

Lyne Park Plan of Management



Volume One: Description, Legislation and Tenure

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Woollahra Municipal Council

Lyne Park Plan of Management

Executive Summary

This plan of management has been developed to guide the Trust Managers, Woollahra Municipal Council, in the care, control and management of Lyne Park, Rose Bay.

Lyne Park consists of four Crown Land dedications, thus this plan is written under the *Crown Lands Act 1989*.

Plans of management are public documents that are developed through a process of research, community consultation and assessment of the open space. A plan of management also assists Council to budget and source funding for maintenance improvement and development of open spaces as well as providing a survey and evaluation of all resources within the open space.

Basis for Management

The Lyne Park Plan of Management is based on the perspective that the overall management of the park should be value-based. These values can be variously described as being recreational, aesthetic, cultural and historical, social and natural. Within this context, the plan of management considers relevant issues, sets objectives linked to a schedule of prioritised actions and proposes an implementation process linked to performance targets and a process of review.

- **Recreational** – Lyne Park is valued for its recreational opportunities. These opportunities include water and land based sports and open grassed area where the community can partake in active and passive recreation. Lyne Park is a very popular sporting ground for many sports groups.
- **Aesthetic** – Located on the shores of Sydney harbour, Lyne Park provides views across to Mosman and Middle Harbour and of the surrounding land forms of Point Piper, Rose Bay and Vaucluse. These scenic qualities in addition to the aesthetics of the park itself have made Lyne Park a very popular location of recreation and viewing.
- **Cultural and Historic** – Lyne Park has a significant cultural history. This history contributes to the history of the surrounding area and provides an opportunity for enriched understanding of the Rose Bay area.
- **Social** – Lyne Park is valued for its uses as a setting for social and cultural events. In addition to sporting groups, the park also facilitates cultural events (such as fundraisers, People and Pets Days) and social events (such as weddings, Christmas Carols and a viewing area for the New Years Eve Fireworks).
- **Natural** – Lyne Park provides habitat and corridors for fauna species within a highly developed urban landscape.

History and Current Status

Lyne Park was developed in 1902 by reclaiming a portion of Sydney Harbour in Rose Bay. Located along New South Head Road at Rose Bay, Lyne Park occupies approximately 7.3

hectares. The park has various recreational attributes including tennis courts, playing fields, children's playground, private and public jetties, Rose Bay Ferry Wharf and restaurants.

Since its construction in 1902, Lyne Park has been utilised for a number of different roles. As a recreation area for the Royal Australian Navy, then a seaplane base to its current status as open space parkland, Lyne Park has had a variety of uses, values and roles. Presently, local residents and other visitors from around Sydney, as well as domestic and international tourists, use the park for various recreation activities.

Preparation of the Plan of Management

Community consultation for this Plan of Management commenced in early 1998 when workshops were held to provide participants with an opportunity to express concerns and opinions and canvass ideas. Following this initial consultation, the Plan of Management was then developed and publicly exhibited in early 2002. Community submissions have been considered, and discussions held with the Department of Land and Water Conservation and other State authorities and with community groups prior to submitting the Plan for Council's adoption.

Key Issues

A number of the key issues were identified through the preparation of the Lyne Park Plan of Management. These include:

- **Masterplan** – The plan of management proposes the development of a masterplan for Lyne Park which will guide future upgrading and maintenance.
- **Road** – The roadway on the western side of the park provides access to the public jetty and the launching ramp, the commuter wharf, the seaplane base and two restaurants as well as to the park, public parking, public toilets and playing fields. At the time of the preparation of this Plan, it is not a dedicated public road but it is included in the area

Council has applied to the Department of Land and Water Conservation to excise the roadway from the park and dedicate it as 'Public Road', and the Department has agreed to this process being undertaken. This will provide legal access to the above mentioned facilities and provide the opportunity to manage the car and trailer parking through signage and parking fees.

- **Car park management** – The current usage of the car in Lyne includes ferry commuter carparking, occasional traveller parking, restaurant patron parking and parking for users of Lyne Park as a recreational facility. The POM will implement a managed approach to parking so recreational users are not disadvantaged by restricting the times and spaces for other users.
- **Park elements** - Outdoor furniture is an important component of creating the image of the park and contributes to the amenity and convenience of its users. Historically, the seating and other park furniture, such as picnic tables, barbecues, bollards etc, have been installed within the park without strategic planning and as a result of this, Lyne Park has a collection of various styles and finishes of furniture. The masterplan will provide guidelines for selection of furniture, compatible with a Council wide strategy for outdoor furniture.

- **Signage** – There are various styles of signage within the park. The signage should be reviewed under the proposed Signage Strategy for Woollahra Council. The masterplan will provide guidelines for selection and placement of signage, compatible with a Council wide strategy for park signage.
- **Amenity Building** – The future of the amenity block on the western side of the park needs to be reviewed. In recent years hirers of the sports fields have made little use of the changing rooms, and this use, the condition and usage of the toilets, and the proposal to install a kiosk or coffee cart for ferry travellers will be considered in the masterplan.

Strategies and Actions

This Plan of Management has been developed with a series of Action Plans that identify objectives, actions, priorities and responsibilities. These Action Plans are the working section of the plan and should be referred to during budgeting and program decision making.

The key actions within the Lyne Park Plan of Management are summarised below.

Short Term

- Preparation of a masterplan that reviews all built and landscape elements.
- Review and improve the existing floodlights.
- Review existing playground and assess potential for expansion of the playground.
- Effective placement and upgrading of park furniture.
- Install upgraded signage at all entry points to identify the park to users.
- Improve the management of car and boat trailer parking bays and adjust current parking arrangement to improve availability of parking during weekdays.
- Dedicate the road on the western side of the park.

Medium Term

- Review the possibility for additional recreational facilities within the park.
- Review the use and facilities in the amenities building including the proposal for a kiosk.
- Develop proposal to install pay parking.
- Investigate the widening of the footpath around the waters edge of the park.
- Remove the car parking intrusion into the park at the front of Catalinas Restaurant.
- Prepare and implement an interpretation plan focussing on the history and other cultural heritage resources of the park.

Long Term

- Implement the Woollahra Bike Plan via the park ensuring the safety of pedestrian and cyclists.
- As opportunities arise, improve the visual quality of the waterfront buildings and structures, or if possible support the removal of structures obstructing key vistas.

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1 Introduction

1.1 Preamble

This Plan of Management (POM) for Lyne Park has been prepared to guide the Trust Managers, Woollahra Municipal Council, in the care, control and management of four dedicated Crown Reserves:

- D500336 for public recreation,
- D500477 for public recreation,
- R1002262 for public recreation; and
- D500326 for war memorial.

These Crown Reserves predominantly form what is known as Lyne Park. There are an additional four areas within Lyne Park - Woollahra Sailing Club, Cranbrook Boat Shed, Woollahra Sailing Jetty and the 1st Rose Bay Scout Hall, which are leased directly from either the Department of Land and Water Conservation or from the Waterways Authority. As Council is not responsible for these areas, this POM does not directly apply to them. However, consideration must be given to these locations, as activity associated with them will influence the management of Lyne Park.

Woollahra Council has assumed responsibility for the preparation of the POM to achieve an integrated and coordinated management approach for the area of Lyne Park as identified in Figure 1. Council recognises the importance of the land-based and water-based recreational opportunities occurring within and from the parkland and the POM responds to and protects these values as well as protecting the regional significance of the park for public recreational users.

The preparation of the POM has taken into account comments raised in submissions that have been referred to Council by the Department of Land and Water Conservation and those received during the exhibition of the draft POM for Lyne Park.

This POM supports the vision formulated by Woollahra Council in the current Management Plan 2001 – 2002 for the whole of the Municipality:

"We will work together to enhance our harbour-side location and achieve an outstanding environment which is characterised by its natural beauty and distinctive and diverse residential, heritage and commercial areas.

The Council will support and promote active community participation to achieve a healthy social environment, appropriate cultural services and an efficient infrastructure.

We aim to be recognised as the premier location in Australia and as a Council that facilitates high quality and successful outcomes for the benefit of the Woollahra community."

1.2 Community Consultation

A draft POM was prepared by Woodward-Clyde, May 1998. This draft POM included a comprehensive public consultation program. This information and feedback gained through the analysis of submissions on the 1998 Woodward Clyde draft POM and feedback from the Department of Land and Water Conservation have formed the basis of this revised POM. Details of community consultation are contained in Appendix A.

In January 2002, the draft POM was placed on public exhibition where three submissions were received. This POM has addressed the issues raised in these three submissions.

The information, options and suggestions generated throughout the community consultation process have been used to formulate the vision and values guiding the development of the objectives and recommended actions in Action Plans in Section 6.

1.3 Principles of Crown Land Management

The principles of Crown Land Management, as listed in Section 11 of the *Crown Lands Act 1989*, identify the management philosophy for Crown Reserves. These principles are listed below.

- *Environmental protection principles are to be observed in the management and administration of Crown Land.*
- *Natural resources are to be conserved wherever possible.*
- *Public use and enjoyment of appropriate Crown Land is to be encouraged.*
- *Multiple use of Crown Land is to be encouraged where appropriate.*
- *Crown Land and its resources should where appropriate be used and managed in a way that allows them to be sustained in perpetuity.*
- *Crown Land is to be dealt with in the best interests of the State, consistent with the above principles.*

Lyne Park incorporates Crown Land that has been dedicated and reserved for Public Recreation and War Memorial and therefore the above principles are relevant to management of the park.

