



Sir David Martin Reserve Plan of Management

Sir David Martin Reserve Plan of Management



Adopted: December 2004

Woollahra Municipal Council

Executive Summary

This plan of management has been developed to guide the Trust Manager, Woollahra Municipal Council, in the care, control and management of Sir David Martin Reserve and a portion of the Plantation Reserve, New Beach Road, Darling Point.

This plan is written under the provisions of 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, improvements and development of open spaces as well as providing a survey and evaluation of all resources within the open space.

Basis for Management

The Sir David Martin Reserve Plan of Management is based on the principle that the overall management of the Reserve should be value-based. The values of the Reserve can be variously described as being recreational, aesthetic, cultural and historical and social. 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** – Sir David Martin Reserve is valued for its recreational opportunities. These opportunities include access to water based recreation and land based recreation and indoor cultural recreation pursuits may also be undertaken.
- **Aesthetic** – Located on the shores of Sydney Harbour, the Reserve provides views across to Elizabeth Bay, Potts Points and onwards to the Sydney City Skyline. These scenic qualities in addition to the aesthetics of the Reserve itself have made Sir David Martin Reserve a very popular location for recreation and viewing.
- **Cultural and Historic** – The Reserve has high heritage significance cultural history, which provides an opportunity for enriched understanding of the Darling Point and Rushcutters Bay areas.
- **Social** – The Reserve is valued for its uses for social, cultural and educational and community use opportunities.

History and Current Status

Sir David Martin Reserve, formerly known as Rushcutters Bay Maritime Reserve and HMAS Rushcutter is associated with the beginnings of the colonial naval forces as it was the original headquarters of the New South Wales Naval Brigade and Naval Artillery from 1901. The site was continually used as a training facility by these organisations and later by naval volunteer organisations until 1966 when they were transferred to HMAS Watson. The Anti-submarine training and research facility operated from 1939 until the end of World War II.

The Reserve contains buildings that are of local, state and national significance and now serves as an area that provides opportunities for public recreation and other community facilities.

Review of the 1997 Rushcutters Bay Maritime Reserve Plan of Management

The 1997 Rushcutters Bay Maritime Reserve Plan of Management was adopted by Woollahra Council and the Minister for Land and Water Conservation, 1 September 1997. This plan of management updates and replaces the 1997 Rushcutters Bay Maritime Reserve Plan of Management.

Key Issues

A number of key issues were identified through the preparation of this plan of management. These include:

- **Changing the Reserve Purpose** – A revision of the Reserve Purpose will allow Council the opportunity to encourage promote and facilitate a variety of public recreational, cultural, social and education activities.
- **Landscape Plan** – The development of a Landscape Plan for the Reserve is necessary to guide future improvement, upgrading and maintenance.
- **Car management** - Residential and surrounding commercial influences including the Cruising Yacht Club of Australia and d'Albora Marina generate traffic and parking demands, which impact on the amenity of this area. Users of the Reserve are to be encouraged to use public transport.
- **Park elements** - Outdoor furniture contributes to the amenity and convenience of a park. Woollahra Council has adopted a standard range of park furniture that will be used throughout the Reserve. A review of the location and type of furniture to be installed into the Reserve will be a component of the Landscape Plan.
- **Signage** – There are various styles of signage within the Reserve. The signage will be reviewed under the proposed Signage Strategy for all of Woollahra's public open spaces. A review of the location and type of signage to be installed into the Reserve will be a component of the Landscape Plan
- **Adaptive use of Buildings** – The use of the buildings within the Reserve with the aim of providing public recreational and cultural uses whilst ensure the heritage protection and conservation of the buildings. Fee based use of the buildings within the Reserve will assist Council managing the heritage buildings in the long term.

Strategies and Actions

This plan of management has been developed with a series of Action Plans, located in Section 6 (of this plan), that identify objectives, actions, priorities and responsibilities. These Action Plans are the working section of the plan and will be referred to during budgeting and program decision making.

The key actions in the Sir David Martin Reserve Plan of Management are summarised below.

Short Term

- Amend the purposes allowed within the Reserve in conjunction with the Department of Lands.
- Prepare a landscape plan that maintains landscape elements together with foreshore pedestrian links.
- Upgrade park furniture.
- Install upgraded signage at all entry points to identify the Reserve to users.
- Prepare and implement an interpretation plan focussing on the history and other cultural heritage resources of the Reserve.

Medium Term

- Improve public links between Rushcutters Bay Park and Yarranabbe Reserve through Sir David Martin Reserve.
- Identify and manage zones where water and land based public recreation facilities merge.
- Review slipway uses.

Long Term

- As opportunities arise, improve the visual quality of the waterfront buildings and structures.
- Review and encourage public transport access to the Reserve.
- Assess the possibility of developing an overall plan of management for Sir David Martin Reserve, Yarranabbe Reserve, Plantation Reserve and Rushcutters Bay Park.

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1 Introduction

1.1 Preamble

This Plan of Management (POM) has been prepared to guide the Trust Manager, Woollahra Municipal Council, in the care, control and management of one dedicated Crown Reserve, R 100076 (Sir David Martin Reserve) and a portion of the Reserve for Plantation Access (R 47337). The area as shown in Figure 1 will be referred to as the Reserve in this POM.

Council recognises the importance of the land-based and water-based recreational opportunities occurring within and from the Reserve and the POM responds to and protects these values as well as protecting the regional significance of the Reserve for public recreational users.

This POM supports the vision formulated by Woollahra Council in the current Management Plan 2004 – 2007 for 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 will continue to promote the unique enviable richness and diversity of the Municipality and the Council’s commitment to high standards and quality service for the benefit of the community.”

1.2 Background and review of the 1997 Rushcutters Bay Maritime Reserve Plan of Management

A POM that encompasses Sir David Martin Reserve was adopted in August 1997 by Woollahra Municipal Council and by the Minister of Land and Water Conservation. The 1997 POM was titled, *Rushcutters Bay Maritime Reserve Plan of Management*. This POM updates and replaces the 1997 Plan.

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.*

As the Reserve is Crown Land that has been reserved for Public Recreation and Public Maritime Purposes and for Plantation and Access, the above principles are relevant to management of the Reserve.

Figure 1: Sir David Martin Reserve



1.4 Plan of Management Procedures

Plan of management procedures issued by Department of Land and Water Conservation (3 March 1997) states 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 Sir David Martin Reserve POM. These are listed in Appendix A. This POM addresses each of these objectives through setting specific objectives within the Action Plans (Section 6).

1.6 Purpose of the Sir David Martin Reserve 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 Sir David Martin Reserve and a portion of the Plantation Reserve.

In providing Council with a sound basis to guide decisions on the future use and management of the Reserve, the POM recognises the intrinsic values of the Reserve as well as the values the community currently places on the Reserve along with the reserve purpose “public recreation and public maritime purposes” and “plantation and access”. It provides Council with a framework within which to assess proposed changes to the use and management of the Reserve, 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 Reserve. The POM, once adopted, also binds the Trust and its successors to the objectives set and the progressive implementation of those strategies when possible.

There can be little doubt therefore that a POM is an important first step in achieving the objectives and consolidating the recreational opportunities with maritime uses and cultural resources for the enjoyment and appreciation of the community and future generations.

1.7 Community Consultation

The draft POM was presented to the Rushcutters Bay Working Party for comment and is to be placed on public exhibition for community comment.

1.8 Structure of the Plan

The Plan is divided into sections:

Table 1: Structure of the Plan of Management

Section 1	<i>Introduction</i>	Provides background to the revised draft POM and purpose.
Section 2	<i>Reserve Description</i>	Provides a description of the Reserve’s location, history, physical features, facilities and recreational uses.
Section 3	<i>Legislation and Tenure</i>	Provides the relevant legislative controls applying to the Reserve.
Section 4	<i>Planning Issues</i>	Discusses relevant issues and provides the practical basis for the formulation of a plan of action for the management of the Reserve.

Section 5	<i>Basis for Management</i>	Briefly explains the value judgement, which underscores this POM and presents the plan's overriding goals.
Section 6	<i>Management Implementation</i>	Presents a strategy to achieve the goals and objectives for the Reserve. 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 7	<i>Funding</i>	Outlines funding opinions.
Section 8	<i>References</i>	

2 Reserve Description

2.1 Introduction

The Reserve was formerly used as a naval depot, known as HMAS Rushcutter and presently comprises both land and water based activities. The Reserve contains a number of buildings of varying ages, dating from the end of the nineteenth century and beginning of the twentieth century, arranged around an area of open space formerly used as a Parade Ground.

2.2 Location, Size and Topography

The Reserve is bordered by Yarranabbe Reserve, an area of popular open space to the north and by d'Albora Marina to the south. The site is also close to the Cruising Yacht Club of Australia. The Reserve is also bounded by New Beach Road and Rushcutters Bay, refer to Figure 2.

The predominant character of this area is parkland. Supported by large mature trees and wide expanses of open space, the parkland character of New Beach Road, that incorporates Rushcutters Bay Park, Sir David Martin Reserve, the Plantation Reserve and Yarranabbe Reserve, is overlooked by private residences of Darling Point.

The Reserve is approximately 0.61 hectares of waterfront land facing directly onto the marinas and moorings in Rushcutters Bay. The Reserve is a component of the wider open space corridor that is approximately 9.7 hectares in area. (Rushcutters Bay Park – 6.4 hectares, Plantation Reserve – 0.06 hectares (excluding the area within this POM), Yarranabbe Reserve 2.6 hectares.)

2.3 Regional Context

The Reserve has an exceptional potential for community use in a landscape setting within a densely populated urban environment. The site contains structures of cultural significance, which express its history of maritime uses in addition to providing the local community with precious open space and access to the waterfront. The Reserve was used as the base for sailing competitions at the Sydney 2000 Olympic and Paralympic Games and as a result of this, Olympic Legacy items are located adjacent to the Reserve. A plaque is located on the seawall as a reminder of this event and use of the Reserve during the 2000 Olympic Games.

The Reserve lies within the immediate neighbourhood of one of the most densely populated districts of Sydney. The generous existing open space of Rushcutters Bay Park and Yarranabbe Reserve attractive foreshore setting make this a popular and heavily used area for public recreation by the boating fraternity, joggers, picnickers and sporting interests.

Many of the buildings on the Reserve are visually prominent for their architecture in an area otherwise dominated by more conventional residential or commercial developments.

2.4 Flora and Fauna

Vegetation on the Reserve is limited to two large Camphor Laurel trees, one Palm, one Frangipani, one Fig tree and some minor shrubs and an area of lawn.

There is no remnant fauna, however the Reserve does provide refuge for bird species, which inhabit the surrounding area as well as lizards, possums and other small fauna.

2.5 Existing Uses

The existing use and tenants of Sir David Martin Reserve include:

- Royal Australian Naval Sailing Association Sydney Squadron Limited (RANSA - a non-profit association governed by its charter) rents the boatshed. Uses include racing twice weekly, boat storage, BBQ and outdoor seating facilities and a function licensed bar.

Figure 2: Regional Context of Sir David Martin Reserve



- St Vincent's Community Dementia Care uses The Cottage.
- Performance Development Centre for theatre and dance, arts and cultural activities in the Drill Hall and Extension.

Beyond these uses, the Reserve provides public open space for passive public recreation, such as walking, running, picnicking and viewing.

2.6 Uses along the Reserve Boundary

The northern boundary of Sir David Martin Reserve adjoins Yarranabbe Reserve. Yarranabbe Reserve is approximately 2.6 hectares in size and is a popular harbour-side reserve used for a wide range of public recreational activities including dog walking, exercising, children's playground and provides access to the Sydney Harbour. With commanding views towards the Sydney City skyline, the Reserve is heavily frequented during festivities on the Harbour and for fireworks events.

The southern boundary of the Reserve borders d'Albora Marina. This marina provides 102 floating berths, a 20 ton vertical lift slipway is served by 7 cradles, a fully equipped workshop and fuelling facilities. Further to the south are the Cruising Yacht Club of Australia and Rushcutters Bay Park.

The adjacent waters of Rushcutters Bay are zoned W4 Naval Waters, identified in the Sydney Regional Environmental Plan 23 (SREP 23).

2.7 Cultural History

Following the establishment of the British colony of New South Wales in 1788 the responsibility for the defence of Australia lay with the British government. By the mid-nineteenth century, there was considerable concern in the Australian colonies about the ability of the Imperial forces to defend Australia and Volunteer units for home defence were raised in all six colonies. The reason behind the establishment of the Voluntary Naval Brigade was to provide a nucleus of professional officers and key non-commissioned officers, with the main body being "weekend sailors" ready to be used to man Royal Navy ships in a defence emergency.

From the 1870s until 1901 the Naval Brigade and Naval Artillery Volunteers were located at Fort Macquarie. In 1901 with the impending demolition of Fort Macquarie for the construction of new tram sheds, new accommodation had to be found for the naval volunteer forces. The chosen site was the east side of Rushcutters Bay and it was here that new headquarters were established. The site was primarily selected for its close proximity to Victoria Barracks and ready access to the water. The Boatshed and the Drill Hall were constructed in the late 19th Century for the use of the Naval Brigade. Both buildings were constructed of galvanised iron as it was cost effective and materials were readily available from the local galvanising works.

The Federation Cottage, sometimes known as "the Captains Cabin" was constructed in the late 19th Century. Although constructed for the Commander of the Naval Brigade, it appears not to have been used for that purpose. Documentation suggests that the original Commander of the Brigade, Captain Francis Hixson, did not reside in the cottage. It was utilised as the first recruitment centre and accommodation for the WRANS during the Second World War.

On the formation of the RAN in 1911, the site became the Sydney Naval Depot, responsible for reserve training. It is understood that the naval jetties were constructed in the late 1930's to facilitate the storage of vessels and the training of Service personnel. In the mid 1930's the anti - submarine school was formed and housed in the brick buildings that were constructed at that time. It has been said that the anti - submarine school trained so many officers and operators who fought in the battle of the Atlantic, that it played an important part in turning the tide against the U-boats in 1939-45 War.

In 1942, HMAS Rushcutter became the site for Navy recruitment and training centre. After the War the site continued as a reserve depot and anti-submarine school until the latter moved to HMAS Watson. In 1960 HMAS Rushcutter was de-commissioned and the RAN Research Laboratory (RANRL) and the RAN Trials and Assessment Unit were housed in the building. The former remained to carry on important underwater research whilst the latter moved to the Edgecliff Centre.

The Boatshed housed Naval sailing boats (whalers, cutters, dinghies, etc) for reserve training and recreational sailing. In 1966 the Australian branch of the Royal Australian Navy Sailing Association (RANSA) was formed as an independent body to promote sailing in the RAN and has continued to operate from the boatshed since that time.

"Sail Loft" is a pre 1900's two storey timber frame building that has been recently renovated and is presently used for sailing classes. The Sayonara Slipway appears to have been acquired by the Navy during World War II and the heavy-duty slip was constructed by the Navy at that time and has not been used for approximately 15 years.

In 1979, the RAN returned the Rushcutter site to the New South Wales State Government. In the agreement then made, the State Government leased back the site to the Commonwealth to enable RANRL to continue and for the CSC, RANSA and ASC to continue to use the boatshed and the wharves.

In 1979, the Commonwealth Government transferred the land to the State Government for it to be used for public recreation with the land dedicated as a Reserve for "public recreation and public maritime purpose" under the administration of a community trust board called the Rushcutters Bay Maritime Reserve Trust in 1987.

With a name change in 1991 to Sir David Martin Reserve (as it is now known) the Rushcutters Bay Maritime Reserve Trust began the process of developing the Reserve's first POM (1992) followed by a plan in 1997. Included in the planning for the Reserve, a Conservation Management Plan was also commissioned in 1997.

The Reserve was used, in conjunction with Rushcutters Bay Park and Yarranabbe Park, as the Olympic Sailing Shore Base at the Sydney 2000 Olympic and Paralympic Games and as a result of this, Olympic Legacy items are located adjacent to the Reserve. Such items include the hard stand area, two cranes and marina. Within the Reserve, Legacy Items include renovations to the Drill Hall, Drill Hall extension and Soil Loft,

The control of the Rushcutters Bay Maritime Reserve Trust was transferred to an administrator from Department of Land and Water Conservation prior to control being transferred to Council on 1 July 2001. Woollahra Municipal Council was entrusted with the care, control and management of Sir David Martin Reserve and appointed to manage the Reserve. The management of the Reserve under Woollahra Council occurred following the Olympic period and at the conclusion of the usage of the area as an Olympic site.

3 Legislation and Tenure

3.1 Background

The Department of Lands (DoL), 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 Sir David Martin Reserve has been transferred to Woollahra Municipal Council by its appointment to manage the reserve trust. The writing of this POM is under *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.

3.2 Commonwealth Transfer Agreement

In 1979, the Commonwealth Government agreed to transfer the former Naval Depot at Rushcutters Bay to the State under the Commonwealth-State Land Exchange Agreement (Appendix B) and it is this agreement in conjunction with the reserve purpose that sets the overriding control on the management of Sir David Martin Reserve.

Although Sir David Martin Reserve was transferred over to the State Government, this Agreement preserved provisions that would allow the Commonwealth Government (that is, the Navy) to retain occupancy within the Reserve. Furthermore, the Agreement preserves the whole Reserve for the purposes of Public Recreation following the termination of the lease with the Commonwealth Government. Simultaneously, the Agreement provided for the RAN Sailing Association to lease an area within Sir David Martin Reserve.

