
Plan of Management

General Community Use (Reserves)

WOOLLAHRA MUNICIPAL COUNCIL

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

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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 suited to general community use. This category refers to small reserve areas: landscaped roadways, road islands and small parks. The following five areas are covered by this classification:

- **Ray Avenue Reserve, Vaucluse**
- **Tarrant Avenue Closure, Bellevue Hill**
- **Wallis Street Reserve, Woollahra**
- **Gaden Reserve (Open Space Only), Woollahra**

- **Transvaal Avenue, 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 land suited to general community use within Council's area.

This plan addresses management issues common to general community use reserves and develops a framework for future action. Though the report aims to outline the range of situations common to each reserve, every attempt is made to recognise the individuality of particular areas.

1.3 Council's Land Management Goals

Corporate goals of the strategic land management program in relation to small reserves classified for general community use 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 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.

2

History

2.1 Ray Avenue Reserve, Vaocluse

Originally known as Beaulieu Avenue, Ray Avenue Reserve was renamed in 1935. The road itself was formerly constructed in 1915. Ray Avenue underwent extensive widening from 1929 to 1942, due to a series of land dedications made by local residents. The dedications are listed below:

- 1929 (Mrs. Knowles)
- 1930 (J M Rylance)
- 1932 (Alta Vista Estate)
- 1933 (Mr. Switchett)
- 1942 (Mrs. Nicholson)

Ray Avenue Reserve was originally part of the Ray Estate, which was portioned off when Council constructed the road in the 1930's.

2.2 Tarrant Avenue, Bellevue Hill

Tarrant Avenue was first formed when the Cooper Estate was transferred over to the Bellevue Estate in 1912. The avenue's name honours a Dr. and Mrs. Tarrant, two early land holders who had planned the avenue as part of a roadway which would provide a link up to Bellevue Hill Road. The roadway was never carried through.

Today, Tarrant Avenue Closure is a small and peaceful park, providing residents with a safe access way to Tarrant Avenue and Bellevue Hill Road.

2.3 Wallis Street Reserve, Woollahra

Wallis Street Reserve was established as an open space area, after the completion of the Sydney Einfield Drive in 1978. The reserve was named after William Wallis, a local land holder who, in 1854, became well known for selling 346 lots of the Point Piper Estate on a freehold basis. In 1948, Wallis was also appointed as one of the first road trustees in the area. Though the reserve is small, it is an important remnant of the old Point Piper Estate.

2.4 Gaden Reserve, Woollahra

Gaden Reserve was first acquired by Council in 1946 and work was completed in 1947. A year later, Council dedicated the reserve to Alderman Gaden. By 1958, negotiations had begun on the construction of a Senior Citizens Centre. The centre was officially opened for operation in 1960. For over thirty years, Gaden Reserve has served as a passive recreational space for local residents and senior citizens.

2.5 Transvaal Avenue, Double Bay

Transvaal Avenue was initially formed as a public roadway, with the land fronting William Street being subdivided in 1967. In the year following, a public footway was constructed to link Transvaal Avenue and William Street. During the 1970's, attempts were made to landscape Transvaal Avenue, although it was not until 1983 that an extensive program of paving and landscaping was undertaken.

Transvaal Avenue is an attractive icon within the village-like arena of Double Bay. The avenue is distinguished by its attractive plantings and impressive open plan design. The absence of cars adds to the overall village atmosphere and provides a visual respite from the surrounding roadways and retail outlets.

A lease of a section of the median strip of Transvaal Avenue for the purpose of an outdoor cafe has been approved and is operational.

3

Existing Situation

3.1 Ray Avenue Reserve, Woollahra

Ray Avenue Reserve is a road island within New South Head Road at the intersection with Ray Avenue. It covers an area of 160 square metres and is exposed to dense traffic. The small reserve is characterised by an elegant and well established box hedge which is a border to various annual buds and a small grassed area.

The road island is used predominantly for passive recreation activities. Its small surface area and proximity to fast moving traffic precludes it from being used in any active recreational sense. Its prime function is aesthetic: it offers a visual relief from the area's busy roadways.

