body of the report the DBCC is primarily funded by Woollahra Council. It is recommended that the hire fee for use of Steyne Park is waived and that the Organiser promote Woollahra Council as a major sponsor and contributor to the event.

Paul Fraser  
Team Leader – Open Space & Recreation  
Planning

Tom O'Hanlon  
Director – Technical Services

Bruce Rann  
Manager – Open Space & Trees

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**Annexures:**

1. Letter to General Manager requesting fee waiver.
2. Formal Proposal for use of Steyne Park for carparking.

**Item No:** D3 Delegated to Committee  
**Subject:** **Harbourview Park Draft Plan of Management**  
**Author:** Paul Fraser, Team Leader - Open Space and Recreation Planning  
**File No:** 135.G MP  
**Reason for Report:** To recommend the draft Plan of Management for Harbourview Park be placed on public exhibition and submissions be invited in accordance with Section 38 of the *Local Government Act 1993*.

**Recommendation:**

- A. That Council place the draft Plan of Management (PoM) for Harbourview Park on public exhibition for not less than 28 days and that submissions be received for a period of not less than 42 days from the date the plan is placed on exhibition, in accordance with Section 38 of the *Local Government Act 1993*.
- B. That Council considers submissions received and, where appropriate, incorporates changes in a Final Plan of Management to be further considered by Council.

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**Background:**

The Harbourview Park draft Plan of Management (PoM) (Annexure 1) has been prepared in accordance with and reference to, the *Local Government Act 1993* (community land) and *The Roads Act 1993* (unmade roadway). Harbourview Park falls under an existing Harbourview Park Plan of Management (2001) (Annexure 2). The PoM is required to be updated to form a strategic approach to the management of the land.

Harbourview Park is a small bushland park located within the suburb of Woollahra. It occupies 1.15 hectares within a steep-sided gully just north of Edgecliff Road and west of Bathurst Street. Access is from Russell Street, Woollahra. The park was established through an agreement undertaken between Woollahra Council and Edward Knox Harkness on 15 October 1900.

The park has a Bushcare Group maintaining most of the bushland of the park and the whole park is well used by local residents enjoying the open space. The Park is also used as a thoroughfare to Bondi Junction, for a variety of informal recreation activities, and occasional special events.

**Proposal:**

Harbourview Park is classified as ‘community land’ under the *Local Government Act 1993*. Respective areas within Harbourview Park are categorised as being either:

- Natural Area-Bushland;
- Natural Area-Watercourse, or
- Park.

The key objective of this Plan of Management is to provide a planning document for the future management of Harbourview Park. The roles of Harbourview Park include:

- Providing a natural, recreational/social, educational/scientific, aesthetic, and historical area;
- Promoting the Woollahra Harbourview Park Bushcare group, (based on voluntary participation by members of the local community) who are restoring the Park to a local plant community;
- To be a venue for public social events;

- To be an area with lawns and seating for informal and unstructured recreation activities; and
- To provide playground and active recreational opportunities.

The draft Plan of Management aims to:

- Establish the basis for a considered and consistent approach to the management of Harbourview Park; while providing a flexible framework within which Council can respond to current needs and opportunities, as well as to future directions and pressures as demands on the Park may change;
- Satisfy the legislative requirements for preparation of a Plan of Management for community land;
- Establish a compatible integration with the broader Council planning framework, including Council's Community Strategic Plan – Woollahra 2025 and its other adopted strategies, plans and policies;
- Identify the values of the Park to the community;
- Reflect the values and expectations of the community and current and potential Park users for future use and enjoyment of the Park;
- Assist Council in providing quality open space and recreational facilities that meet the needs of the community;
- Address issues, particularly in relation to the Park's ecology, creek and drainage, infrastructure, and preferred mix of recreational facilities;
- Prepare clear and achievable management strategies to guide the future use, management and enhancement of the Park, based on community expectations and the basis for management; and
- Recommend performance measures by which progress towards, and achievement of, the objectives of the Plan can be measured and reported.