Following the transfer of the depot, the then Minister for Lands, by notification in the Government Gazette of 16th January, 1987, reserved the land from sale for the purpose of public recreation and maritime purposes. The Minister also decided that the care, control and management of the area should be administered by a private trust appointed under the *Crown Lands Consolidation Act, 1913*.

3.3 The Reserve Trust

On 1 July 2001 Woollahra Municipal Council was appointed to manage the reserve trust and became responsible for the care, control and management of the following reserve (and as shown on Figure 3):

- R 100076 (being portions 1141, 1142 and 1628) is dedicated for Public Recreation and Maritime Purposes.

Subsequently Woollahra Municipal Council has adopted a Local Environmental Plan (LEP), which relates specifically to the Reserve and is discussed in detail in Section 3.7 in this Plan. Discussions have been held with the DoL and it is proposed to amend the Terms to broaden the purposes of the Reserve in line with the LEP.

3.4 Tenure and leasing

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

Council has a responsibility to notify the DoL of any leases. Acceptance of any leases within the Reserve is subject to approval by the Minister of Lands. Licence agreements of less than one year (temporary licences) do not require the consent of the minister and may be approved by Council.

Figure 3: The Reserve Trust

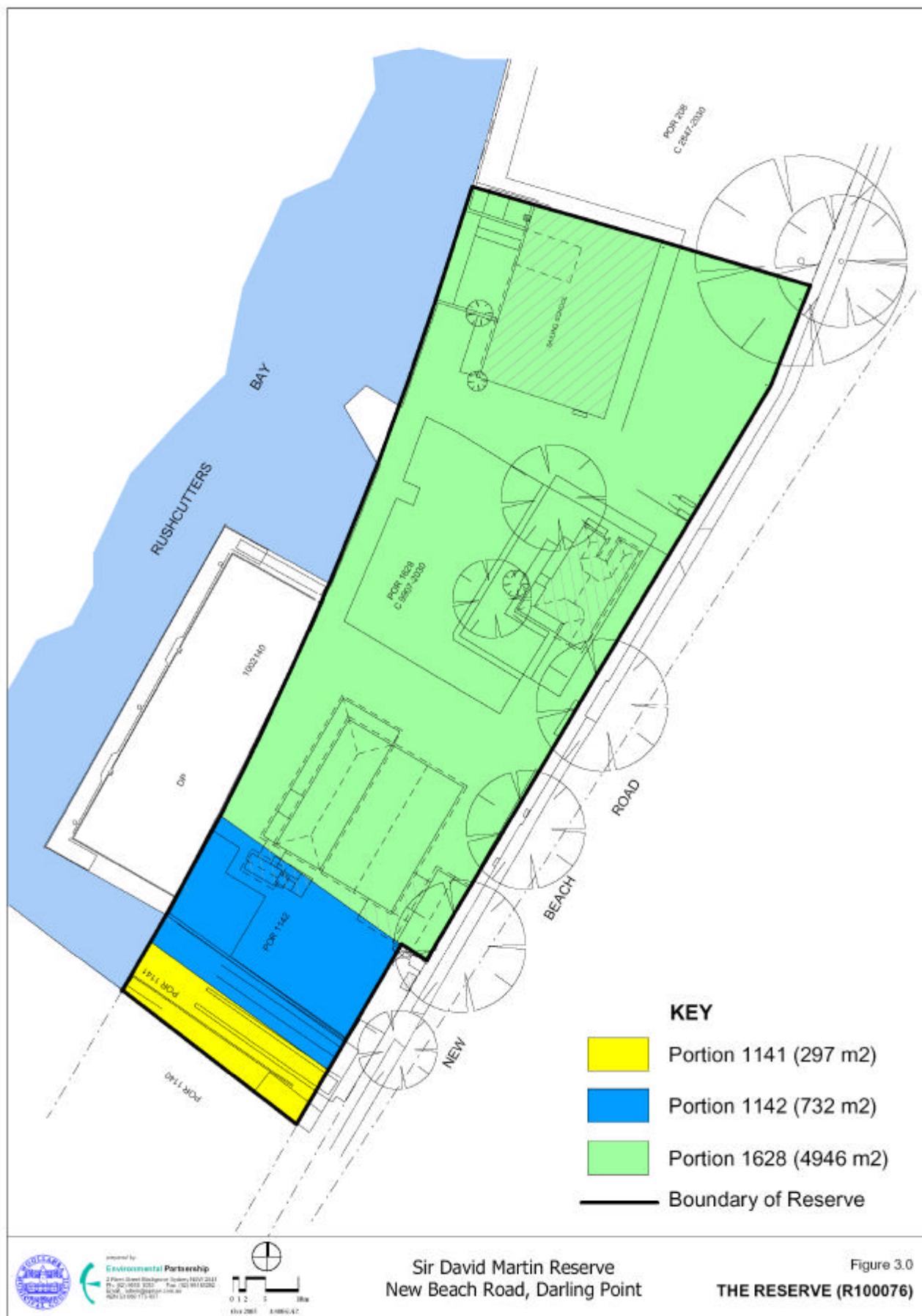


Table 2: Proposed Licences within the Reserve

Responsible Authority	Location/ Structure/ Area	Tenure/Lease or Licence Details	Expiry Lease Date	DP/ Lot No.
Woollahra Municipal Council	Sir David Martin Reserve Cottage	To use The Cottage as a recreational facility for elderly persons or people with a disability. Hours of Operation: Monday – Friday 8.00am – 8.00pm, Saturday 10.00am – 1.00pm	Proposed	R100076
Woollahra Municipal Council	Sir David Martin Reserve Drill Hall and Extensions	To use the Drill Hall and Extensions for dance, theatre and other art forms as well as workshops associated with these uses. Hours of Operation: For rehearsals: Any day: 7.00am – 9.00pm For performances or functions: Any day: 6.00pm – 11.00pm and for no more than two performances within a 30 day consecutive period.	Proposed	R100076
Woollahra Municipal Council	Whole Reserve	Occasional film and photograph shoots, product launches etc and fundraising activities. These activities would only be of a short-term nature covered by Casual Hire Agreement.	Proposed	R100076

Other licences or leases may be considered during the life of this POM and will be assessed against the reserve purpose, other legislation and planning documentation and against this POM.

3.5 Principles of Crown Land Management

As identified in section 1.3, the principles of Crown Land Management reflect the philosophy of the DoL with respect to land management. Table 3 identifies how this POM meets the requirements of the *Crown Lands Act 1989*.

Table 3: 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 Trust Manager, Woollahra Municipal Council.
Incorporate the Act's principles of Crown land management	Objectives in the Action Plans are consistent with this requirement as each action is assessed against the Principle of Crown Land Management – refer to Section 6
Ensure that any proposed uses, developments and management practices conform to the public purpose for the reserve or dedicated land	Assessment of all new developments against this POM

3.6 Other Legislation relating to Sir David Martin Reserve

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 Reserve. 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.

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 POM 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 the Reserve 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 4 demonstrates how SREP 23 is satisfied.

Table 4: 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	Sir David Martin Reserve is within the Woollahra Local Government Area and is zoned as Open Space in the LEP.
Be in the form of a written statement and may include plans etc	This POM
Describe the land to which it applies	Section 3
Identify any local environmental plan (LEP)	Section 3

The DCP for SREP 23 defines the Reserve 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.

The aim of this zoning scheme is to establish a balance between development and conservation and provide the major usage guide for Sydney Harbour.

Furthermore under SREP 23, the waters of Rushcutters Bay that adjoin the Reserve and located outside the scope of this POM, have been noted as W4 under the Waterways Zoning Scheme.

Specifically the objectives of zone W4 – *Naval Waters* are:

- *To identify the areas of the waterway required for naval activities.*
- *To ensure that other activities and facilities are compatible with naval 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 state-wide 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.

Any development within the Reserve 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.

3.6.4 Fisheries Management Act 1994

This POM also incorporates areas of foreshore along the Reserve, which are within the Intertidal Protected Area as defined by the Fisheries Management Act 1994. The foreshore area is recognised by the Act because it may contain sea grasses.

3.7 Woollahra Council Planning Documents

3.7.1 The Woollahra Local Environmental Plan 1995

Under LEP Amendment No 38, Sir David Martin Reserve is Zoned 6 Open Space, subject to restrictions. These restrictions relate to liquor licences and a requirement that development is consistent with the terms of reservation for Sir David Martin Reserve.

Other provisions under Amendment No 38 of the LEP, include:

- acknowledge the heritage significance of Sir David Martin Reserve and the part of the plantation reserve by listing that land as a heritage item.
- enable development of the land for certain purposes in addition to those permitted in Zone 6 (Open Space). These purposes include the existing use by RANSA and the

necessary management and operational support facilities for the ten-berth marina and hardstand; cafes and kiosks.

- prohibit a person from holding a permit or licence (other than a temporary on-licence function license under the *Liquor Act 1982*).

The LEP sets specific objectives for: (that relate to the management of the Reserve in addition to those discussed above)

- 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 C.

The LEP defines development control tables that set out the zoning of all areas within the Municipality 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 - <ul style="list-style-type: none">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;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 covers the harbour foreshore scenic protection area. The Reserve lies within an area designated as Harbour Foreshore Scenic Protection Area, for which special provisions have been developed in the LEP. 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 Council lists

"Sir David Martin Reserve and the part of the plantation reserve adjoining portions 1141 and 1142 of the Reserve" as a heritage item.

Thus any development within or surrounding the Reserve must not have any impact on the protection and conservation of the Reserve.

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 5.

Table 5: Other Legislation relevant to Sir David Martin Reserve

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 Service
Heritage	Heritage Act 1977	Heritage Council
Waste disposal	Woollahra LEP	Woollahra Council
	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	DOL
Planning control of development on Sydney Harbour Foreshore	SREP 23 Sydney Regional Environmental Plan No. 23 and Sharing Sydney Harbour	DIPNR & Woollahra Council for land-based development in Sydney Harbour
	The NSW State Rivers and Estuaries Policy and Sydney Harbour Catchment Blue Print.	DOL and Woollahra Council
Assessment of Development Applications	Environmental Planning and Assessment Act, 1979	Woollahra Council DIPNR

Any changes to the leases/ licences or issuing of new leases / licences by the Waterways Authority for water-based developments, located below the mean high watermark and adjoining the sea wall at Sir David Martin Reserve, are usually referred to Woollahra Council for review and comment, particularly in relation to the implications for the adjoining portion of the Reserve. 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 the Reserve, Council will refer to this POM to ensure such uses are consistent with the strategies and recommendations contained in it.

3.7.2 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.

In regard to Parks and Public Space the Management Plan, identifies key objectives being:

- *"To provide safe, convenient, attractive public open spaces which meet the recreation and leisure needs of the community*
- *To enhance the visual amenity of the municipality"*

In regard to Property Management the Management Plan, identifies the following objectives:

"Optimise the use of existing property assets so as to:

- *Meet community needs*
- *Provide for community uses*
- *Meet legal requirements*
- *Optimise income from properties*

3.7.3 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 (including lighting).

3.7.4 Social Plan 2002 - 2005

The Social Plan contains information on the Woollahra community and its needs to enable Council to make decisions on the planning and provision of community services. The Social Plan is prepared in consultation with the community, community service agencies, Councillors and Council staff and the Social Plan is a major way in which Council will strive towards its vision to support and promote active community participation to achieve a healthy social environment, appropriate cultural services and an efficient infrastructure.

The aim of the Social Plan is to:

“Create a social environment characterised by the strength of its community spirit and the quality of its community facilities, services, resources and initiatives.”

3.7.5 Cultural Plan

The Cultural Plan provides information, direction and links to other key areas of Council activity. It ensures an integrated approach to planning and priority setting which will result in community benefits including enrichment of peoples lives, informal learning and skills development, improved tolerance and understanding of diverse cultures as well as an enhanced sense of local identity and community spirit.

3.8 2001 Expression of Interest Process

Expressions of interest (EOI) for the use of the buildings, facilities and areas at Sir David Martin Reserve were called in November / December 2001. Specifically, this EOI process related to:

“The existing buildings (except the Royal Australian Naval Sailing Association (RANSA) boatshed), facilities and areas located on Sir David Martin Reserve, New Beach Road, Darling Point.

A small section of the plantation reserve adjoining Sir David Martin Reserve.

The ten berth marina and hardstand adjoining Sir David Martin Reserve.”

The Information for the Expressions of Interest noted that:

“All proposals must consider and address the aims, strategies and community service provision objectives that are outlined in the

Rushcutters Bay Maritime Reserve Plan of Management

Rushcutters Bay Maritime Reserve Conservation Analysis and Conservation Policy

Draft Woollahra LEP 1995 (Amendment No.38)

Commonwealth / State Transfer Agreement 1979

Terms of the Reserve under the Crown Lands Act 1989”

Council at its meeting of 16 December 2002 resolved that Option B in the Corporate and Works Report, 9 December 2002, are to be included at Sir David Martin Reserve. A discussion of the outcome of this process for each building within the Reserve is contained in Section 4.6 of this Plan.

4 Planning issues

This section presents issues relevant to the planning process. Any response in the form of recommended action is consistent with the core objectives associated with each area.

4.1 Recreation

4.1.1 Changing the Reserve Purpose

During the development of Council's Social Plan and Cultural Plan the following issues were identified:

Cultural Plan:

- To identify and provide a range of accessible, imaginative and affordable arts and cultural programs that respond to the needs of older residents on an equitable basis,
- To ensure that proactive partnership strategies with the State Government and the community sector continue, using the Sir David Martin Reserve as a model in order that arts and cultural facilities in the municipality can be developed that result in social, cultural and economic benefits to the community,
- To capitalise on Woollahra's small scale town centres, and its under utilised halls and buildings to develop an active, accessible and affordable program of courses and events which build community identity, cohesion and local pride and confidence,

Social Plan:

Older People

- A demographic analysis of the Woollahra Municipality indicates a trend 25% of the population are over the age of 55 years and on third of these are over the age of 75 years. The Social plan identifies :
- Social isolation particularly for those with mobility constraints.
- There is insufficient respite care for carers, especially those caring for their spouse, relative or friend with dementia.
- Active older people need venues for gentle exercise programs and a range of activities, classes and programs which maintain their well being, social skills and community participation,

People with a Disability

- Recreational opportunities for adults with intellectual disabilities are very limited,
- Major shortfalls in recreation and respite services for people with disabilities of all ages,

Community Facilities

- There is a community shortage of appropriate and accessible community facilities,
- Most Council facilities are heavily used despite being less than satisfactory to many users due to location, size, access or amenity factors,

Community Leisure

- Woollahra Municipal Council is under supplied with recreational and cultural facilities,
- There is no public recreation facility suitable for older people in Woollahra,
- Wider opportunities are needed for easy access to a variety of water based recreation opportunities sports, such as sailing for people with disabilities,

Sir David Martin Reserve has the potential to accommodate a number of services that have been identified in Council's Social and Cultural Plans as being in shortfall or under provided within the Woollahra Municipality. Recent developments to The Cottage now provide access for people with a disability to the building and the addition of a passenger lift in the Drill Hall has opened up the use of the upper storey to all users. These developments, together with the installation of disabled toilet facilities makes Sir David Martin Reserve a valuable community resource that will aid in meeting some of Council's shortages in providing social, recreational and cultural opportunities for all age groups.

The definition of the permissible uses within Sir David Martin Reserve is determined by the Reserve Purpose, which is established under the *Crown Lands Act*. The existing reserve purpose imposes

limitations on the types of public recreational activities that can occur within the open spaces and the buildings within the Reserve.

It is proposed that the purpose of the reserve include:

Public Recreation,
Community Purposes,
Public Maritime Purposes,

This will align the purpose of the reserve with Council's LEP to include public maritime and public recreational activities achieved through cultural, social and educational activities and pastimes and to provide for passive recreation activities and pastimes.

4.1.2 Site Uses

The Reserve is reserved wholly for the purposes of public recreation and public maritime purposes and this POM authorises the use of the Reserve as an area for public recreational pursuits.

To minimise the financial impact of managing the Reserve, uses that provide an income that can be used to aid in the ongoing sustainable management of the Reserve are encouraged. This approach to the ongoing management of the Reserve is also listed as a principle of Crown Land Management under the *Crown Lands Act 1989*.

Principle Five:

"Crown Land and its resources should, where appropriate, be used and managed in a way that allows them to be sustained in perpetuity."

Any funds generated from the uses within the Reserve will be used in the management, maintenance and upgrading of the Reserve into the future.

Further to the need to maintain sustainable management of the Reserve, any proposed activity will be assessed against the impacts on the surrounding residential area to minimise any negative impacts (including excessive noise, antisocial behaviour etc).

All potential site uses should promote public transport to the Reserve.

4.1.3 Open space areas

Throughout the Reserve there are various grassed areas that are used for passive public recreation. The areas provide space for viewing the Harbour and for a wide variety of other passive public recreation uses. Any future development of the Reserve must not reduce those grassed areas recognised as significant, such as the Parade Ground.

The 1997 POM addressed the intention to return 75% of the Reserve to open space and provide access to the foreshore of Sydney Harbour. This was achieved through the implementation of "The Preferred Option", as identified in the 1997 POM that included the demolition of the Sayonara Building (also known as the Torpedo Workshop) and the Administration Building (also known as the Anti-Submarine School)

As a result of the implementation of the 1997 POM, the total area within the Reserve that is available for public open space is approximately 71% of the whole site, as shown in Figure 4. The shortfall of 4% open space area arises from:

- The construction of an elevator shaft that provides access for persons with a disability to the Drill Hall Extension. The elevator was installed as part of the Olympic facilities and is retained to provide necessary access to the community building.
- The 1997 POM did not include in its open space calculations the Sail Loft toilets or the electrical room that is located between the Sail Loft and the Drill Hall.