1.4 Plan of Management Procedures

Plan of Management Procedures issued by Department of Land and Water Conservation (3 March 1997) outline that:

“The plan of management should be structured to provide a useful set of guidelines that outline the future management of the reserve. Such guidelines represent management policies for various aspects of land use, resource management, operations of the reserve, visitor activities and administration. Management actions can then be identified in the form of programs, procedures and practices designed to implement the policies.”

1.5 Council's Land Management Principles

The Woollahra Local Environmental Plan (1995) sets out a series of objectives, a number of which are directly relevant to the Lyne Park POM. These are listed in Appendix B. This POM addresses each of these objectives through setting specific objectives within the Action Plans (Volume Two, Section 3).

1.6 Purpose of the Lyne Park Plan of Management

The purpose of this POM is to provide Council, as Trust Managers, with management directions for the future care, control and management of Lyne Park.

In providing Council with a sound basis to guide decisions on the future use and management of Lyne Park, the POM recognises the intrinsic values of the Park as well as the values the community currently places on the park. It provides Council with a framework within which to assess proposed changes to the use and management of the park, by evaluating such proposed changes against the values identified in the POM. A decision can then be made on whether the proposed changes are compatible with the defined values of the park.

1.7 Structure of the Plan

The Plan is divided into two volumes:

Volume One		
Section 1	Introduction	Provides background to the revised draft POM and purpose.
Section 2	Park Description	Provides a description of the park's location, history, physical features, facilities and recreational uses.
Section 3	Legislation and Tenure	Provides the relevant legislative controls applying to the dedications.

Volume 2		
Section 1	Planning Issues	Discusses relevant issues and provides the practical basis for the formulation of a plan of action for the management of the park.
Section 2	Basis for Management	Briefly explains the value judgement which underscores this POM and presents the plan's overriding goals.
Section 3	Management Implementation	Presents a strategy to achieve the goals and objectives for the Park. The strategy comprises a series of Prioritised Actions, Objectives, Issues, Actions, Performance Indicators, review Methods. Cost Estimates and Responsibilities are presented in tabular form.
Section 4	Funding	Outlines funding opinions.

Figure 1: Lyne Park, Rose Bay.



2 Park Description

2.1 Introduction

Lyne Park is located on the Sydney Harbour foreshore along New South Head Road, Rose Bay. It covers an area of approximately 7.3 hectares. Characterised by playing fields and open space, roughly rectangular in shape, it is bounded on three sides by Sydney Harbour and New South Head Road on the other side. The park offers commanding views of Sydney Harbour and the surrounding landforms of Point Piper, Rose Bay, Vaucluse and across to Mosman.

Lyne Park provides a range of local and regional recreation opportunities, provides access to commercial seaplane operations that run regular scenic flights for tourists and provides access to commercial and recreational ferry services.

2.2 The Site at a Glance

Item	Description / Use
Ownership and management	<ul style="list-style-type: none"> Lyne Park is Crown Land under the care control and management of Woollahra Municipal Council as the appointed Trust Manager. Within the park, the Lyne Park Tennis Courts is leased from the Trust Manager. There are additional leases throughout the park which are managed and controlled by DLWC or Waterways Authority. These areas include Woollahra Sailing Club, Rose Bay Scouts, Cranbrook Boat Shed and Rose Bay RSL all of which are located outside the Reserve
Classification	<ul style="list-style-type: none"> Crown Land
Major Items Playing Fields	<ul style="list-style-type: none"> One full size with basic floodlighting and one children's size playing fields. The large field is commonly hired by various sporting clubs as well as casual users for soccer and rugby and other organised sports. They are commonly hired casually for special events for the general public. Also hired for private functions, picnics, children's parties, and other events.
Lyne Park Tennis Courts	<ul style="list-style-type: none"> The Lyne Park Tennis Courts are leased from the Trust Manager and include six synthetic tennis courts, one clubhouse and amenity building. Council has received a proposal for the expansion of the Tennis Court facilities to include a cafe / kiosk within the current clubhouse. <p>Included in the lease area is an amenity shed, located between Court 6 and Rose Bay RSL Club. This shed has been identified in the Tennis Courts proposal to be renovated to become a coaching room.</p>

Item	Description / Use
Children's Playground	<ul style="list-style-type: none"> This area consists of various pieces of play equipment maintained by Council.
Amenity building	<ul style="list-style-type: none"> This building is available for the public and maintained by Council.
Carparks	<ul style="list-style-type: none"> Carparks are off Vickery Road and New South Head Road. These can hold 246 vehicles. Commonly used by spectators, visitors to Lyne Park, commuters and general visitors using Rose Bay Ferry Wharf.
Zoning	<ul style="list-style-type: none"> The land is zoned 6a General Recreation in Woollahra Local Environment Plan 1995.
Area	<ul style="list-style-type: none"> Approximately 7.3 hectares

2.3 Location, Size and Topography

Lyne Park is within the eastern portion of Sydney Harbour's open space network, as shown in Figure 2. It is on a broad peninsula of land that was created by filling a section of Sydney Harbour foreshore, extending into Rose Bay on the northern side of New South Head Road.

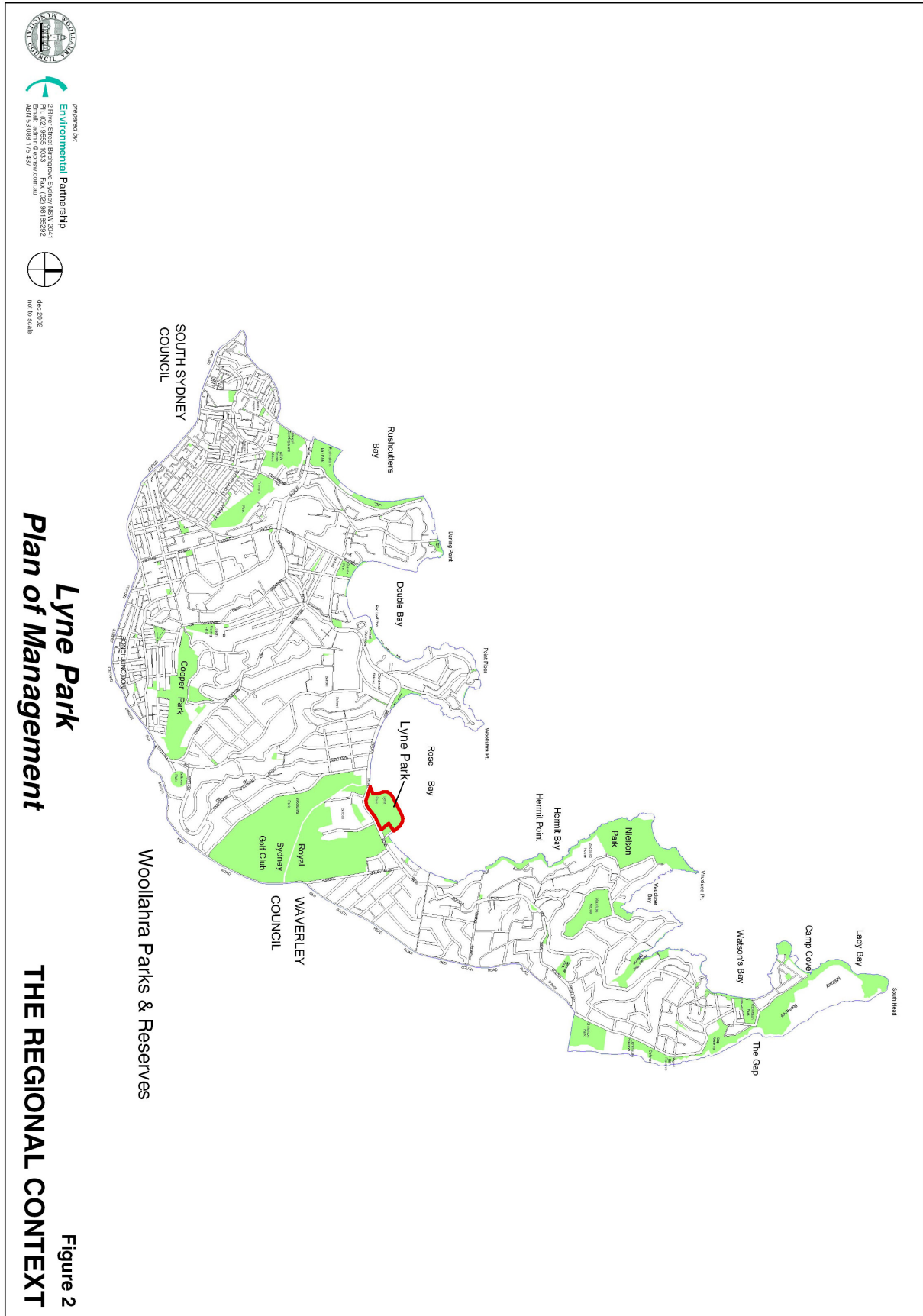
The visual character is largely defined by rows of broad-crowned shade trees along the New South Head Road frontage and through the centre of the site as well as palms in the eastern portion of the park. The waterside area incorporates a sea wall with a pedestrian path of varying width along most of the water edge. The eastern and western portions of the waterside area have roads and parking located within them. Nevertheless this area generally provides open panoramic views of the Harbour and opportunities for fishing and sitting. The central portion of the park is characterised by flat areas of grass used as playing fields as well as informal games and for exercising dogs.

