

# Woollahra Park Plan of Management

## FINAL



**Prepared for Woollahra Municipal Council by:  
Thompson Berrill Landscape Design Pty Ltd**

January 2013

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# EXECUTIVE SUMMARY

The Woollahra Park Plan of Management (PoM) provides a framework to guide the future use and development of Woollahra Park. The PoM has been prepared following detailed assessment of the relevant legislative documentation, comprehensive analysis of site conditions and user patterns, and thorough stakeholder and community consultation.

The Woollahra Park Plan of Management has been completed in conjunction with a Masterplan (MP) which identifies and resolves site opportunities. In combination, these two documents identify and outline a set of recommendations and actions to improve the future condition, character and use of the park, including the ongoing maintenance of high quality active sporting facilities, improvements to safety, access and circulation, public amenity, ecology, trees and general park maintenance.

The PoM provides the numerous existing sports clubs and general park users within Woollahra Park with a single document to guide the previously poorly defined management zones and associated guidelines for the park. These revised guidelines have been developed in collaboration with the sporting clubs and Council, and will guide future developments and maintenance works.

A key aim of the PoM is to increase the general community use of the park, which has historically been low, as the park is seen as predominantly a collection of active sporting facilities. This has been addressed through a variety of recommendations including provision of dedicated pedestrian routes through the site, a proposed community garden and playground facility, enhanced park infrastructure and signage and improved carparking areas.

An amendment is proposed and required to a portion of the existing land categorisation to re-categorise the land within Woollahra Park, associated with the proposed community garden, from 'Sportsground' to 'General Community Use' to undertake these recommendations.

The implementation of the Woollahra Park Plan of Management and associated Masterplan requires agreement with stakeholders and the community. Stakeholders and the community have indicated to Council their in-principle acceptance of the recommendations at the time of this report, with the resolution of details to be finalised with stakeholders and community during implementation.

# GLOSSARY

<b>Term</b>	<b>Definition in this POM</b>
CCC	Colleagues Cricket Club
CMS	Council Maintenance Schedule
Community Land	Means land that is classified as community land under Division 1 of Part 2 of Chapter 6 of the Local Government Act 1993
CRUFC	Colleagues Rugby Union Football Club
Detailed Documentation	A detailed drawing set resolving the concept design suitable for construction purposes.
Gross Pollutant Trap (GPT)	A pollution trap designed to intercept coarse particulate material (by settlement) and gross pollutants such as litter and organic debris (by screens or booms). For the purposes of this PoM it is a concrete area/chamber with a metal grate perpendicular to the main flows of the Rose Bay Stormwater Channel
Hire Agreement	WMC have permitted the use of certain areas/facilities within the Park for the use of agreed activities with Council, for the community, in the exchange for a specified rent, usually paid annual/biannually
Lease	A contract granting use or occupation of property during a specified period in exchange for a specified rent
License	Official or legal permission from a governmental or other constituted authority to do something, as to carry on some business or profession.
Management Zone	TBLD identified area of Woollahra Park used to coherently describe and satisfy the criteria of the Local Government Act to complete the Plan of Managements
MP	Masterplan
PoM	Plan of Management
RBGE	Rose Bay Garden Estate
SCC	Sydney Croquet Club
SW	Sydney Water
The Act	Local Government Act 1993
WGC	Woollahra Golf Club
WMC	Woollahra Municipal Council

# ACKNOWLEDGEMENTS

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## **Woollahra Council**

Paul Fraser, Team Leader, Open Space and Recreation Planning, Project Manager  
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Jeff Hill, Technical Officer, Parks  
Michael Woodman, Team Leader, Parks

## **Sydney Water**

Daniel Cunningham, Natural Asset Manager Stormwater  
Jim Walsh, Operations  
Robert Allen, Operations

## **Woollahra Park Stakeholders**

Colleagues Rugby Union Football Club:  
Richard McGrath, Club President  
Will MacDiarmid, Club Secretary  
Nick Jones, Club Captain

Colleagues Cricket Club:  
Hamish McCathie, Colleagues Cricket Club Coach

Eastern Suburbs District Rugby Union Football Club:  
Kerry Brady, Director Rugby Operations  
David Oliver, General Manager

Sydney Croquet Club:  
Wendy Fothergill, Manager

Woollahra Golf Club:  
Andy Di Martin General Manager  
Patrick Lane, President  
Ian McDonald, Course Manager  
John Hughes, Course & Greens Committee  
Fred Clinner, Director & Head of Greens Committee  
Stuart, Greens Committee  
Graham Boyle, Green Keeper

Rose Bay Garden Estate:  
Marika Nabung, Community Member  
Karen Firestone, Community Member  
Nick Morris, Community Member

# 1. INTRODUCTION

## 1.1 WHAT IS A PLAN OF MANAGEMENT

A Plan of Management (PoM) is a document that identifies and describes issues affecting public open space administered by a federal or state agency. A PoM provides guidelines and recommendations of how a park or reserve will be used, improved, maintained and managed in the future, helping to determine where and which activities occur in the park or reserve. This Plan identifies and describes aims and objectives in accordance with State and Local legislation and guidelines, before developing management actions and monitoring plans. A Landscape Masterplan has been undertaken concurrently with this Plan of Management to spatially resolve the identified issues.

This Plan builds upon and supersedes the Plan of Management for the Park adopted by Woollahra Municipal Council in 2001. It provides Council with a framework and methodology to easily assess and implement a prioritised list of recommendations for the improved use and management of the Park. This plan can also be referred to for any new proposals for the park's development, use and/or management to ensure the proposal are compatible with the values of the Park.

Woollahra Park does not have any significant Aboriginal listings, is not listed on heritage databases, or specifically in Woollahra Local Environmental Plan 1995 (Gazetted on 10 March 1995, updated and including amendments made up to and including 4 March 2011).

The project scope (provided by Woollahra Municipal Council) excluded the following assessments and investigations: risk, architectural buildings or their adaptive re-use, vegetation, soil, hydraulic, and archaeological including Aboriginal archaeological values.

## 1.2 LAND TO WHICH THIS PLAN OF MANAGEMENT APPLIES

This PoM applies to Woollahra Park, which is approximately 21.4 hectares in area located in the Eastern Suburbs of Sydney between Bellevue Hill, Rose Bay and North Bondi. Refer Figure 1 for the Regional Context of Woollahra Park Map of the Park. Woollahra Park is community land that has been purchased by Woollahra Council for public open space. Woollahra Municipal Council approved Woollahra Park PoM in November 2001, in accordance with the *Local Government Act 1993*.

Key features of Woollahra Park which applies to this PoM include:

- Woollahra Golf Clubhouse and Course
- Woollahra Oval 1 premier playing field
- Easts Rugby Clubhouse
- Woollahra Oval 2 &3 multi-purpose playing field
- Colleagues Clubhouse
- Sydney Croquet Clubhouse and greens
- Sydney Water Rose Bay Stormwater Channel / natural water course and wetland
- Open grassed areas
- Areas for community use, including day care centre
- Carparks
- Golf Club maintenance shed



Figure 1: TBLD Regional Context of Woollahra Park Map

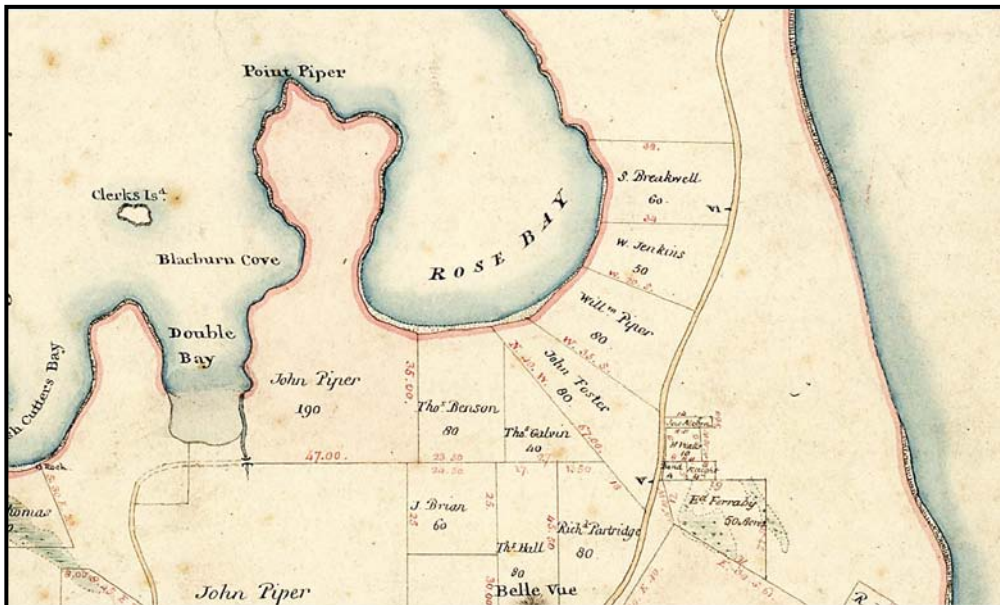


Figure 2: Extract from Parish Map of Alexandria, Cumberland Count, Dept of Lands



## 1.3

# OBJECTIVES OF THIS PLAN OF MANAGEMENT

### Local Government Act 1993

Woollahra Park is owned by the Woollahra Municipal Council and is classified as 'Community Land' under the *Local Government Act 1993, March 2 2011*. Chapter 6 Part 2 – Public Land, requires “*all land vested in a Council (except a road or land to which the [Crown Lands Act 1989](#) applies) to be classified as either “community” or “operational”.*’

<b>Requirements of the Local Government Act 1993 for Community Land (Taken from Local Government Act 1993 – Chapter 6, Part 2 – Public Land – Note)</b>		<b>Section in this PoM</b>
1	The classification will generally be achieved by a local environmental plan but may, in some circumstances, be achieved by resolution of the Council (see sections 31, 32 and 33).	1
2	The purpose of classification is to identify clearly that land which should be kept for use by the general public (community) and that land which need not (operational). The major consequence of classification is that it determines the ease or difficulty with which land may be alienated by sale, leasing or some other means	2
3	Community land must not be sold (except in the limited circumstances referred to in section 45 (4)). Community land must not be leased or licensed for more than 21 years and may only be leased or licensed for more than 5 years if public notice of the proposed lease or licence is given and, in the event that an objection is made to the proposed lease or licence, the Minister's consent is obtained. No such restrictions apply to operational land	2
4	Classification or reclassification of land does not affect any estate or interest a Council has in the land	2
5	Community land would ordinarily comprise land such as a public park. Operational land would ordinarily comprise land held as a temporary asset or as an investment, land which facilitates the carrying out by a Council of its functions or land which may not be open to the general public, such as a works depot or a Council garage	2
6	The use and management of community land is to be regulated by a plan of management. Until a plan of management is adopted, the nature and use of the land must not change	3
7	The use and management of community land is to be regulated by a plan of management. Until a plan of management is adopted, the nature and use of the land must not change	3 & 4
<b>This Plan of Management aims to:</b>		
1	Satisfy the legislative requirements for preparation of a PoM for community land, adopting the 2001 PoM categorised land	1 to 5
2	Reflect community values and expectations for future use and management.	2 & 3
3	Clearly define spaces within the Park for clarity of purpose, function and responsibilities for current and future park users to identify, strengthening the community values for future provision and enjoyment of the park	2 & 3
4	Identify community needs to guide objectives and performance targets for the provision of quality open space and recreational facilities	2 & 3
5	Establish a PoM compatible with broader Council legislation and planning framework, addressing site issues in a manner that is cost effective and achieves the objectives of this PoM	2, 3 & 4
6	Prepare concise, considered and achievable management objectives and performance targets for the enhancement of the park, with a flexible framework	3, 4 & 5
7	Identify a means to achieve, measure and report objectives and performance targets	4 & 5
8	Prepare a Landscape Masterplan to illustrate the broad design principles for identified future improvements, in accordance with the PoM recommendations	Refer Masterplan

## 1.4 PROCESS OF PREPARING THIS PLAN OF MANAGEMENT

Woollahra Municipal Council engaged Thompson Berrill Landscape Design Pty Ltd on the 22<sup>nd</sup> December 2010, to assist in the preparation of this PoM. The process of preparing this PoM has been broken down into Five Phases to ensure efficient and comprehensive completion of this PoM, see below:



### PHASE ONE:

- Inception meeting
- Site meeting with Council

### PHASE TWO:

- Review of background information
- Analysis site visit
- Meeting with stakeholders
- Meeting with Council to determine direction for Plan of Management

### PHASE THREE:

- Prepare preliminary draft Plan of Management
- Present preliminary draft Plan of Management to Council and gain comment
- Update draft Plan of Management for Council's review
- TBLD gain feedback from Internal Council Officers

### PHASE FOUR:

- Prepare Final Draft Plan of Management for public exhibition
- Public Exhibition for a minimum of 28 days
- Council to compile Public feedback

### PHASE FIVE:

- Prepare Final Plan of Management including submissions.
- Supply Final Plan of Management to Council

Council has nominated this Plan to have a five to ten year 'lifespan,' and will be reviewed after this period, as required by the *Local Government Act 1993*. Council is to review this Plan annually to ensure aims and performance targets are being achieved, and to assess the ongoing relevance of this Plan. Any changes required to the plan must be exhibited publically, as required by the *Act*.

Once Woollahra Municipal Council adopts this PoM, Council is obliged to ensure activities undertaken in Woollahra Park are in accordance with this Plan. Council may not undertake or approve any activities, uses or developments in Woollahra Park that are not provided for, or consistent with the intent of Woollahra Park Plan of Management.

## 1.5 SITE OVERVIEW

This PoM applies to Woollahra Municipality's major multi-use sporting complex known as Woollahra Park. Woollahra Golf Club dominates the park. The site contains Sydney Croquet Club; Woollahra Oval Number 1, a premier sports ground in Woollahra; and Woollahra Ovals 2 and 3, a multi-purpose active recreation reserve currently catering for cricket, rugby and a range of formal and informal activities. The park provides two carparks and a number of buildings associated with the different clubs.

Major surrounding land use areas relevant to this plan of management are Royal Sydney Golf Course, Cranbrook School's Dangar Playing Fields and residential properties adjoining the park. Woollahra Park is dissected by the Rose Bay Stormwater Channel, a steep sided channel directing flows from the North Bondi ridgeline, through the adjoining Royal Sydney Golf Course and into Rose Bay, at the northern end of the park.

### 1.5.1 Current Land Ownership and Management

Item	Description
Ownership	Woollahra Council, Sydney Water
Management	Woollahra Council manage the entire park, with the exception of Easts Rugby Club House, Colleagues Clubhouse and Woollahra Golf Course and associated facilities
Lot / DP No.	DP 613350 (WGC) Lot 1 DP 1128933 (WGC) Lot 2 DP 1128933 (WGC) Lot 1 DP 83823 (Woollahra Oval 2 & 3) Lot 1 DP 87292 (Rose Bay Stormwater Channel)
Area	21.4ha
Zoning	The land is zoned 6a Open Space in Woollahra Local Environmental Plan 1995. The Rose Bay Stormwater Channel is zoned 5a Special Use
Classification	Community Land.
Category	Sportsground, Natural Area – Watercourse and General Community Use
Leases and licences	Lease – Woollahra Golf Club & Eastern Suburbs District Rugby Union Football Club Licence – Colleagues Rugby Club, Hire agreements – Colleagues Cricket Club, Sydney Croquet Club, Rose Bay Play Group Community booking for use of facilities
Easements	None
Visitation	The Park visitation rates are very high, with the major use being active recreation in the form of sports

For the purposes of satisfying the *Act* requirements (refer Section 1.3) this PoM has identified Management Zones. These Zones have been used through this Plan to coherently describe the condition, use, objectives and purpose, priority, leases/licence/hire agreements for Woollahra Park.

<b>Management Zones Identified in this POM:</b>	
Woollahra Golf Course (WGC)	Nine hole golf course, pro-shop, licensed clubhouse, two cottages (one for golf course use, the other a community facility).
Sydney Croquet Club (SCC)	Two croquet lawns and clubhouse (half of this building is used by Council and golf club as a staff room).
Woollahra Oval 1	Rugby oval with training lights, spectator seating, licensed clubhouse (used under licence by Eastern Suburbs District Rugby Union Football Club), Grimley Pavilion containing gym and dressing rooms for Easts Rugby, dressing room for the golf club, and public toilets.
Woollahra Oval 2 and 3	Two playing fields with newly installed flood lights, synthetic grass cricket wicket, three cricket practice nets, Colleagues clubhouse (operated and maintained by club) with public amenities in the building (maintained by Council).
Rose Bay Stormwater Channel	Stormwater channel / natural watercourse owned by Sydney Water and maintained by Sydney Water, carrying a continuous flow of water from the North Bondi Ridgeline and the Royal Sydney Golf Club.
Community Use	Carparks off O'Sullivan Road and Manion Avenue providing parking for Park users.