Figure 4: Open Space Areas



4.1.4 Companion animals

There are strongly divided opinions on the appropriate level and type of control that companion animals, particularly dogs, should be afforded by their owners within public open space. Woollahra Council has adopted a zoning approach (three categories) to accommodate this diversity of community opinion. Sir David Martin Reserve will be re-classified so as to unify dog management along this parkland corridor. Consequently, the Reserve should be classified to allow dogs on a leash at all times and unleashed between 4.30pm and 8.30am as is provided at Rushcutters Bay Park.

4.1.5 The Harbour Walk

From Rushcutters Bay to Watsons Bay, the Harbour Walk links many of the Harbour Foreshore Parks within the Woollahra Council area. Sir David Martin Reserve is part of the Harbour Walk. Where necessary, signage relating to the Harbour Walk is to be installed within the Reserve to promote this recreational activity.

4.1.6 The Woollahra Social Plan

Council has developed the Woollahra Social Plan that aims to promote and enhance the quality of community facilities, services, resources and initiatives. As parks are a major public recreation venue for all ages, the Social Plan identifies opportunities within open space for the recreation needs of all ages.

4.1.7 Other Recreation Activities

As outlined in Section 3, SREP 23 aims to develop a holistic approach to the planning and use of foreshore areas of Sydney and Middle Harbours. All public recreation activities that occur within the Reserve are to be within the aims and objectives of SREP 23. All requests to use the Reserve for recreational activities must be assessed against this POM and other relevant planning documents to ensure their appropriateness.

4.1.8 Water Based Recreation

The Reserve provides opportunity for access to the water, however all such activity must be coordinated and managed to ensure minimal impact on any other uses within the Reserve. This will include the management of rigging areas, watercraft storage areas etc.

As identified in the 1997 POM the following key objectives are to be retained in managing recreation activities that use the land and water interface.

- Continue foreshore access
- Maximise useable open space
- Ongoing management of the slipway
- Restriction of small water craft launching within the Reserve

4.2 Park and Landscape

4.2.1 Landscape Plan

The Reserve has evolved over the years and has resulted in a Reserve that has landscape and built elements providing the community with a combination of facilities and services.

The future management of the Reserve will be simplified with the development of a landscape plan for the Reserve.

A landscape plan for the Reserve is needed to create a strategic and holistic approach to the future design and placement of landscape elements and public recreational activities within the Reserve. Furthermore the development of a landscape plan will enable Council to unify the reserve and reassess the placement of services and facilities within the Reserve. There is opportunity to include Yarranabbe Reserve and Rushcutters Bay Park within a large-scale plan that will unify all the public open space along the Rushcutters Bay foreshore.

The landscape plan should encompass a review of a built and landscape elements, vegetation, paving, furniture, signage, lighting, recreational facilities interpretative displays etc. Beyond the review of all these elements, the landscape plan is to provide the basis for future decisions on the design and placement of elements within the Reserve. Consideration, during the development of the landscape plan, must be given to any proposed design options on any impacts on the surrounding residential community.

The process for the development of a landscape plan will involve community consultation and public exhibition of concepts.

The landscape and planting within the Reserve are limited and some garden beds will be relocated to more suitable locations. There is scope to review the existing plantings and garden beds to improve the amenity of the Reserve. Whilst the limited tree planting on site is appropriate there is no structure to lawns or shrub planting.

All future plantings must be placed to ensure there is limited obstruction of views into and out of the Reserve, limited interruption to the streetscape characters of New Beach Road and the heritage significance of the Reserve is maintained.

Tree management that balances the cultural significance of original plantings with their appropriate removal or replacement. Replacement with either the same species or different species in consideration of vegetation context and reserve user safety. Tree selection must be limited to those trees with high branching habits in order to protect Harbour views.

4.2.2 Lighting

Throughout the Reserve, there are a number of styles of lighting fixtures. This may be a result of the site being used during the 2000 Olympic, with lighting along the foreshore and on the hardstand, and previous planning decisions within the Reserve. Adequate lighting is required to provide safe access to Sir David Martin Reserve and furthermore, a safe environment whilst in the Reserve. Review of the current lighting within the Reserve is necessary to promote this safe environment and must not impact adversely on surrounding neighbours. This review will include assessment of the current lighting placement as well as the style used in the Reserve. Decisions will be made so as to unify the lighting style within the Reserve in line with Council's adopted lighting standards.

In addition to the lighting with the open space areas of the Reserve, lighting of the buildings is an essential component of providing a safe environment. A review of the surrounding all buildings is required in conjunction with an assessment of the security of the buildings.

4.2.3 Furniture and other Park Elements

Council has selected a palette of outdoor seating, picnic tables and garbage bin enclosures for use at this site.

4.3 Access and Movement within the Reserve

4.3.1 Access

Vehicle access to Sir David Martin Reserve is limited to three driveways from New Beach Road. Refer to Figure 5.

Pedestrian access to the Reserve is via a pathway along New Beach Road.

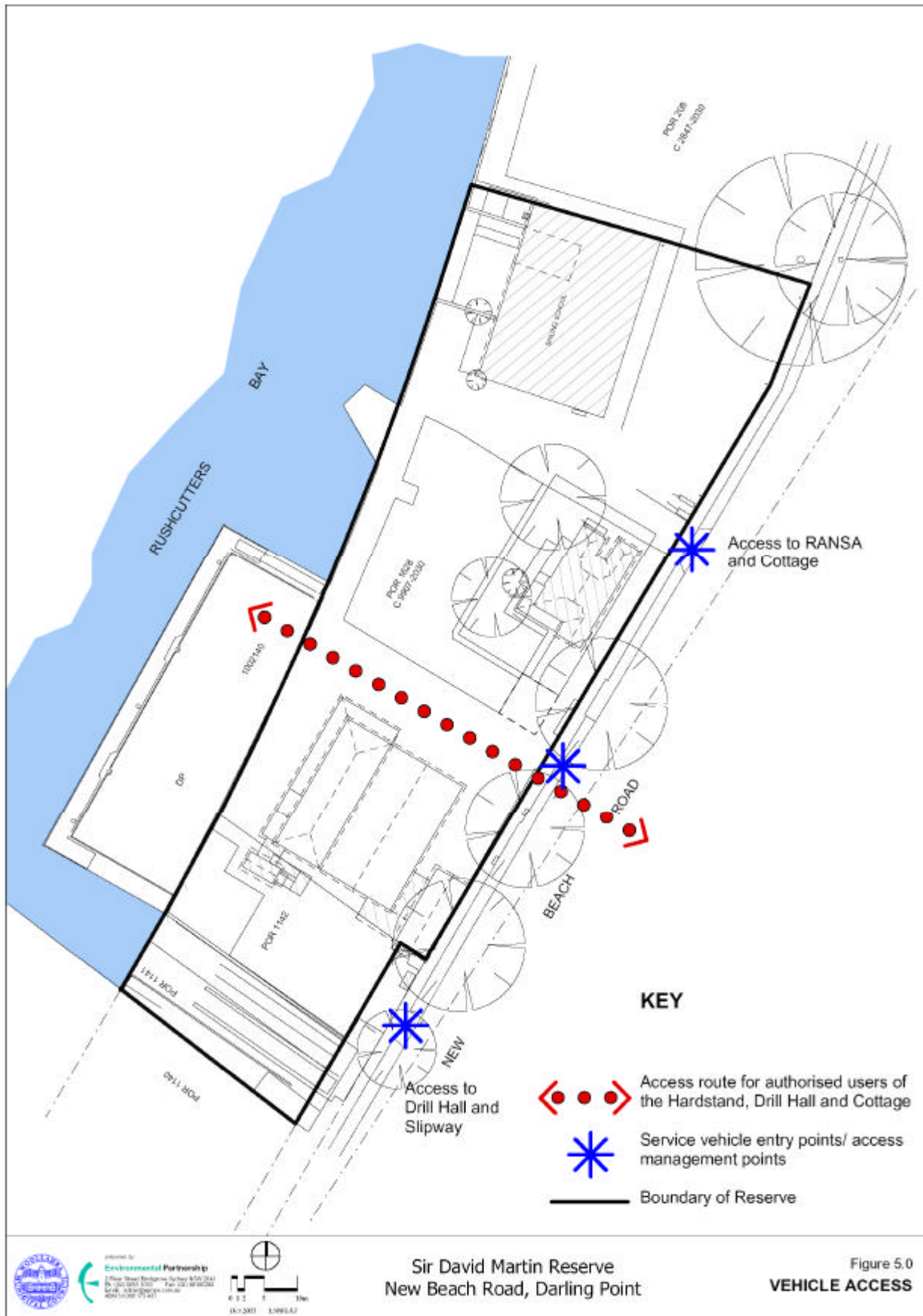
4.3.2 Entry Points

There are a number of entry points located around the Reserve. These are:

- three gated driveway entrances exist with access from New Beach Road, and

- pedestrian entry to the site from the northern boundary with Yarranabbe Reserve and surrounding the cottage.

Figure 5: Access Points



Some of these points are formalised entry points that contain signage whilst other are more informal and contain limited or no information. Improved signage is needed to promote the Reserve at entry points at the edges of the Reserve. All signage at the entrances will be designed to minimise any obstruction.

Vehicle access through gates at the driveway points is to be managed by Council at all times and is discussed in Section 4.3.5 of the Plan.

4.3.3 Pathways

No formal footpaths exist on the Reserve and circulation between buildings is not structured. Assessment of the Reserve to determine if any pathways will be added to the Reserve to enhance access through the Reserve for all users from both Rushcutters Bay Park and Yarranabbe Reserve. This includes an assessment of the potential for a foreshore walk along the Harbour.

4.3.4 Access for People with a Disability

There is community awareness of the need to improve the facilities and access to the Reserve for people with a disability. Council's Disability Access Policy and Action Plan demonstrates commitment to the provision of accessible public recreational services and facilities.

The Reserve currently incorporates some access elements for people with a disability. A review of these current provisions and an assessment of possible improvements need to be incorporated into future Action Plans.

4.3.5 Vehicle Management

Numerous traffic generators exist adjacent to the Reserve including the Cruising Yacht Club of Australia, d'Albora Marina, Rushcutters Bay Park, Yarranabbe Reserve and the surrounding residential development. This generates considerable traffic and parking problems, which impact on the amenity of this area.

Vehicle management must provide a balance between the needs of users of the Reserve, users of other surrounding parkland areas, users accessing Sydney Harbour and the residents of New Beach Road. Users of the Reserve will be encouraged to use public transport to the site.

The 1997 Rushcutters Bay Maritime Reserve POM defined the following parking arrangements (refer to section 5.2.9 of the 1997 POM below)

"5.2.9 VEHICLE ACCESS AND PARKING

Generally site access for vehicles should be limited to servicing of and delivery to buildings, and the following car park allocations:

- *1 parking space for the Cottage.*
- *Maximum of 2 car spaces near Drill Hall to allow for disabled access drop off/mini-bus parking.*
- *No other parking permitted on site. Bollards are an appropriate means for this.*

Establish 2 securable vehicle entrances, one to the Drill hall, one to the Caretakers Cottage and service access to the Boatshed.

The Trust to liaise with Council to provide appropriate parking provision along New Beach Road (extend angled parking along Yarranabbe Park) and improved policing of parking surveillance. It should be noted that the possible redevelopment of the White City site may alleviate some of the parking problems in the vicinity.

Consider relocating the bus stop to maintain a clear view of the central buildings and parade ground from the street."

Like the 1997 POM, this Plan permits the provision of three parking spaces with the following provisions:

- 1 on site disabled car space permitted.
- Community transport access to the Reserve is permitted. 1 parking space will be allocated within the Reserve for community transport vehicles to be located off the northern most access road into the Reserve.
- 1 parking space is permitted for the Cottage to be located off the northern most access road into the Reserve.
- Service access, for the purpose of loading, unloading, and maintenance is permitted within the Reserve.
- Vehicular access through the Reserve, to the Hardstand and Marina is permitted for authorised users. This access will be managed by Council and subject to a relevant fee.
- Use of the adjoining Hardstand and Marina will be subject to lease / licence arrangements. No car parking is permitted on the Hardstand.
- Public vehicle access through the Reserve is not permitted.
- Any future use within the Reserve will be required to conform to this POM.

The policing of parked vehicles along New Beach Road will continue.

4.4 Harbourfront Open Space

Sir David Martin Reserve is valued as a harbour front open space that is available to the public. It is recognised as a component of a system of open space along the southern shore line of Sydney Harbour from the Royal Botanic Gardens to South Head.

The Reserve is highly valued for the opportunity that it provides for convenient public access to the edge of Sydney Harbour, within a park environment. A feature of Sir David Martin Reserve is the parkland character within proximity to culturally significant heritage buildings on a foreshore location. Retention of this unique character is identified as a primary value to be retained.

4.4.1 Access to the Foreshore

Woollahra Council adopted Development Control Guidelines for the provision of Foreshore Open Space and Access. This was adopted 26/8/1991 as guidelines under SREP 23.

4.4.2 Sea Wall

The existing near vertical sea wall has been built in stages to provide wave protection for the sandy fill material that was used to create the site. The safety of pedestrians walking along the water edge must be maintained. To ensure this, an ongoing audit of the sea wall will be conducted, identifying any failures, fractures etc.

4.5 Visual Resources

The location of the Reserve is one of the important features of the Reserve. With the views across to Elizabeth Bay, the city skyline and across to Mosman and Neutral Bay to the north, views into and out of the Reserve are very significant. The creation, improvement and protection of views within and out of the Reserve are an important component of the ongoing management of the Reserve. This includes the impact of views from adjoining properties into and beyond the Reserve.

4.6 Buildings

There is opportunity for specific community uses, that can utilise the buildings and facilities within the Reserve and that may assist in contributing funds to upgrade and maintenance of the Reserve. Figure 5 provides further details on the buildings within the Reserve. These uses are discussed in detail in the following sub-sections.

4.6.1 Recreation opportunities within the Buildings

Throughout the Reserve are a number of buildings that have the potential for being used for public recreational purposes. Such public recreation and cultural purposes may include but are not limited to

public recreation facilities for elderly or intellectually disabled, dance groups, theatre groups and other arts etc.

4.6.2 Olympic Legacy Items

The marina and the hardstand areas are outside the scope of the Reserve, however the management of these facilities will impact on Sir David Martin Reserve. Specifically, these items are legacy remnants from the use of the reserve during the 2000 Olympic and Paralympic Games. Under the conditions of consent for Development Application No. S38/07/98, issued by the Minister for Urban Affairs and Planning,

"the legacy marina facilities, comprising a 10 berth marina and hardstand over the water, shall, after 31 March 2001, be only used for community purposes. The facilities shall be used to advance community access to the sport of sailing, in particular for the disabled."

It must be noted that the above consent condition does not intend for the Olympic legacy facilities to be used solely by disabled users but are to be available for the use of the whole community in the endeavour to improve access to sailing and other water sports. It is proposed that Sailability, a non-profit organisation dedicated to increasing sailing opportunities for everyone, regardless of age or disability an organisation and caters for people with a wide range of disabilities, will operate within the Reserve and make use of these facilities. These facilities will not be exclusively used by Sailability and will be available to the whole community.

4.6.3 Use of Buildings

Located within Sir David Martin Reserve are the following buildings / facilities: (refer to Figure 5)

- The Cottage
- Drill Hall and Drill Hall Extension
- Sayonara Slipway
- Sail Loft and adjoining toilets
- RANSA Boatshed

These buildings and the slipway will be managed by Council to ensure appropriate uses and that any such uses do not have significant negative impact on the surrounding residential amenity. The permissible uses of each of the above are discussed in further detail.

4.6.3.1 The Cottage

The Cottage is a painted brick building, approximately 150m² in area with a timber verandah and a terracotta tiled roof. The Cottage is the focus of the Reserve located directly in front of the Parade Ground.

Due to the age of the building, a stringent maintenance regime needs to be developed to minimise the financial impact of managing this facility. However, the cost of ongoing maintenance of this building is high and Council has identified possible uses, through the 2001 EOI process for the Cottage to aid in its sustainable management, in accordance with the fifth principle of Crown Land Management.

The EOI process identified the following use for the Cottage:

To use the Cottage as a recreational facility for elderly persons or people with a disability providing 1 car space and an area for a community transport vehicle to load and unload. The proposed term for this use will be 5 plus 5 years

Determination of a Development Application, 8 April 2003, has granted consent for the use of the Cottage at designated times as a public recreational facility for the elderly and people with disabilities, the provision of wheel chair access ramps and other internal alternations. The Cottage will also be available for other casual users.

All future improvements to the Cottage must consider heritage implications, must be assessed against this plan and ensure that the benefits of the improvements will improve the recreational value of the Reserve and minimise adverse impacts.

Other possible uses for the Cottage and its surrounding landscape may include but are not limited to:

- Cultural events and activities.
- Community events and activities.
- Organised public recreational programs for a maximum of 20 people (including staff, instructors etc) at any one time.
- An educational or training venue for a maximum of 20 people (including staff, instructors etc) at any one time.
- Café.
- Kiosk.

Uses that are not considered appropriate for the Cottage may include but are not limited to:

- Commercial product launches and corporate social gatherings.
- Large scale private social events.
- Use of amusement devices.
- Erection of Marquees.