Ray Avenue Reserve is a filled site which lies over the original tributary to Rakes Creek. Any developments or major improvements planned for the reserve should take into account the incumbent effects on Rakes Creek as well as the residents on the lower side of the road.

Its facilities include upgraded seating and walkways. Ray Avenue Reserve is Council owned.

3.2 Tarrant Avenue Closure, Bellevue Hill

Tarrant Avenue Closure is located at the end of Tarrant Avenue, fronting onto Bellevue Hill Road. The closure consists of a steep grass area which slopes down towards Bellevue Road. It is bisected by a set of stairs and is bordered on two sides by private residences.

Tarrant Avenue Closure is used for passive recreation purposes only. It is primarily used as a public thoroughfare and its facilities reflect this function. Facilities include street lighting and some seating which is presently being upgraded.

The closure covers 650 square metres and is Council owned.

3.3 *Wallis Street Reserve, Woollahra*

Wallis Street Reserve is located at the base of the footbridge spanning Wallis Street, positioned slightly above the Sydney Einfield Drive. The reserve is a small, flat area of grass, shaded in part by Casuarinas and Brush Box trees.

The reserve is exposed to dense traffic and noise pollution and is used for passive recreation only. Its facilities include seating and street lighting.

In 1991-1996, the reserve was the target of a native plant regeneration program which helped provide an effective noise barrier for local residents while at the same time improving the area's aesthetic outlook. Covering an area of 417.32 square metres, Wallis Street Reserve is owned by the Department of Main Roads (DMR) and maintained by Council.

3.4 *Gaden Reserve, Woollahra*

Gaden Reserve is located on the corner of Edgecliff Road and Queen Street, Woollahra. The reserve is distinguished by a number of split levels and a concrete stairway which runs through its centre. The reserve also contains a senior citizens centre in its south western sector.

Gaden Reserve is used predominately for passive recreation. Its users include members of the senior citizens club and local residents. The reserve provides a pleasant open space for community enjoyment. As well as the senior citizens club, reserve facilities include seating, lighting and litter bins.

Gaden Reserve covers an area of 1,643 square metres and is Council owned.

3.5 *Transvaal Avenue, Double Bay*

Transvaal Avenue is located off Cross Street, Double Bay. The avenue is closed to traffic and can be accessed by footpath from William Street, Double Bay. Characterised by a beautifully landscaped median strip, large shade trees and paving, Transvaal Avenue provides a peaceful haven from the surrounding retail area.

The avenue is primarily used by day shoppers and local residents who make use of its open space to rest, eat lunch, or read. Its facilities include seating, litter bins and lighting

which has been recently upgraded to increase residential safety at night.

Covering an area of 142 square metres, Transvaal Avenue is a public roadway under Council maintenance.

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Basis for Management

4.1 Values and Roles of General Community Use Land

Woollahra Council has devised management objectives for land suited to general community use. These objectives reflect the values and roles that general community use land assumes within Council's overall open space policy. The value of general community use land is determined by the reasons that local and non-local visitors use such land.

The Council has designated the following five areas as land suited for general community use:

- Ray Avenue Reserve, Vaucluse
- Tarrant Avenue Closure, Double Bay
- Wallis Street Reserve, Woollahra
- Gaden Reserve, Woollahra
- Transvaal Avenue, Double Bay

All five areas are valued as a community resource and function in similar ways. Their values, as listed below, will inform future strategies and actions for each area of general community use land.

Recreational

- ▶ Venue for passive recreation, such as sitting and viewing.
- ▶ Provides a rest spot for pedestrians and visitors to the area.

Functional

- ▶ Used as safe and convenient public thoroughfares
- ▶ Provides residents with an open space for relaxation and passive recreation.

Aesthetic

- ▶ Increases the area's visual amenity
- ▶ Provides a barrier against noise and traffic pollution.
- ▶ Offers local residents and visitors a small haven from surrounding roadways.

4.2 Management Objectives

The overall management objective for general community use land is to maintain and upgrade existing facilities to maximise public use and access.