*Refer Figure 6 for Management Zones Diagram*

# 2. DESCRIPTION OF WOOLLAHRA PARK

## 2.1 LOCATION

Woollahra Park is located in Rose Bay, bordered by Royal Sydney Golf Course to the south and O'Sullivan Road to the west. The park has a complex northern boundary bounded by New South Head Road and residential properties north of the golf course; Elanora Street, Iluka Street, Manion Avenue residential properties and carpark, Kent Road and Cranbrook's Danger Playing Fields north of Woollahra Oval 2 and 3. Sydney Harbour and Lyne Park are located directly north of the park. Refer Figure 3 below for Context Map of Woollahra Park.



Figure 3: Context Map of Woollahra Park

## 2.2 CULTURAL HISTORY

Please note the following section has been sourced from Woollahra Park Plan of Management (2001) Section 1.2 “*History of the Park and Surrounding Land.*”

### 2.2.1 Aboriginal History

The name Woollahra Park is derived from the Aboriginal word “Wullara” which was used to describe the area around Point Piper where Aboriginals used to regularly meet and camp. Aboriginal occupation of the Sydney area dates back at least 6,000 years (NSC 1995). The original inhabitants of the Woollahra Municipal area comprised members (over time) of at least two Aboriginal clans, the Cadigal on the southern shore of Sydney Harbour and the Birrabirralah of South Head and nearby coastal areas (Perumal *et al.* 1993). During 1789 approximately fifty percent of the known local Aboriginal population was killed by disease, probably smallpox brought by European settlers (NSC 1995). Subsequent land appropriation by colonialists hastened the process that led to the eventual demise of the Aboriginal population within the Sydney area. Although there is no identified remaining evidence of Aboriginal occupation in the Woollahra Park area, it is likely that the previous swampland environment was utilized as a source of food in the form of fish, wildfowl and aquatic plants.

### 2.2.2 European History

Woollahra Park was established in 1922 when two acres, two roods and twenty-nine perches of land was purchased by Woollahra Council from the Rose Bay Freehold Company at a cost of 1,250 pounds. Following this, four other parcels of land were acquired by purchase or resumption up until 9 August 1950. These included:

- The Woollahra Playing Fields area, which includes Playing Fields 2 & 3, adjoining Dangar Oval, and which was resumed from Cranbrook Playing Fields Limited. (Government Gazette No. 186, 5 Oct. 1934) for ‘Improvement and Embellishment’
- The adjoining area south of the Playing Fields which was resumed from The Royal Sydney Golf Club (Government Gazette No.101, 27 August 1948) for ‘Improvement and Embellishment’
- A small portion on the western side of Woollahra Park which was resumed from the Metropolitan Water, Sewerage and Drainage Board (Government Gazette No.19, 11 February 1938) for ‘purpose of additions to a Public Park’.

Predating the establishment of the park in 1922, it was recorded in 1901 that the area now occupied by Woollahra Park was ‘swampy and undrained’ and ‘that it has been cultivated for many years as a market garden, in consequence of which it is in large part impregnated with organic matters of a foul and putrescent nature’ (Government Gazette No. 1, 29 January 1901). Further to this it was recommended that the land should be drained and the area covered with ‘clean earth or sand’ so that such land would be fit to be built upon. By this time, the Scots College, Sydney, had developed a sporting association with this area of land setting the theme for its future use. This association appears to have been strongest between the years 1895, the year of the school’s establishment in Bellevue Hill, until 1910, the year in which new playing fields were opened at the College. The Scots College acquired 10 acres and 24 perches of land for a period of ten years (applicable from the first of April 1901) by Indenture of Lease on the 27 February, 1900 (Lloyd 2000, pers. com.). The land was situated between the drainage canal and O’Sullivan Road in what is now Woollahra Park (Registered Deed, No. 256 Book 790).

A number of references to the association that Scots College had with the area that was to become Woollahra Park appear in Munro (1961):

- From around the time at which Scots College moved to Bellevue Hill in 1895 comes the following description contained within a magazine entitled ‘Australian Boys and Girls for 1895’ under an article entitled ‘The Migration of the Scots

College'- 'Terrestrial amusements also are most liberally provided for in the way of space, and an additional area upon the shores of Rose Bay being devoted to those athletic pursuits in which the college boys have always held their own'

- 'Prior to the completion of the oval within the college grounds, our sports ground was situated in O'Sullivan Road. As a football ground it was considered the best in Sydney as it was always soft. This was due to the fact that water could be struck just under the surface. This was from soakage from the Chinese vegetable garden on the Rose Bay side of the oval
- In 1910 new playing fields opened at the college.

Following the establishment of the park in 1922 Council called for a design to be submitted and in 1924 a design by H M Robinson was selected. As a consequence, the Chinese market gardeners who had occupied this area were forced to vacate the land.

In 1929 it was decided to build a nine hole golf course on the site. This was completed in April 1931 and is the current Woollahra Golf Course. The course was later extended east to Kent Road, following the resumption of seven acres, no roods and four and a half perches from the Royal Sydney Golf Club in 1950. In December 1933 Council resolved to construct two croquet lawns which became the Sydney Croquet Club, officially opened by H Latimer in 1935.

Two other sporting organisations co-exist in the park today. They are the Eastern Suburbs District Rugby Union Football Club Limited and The Woollahra Colleagues Rugby Union Football Club. The Eastern Suburbs District Rugby Union Football Club was founded in 1900. The Club was granted a new home oval in Woollahra Park which was officially opened by H Latimer on 18 April 1949 and is the current oval in use. The Club members occupied a small hut structure situated next to the George Grimley Pavilion. The George Grimley Pavilion, named after a Councillor who served on Woollahra Council from 1900-1948, was built in 1927 and extensively renovated during 1998. The Eastern Suburbs District Rugby Union Football Club members occupied the hut until 1965 when it negotiated a licence with the Council to construct its present day clubhouse building which was opened in the same year. The Woollahra Colleagues Rugby Union Football Club was established in 1933 and gained a licence to use a portion of the park for sporting activities on 1 April 1964. The license included two football fields (Woollahra Ovals 2 and 3) two concrete cricket pitches, a turf wicket and clubroom building. 10 other organisations have had long-term associations with and use of the park including Woollahra Cricket Club, The Scots College, Bays Junior Rugby Club, the Cranbrook School and the Bondi Icebergs Cricket Club. Neighbouring sporting and recreation facilities of Woollahra Park include the Dangar Playing Fields, Rose Bay Bowling Club and Royal Sydney Golf Club. Adjacent to Woollahra Park, Dangar Playing Fields were acquired by the Cranbrook School in 1922 before Woollahra Park was established. An area of 15 acres 1 rood and 2½ perches was purchased. In 1928 it was decided by the School Council that the playing fields should be managed by a company to be called the Cranbrook Playing Fields Pty Ltd. The playing fields are in fact named after a major financier of the purchase, Rodney Dangar, who together with Samuel Hordern, provided a substantial amount of money for the purchase. In 1939, six acres, three roods and twenty-three and three quarter perches were resumed to add to Woollahra Park, leaving eight acres, no roods and thirty-three perches for Dangar Playing Fields. The Rose Bay Bowling Club bordered Dangar Oval and was established in 1923. It was the first bowling club in the Municipality of Woollahra. The club had three greens and approximately 100 car spaces. Rose Bay Bowling Club closed its doors on October 5<sup>th</sup> 2000, to merge with the Double Bay Bowling Club. The land was sold to Cranbrook School and is currently used as a cricket and sporting field.

Woollahra Park is bounded to the east and south by the Royal Sydney Golf Course. The course was relocated from an area in the Bondi sand hills between Old South Head Road

and the Ocean. In 1893 a 9 hole course was laid on the western side of Old South Head Road, adjacent to Chinese Market Gardens. Movement towards the west continued but it was not until 1916 that the Club became the owner of the freehold of most of its present area. This had been achieved by the Rose Bay Land Co Ltd which purchased virtually all of the area now owned by the Club, at a cost of 31,900 pounds. In 1906 an area of 12½ acres, which had not been included in the Company's land purchase from the Cooper Estate, was given to the Club by Sir Daniel Cooper.

### 2.2.3 Recent Park Developments

Date	Development Description
2011	Major turf replacement of Woollahra Oval 2 & 3 playing fields
2010	Flood lights on Woollahra Oval 2 & 3 upgraded
2005	Sydney Water works (gross pollutant trap / wetland)
2003	Woollahra Oval 2 & 3 Clubhouse constructed
Approx. 1980	Golf maintenance shed constructed



## 2.3 LAND TENURE

### 2.3.1 Land Parcels in Woollahra Park



Figure 4: Land Parcel Plan, Woollahra Municipal Council

**2.3.2 Land Categorisation of Woollahra Park Community Land**

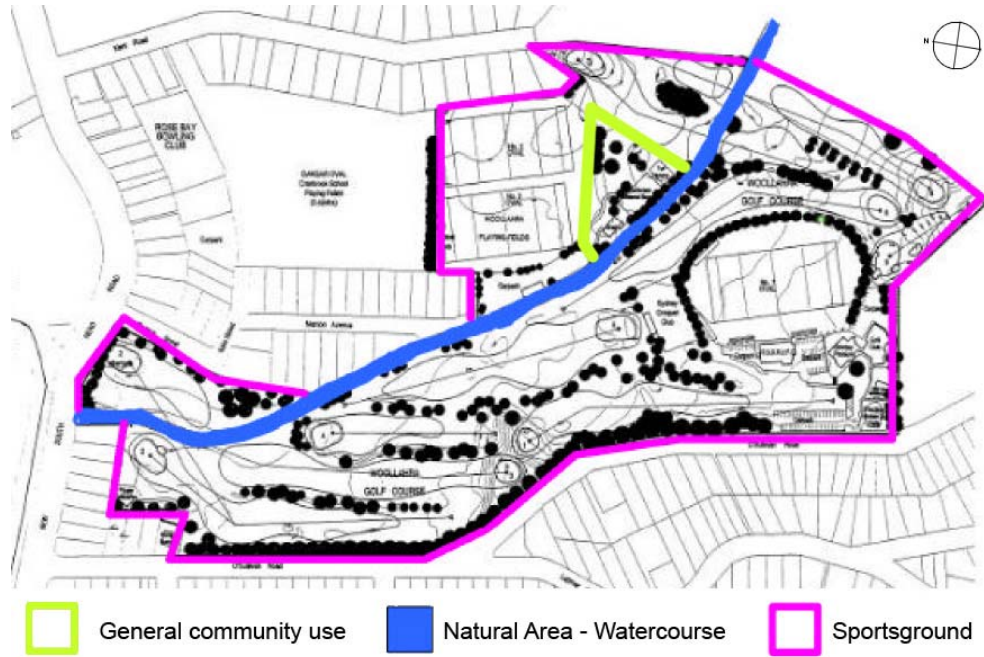


Figure 5: Current Land Categorisation Plan

**2.3.3 Land Ownership and Management**

**2.3.3.1 Re-categorisation of community land in Woollahra Park**

The land noted as ‘mound of fill’ was re-categorised from “Sportsground” to “General Community Use” as part of the 2013 Woollahra Park Plan of Management process. Re-categorisation of this land was approved by Council after the Draft Woollahra Park Masterplan and Draft Plan of Management public exhibition period, and formal re-categorisation public hearing (held October 2012). Re-categorisation was confirmed and adopted by Woollahra Municipal Council in January, 2013.

**2.3.3.2 Lease and License**

Woollahra Municipal Council owns Woollahra Park. Council have given consent to three licences; Woollahra Golf Club, Eastern Suburbs District Rugby Union Football Club Ltd and for Colleagues RUFC Clubhouse. The tables below outline the licence, terms and conditions for each of the licensees.

<b>Woollahra Golf Club Pty Ltd</b>	
Lease/ License	Licence LD 955
Term	21 years
Start Date	1 <sup>st</sup> October 1994
Date of Expiry	30 <sup>th</sup> September 2015
Rent	\$13,120.00 (reviewed annually on the commencement of the Licence Period – see Appendix 1 of WGC Licence)
<b>Permitted Use</b>	
Golf Course	For the purposes of playing golf, including social, competition, training, and special events relating to golf and community
Advertising	No advertisement, sign or hoarding exhibited on golf course or bounding fence without prior written approval
Clubhouse	Registered club activities
Points of Entry and Exit to the golf course	a) O’Sullivan Road via the driveway to the greenkeeper’s cottage b) O’Sullivan Road opposite Plumer Road c) Elanora Avenue (north and south entry points)

	d) Bridge north of maintenance machinery shed e) Kent Road South End
Grimley Pavilion	Professional Golf Shop for the purposes of selling goods and services supportive of the game of golf
Cottages	Accommodation for a groundsman and a greenkeeper, or other employee with written consent from WMC
Community Facility	A Council facility for hire. Currently hired by playgroups (Rose Bay Play Group) and for occasional birthday parties
Carparking	Use of the carpark south-east of the golf club, off O'Sullivan Road by Woollahra golf club members
Woollahra Oval 1	Subject to payment of a fee and to any other term and conditions specified by Council, from time to time the use of Woollahra Oval 1 for the purposes of teaching golf at times notified to the Club by the Council
Public Toilets	Persons using the golf course may use the public toilets provided.
Maintenance	WMC are responsible for the maintenance of the creek, sluice gates and bridges within the golf course. WGC are responsible for notifying Council when damage occurs to bridges, maintenance of the course, clubhouse and associated buildings (excluding structural repair), and sealed roads and carpark within the Golf Course. WMC may require assistance from the Club for removal of storm debris. WMC maintain toilets.

*For further conditions, refer to Council licence to Woollahra Golf Club Limited (LP 955)*

#### **Eastern Suburbs District Rugby Union Football Club Ltd**

Lease/ License	Licence
Term	25 years
Start Date	11 <sup>th</sup> August 1990
Date of Expiry	10 <sup>th</sup> August 2015
Rent	\$10,000 (reviewed annually, principally in accordance with CPI adjustments; plus 5% at the start of 2013; and an additional \$5,220 payment per annum to reimburse Council for part of the costs for the refurbishing of the Grimley Pavilion.)
<b>Permitted Use</b>	
Woollahra Oval 1	For use between 1 <sup>st</sup> April to 30 <sup>th</sup> September each year for playing rugby union football and associated training
Clubhouse	For use throughout the year for the purposes of a licensed club with a liquor licence in respect to its operations. Occasional use by community groups for uses such as children's gymnasium
Grimley Pavilion	For use throughout the year. Dressing rooms may be used by casual users of the Oval, booked through the Council. Gymnasium to be available for use by member of the public and is not limited to use by Club members
Advertising	The right to post advertising shall be negotiated with Council, with Council to benefit from any advertising rental paid
Maintenance	Council shall be responsible for the maintenance of the Oval 1 and Grimley Pavilion dressing rooms. The Club shall be responsible for the maintenance of the clubhouse (including of a structural nature) and immediate surrounds, including spectator seating and the gymnasium in the Grimley Pavilion, and leaving the changing rooms, oval and toilets clean after each use for

	training and matches. The Club must maintain the Grimley pavilion in good order and condition (except of a structural nature)
Woollahra Oval 2 & 3	The Club may use Woollahra Oval 2 & 3 for occasionally playing rugby union football and associated training, booked through Council

*For further conditions, refer to Council licence to Eastern Suburbs District Rugby Union Football Club Limited*

### **Colleagues Rugby Union Football Club Clubhouse and storage area**

Lease/ License	Licence
Term	20 years
Start Date	16 <sup>th</sup> October 2006
Date of Expiry	15 <sup>th</sup> October 2026

#### **Permitted Use**

Clubhouse and storage area	1 <sup>st</sup> floor clubroom as a clubhouse in connection with its sporting objectives; and the ground floor storage area of goods and chattels in connection with its sporting objectives. Licensed areas (top floor) throughout the year, until 10pm
Maintenance of clubhouse & storage area	Maintenance, repair, amend, replace, renew and keep the Licensed Premises in good and substantial repair order and condition, excluding structural defects and essential services (by WMC)
Ground Floor excluding storage Area	For the purpose of changing rooms, toilets, kiosk and first aid room. No signs, notices, nameplates, placard, posters or other advertisement are to be exhibited on the Licensed Premises so visible from outside, without prior written approval by WMC
Maintenance of ground floor excluding storage area	Club maintains at all times. Club must immediately after each period of use clean the lavatories and wash rooms. Club notify WMC in writing of maintenance necessary & meet the cost. Club notify WMC of permanent damage, serious malfunction of equipment or deft in services connecting to Licensed Premises

*For further conditions, refer to Council licence to Colleagues Rugby Union Football Club Deed of Licence for Deed of Licence for Clubhouse & Storage Area; and Deed of Licence for Ground Floor of Building Excluding Storage Area*

### **2.3.3.3 Hire Agreements**

Council has hire agreements between the following other main users of the Park:

#### **Colleagues Rugby Union Football Club**

Hire Agreement	Yes, Council's booking procedure
Term	1 <sup>st</sup> February 2011 to September 2011 (winter season)
Date of Expiry	n/a
Rent	Pre-season \$ 4,779.00 Winter season \$14,974.50 TOTAL: \$19,753.50

#### **Permitted Use**

Woollahra Oval 2 & 3	For use between 1 <sup>st</sup> April to 30 <sup>th</sup> September each year for playing rugby union football and associated training
Maintenance	The Club must leave Oval 2 & 3 clean after every training and matches. Field maintenance by Woollahra Municipal Council

*For further conditions, refer to Council Document Reference 172.G/ BSW 2011*

<b>Colleagues Cricket Club</b>	
Hire Agreement	Yes, Council's booking procedure
Term	1 <sup>st</sup> October to 30 <sup>th</sup> March each year (summer season)
Date of Expiry	n/a
Rent	\$55/hr
<b>Permitted Use</b>	
Woollahra Oval 2 & 3	For use between 30 <sup>th</sup> September to 30 <sup>th</sup> March each year for playing cricket and associated training
Clubhouse	Colleagues Cricket Club may use the Clubhouse
Maintenance	The Club must leave Oval 2 & 3 clean after every training and matches. Field maintenance by Woollahra Municipal Council

<b>Sydney Croquet Club</b>	
Hire Agreement	Yes
Term	Biennial
Date of Expiry	n/a
Rent	\$1977.38 p.a (including GST)
<b>Permitted Use</b>	
Croquet Green	For the purposes of playing croquet
Clubhouse	For registered club activities Half of the building is occupied by Council and golf course maintenance staff
Maintenance	Council currently maintains the croquet courts, mowing, line marking weekly, and arranging, at cost to Council, the renovation of the courts each year

Council has a Recreational Bookings Co-ordinator for all other groups wishing to use the Parks facilities. The main users are listed in Section 2.4.1.5

2.3.4 Management Zones Identified in this POM



Figure 6: TBLD Management Zones Diagram

## 2.4 PHYSICAL CHARACTERISTICS OF WOOLLAHRA PARK

### 2.4.1 Overall Park Physical Characteristics

#### 2.4.1.1 Landform, Soils & Drainage

The park is approximately 800m long on its north-south axis and is approximately 450 metres wide across its west-east axis, at the widest point. The park is extremely flat with an approximate 1:200 cross fall towards the drainage channel which dissects the park. Woollahra Park is part of Sydney's low lying areas of sand that have been deposited by water (alluvium) running between hills of sandstone between Bondi and Rose Bay [Australia Museum Online]. The park is part of a drainage basin, with catchments extending to Dover Heights, Bondi and a large part of Bellevue Hill, draining into the harbour via a constructed drainage channel into Rose Bay.