4.6.3.2 The Drill Hall and Drill Hall Extension

Identified as the earliest structure on the Reserve, the Drill Hall is of a heavy timber framed structure with corrugated iron walls and roof. Approximately 320m² in area, the Drill Hall is a rare example of a building of this style. The Drill Hall Extension is of similar construction and is approximately 235m² in area.

Due to the age of the building, a stringent maintenance regime needs to be developed to minimise the financial impact of managing this facility. However, the cost of ongoing maintenance of this building is high and Council has identified possible uses, through the 2001 EOI process for The Drill Hall and Drill Hall Extension to aid in its sustainable management, in accordance with the fifth principle of Crown Land Management.

The EOI process identified the following use for the Drill Hall and Extension:

To use the Drill Hall and Extensions for dance, theatre and other art forms as well as workshops associated with these uses within the following hours of operation

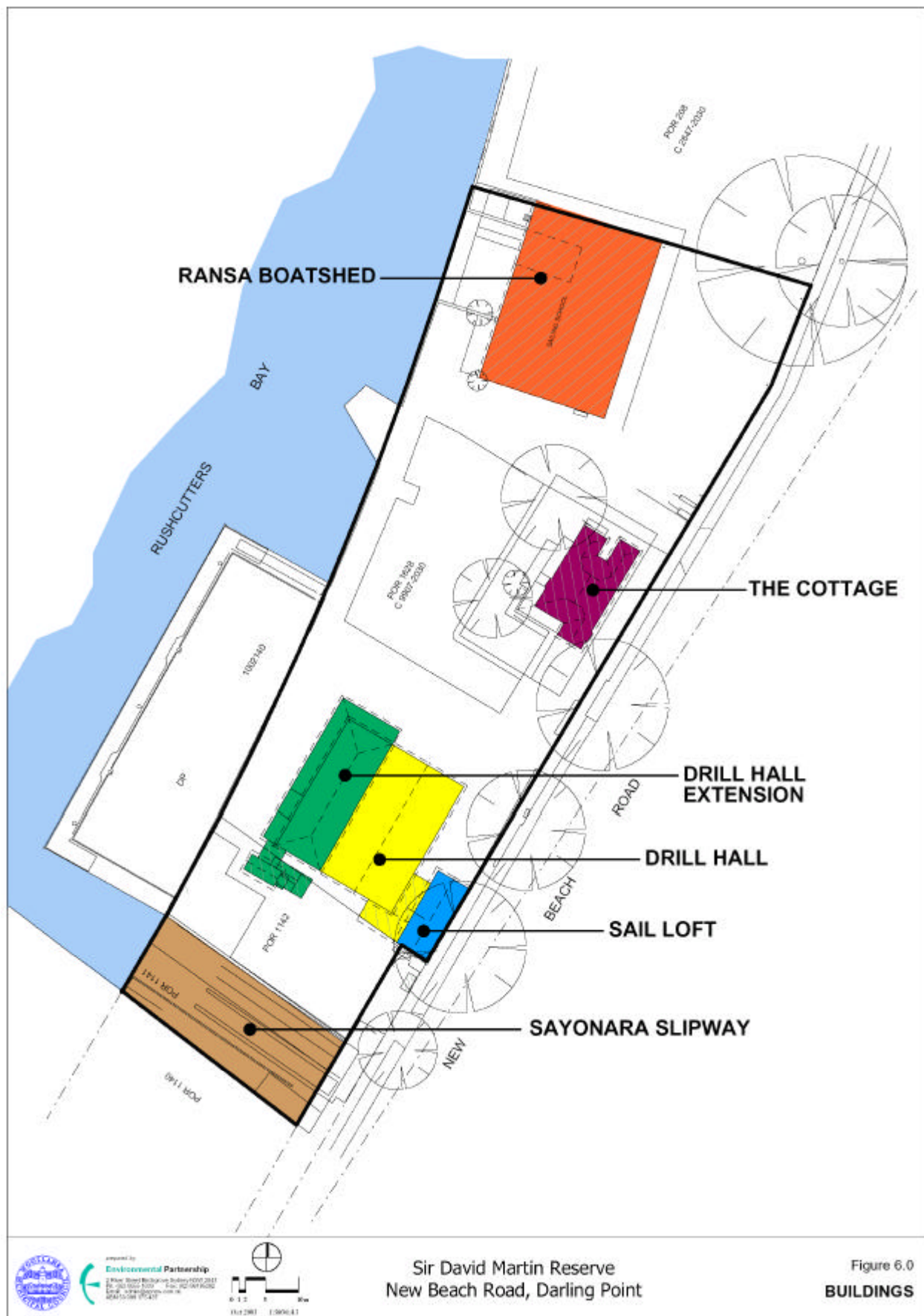
- *For rehearsals, Monday - Sunday 7.00am – 9.00pm*
- *For performances or functions, Monday – Sunday 6.00pm – 11.00pm for no more than two performances within a 30 day consecutive period.*

The proposed term for this use will be 5 plus 5 years

Other possible uses for The Drill Hall and Drill Hall Extension may include but are not limited to:

- Cultural events and activities.
- Community events and activities
- Neighbour Centre
- Organised public recreational programs for a maximum of 50 people (including staff, instructors etc) at any one time.
- An educational or training venue for a maximum of 50 people (including staff, instructors etc) at any one time.

Figure 6: Buildings within the Reserve



Uses that are not considered appropriate for the Drill Hall and Drill Hall Extension may include but are not limited to:

- Large scale private social events.
- Use of amusement devices.

Any improvements to these buildings must consider heritage implications, must be assessed against this plan and ensure that the benefits of the improvements will improve the recreational value of the Reserve and minimise adverse impacts.

4.6.3.3 The Sayonara Slipway

Comprising one deep slipway and one shallow slipway, the Sayonara Slipway is a concrete structure with timber and corrugated iron lining.

Due to the age of the slipways, a stringent maintenance regime needs to be developed to minimise the financial impact of managing this facility. However, ongoing maintenance of this slipway is significant and Council has identified possible uses, through the 2001 EOI process for The Drill Hall and Drill Hall Extension to aid in its sustainable management, in accordance with the fifth principle of Crown Land Management.

The EOI process identified the following uses for the Sayonara Slipway:

To review the possible use of this facility as a public access for the launching of kayaks, canoes and small dinghies (ramp style decking will need to be installed)

Any improvements to the slipway must consider heritage implications, must be assessed against this plan and ensure that the benefits of the improvements will improve the public recreational value of the Reserve.

The review of the slipway facility and its future usage will be completed. The review of this facility must take into consideration the safety of users and the impact on the surrounding residential and parkland amenity. Further consideration of the option identified in the 1997 POM (this being to retain the slipway in current form with decking, remove slipway rails and use the area as a dinghy launching location for dinghies stored on site only) will be conducted. Investigate opportunities to provide foreshore access along the harbour side of the Slipway to d'Albora Marina.

Uses that are not considered appropriate for Sayonara Slipway include but are not limited to:

- Cleaning or repair of boats and all other forms of watercraft (also prohibited under Clean Waters Act).
- Public launching ramp.
- Storage of watercraft.

4.6.3.4 Sail Loft and adjacent Toilets

Constructed out of corrugated iron and fibro the Sail Loft is 130m² in area and provides a two-storey structure that has previously been used as a workshop and lecture space. Due to the age of the building, a stringent maintenance regime needs to be developed to minimise the financial impact of managing this facility. However, ongoing maintenance of this building is high and Council has identified possible uses, through the 2001 EOI process for Sail Loft to aid in its sustainable management, in accordance with the fifth principle of Crown Land Management.

Possible uses for the Sail Loft may include but are not limited to:

- Cultural events and activities.
- Community events and activities
- Organised public recreational programs for a maximum of 20 people (including staff, instructors etc) at any one time.

- An educational or training venue for a maximum of 20 people (including staff, instructors etc) at any one time.

Uses that are not considered appropriate for the Sail Loft may include but are not limited to:

- Commercial product launches.
- Corporate social gatherings.
- Large scale private social events.
- Use of amusement devices.

The refurbishment of the existing toilets to provide for disability access is scheduled to be completed by October 2004. These toilets will be available for persons with a disability at all times using a MLAK key. The toilets will also be available for use by Reserve hirers.

Any improvements to these buildings must consider heritage implications, must be assessed against this plan and ensure that the benefits of the improvements will improve the recreational value of the Reserve.

4.6.3.5 RANSA Boatshed

A simple construction built in 1901, Boatshed is constructed of timber posts, beams and rafters sheeted in corrugated iron with a colour-bonded steel roof. This building is leased to RANSA Sydney Squadron Limited. The permitted uses under the Lease are storage, slipping and maintenance of boats and associated clubhouse including organising sailing activities.

Conditions of this lease include:

- The Lessee will not park any motor vehicle or permit any motor vehicle to be parked upon the Premises other than for the purpose of loading and unloading of goods near the main entrance door of the building and all vehicle must be removed immediately following the completion of the unloading or loading activities.
- The Lessee has a right of carriageway through the Reserve for the purpose of loading and unloading of goods near the main entrance door of the building and for general maintenance.
- The Lessee will not erect or permit erection of marquees, or any other type of weather-shield upon the Premises or outside the building without Council consent within the leased area.

This POM authorises the use and lease by RANSA over the Boatshed.

4.7 Signage

4.7.1 Information, Direction and Regulatory Signage

All signage within the Reserve will be assessed and altered to meet with the proposed Signage Strategy for Woollahra Council. This objective of this strategy is to unify the style and placement of signage through the municipality. The signage will present an impressive image of council, and convey the spirit of Woollahra Council.

4.7.2 Interpretation Signage

Interpretation generally is undervalued as a management tool within open space management. An adequate system of interpretation will enhance visitor satisfaction and strengthen the Reserve's role as an educational resource. Importantly, this will serve to encourage community awareness and understanding of the heritage of the Reserve and the importance for conservation of this heritage. Similarly, an interpretative program will provide an opportunity to promote conservation values generally and encourage reserve users and local residents to adopt appropriate behaviour within the Reserve.

Interpretative techniques may variously involve the establishment of an information shelter, production of pamphlets on the Reserve's history. This type of interpretative display must not be located in isolation. Any interpretative initiative will be developed and undertaken within a collaborative framework between Council Officers and members of the community.

There is currently no acknowledgment of the cultural heritage of the Reserve in any formal way. Further research in to the possibilities of interpretive signage within the Reserve will be conducted in consultation with local community representatives such as the Woollahra Historical Society and former navel personnel. Any heritage interpretation must be undertaken in accordance with the Conservation Management Plan.

4.8 Cultural Heritage

The Rushcutters Bay Maritime Reserve – Conservation Analysis and Conservation Policy, prepared in 1997 (by Design 5 Architects) provides an overall historical summary of Sir David Martin Reserve, addressed cultural significance, examined constraints, issues and opportunities and developed policies and recommendations to conserve the fabric and setting of the Reserve.

The Reserve is classified by the National Trust. This listing covers the buildings with the only exclusions being those already demolished, the fuel store, and the service infill south of the Drill Hall. Furthermore, the Reserve is listed by the Australian Heritage Commission on the Register of the National Estate (Appendix D). This listing has no statutory enforcement, but is used for consideration of decisions (note that if the site were owned by the Federal Government it would have legal protection). The Reserve is listed on the Heritage Schedule of the LEP.

Within the Rushcutters Bay Maritime Reserve – Conservation Analysis and Conservation Policy, statements of significance were prepared. Specific policies were developed for the Reserve as a whole and for individual buildings. Summary of General Policies and Specific Policies:

General Policies:

- *The Rushcutters Bay Maritime Reserve with its present boundaries, buildings and structure should be retained and conserved*
- *The Reserve should continue to be used for maritime related activities and evidence or removed structures retained in situ. The parade ground area should be hard paved in a manner which does not obscure its significance and which allows appropriate uses.*
- *The significance of the whole site should be interpreted to the public.*

Specific Policies:

- *The Drill Hall and its attached offices should be conserved. It should be used as a preferably public facility in a way, which does not require subdivision of the main spaces or additions to the west, north and the east.*
- *The 1901 Boatshed should be retained and conserved with minimal alteration to its structure and no decrease in its site coverage. The existing use by RANSA should continue. The slipway should be retained. Limited public access could be provided through the slipway if required.*
- *The Residence should be retained and conserved, preferably as a residence, café or low impact administrative facility.*
- *The Sail Loft building should be retained and conserved with minimum alteration.*

Since the reports' completion in 1997 significant changes have occurred within the Reserve, thus a review of the 1997 Conservation Policies is currently being undertaken to reflect recent changes within the Reserve and to analyse and prepared statements of significance and conservation policies for the Olympic Legacy within the Reserve.

4.9 General Maintenance

All maintenance work will be carried out to ensure limited conflict with the use of Sir David Martin Reserve for public recreation. Where large-scale works are needed to occur within the Reserve, signage and where necessary fencing will be installed to prevent the public accessing any unsafe areas.

To improve the management of the Reserve, maintenance specifications or service level agreements of the maintenance of the landscape, fields and amenities within the Reserve will be developed.

4.9.1 Vandalism and Graffiti

All instances of vandalism and graffiti to be reported to Councils Property department for repair or removal.

4.10 Environment

The principles of Ecologically Sustainable Development are to be considered in all future initiatives within the Reserve. This will include the development of the landscape plan and any ongoing maintenance of the heritage buildings.

Management of all stormwater run off in the Reserve must ensure there are no impacts on Sydney Harbour. An assessment of the stormwater flow across the Reserve will identify if any alterations are needed to improve the management of stormwater.

As identified by the *Clean Waters Act*, the Sayonara Slipway must not be used as a location for boat cleaning. Appropriate signage is to be erected that notifies all Reserve users of this. A review of the Slipway is needed as pollution from Sydney Harbour often accumulates within the Slipway.

4.11 Environmental Management

A number of potentially contaminating activities were known to have been undertaken on the site including:

- Royal Australian Navy functions;
- Marina / boat repair; and
- Foreshore reclamation.

In 2002 a *Stage 1 Environmental Site Assessment* was completed for the Reserve in accordance with the requirements of *State Environmental Planning Policy No.55 – Remediation of Land* and the NSW Environmental Protection Authority (EPA) *Planning Guidelines for Contaminated Land*. This assessment concluded that the site is generally suitable for the range of uses as outlined in this plan.

In 2003 further investigation of contamination was undertaken of the Cottage site in association with a Development Application for a change of use. This investigation concluded that the site was suitable for its intended use.

More detailed site investigation of the whole Reserve is currently being undertaken to determine the extent and location of any contamination. The results of this study will provide the basis for the remedial action if required.

5 Basic for Management

5.1 Background

This section comprises the basis for management and should be viewed as the “cornerstone” to assess future activities and development. They set the strategic framework for the future management of the Reserve. These are extremely important because they represent the community’s aspirations and direction for the Reserve. They are therefore long-term management tools for which it is expected only infrequent revision, during the life of the adopted POM, will be required.

5.2 Vision for Sir David Martin Reserve

Based on previous POM’s, the vision is:

Sir David Martin Reserve is recognised and valued by the community as a place for public recreation within a cultural landscape. Containing items of heritage significance and being within the Sydney Harbour open space system the Reserve provides for a variety of water-based and land-based public recreational/cultural activities/facilities to meet the needs of all age user groups.

The Reserve is a vital component of the harbour-front open space network between Rushcutters Bay Park and Yarranabbe Park.

The Reserve contains structures of cultural significance which express its history or maritime uses in addition to its importance as open space to the community.

The identification of a vision for Woollahra and a vision for Sir David Martin Reserve through community consultation is an important step in formulating the recommended Action Plans within this POM.

5.3 Values

This section identifies “values” associated with Sir David Martin Reserve (refer to Table 6). One of the primary goals of this POM is to protect and enhance these values.

An assessment of values and their significance provides a sound ‘basis for management’. Using ‘values’ as the basis for POM’s ensure plans will be valid for longer than plans based on ‘issues’. New issues that arise over time very often cannot be dealt with unless a new POM is prepared. Issues driven POM’s can therefore quickly become out of date. Values change at a much slower pace than issues. Values may remain constant for up to a generation, therefore once values are documented, issues can be easily dealt with as they arise.

With values documented herein

- Desired outcomes can be identified to protect and enhance values.
- Issues can be identified in terms of their threat to values.
- Strategies and actions can be devised to achieve the desired outcomes, which in turn protect and enhance values.
- The values provided in this POM have been possible through reference to various sources of information including:
- Discussions with representatives of Council and other organisations responsible for the use and management of the Reserve.
- A review of various studies, surveys and reports carried out prior to this draft POM as well as relevant documents on Council’s files,

Table 6: Sir David Reserve Values and Explanation

Values	Value
Heritage	<ul style="list-style-type: none"> The Reserve is listed on the Register of the National Estate and has high value for its association with the history of the Australian Navy and maritime activities. The Reserve is also listed by the National Trust. High levels of historic significance have been identified for: <ul style="list-style-type: none"> the Parade ground and its spatial definition by the seawall, Boatshed, Cottage, Drill hall and extension and Sail loft. the sea wall the boatshed, slip area and palm tree. the Cottage with camphor laurels and fenced garden Drill Hall and extension Sail Loft
Social	<ul style="list-style-type: none"> The site has important social value to previous occupants (eg Navy personnel stationed here from around Australia) and residents of the area.
Visual Quality	<ul style="list-style-type: none"> High levels of significance exist for the aesthetic value of many of the buildings and spaces including views to and from the site from land and water. The Reserve provides an important continuation to the harbour foreshores, land and sea.
Educational	<ul style="list-style-type: none"> The accessibility to the cultural resources of the heritage buildings make them a highly valuable resource. The potential for interpretation of the site through sensitive adaptive re-use extends the educational value of the site in telling the important story of the Reserve.
Harbour Front Public Open Space	<ul style="list-style-type: none"> Affords convenient physical and visual access to public harbour-front open space and harbour edge for local residents and the broader community (Sydney, Australia, and Overseas). Attractive parkland setting on the foreshore of Sydney Harbour Spectacular harbour setting providing key vistas
Recreation / Cultural	<ul style="list-style-type: none"> Permits active and passive water-based activities such as sailing and fishing Provides a vast range of land-based recreational, cultural and social activities for all ages in the Reserve such as dog walking, meetings and special events Available recreation opportunities are accessible to a full range of community groups, ages (children, youth, adults, the elderly, those with disabilities) and visitors from within Australia and abroad. Provides opportunities for community cultural activities.
Special Events	<ul style="list-style-type: none"> Vantage point for fireworks staged on Sydney Harbour. The reserve's location and accessibility is attractive.