Lyne Park is easily accessible by car, bus, bicycle, ferry, aqua-cab or on foot. Vehicular access is enhanced by various car and trailer parking bays from Vickery Avenue and New South Head Road.

2.4 Regional Context

The New South Wales State Government has acknowledged the need to protect, manage and enhance the natural and cultural values of Sydney Harbour and adjoining land such as Lyne Park. The preparation of Sydney Regional Environmental Plan No. 23 - Sydney and Middle Harbours and the Development Control Plan for Sydney Harbour and Middle Harbour provides the framework for the enhancement and management of these areas.

Figure 2: The Regional Context of Lyne Park.



2.5 Hydrology and Soil

To the south west of the park lies one of Sydney Water's large stormwater outlets. This stormwater drain runs from the western end of North Bondi to Rose Bay. It traverses Woollahra Golf Course and the Royal Sydney Golf Club.

The park has been created through the reclamation of a portion of Sydney Harbour in 1902. The filling operation was a process of marine deposits dredged from Rose Bay to create the landform. The sandy nature of the soil allows for quick absorption of any surface water resulting in very little surface water draining onto the surrounding grassed areas. Consequently, conditions for grass growing are not favourable and irrigation is required.

From 1938 – 1974, the eastern end of Lyne Park was used as a Flying Boat Base and the storage of fuels was common practice on site. There are no historical records that suggest the removal of underground fuel storage tanks, thus there is the possibility for soil contamination potentially affecting groundwater supplies.

2.6 Flora and Fauna

2.6.1 Flora

As the park is reclaimed land, it contains no remnant vegetation. The park does have a variety of landscape types including avenues of trees and open grasslands.

2.6.2 Significant Trees

Woollahra Municipal Council Significant Tree Register has listed the following trees within Lyne Park, as having significance within the municipality

- 34 *Ficus macrophylla* (Moreton Bag Figs).
- 14 *Ficus rubiginosa* (Port Jackson Figs).
- 10 *Araucaria heterophylla* (Norfolk Island Pines).
- 9 *Phoenix sylvestris* (Silver Date Palms).

The planting layout of Lyne Park and the location of the significant trees are associated with the development of the Flying Base. The rows of trees, such as the Port Jackson Figs between Catalina's and New South Head Road, follow the old street alignment of Sunderland Avenue. The row of Moreton Bay Figs, between the playing field and New South Head Road, provide the most dramatic landscape element in the park. These are complemented with the planting of *Cupaniopsis anacardioides* (Tuckeroo).

The main group planting of Norfolk Island Pines is located on the western edge of the park near to the vehicular entrance from New South Head Road. Additionally, there is a planting of Norfolk Island Pines and Moreton Bay Figs along the foreshore footpath, near the children's playground. Visually linked to other significant Norfolk Island Pines planted on surrounding land, another planting of these trees is between the Woollahra Sailing Club

and the Rose Bay RSL Club. The presence of the Norfolk Island Pines throughout the Park provides the vertical accent and visual context for Rose Bay, especially on the western approach to the park along New South Head Road and from the Harbour looking into Rose Bay.

The Silver Date Palm is an uncommon species throughout the Municipality and holds botanical significance within the park. These palms are located along the western carpark. Finally, there are two *Casuarina glauca* (Swamp Oaks) that are gradually being overtaken by the surrounding Fig trees. These trees could possibly be indigenous regrowth of the original Rose Bay vegetation and this is significant to the Rose Bay area. Other important plantings within the park include

- *Platanus hybrida* (London Plane Tree) planted at the old children's playground.
- *Metrosideros tomentosa* (New Zealand Christmas Tree) planted along the frontage of New South Head Road.
- A single Firewheel tree (*Stenocarpus sinuatus*) in the garden surrounding the War Memorial.

There are more recent plantings of species native to the Sydney Harbour region which are in the form of informal plantings.

2.6.3 Fauna

As the park was created from reclaiming land within Rose Bay, there is no remnant fauna. Lyne Park does, however provide refuge for bird species which inhabit the surrounding area as well as lizards, possums and other small fauna.

2.7 Recreation

2.7.1 Park User Profile

Wide combinations of recreation activities are provided at Lyne Park. This park is highly valued within the community by a diverse range of users, who not only include local residents and commuters but visitors from wider Sydney as well as interstate and international travellers.

2.7.2 Recreational Facilities

The facilities at Lyne Park which hold regional significance include:

- Special events held in the Park from time to time which attract people from the broader Sydney region.
- Bus/ferry link which is used by residents of the eastern suburbs as well as domestic and international tourists.

- Sea plane service/scenic flights over Sydney Harbour and along the coast which are enjoyed by residents of Sydney, domestic and international tourists and commuters.
- Harbour-front restaurants which attract patrons from the Sydney region as well as tourists.
- Public boat ramp, which is used by boat owners from throughout the Sydney metropolitan area.

2.7.3 Land Based Recreational Activities

Land based recreational facilities and activities located and undertaken within the scope of this plan include:

- Tennis
- Active sports, primarily by school groups on playing fields
- Youth Week Festival in the entire park
- Young children playing in playground
- Skateboarding in the carpark
- Meetings in the Park
- Cross country and athletic events around the park
- Picnics in the park
- Organised functions
- Car and car/trailer parking
- Informal games by schools and other groups in grassed area
- Walking/jogging along waterfront pedestrian path
- Sailing and windsurfing from the park
- Viewing of Sydney Harbour
- Dog exercising
- Fishing from sea wall, wharves and jetty
- People and pets day

2.7.4 Other Recreational Activities

Other recreation facilities and activities that are available in or adjacent to the park include:

- RSL Club building (as a car parking area)
- War Memorial in south-west corner
- Tennis Courts
- Ferry passenger Waiting Shed
- Floating Restaurant
- Boat launching ramp
- Lyne Park jetty
- Woollahra Sailing Club jetty
- Woollahra Sailing Club, (as a boat storage area)
- Scouts' Hall
- Amenity Buildings
- Catalina Restaurant
- Cranbrook School Boat Shed
- Ferry wharf
- Sea Plane operators

2.8 Uses along Park Boundary (Outside the Reserve)

There is a number of uses, along the boundary, the majority of which relate to the harbour-front adjacent to Lyne Park. Most are available to the general public, but some are restricted to club members or paying customers.

Table 1 summarises the uses with restricted public access. The tennis courts are the only recreational facility within the boundary of the Lyne Park dedications. The others have been provided for information.

Table 1: Uses along park boundary with controlled access

FACILITY/USE	PUBLIC ACCESSIBILITY	STATUS
Tennis Courts	Controlled Public Access	Woollahra Municipal Council leases to commercial operator
Floating Restaurant	Controlled Public Access	Water area leased from Waterways Authority
Catalina Restaurant	Controlled Public Access	Water area leased from Waterways Authority
Woollahra Sailing Club	Private / Invitation Only	Special Lease over Crown land
Cranbrook School Boat Shed	Private / Invitation Only	Water area leased from Waterways Authority
Scout Hall	Controlled Public Access	Leased directly from Dept of Land and Water Conservation
Sea plane Jetty	Controlled Public Access	Water area leased from Waterways Authority
RSL Club	Controlled Public Access	Reserve Trust (RSL)

2.9 Cultural History

2.9.1 Aboriginal History

As Lyne Park was reclaimed in 1902, there is no history directly relating to the area the park now occupies. However, Rose Bay and other surrounding areas have a rich history of aboriginal occupation and use.

Aboriginal occupation of the Sydney area dates back at least 6,000 years. The original inhabitants comprised (over time) members of at least two Aboriginal clans, the Cadigal on the southern shore of Sydney Harbour and the Birrabirralah of South Head and nearby coastal areas. During 1789, a year after European settlement, approximately fifty percent of the known local Aboriginal population was killed by disease, probably smallpox brought by European settlers. Subsequent land appropriation by colonists hastened the process that led to the eventual demise of the Aboriginal community within the Sydney area.

Aborigines had a strong association with coastal areas relying on harbour waters for fishing and its foreshores for hunting and food gathering. The coast provided good foraging in the form of mussels, crabs and other shellfish, as well as pigface, seaberry saltbush and the fruit of the white mangrove. The importance of fish in the diet is exemplified by the engravings of various types of fish found at eleven of the recorded Aboriginal sites within the Municipality, and by the presence of mussel, catrut, ear and cowry shells within an Aboriginal midden located at Vacluse Point, Nielsen Park.

The area where most Aboriginal sites have been identified is also in the area of earliest European occupation. One sporadic but long-lived colonial industry (within the Municipality) was the burning of shell heaps from the Aboriginal middens along the

foreshore to produce lime for mortaring houses. The lack of surviving middens save at Lady Martin's Beach and around Vaucluse Point, is probably explained by the activities of early colonial limeburners.

There are many Aboriginal sites nominated and administered by the National Parks and Wildlife Service (NPWS) within the Municipality and adjacent areas within Sydney Harbour National Park. These sites represented by physical material such as rock engravings, shelters, middens, burials and art demonstrate the life of the local Aboriginal population before and immediately after European settlement within and around the harbour foreshore area. Accordingly, the foreshore areas contained within this POM and under the management control of Woollahra Council were, over time, sites of Aboriginal activity and represent an important and continuing cultural relationship that Aboriginal Australians have with the Sydney coastal environment.