The following overall management objectives apply to each of the five areas of general community use land. The management objectives reflect priority areas of concern:

- Develop a co-ordinated approach to open space management programs in Ray Avenue Reserve, Tarrant Avenue Closure, Wallis Street Reserve, Gaden Reserve and Transvaal Avenue.
- Maintain an ongoing commitment to native plant regeneration and the regular upgrading of plantings.
- Encourage public access and use of the general community use areas by maintaining and upgrading built structures, such as lighting, seating and pathways.
- Ensure that future developments in the small reserve areas are undertaken after an adequate level of community consultation.

No major alteration in use is projected for any of the five areas.

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 passive recreational use within general community use areas, with the replacement of seating, lighting and rubbish disposal units where necessary.

5.2 Maintenance

Facilities at all five areas of general community use land should be regularly upgraded. Improvements will focus on improving the condition and appearance of the landscape and existing built structures, such as lighting, stairwells and seating.

5.3 Cleanliness, Safety and Accessibility

To ensure public enjoyment and comfort at small reserves for general community use, 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.
- Though the five areas are easily accessible by car, bus, cyclist or pedestrian, wheelchair access is often difficult, especially in Tarrant Avenue Closure and Wallis Street Reserve- two areas where steep steps prevent ease of entry. To ensure that public access to the park is not restricted, Council will explore options for improving wheelchair access.

Residents and visitors to Transvaal Avenue, Double Bay have complained about inadequate street lighting along the avenue. Though the lighting has since been upgraded, measures should be taken to ensure the continued maintenance and repair of current lighting to maintain the safety of this public space.

5.4 Residential Amenity

The privacy of residences adjoining Transvaal Avenue, Ray Avenue Reserve and Tarrant Avenue Closure should be maintained and residents should be consulted regarding any significant changes to either of these areas.

5.5 Community Consultation

Woollahra Council is committed to community consultation. In relation to those areas classified as general community use land, Council will ensure that the community is involved in the management of this space through consultation.

5.6 Plantings

Council should ensure that plantings in general community use areas are given regular attendance.

In areas of land where indigenous flora is present, Council should maintain and complement these areas with appropriate indigenous plant associations.

Because all five areas are bordered by roads, future plantings should provide park users with some protection against traffic noise.

6 ACTION PLAN

MANAGEMENT ISSUE	TARGET	ACTION	DEPARTMENT RESPONSIBLE	PRIORITY	MANNER OF ASSESSMENT
Recreational Use	Strengthen and enhance recreational use at General Community Use areas.	Maintain and enhance recreation spaces by maintaining and upgrading: <ul style="list-style-type: none"> • plantings; • lighting; • seating. 	Technical Services (Parks & Landscape)	Ongoing	Monitor consistency and regularity of planning approaches in Ray Avenue Reserve, Tarrant Avenue Closure, Wallis Street Reserve, Gaden Reserve and Transvaal Avenue.