Rarity value is also significant for the Boatshed, Parade Ground and Drill Hall.

6 Management Implementation

6.1 Background

The 'engine room' of the Sir David Martin Reserve POM is the Action Plans contained in Section 6, which list a series of strategies to guide the ongoing implementation of the POM. Key recommended actions are detailed in the Action Plans.

The Action Plans have been developed taking into account core values and issues raised throughout the preparation the POM. However, values that were determined to be inconsistent with the overriding vision for the Reserve were not incorporated in the Action Plans. Each of the key issues/core values provided is grouped under the Principles of Crown Lands Management.

The Action Plans presents the strategic framework for the implementation of this POM.

<u>Key Areas</u>	<u>Issues</u>	<u>Key Areas</u>	<u>Issues</u>
Recreation	Changing the Reserve Purpose Site Uses Open Space Areas Companion Animals The Harbour Walk The Woollahra Social Plan Cultural Plan Other Recreational Activities	Visual Resources	Visual Resources
Park and Landscape	Landscape Plan Lighting Furniture and other park elements Vegetation and plantings	Buildings	All buildings The Cottage RANSA Drill Hall and Extension Sayonara Slipway
Access and Movement	Access Entry Points Pathways Disabled Access Car Management	Signage	Sail Loft Information, Direction and Regulatory Signage Interpretative Signage
Harbourfront Open Space	Access to the foreshore Access for the Disabled Access to the Edge Sea Wall	Cultural	Conservation Management Plan Cultural Plan
Event Management	Park Hire and Event Management	Heritage	Landscape Character Heritage Interpretation Buildings
		General Maintenance	Vandalism and Graffiti
		Environment	Environment

6.2 Priority ratings

Priority ratings are assigned within the Action Plan Tables according to the following code:

S	Short Term	<ul style="list-style-type: none"> Safety issues in which there is a high probability of serious injury occurring. Work needed to ensure the essential function of the reserve is not compromised. Work needed to eliminate or reduce severe environmental problems eg. erosion, water pollution etc, in line with the requirements of the <i>Environmental Protection Act</i>.
M	Medium Term	<ul style="list-style-type: none"> Ongoing preventative and remedial maintenance of existing reserve assets. Work required to resolve a conflict between user groups. Work needed to ameliorate adverse environmental conditions eg. noise intrusion, poor circulation and access. Works aimed at enhancing public enjoyment of the waterfront environment.
L	Long Term	<ul style="list-style-type: none"> Works aimed at improving the general quality of the reserve. Works aimed at reducing overall maintenance costs.
O	Ongoing	<ul style="list-style-type: none"> Action to be carried out on a regular basis for the life of this POM.

6.3 Action Responsibility

Action Responsibility is nominated according to the following code:

TS	Technical Services Division	PD	Planning and Development Division
CS	Community Services Division		

6.4 Core Objectives Defined.

Defined within the Action Plans are the core objectives to which all actions within the Reserve are bound. (PCLM – Principles of Crown Land Management)

PCLM 1	Environmental protection principles are to be observed in the management and administration of Crown Land.
PCLM 2	Natural resources are to be conserved wherever possible.
PCLM 3	Public use and enjoyment of appropriate Crown Land is to be encouraged.
PCLM 4	Multiple use of Crown Land is to be encouraged, where appropriate.
PCLM 5	Crown Land and its resources should, where appropriate, be used and managed in a way that allows them to be sustained in perpetuity.
PCLM 6	Crown Land is to be dealt with in the best interests of the State, consistent with the above principles.

6.5 Recreation

ISSUE ADDRESSED	CORE VALUE	CORE OBJECTIVE	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE INDICATOR	ASSESSMENT METHOD	RESPON-SIBILITY
Changing the Reserve Purpose	Recreation Special Events Harbour front open space	PCLM 3 PCLM 4 PCLM 5 PCLM 6	To change the Reserve Purpose as set out in the Trust Deed to enable Council to encourage, promote and facilitate and promote recreational, cultural, social and educational pastimes and activities.	Arrange with DoL the altering the wording of the reserve purpose	S	Ensure that the terms of the Reserve Purpose and LEP are aligned and comply with the original Transfer Agreement.	Reserve Purpose is altered.	TS CS
Site Uses	Recreation Heritage Visual Special Events Harbour front open space	PCLM 3 PCLM 4 PCLM 5 PCLM 6	Ensure that the whole site is to be used in accordance with the purpose of the reserve.	Assessment of all proposed recreation uses for the site against this POM to determine their appropriateness (in relation to the Commonwealth Transfer Agreement and other planning legislation and documents).	O	All uses permitted within the Reserve are those considered appropriate by this POM.	Annual review of Reserve uses to determine trends and activities determined appropriate.	TS
			Ensure water uses and access to the water don't conflict with other land-based uses.	Assessment of appropriate locations for water related recreational activities within the Reserve.	S	No conflict between land and water based users of the Reserve.	Park User Comment	TS
Open Space Areas Recreation	Visual Special Events Harbour front open space	PCLM 2 PCLM 3 PCLM 4 PCLM 5	The open areas within the Reserve are historically significant and are to be maintained to ensure their longevity and a high quality.	Any future designs or works within the Reserve must ensure the conservation of the historically significant open areas, specifically the "Parade Ground".	O	No encroachment of the grassed areas.	Park Audit.	TS
Companion Animals	Recreation Visual	PCLM 2 PCLM 3 PCLM 4	Minimal impact caused by companion animals on visitor satisfaction and parkland integrity.	Review the classification of dog management within the Reserve.	O	Dog classification is altered to unify dog access along the Rushcutters Bay Foreshore.	Observation of visitors with companion animals and assessment of the need to review the category of companion animal access.	PD

6.5 Recreation								
ISSUE ADDRESSED	CORE VALUE	CORE OBJECTIVE	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE INDICATOR	ASSESSMENT METHOD	RESPON-SIBILITY
				Installation and maintenance of signage that display the message of the companion animal access category.	O	Council regulatory officer's records assessed to determine frequency of non-compliance and sign audit.	Visitors using the Reserve are aware of the companion animal access category. Signs are installed and maintained.	TS
The Harbour Walk	Recreation Visual Harbour front open space	PCLM 2 PCLM 4 PCLM 3	The Harbour Walk is promoted through the Reserve. The Harbour Walk is to remain unobstructed	Signage locating the walk is installed within the Reserve.	S	Signage promoting the Harbour Walk is installed.	Sign audit.	TS
The Woollahra Social Plan	Recreation Special Events	PCLM 3 PCLM 2 PCLM 4	Availability of all facilities for relevant user groups.	Assessment and audit of the Reserve's ability to provide facilities for relevant user groups.	S	The Reserve meets the criteria within the Woollahra Social Plan.	Ongoing audit of Sir David Martin Reserve against the Woollahra Social Plan.	TS CS
Cultural Plan	Cultural Heritage Special Events Recreation	PCLM 3 PCLM 2 PCLM 3	Availability of facilities for cultural and recreational pursuits	Review all requests for additional cultural and recreational facilities within the Reserve against this POM and other appropriate planning documents and controls.	S	The Reserve meets the criteria within the Woollahra Cultural Plan.		
Other Recreational Activities	Recreation	PCLM 3 PCLM 4	Facilitate the inclusion of additional and relevant recreational user groups within the reserve.	Review all requests for additional recreational facilities within the Reserve against this POM and other appropriate planning documents and controls.	O	All proposed new facilities and recreation options satisfy the uses identified within the POM and other planning instruments.	All new requests are reported on and decided upon in a timely manner.	TS CS
				All proposed new facilities are reported to Council	O	All proposed new facilities and recreation options satisfy the uses identified within the POM and other planning instruments.	All new requests are reported on and decided upon in a timely manner.	TS

6.6 Park and Landuse

ISSUE ADDRESSED	CORE VALUE	CORE OBJECTIVE	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE INDICATOR	ASSESSMENT METHOD	RESPON-SIBILITY
Landscape Plan	Recreation Cultural Heritage Harbour Front Open Space	PCLM 2	The Landscape Plan will provide the basis for the improvement of all elements within the Reserve.	Prepare a comprehensive Landscape Plan for Sir David Martin Reserve that reviews all built and landscape elements such as furniture, paving, signage, lighting, interpretative displays etc. This Landscape Plan should be compatible with Rushcutters Bay Park and Yarranabbe Reserve but appreciate the different cultural and heritage values specific to this Reserve.	S	Future decisions are made in accordance with the outcomes of the Landscape Plan.	Completion of the Landscape Plan.	TS
		PCLM 3						
		PCLM 4						
		PCLM 5						
				Ensure that local residents and neighbouring landowners are informed if all proposed major works prior to commencement.		Community consultation is completed.	Completion of the Landscape Plan.	TS
				Review the style and location of lighting as a component of the Landscape Plan.	S	The decision of the most appropriate lighting scheme will reflect the styles within the Woollahra Technical Manual.	Light numbers rationalised and new fittings installed.	TS
				Ensure that all street front parking, tree planting and footpaths are in keeping with the character of the site.	S	Existing garden bed is replace with a more appropriate treatment.	Garden bed is replaced.	TS
				Tree management that balances the cultural significance of original plantings with their appropriate removal or replacement. Replacement with either the same species or different species in consideration of vegetation context and park user safety.			Community comment.	
Lighting Recreation	Visual Quality	PCLM 2 PCLM 3	Review and rationalise current lighting scheme.	Ensure established tree health is monitored.	O	Existing trees are in good health or are removed / replaced.	Reserve Inspection.	TS

6.6 Park and Landuse

ISSUE ADDRESSED	CORE VALUE	CORE OBJECTIVE	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE INDICATOR	ASSESSMENT METHOD	RESPON-SIBILITY
Furniture and other Park elements	Recreation	PCLM 2	Installation of approved furniture styles.	Review furniture at the edge of the Reserve to capitalise on views out of the Reserve.	S	Furniture is installed to facilitate viewing the Harbour.	Furniture installed.	TS
	Cultural Heritage	PCLM 3						
	Visual Quality	PCLM 4		Establish seating opportunities as part of the Landscape Plan.	S	All existing furniture locations are assessed and enhance/removed according to the outcomes of the Landscape Plan.	Furniture installed.	TS
			Installation of approved bollard	Rationalise the number and limit the style of bollard to the Council Technical Manual.	S	The Landscape Plan reviews locations and identified the proposed style of bollard for use within the Reserve.	Bollards are replaced.	TS
				During the development of the Landscape Plan, ensure consideration of the implications of furniture etc on the heritage of the Reserve.	S	The Landscape Plan promotes new park elements that do not detract for the heritage significance of the Reserve.	Landscape Plan proposals are to be referred to Councils Heritage Officer for comment.	TS
			Ensure that all landscape and construction, site furniture and planting are in keeping with the heritage character of the site, maintain the simple style, reflecting the building character.	Repair / replace park furniture as necessary.	O	Furniture maintenance specification is adhered to.	Park Audit.	TS
Vegetation and plantings	Recreation	PCLM 2 PCLM 3 PCLM 4	Ensure that all street front parking, tree planting and footpaths are in keeping with the character of the site.	Review existing garden bed located on the eastern side of the Parade Ground and assess potential for upgrade.	S	Existing garden bed is replace with a more appropriate treatment.	Garden bed is replaced.	TS
							Community comment.	
			Tree management that balances the cultural significance of original plantings with their appropriate removal or replacement. Replacement with either the same species or different species in consideration of vegetation context and park user safety.	Ensure established tree health is monitored.	O	Existing trees are in good health or are removed / replaced.	Reserve Inspection.	TS

6.7 Access and Movement Within the Reserve

ISSUE ADDRESSED	CORE VALUE	CORE OBJECTIVE	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE INDICATOR	ASSESSMENT METHOD	RESPONSIBILITY
Access	Recreation Harbour Front Open Space	PCLM 5	To provides access to the facilities in and around Sir David Martin Reserve.	Manage roads and access routes to minimise conflicts.	O	Access into and within the Reserve is obstacle free.	Community Comment. Reserve Audit.	TS
			To provides access to the facilities in and around Sir David Martin Reserve. Formalised system of park entry points providing orientation within the reserve setting.	Review existing access points and opportunities in the Landscape Plan process.	S	Access is reviewed and where necessary, access points are rationalised or added.	Implementation of the Landscape Plan.	TS
	Recreation Harbour Front Open Space	PCLM 5	Formalised system of park entry points providing orientation within the reserve setting. Promote the establishment of the public foreshore link from Rushcutters Bay Park through to Yarranabbe Reserve as the major link along the Rushcutters Bay foreshore.	Review existing entry points and opportunities in the Landscape Plan process.	S	The Landscape Plan identifies where entry points are to be rationalised or added.	Implementation of the Landscape Plan.	TS
				Install signage at all entry points to identify the park to users.	S	Installation of entry point signage.	Visual amenity and orientation improved.	TS
				Apply appropriate landscape treatments to formalised main entry points.	M	The Landscape Plan identifies opportunities for improving the aesthetic of existing entry points.	Visual amenity and orientation improved. Defined entry points.	TS
				Improve public links from Yarranabbe Reserve to Rushcutters Bay Park, using the site as an inviting public reserve.	M	The Landscape Plan to review the connection from Rushcutters Bay Park through to Yarranabbe Reserve and address any opportunities, constraints and provide options for improving this link.	Implementation of the Landscape Plan.	TS
Pathways	Recreation Harbour Front Open Space	PCLM 2 PCLM 3 PCLM 4	Establish identified routes for accessing the water, which compliment pedestrian circulation.	Identify zones where access to water based facilities and land based facilities will merge.	M	A balance is achieved between land and water based recreation activities.	Survey. Community Comment.	TS
			Ensure that the design of the reserve and within buildings maximises disabled access within all reasonable practical / economic bounds.	Review the Reserve and identify all issues relating to accessibility.	O	The Reserve provides equal access.	Park Audit	TS CS

6.7 Access and Movement Within the Reserve								
ISSUE ADDRESSED	CORE VALUE	CORE OBJECTIVE	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE INDICATOR	ASSESSMENT METHOD	RESPON-SIBILITY
			Ensure that uses minimise traffic generation and minimise the need for on street parking and on-site parking.	Assessment of possible impacts on traffic and parking for all new uses. All uses are not to impact significantly on traffic or parking and on-site parking is minimised.	O Survey	All uses are not to impact significantly on traffic or parking and on-site parking is minimised.	Survey	TS
Access for people with a disability			Ensure toilet facilities are available for people with disabilities	Provide an accessible toilet facilities adjacent to the Sail Loft	S	Toilet facility is available	Audit	TS

6.8 Harbourfront Open Space								
ISSUE ADDRESSED	CORE VALUE	CORE OBJECTIVE	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE INDICATOR	ASSESSMENT METHOD	RESPON-SIBILITY
Access to the Foreshore	Recreation Harbour Front Open Space	PCLM 3 PCLM 4		Ensure that all aspects of the sites' layout and management address the wider context of Rushcutters Bay open space and minimise impacts on neighbours.	O	The Landscape Plan provides options for enhancing the site in the context of the wider environment.	Landscape Plan implementation.	TS
			Where practicable allow for and/or provide access within the park for all users.	Review park for needs and opportunities to improve access to all facilities.	O	Access to all areas by all users, where possible.	Park is used by a wide variety of users, including disabled users.	TS
				Investigate options for providing access across the Sayonara Slipway to d'Albora Marina	L	Continuous foreshore access is provided	Audit	TS
Access to the Edge	Recreation Harbour Front Open Space Tourism Special Events	PCLM 3 PCLM 4 PCLM 5	Sea wall is of a high standard.	Ensure the ongoing maintenance and repair to the sea wall.	O	Sea wall is in a satisfactory condition.	Regular inspection regime.	TS

6.9 Visual Resources								
ISSUE ADDRESSED	CORE VALUE	CORE OBJECTIVE	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE INDICATOR	ASSESSMENT METHOD	RESPON-SIBILITY
Visual Resources	Recreation	PCLM 2	Seek opportunities to improve views within and through the site	Establish principal views to and through the site, ensure that no new structures or planting obscure these views in the future.	O	Landscape Plan identifies and protects key views and vistas.	Landscape Plan implementation.	TS
	Cultural Heritage	PCLM 3						
	Harbour Front Open Space	PCLM 5	To protect and improve the views of Sydney Harbour enjoyed by surrounding residents and park users.	Design landscaping works to enhance harbour views by framing attractive views and aligning pedestrian paths to take full advantage of the views.	O	Views remain open.		TS
	Tourism							
	Boating Activities							
	Special Events							