The presence of Acid Sulfate Soils (ASS) in Woollahra Park is classified as Class 4, which suggests works beyond 2m below existing ground level, and works by which the water table is likely to be lowered beyond 2m below existing ground level, are likely to present an environmental risk. This is identified from maps provided by the former NSW Department of Land and Water Conservation, who have established 5 classes of land based on the probability of ASS being present. Class 1 being the most likely and Class 5 being the least likely [WMC 2004].

#### 2.4.1.2 Vegetation

Woollahra Park was included in a tree survey commission by Council for the whole of Woollahra Municipality. For detailed information refer to Woollahra Park Vegetation Management Plan (VMP) and Woollahra Municipal Council Tree Management Plan (TMP). No flora and fauna assessment has been undertaken for Woollahra Park, however based on site assessments there appears to be little environmental value in the park. However, the significant exotic and indigenous trees throughout the park provide habitat for local fauna.



PHOTO 1: SIGNIFICANT MATURE FIG TREE WITHIN WOOLLAHRA PARK  
SOURCE: TBLD P/L

#### 2.4.1.3 Views

Existing key views have been identified below:

Key view corridors **into** the Park include:

- Views from neighboring residential properties & cafés along and near the junction of Plumer and O'Sullivan Road
- Views from Manion Avenue residents
- Views from Manion Avenue carpark
- Views from Kent Street residents
- Views from the harbour and New South Head Road

Key view corridors **out** of the Park include:

- Views towards the Royal Sydney Golf Course
- View towards Lyne Park & Sydney Harbour
- Views towards Dangar Playing Fields

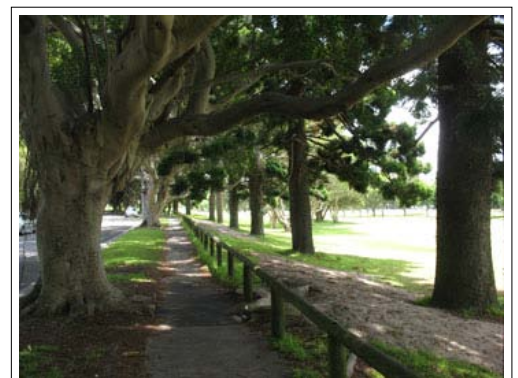


PHOTO 2: VIEW OF WOOLLAHRA PARK FROM O'SULLIVAN ROAD  
SOURCE: TBLD P/L

Key view corridors **within** the Park include:

- Views across Woollahra Oval 2 & 3 to eastern residential properties
- Views across Woollahra Oval 2 & 3 north over Dangar Playing Fields
- View from path between Sydney Croquet Club and Woollahra Oval 1
- View from WGC 6<sup>th</sup> tee towards wetland, glimpses of the Woollahra Oval 1
- Multiple view corridors within the golf course

#### 2.4.1.4 Access, Parking & Circulation

Existing pedestrian and vehicular access into and out of the park consist of formal and informal access points. There are two formal vehicular and pedestrian access points via Manion Avenue and off O'Sullivan Road, where parking is provided (refer General Community Use Management Zone, Section 2.4.2). There are a number of informal pedestrian access points into the park, predominantly onto the golf course from O'Sullivan Road. A number of worn tracks through the park are evident across the golf course, indicating pedestrian desire lines (refer Golf Course Management Zone, Section 2.4.3). A series of small bridges across Rose Bay Stormwater Channel determine cross-site pedestrian movements.

#### 2.4.1.5 Park Users

There are a number of **formal** user groups who use Woollahra Park, including:

Schools:

- Cranbrook - cricket & rugby matches
- Scots Prep - school sports
- Kambala (occasionally) - outdoor physical education

Sporting Groups:

- Easts RUFC - rugby matches & training
- Woollahra Colleagues RUFC - rugby matches & training
- Woollahra Colleagues Cricket Club - cricket matches
- Bays Junior RUFC - rugby matches & training
- McAuley Junior RUFC - rugby matches & training
- Wallaroos Junior RUFC - rugby matches & training
- Maccabi Cricket Club - cricket training
- Sydney Croquet Club



PHOTO 3: VIEW NORTH ALONG THE 1<sup>st</sup> FAIRWAY  
SOURCE: TBLD P/L



PHOTO 4: MANION AVE CARPARK  
SOURCE: TBLD P/L



PHOTO 5: SYDNEY CROQUET CLUB  
SOURCE: TBLD P/L



Commercial Operator:

- Primary Sports Active - providing holiday supervised programs coaching children's sport, run by primary school teachers and qualified football/soccer/cricket coaches

There are a number of **informal** user groups who currently utilise Woollahra Park for:

- Soccer
- Jogging
- Walking
- Dog exercise (on leash)
- General Community Use - families, local residents

Using the Management Zones identified in this Plan (refer Figure 6) the use and condition of land and built structures in Woollahra Park are outlined, as follows:

## 2.4.2 General Community Use Management Zone

No.	Issue	Description	Use	Condition
<b>General Community Use Management Zone</b>				
1.1	Access & Circulation	Main vehicular entry points to the park are off O'Sullivan Road and Manion Avenue.	<ul style="list-style-type: none"> <li>O'Sullivan Road carpark is predominantly used to access Woollahra Oval 1, the golf course and croquet club by SCC, WGC, Easts Rugby players &amp; opposition</li> <li>Manion Avenue carpark is predominantly used for Woollahra Oval 2 &amp; 3; Colleagues Cricket &amp; Rugby Club; booked formal groups/clubs; and informal users/ community for various sports and informal recreation.</li> </ul>	<ul style="list-style-type: none"> <li>O'Sullivan Road carpark entrance presents hazards for pedestrians, with no formal pedestrian path present, poor carpark linemarking and no clear circulation direction for vehicles</li> <li>Manion Avenue has pedestrian footpaths up to the carpark only</li> <li>Manion Avenue does not have any formal pedestrian paths and circulation routes.</li> </ul>
		Multiple informal pedestrian entry points along O'Sullivan Road, New South Head Road, Elanora Street and Manion Avenue.	<ul style="list-style-type: none"> <li>Mainly used by golf course players to cross the site</li> <li>Used by commuters (to traverse the park to access the ferry), community/residents on Iluka St (to access Plumer Road), Easts Rugby players to travel between Woollahra Oval 1 (in front of the 6<sup>th</sup> tee to the bridge connecting to Manion Avenue carpark) and the Woollahra Ovals 2&amp;3.</li> </ul>	<ul style="list-style-type: none"> <li>Informal pedestrian entry points along O'Sullivan Rd present safety hazards, with pedestrians entering into an area where golf is being played. Informal pedestrian movements damage the condition of the course (refer Section 2.4.3).</li> </ul>
		Pedestrian bridges over Rose Bay Stormwater Channel.	<ul style="list-style-type: none"> <li>Bridges enable pedestrian and vehicular movements across the park.</li> </ul>	<ul style="list-style-type: none"> <li>Bridges vary in condition, with the majority in poor condition.</li> </ul>
		A reinforced turf maintenance road to base of mound of fill.	<ul style="list-style-type: none"> <li>Access to the gross pollutant trap via road at the base of mound of fill, as previously agreed with WMC and SW</li> </ul>	<ul style="list-style-type: none"> <li>Reinforced turf road is in poor condition with turf balding exposing the reinforcing. The road is encroaching on Woollahra Ovals 2 &amp; 3, and the Golf Course</li> <li>Loss of possible sports training area.</li> </ul>
		An unsealed dirt road provides vehicular access to the east of the golf club maintenance shed.	<ul style="list-style-type: none"> <li>WMC access the recycling and bin storage areas east of the golf club maintenance shed via the unsealed dirt road daily, to deposit locally accumulated rubbish, which is collected weekly and removed offsite.</li> </ul>	<ul style="list-style-type: none"> <li>The unsealed road is in poor condition, encroaching on the playing fields, and displacing dust when dry. Litter from the rubbish bins is blown around the park during high winds.</li> </ul>
1.2	Traffic & Parking	Manion Avenue carpark with recently implemented parking regulations.	<ul style="list-style-type: none"> <li>Woollahra Ovals 2&amp;3 (refer Section 2.4.2, No. 1)</li> <li>Recently implemented parking regulations to service parking demands for the Woollahra Ovals.</li> </ul>	<ul style="list-style-type: none"> <li>Manion Avenue car park is in moderate condition. Tree roots are damaging the carpark surface</li> <li>A large mound of mulch decreases the carpark capacity</li> <li>Line marking and circulation could be improved.</li> </ul>

No.	Issue	Description	Use	Condition
		Carpark adjacent to O'Sullivan Road.	<ul style="list-style-type: none"> <li>Used by Sydney Croquet Club, WGC public players, Easts Rugby &amp; the general public.</li> </ul>	<ul style="list-style-type: none"> <li>Parking around Easts Rugby and WGC clubhouses is unconsolidated and inefficient</li> <li>There is a high visitation rate at peak times (during matches/training &amp; tournaments) increasing pressure on parking, causing congestion and parking along adjacent residential streets</li> </ul>
		Carpark outside Easts Rugby Clubhouse & Grimley Pavilion.	<ul style="list-style-type: none"> <li>Used by Sydney Croquet Club, WGC public players, Easts Rugby &amp; the general public.</li> </ul>	<ul style="list-style-type: none"> <li>Traffic peaks during football matches, causing visitors to park in the adjacent residential area causing complaints</li> <li>Exiting the carpark layout is hazardous, with unclear pedestrian and vehicular circulation.</li> <li>There are no dedicated all-ability parking facilities.</li> </ul>
		Carpark east of WGC Clubhouse.	<ul style="list-style-type: none"> <li>Used by WGC members.</li> </ul>	<ul style="list-style-type: none"> <li>Appears to be in fair condition.</li> <li>Layout does not maximise the amount of parking/inefficient use of space.</li> </ul>
1.3	Landscape Infrastructure	<p>Parking barriers east of Manion Avenue carpark</p> <p>There are no dedicated pedestrian paths present in park</p> <p>Bins</p> <p>Carpark line marking</p> <p>Fences/barriers/bollards</p> <p>Signage</p>	<ul style="list-style-type: none"> <li>General community and sporting clubs use park infrastructure to rest, watch sporting activities and circulate the park.</li> </ul>	<ul style="list-style-type: none"> <li>Parking barriers are in poor condition and, encroaching on Woollahra Oval 2 &amp; 3.</li> <li>Park infrastructure is generally in moderate condition.</li> <li>Park furniture ranges in styles, condition and position appear ad hoc.</li> </ul>
		Mulch mound in Manion Avenue carpark around the base of a mature Fig tree.	<ul style="list-style-type: none"> <li>Mulch mound provided by Council for community collection and use.</li> </ul>	<ul style="list-style-type: none"> <li>Signage is disorganised, of varying styles and sizes and can be confusing or unclear.</li> <li>Mulch mound in Manion Avenue carpark appears to be damaging the mature Fig tree. The mulch mound is unsightly at park entry &amp; spreads into the carpark, reducing carparking spaces.</li> </ul>
1.4	Environment	The mound of fill south of Woollahra Oval 2 was planted by Sydney Water and maintained for a year. WMC now responsible for maintenance of this mound.	<ul style="list-style-type: none"> <li>Community use for passive recreation including the appreciation of the natural elements of the park. Although not of high quality, vegetation is dense. High levels of weed infestation.</li> </ul>	<ul style="list-style-type: none"> <li>Generally, the Park currently has low environmental value being predominantly maintained turf (mown &amp; fertilised).</li> </ul>

No.	Issue	Description	Use	Condition
1.5	Maintenance	Maintenance of this Management Zone is carried out by Council. It includes regulation of parking, line marking, infrastructure provision, upgrade, repair and bridge maintenance.	<ul style="list-style-type: none"> <li>General community and sporting clubs use the park and its facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Maintenance quality of this management zone is moderate.</li> </ul>

### 2.4.3 Woollahra Golf Course Management Zone

No.	Issue	Description	Use	Condition
<b>Woollahra Golf Club Management Zone</b>				
2.1	Golf Course	Woollahra Golf Course is a nine hole community golf course for public use, set over 13.2ha of the park.	<ul style="list-style-type: none"> <li>Course is used for playing golf, and the periphery is used by community members for walking, jogging, dog walking (on leash) &amp; appreciation of nature.</li> </ul>	<ul style="list-style-type: none"> <li>The golf course is well maintained by WGC greens keepers.</li> </ul>
		Fences (Safety, boundary)		
		Tees, Fairways & Greens		
		Signage		
		Drainage		<ul style="list-style-type: none"> <li>New drainage was installed in 2008 which has improved localised drainage issues.</li> </ul>
2.2	Clubhouse	The clubhouse is licensed, has function rooms, changing facilities.	<ul style="list-style-type: none"> <li>Used by WGC members and visitors.</li> </ul>	<ul style="list-style-type: none"> <li>Clubhouse appears to be in good condition.</li> </ul>
2.3	Grimley Pavilion	Recently refurbished building, containing the golf pro shop and dressing rooms.	<ul style="list-style-type: none"> <li>The Pavilion is used by WGC to house the pro shop &amp; has dressing rooms for Easts Rugby Club.</li> </ul>	<ul style="list-style-type: none"> <li>Appears to be in good condition.</li> </ul>
2.4	Golf Club Maintenance Shed	Relatively new building. Located south of Woollahra Oval 2.	<ul style="list-style-type: none"> <li>The golf club use this building for storage of maintenance equipment &amp; materials.</li> </ul>	<ul style="list-style-type: none"> <li>The golf club maintenance shed appears to be in good condition. The location has conflicting issues with potential future uses.</li> </ul>
2.5	Cottage 1	Located on the edge of Woollahra Golf Club.	<ul style="list-style-type: none"> <li>Accommodation for a groundsman and a greenkeeper or other employee of the Club whose duties in the opinion of Council require his or her active participation in the maintenance, control and management of the Golf Course permitted by Council.</li> </ul>	<ul style="list-style-type: none"> <li>The community facility is in good condition.</li> </ul>
	Cottage 2	Located on the edge of Woollahra Golf Club.	<ul style="list-style-type: none"> <li>Half of Cottage 2 is used as a community facility. Currently hired out to playgroups and birthday parties through Council's Community Services Department.</li> </ul>	<ul style="list-style-type: none"> <li>The community facility is in good condition.</li> </ul>