2.9.2 European History

Lyne Park is an important piece of open space, which dates back to 1899 when the then Minister of Works ordered the reclamation of a portion of land at the eastern end of Rose Bay for the purpose of a public park.

Reclaimed from the tidal flats of Rose Bay in 1902, Lyne Park formed a 5.6 hectare reserve named in honour of Sir William Lyne, Premier of New South Wales from 1899 to 1901. Dedication of the reserve as Public Recreation Land occurred in 1905. During 1905, 3.2 hectares of the reserve was revoked to form a recreation area for the Royal Australian Navy. The reclamation of the reserve provided a sandstone block sea wall that was completed in 1924 to limit inward coastal erosion. The sea wall was extended the following year to include the area between Lyne Park and the Rose Bay Pier.

With a strong history as a military reserve, a section in the southwest end of the park was established as a war memorial. This memorial remains in this position today. The Sunderland Flying Base was constructed in 1938 in the location of the naval recreation area. This base served as a surveillance position and a node for transport.

As a result of the lack of access to the public areas within the Park, Sunderland Avenue was constructed in 1939 and the parkland was divided into two areas. The northern section comprised the Flying Boat Base and the southern section was dedicated public recreation area and entrusted to Woollahra Council to manage. During the Second World War the Parkland was taken over by the Commonwealth Government and the Flying Base hangars and runway were extended to New South Head Road.

In 1946, an area of 2.7 hectares was dedicated as war memorial and it is on this site that the Rose Bay RSL now stands. In 1950, the Commonwealth returned part of the area it had taken over during the War and on this land Woollahra Council constructed six tennis courts, a kiosk and toilet block.

The Commonwealth ordered the removal of the remaining southern portion of the Flying Boat Base in 1957. Woollahra Council removed the tarmac. In 1959, a further reduction of the flying boat base occurred and this area was leased to the Woollahra Sailing Club, which began its activities in the old QANTAS canteen.

In 1974, the Flying Boat service ceased. One of the conditions for handing back the land was to clear the areas of all structures and restore the area to its previous open grassed condition. Additionally, Sunderland Avenue was removed and reverted to parkland in 1974.

Within the boundary of Lyne Park, there is a number of specific items and locations.

Lyne Park War Memorial	Located in the southwest corner of the Park, the memorial is an area of 260m ² . It was established in 1934.
Rose Bay Scouts	1 st Rose Bay Scouts were established in their present day site (Vickery Ave) in the late 1930's occupying the old Rose Bay Hall. The Hall has been upgraded several times. The Scout Association holds a lease directly from the Department of Land and Water Conservation until December 2011.
Cranbrook Rowing Club	In March 1956, the Cranbrook School was granted a lease for the area of its present rowing and sailing activities.

2.10 Condition of Land

LAND	CONDITION
Avenue of <i>Ficus</i>	The trees are in good condition and appear to be in good health. Additional understorey plantings of Tuckeroo trees also appear to be in good health.
Children's Playground	Fair condition. Upgrading required on some of the playing equipment and soft fall surface. Shade cloth in fair condition.
Landscape surrounding Memorial	Generally in good condition, however, an upgrade of the current planting is required.
Picnic and passive areas	The open grassed areas are in excellent condition. Small areas where the grass has worn away include underneath picnic tables.
Planted areas	Planting areas appear to be in poor condition. Most areas have been trampled.
Playing fields	Both playing fields are in good condition. However, fields experience hard wearing during the winter months.

2.11 Condition of Buildings

BUILDINGS / OTHER	CONDITION
Amenities Building	Recently renovated.
Boat Ramp	The signage for the ramp requires reassessment. The surface of the ramp is gradually wearing and will require a future program of repairs.
Carpark 1	Carpark surface is in good condition, however, the surface line markings require re-painting.
Carpark 2	Excellent condition and line markings are visible.
Ferry Waiting Shed	Fair condition
Ferry Wharf	Access to the wharf is in a fair to poor condition, the seating is in good condition, the railing is in good condition and the life buoy is in excellent condition.
Public Jetty	Generally, the jetty is in good condition. The life buoy is in excellent condition.
Pathways	Generally in good to excellent condition. During periods of high rainfall, locations along the pathway, that extend from the eastern carpark across the park to the western carpark, floods.
Roads	There are locations throughout the road loops, both on the eastern and western sides of the park, where the condition of the road is quite poor.
Sea Wall	Fencing above the sea wall requires maintenance. Sections of the sea wall are in good – excellent condition, due to recent upgrading. (Other sections require upgrading are outlined in the Sea Wall repair program developed by Woollahra Council.
Tennis Amenities	Generally in fair condition. The eastern amenity shed is in poor condition.
Tennis Courts	All courts have been resurfaced and are in excellent condition.
War Memorial	Generally the memorial is in good condition.

Figure 3: Lyne Park Description



3 Legislation and Tenure

This section describes the legislative and policy framework applying to this POM.

3.1 Background

The Department of Land and Water Conservation (DLWC), together with various Trusts appointed by the Minister, are responsible for the management of Crown Land reserved for public use. The care, control and management of Lyne Park has been transferred to Woollahra Municipal Council. The writing of this POM was given consent by DLWC under the *Crown Lands Act, 1989*.

The *Crown Lands Act* does not define the content of a POM but it does define the circumstances under which a POM is required and the process to be followed in adopting the POM. The *Crown Lands Act* states that a POM may be prepared for Crown Land that is either dedicated or reserved for public purposes. As Lyne Park is dedicated for Public Recreation, the uses within the Park can only be for purposes of Public Recreation and associated uses.

3.2 The Dedications within Lyne Park

Woollahra Municipal Council, as the Trustee, is responsible for the care, control and management of the following dedications.

- D500336
- D500477
- R1002262
- D500326

The Crown Land dedications D500336, D500477 and R1002262 are dedicated and reserved solely for Public Recreation. The other dedication, D500326, is dedicated for War Memorial. D500336 and D500477 are managed by one reserve trust.

There is opportunity for the amalgamation of Reserve Trusts for the above dedications and one reserve into one trust for Lyne Park. Should this option be actioned, all existing leases should be saved in the formulation of the new trust.

The tennis courts and associated office / kiosk are leased from Council, as trustee, with the consent of the Crown, to a commercial operator. The lease expired in the year 2000 and is in the process of renewal. The new lease for the Tennis Centre will include the renovation of the clubhouse and the construction of a kiosk / cafe attached to the clubhouse. The development of the kiosk / café at the Lyne Park Tennis Courts will be subject to a Development Application. The lease will be for a period of ten years with two five-year options.

Table 3 lists the responsible authorities of areas within the boundaries of Lyne Park.