6.10 Buildings								
ISSUE ADDRESSED	CORE VALUE	CORE OBJECTIVE	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE INDICATOR	ASSESSMENT METHOD	RESPON-SIBILITY
All Buildings			Ensure that the Reserve buildings are well maintained.	Develop a maintenance program of all buildings that complies with all relevant heritage requirements such as the Conservation Management Plan.	O	All buildings are inspected in a programmed manner and maintenance program is adhered to.	Building audit.	TS
			Uses for buildings and open space that have realistic opportunity for achieving capital funding.	Explore all external-funding opportunities.	O	Monitor uses of the buildings and open space regularly to ensure that terms and conditions are being adhered to.	Assessment of applications against this POM.	TS
			Boundary fence is maintained at a high standard.	Painted finish of the fence around the boundary of The Cottage is maintained at a high level and any changes in the paint colour scheme is presented to Council's Heritage Officer for comment.	O	Fence in maintained at a high standard.	Any proposed developments to buildings are referred to Councils Heritage Officer for comment.	TS PD
The Cottage			Landscape surrounding The Cottage to be improved.	During the development of the Landscape Plan, ensure consideration of the heritage implications of altering the landscape surrounding The Cottage.	S	The Landscape Plan to identify options fro improving the landscape surrounding The Cottage.	Landscape Plan implementation.	TS
			Accessibility to The Cottage is maintained.	Ensure access ramp to The Cottage is maintained to ensure wheelchairs and other aids can access the building.	O	Access to The Cottage is maintained and free from obstacles.	Park audit.	TS
			The landscape surrounding RANSA enhances the setting of Sir David Martin Reserve.	Relocation of the waste disposal unit, currently located on the southern side of the building to a more appropriate location.	M	Waste disposal unit is relocated.	Park audit.	TS

6.10 Buildings								
ISSUE ADDRESSED	CORE VALUE	CORE OBJECTIVE	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE INDICATOR	ASSESSMENT METHOD	RESPON-SIBILITY
RANSA			Landscape surrounding RANSA to be improved.	During the development of the Landscape Plan, ensure consideration of the heritage implications of altering the landscape surrounding RANSA.	S	Any proposed change to the landscape surrounding RANSA does not impact on the heritage integrity of the building.	Any proposed developments to buildings are referred to Councils Heritage Officer for comment.	TS PD
			Stormwater Management	Review the existing stormwater flow from RANSA.	M	Stormwater flows do not discharge onto pathways within or surrounding the Reserve.	Park audit.	TS
			Trip hazard management.	Ongoing assessment of the Drill Hall and Extension verandah to identify and report all trip hazards for removal.	O	The Drill Hall verandah is reviewed monthly for trip hazards.	Park audit. Events due to trip hazards minimised.	TS
			Identify suitable use for the slipway that meets with the providing public recreation or maritime purposes.	Review the slipway and prepared options for its use for public comment. (This may be a component of the Landscape Plan).	M	Slipway becomes a resource that is utilised for public recreation or maritime purposes.	Implementation of Landscape Plan.	TS

6.11 Signage								
ISSUE ADDRESSED	CORE VALUE	CORE OBJECTIVE	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE INDICATOR	ASSESSMENT METHOD	RESPON-SIBILITY
Information, Direction and Regulatory Signage	Recreation	PCLM 3	Signage consistent in style, construction and siting to ensure reserve user orientation, interpretation and identification (as a part of Technical Manual).	Review all current signage and assess its effectiveness.	S	Signage upgraded.	Installation completed and user survey.	TS
	Cultural Heritage Harbour Front Open Space Tourism Boating Activities Special Events	PCLM 4		Replace current signage with a unified standard for the Reserve (as a part of the Public Open Space Technical Manual).	S	Implementation of Signage Strategy within the Reserve	New and replaced signs.	TS
Interpretation Signage	Recreation	PCLM 3	Community and reserve user understanding of the history of	Prepare and implement an interpretative plan focussing	S	Development of an Interpretative Strategy.	Strategy Developed.	TS

6.11 Signage								
ISSUE ADDRESSED	CORE VALUE	CORE OBJECTIVE	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE INDICATOR	ASSESSMENT METHOD	RESPON-SIBILITY
	Cultural Heritage Tourism Boating Activities	PCLM 5	Sir David Martin Reserve and its surrounds.	on the history and other cultural heritage resources of the reserve.		Signs installed		

6.12 Cultural Heritage								
ISSUE ADDRESSED	CORE VALUE	CORE OBJECTIVE	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE INDICATOR	ASSESSMENT METHOD	RESPON-SIBILITY
Conservation Management Plan			Review the existing Conservation Management Plan.	Review of the existing recommendations within the 1997 Conservation Analysis and Conservation Policy and update to include works leading up to and following the use of the Reserve in the Sydney 2000 Olympic Games.	S	Revised Conservation Management Plan completed.	Conservation Plan Implemented	TS
				Review and update Statements of Significance within the Conservation Analysis and Conservation Policy.	S	Statements of Significance are updated accordingly.	Conservation Plan Implemented	
				Identification of conservation policies and techniques for all Olympic Legacy items within the revised Conservation Management Plan.	S	Olympic Legacy items and changes to the Reserve following its use in the Sydney 2000 Olympic Games are included in the revised Conservation Management Plan.	Conservation Plan Implemented	TS
			Where appropriate and or relevant continue to action the policies and recommendations out of the 1997 Conservation Analysis and Conservation Policy.	With reference to the Conservation Analysis and Conservation Policy, ensure objectives and recommendations continue to be met.	O	All planning decisions and any developments on site must comply with the objectives and policies of the Conservation Analysis and Conservation Policy.	Conservation Plan Implemented	TS

6.12 Cultural Heritage								
ISSUE ADDRESSED	CORE VALUE	CORE OBJECTIVE	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE INDICATOR	ASSESSMENT METHOD	RESPON-SIBILITY
Heritage Interpretation			Ensure that the significance of this site as an historic maritime Reserve is conserved and interpreted in both buildings and open space.	Develop an Interpretation Strategy that promotes the maritime history of the Reserve consistent with the Conservation Management Plan and in consultation with relevant community groups and navel personnel	S	The Interpretation Strategy educates the public about the maritime history of the Reserve and promotes the current maritime uses of the Reserve.	Strategy implemented. Community comment.	TS
			Prepare a cohesive Interpretation Program with an appropriate memorial for the site that will tell the story of the Reserve in a manner that is accessible and engaging to the public. Where possible complement with public artwork.	Develop an Interpretation Strategy that is accessible and engaging. This strategy is to be consistent with the Conservation Management Plan	S	The Interpretation Strategy educates the public and provides details on the history of the Reserve.	Strategy implemented. Community comment.	TS
Buildings			Ensure that uses are compatible with the significance of the buildings and open space and that adaptive design is appropriate (conforms to the Burra Charter) and consistent with the Conservation management Plan.	Renovations or alterations to all buildings within the Reserve must ensure the heritage integrity is protected and be consistent with Conservation Management Plan.	O	Any design option for alterations / renovations to buildings within the Reserve to not adversely effect the integrity of the building.	Any proposed developments to buildings are referred to Councils Heritage Officer for comment.	TS
				Any proposed renovations or alterations to all buildings within the Reserve must conform to the Burra Charter.	O	The Burra Charter has been referred to in the preparation of any development proposals for buildings within the Reserve.	Any proposed developments to buildings are referred to Councils Heritage Officer for comment.	TS

6.13 General Maintenance								
ISSUE ADDRESSED	CORE VALUE	CORE OBJECTIVE	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE INDICATOR	ASSESSMENT METHOD	RESPON-SIBILITY
Vandalism	Cultural Heritage	PCLM 5	Vandalism damage is minimised.	Promptly report and repair vandalism.	O	Reduction in or absence of damage associated with vandal behaviour.	CRMS and area team records.	TS
	Harbour Front Open Space			Grass coverage within the Reserve is to be maintained. Maintenance schedules are to be developed to ensure this.	O	All grassed areas have adequate grass coverage throughout the year with limited disturbance patches.	Maintenance schedules are developed and adhered to. Inspection of the Reserve.	TS

6.13 General Maintenance								
ISSUE ADDRESSED	CORE VALUE	CORE OBJECTIVE	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE INDICATOR	ASSESSMENT METHOD	RESPON-SIBILITY
				Ongoing management of the grassed areas to prevent any impacts of grass care on surrounding trees.	O	All grass management practices do not negatively impact on tree health and vigour.	Monthly inspection of all trees to identify any signs of impact.	TS
				Irrigation system is maintained, is operational and provides adequate coverage on all grassed areas.	O	Grassed areas receive adequate watering as required. Irrigation system is mechanically sound at all times.	Park audit. Inspection of the irrigation system.	TS
			Trip hazard management.	Ongoing assessment of all pathways within the Reserve to identify and report all trip hazards for removal.	O	The Reserve is reviewed monthly for trip hazards.	Park audit. Events due to trip hazards minimised.	TS
Site Contamination	Harbour Front Open Space	PCLM 1	Ensure the site is managed to ensure safe public use	Complete site contamination report and undertake remedial action if required.	O	The Reserve is suitable for its intended use.	Park audit	TS

7 Funding

7.1 Council Funding

The implementation of the Plan is achieved through its linkage with Council's Management Plan and Operational Budget and Capital Works Program. Funding is an integral input required implementing the Plan.

Funding arrangements for Sir David Martin Reserve need to address recurrent costs of management and maintenance together with capital costs for upgrading works. Council currently funds management and maintenance costs through its annual budget allocation and use capital funds and Section 94 funding for capital and non-recurrent works.

Funding for construction of new upgrades is generally through the annual budgeting procedure but special projects may be partly funded through State Government Grant allocations, which may involve matching funding from Council.

Staging of works will need to occur because Council cannot meet the cost of every single item of work proposed for Sir David Martin Reserve at one time due to other financial commitments throughout the Municipality. Action items within the Action Plans have been prioritised and these will be referred to when future annual budget reviews occur. This document will therefore provide the direction for future works in the Reserve.

It should be noted that inclusion of relevant approved capital works on an annual basis *is not* a requirement of the Crowns Land Act. It has only been provided as supporting information for Council staff and community members.

7.2 Other Sources

7.2.1 Public Reserves Management Fund.

The Public Reserves Management Fund is a source of loan or grant funding available to reserve trusts. It is accumulated from a 15% levy on the proceeds from licences and leases within the Reserve that can then be applied for as a grant for the care and maintenance of reserves. The money from the Fund is distributed on a merit basis to trusts that make an application for grant money for specific projects.

Council, as Trust Manager can apply for a grant through DOL for projects within Sir David Martin Reserve.

8 References

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9 Appendices

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.



Premier of New South Wales

MC2704/012M

27 Nov 1979

Dear Mr. Fraser,

I refer to the agreements in principle reached in Sydney on 15th December, 1978 between my colleague, the Hon. W.F. Crabtree, M.P., the New South Wales Minister for Lands, and the Hon. J.E. McLeay, M.P., Minister for Administrative Services concerning the exchange of certain Commonwealth and State lands in New South Wales. These agreements were subsequently confirmed by our two Governments.

It was proposed that the arrangements agreed upon should be embodied in Letters of Intent between our Governments. These would include all the essential elements of the matters negotiated, including the proposed pooling arrangements, to obviate delay in effecting the transfers of the lands concerned. I concur in this proposal, and accordingly confirm on behalf of the State that the understandings set out in the attachments to this letter (Attachments 1 to 13) are to apply, as relevant, to the land exchanges covered by the proposed pooling arrangement.

It is my understanding that you are sending a letter similar to this to confirm these arrangements. I agree that the exchange of these letters authorises the transfer of titles of the areas referred to above.

The land exchanges are of considerable importance to the people of this State and it is a matter of great satisfaction to my Government that these agreements have been reached and that the way is now clear for the land exchanges to be effected quickly. I would like to express appreciation for the co-operation received from your colleague, the Hon. J.E. McLeay, M.P., during the negotiations.

Yours sincerely,

Premier.

The Rt. Hon. J.M. Fraser,
C.H., M.P.,
Prime Minister of the
Commonwealth of Australia,
CANBERRA. A.C.T. 2600.

ATTACHMENT 1

- (i) All the lands covered in these Attachments are to be exchanged at the agreed price but without immediate cash settlement, the financial aspects being instead covered by an interest-free pooling arrangement the details of which will be determined by the appropriate authorities of the two Governments. The pooling arrangement will also encompass such additional land transactions as are mutually agreed between the appropriate Ministers of the two Governments and will continue until a balance or near balance is reached or, failing that, for a period of ten years from the date of the commencement of the pooling arrangement, when the matter will be re-negotiated.
- (ii) Such additional lands are to be valued on the basis of the intended use of the lands as stated by the buying Government.

For this purpose, the term "defence purposes" denotes that the intended use of the land is a variety of uses connected with the defence of Australia, e.g. residential (quarters for defence personnel), industrial (workshop areas) and open space (manoeuvre areas). The general basis of value of such lands shall be non-urban values.

- (iii) Each land transfer is subject to the provision that, when land has been transferred to the buying Government at a value based on the intended use of that land stated at the time of the transfer and the buying Government, after transfer, wishes to use that land for a purpose which, if declared at the time of the transfer would have resulted in the land being transferred at a higher value, the buying Government shall

- (a) obtain the approval of the selling Government to the change of purpose and pay the additional value if called upon to do so; or
- (b) should the selling Government not agree to the change of use proposed, offer the land for transfer back to the selling Government at the same price as was paid by the buying Government.

- (iv) Buildings and structural improvements on the lands concerned, other

than those owned by a third party, become the responsibility of the buying Government unless required for removal by the selling Government. Notice of intention to remove is to be given to the buying Government within 12 months of the date of transfer and the removal is to be effected within a further period of 12 months.

(v) Where the lands being purchased by the State Government adjoin lands being retained by the Commonwealth Government, the State Government shall, if requested, erect and maintain a man-proof fence along the common boundary of the land being purchased by the State and the land being retained by the Commonwealth Government to the specifications required by the Commonwealth Government and in the meantime will not encourage public use of such areas.

(vi) If any live ammunition is used in future on lands acquired from the State Government, the Commonwealth Government will use its best endeavours to locate and remove any resulting unexploded ordnance. The Commonwealth Government will also use its best endeavours to locate and remove existing unexploded ordnance, that is, unexploded ordnance which is already on the land at the date of acquisition by the Commonwealth, from lands acquired from the State Government if at some future date such lands are to be returned to the State Government.

(vii) Where easement information is available such easement information may be referred to in the survey plans of the lands to be transferred between the Governments and where such information is not available or is not referred to in the plans at the time of transfer the respective Governments will grant easements as reasonably required to service existing and future installations.

(viii) The Commonwealth Government will transfer the "second release" areas referred to in the Attachments as and when budgetary considerations permit relocation of Commonwealth facilities or as the Commonwealth ceases to require the use of such facilities. The Commonwealth will not make any further significant capital expenditure in the "second release" areas without the consent of the State Government.

(ix) Each Government will use its best endeavours to have the transfer of title to the individual parcels of land effected as soon as practicable

and to this end the two Governments agree that the Secretary of the Department of Administrative Services and the Under Secretary for Lands and Registrar General will together assume personal direction and oversight of the actions required to effect the transfers.

- (x) The Governments will bear their own legal costs.
- (xi) Survey costs will be borne by the buying Government.
- (xii) Non dedicated access roads serving North Head, South Head and Middle Head used by the Governments shall be maintained by the user Government or Governments, as applicable.

ATTACHMENT 9 - Rushcutter's Bay

(i) The Commonwealth Government agrees to sell to the State Government the whole area viz., .59 hectares as depicted on the attached diagram at a price of \$11,800, the lot. The transfer is to be effected immediately.

(ii) The Commonwealth Government undertakes to vacate the land as areas become available following relocation of facilities.

(iii) The State Government undertakes to lease the land to the Commonwealth Government following transfer at a peppercorn rental pending its vacation by the Commonwealth Government.