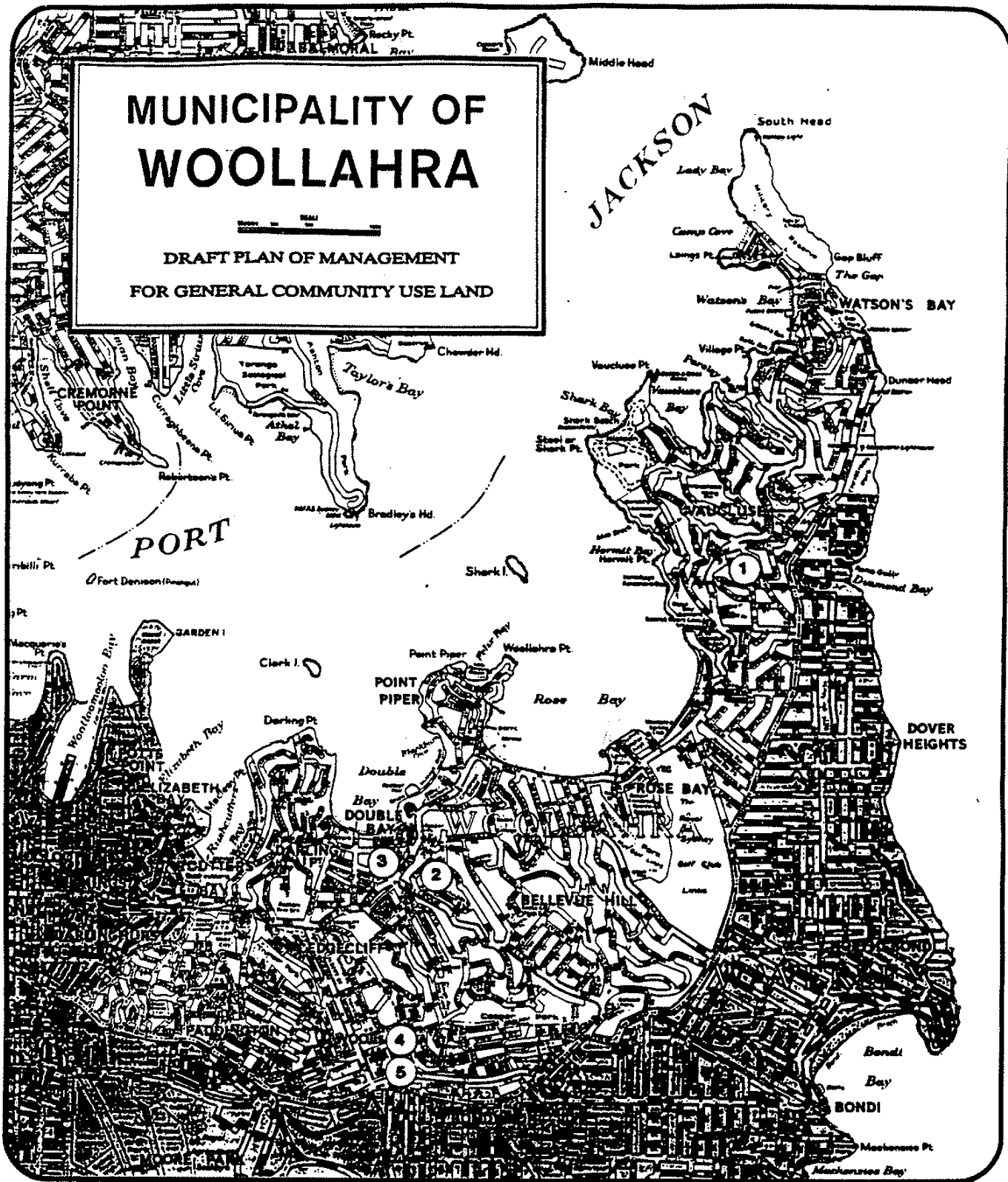
MANAGEMENT ISSUE	TARGET	ACTION	DEPARTMENT RESPONSIBLE	PRIORITY	MANNER OF ASSESSMENT
Maintenance	Maintain and improve facilities where necessary.	<p>Plan long-term maintenance projects for:</p> <ul style="list-style-type: none"> ● built structures; ● fencing; ● plantings; ● stairways; ● pathways. <p>Consistent implementation of routine maintenance procedures, which include planting, pruning, mowing, rubbish collection and cleaning.</p>	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
Cleanliness, Safety and Accessibility	Maintain a clean, safe and accessible open space area.	<p>Clean litter and refuse quickly and effectively.</p> <p>Maintain adequate levels of lighting.</p> <p>Maintain safety features of facilities and structures.</p> <p>Improve disabled access.</p>	Technical Services (Parks & Landscape)	Ongoing	<p>Regular checks, particularly during peak periods, to ensure that rubbish bins are emptied and litter collected.</p> <p>Regular checks and routine maintenance of lighting.</p> <p>Ensure that current and future facilities comply with Australian Standards.</p> <p>Assessment of options for improving disabled access.</p>
Residential Amenity	Maintain the amenity of local residences.	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.

MANAGEMENT ISSUE	TARGET	ACTION	DEPARTMENT RESPONSIBLE	PRIORITY	MANNER OF ASSESSMENT
Plantings	Maintain and enhance existing plantings to achieve an attractive park setting. 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.

MUNICIPALITY OF WOOLLAHRA

DRAFT PLAN OF MANAGEMENT
FOR GENERAL COMMUNITY USE LAND



GENERAL COMMUNITY USE LAND AREA KEY	
1 RAY AVENUE RESERVE	4 GADEN RESERVE
2 TARRANT AVENUE CLOSURE	5 WALLIS RESERVE
3 TRANSVALL AVENUE	