Figure 4: Dedication Boundaries

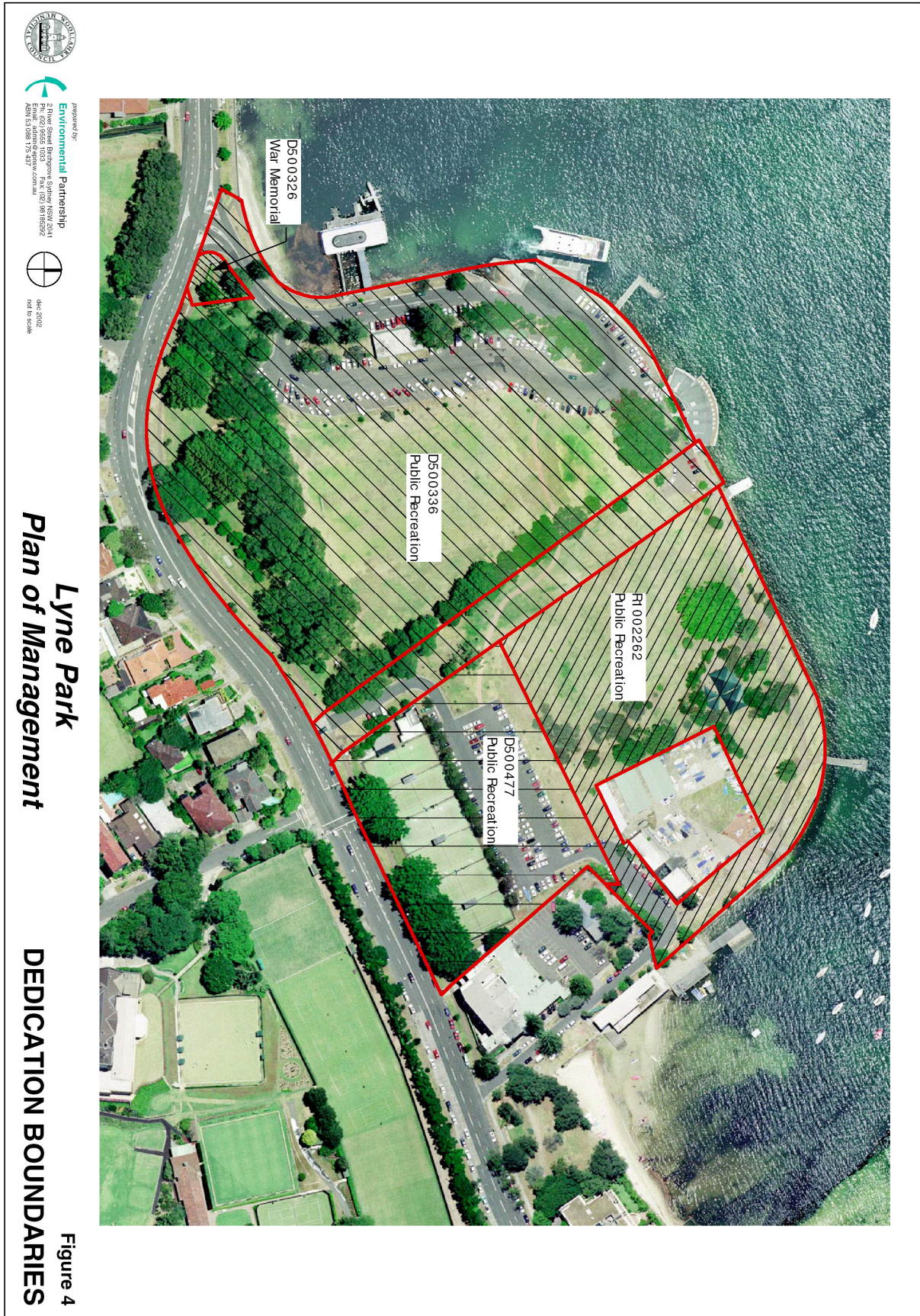


Table 2: Responsible authorities within the boundaries of Lyne Park

Responsible Authority	Location/ Structure/ Area	Tenure/Lease Details	DP/ Lot No.
Trustee Manager – Woollahra Council	War Memorial 260m ²	Crown land dedicated for War Memorial (D 500326) on 10 August 1934. Woollahra Council appointed as trustee 7 September 1934.	DP 752011 Lot 7061
Trustee Manager – Woollahra Council	Lyne Park 33265m ²	Crown Land dedicated for Public Recreation (D 500336) 2 August 1905.	DP752011 Lot 7076
Trustee Manager – Woollahra Council	Lyne Park 4045m ²	Closed Road dedicated for Public Recreation 2 August 1905 (D500336). Woollahra Council appointed Trustee 19 September 1980.	DP 752011 Lot 7066
Trustee Manager – Woollahra Council	Lyne Park 95m ²	Crown Land dedicated for Public Recreation (D 500477) 23 June 1939. Council appointed Trustee 20 May 1994.	DP 40022 Lot 1537
Trustee Manager – Woollahra Council	Lyne Park 7890m ²	Crown Land dedicated for Public Recreation 23 June 1939 (D 500477). Woollahra Council appointed Trustee 20 May 1994.	DP 40022 Lot 1538
Proposed Trustee Manager- Woollahra Council	Lyne Park 15620m ²	Crown Land reserved for Public Recreation (D 500477) on 12 February 1999, as an interim measure until it can be added to the dedication for Public Recreation within D500477.	DP 40022 Lot 1535

3.3 Tenure and Leasing

Leases and licences that exist and are proposed must be in compliance with the Crown Land objectives for land dedicated for public recreation.

Within the park, there are the following leases, which are authorised by this POM. Also included in Table 3 are proposals for amended or new leases or licences which are authorised by this POM, subject to the necessary development approvals being granted and appropriated agreements being entered into between Council and lessees or licensees and subject to necessary Ministers Consent.

Table 3: Tenure of land within Lyne Park.

Responsible Authority	Location/ Structure/ Area	Tenure/Lease Details	Expiry Lease Date	DP/ Lot No.
Woollahra Municipal Council	Lyne Park Tennis Courts Additional proposal including the development of a kiosk / café within the lease area.	Site leased from Woollahra Municipal Council as Trust Manager	Currently Under Review <i>* See note below</i>	N/A
Woollahra Municipal Council	A strip of land containing services for the Floating Restaurant	Site leased from Woollahra Municipal Council as Trust Manager	31 January 2005	N/A
Woollahra Municipal Council	Proposal: Amenity Block – development of a kiosk or coffee cart		To be developed	N/A

* Following completion of DA works, the proposed lease is for 10 years with two five year options.

A summary of the leasing and tenure details for facilities and structures adjacent to the area to Lyne Park are located in Table 5.

This has been included for reference because any changes proposed in the future such as development proposals or expiry or amendment to leases, may impact on the management of Lyne Park.

Table 4: Tenure of land adjacent to Lyne Park.

Responsible Authority	Location/ Structure/ Area	Tenure/Lease Details	Expiry Lease Date	DP/ Lot No.
Waterways Authority	Floating Restaurant	Site leased from Office of Marine Administration by Inapa Pty Ltd	2005	N/A
Waterways Authority	Boat launching ramp	Site leased from the Office of Marine Administration by Woollahra Municipal Council	continuing	N/A

Responsible Authority	Location/ Structure/ Area	Tenure/Lease Details	Expiry Lease Date	DP/ Lot No.
Waterways Authority	Ferry Wharf	Site leased from the Office of Marine Administration by Woollahra Municipal Council	continuing	N/A
Waterways Authority	Jetty	Site leased from the Office of Marine Administration by Woollahra Municipal Council	continuing	N/A
Waterways Authority	Catalina, Sydney Harbour	Site leased from the Office of Marine Administration by Catalina's Restaurant.	2003	N/A
Waterways Authority	Sea planes operations on Sydney Harbour	Site leased from DLWC by Sydney Harbour Seaplanes Pty Ltd	2000	N/A
Department of Land and Water Conservation	RSL	Reserved for war memorial - sub leased by Reserve Trust to the RSL Club	Trust Manager	N/A
Department of Land and Water Conservation	Woollahra Sailing Club	Site leased from DLWC under Special Lease 1980/1 to Woollahra Sailing Club Ltd	2021	DP 40022 Lot 1534
Department of Land and Water Conservation	Scout Hall 0.09 ha	Site leased from DLWC under Special Lease 1981/6 Met to Scout Association of Australia	2021	DP752011 Lot 1475 & Lot 1536
Waterways Authority	Cranbrook Boat Shed	Site leased from the Office of Marine Administration to Cranbrook School	-	N/A
Waterways Authority	Woollahra Sailing Club jetty	Site leased from the Office of Administration to Woollahra Sailing Club.	2021	-

3.4 Woollahra Council and the Crown Lands Act

The Trustee, Woollahra Municipal Council, has the power to lease or license uses within the dedications. Any lease or licence must be in accordance with the purpose of the reserve and the lessee operator must not provide facilities that create any barriers to entry or other facilities within the park.

Council has a responsibility to notify the DLWC of any leases and acceptance of any leases within the park is subject to approval by the Minister of Land and Water

Conservation. Licence agreements of less than one year (temporary licences) do not require the consent of the minister.

3.5 Principles of Crown Land Management

As identified in section 1.3, the principles of Crown Land Management reflect the philosophy of the DLWC with respect to land management. Table 6 identifies how this POM meets the requirements of the *Crown Lands Act 1989*.

Table 5: How the Crown Lands Act (1989) is satisfied

A Plan of Management needs to:	How the Plan of Management meets Crown Lands Act
Be prepared by a Reserve Trust	The POM has been prepared by the Trustee, Woollahra Municipal Council.
Incorporate the Act's principles of Crown land management	Objectives in the Action Plans are consistent with this requirement
Ensure that any proposed uses, developments and management practices conform to the public purpose for the reserve or dedicated land	The POM proposes to change the status of part of the reserved lands to road and restrict parking times for car parking on the reserved land. (Refer to Volume Two, Section 1.1.4). These actions will ensure conformity to the reserve and dedication purposes.

3.6 Other Legislation relating to Lyne Park

3.6.1 Sydney Regional Environmental Plan 23 Sydney and Middle Harbours.

The Sydney Regional Environmental Plan 23 Sydney and Middle Harbours (SREP 23), under the *Environmental Planning and Assessment Act 1979*, covers Sydney and Middle Harbours and therefore applies to this Park. This POM incorporates land above mean high water mark. SREP 23 provides the regional planning framework and general principles for assessing development around Sydney and Middle Harbours. A full listing of the aims of SREP 23 is contained in Appendix B.

In general, local councils are the consent authority for land-based development and the Office of Marine Administration for water-based development. SREP 23 under the EP&A Act 1979, provides a planning framework and process for preparation of plans of management for waterways, islands and foreshores of Sydney and Middle Harbours. SREP 23 also requires that a Plan of Management be referred to the Foreshore and Waterways Planning and Development Advisory Committee for its consideration and advice and that Council must consider the representations made by the Committee prior to adoption. Any development proposed to occur within Lyne Park must comply with SREP 23.

SREP 23 has specific aims in relation to open space and recreation and the visual environment. These aims are as follows:

Open Space and Recreation

- *To recognise the fundamental role that existing foreshore open spaces area have in providing access to the waterway and in accommodating water based recreational activities;*
- *To give priority to recreational activities which require or are enhanced by a foreshore location;*
- *To improve access to the waterway and from the waterway to the foreshore parks;*
- *To encourage, in appropriate circumstances, the provision of additional foreshore open space.*

The Visual Environment

- *To protect and enhance the landscape and special scenic qualities of the Harbour,*
- *To ensure that adequate consideration is given to the visual impact of development,*
- *To preserve the natural foreshore of the Harbour and to ensure development does not detract from their natural character.*
- *To preserve the natural foreshore of the Harbour and to ensure development does not detract from their natural character.*

This POM has been prepared in accordance with the requirements of SREP 23. Table 6 demonstrates how SREP 23 is satisfied.

Table 6: How SREP 23 (1990) is satisfied.