No.	Issue	Description	Use	Condition
<b>Woollahra Golf Club Management Zone</b>				
2.6	Pump House & associate infrastructure	Council has an active pump and watering system located in the pump house for the Club to extract water for use on the course. The pump house is located adjacent to the 6 <sup>th</sup> tee.	<ul style="list-style-type: none"> <li>• Council use for irrigation of Woollahra Ovals.</li> </ul>	<ul style="list-style-type: none"> <li>• Pumphouse and associated infrastructure appear to be in good condition.</li> </ul>
2.7	Woollahra Oval 1	<i>Refer Woollahra Oval 1 Management Zone</i>	<ul style="list-style-type: none"> <li>• By WGC Professional occasionally to teach golf at times notified and agreed with Easts Rugby/Council.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Refer Woollahra Oval 1 Management Zone.</i></li> </ul>
2.8	Public Toilets	Public toilets are located in the Grimley Pavilion & beneath Colleagues Clubhouse.	<ul style="list-style-type: none"> <li>• Players and the general public can access these facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Good condition, maintained by Council or clubs.</li> </ul>
2.9	Access	Vehicular entry points are via O'Sullivan Road. Formal pedestrian access points are via O'Sullivan Road opposite Plumer Rd; Elanora Avenue (north and south entry points); bridge north of the maintenance machinery shed; and the southern end of Kent Road.	<ul style="list-style-type: none"> <li>• For all park users.</li> </ul>	<ul style="list-style-type: none"> <li>• Major pedestrian desire lines are evident from Woollahra Oval 1 and O'Sullivan Road near the 1<sup>st</sup> green to Manion Avenue carpark; and Plumer Road to Elanora Street. These informal paths have damaged the grass.</li> </ul>
2.10	Environment	Avenue of large mature Fig trees along O'Sullivan Road define the western boundary.	<ul style="list-style-type: none"> <li>• For the community, park users and environment.</li> </ul>	<ul style="list-style-type: none"> <li>• There are a few trees which have been fenced off for safety. Some mature trees present potential danger to park users from falling limbs.</li> </ul>
		Range of exotic and native mature trees scattered between the fairways.		<ul style="list-style-type: none"> <li>• An aborist assessment has found that the majority of trees have a short life span, with several requiring removal in the short term due to concerns for their structure.</li> </ul>
		Parts of the course are located in low lying areas of this drainage basin.		<ul style="list-style-type: none"> <li>• WGC to investigate opportunities for improving localised drainage issues.</li> </ul>
2.11	Landscape Infrastructure	Existing concrete pedestrian paths are located adjacent to trees providing access around the course.	<ul style="list-style-type: none"> <li>• Golf Club members and visitors</li> <li>• For all park users.</li> </ul> <p>Note: Golf course is prohibited to mark, paint or affix any part of the course or bounding fence without gaining Council's approval.</p>	<ul style="list-style-type: none"> <li>• Paths parallel to O'Sullivan Rd have been damaged from mature Fig tree roots requiring regular maintenance and repair due to root intrusion.</li> </ul>
		Council have provided warning signs at O'Sullivan Road via the driveway to the greenkeepers cottage, O'Sullivan Road opposite Plumer Rd. Elanora Avenue (north and south entry points); bridge north of the maintenance machinery shed; and the southern end of Kent Road.		<ul style="list-style-type: none"> <li>• Signage is in varying condition but lacks overall plan and signage hierarchy.</li> </ul>

No.	Issue	Description	Use	Condition
<b>Woollahra Golf Club Management Zone</b>				
		Golf course signage.		<ul style="list-style-type: none"> <li>• New warning signs and gates along O'Sullivan Road have been installed.</li> </ul>
		Cyclone, timber fencing, Safety fencing.		<ul style="list-style-type: none"> <li>• Fencing is in moderate condition but overall it appears dated.</li> </ul>
2.12	Maintenance	<p>Maintenance of golf course and associated building is carried out by WGC green keepers and staff. Maintenance includes mowing and fertilising the course.</p> <p>The club informs Council of any damage to bridges.</p> <p>Council provides assistance to remove storm debris if required.</p> <p>Club pays ongoing costs of repairs and maintenance of sealed roads and carpark within the Golf Course.</p>	<ul style="list-style-type: none"> <li>• By the WGC for playing golf</li> <li>• For all park users.</li> </ul>	<ul style="list-style-type: none"> <li>• The golf course appears to be well maintained, providing a high quality public course</li> <li>• Access road is poorly maintained.</li> </ul>

## 2.4.4 Woollahra Oval 1 Management Zone

No.	Issue	Description	Use	Condition	
<b>Woollahra Oval 1 Management Zone</b>					
3.1	Clubhouse	Easts Rugby licensed clubhouse has a liquor licence for the bar on the ground floor, it also has a function room.	<ul style="list-style-type: none"> <li>Easts Rugby Club has 600 members. The licensed club is patronised throughout the year. The club's upstairs area is hired out for functions and used as a children's gym twice a week.</li> </ul>	<ul style="list-style-type: none"> <li>The building has deteriorated in quality, both the interior and exterior require renovation.</li> </ul>	
		Air conditioning units are located to the back of the clubhouse.			<ul style="list-style-type: none"> <li>The immediate surrounds of the building are in poor condition and unsightly.</li> </ul>
		A large metal container is north of the clubhouse, with a recently installed corrugated roof and is used to store club equipment.			
3.2	Grimley Pavilion	Building contains the golf pro shop, dressing room and gymnasium used by Easts Rugby upstairs	<ul style="list-style-type: none"> <li>WGC pro shop for members &amp; visitors to obtain golfing supplies.</li> </ul>	<ul style="list-style-type: none"> <li>Generally, building is not in a satisfactory condition. Damage regularly occurs to the paving by weight equipment causing leaks into the change rooms below.</li> </ul>	
			<ul style="list-style-type: none"> <li>Gymnasium used by general public and is not limited to use by Easts Rugby Club members.</li> </ul>		
			<ul style="list-style-type: none"> <li>Dressing rooms used by casual users of the Oval are the responsibility of Easts Rugby Club.</li> </ul>		
3.3	Woollahra Oval 1	Approximately 2Ha, Woollahra Oval 1 contains a premier rugby playing field located in close proximity to the clubhouse.	<ul style="list-style-type: none"> <li>The oval has relatively high visitation, particularly in winter when it is leased to Easts Rugby for training and playing.</li> <li>Easts Rugby hold televised games during the season.</li> <li>The club has 27 teams, which also play and train on fields 2 and 3. Rugby matches attract average crowds of 500 people and may include televised games.</li> </ul>	<ul style="list-style-type: none"> <li>Well maintained.</li> <li>Drainage problems on the eastern &amp; southern runout areas increasing the damage with increased intensity of field use.</li> </ul>	
		Large runout areas to the east and south.			
3.4	Access	Pedestrian and vehicular access is via O'Sullivan Rd.	<ul style="list-style-type: none"> <li>(For O'Sullivan Road carpark refer Section 2.4.2, No. 1.2)</li> <li>The Club is to permit free and unfettered access and parking to all parties over the area surrounding the Clubhouse.</li> </ul>	<ul style="list-style-type: none"> <li>(For O'Sullivan Road carpark refer Section 2.4.2, No. 1.2).</li> <li>The northern gate is damaged.</li> </ul>	
		The northern gates permit access between Woollahra Oval 1 and the golf course, linking to Woollahra Oval 2 & 3.			
3.5	Environment	A line of mature existing Paperbark trees border this Management zone.	<ul style="list-style-type: none"> <li>Easts Rugby Club</li> <li>Woollahra Golf Club</li> <li>General community.</li> </ul>	<ul style="list-style-type: none"> <li>The condition of these trees was noted as fair in the recently completed tree survey (2010)</li> <li>Poor drainage reduces the usable area during wet conditions, increasing pressure on the field.</li> </ul>	
		The site is subject to poor drainage in the east and south runout area adjacent to the playing field.			

No.	Issue	Description	Use	Condition
<b>Woollahra Oval 1 Management Zone</b>				
3.6	Landscape Infrastructure	Drainage has been installed under the playing field only.	<ul style="list-style-type: none"> <li>• Easts Rugby Club</li> <li>• Woollahra Golf Club</li> <li>• General community.</li> </ul>	• Drainage appears to be functioning well.
		Access gates north of the Oval providing vehicular and pedestrian access into Oval 1.		• Gates in poor condition requiring repair.
		Perimeter cyclone fencing.		• Perimeter cyclone fencing in poor condition in some areas, and is in need of repair.
		A concrete slab protrudes into the playing field from the clubhouse.		• Concrete slab in poor condition.
		Spectator seating.		• Basic uncovered spectator seating, fit for use.
		Score Board.		• Fair condition.
		Floodlighting.		• Upgrade recently requested from Easts Rugby Club.
3.7	Maintenance	East's Rugby Club is responsible for ensuring the clubhouse is in good order, and carrying out any necessary structural work to maintain it.	<ul style="list-style-type: none"> <li>• Easts Rugby Club for rugby matches and training</li> <li>• Golf professionals for lessons</li> <li>• Woollahra Municipal Council</li> <li>• General park users whilst not in use by Easts Rugby Club.</li> </ul>	• Woollahra #1 Clubhouse and surrounds are in poor condition and poorly maintained.
		East's Rugby is responsible for the maintenance of the Grimley Pavilion (except structural repairs by WMC).		
		East's Rugby is responsible for keeping the surrounds of the clubhouse clean and tidy at all times.		
		Council are responsible for the maintenance of the Oval.		• Council maintain the Oval to the highest standard possible. Overuse by clubs affect the overall condition, especially at the end of the winter season.



## 2.4.5 Woollahra Oval 2 & 3 Management Zone

No.	Issue	Description	Use	Condition
<b>Woollahra Oval 2 &amp; 3 Management Zone</b>				
4.1	Colleagues Clubhouse	Public amenities (see below)	<ul style="list-style-type: none"> <li>The clubhouse is used by Woollahra Colleagues Rugby Union Football Club on training nights, match days and for after-match functions</li> <li>First floor clubroom as a clubhouse in connection with its sporting objectives</li> <li>The ground floor storage area is used for storage of goods and chattels in connection with its sporting objectives.</li> </ul>	<ul style="list-style-type: none"> <li>Generally, building is in good condition.</li> <li>Overall poor design of building – access to changing rooms through female toilets, lack of storage for training equipment, etc.</li> <li>Rubbish accumulation.</li> </ul>
		Canteen		
		Storage room		
		Meeting room/clubroom function room		
4.2	Public Amenities	Ladies toilet	<ul style="list-style-type: none"> <li>Public amenities including change rooms may be used by both club patrons and the public. Toilets open to general public.</li> </ul>	<ul style="list-style-type: none"> <li>Generally, building is in good condition.</li> <li>Toilet configuration ineffective - access issues through female toilets and changing room on game days.</li> </ul>
		Men's toilet		
		Showers/change rooms		
4.3	Woollahra Oval 2 & 3	2 rugby fields 1 synthetic grass wicket	<ul style="list-style-type: none"> <li>Heavily used in winter for training and playing by Easts Rugby Club, Woollahra Colleagues Rugby Club, Bays Junior Rugby Club, and Cranbrook School</li> <li>In summer, Colleagues Cricket Club use the playing fields for lower grade games</li> <li>General public use.</li> </ul>	<ul style="list-style-type: none"> <li>Major renovation in December 2011.</li> <li>Concrete cricket wicket synthetic surface between playing fields is fit for use.</li> <li>Encroachment from residential properties is evident, reducing the usable area.</li> </ul>
4.4	Cricket nets	3 cricket nets are located on the Woollahra Oval 2 & 3/ Dangar Oval boundary. Orientated southeast, these synthetic grass pitches hit onto the Ovals.	<ul style="list-style-type: none"> <li>Community</li> <li>Colleagues Cricket Club</li> <li>Cranbrook School</li> <li>Informal community use.</li> </ul>	<ul style="list-style-type: none"> <li>Orientation of the cricket nets causes conflicts with field users.</li> <li>Synthetic grass wickets are in moderate condition, fencing appears to be deteriorating.</li> </ul>
4.5	Access	Pedestrian and vehicular access is via Manion Avenue.	<ul style="list-style-type: none"> <li><i>(For Manion Street carpark refer Section 2.4.2, No. 1.2).</i></li> </ul>	<ul style="list-style-type: none"> <li><i>(For Manion Street carpark refer Section 2.4.2, No. 1.2).</i></li> </ul>
4.6	Environment	Mature line of She-Oak trees demarcates the boundary between Dangar Ovals and Woollahra Ovals 2 & 3.	<ul style="list-style-type: none"> <li>All park users.</li> </ul>	<ul style="list-style-type: none"> <li>The condition of these trees was noted as fair in the recently completed tree survey (2010).</li> <li>Grass in moderate condition.</li> </ul>
		Mown grass to Management Zone boundary.		
4.7	Landscape Infrastructure	Oval 3 directs flows onto Oval 2, causing drainage issues.	<ul style="list-style-type: none"> <li>Colleagues RUFC</li> <li>Colleagues Cricket Club</li> </ul>	<ul style="list-style-type: none"> <li>Poor drainage in runout areas.</li> </ul>

No.	Issue	Description	Use	Condition
<b>Woollahra Oval 2 &amp; 3 Management Zone</b>				
		Flood lighting has recently been installed to permit a greater area of the ovals to be used at night.	<ul style="list-style-type: none"> <li>• Easts Rugby Club</li> <li>• Community use</li> <li>• Cranbrook School.</li> </ul>	<ul style="list-style-type: none"> <li>• Floodlights are in good condition.</li> </ul>
4.8	Maintenance	Colleagues Rugby Club is responsible for the maintenance of the clubhouse, waste pipes, drains and conduits originating within the Licensed Premises.	<ul style="list-style-type: none"> <li>• Colleagues RUFC</li> <li>• Colleagues Cricket Club</li> <li>• Easts Rugby Club</li> <li>• Community use.</li> </ul>	<ul style="list-style-type: none"> <li>• Clubhouse and building surrounds are in good condition</li> <li>• Woollahra Oval #2 &amp; 3 are in excellent condition. Overuse by clubs affect the overall condition, especially at the end of the winter season.</li> </ul>
		Council maintain Woollahra Ovals 2 & 3 Carpark maintained by Council.		<ul style="list-style-type: none"> <li>• (For Manion Street carpark refer Section 2.4.2, No. 1.2).</li> </ul>

#### 2.4.6 Sydney Croquet Club Management Zone

No.	Issue	Description	Use	Condition
<b>Sydney Croquet Club Management Zone</b>				
5.1	Clubhouse.	Clubhouse is constructed from timber and contains locker rooms, reception room, kitchenette and storage room. Half the building is used by the golf club maintenance staff.	<ul style="list-style-type: none"> <li>• The facility has good visitation. Matches are played seven days a week. There are approximately 53 members</li> <li>• Golf club maintenance and Council staff use half the building as a staff room.</li> </ul>	<ul style="list-style-type: none"> <li>• Clubhouse is in moderate condition, painting and basic repairs required.</li> </ul>
5.2	Greens.	<p>2 Playing lawns/greens.</p> <p>Mature Fig trees provide shade on the southern boundary.</p> <p>A mix of native &amp; exotic trees and bordering gardens encompass the other boundaries.</p> <p>Both lawns have recently had timber board installed along their edges to maintain and define the grass lawns.</p>	<ul style="list-style-type: none"> <li>• Provision of 2 croquet lawns and gardens for general community and club member use.</li> </ul>	<ul style="list-style-type: none"> <li>• Generally, lawns and garden appear to be in good condition.</li> <li>• Roots from mature Fig trees extend into the lawns, causing minor damage to greens/lawns.</li> </ul>
5.3	Access.	Access via the back of Easts Rugby Clubhouse via the O'Sullivan carpark, around the western edge of the lawns along a path to the clubhouse	<ul style="list-style-type: none"> <li>• Access provided for community/members for the purposes of Croquet</li> <li>• Access for maintenance staff to carry out necessary works.</li> </ul>	<ul style="list-style-type: none"> <li>• Access is often blocked during rugby matches and training</li> <li>• Allocated carparking spaces are occasionally used by non patrons.</li> </ul>

No.	Issue	Description	Use	Condition
<b>Sydney Croquet Club Management Zone</b>				
		There are a number of informal pedestrian access points via the golf course.		<ul style="list-style-type: none"> <li>• Access via the golf course presents safety concerns.</li> </ul>
		A path runs between Woollahra Oval 1 and the croquet lawns, providing access from Manion Avenue carpark.		<ul style="list-style-type: none"> <li>• Path between Oval 1 and croquet greens is deteriorated and poorly lit at night.</li> </ul>
		Informal vehicular access to back of club house used during events for loading/unloading.		
5.4	Maintenance	Maintenance of the clubhouse and greens.	<ul style="list-style-type: none"> <li>• Maintained for the purposes of playing croquet.</li> </ul>	<ul style="list-style-type: none"> <li>• Council currently maintains the croquet lawns, mowing, linmarking weekly, and arrange at cost to Council, the renovation of their lawns each year</li> <li>• Poor correspondence between Council maintenance staff and the Club staff have caused confusion regarding roles and responsibilities.</li> </ul>