A number of issues were identified through the preparation of this draft Plan of Management which include, but are not limited to:

- Continuation of the removal of exotic plants and planting replacement Australian native plants;
- Management of weed infestation within the Park;
- Management of the stormwater inlet;
- Management of trash racks / drains;
- Repair/replace the retaining wall along Bathurst St;
- Formalise the lower section of the informal pathway which extends along the steep southern gully between the Bathurst Street/Harbourview Lane entrance and the turfed area;
- Installation of signage at the playground reminding dog owners about their responsibilities under the *Companion Animals Act*;
- Install directional signage to Bondi Junction and Russell Street;
- Prepare an information package setting out the environmental values of the Park and the history and success of the bush regeneration program; and
- Improve drainage at Russell Street entrance.

Further information is provided in relation to some of the key actions below:

## **Bush Regeneration**

Bush regeneration and Australian native plant communities is the central theme of this Plan of Management. Importantly, Section 6 of this Plan presents actions to continue implementation of the Harbourview Park Bush Regeneration Project. This project, based on voluntary participation by members of the local community, has been operational since August 1996 and aims to restore to the park a bushland community based on the original vegetation type that existed in the gully prior to residential development. Being an isolated pocket this park will never become self-sustainable and will always require human input to manage natural processes.

## **Exotic Tree Removal**

Harbourview Park has a history of removing exotic plants including Coral Trees (*Erythrina X sykseii*) and Camphor Laurels (*Cinnamomum camphora*) successfully, and replacing them with native plants. The park still has four Camphor laurels that will be removed in a staged program. Camphor Laurels have an ability to reproduce rapidly in bushland areas. Removal of these sexually mature trees will not only reduce the impact of Camphor Laurels in Harbourview Park, but within the region as well.

After the trees are removed they will be replaced with suitable native tree species, adding to the already large existing native tree canopy of the Park.

## **Stormwater Management**

There are several site specific problems associated with stormwater flows that enter and pass through Harbourview Park.

Large volumes of stormwater cause erosion and siltation and deliver nutrient loads and other pollutants (both visible and dissolved) to the Park.

Trash racks at the base of each drainage channel are not effective in preventing smaller objects from passing into inflow pipes that discharge eventually into Sydney Harbour. They are also a potential safety concern for children. The placement of sock-type gross pollutant traps (GPTs) or similar at the top of the drainage channels would result in more effective gross pollution collection and prevent visible pollution over the length of the drainage channels in the Park.

## **Weed Infestation**

Weed infestation within the Park stems directly from the current and historic impacts of residential development in this area. Impacts have derived from operations associated with vegetation clearing, house construction, altered drainage patterns, increased stormwater volumes, and associated changes in soil structure and chemistry.

Labour input in the long term is the single most important requirement for the success of the bush regeneration process. The ongoing removal of weed regrowth, particularly during the establishment period of planted native species, is crucial.

The use of fire as a tool to reduce fuel loads, as well as maximising plant species diversity was requested by some stakeholders. Any use of conservation fires would have to be conducted in consultation with the local community and a fire ecologist to determine size, placement, intensity, season, and the likely outcome for plant species diversity. The involvement of the NSW Fire Brigade, and the Catchments Branch of the Department of Primary Industries, would be required.

Further information on these and other issues and actions is discussed in the draft Plan.

**Proposed Consultation:**

The Local Government Act requires a public exhibition period of not less than 28 days for draft plans of management. Submissions may be made up to 42 days after the date on which the draft plan is placed on exhibition. Community members will be encouraged to review the draft plan and make a submission. The exhibition of the draft PoM will be via the following methods:

- Undertaking a letter box drop to neighbouring residents;
- An advertisement placed in the local newspaper;
- Notification signs placed in the park and at all entries;
- Woollahra Council's web page;
- Copies of the PoM being available for viewing at the Woollahra Libraries and at the Council Chambers

Following the exhibition period all submissions will be reviewed and a further report prepared for Council consideration.

**Conclusion:**

The draft Harbourview Park Plan of Management is recommended to be placed on public exhibition for 28 days.

Upon review of any comments or submissions received, a further report is to be forwarded for Council's consideration.

Paul Fraser  
Team Leader – Open Space and Recreation  
Planning

Tom O'Hanlon  
Director - Technical Services

Bruce Rann  
Manager – Open Space & Trees

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**Annexures:**

1. Draft Harbourview Park Plan of Management 2013
2. Harbourview Park Plan of Management 2001

**Political Donations – matters to be considered by Councillors at Meetings**