A Plan of Management needs to:	How the Plan of Management meets SREP 23:
Be prepared in respect of land within Council's area	Figure 2 and Sections 2 and 3.
Be in the form of a written statement and may include plans etc	The drafting of this Plan of Management
Describe the land to which it applies	Section 3
Identify any local environmental plan (LEP)	Woollahra LEP 1995 as amended

The DCP for SREP 23 defines Lyne Park as Landscape Character 10. Development within areas defined as Landscape Character 10 is required to follow these criteria;

- *It does not obscure, detract from or destroy special natural elements that are significant within the local context of the area,*
- *The open nature of the bays is not lost by over development of the foreshores,*

- *It has been demonstrated that the commercial activities proposed within and adjacent to the foreshores are necessary and that their proposed use is compatible with existing and likely future land uses.*

3.6.2 State Environmental Planning Policy 55 – Remediation of Land.

State Environmental Planning Policy 55 – Remediation of Land (SEPP 55) has been developed to provide a statewide planning approach to the remediation of contaminated land and to promote the remediation of contaminated land for the purpose of reducing risk of harm to human health or the larger environment.

As the origin of the soil of Lyne Park is unknown, any further development within the Park must be in accordance with SEPP 55 to eliminate or reduce any hazard arising from land and/or the removal, dispersion, destruction or mitigation of the contaminated land.

3.6.3 State Environmental Planning Policy 56 – Sydney Harbour Foreshores and Tributaries.

State Environmental Planning Policy 56 – Sydney Harbour Foreshores and Tributaries (SEPP 56) was developed to coordinate the planning and development of land comprising the foreshores of Sydney Harbour and its tributaries. The policy does this by providing a set of guidelines for any development, formulation of Master Plans, identifying areas of State significance and providing clear consultation procedure for planning and development of all foreshore locations.

The guiding principles defined in SEPP 56 are contained in Appendix B.

3.6.4 The Woollahra Local Environmental Plan 1995

Under Woollahra LEP 1995 (as amended), the entire area of Lyne Park is zoned 6 Open Space (General Recreation). Important provisions in the Development Control Table for this zone are provided below.

The LEP sets specific objectives for: (that relate to the management of Lyne Park)

- public and private open space, recreation and tourism;
- landscape;
- heritage conservation;
- foreshore areas and the harbour foreshore scenic protection area
- urban design;
- excavation of land; and
- outdoor advertising.

The details of all these objectives are listed in Appendix B.

The LEP defines development control tables that set out the zoning of all areas within the Municipality. Lyne Park has been categorised as Zone 6 – Open Space Zone and is discussed below.

DEVELOPMENT CONTROL TABLE - ZONE No. 6 - (OPEN SPACE ZONE)

1. Description of the Zone

The Open Space Zone applies to public or private land used or intended to be used for recreational purposes. Land that is within this zone may also be used for community facilities.

2. Objectives of the Zone

The objectives include -

3 (d) to enable development for the purpose of public and private recreation and community facilities sympathetic to the environmental characteristics of the land and surrounding areas; and

3 (e) to protect the visual and environmental attributes of the foreshores.

3. Development which may be carried out only with development consent

Development for the purpose of community facilities; recreation areas; recreation facilities; roads; uses or buildings associated with development permitted in the zone without development consent and utility installations (other than gasholders or generating works).

Clause 19 of LEP 1995 covers the harbour foreshore scenic protection areas. The park lies within an area designated as Harbour Foreshore Scenic Protection Area, for which special provisions have been developed in the Woollahra LEP 1995. Within this area, Council is required to make an assessment of any proposed development's visual impact when viewed to and from Sydney Harbour and any proposed development's impact on the natural landform and topography before granting consent.

Part 4 of the LEP deals with Heritage Provisions. This requires Council to take into account the likely impact of any proposed development on the heritage significance of a heritage item when assessing an application to carry out development in the vicinity of such an item. The Schedule prepared by Woollahra Council lists the War Memorial at the south-west entrance to Lyne Park from New South Head Road as a heritage item. Thus any development within Lyne Park or surrounding areas must not have any impact on the protection and conservation of this item.

The LEP identifies development that requires Council's consent. In assessing such applications, Council will refer to this POM as well as the LEP, SREP23 and other relevant legislation as provided in Table 8.

Table 7: Other Legislation relevant to Lyne Park

MATTER	LEGISLATION	RESPONSIBLE AGENCY
Air, water and noise pollution	Protection of the Environment Operations Act 1997	Environment Protection Authority & Woollahra Council
Threatened or endangered species	Threatened Species Conservation Act 1995	National Parks and Wildlife
Heritage	Heritage Act 1977 Woollahra LEP	Heritage Council Woollahra Council
Waste disposal	Waste Minimisation Act 1995	Environment Protection Authority
Building (above MHWM)	Local Government Act 1993	Woollahra Municipal Council
Building (below MHWM)	Management of Waters and Waterside Land Regulations - NSW under the Maritime Services Act 1935	Waterways Authority
Dredging	Fisheries Management Act 1994	NSW Fisheries / Waterways Authority
Land Management	Crown Lands Act 1989	Department of Land and Water Conservation
Planning control of development on Sydney Harbour Foreshore	SREP 23 Sydney Regional Environmental Plan No. 23 and Sharing Sydney Harbour The NSW State Rivers and Estuaries Policy and Sydney Harbour Catchment Blue Print.	DUAP & Woollahra Council for land-based development in Sydney Harbour DLWC and Woollahra Council
Assessment of Development Applications	Environmental Planning and Assessment Act, 1979	Woollahra Council DUAP

Any changes to the existing leases or issuing of new leases by the Waterways Authority for water-based developments, located below the mean high watermark and adjoining the Lyne Park sea wall, will be subject to approval of that Authority. However, these applications to the Waterways Authority for changes to uses or new developments are usually referred to Woollahra Council for review and comment, particularly in relation to the implications for the adjoining portion of Lyne Park. Any changes to land-based development below mean high water mark will be subject to the approval of Council in line with requirements of SREP No. 23. A specific requirement will be the provision of legal land base access to these leases.

In issuing licences for special events in Lyne Park, Council will refer to this POM to ensure such uses are consistent with the strategies and recommendations contained in it.

3.6.5 Woollahra Council Management Plan

The management plan contains a strategic overview of the Council's proposed activities, budget details and other issues relating to community, ecology and environment.

As identified by the Woollahra Management Plan, the key objective for parks and open space is to maintain the parks and other spaces of Woollahra and provide safe, convenient attractive facilities which meet the recreation needs for the community, in a manner which minimises the adverse impacts of human activity, protects the natural attributes of their sites and contributes to the visual amenity of the Municipality.

3.6.6 Woollahra Council's Development Control Plan – Exempt and Complying Development

Woollahra Council Development Control Plan (DCP) – Exempt and Complying Development established the development type, location and criteria for exempt and complying development within the meaning of the *Environmental Planning and Assessment Act 1979*.

Under this DCP, the following items are classified as being exempt (subject to certain criteria)

- Landscape works on public land
- Basketball hoops and backing boards
- Events
- Flagpoles
- Street and park furniture

3.7 State Policy

3.7.1 Crown Food and Beverage Policy

This policy is a tool that is used to provide guidance to Trusts and food and beverage outlet applicants and operators on the appropriateness of such facilities on Crown Reserves. (This policy is attached in Appendix C). The Policy defined where and what type of outlet is suitable on Crown Land so as to ensure the integrity of the Crown Reserve is maintained.

Specifically, the Policy outlines the following criteria.

- The facility should enhance the public use of the reserve and not become the main focus of the reserve.
- The integrity of the reserve, in terms of its public purpose and environmental qualities, should be preserved.
- The public's right to access should be preserved.

It is required that POM's define any proposed outlet in accordance with the Policy. All proposals to develop kiosks, cafes and other food outlets within Lyne Park must comply with this Policy.

4 References

Aboriginal carvings of Port Jackson and Broken Bay – Ethnological Series No. 1.

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Landscape Code, Woollahra Municipal Council, June 1988.

Lyne Park Community Discussion Paper and Draft Improvement Strategy,

Woollahra Municipal Council, August/September 1996.

Lyne Park Rose Bay, Fisher Hudson Pty Ltd, report to the Minister for Lands and Forests, 1974.

Plan of Management Foreshore Areas, Woollahra Municipal Council, approved June 1996.

Redleaf Draft Plan of Management, Manidis Roberts prepared for Woollahra Council, 1997.

Succeeding with Plans of Management: A Guide to the Local Government Act and Crown Lands Act, Department of Land and Water Conservation/Manidis Roberts, 1996.

The History of Woollahra: A Record of Events from 1788 to 1960 and a Centenary of Local Government, Jervis, J., Kelly, V., 1961, Sydney.

Woollahra Local Environmental Plan, Woollahra Municipal Council, 1995.

Woollahra Outdoor Recreation and Open Spaces Strategy, Issues Paper, Mandies Roberts (prepared for Woollahra Council), June 1992.

5 Appendices

5.1 Appendix A – Community Consultation Findings

The community consultation process was of prime consideration in the preparation of the Lyne Park POM and is outlined in Appendix A. The basis of the community consultation process were two community workshops organised by Woodward-Clyde. The issues raised from correspondence received from the community were as follows.

5.2 Community Workshops

Two workshops were organised and facilitated by Woodward-Clyde, as part of the scope of work for preparing the original POM. In order to maximise the effectiveness of the workshops they focused on the involvement of representatives from community groups with particular interests in the use and management of Lyne Park. Invitations to participate in the workshops were sent to the following representations of organisations identified by Council.