#### 2.4.7 Rose Bay Stormwater Channel Management Zone

No.	Issue	Description	Use	Condition
<b>Rose Bay Stormwater Channel Management Zone</b>				
6.1	Drainage Channel.	Section of steep sided sandstone bank naturalisation from the Royal Sydney Golf Course boundary to the weir, with a few minor sandstone boulders in the channel, but predominantly hydraulically smooth.	<ul style="list-style-type: none"> <li>• The channel is used to take stormwater retaining flows from a large catchment through the park, with the naturalised channel section stormwater flows, providing habitat, cleaning and filtering waters prior to entering the harbour.</li> </ul>	<ul style="list-style-type: none"> <li>• The channel is in reasonable condition. Eroding banks require patching, and heavy silting south of the weir needs to be addressed. Silting causes flooding during heavy rain, (water travels across the golf course as far as Oval 1).</li> </ul>
		Beyond the wetland and weir the channel consists of vertical sided brick and concrete sections of channel approximately 1.6m deep.		<ul style="list-style-type: none"> <li>• Brick sided walls appear to be in moderate condition, with cracks visible and areas of mortar eroded.</li> </ul>
		Multiple large outlet pipes discharge stormwater into the channel, taking flows directly into Sydney harbour without treatment.		<ul style="list-style-type: none"> <li>• Pipes appear to be in good condition.</li> </ul>

No.	Issue	Description	Use	Condition
<b>Rose Bay Stormwater Channel Management Zone</b>				
		At New South Head Road a new highly engineered concrete culvert has recently been completed widening the channel and supporting the road prior to water being discharged into the harbour.		<ul style="list-style-type: none"> <li>Generally appears to be in very good condition.</li> </ul>
6.2	Online Wetland.	Online wetland north west of the gross pollutant trap is planted with native wetland species.	<ul style="list-style-type: none"> <li>The wetland filters water, takes up contaminants, and creates habitat for terrestrial and aquatic fauna.</li> </ul>	<ul style="list-style-type: none"> <li>The condition of the wetland at the time of site analysis for this report was poor. The vegetation had recently been killed chemically, water boards maintaining the wetland water levels had been removed, and high levels of sediment were present.</li> </ul>
6.3	Gross pollutant trap.	Concrete structure with metal grill to trap large debris entering the harbour.	<ul style="list-style-type: none"> <li>Trapping gross pollutants prior to entering the harbour.</li> </ul>	<ul style="list-style-type: none"> <li>Is well maintained and appears to be in moderate condition.</li> </ul>
6.4	Access.	Access to the channel, wetland and gross pollutant trap is via a reinforced turf road to base of the existing fill mound.	<ul style="list-style-type: none"> <li>Used by Sydney Water maintenance vehicles to carry out maintenance of the channel, wetland and gross pollutant trap.</li> </ul>	<ul style="list-style-type: none"> <li><i>(For reinforced turf road refer Section 2.4.2, No. 1.1).</i></li> </ul>
6.5	Environment.	Weeping willows along channel.	<ul style="list-style-type: none"> <li>Provide some visual amenity and habitat values.</li> </ul>	<ul style="list-style-type: none"> <li>Weeping willows alongside the channel may be adversely affecting the integrity of the channel.</li> </ul>
6.6	Landscape.	n/a	<ul style="list-style-type: none"> <li>n/a</li> </ul>	<ul style="list-style-type: none"> <li>n/a</li> </ul>
6.7	Maintenance.	Maintenance is by SW.	<ul style="list-style-type: none"> <li>Maintenance is for the improvement of water quality, habitat creation and aesthetics.</li> </ul>	<ul style="list-style-type: none"> <li>Maintenance as per scheduled, further investigation to determine effectiveness.</li> <li>Maintenance of the Rose Bay Stormwater channel by SW at their cost.</li> </ul>

## 3. BASIS FOR MANAGEMENT

### 3.1 RELEVANT PLANNING LEGISLATION AND STATUTORY INSTRUMENTS

#### 3.1.1 State Government Planning Legislation and Related Statutory Instruments

##### **State & Federal Legislation**

*Local Government Act 1993  
(LGA Act)*

*Environmental Planning and Assessment Act 1979 (EP&A Act)*

*Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*

*Companion Animals Act 1998*

*Disability Discrimination Act 1992*

*Noxious Weeds Act 1993*

*NSW Anti-Discrimination Act 1997*

*Refer Local Government Act 1993 for full document*

#### 3.1.2 Local Government Planning Legislation and Related Statutory Instruments

##### **Local Legislation**

*Woollahra 2025*

*WMC LEP*

*Recreational Needs Assessment and Strategy (2006)*

*Draft Social and Cultural Plan 2008 to 2013*

*Subregional Strategy: Sydney Metropolitan Strategy*

*Woollahra Delivery Program (2009 to 2013) & Operational Plan (2010/2011)*

*Harbour Foreshore Scenic Protection Area*

*Acid Sulphate Soils Planning Map*

*Access Policy and Action Plan*

### 3.2 COMMUNITY VALUES

#### 3.2.1 Rose Bay Community Summary

In the 2006 Census, the community within the suburbs of Rose Bay displayed the following relevant key characteristics [Australian Bureau of Statistics Online]:

- Total population of 8,929 people, most of which were English speaking
- An age structure with the largest percentage (46.2%) comprising of 24-54 yr olds. with the smallest percentage of 0-4yr olds
- Were born in Australia (75.8%)
- Live in Flat, unit or apartment (65.6%), followed by private dwelling - Separate house (26.2%)
- High income. Nearly 50% of households are classified as 'high income', earning \$1,700 [City of Sydney Community Profile Online]
- Dwellings are mostly rented (37.8%) or fully owned (27%)
- 37.6% of households own one vehicle per household and 26.8% own two [City of Sydney Community Profile Online].

### 3.2.2 Community Values of Woollahra Park

Micromex Research (2009) undertook a study to assess community attitudes towards the current provision, needs and values of Woollahra Municipal Council services and facilities. Of the 40 promoted Council services and facilities considered and ranked, the following services had relevance to Woollahra Park:

- 3<sup>rd</sup> highest community importance and satisfaction rating was “Parks and recreation”, highlighting the importance for provision of quality parks and recreation.
- 9<sup>th</sup> highest “Managing trees in streets and parks”
- 15<sup>th</sup> highest “Stormwater drainage”
- 29<sup>th</sup> highest “Sporting fields and facilities”, a lower priority indicating the community’s satisfaction will the services and facilities provided by Council.

No specific community value investigations or assessments were undertaken for Woollahra Park, however by using the values of the parks outlined in the Micromex Research 2009, it is possible to identify important community values. Values are important to evaluate as they often change at a slower pace ensuring this Plan does not rely solely on current issues, which are subject to quickly becoming out of date.

The table below outlines important values to be protected and enhanced in the parks development.

Value	Description
Recreation / Social value	Woollahra Park is valued for the provision of numerous active recreational opportunities for a range of ages, including rugby, cricket, croquet, and golf. These pursuits are largely team sports that encourage community participation and integration for participants and spectators, socially and competitively.
Open Space / Environmental	This large expanse of green open space within a relatively dense suburban area (with limited space for private gardens) offers rare open space amenity to improve the mental well being of the nearby residents. Avenues of large mature trees contribute to the local environment character.
Educational / health	Woollahra Park provides an outdoor classroom for schools and clubs to teach and develop motor skills in a safe environment, improving the health and quality of users’ lives.
Aesthetic	The combination of a green open space and clear vistas to the adjacent Sydney Harbour provides valuable aesthetic views to the surrounding community, which contributes to positive mental well-being.

## 3.3 MANAGEMENT OBJECTIVES FOR WOOLLAHRA PARK

### 3.3.1 State Government Planning Legislation and Related Statutory Objectives

#### 3.3.1.1 Local Government Act 1993

Community land must be categorised and managed in accordance with the *Local Government Act 1993*. Woollahra Park is currently represented by three categories, “Sports ground”, “Natural Area – Watercourse” and “General Community Use”.

Outlined in the table below are the core objectives which will be pertinent to the permitted purposes and use under any lease or license which may be expressly authorized in the Plan.

The following table is an extract only of the relevant policies and objectives that apply to Woollahra Park Refer Local Government Act 1993 for full document.

Category	Guidelines	Core Objectives	Management Zone
Sportsground (sect 36F)	The land is used of proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.	(a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and  (b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.	Woollahra Golf Course  Woollahra Oval 1  Woollahra Oval 2&3  Sydney Croquet Club
Natural Area – Watercourse (Sect 36M)	(a) any stream of water, whether perennial or intermittent, flowing in a natural channel, or a natural channel that has been artificially improved, or in an artificial channel that has changed the course of the stream of water, and any other stream of water into or from which the stream of water flows, and  (b) associated riparian land or vegetation, including land that is protected land for the purpose of the <a href="#">Rivers and Foreshores Improvement Act 1948</a> or State protected land identified in an order under section 7 of the <a href="#">Native Vegetation Conservation Act 1997</a> .	(a) to manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows, and  (b) to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and  (c) to restore degraded watercourses, and  (d) to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.	Rose Bay Stormwater Channel
General Community Use	May be available for use of any purpose for which community	Promote, encourage and provide for the use of the land, and to	General Community Use

(Sect 36l)	land may be used, whether by the public at large or by specific sections of the public.	<p>provide facilities on the land, to meet the current and future needs of the local community and of the wider public in relation to:</p> <p>(a) in relation to public recreation and the physical, cultural, social and intellectual welfare-or development of individual member of the public, and</p> <p>(b) in relation to purposes for which a lease, license or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public facilities).</p>	
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### 3.3.1.2 Environmental Planning and Assessment Act 1979

Review of the State Environmental Planning Policies (SEPPs) has determined the following objectives apply to Woollahra Park:

*The following table is an extract only of the relevant policies and objectives that apply to Woollahra Park Refer Environmental Planning and Assessment Act 1979 for full document.*

Policy	State Environmental Planning Policy & Aims
No. 46	Protection and Management of Native Vegetation
No. 56	Sydney Harbour Foreshores and Tributaries
No. 60	Exempt and Complying Development
No. 64	Advertising and Signage
	SEPP (Infrastructure) 2007
	SEPP (Sydney Metropolitan Water Supply) 2004

### 3.3.1.3 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Review of the Sydney Harbour Catchment, the SREP (Sydney Harbour Catchment) 2005 has determined the following objectives apply to Woollahra Park:

- To ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected, enhanced and maintained: as an outstanding natural asset, and as a public asset of national and heritage significance, for existing and future generations;
- To ensure a healthy, sustainable environment on land and water;
- To achieve a high quality and ecologically sustainable urban environment;
- To ensure a prosperous working harbour and an effective transport corridor;
- To encourage a culturally rich and vibrant place for people;
- To ensure accessibility to and along Sydney Harbour and its foreshores;
- To ensure the protection, maintenance and rehabilitation of watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity; and
- To provide a consolidated, simplified and updated legislative framework for future planning.

For the purpose of enabling these aims to be achieved in relation to the Foreshores and Waterways Area, this plan adopts the following principles:

- Sydney Harbour is to be recognised as a public resource, owned by the public, to be protected for the public good;
- The public good has precedence over the private good whenever and whatever change is proposed for Sydney Harbour or its foreshores; and
- Protection of the natural assets of Sydney Harbour has precedence over all other interests.

Rose Bay Stormwater Channel which dissects Woollahra Park, discharging waters into Rose Bay has been zoned in the REP as Zone No W4 Aviation. The objectives for Zone No W4 Aviation are as follows:

- To give preference to and protect waters required for marine aviation activities;
- To ensure that marine aviation activities safely coexist with other activities and facilities; and
- To allow development only where it is demonstrated that it is compatible with and will not adversely affect marine aviation activities.

*Refer Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 for full document [Sydney Harbour Catchment Online].*

### 3.3.1.2 Other NSW Legislation

- Companion Animals Act 1998;
- Disability Discrimination Act 1992; and
- Noxious Weeds Act 1993.

### 3.3.2 Local Government Planning Legislation and Related Statutory Objectives

#### 3.3.2.1 Planning framework

Woollahra Municipal Council Vision

This Plan of Management is consistent with the vision formulated by Woollahra Council in its current Management Plan for the whole of the Municipality:

*“We will work together to enhance our harbourside 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 and enviable richness and diversity of the Municipality and the Council’s commitment to high standards and quality service for the benefit of the community.” [WMC Online]*

Key desired outcomes for Parks and Public Open Space include:

- A variety of public open spaces are provided for different recreation and leisure needs;
- Parks and public spaces are progressively upgraded; and
- A high standard of maintenance is provided to public open spaces.

#### 3.3.3.1 Zoning and Planning Controls

##### Local Environmental Plan

Local Environmental Plan (1995) relevant overall objective to Woollahra Park are as follows:

Public and Private Open Space, Recreation and Tourism:

- 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;
- To protect and promote public access in the inter-tidal zone of the foreshore of Sydney Harbour;
- To provide for a diversity of open space types and recreation opportunities;
- To allow for contributions towards the provision and embellishment of public open space and recreational facilities; and
- To allow for a range of tourist accommodation in the form of hotels and serviced apartments in appropriate locations.

Landscape:

- To protect and enhance the natural landscapes throughout the area of Woollahra;
- To promote the retention of trees and the planting of suitable new trees in appropriate locations;
- 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;
- 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
- To protect the native flora and fauna.

Foreshores and the harbour foreshore scenic protection area:

- To seek the retention of public foreshore lands for public purposes;
- To encourage development which, through its form, scale, materials and design is compatible with the natural and environmentally acceptable built landform of the foreshore areas as viewed from the water;
- 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;
- To consider the impact of development on the views of Sydney Harbour enjoyed by existing residents and promote the practice of view sharing;
- To protect, and where possible, improve the view of Sydney Harbour and its foreshore areas obtained from public land;
- 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;
- 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
- To protect the native flora and fauna.

Local Infrastructure:

- To provide and maintain local infrastructure to meet the needs of the community whilst having regard to access and installation constraints arising in built up areas;
- To encourage the optimum use of existing infrastructure; and
- To encourage the provision of efficient utility services.

Global Warming:

- To promote energy conservation measures;
- To promote energy-efficient building development and mass transport systems; and
- To ensure that new development takes account of global warming effects.

The relevant objectives of Zone No. 6 Open Space to Woollahra Park are:

- To identify existing publicly and privately owned land used or capable of being used for recreational purposes;
- 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;
- To protect the visual and environmental attributes of the foreshores; and
- To retain the landscaped, vegetated and open nature of the existing open space within the Council's area.

*Refer Local Environmental Plan (1995) for full document*

### **Recreational Needs Assessment and Strategy (2006)**

Relevant recommendations of the Recreational Needs Assessment and Strategy to Woollahra Park include:

- Proactively pursue opportunities for joint community use and access agreements with education sites and facilities throughout the municipality;
- Council should recognise, actively promote and build on the high level of community satisfaction with Woollahra's open spaces, through ongoing park improvements and infrastructure developments, particularly paths, park furniture and informal recreation facilities;

- Protect existing open space sites from inappropriate development or alienation from public use/access;
- Continue the ongoing development and implementation of strategic park plans (Plans of Management) to guide the future use and development of specific reserves. Ensure a high level of community involvement/consultation in relation to park planning;
- Identify opportunities to improve/enhance informal recreation facilities and infrastructure through the development of park specific Master Plans/Landscape Plans. As a priority, park specific plans should be developed and/or reviewed for each of the 9 active sports reserves and each of the major foreshore reserves (e.g. Rushcutters Bay, Steyne Park, Rose Bay Park, Lyne Park, Parsley Bay Reserve and Gap Park). Ensure park designs allow separation of spaces for 'active' and 'passive' activities;
- As part of the above Master Plan development or review process, assess existing active sports reserves for *opportunities* to improve facilities and infrastructure to support broad community informal use;
- Review signage and improve public information regarding responsible dog ownership in high use parks (foreshore areas, linear trails and active recreation reserves). Signage may need to be upgraded to ensure consistency and advise of regulations (especially on 'borders' between Woollahra parks and National park areas e.g. Nielsen Park);
- Review the condition, location and number of seats and other furniture in parks, ensure adequate provision to support informal recreation and passive enjoyment of parks and open space;
- Investigate opportunities to improve public safety in parks through improved path surfaces, lighting and opportunities for casual surveillance of open space areas, particular linear trails (e.g. Cooper Park, Trumper Park, Gap/Christison Parks); and
- Use the Public Open Space Assessment Criteria (Appendix 11) to guide future public open space acquisition.

*Refer Recreational Needs Assessment and Strategy (2006) for full document*

### **Woollahra Community Strategic Plan 2010 to 2025**

Relevant goals included in the Woollahra Community Strategy Plan are outlined in five broad interrelated themes to facilitate a partnership with the community and other government agencies including:

#### Community Wellbeing

- **Goal 1: A connected and harmonious community**  
Woollahra will be a community where people care for each other, have a sense of belonging and can contribute meaningfully to their local community and neighbourhood through participation in community life.
- **Goal 2: A supported community**  
Woollahra will be a place where people have access to a range of effective and diverse social services and programs that meet the changing needs of our community.
- **Goal 3: A creative and vibrant community**  
Woollahra will be a place where people of all ages and backgrounds have access to lifelong learning opportunities, cultural and community activities. We will support local creativity, cultural pursuits and creative talents.