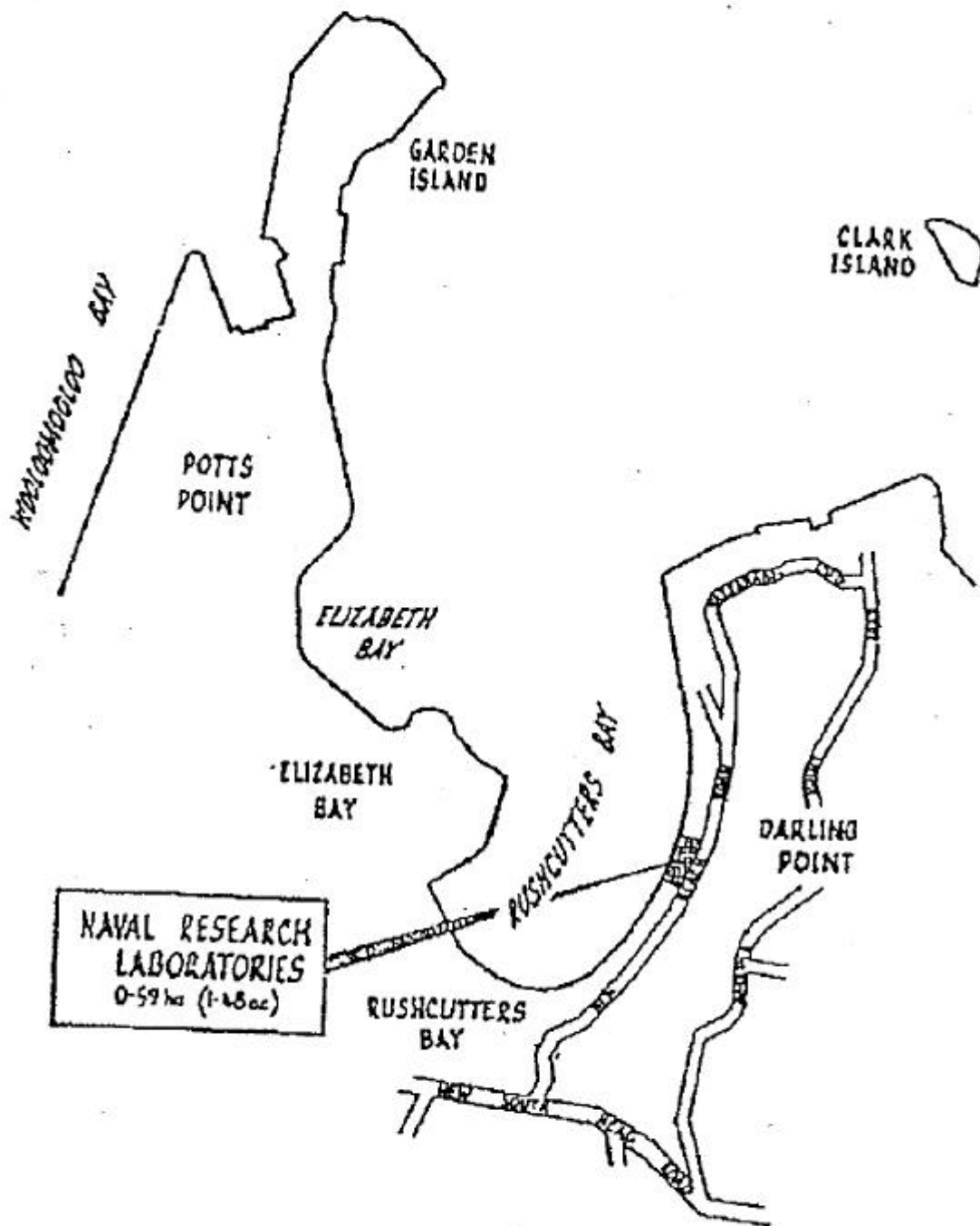
(iv) The State Government further undertakes that following termination of the lease to the Commonwealth Government it will reserve the whole of the land for public recreation under the provisions of the Crown Lands Consolidation Act and will grant to the R.A.N. Sailing Association a lease of the area presently occupied by that Association.

RUSHCUTTERS BAY

de

PORT

JACKSON



NOT TO SCALE

(5661)

Sydney, 16th January, 1987.

RESERVES FROM SALE

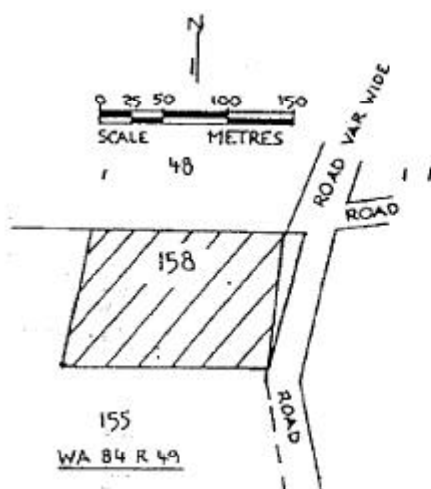
IN pursuance of the provisions of section 28, Crown Lands Consolidation Act 1913, I declare that the Crown lands described hereunder shall be reserved from sale for the public purposes specified and such lands are reserved accordingly.

J. R. HALLAM, Minister for Lands.

FOR TRAVELLING STOCK

Land District and City—Wagga Wagga

No. 220008, Parish Forest Creek, County Goulburn, 1.555 hectares, being part portion 158, shown by hatching on diagram hereunder. WA84 R 49.



FOR PROMOTION OF THE STUDY AND THE PRESERVATION OF NATIVE FLORA AND FAUNA

Land District—Hillston; Shire—Carrathool

No. 150009, Parish Bolton, County Nicholson, 61.43 hectares, being lot 92, D.P. 720272. HY85 H 104.

FOR COMMUNITY CENTRE

Land District—Grafton; Shire—Ullmarra

No. 140010, Parish Lanitza, County Clarence, about 6 084 square metres, being part of portion 112 as shown by hatching on diagram hereunder. GF81 H 53.

NOTE: The affected part of R. 77919 for Future Public Requirements, notified 19th August, 1955, is hereby revoked.

FOR TRAVELLING STOCK AND CAMPING

Land District—Deniliquin; Shire—Berrigan

No. 150006, Parish Ulupna, County Denison, 4.249 hectares, being portion 151. HY81 H 1461.

FOR ACCESS AND PROMOTION OF THE STUDY AND PRESERVATION OF NATIVE FLORA AND FAUNA

Land District and City—Gosford

No. 170031, Parish Spencer, County Northumberland, Area 7.35 hectares, ex. road, being lot 156, D.P. 47771. MD80 H 3272.

Land District—Condobolin; Shire—Lachlan

No. 190023, Parish South Condobolin, County Gipps, about 12 hectares at Condobolin, being Muric Creek (lagoon) separating portions 213, 114 Rem, 113, 112, 110 and 109 and end of road from road variable width southwest of portion 212, portions 198 and 212 and Travelling Stock Reserve 15278 notified 27th February, 1892, and 13th December, 1968. OE86 R 22.

Land District—Metropolitan; Shire—Hornsby

No. 100082, Parish South Colah, County Cumberland, 5 622 square metres, being portions 659 and 908 excluding lots 9 and 10, D.P. 262718. MN82 R 78.

NOTE: Part Trig Reserve 21206 notified 11th August, 1894, is revoked by this notification.

FOR FUTURE PUBLIC REQUIREMENTS

Land District—Cooma; Shire—Cooma Monara

No. 130012, Parish Cooma, County Beresford, 4.583 hectares, being portion 42, closed part of Neuss Avenue (Gazette 17th September, 1965), lots 8 to 14, D.P. 26850, lots 36 to 43, D.P. 28477, and part portion 155. GB80 H 862 BH.

FOR PUBLIC RECREATION AND MARITIME PURPOSES

Land District—Metropolitan; Municipality—Woolahra

No. 100076, Parish Alexandria (Sheet 4), County Cumberland, 5 931 square metres, being portions 1141, 1142 and 1628. MN83 R 108.

(5666)

Sydney, 16th January, 1987.

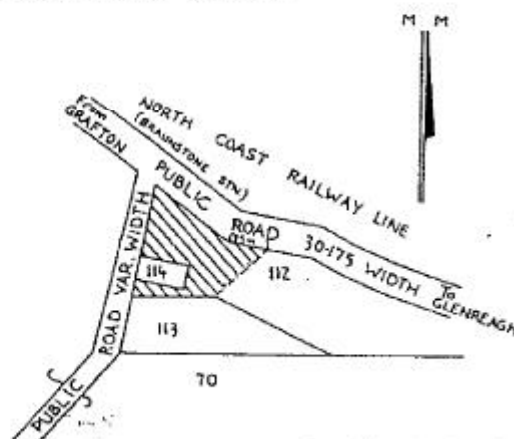
WITHDRAWAL FROM LEASE

IN pursuance of the provisions of section 233 (1), Crown Lands Consolidation Act 1913, the Crown land described hereunder is withdrawn from the lease specified for the purpose mentioned.

J. R. HALLAM, Minister for Lands.

Land District—Grafton; Shire—Ullmarra

Parish Lanitza, County Clarence, about 6 084 square metres, being part of portion 112 as shown by hatching on diagram hereunder, being part Special Lease 1952-40, Grafton, held by Ronald Arthur Heldt. GF81 H 53.



Land District—Metropolitan; Municipality—Woollahra

Parish—Alexandria; County—Cumberland

Reserve 100101 for Public Recreation at Darling Point, notified this day: *The Council of the Municipality of Woollahra*. HO83 H 14.

Land District—Picton; City—Campbelltown

Parish—St Peter; County—Cumberland

Reserve 100102 for Community Purposes, notified this day: *Mount Saint Joseph Foundation Pty Limited*. MN84 R 130.

Land District—Picton; Shire—Wollondilly

Parish and Town—Wilton; County—Camden

Reserve 100108 for Bush Fire Brigade Purposes, notified this day: *The Council of the Shire of Wollondilly*. MN 86R 114.

APPOINTMENT OF TRUSTEES

IN pursuance of the provisions of section 370, Crown Lands Consolidation Act 1913, the undermentioned persons are appointed to be trustees of the reserve particularized hereunder for the term shown.

J. R. HALLAM, Minister for Lands.

Sydney, 26th June, 1987.

Land District—Metropolitan; Municipality—Woollahra

Parish—Alexandria; County—Cumberland

R.100076 for Public Recreation and Maritime Purposes at Rushcutters Bay, notified 16th January, 1987. Trustees appointed: Michael Ronald Regnis, Simon Godwin Hall Dixon, Henry Bernard French, Ronald John Cameron, Alan Lee Beaumont, Keith George Grimley and Margaret Laurence (ex-officio). Appointed for a term commencing this day and expiring 25th June, 1992. MN83 R 108-3.

INCORPORATION OF RESERVE TRUSTEES

IT is hereby notified pursuant to the provisions of section 370 of the Crown Lands Consolidation Act 1913, and in respect of the lands hereunder described that—

- the trustees of each of the reserves shown in Column 1 of the schedule attached, and their successors in office, are declared to be a corporation; and
- the corporation is assigned the name shown in Column 2 opposite each reserve specified in Column 1.

J. R. HALLAM, Minister for Lands.

Sydney, 26th June, 1987.

Land District Metropolitan

Column 1

Column 2

Reserve 100076 notified 16th January, 1987, for Public Recreation and Maritime Purposes at Rushcutters Bay. MN83 R 108-3.	Rushcutters Bay Maritime Reserve Trust.
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APPOINTMENT OF TRUSTEES

IN pursuance of the provisions of the Gore Hill Memorial Cemetery Act 1906 the undermentioned persons are appointed

Land District—Metropolitan; Municipality—Willoughby

Parish—Willoughby; County—Cumberland

Gore Hill Memorial Cemetery. Trustees appointed, June Esme Adams, Charmain Ethel Metcalf, David Leonard Gray, Chris Reynolds Betteridge, Roderick Trevor Tudge and Richard Gordon Mackay. Appointed for a term commencing 1st July, 1987, and expiring on 30th June, 1992. MN87 R 10.

DECLARATION UNDER SECTION 25A, CROWN LANDS CONSOLIDATION ACT 1913, IN RESPECT OF LANDS

IN pursuance of the provisions of section 25A, Crown Lands Consolidation Act 1913, I declare that the lands particularized hereunder may be dealt with as if they had been acquired under the Closer Settlement Acts or as Crown land within the meaning of the Crown Lands Consolidation Act 1913.

J. R. HALLAM, Minister for Lands.

Sydney, 26th June, 1987.

LAND VESTED IN THE MARITIME SERVICES BOARD OF NEW SOUTH WALES

Land District—Metropolitan; Municipality—Drumoyne

Parish Concord, County Cumberland, 25 square metres, being portion 507 as shown in plan Ms 22980 Sy, being also lot 507, D.P. 752023, and comprising part of the land in Certificate of Title, volume 5018, folio 1, at Werrell Reserve, Abbotsford, MN86 H 777.

Land District—Metropolitan; Municipality—Woollahra

Parish Alexandria, County Cumberland, 78 square metres, being portions 1551 and 1552 as shown in plan Ms 22981 Sy, being also lots 1551 and 1552, D.P. 752011, and comprising part of the land in Certificate of Title, volume 5018, folio 1, at Marine Parade, Watsons Bay. MN85 R 152.

Parish Alexandria, County Cumberland, 469.9 square metres, being portion 1553 as shown in plan Ms 22983 Sy, being also lot 1553, D.P. 752011, and comprising part of the land in Certificate of Title, volume 5018, folio 1, at Darling Point. HO83 H 14.

NOTE: The drainage easement created by C145251 is not affected by this declaration.

LAND HELD BY THE COUNCIL OF THE SHIRE OF WARRINGAH

Land District—Metropolitan; Shire—Warringah

Parish Narrabeen, County Cumberland, 69.6 square metres, being lot A, F.P. 347069, being also the land in Certificate of Title, volume 5344, folio 28. MN84 R 242.

LAND VESTED IN HER MOST GRACIOUS MAJESTY QUEEN ELIZABETH THE SECOND

Land District—Metropolitan; Municipality—Woollahra

Parish Alexandria, County Cumberland, 5 513 square metres, being the whole of the lands in Certificate of Title, volume 199, folio 185, at Darling Point. HO83 H 14.

NOTE: The drainage easement created by C25610 is not affected by this declaration.

LAND HELD BY THE NEW SOUTH WALES LAND AND HOUSING



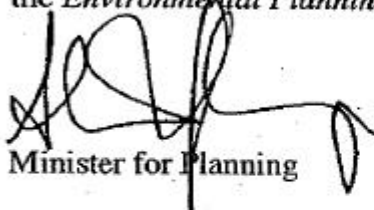
New South Wales

Woollahra Local Environmental Plan 1995 (Amendment No 38)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under
the *Environmental Planning and Assessment Act 1979*. (S01/01259/S69)

A handwritten signature in black ink, appearing to be 'A. J. ...', is written over the text 'Minister for Planning'.

Minister for Planning

Woollahra Local Environmental Plan 1995 (Amendment No 38)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Woollahra Local Environmental Plan 1995 (Amendment No 38)*.

2 Aims of plan

This plan aims:

- (a) to rezone Sir David Martin Reserve and part of the plantation reserve adjoining that reserve from Zone No 5 (a) (Special Uses (Naval Depot) Zone) and Zone No 6 (a) (Existing Recreation (Open Space) Zone) under *Woollahra Local Environmental Plan No 24* to Zone No 6 (Open Space Zone) under *Woollahra Local Environmental Plan 1995*, subject to restrictions, and
- (b) to acknowledge the heritage significance of the site by listing it as a heritage item, and
- (c) to enable development of the site for certain purposes additional to those permitted in Zone No 6 (Open Space zone).

3 Land to which plan applies

This plan applies to Reserve No 100076, DP 752011, Portions 1141, 1142 and 1628, being land known as Sir David Martin Reserve, New Beach Road, Darling Point and to the part of the plantation reserve adjoining Portions 1141 and 1142 of Sir David Martin Reserve, as shown edged heavy black and by distinctive colouring and marking on the sheets marked "Woollahra Local Environmental Plan 1995 (Amendment No 38)" deposited in the office of Woollahra Council.

4 How this plan relates to other planning instruments

- (1) This plan repeals *Woollahra Local Environmental Plan No 24* to the extent that it applies to Reserve No 100076, DP 752011, Portions 1141, 1142 and 1628, being land known as Sir David Martin Reserve, New Beach Road, Darling Point and to the part of the plantation reserve adjoining Portions 1141 and 1142 of Sir David Martin Reserve, as shown edged heavy black and by distinctive colouring and marking on the sheets marked "Woollahra Local Environmental Plan 1995 (Amendment No 38)" deposited in the office of Woollahra Council
- (2) This plan amends *Woollahra Local Environmental Plan 1995* as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4 (2))

[1] Clause 21D

Insert after clause 21C:

21D Sir David Martin Reserve and certain adjoining land

- (1) This clause applies to Reserve No 100076, DP 752011, Portions 1141, 1142 and 1628, being land known as Sir David Martin Reserve, New Beach Road, Darling Point and to the part of the plantation reserve adjoining Portions 1141 and 1142 of Sir David Martin Reserve, as shown edged heavy black and by distinctive colouring and marking on the sheets marked "Woollahra Local Environmental Plan 1995 (Amendment No 38)".
- (2) Despite any other provision of this plan, other than clause 17, a person may, with the consent of the Council, carry out development of the land to which this clause applies only for a purpose that, in the opinion of the Council, is consistent with the terms of the reservation of the land known as Sir David Martin Reserve under the *Crown Lands Act 1989*.
- (3) The Council must not grant consent to an application to carry out development of the land to which this clause applies unless it has taken into consideration a plan of management for the land.