Michael Rolfe	President Vaocluse Progress Association
Bruce Robertson	Rose Bay Residents' Group
Bruce Crosson	President Woollahra History and Heritage Society
Peter Debnam MP	Member for Vaocluse
Betty Lloyd	Rose Bay Gardens Estate Resident's Action Group
Michael McMahon	General Manager Catalina Restaurant
James O'Grady	Rose Bay RSL
Michael Bennett	
Ben Politzer or Nicholas Heath	Scouts Association
Malcolm Kofsky	President Rose Bay Chamber of Commerce
Bill Graves	Rose Bay Chamber of Commerce
Sydney Harbour Sea Planes	
Imperial Peking Floating Restaurant	
Phillip Zylstra	Rose Bay Residents' Action Group
Lorraine McCauley & John Curtin	Lyne Park Tennis
Woollahra Sailing Club	
Councillor Mairaed Bilmon	

5.2.1 Community Workshop No. 1

Date: 24 Feb 1998

Venue: Rose Bay RSL Club

Time: 6 pm

The primary objectives of the Workshop were to:

- introduce the Woodward-Clyde Consultant Team and explain the program for preparation of the Lyne Park POM;
- provide an opportunity for all participants to raise issues of concern, express opinions, clarify issues relating to consultants' brief, provide the consultants with advice and relevant information;
- allow the consultants to present the results of their site analysis for the information and comment of the representatives at the meeting.

Attendees

In addition to the representatives of organisations that were invited to the Workshop a number of local residents also attended as indicated on the following list of attendees:

Name	Community Group/Organisation
Betty Lloyd	RBGE Residents' Action
Maureen Mastellone	RBGE Residents' Action
Paul Cooper	The Scots College
Hylde Rolfe (for Michael Rolfe, President)	Vaucluse Progress Association
Peter Poland	Woollahra History & Heritage Society
June Poland	Woollahra History & Heritage Society
John Curtis	Lyne Park Tennis Centre
Lorraine McCauley	Lyne Park Tennis Centre
Bruce Anderson	Spencer St Residents' Action Group
Rob Britten	Sydney Harbour Seaplanes
Nathan Kliments	ReGenesis Health Club
Kim O'Connor	Wentworth Courier
Robin Shand	Local Resident
Faith & Don Fraser	Local Residents
Ginette Fraser	Local Resident
Hugh Fraser	Local Resident
Jenny Urbach	Local Resident
Elizabeth Briger	Local Resident
Brigid McCabe	Local Resident
Ciaran McCabe	Local Resident

Summary of Key Issues Raised

1. Better access for pedestrian and passive recreation use.
2. There is not much space available for passive recreation - need to enjoy the waterfront.
3. Provide no more built facilities at the Park.
4. Recognise there is a need to provide parking for public transport nodes.
5. Need to free up the foreshore and make it attractive.

6. Need to maintain views to the Harbour.
7. Need to balance passive and active recreation needs.
8. Uses of the Park need to be flexible and can not be exclusionary.
9. Need to remove some of the uses over time.
10. Should look at relocating parking areas to sections of the Park which are under-used and open up vistas to the Harbour.
11. Need to embellish the history of the site.

Matters Raised During Presentation

12. Add Strickland House to open space analysis plan.
14. Add War Memorial to plan.
15. Differentiate between private and public open space.

Opinions Expressed by the Community Representatives

(Collated into issue areas)

Parking Issues

- Car parking and additional building inadvisable.
- Need for parking associated with public transport interchange at Lyne Park.
- Reduce the car parking area and use available air space in another part of the Municipality.
- Reduce long stay parking.
- Do not provide any more car parking.
- Car park on the eastern foreshore is seldom full.
- Remove scout hall and realign parking in front of tennis courts.
- Car park associated with boat launching ramp is too large and should be reduced in width.
- Should not be unrestricted parking area between the park, Catalina and seaplane base.
- Car parking close to the children's playground is used by patrons of Catalina and seaplanes causing difficulties for parents who need to park and take small children to the playground.
- Need to encourage use of public transport so that the parking needs of ferry users will be reduced.
- Should look at relocating parking areas to sections of the Park which are under-used and open up vistas to the Harbour - ie. the under-used playground which faces New South Head Road.

Traffic Issues

- Consider only allowing buses to approach the ferry wharf.

Recreation Issues

- Not much space for passive recreation - need to enjoy the waterfront.
- Access should not be restricted to 2 - 3 m along the foreshore - need a much greater area to be able to sit in the park and have views of the Harbour.
- Should provide more trees and flowerbeds for passive recreation.
- Need to balance passive and active recreation needs.
- Use of the Park would be more relevant to people within a wider age range, if recreational uses and facilities are broadly focused, rather than being specific to particular activities or age groups.
- Park is extensively used for running and walking - area should be kept open for public use.

- Keep park area as open as possible.
- Water related uses have a significant need to be located in the Park.
- Uses of the Park need to be flexible and can't be exclusionary.
- Existing land uses and structures in the Park would not necessarily be acceptable to the local or wider community if they were not existing uses.
- Tennis does not require a waterfront location.
- Use of the Park for sporting purposes should be decreased and use diverted to Woollahra Park which could be dedicated to football and cricket.
- Park is widely used by dog walkers - need to maintain hours when public can walk dogs without restraint.

Facility and Amenity Issues

- Provide no more built facilities at the park.
- Reclaim the scout hall for parkland.
- What contribution do the two flying boat services and two restaurants make to Lyne Park?
- Currently there is duplication of a lot of facilities in the Park.
- Retain public toilets.
- Need to remove some of the uses over time such as the floating restaurant.
- Extend opening times for public toilets near the ferry.

Children's Playground Issues

- Need to expand and develop the children's playground that is currently heavily used.

Foreshore and View Issues

- Need to free up the foreshore and make attractive.
- Need to set aside an area where the disabled or mobility impaired can gain access to the foreshore.
- Need to maintain views to harbour.
- As Lyne Park is visible from existing and proposed National Park areas, views into the site should be agreeable.
- Need to encourage uses that suit waterfront locations.

Landscape Issues

- Grassy knoll in park could be landscaped effectively.
- Plant more Australian natives and so promote Australian wildlife.
- Upgrade Park maintenance.

Other Issues

- more comprehensive irrigation scheme should be introduced to more adequately maintain the turf and reduce the impact of recreation on the Park.
- Works that are done on Park should relate to the needs of the metropolitan area.
- The park is used for a diversity of uses and increasing housing density in the area will increase use of the park.
- Consider feasibility of moving some of the facilities to Dover Heights.
- Embellish history of site.

Issues Raised by Businesses Located at Park

- The seaplane base is a unique site being the only facility in Sydney Harbour.

- Cultural Heritage values of site as former Flying Boat Base needs to be better acknowledged.
- Half of the land area of park was once occupied by flying boat base 1974 (aerial photos of site in 1974 available).
- Seaplane base is a tourist attraction, for international tourists to the area.
- Existing temporary building is proposed to be upgraded to provide better facilities for the public.
- Plan of Management should address a coop of the operators using the same facilities.
- Car park near tennis court is currently under utilised whereas the ferry car park is over utilised.
- 1996 Community Need Survey provided overwhelming support for swimming pool, cafe etc.
- Tennis courts extensively utilised by all ages - 400 children currently use the courts.

5.2.2 Community Workshop No. 2

Date: 17 March 1998

Venue: Rose Bay RSL Club

Time: 6 pm

The primary objectives of the Workshop were to:

- allow the consultants to present a series of options that would address the key issues raised by community representatives in Workshop No. 1;
- obtain responses to the options from the community representatives present;
- reach agreement on those elements of the various options that are considered appropriate to include in the POM by the community representatives who were present.

Attendees

Name	Community Group/ Organisation
Michael Bennett	Local Resident
Mairaed Bilmon	Woollahra Council
June Poland	Woollahra History and Heritage Society
Peter Poland	
Don Fraser	14 Derby Street, Vaucluse
Faith Fraser	14 Derby Street, Vaucluse
John Curtis	Lyne park Tennis
Stephen Johansson	Architect
Michael McMahon	Catalina
Wilhelmina Gardner	Lyne Park Survey - Analyst
Jim Murph	Resident/WSC
Betty Lloyd	Rose Bay Gardens Residents Action Group
Maureen Mastellone	Rose Bay Gardens Resident Action Group
Paul Cooper	C/- The Scots College, Bellevue Hill
Michael Rosen	Vaucluse Parasailing Association

Summary of Key Issues Discussed at Workshop

1. General location of parking in western portion of Park is supported by rationalisation of layout required to reduce the area of bitumen and impact on recreation users of the Park.
2. The option to relocate boat trailer parking along southern edge of playing field was not supported because it would preclude team sports on the playing field area.
3. Development of a waterfront pedestrian promenade was strongly supported.
4. The access road from New South Head Road to the western end of the car park alongside the tennis courts should be retained.
5. The existing small children's playground should be retained in current location with a pedestrian path connection to the car park adjoining the tennis courts.
6. A pedestrian path should provide convenient access between the ferry wharf and the car park adjoining the tennis courts without interfering with use of the playing field in the western portion of the Park.
7. A number of representatives oppose the possibility of locating a leisure centre in Lyne Park; others stated that if it were located in the Park then it should be near the RSL Club building.
8. The quality of landscape and recreation facilities in the Park needs to be improved.
9. Development of a kiosk in the general vicinity of the ferry wharf was supported subject to commercial viability.
10. The southeast entrance to the Park for pedestrians from Rose Bay centre needs to be re-developed to create an attractive sense of arrival to the Park.