#### Quality places and spaces

- **Goal 4: Well planned neighbourhoods**  
Woollahra will have well planned, high quality and suitable building development that respects and enhances our environment and heritage. It will compliment and retain the local character of our suburbs, villages and neighbourhoods and provide access to a range of housing options.
- **Goal 5: Liveable places**  
Woollahra will be a community with accessible, integrated and well maintained public places and open spaces. We will have clean and well maintained infrastructure and

community facilities. It will be a safe and attractive place with high quality public and private facilities and amenities.

- Goal 6: Getting around

Woollahra will be a place where it is easy to get around, easy to access our foreshore, our recreation facilities, our green open space and our public and private institutions. We will also have easy access to the city and its wide range of services and facilities, and be able to access public transport, walking and cycling routes within our area.

#### A healthy environment

- Goal 7: Protecting our environment

Woollahra will be a place where the natural environment will be protected and conserved from adverse impacts, to preserve our vegetation and wildlife habitats.

- Goal 8: Sustainable use of resources

Woollahra will reduce energy and water use, reduce emissions and develop adaptation actions that will reduce the impacts of climate change. We will minimise waste generation and encourage resource recycling.

#### Local prosperity

- Goal 9: Community focused economic development

Woollahra will maintain the diversity of our local economic base and encourage new business into the area that will enhance and positively impact on community life.

#### Community leadership and participation

- Goal 10: Working together

Woollahra will be a place where residents are well informed and able to contribute to their community. Council will listen and respond to requests and concerns through open communication and engagement.

- Goal 11: Well managed Council

Woollahra Council will be open and accountable to all stakeholders, encourage participation in decision making and make decisions that are in the public interest. Through effective long term planning we will develop and implement strategies and ensure ongoing resources to fulfill long term community goals

*Refer Woollahra Community Strategic Plan 2010 to 2025 for full document*

## **3.4 FUTURE ROLE OF WOOLLAHRA PARK**

Woollahra Park is largely used by local sporting groups and residents, as well as attracting participants and spectators for elite level sports from further afield. These facilities are in high demand and are well used. As such, the Park will be managed for local, district and regional catchments.

This PoM has identified the following future role for Woollahra Park:

- A venue for elite level rugby.
- A venue for outdoor teaching facilities for children and adults.
- An open space in a high density residential area.
- A place for community members to participate in formal and informal active recreation.
- A place for community to exercise.
- A venue with a cricket field, rugby fields, croquet greens, and golf course that attracts predominantly local and district users.
- Improve the overall environmental amenity of the park.
- A pedestrian and jogging circuit around the park linking to surrounding land uses.
- A place to grow fruit and vegetables in a shared community garden.
- A place to bring children into a natural environment to play.
- Improved water quality entering the Sydney Harbour.
- To provide safe site circulation and clearly define park services and facilities to the community and park users.
- To increase passive community activities offered within the park.

### 3.5 VISION FOR WOOLLAHRA PARK

Based on the Basis for Management and Community Values, this PoM has identified a goal for Woollahra Park. Sections 4 and 5 outline specific management strategies and actions to achieve this vision for the Park:

*“Woollahra Park will primarily be recognised and valued for providing a high quality sporting and recreational experience for players and visitors. The park will also offer a broad range of sustainably managed recreational opportunities to encourage greater connectivity with all community members”*

## 4. ACTION PLAN

### 4.1 OVERALL PARK MANAGEMENT

#### 4.1.1 Objective

*To provide a public park for the entire community to enjoy and use, with a diversity of club and public activities, and equity of access for all.*

#### 4.1.2 Action Plan for Park

No.	Strategy	Issue(s)	Action	Action By	Means of Implementation	Priority	Cost				
<b>Overall Park Management</b>											
1.1	Identify and define Management Zones to clearly inform stakeholders of the extents of their lease/licence.	<ul style="list-style-type: none"> <li>Stakeholders are unclear of the boundaries of their lease/licences, hence roles and responsibilities of the Club and/or Council.</li> </ul>	<ul style="list-style-type: none"> <li>Define the Management Zones, and ensure all parties know, accept and understand boundaries.</li> </ul>	WMC	POM Lease/licence reviews	High	n/a				
			<ul style="list-style-type: none"> <li>Adopt Management Zones to define stakeholder lease/licence boundaries and when lease/licence requires renewal.</li> </ul>			High	n/a				
			<ul style="list-style-type: none"> <li>Clearly define Club and Council's roles and responsibilities.</li> </ul>			High	n/a				
			<ul style="list-style-type: none"> <li>Formalise hire agreements between WMC and stakeholders in accordance with Management Zones.</li> </ul>			Moderate	n/a				
1.2	Improve community understanding of: <ul style="list-style-type: none"> <li>The location of, safe access routes</li> <li>Availability of park facilities</li> <li>Activities that are/are not permitted in the Park.</li> </ul>	<ul style="list-style-type: none"> <li>Park boundaries and facilities are poorly delineated, resulting in a poor understanding of the areas of parkland available for general community use.</li> </ul>	<ul style="list-style-type: none"> <li>Spatially designate activities, circulation (pedestrian &amp; vehicular), direct views/movements within the site, and determine infrastructure locations.</li> </ul>	WMC	Masterplan	High	\$15K				
			<ul style="list-style-type: none"> <li>Prepare a signage strategy to identify the type of signage, size, and content of signs to inform park users of the location of park facilities, access points, circulation, interpretation, and regulatory requirements.</li> </ul>					WMC	Masterplan	High	n/a
			<ul style="list-style-type: none"> <li>Detailed documentation of signs and rollout of signage works.</li> </ul>						Signage Strategy		\$15K
					Built Works Estimate		\$50K				
1.3	Improve safety of Park users from maintenance	<ul style="list-style-type: none"> <li>Vehicular circulation and storage within the park is unrestricted causing safety</li> </ul>	<ul style="list-style-type: none"> <li>Identify and control the type of vehicle, circulation and access points permitted in the park.</li> </ul>	WMC	Masterplan	High	n/a				

No.	Strategy	Issue(s)	Action	Action By	Means of Implementation	Priority	Cost
<b>Overall Park Management</b>							
	vehicle movements within the park and storage areas.	concerns, creating poor aesthetics, and damaging to park surfaces.	<ul style="list-style-type: none"> <li>Design vehicular circulation and associated infrastructure to restrict access in the park. Additional vehicle exclusion barriers may be required.</li> <li>Design circulation to create separation between pedestrian &amp; vehicle movements on site.</li> </ul>		Detailed Documentation		\$10K
1.4	Encourage a diverse range of activities for the entire community to use symbiotically.	<ul style="list-style-type: none"> <li>Unutilised potential opportunity to provide alternative/ passive/ informal recreational pursuits (e.g. markets, community gardens, playgrounds, etc) on site.</li> </ul>	<ul style="list-style-type: none"> <li>Spatially identify opportunities for increasing the diversity of community activities offered in the park.</li> <li>Further investigation to be undertaken into the potential for 'off-leash' dog walking in Woollahra Park after hours</li> </ul>	WMC	POM Council Website Masterplan Internal Communication	High	n/a n/a n/a
1.5	Encourage safe access into the park.	<ul style="list-style-type: none"> <li>Pedestrian park access points are unclear. Informal pedestrian entries to the park are hazardous.</li> </ul>	<ul style="list-style-type: none"> <li>Access points for pedestrians to be formalised and designed to provide safe distinguishable access routes.</li> </ul>	WMC	Masterplan Detailed Documentation	High	n/a \$5K
1.6	Continued historic use of the park as a sporting venue, and a year round public amenity.	<ul style="list-style-type: none"> <li>Sports clubs/ groups/ organisations, facilities dominate the park, resulting in reduced public amenity.</li> </ul>	<ul style="list-style-type: none"> <li>Determine proportions of time permitted for use of park facilities provided to sports clubs/ groups/ organisations to ensure facilities are properly maintained.</li> </ul>	WMC	Park Booking Schedule	High	n/a
1.7	Maintain a parkland of a high standard.	<ul style="list-style-type: none"> <li>Criteria for park maintenance for the different types of activities/sports is not clear.</li> </ul>	<ul style="list-style-type: none"> <li>Determine criteria of year round park maintenance required for different activities/sports, to maintain a high standard of facilities and parkland.</li> </ul>	WMC	Maintenance Schedule Park Booking Schedule	High	n/a n/a
1.8	Provide safe pedestrian circulation across site.	<ul style="list-style-type: none"> <li>Commuters/ residents/ visitors traverse the park with little consideration of the damage caused by their movements, and the potential for injury from site users.</li> </ul>	<ul style="list-style-type: none"> <li>Determine current and future circulation patterns, and provide safe path alignments, supported by signage and screening/barriers where required.</li> <li>Investigate lighting main circulation routes and/or bridges for safe use of park at night.</li> </ul>	WMC	Masterplan Detailed Documentation	High	n/a \$10K



## 4.2 GENERAL COMMUNITY USE MANAGEMENT ZONE

### 4.2.1 Objective

*Provision of a community use zone that provides a diversity of free activities for the general community to enjoy.*

### 4.2.2 Action Plan for General Community Use Management Zone

No.	Strategy	Issue(s)	Action	Action By	Means of Implementation	Priority	Cost	
<b>General Community Use Management Zone</b>								
2.1	Provide opportunities for passive recreation for the local community that are not club based.	<ul style="list-style-type: none"> <li>Lack of opportunities for passive recreation for local community.</li> </ul>	<ul style="list-style-type: none"> <li>Investigate and spatially identify activities the community would like to be included in the park to encourage diverse park usage.</li> </ul>	WMC	POM	High	n/a	
					Land Categorisation Amendment		n/a	
					Masterplan		n/a	
					Detailed Documentation	Moderate	\$20K	
		<ul style="list-style-type: none"> <li>Council to work closely with the local community, to design and construct a functional, safe and sustainable community garden facility on mound near Golf Club maintenance shed, including terraced garden beds, ramped access, path networks and water harvesting facilities. Land in this area has been re-categorised (2013) from 'Sportsground' to 'General Community Use'.</li> </ul>						
		<ul style="list-style-type: none"> <li>Council to work closely with the local community to design and construct an exciting and challenging playground near the community garden, with facilities for a range of age groups. Land in this area has been re-categorised (2013) from 'Sportsground' to 'General Community Use'.</li> </ul>			Built Works Estimate		\$50K-\$100K	
2.2	Provide safe pedestrian access and circulation.	<ul style="list-style-type: none"> <li>Lack of pedestrian access and circulation. Lack of safe access paths and a general lack of direction or guidance.</li> </ul>	<ul style="list-style-type: none"> <li>Spatially determine access points, means of reaching destinations through the zone, and design safe access and circulation.</li> </ul>	WMC	POM	High	n/a	
					Masterplan			
2.3	Provide high quality consistent park furniture and infrastructure.	<ul style="list-style-type: none"> <li>Lack of park furniture; inconsistent materials, types and adhoc location of furniture and infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>Assess quality and quantity of existing park furniture and infrastructure to determine a material pallet, style and location for future and upgraded park furniture and infrastructure.</li> </ul>	WMC	Masterplan	Moderate	n/a	
							Detailed Documentation	\$10K
							Built Works Estimate	\$100K

No.	Strategy	Issue(s)	Action	Action By	Means of Implementation	Priority	Cost
<b>General Community Use Management Zone</b>							
2.4	Improve carparking circulation for patrons.	<ul style="list-style-type: none"> <li>Poor parking layout results in informal parking, conflicts with adjacent residents, overcrowding, particularly during East's training and matches.</li> </ul>	<ul style="list-style-type: none"> <li>Design and implement improved carpark circulation layout to clearly define parking and discourage informal parking</li> <li>Inform park stakeholders and residents of upcoming events (e.g. using a community notice board).</li> <li>Investigate potential to discourage high numbers of cars (e.g. courtesy bus, bike parking, car pooling, etc).</li> </ul>	WMC, CRUFC & CCC	Detailed Documentation	Medium	\$15K
					Built Works Estimate		\$150K
					Council Ranger Patrols		n/a

## 4.3 WOOLLAHRA GOLF COURSE MANAGEMENT ZONE

### 4.3.1 Objective

*To provide a high quality public golf course (WGC) to satisfy the recreational needs of the surrounding residents and visitors to the area, contributing to achieving a high level of physical and mental well being for all ages, cultures and abilities (Woollahra Recreation Needs Assessment and Strategy Report). Develop and maintain the character of the Woollahra parklands, and protect and enhance the ecological values of the local environment.*

### 4.3.2 Action Plan for Woollahra Golf Course Management Zone

No.	Strategy	Issue(s)	Action	Action By	Means of Implementation	Priority	Cost
<b>Woollahra Golf Course Management Zone</b>							
3.1	Improve safety of Park users.	<ul style="list-style-type: none"> <li>Golf balls entering other precincts causing injury to park users.</li> </ul>	<ul style="list-style-type: none"> <li>Carry out risk assessment to determine areas of high risk.</li> </ul>	WMC	Risk assessment	High	\$10K
			<ul style="list-style-type: none"> <li>Implement design solutions to improve safety to park users, ie. signage, trails and fencing.</li> </ul>		Detailed Documentation		\$10K
			<ul style="list-style-type: none"> <li>Design and install regulatory signage.</li> </ul>	WMC	Risk assessment Masterplan Signage Strategy	High	Refer 1.2
		<ul style="list-style-type: none"> <li>Players enter Rose Bay Stormwater Channel to collect miss struck balls resulting in injury.</li> </ul>	<ul style="list-style-type: none"> <li>Assess and reset loose rocks/ boulders in channel.</li> </ul>	SW	Risk assessment Masterplan	High	Refer 3.1
			<ul style="list-style-type: none"> <li>Install warning signage of dangers.</li> </ul>	WGC		High	Refer 1.2
<ul style="list-style-type: none"> <li>Encourage the golf club to warn members that entering the channel is prohibited.</li> </ul>	WGC	High	n/a				

No.	Strategy	Issue(s)	Action	Action By	Means of Implementation	Priority	Cost
<b>Woollahra Golf Course Management Zone</b>							
			<ul style="list-style-type: none"> <li>Undertake risk assessment to determine appropriate public safety management actions.</li> </ul>	WCG	Detailed Documentation Built Works Estimate	Moderate	\$5K \$40K
		<ul style="list-style-type: none"> <li>Dogs running onto golf course resulting in injury to dog/ player/ owner.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure dogs are kept on lead at all times, and reinforce dogs on leash policy during operating hours.</li> </ul>	WMC	Council Enforcement WGC information	Ongoing	n/a
		<ul style="list-style-type: none"> <li>An assessment on all of the trees found that the majority of trees have a short life span with several requiring removal in the short term due to concerns for their structure.</li> </ul>	<ul style="list-style-type: none"> <li>Carry out tree works in accordance with tree assessment strategy.</li> </ul>	WMC	Tree Assessment Strategy Built Works Estimate	Moderate	n/a \$150K
		<ul style="list-style-type: none"> <li>Bridges in varying appear to be structural condition.</li> </ul>	<ul style="list-style-type: none"> <li>Complete a structural engineering assessment of all bridges, with recommendations for replacement or structural improvements to all bridges.</li> <li>Masterplan recommends selective removal of some pedestrian bridges to control cross site movements and increase safety.</li> </ul>	WMC & WGC	Masterplan Structural Engineers Assessment Masterplan Built Works Estimate	High Moderate Moderate	\$10K n/a \$50K
			<ul style="list-style-type: none"> <li>Repair/ maintain bridges.</li> </ul>	WMC	Quarterly maintenance inspections	Moderate	n/a
3.2	Improve pedestrian movements.	<ul style="list-style-type: none"> <li>Pedestrians travelling across golf course:               <ul style="list-style-type: none"> <li>are unaware of play, occasionally resulting in injury</li> <li>wear desire lines in grass</li> <li>interrupt play</li> <li>damage greens.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Masterplan has considered existing pedestrian movement patterns and nominates some dedicated pedestrian routes.</li> <li>Council to consider installation of a ha-ha wall to cross 6<sup>th</sup> fairway, pending further site investigation, detailed design, and negotiation with WGC.</li> <li>Council to consider undertaking a Risk Assessment for pedestrian movements across site.</li> </ul>	WGC	Masterplan	High	n/a
			<ul style="list-style-type: none"> <li>Install safety fencing where required.</li> </ul>	WGC	Masterplan	High	n/a
			<ul style="list-style-type: none"> <li>Masterplan recommends selective removal of some bridges to improve safety, by discouraging cross-site circulation.</li> </ul>	WMC	Masterplan	Moderate	n/a