[2] Schedule 1 Definitions

Insert in appropriate order in the definition of *density map*:

Woollahra Local Environmental Plan 1995 (Amendment No 38)—
Density Map

[3] Schedule 1, definition of "height map"

Insert in appropriate order in the definition:

Woollahra Local Environmental Plan 1995 (Amendment No 38)—
Height Map

[4] Schedule 1, definition of "heritage conservation map"

Insert in appropriate order in the definition:

Woollahra Local Environmental Plan 1995 (Amendment No 38)—
Heritage Conservation Map

[5] Schedule 1, definition of "land use map"

Insert in appropriate order in the definition:

Woollahra Local Environmental Plan 1995 (Amendment No 38)—
Land Use Map

[6] Schedule 2 Development for certain additional purposes

Insert at the end of the Schedule:

Land being Reserve No 100076, DP 752011, Portions 1141, 1142 and 1628, being land known as Sir David Martin Reserve, New Beach Road, Darling Point and part of the plantation reserve adjoining Portions 1141 and 1142 of Sir David Martin Reserve, as shown edged heavy black and by distinctive colouring and marking on the sheets marked "Woollahra Local Environmental Plan 1995 (Amendment No 38)":

- (a) the necessary management and operational support facilities for the Olympic legacy marina required to operate a ten-berth marina and hardstand facility, subject to the conditions that:
 - (i) the marina and hardstand are to be used only for community purposes, and
 - (ii) the facilities must be used to advance community access to the sport of sailing, in particular for people with a disability, and
- (b) in relation to that part of the land that is shown hatched on the plan attached to Lease Registered Book 4306 No 835 as shown on the map marked "Woollahra Local Environmental Plan 1995 (Amendment No 38)—RANSA"—use for the same purposes as it was being used immediately before the commencement of *Woollahra Local Environmental Plan 1995 (Amendment No 38)*, and

Woollahra Local Environmental Plan 1995 (Amendment No 38)

Schedule 1 Amendments

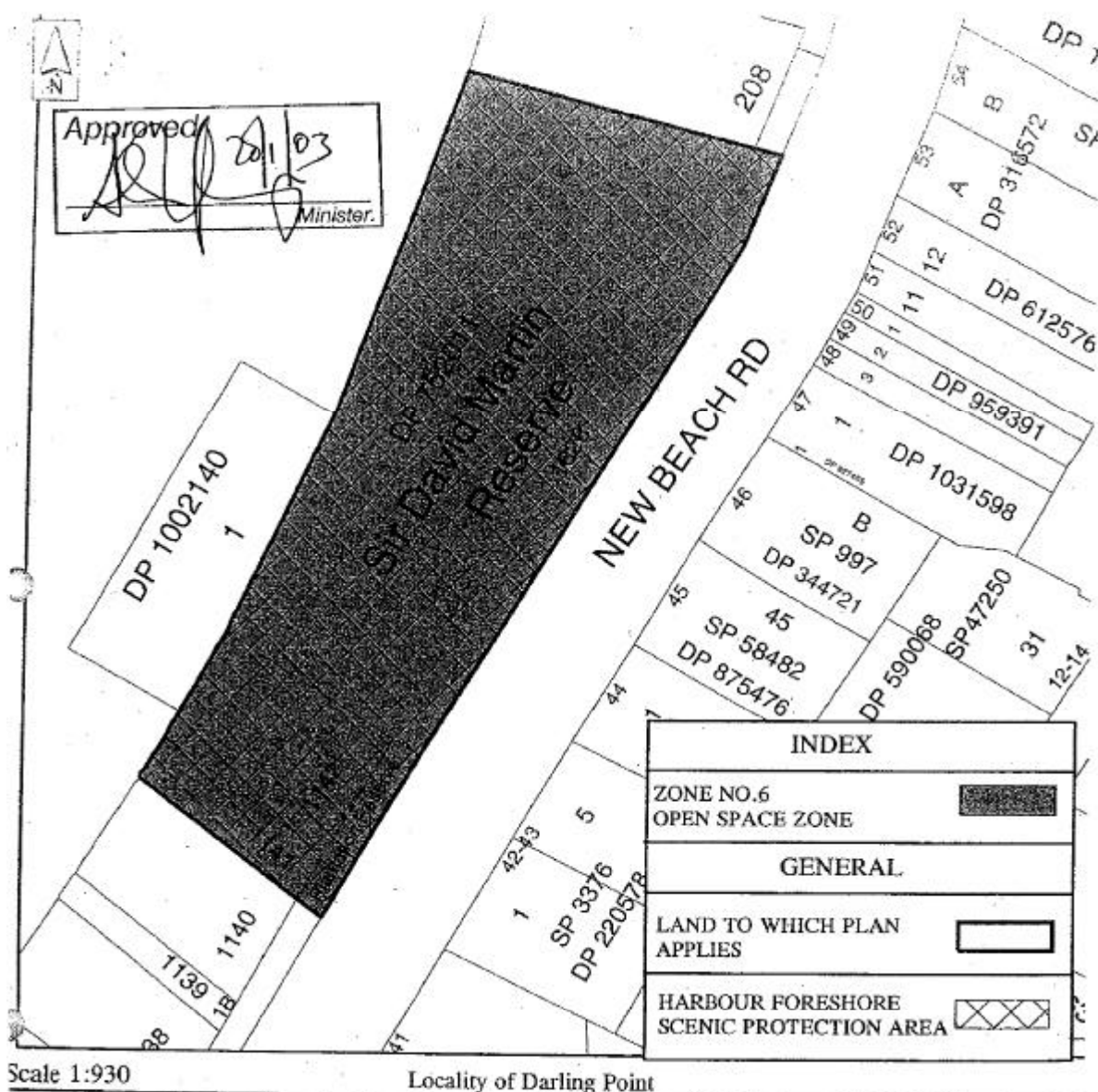
- (c) a cafe, and
- (d) a kiosk.

[7] Schedule 3 Heritage items

Insert in Parts A and B in appropriate order:

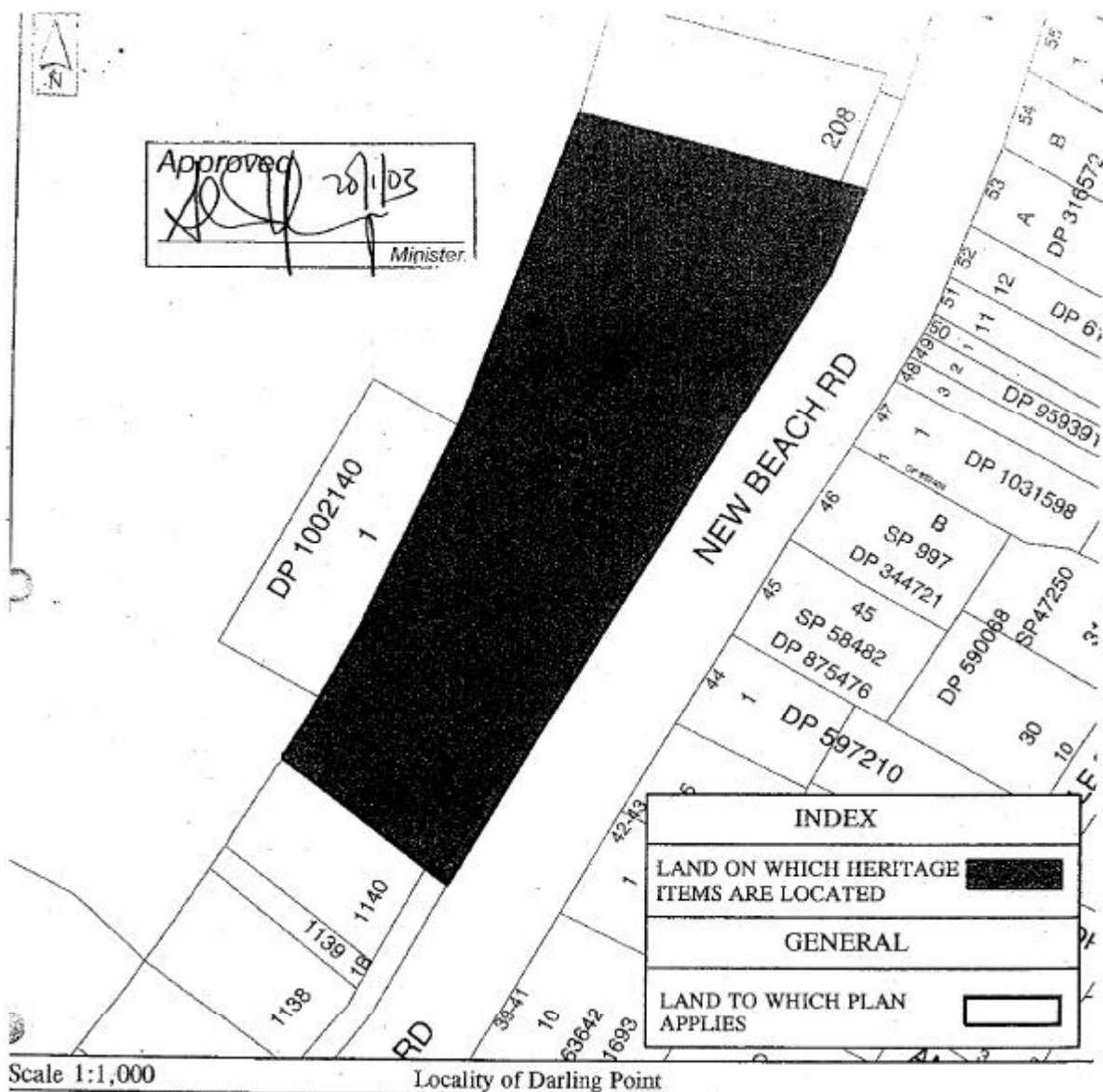
New Beach Rd, Darling Pt.

Sir David Martin Reserve and the part of the plantation reserve adjoining portions 1141 and 1142 of the Reserve, as shown edged heavy black and by distinctive colouring and marking on the sheets marked "Woollahra Local Environmental Plan 1995 (Amendment No 38)"




**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
WOOLLAHRA LOCAL ENVIRONMENTAL PLAN 1995
(AMENDMENT No. 38) Land Use Map**

DRAWN BY	Gafoor Muhamad	DATE	30 October 2001	STATEMENT OF RELATIONSHIP WITH OTHER PLANS
SUPERVISING DRAFTPERSON	Karen Lasky	DATE	30 October 2001	Amends Woollahra Local Environmental Plan 1995
PLANNING OFFICER	Claire Taylor	DATE	30 October 2001	
FILE No. CCL 1064.G. (Amendment 38)	DEPT	Strategic Planning		PUBLISHED IN GOVERNMENT GAZETTE OF
CERTIFICATE ISSUED UNDER S.65 E.P.A. ACT. 1979	DATE	30 October 2001		CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION
				<i>[Signature]</i> GENERAL MANAGER DATE



**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
WOOLLAHRA LOCAL ENVIRONMENTAL PLAN 1995
(AMENDMENT No. 38) Heritage Conservation Map**

DRAWN BY	Gafoor Muhamad	DATE	30 October 2001	STATEMENT OF RELATIONSHIP WITH OTHER PLANS Amends Woollahra Local Environmental Plan 1995
SUPERVISING DRAFTPERSON	Karen Lasky	DATE	30 October 2001	
PLANNING OFFICER	Claire Taylor	DATE	30 October 2001	
FILE No. CCL.1064.G. (Amendment 38)	DEPT Strategic Planning	PUBLISHED IN GOVERNMENT GAZETTE OF		
CERTIFICATE ISSUED UNDER S.65 E.P.A. ACT, 1979	DATE	30 October 2001	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION  GENERAL MANAGER	

Appendix D Register of the National Estate – Statement of Significance

Australian Heritage Database

Place Details

[new search](#) | [about the Australian Heritage Database](#) | [Heritage home](#) | [Australian Heritage Council home](#)

HMAS Rushcutter (former), New Beach Rd, Darling Point, NSW

List:	Register of the National Estate
Class:	Historic
Legal Status:	<u>Registered</u> (30/05/1995)
Place ID:	18346
Place File No:	1/12/041/0116

Statement of Significance:

Australia's oldest extant Naval base, which has important historic associations with the development of sea defence in New South Wales (Criterion A.4). The site has close associations with the Naval Brigade of New South Wales, as its base until it was disbanded in 1907 and the RAN Reserve, as its base on formation in 1911. The base housed, in the Administrative Building, the RAN Anti Submarine School while it played a great part in turning the tide against the U-boats in the Atlantic during World War Two (Criterion H.1). The Drill Hall, its two storey extension, the associated parade ground, cottage, boatshed and sail loft are of considerable significance as a group, for the evidence it provides of the way the base functioned during its initial period (Criterion B.2). The design and construction of the original buildings, in particular the choice of timber framing and corrugated iron cladding, is a reflection of the need for economy during the years of hardship in the 1890s (Criterion F.1). The Administrative Building, the former torpedo workshop, jetties and Sayonara slipway are important in demonstrating the later use of the base (Criterion B.2).

Official Values: Not Available

Description:

HMAS Rushcutter is the oldest extant Naval Base in Australia. It's site was chosen to provide a base for the NSW Naval Brigade, formed under the Volunteer Force Regulation ACT of 1867. A requirement was a waterfront site in marching distance from Victoria Barracks, so the location at the closest bay of Sydney Harbour to the barracks is significant. The base was not a reality until the 1890s. The Naval Brigade contributed to the imperial engagement known as the Boxer Rebellion and continued to occupy the site until 1907. On the formation of the Royal Australian Navy in 1911, the site became the Sydney Naval Depot, responsible for reserve training. In the 1930s the Anti Submarine School was formed and housed in the brick buildings erected for that purpose behind the boatshed. In the 1960s HMAS Rushcutter was decommissioned and the RAN Research Laboratory and the RAN Trials and Assessment Unit were housed in the buildings. In 1966 the Royal Naval Sailing Association, formed after W W II, became an independent body to promote sailing in the RAN. In the early 1970s the Command Sailing Club transferred from HMAS Penguin and shares the boatshed and its facilities with RANSA and the Army Sailing Club. In 1976 the RAN returned the site to the NSW Government, with an agreement to lease back the site to the Commonwealth. The RANRL has since vacated its portion of the site.

The significant elements of HMAS Rushcutter are:

Boatshed and Slipway, Administrative Building (Building B), Federation Cottage and adjacent trees, Parade Ground, Drill Hall (Building D) & extension (Building C), Sail Loft (Building F), Torpedo Workshop (Building A), Sayonara Slipway, four jetties.

The earliest structures extant, dating from c1892, are corrugated iron clad buildings. The later brick structures were erected during the first part of this century. The buildings, harbour and jetties

enclose a bitumen car park that was formally the parade ground.

The Boatshed: is an early iron-clad building with modern roof cladding. The stone retaining wall around this section of Rushcutters Bay returns at the ramps adjacent to the shed, indicating that the shed was built at a time when Rushcutters Bay was reclaimed.

Administrative Building: A two-storey cream brick structure built in a number of stages between 1938 and 1943, entered through a narrow courtyard. The building, which features some Art Deco detailing, is located at the south-eastern corner of the site fronting New Beach Road.

Federation Cottage: Located centrally on the western (New Beach Road) side of the site and was built in the 1890s. Mature Trees enhance the setting of the Cottage.

Parade Ground: Quite an extensive area stretching from the RANSA Yacht Club to the Drill Hall and Federation Cottage.

Drill Hall and extension: There are two sections to the Drill Hall complex. The Drill Hall itself, which was built during the 1890s, and the two-storey addition on the harbour side. The original Drill Hall is a single-storey timber framed building with corrugated iron external cladding, which is now lined internally with fibreboard. The most significant decorative features are semicircular arches over double-hung two-pane sash windows and gable ends with decorative finials.

Sail Loft: A pre-1900 two-storey timber-framed building, corrugated iron-clad with a fibro upper storey. The building features a 1910 staircase, with herringbone struts supporting the loft floor, and six-pane windows.

Torpedo Workshop: Erected over an early slipway, the remains of which are reported to exist under the present floor. Built in 1939, as a recruitment hall and converted during World War II into a torpedo workshop. Later, until 1984, it was the headquarters of the RAN Research Laboratory. The structure is two-storey brick with a concrete frame, central timber doorways, timber frame windows, bull-nosed brick corners and ceramic tile floors.

Sayonara Slipway: Probably constructed by the Navy during the Second World War.

The jetties: Constructed in the late 1930's to facilitate storage of vessels and the training of service personnel.

Swing Moorings: Within the area designated as Naval waters, RANSA has 43 designated swing moorings. A further 7 RANSA moorings are located directly to the north of the Naval waters.

History: Not Available

Condition and Integrity:

Boatshed: is in reasonable condition although it is in need of repainting. The roof has recently been replaced by colorbond kliplok. It is now used as headquarters for the Australian navy sailing association (ransa). Administrative building: the two-Storey brick building appears structurally sound, however, internally it is in a state of disrepair. Garage: permission has been granted by Woollahra council for demolition. Federation cottage: it appears to be in excellent condition having recently been renovated. Its surrounding picket fence compliments the architectural features of the cottage and highlights its central position on the site. Parade ground: the bituminous covering over the parade ground is unsightly and is in average condition. It is presently used for car parking. Naval stores: demolished police office: demolished car port: demolished sonar building: demolished drill hall and extension: comprises two separate buildings requiring a considerable amount of maintenance. The northern ground floor section of the drill hall is in a dilapidated state and in need of refurbishment whilst the southern portion of the ground floor area has been extensively renovated. The northern portion of the first floor are has been renovated. However, the remainder of the first floor is in a dilapidated condition. Sail loft: the building has been extensively renovated both externally and internally. The floors have been highly polished and the paint colours are

appropriate. Torpedo workshop: the two Storey building appears to be structurally sound and is in quite reasonable condition. It is occupied by the naval reserve cadets and is principally used on weekends and school holidays. Sayonara slipway: both slipways and the existing sheds are in a dilapidated condition. The jetties: from north to south, jetty 1 and jetty 4 are in the best condition. The condition of jetty 2 is fair whilst jetty 3 is Poor.

Location:

New Beach Road, Darling Point, comprising the area bounded by New Beach Road, D'Albora Marina, the waters of Rushcutters Bay and Yarranabbe Park.

Bibliography:

HUGGETT, E.J. 1984. HISTORY OF THE RAN RESEARCH LABORATORY
(UNPUBLISHED)

GARY SHIELS & ASSOCIATES P/L. A REPORT OF THE POSSIBLE ENVIRONMENTAL
EFFECTS ASSOCIATED WITH DEVELOPMENT OPTIONS FOR THE HMAS RUSHCUTTER.

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