Detailed Comments Expressed

(Collated into issue areas)

Parking Issues

- main problem is that best bit of park is used by trailers and commuters.
- would like to see provision for disabled to drive into park and sit in car enjoying the harbour.
- problem is Council won't police parking restrictions.
- parking restrictions are widely abused.
- connect the car park (eastern) with the ferry wharf.
- an non-ratepayers be charged for car parking.
- do we need this much car parking?
- must keep the same numbers of car parking spaces.
- parking is used by: trailers, commuters, restaurants, sailing clubs, tennis, RSL overflow, playground users, Cranbrook School boatshed, sailboard hire, flying boats.
- there is agreement we would like to get rid of car parking but we need it.
- boat trailers take up the most room and most are not ratepayers.
- can Council look into whether private cars use trailer area.
- car parking between Catalina Restaurant and ferry should not be unlimited.
- is it possible to increase car park behind tennis courts and remove car parking from elsewhere in the park.
- would like to see trailer park moved from where it is to free up the 'better' areas.

Traffic Issues

- if all cars going through Vickery Avenue are a problem then access from Sunderland Avenue needed.
- boats pull up in parking area and hose out engines, etc.
- use RSL car park for access.

- should aim to reduce car use.

Recreation Issues

- pedestrian access will come from eastern and western ends not the middle.

Facility and Amenity Issues

- toilets are a problem. They are becoming a 'beat'.
- public toilets should be closer to road and much more visible.
- toilets should not be moved too far away from children's facilities.
- need to provide facilities (eg. toilets) for all users.
- put toilets on other side of park, integrated with built form.
- toilets need to be secured, kept clean and locked at certain hours.
- can toilets and kiosk be combined.
- what is real problem with toilets.
- toilets not visible from road, unsupervised and very dark.
- if toilets were moved to New South Head Road would create other problems eg. passers by stopping to use them.
- community is divided - some want toilets, others don't.
- why not just light up toilets.

Children's Playground Issues

- leave playground where it is and put in pathway from car park.
- expand playground.
- add changing facilities/toilets near playground.

Foreshore and View Issues

- a 'grand walk' along waterfront is strongly supported.
- put the interpretation display along waterfront promenade.

Other Issues

- POM should reinforce the edges of the park.
- provide interpretation of other park uses (past and present).
- Council is looking at funding options, but this is Crown Land not public land
- can ferry wharf be moved to south.
- moving wharf would cost a lot of money for little result and would conflict with boat ramp. Could area behind tennis courts be used for trailers and put connecting road where trailer park is proposed.

Participants were asked to suggest solutions/directions to issues raised. The suggestions are summarised below:

Suggestions

(Compiled in Issue Areas)

Parking Issues

- Council should do a survey on the number of boat and other trailers left in car park for extended period.
- if trailers Park on grass you will get a quagmire.
- there is real demand for car parking.
- move trailer parking as far away as possible from edge.
- can we reduce car park footprint.

- need to examine whether we say 'reduce trailer parking spaces'.
- car park should be landscaped to soften it and provide shade.

Traffic Issues

- cutting park in half by Sunderland Way is not a good idea.
- no problem with existing western car access as it is (it continues Rose Bay Promenade).

Recreation Issues

- concerned about additional activities.
- don't intensify existing uses.
- retain pedestrian access at east and retain facilities.
- retain as a public park rather than as activity centre.
- can't halt usage - need to look at user patterns and facilitate them as much as possible.

Facility and Amenity Issues

- address cleanliness and positioning of toilets.
- park is already crowded with facilities.
- provide toilets at tennis courts.
- perhaps a kiosk would be OK.
- there is duplication of facilities.
- negotiate removing restaurant before kiosk.
- seaplane base is becoming an increased activity. Concerned they will demand more and more facilities/parking.
- kiosk may not be feasible.

Foreshore and View Issues

- is a harbourside park.
- increase pedestrian ways around foreshore.
- it is a foreshore park, emphasise it.
- create visual and tactile edge.
- need disability access to foreshore areas.
- need to look at users - we need to have more equitable sharing of uses. There are much wider user groups than those walking around the foreshore.

Landscape Issues

- consider safety/security with all the trees.
- leave grass on harbour side of walkway so pedestrians and children stock to hard surface.

Other Issues

- there are 'residents' in park.
- address security generally.
- Lyne Park is at saturation therefore no commercial development.
- improve what's there.
- orient it to its uniqueness.
- Sutherland Walk looks a good idea but won't work.
- Historical & Heritage Society very keen on interpretive displays and have photos of flying boat base in use.
- would like photo display in interpretive centre.

- would like to vet information to ensure accuracy.
- perhaps put summary of whole park in one place.
- information display to be vandal proof.
- 2 areas that have problems - car park and tennis courts/RSL/boatshed POM will allow possibility of real urban design solutions to those areas.
- need an urban design solution in SE and SW corners.
- upgrade security.
- improve signage.
- provide interpretative use the notion that the Park is 'full up', and is elitist can't be supported.
- good 'flow in' from Rose Bay Promenade but area from east is a 'lost area' - needs improvement.

Additional Issues Raised by Correspondence Received from the Community

Essential that the POM should ensure that all development proposals for the Park are subject to formal development control and consent procedures under the relevant LEP. Responsible management of community land must be conducted with all the available safeguards that ensure wide community awareness and environmental accountability before changes of use and development are made.

The plan provided to Council by the Department of Land and Water Conservation indicates that the north-east portion of the site is unreserved Crown Land; the Vacluse Progress Association presented a written submission expressing the opinion that the Crown Land should be reserved for public recreation with specific reference to foreshore public recreation activities as soon as possible.

6 Appendix B - Guiding Documents for Landscape Planning

6.1 Sydney Regional Plan 23 – Sydney and Middle Harbours

6.2 The guiding principles identified by SEPP 56 are as follows:

1. Increasing public access to, and use of, lands on the foreshore,
2. The fundamental importance of the need for land made available for public access, or use, on the foreshore to be in public ownership wherever possible, particularly land that is within the foreshore area as defined in the *Sydney Harbour Foreshore Authority Act 1998*,
3. The retention and enhancement of public access links between existing foreshore open space areas,
4. The conservation of significant bushland and other natural features along the foreshore, where consistent with conservation principles, and their availability for public use and enjoyment,
5. The suitability of the site or part of the site for significant open space that will enhance the open space network existing along the harbour foreshores,
6. The protection of significant natural and cultural heritage values, including marine ecological values,
7. The protection and improvement of unique visual qualities of the Harbour, its foreshores and tributaries,
8. The relationship between use of the water and foreshore activities,
9. The conservation of items of heritage significance identified in an environmental planning instrument or subject to an order under the *Heritage Act 1977*,
10. The scale and character of any development, derived from an analysis of the context of the site,
11. The character of any development as viewed from the water and its compatibility and sympathy with the character of the surrounding foreshores,
12. The application of ecologically sustainable development principles,
13. The maintenance of a working-harbour character and functions by the retention of key waterfront industrial sites or, at a minimum, the integration of facilities for maritime activities into development and, wherever possible, the provision of public access through these sites to the foreshore,
14. The feasibility and compatibility of uses and, if necessary, appropriate measures to ensure coexistence of different land uses,
15. Increasing opportunities for water-based public transport.

6.3 Woollahra Council's Land Management Principles

Part 1

2 (e) In relation to public and private open space, recreation and tourism

- I. to provide for open space which will meet the requirements of the population and which will be developed in sympathy with the existing natural environment of the area of Woollahra,
- II. to protect and promote public access in the inter-tidal zone of the foreshore of Sydney Harbour,
- III. to provide for a diversity of open space types and recreation opportunities; and
- IV. to allow for contributions towards the provision and embellishment of public open space.

2 (f) In relation to the landscape -

- I. to protect and enhance the natural landscapes throughout the area of Woollahra,
- II. to promote the retention of trees and the planting of suitable new trees in appropriate locations,
- III. to control or minimise the impact of future development upon natural features such as significant trees or stands of trees, ridgelines or land within view of any waterway,
- IV. to protect and enhance the environmental quality of the area of Woollahra through the appropriate management and conservation of the existing pattern of vegetation; and
- V. to protect the native flora and fauna.

2 (h) In relation to the area's foreshores and the harbour foreshore scenic protection area -

- I. to seek the retention of public foreshore lands for public purposes,
- II. to encourage development which, through its form, scale, materials and design is compatible with the natural and built landform of the foreshore areas as viewed from the water,
- III. to recognise the residential, recreational, tourist and commercial characteristics of the foreshore area and to co-ordinate development in order to protect the area's scenic and natural attributes,
- IV. to consider the impact of development on the views of Sydney Harbour enjoyed by existing residents and promote the practice of view sharing,
- V. to protect and, where possible, improve the view of Sydney Harbour and its foreshore areas obtained from public land,
- VI. to protect the natural, scenic and cultural attributes of the area's foreshores, including the visually and ecologically significant beaches, inter-tidal rock formations, vegetation, rock faces, shelves and outcrops,
- VII. to preserve existing public open spaces along the foreshores and to promote the dedication, acquisition, lease or occupation of additional useable areas so as to provide further public pedestrian access to and along the foreshores in appropriate locations; and
- VIII. to protect the native flora and fauna.

6.4 Department of Land and Water Conservation Food and Beverage Policy