No.	Strategy	Issue(s)	Action	Action By	Means of Implementation	Priority	Cost
<b>Woollahra Golf Course Management Zone</b>							
			<ul style="list-style-type: none"> <li>Council to consider undertaking a Signage strategy to recommend signage requirements and types.</li> </ul>	WMC	Signage Strategy	High	Refer 1.2
			<ul style="list-style-type: none"> <li>Install regulatory signage to warn park users of potential dangers, and way finding signage to inform park users of designated park entry/exit points and park circulation.</li> </ul>	WMC	Masterplan	High	Refer 1.2
3.3	Improve views into park.	<ul style="list-style-type: none"> <li>Visual connection into park obscured by trees.</li> </ul>	<ul style="list-style-type: none"> <li>Selectively prune trees to ensure key views are maintained without compromise to tree values</li> <li>Ongoing maintenance.</li> </ul>	WMC	Tree Assessment Strategy Masterplan	Low	n/a
3.4	Improve the condition of existing paths.	<ul style="list-style-type: none"> <li>Tree roots have damaged existing rubberised paths along O'Sullivan Ave.</li> </ul>	<ul style="list-style-type: none"> <li>Investigate the feasibility of path realignment to prevent future damage, or replacement with a path type less susceptible to root damage including boardwalks.</li> </ul>	WGC	Detailed Documentation	Moderate	\$10K
					Built Works Estimate		\$200K
3.5	Improve quality of stormwater flows entering Sydney Harbour.	<ul style="list-style-type: none"> <li>Chemicals used to fertilise the golf course flow directly into Sydney Harbour, untreated, via the channel.</li> </ul>	<ul style="list-style-type: none"> <li>Update maintenance regimes to ensure the most current environmentally friendly products and maintenance techniques are adopted, reducing the amount of harmful contaminants entering the channel.</li> </ul>	WGC	WGC Environmental manual (currently in production)	Moderate	n/a
			<ul style="list-style-type: none"> <li>WP nominates potential location for an offline water quality treatment wetland, located within golf course adjacent to channel.</li> </ul>	WMC & SW	Masterplan		Moderate
					Detailed Documentation	\$30K	
					Built Works Estimate	\$300K	
			<ul style="list-style-type: none"> <li>Selectively planting indigenous vegetation along channel edge will filter overland flows to reduce contaminants entering the channel.</li> </ul>	WMC, WGC & SW	Masterplan	Low	n/a
				Built Works Estimate	\$20K		
3.6	Maintain public health on public golf course.	<ul style="list-style-type: none"> <li>Dog faeces left on course by owners.</li> </ul>	<ul style="list-style-type: none"> <li>WMC to locate signage at main public entries to golf course, encouraging clean up by dog owners.</li> </ul>	WMC	Maintenance staff	High	Refer 1.2
3.7	Maintain quality of public golf course.	<ul style="list-style-type: none"> <li>Upkeep of golf course and facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain tees, fairways, greens, bunkers and course as described in WGC maintenance plan.</li> </ul>	WGC	Inspections	Ongoing	n/a
3.8	Improve carparking circulation for patrons.	<ul style="list-style-type: none"> <li>Poor parking layout results in informal parking, conflicts with adjacent residents, overcrowding, particularly during East's training and matches.</li> </ul>	<ul style="list-style-type: none"> <li>Design and implement improved carpark circulation layout to clearly define parking and discourage informal parking.</li> </ul>	WMC	Detailed Documentation	Medium	\$10K
					Built Works Estimate		\$100K

No.	Strategy	Issue(s)	Action	Action By	Means of Implementation	Priority	Cost
<b>Woollahra Golf Course Management Zone</b>							
3.9	WGC Maintenance Shed.	<ul style="list-style-type: none"> <li>Shed is poorly cited, in close proximity to high-use pedestrian zones, which presents conflicts with high number of maintenance vehicle movements.</li> </ul>	<ul style="list-style-type: none"> <li>Masterplan nominates potential location for relocation of shed.</li> </ul>	WMC	Masterplan	Medium	n/a
3.10	Cottage #1.	<ul style="list-style-type: none"> <li>Cottage is underutilised by community.</li> </ul>	<ul style="list-style-type: none"> <li>Council to consider amending lease agreements to allow increased usage within cottage (during specific hours).</li> </ul>	WMC	Lease Agreement	Medium	n/a

## 4.4 WOOLLAHRA OVAL 1 MANAGEMENT ZONE

### 4.4.1 Objective

*To provide a high quality premier football playing field and Clubhouse ('Easts' Rugby Club) suitable for professional (citywide and regional level fixtures) football matches and televised events through improved management of the Oval. Provision of spectator and passive recreation facilities to enhance the park use by non member communities members, encouraging community interest in activities, health and well being in this park zone.*

### 4.4.2 Action Plan for Woollahra Oval 1 Management Zone

No.	Strategy	Issue(s)	Action	Action By	Means of Implementation	Priority	Cost
<b>Woollahra Oval 1 Management Zone</b>							
4.1	Improve condition and usability of this Management Zone.	<ul style="list-style-type: none"> <li>Playing field is currently intensively used, deteriorating the condition of the surface.</li> </ul>	<ul style="list-style-type: none"> <li>WMC to identify groups interested in using the Oval and determine the proportions and priority of use.</li> <li>Easts Rugby to collaborate with Council to prepare a booking system, to identify the amount of time and areas within this Management Zone allocated to all identified groups, and ensure the booking system is followed.</li> <li>Appropriate recovery period is to be factored into the booking system.</li> </ul>	WMC	Maintenance Schedule Park Booking Schedule	Moderate	n/a
		<ul style="list-style-type: none"> <li>Recovery period for playing field is being shortened, decreasing the ability of grass to recover.</li> </ul>					n/a
		<ul style="list-style-type: none"> <li>Playing field requires a fence during matches offset 5m from the playing field lines. However due to the proximity of the clubhouse to the playing field, there is limited access.</li> </ul>					<ul style="list-style-type: none"> <li>MP illustrates slight realignment of the playing field layout within Oval 1 to improve access around the playing field, whilst maximising space for community use and potential additional facilities.</li> </ul>
		<ul style="list-style-type: none"> <li>Poor drainage of adjacent runout areas reduces the opportunity for use, resulting in an increase in the intensity of use of the playing field, degrading the condition of the playing field.</li> </ul>	<ul style="list-style-type: none"> <li>Investigate improving the drainage of the runout area to increase the playable surface area.</li> </ul>	WMC & Easts Rugby	Masterplan Detailed Documentation	High	\$75K

No.	Strategy	Issue(s)	Action	Action By	Means of Implementation	Priority	Cost
<b>Woollahra Oval 1 Management Zone</b>							
4.2	Improve facility available for the community.	<ul style="list-style-type: none"> <li>Lack of facilities discourages community use of this management area.</li> </ul>	<ul style="list-style-type: none"> <li>Provide additional facilities for community use (e.g. fitness station, running track, etc) to encourage healthy living and well being (consistent with WMC Vision).</li> <li>Facilities to be appropriate for use by all park users and an agreement made between park stakeholders determining the roles and responsibilities associated with facilities.</li> </ul>	WMC & Easts Rugby	Masterplan Detailed Documentation	Moderate	\$100K
		<ul style="list-style-type: none"> <li>Poor visual connection discouraging community use.</li> </ul>	<ul style="list-style-type: none"> <li>Improve visual connection between the club and the surrounding community through the selective pruning of existing trees.</li> <li>Potential for signage strategy to identify facilities available, times of use, access points, etc.</li> </ul>	WMC & Easts Rugby	Masterplan Tree Assessment Strategy Signage Strategy	Moderate	n/a
4.3	Improve visual amenity and community use of Easts Rugby clubhouse.	<ul style="list-style-type: none"> <li>The condition of the exterior of the Clubhouse is deteriorating and general cleanliness is poor.</li> <li>Clubhouse is open all year, but only busy during football season, therefore lack of income during the rest of the year.</li> <li>Interior of clubhouse requires refurbishment.</li> <li>Exterior of Clubhouse requires refurbishment, consolidation of air conditioning units, bins, kegs, unsightly containers used for storage, and items surrounding the building. External building surfaces require significant maintenance.</li> </ul>	<ul style="list-style-type: none"> <li>Easts to investigate mechanisms to identify: <ul style="list-style-type: none"> <li>Agreed budget allocation, for improvements to be completed within specified timeframes;</li> <li>Works required to improve the clubhouse Interior – layout, design, finish, ambience and exterior – efficiency of storage, condition (structural and cosmetic), etc;</li> <li>Investigate opening views into Oval from carpark;</li> <li>Improve ground entrances (from carpark and through northern gates);</li> <li>Potential events (corporate, community, school, etc) to increase profits/income that do not affect the maintenance of the playing field;</li> <li>Advertise the presence of the club and the facilities available with Council consent;</li> <li>Encourage community use of bar and other rooms for functions, events (corporate and social);</li> <li>Potential for increased profits and memberships; and</li> <li>Should be consistent with Council lease of the area.</li> </ul> </li> </ul>	Easts Rugby	Detailed Documentation	High	Costing determined after detailed documentation.

No.	Strategy	Issue(s)	Action	Action By	Means of Implementation	Priority	Cost
<b>Woollahra Oval 1 Management Zone</b>							
4.4	Improve safety.	<ul style="list-style-type: none"> <li>Golf balls from adjacent course enter this Management Zone.</li> <li>Access from Oval 1 to Woollahra Ovals 2 &amp; 3 is via the northern gates directly in front of the 6<sup>th</sup> tee connecting to a bridge leading to the carpark and playing fields presenting safety concerns.</li> </ul>	<ul style="list-style-type: none"> <li>Refer to section 4.3 Action Plan for Woollahra Golf Club Management Zone table for safety actions.</li> <li>Masterplan illustrates new bridges, and safety signage for improved pedestrian movement.</li> <li>Council to consider installation of a ha ha wall to cross 6<sup>th</sup> fairway, pending further site investigation, detailed design, and negotiation with WGC.</li> </ul>	n/a	n/a	n/a	n/a
4.5	Control advertising.	<ul style="list-style-type: none"> <li>Advertising dominates the Oval in conjunction with club sponsorship.</li> </ul>	<ul style="list-style-type: none"> <li>Easts Rugby to review and ensure advertising is in accordance with the lease and the Department of Planning codes for signage.</li> <li>WMC to conduct regular inspections of advertisement size, arrangement, and quantity to ensure it's in accordance with lease/ licence/ hire agreements.</li> </ul>	Easts Rugby & WMC	Council Ranger Patrols Easts Rugby lease	Low	n/a
4.6	Determine commercial use of the Oval.	<ul style="list-style-type: none"> <li>Conflicts occur occasionally between golf club coaches using the oval for lessons and Oval users.</li> </ul>	<ul style="list-style-type: none"> <li>Easts Rugby to collaborate with Council to prepare a booking system, to identify and allocate the amount of time and areas within this Management Zone allocated to all identified groups and ensure the booking system is followed.</li> <li>Discontinue use of Woollahra #1 by golf coaches and encourage more passive users.</li> </ul>	Easts Rugby WGC WMC	Internal Communication	Low	n/a
4.7	Improve condition of boundary fence.	<ul style="list-style-type: none"> <li>Boundary fence damaged in sections, permitting unauthorised entrance during televised matches, and presenting a safety concern.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain the existing alignment of east and south fence, and repair as required.</li> <li>Realign fence and replace gates to north, to provide additional oval run out space for general community use and prevent existing high risk cross-site pedestrian movements.</li> </ul>	WMC	Masterplan	Moderate	\$15K
4.8	Improve interpretative/ wayfinding/ regulatory signage.	<ul style="list-style-type: none"> <li>Layout, facilities, access to management zones and facilities, entry points, etc are unclear.</li> </ul>	<ul style="list-style-type: none"> <li>Refer to 4.1 Action Plan for Overall Park table for actions.</li> </ul>	n/a	n/a	n/a	n/a



## 4.5 WOOLLAHRA OVAL 2 & 3 MANAGEMENT ZONE

### 4.5.1 Objective

*To provide high quality football playing fields during the winter months and a cricket field during the summer for district, junior and social level sports. Provision of spectator and passive recreation facilities to enhance the park use by non club members, encouraging community interest in activities, health and well being in this park zone.*

### 4.5.2 Action Plan for Woollahra Oval 2 & 3 Management Zone

No.	Strategy	Issue(s)	Action	Action By	Means of Implementation	Priority	Cost
<b>Woollahra Oval 2 &amp; 3 Management Zone</b>							
5.1	Improve condition and intensity of use of the football playing fields.	<ul style="list-style-type: none"> <li>Playing fields are currently intensively used deteriorating the condition of the surface.</li> </ul>	<ul style="list-style-type: none"> <li>Colleagues Cricket and Rugby Clubs to work with WMC to identify and allocate the amount of time and areas within this Management Zone allocated to each of the identified groups. This will ensure appropriate allocation of time and area of use for Cranbrook, community, informal users, Colleagues, other groups identified and reduces user conflicts.</li> <li>Appropriate recovery period is to be factored into CMS.</li> <li>Identify funding opportunities with Clubs to support the improvement of playing fields and infrastructure.</li> </ul>	WMC, CCC & CRUFC	Park Booking Schedule Maintenance Schedule	High	n/a
		<ul style="list-style-type: none"> <li>Recovery period for playing field is being shortened decreasing the ability of grass to recover.</li> </ul>			Park Booking Schedule Maintenance Schedule	High	n/a
		<ul style="list-style-type: none"> <li>Unauthorised use of the playing fields causing damage and overuse. Groups are utilising the playing fields when closed due to wet weather.</li> </ul>			Council Ranger Patrols	Moderate	n/a
		<ul style="list-style-type: none"> <li>Clubs &amp; community users leave litter around the playing field &amp; in changing rooms.</li> </ul>	<ul style="list-style-type: none"> <li>Refer Clubs back to their hire agreements and lease/licenses noting their responsibilities.</li> </ul>	WMC, CRUFC & CCC	Lease/ Liscence/ hire agreements Council Ranger Patrols	Moderate	n/a
		<ul style="list-style-type: none"> <li>Poor drainage, and an increase in the intensity of use of the playing field, is reducing the condition of the turf, as well as causing matches to be cancelled resulting in "catch up" matches played back to back.</li> </ul>	<ul style="list-style-type: none"> <li>Investigate improving the drainage of the Ovals to reduce playing field closure.</li> <li>Provide line markings on runout areas for training practice to maintain condition of playing field.</li> </ul>	WMC, CRUFC & CCC	Hydraulic Engineer Assessment Maintenance schedule Detailed Documentation  Built Works Estimate	Moderate	\$10K  \$100K

No.	Strategy	Issue(s)	Action	Action By	Means of Implementation	Priority	Cost
<b>Woollahra Oval 2 &amp; 3 Management Zone</b>							
5.2	Improve cricket pitch.	<ul style="list-style-type: none"> <li>Synthetic grass pitch requires regular maintenance and renewal.</li> </ul>	<ul style="list-style-type: none"> <li>Council to apply for grant funding for renewal of pitch.</li> <li>Council manage via a booking system. Identify user groups, use of areas within this Management Zone and proportion of allocated time slots for each of the identified groups.</li> </ul>	WMC, CRUFC & CCC	Grant application Park Booking System	Moderate	n/a
5.3	Improve opportunity and facility provision for the community in Oval 2 and 3 management zone.	<ul style="list-style-type: none"> <li>Lack of general community use of this management area.</li> </ul>	<ul style="list-style-type: none"> <li>Use the Recreation Needs Assessment and Booking System to encourage community use of park e.g. provision of additional facilities/events, etc.</li> </ul>	WMC, CRUFC & CCC	Park Booking System	Moderate	n/a
		<ul style="list-style-type: none"> <li>Club has requested a hard surface available for presentations, events, BBQ.</li> </ul>	<ul style="list-style-type: none"> <li>Investigate the provision of an area suitable for the clubs needs without compromising environmental, aesthetic or community values or a reduction in open space.</li> </ul>	CRUFC & CCC	Development Application	Low	n/a
		<ul style="list-style-type: none"> <li>Visual connectivity poor, discouraging community use.</li> </ul>	<ul style="list-style-type: none"> <li>Investigate increasing the visual connection between the club and the surrounding community.</li> <li>Potential for signage strategy to identify facilities available, times of use, access points, etc.</li> </ul>	WMC	Masterplan Signage Strategy	Moderate	Refer 1.2
		<ul style="list-style-type: none"> <li>Untidy and uninviting area near the Clubhouse.</li> </ul>	<ul style="list-style-type: none"> <li>Work with Clubs to enforce hire agreements.</li> </ul>	WMC, CRUFC & CCC			
5.4	Improve safety.	<ul style="list-style-type: none"> <li>Golf balls from adjacent course enter Ovals.</li> </ul>	<ul style="list-style-type: none"> <li>Investigate additional planting and/or fencing to prevent golf balls entering ovals and community open space.</li> </ul>	WMC & WGC	Masterplan Risk assessment	High	Refer 1.2
		<ul style="list-style-type: none"> <li>Cricket balls are hit onto the playing fields presenting hazards to players.</li> </ul>	<ul style="list-style-type: none"> <li>Investigate reorientation of cricket nets to hit away from fields.</li> </ul>	WMC, CRUFC & CCC	Masterplan Risk assessment	High	\$75K
5.5	Assess and control informal social groups use of the Ovals.	<ul style="list-style-type: none"> <li>Informal social groups start playing early on Sunday mornings consecutively and are noisy, disturbing neighbouring residents.</li> </ul>	<ul style="list-style-type: none"> <li>WMC to determine and regulate use and management of the Ovals outside the times of the lease/licence with Colleagues Rugby and Cricket Club.</li> </ul>	WMC, CRUFC & CCC	Masterplan Park Booking System Council Ranger Patrols	High	n/a
5.6	Maintain Oval 2 & 3 boundary.	<ul style="list-style-type: none"> <li>Residential gardens/property boundaries are encroaching onto the Ovals.</li> </ul>	<ul style="list-style-type: none"> <li>WMC to enforce removal of encroachment onto land titles.</li> </ul>	WMC	Council Communication Process	Moderate	n/a

No.	Strategy	Issue(s)	Action	Action By	Means of Implementation	Priority	Cost
<b>Woollahra Oval 2 &amp; 3 Management Zone</b>							
5.7	Improve Clubhouse.	<ul style="list-style-type: none"> <li>Lack of storage available for rugby club equipment.</li> </ul>	<ul style="list-style-type: none"> <li>Investigate allocating space within existing building footprint for equipment.</li> </ul>	CRUFC	Architect Development Application	Moderate	n/a

## 4.6 SYDNEY CROQUET CLUB MANAGEMENT ZONE

### 4.6.1 Objective

*Improve the management of the Club to increase the patronage, maintain and enhance the historic character and values of this facility.*

### 4.6.2 Action Plan for Sydney Croquet Club Management Zone

No.	Strategy	Issue(s)	Action	Action By	Means of Implementation	Priority	Cost
<b>Sydney Croquet Club Management Zone</b>							
6.1	Increase Patronage.	<ul style="list-style-type: none"> <li>Lack of knowledge of the clubs presence.</li> <li>Volunteer management.</li> <li>Unfamiliar sport, lack of members available to help new comers.</li> <li>Limited/ basic facilities.</li> </ul>	<ul style="list-style-type: none"> <li>SCC to investigate mechanisms to identify: <ul style="list-style-type: none"> <li>How to advertise the presence of the club;</li> <li>Determine facilities the club can offer;</li> <li>Suggest appropriate events to increase revenue and popularity of the sport and club;</li> <li>Membership types (for frequent and infrequent use);</li> <li>Corporate opportunities; and</li> <li>Potential for increasing profits and membership.</li> </ul> </li> </ul>	SCC & WMC	Club Management Strategy	Moderate	n/a
6.2	Improve building condition, use and storage.	<ul style="list-style-type: none"> <li>Currently the building appears to be in reasonable condition, however there are storage issues.</li> </ul>	<ul style="list-style-type: none"> <li>Review and enhance the internal layout, without compromising the heritage fabric of the building.</li> <li>Formalise agreement between SCC and WGC utilising half the building for ground staff.</li> </ul>	WMC	Structural Engineer Building assessment	Low	\$5K
				WMC & SCC	Lease/ License/ Hire Agreement	High	n/a
6.3	Improve quality of the playing green.	<ul style="list-style-type: none"> <li>Tree roots from the bordering Fig trees disrupt play.</li> </ul>	<ul style="list-style-type: none"> <li>Assess and undertake appropriate Arborist recommendations regarding controlling roots interrupting the play surface.</li> </ul>	WMC	Arborist Report	Moderate	\$3K

No.	Strategy	Issue(s)	Action	Action By	Means of Implementation	Priority	Cost
<b>Sydney Croquet Club Management Zone</b>							
		<ul style="list-style-type: none"> <li>No formal agreement between WMC and SCC.</li> </ul>	<ul style="list-style-type: none"> <li>WMC to create formal lease/licence between WMC and SCC including Management Zone boundary and maintenance regime by Council.</li> <li>SCC to meet with WMC to identify or define criteria for a suitable company to carry out annual maintenance of the greens to ensure quality of works. Council to confirm identified company, price for works and cover the costs of maintenance works.</li> </ul>	WMC & SCC	Lease/ License/ Hire Agreement	Moderate	n/a
6.4	Maintain and preserve the historical character of the club and settings.	<ul style="list-style-type: none"> <li>Ability of the club to maintain financial viability and patronage.</li> </ul>	<ul style="list-style-type: none"> <li>WMC to support club in increasing patronage, events and improving maintenance.</li> </ul>	WMC & SCC	Club Management Strategy	Moderate	n/a
6.5	Improve car parking.	<ul style="list-style-type: none"> <li>Designated parking for the club is often used by non patrons.</li> </ul>	<ul style="list-style-type: none"> <li>Assess existing carpark layout to ensure parking is clearly defined and include a mechanisms to discourage use of parking by non patrons and maintenance of access to the Club at all times.</li> </ul>	WMC	Detailed Documentation	Moderate	\$3K
		<ul style="list-style-type: none"> <li>Vehicular access to Club is occasionally blocked.</li> </ul>			Built Works Estimate		\$10K
6.6	Improve access to Club.	<ul style="list-style-type: none"> <li>Pedestrian access is not easily discernable discouraging access.</li> </ul>	<ul style="list-style-type: none"> <li>MP illustrates formal path route to encourage access to the clubhouse.</li> <li>Potential opportunity for signage to identify club and entrance, signage strategy to address further.</li> <li>Improve visual connection with the clubhouse.</li> </ul>	WMC	Masterplan Signage strategy Detailed Documentation	Moderate	n/a

## 4.7 ROSE BAY STORMWATER CHANNEL MANAGEMENT ZONE

### 4.7.1 Objective

*To improve the quality of the water entering and within the channel thereby reducing sediment and pollutants transport into the harbour. Investigate options for enhancement of habitat and environmental values of the freshwater and saltmarsh ecologies.*

### 4.7.2 Action Plan for Rose Bay Stormwater Channel Management Zone

No.	Strategy	Issue(s)	Action	Action By	Means of Implementation	Priority	Cost
<b>Rose Bay Stormwater Channel Management Zone</b>							
7.1	Improve safety of the channel	<ul style="list-style-type: none"> <li>Golf players entering channel to collect golf balls.</li> </ul>	<ul style="list-style-type: none"> <li>MP illustrates low indigenous vegetation plantings along edge of channel to deter players and park users entering the channel.</li> <li>Undertake risk assessment to determine suitability of this recommendation, or other appropriate safety management action.</li> </ul>	SW & WGC	Masterplan Risk assessment	High	n/a Refer 3.1
		<ul style="list-style-type: none"> <li>Loose / unstable rocks within the channel present risks.</li> </ul>	<ul style="list-style-type: none"> <li>Remove all loose rocks from within the channel to discourage golfers and park users entering channel.</li> </ul>	SW	Maintenance Schedule Risk assessment		High
		<ul style="list-style-type: none"> <li>Storm events present safety concerns / dangers of sweeping park users down the channel into culvert.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure provision of regulatory signage to inform park users of the dangers associated with the channel.</li> <li>WMC to undertake Risk Assessment.</li> </ul>	SW	Risk assessment Signage Strategy	High	Refer 1.2
7.2	Improve access to the gross pollutant trap, wetland and channel	<ul style="list-style-type: none"> <li>Unsealed road is in poor condition, causing drivers to encroach on the playing fields, and displacing dust when dry. Litter from the rubbish bins is blown around the park during high winds.</li> </ul>	<ul style="list-style-type: none"> <li>MP identifies an alternative direct access route to the gross pollutant trap, including a stabilised turf turning circle. To be resolved during detailed design phase in conjunction with SW, WMC &amp; WGC.</li> </ul>	SW, WMC & WGC	Masterplan Detailed Documentation	High	\$3K
					Built Works Estimate		\$15K
7.3	Improve environmental values	<ul style="list-style-type: none"> <li>Steep sides, concrete/brick drainage channel with mono cultural planting has little riparian environmental value</li> </ul>	<ul style="list-style-type: none"> <li>Naturalisation to be considered as a possible renewal option once the existing channel has reached the end of its service life, to improve the environmental quality of the channel, in conjunction with WMC, SW and WGC.</li> </ul>	SW, WMC & WGC	Masterplan Detailed Documentation Built Works Estimate	Moderate	n/a \$20K \$200K

No.	Strategy	Issue(s)	Action	Action By	Means of Implementation	Priority	Cost
<b>Rose Bay Stormwater Channel Management Zone</b>							
		<ul style="list-style-type: none"> <li>Water quality entering channel poor (high nutrients, rubbish and sedimentation).</li> </ul>	<ul style="list-style-type: none"> <li>Investigate the catchment area, and identify areas for localised rain gardens to filter to treat stormwater prior to entering the channel, reducing the pressure on the gross pollutant trap, to improve the water quality prior to entering the harbour.</li> </ul>	WMC & Waverely Council	Hydraulic assessment	High	n/a
		<ul style="list-style-type: none"> <li>In stream water quality poor.</li> </ul>	<ul style="list-style-type: none"> <li>MP identifies location for an offline water quality treatment wetland within WGC. Wetland subject to development of a water quality model and options study, and to be designed in conjunction with SW, WMC and WGC.</li> </ul>	SW, WMC & WGC	Masterplan Water Quality Model and Option Study Detailed Documentation	Moderate	n/a \$10k Refer 3.5
		<ul style="list-style-type: none"> <li>No saltmarsh ecological community in lower tidal channel zone.</li> </ul>	<ul style="list-style-type: none"> <li>MP identifies a location for saltmarsh habitat creation in the lower tidal area of channel. Saltmarsh creation is to be considered in conjunction with channel naturalisation, and negotiated between SW, WMC and WGC.</li> </ul>	SW, WMC & WGC	Masterplan Detailed Documentation Built Works Estimate	Low	n/a \$15K \$150K
7.4	Improve communication between stake holders	<ul style="list-style-type: none"> <li>Management objectives of the channel, ongoing maintenance and enhancement works are not well understood or well coordinated, due to inconsistencies between SW, WMC and WGC.</li> </ul>	<ul style="list-style-type: none"> <li>SW to provide details of channel and gross pollutant trap maintenance regime (frequency, extent, etc) to WMC and WGC for information and coordination. WMC to facilitate initial six monthly management meetings between stakeholders.</li> </ul>	SW, WMC & WGC	Biannual stakeholder meetings	Moderate	n/a

## 5. IMPLEMENTATION AND REVIEW

### 5.1 PERMITTED FUTURE USES AND DEVELOPMENTS

It is difficult to forecast future activities, developments or structure that may be proposed to occur in Woollahra Park. New activities or developments may be proposed as opportunity becomes available, however they need to be assessed in conjunction with the guidelines and core objectives for the categories that apply to Woollahra Park under the Local Government Act 1993 (refer Section 3), as well as Woollahra LEP 1995 No. 6 – Open Space Zone. The table below generally identifies areas of land within the park and provides guidelines for the purpose, scale and intensity of activities occurring in that area, the permitted use of that area and permitted future use and developments that may occur should an application arise. These broadly indicate if a proposed new activity, development or structure may occur in Woollahra Park.

Area of Land	Purpose, Scale and Intensity of Current Permitted Use	Permitted Future developments
Park as a whole	<ul style="list-style-type: none"> <li>For active recreation.</li> </ul>	<ul style="list-style-type: none"> <li>Passive recreation opportunities.</li> </ul>
Woollahra Oval 1	<ul style="list-style-type: none"> <li>For use between 1<sup>st</sup> April to 30<sup>th</sup> September each year for premier level rugby, televised matches, playing rugby union football and associated training, community and school sporting activities, and occasional golf lessons.</li> <li>Use between 30<sup>th</sup> September to 30<sup>th</sup> March each year for playing community, school, booked groups, maintenance.</li> </ul>	<ul style="list-style-type: none"> <li>Community events.</li> </ul>
Easts Rugby Clubhouse & Grimley pavilion	<ul style="list-style-type: none"> <li>Clubhouse for use throughout the year for the purposes of a licensed club, with occasional use by community groups for uses such as children's gymnasium.</li> <li>Grimley Pavilion for use throughout the year.</li> <li>Dressing rooms may be used by casual users of the Oval, booked through the Council (Easts Rugby Club responsibility).</li> <li>Gymnasium for use by member of the public and is not limited to use by Easts Rugby Club members.</li> </ul>	<ul style="list-style-type: none"> <li>Upgrade of building within existing footprint, in keeping with the park values.</li> <li>Interior redesign.</li> <li>Host community events/ functions.</li> </ul>
Woollahra Oval 2 & 3	<ul style="list-style-type: none"> <li>The Club may use Woollahra Oval 2 &amp; 3 for occasionally playing rugby union football and associated training, booked through Council.</li> <li>Community use for informal recreation.</li> <li>Parking for one off special events.</li> </ul>	<ul style="list-style-type: none"> <li>Additional cricket facilities (cricket nets, wickets, equipment).</li> <li>Considered discrete minor storage facilities.</li> <li>Playground.</li> <li>Grounds upgrades.</li> </ul>
Colleagues Clubhouse	<ul style="list-style-type: none"> <li>Clubhouse for use throughout the year for the purposes of a licensed club, in association with Colleagues Rugby Club.</li> </ul>	<ul style="list-style-type: none"> <li>Upgrade of building within existing footprint, in keeping with the park values.</li> <li>Interior redesign.</li> </ul>
Croquet lawns	<ul style="list-style-type: none"> <li>2 competition standard croquet lawns, with bordering garden and trees.</li> </ul>	<ul style="list-style-type: none"> <li>Lawn treatments/ upgrades.</li> </ul>
Croquet Clubhouse	<ul style="list-style-type: none"> <li>Single level timber clubhouse, shared with Green Keepers and Council maintenance staff.</li> </ul>	<ul style="list-style-type: none"> <li>Upgrade of building within existing footprint, in keeping with the park values.</li> <li>Interior redesign.</li> </ul>
Woollahra Golf Course	<ul style="list-style-type: none"> <li>For the purposes of playing golf, including social, competition, training, and special events relating to golf, community and commercial.</li> </ul>	<ul style="list-style-type: none"> <li>Stormwater works associated with drainage channel.</li> <li>New course design within existing footprint.</li> </ul>

		<ul style="list-style-type: none"> <li>• Golf course infrastructure upgrades.</li> <li>• Agreed new pedestrian circulation paths and safety fencing.</li> </ul>
WGC Clubhouse & 2 cottages	<ul style="list-style-type: none"> <li>• For registered club activities; members and public wishing to play golf, attend functions, purchase golfing goods, etc.</li> <li>• Cottages for golf course superintendent &amp; head green keeper, in which half of the cottage is used as a Council operated community facility.</li> </ul>	<ul style="list-style-type: none"> <li>• Continue hiring to community groups. Upgrading associated with buildings must be in keeping with the character &amp; values of the park.</li> </ul>
Carparks	<ul style="list-style-type: none"> <li>• 2 small carparks for the provision of parking to park users. Highly used, limited capacity.</li> </ul>	<ul style="list-style-type: none"> <li>• Improvements to design / layout efficiency.</li> <li>• Implement parking regulations.</li> </ul>
Mound of fill	<ul style="list-style-type: none"> <li>• Medium size, mound of fill consisting of unknown fill. Currently not used. 3m wide, low intensity maintenance reinforced turf road to base of mound.</li> </ul>	<ul style="list-style-type: none"> <li>• Community Garden.</li> <li>• Playground.</li> <li>• Passive recreation.</li> <li>• Access to gross pollutant trap.</li> <li>• Organic recycling station.</li> </ul>
Rose Bay Stormwater Channel	<ul style="list-style-type: none"> <li>• Channel carrying water from a large catchment and discharging into Sydney Harbour.</li> <li>• Small online wetland providing habitat creation and filtering water.</li> <li>• Medium sized gross pollutant trap.</li> <li>• No for recreational purposes &amp; may not be entered by unauthorised personnel.</li> </ul>	<ul style="list-style-type: none"> <li>• Bank naturalisation (with agreement with golf club).</li> <li>• Small stormwater treatment works.</li> <li>• Structures associated with stormwater management, or water quality improvement.</li> <li>• Saltmarsh establishment (with agreement with WGC).</li> </ul>

## 5.2 LEASES AND LICENSES

Woollahra Park leasing and licensing will be in accordance with policies and procedures under Section 46 of Local Government Act 1993, 'Leases, licenses and other estates in respect of community land-generally.' This PoM has summarised the *Act* below, Council will authorise leases/licenses that:

- Reflect the categorisation of the community land, including provision of public utilities and works, subsurface services connections of adjoining premises, in accordance with this PoM, including short-term casual licenses (prescribed under the regulation), and for filming projects.
- Reflect core objective of the categorisation.
- Council to amend the Plan of Management to expressly authorise grant of the proposed Licence for the agreed new term of 21 years, with those exceeding 5yrs given public notice (refer Section 47 of the Local Government Act).
- Provide good, services and facilities appropriate to current and future needs within the local community and wider public in relation to public recreation; physical, cultural, social and intellectual welfare or developments; and public roads.



## 5.3 RESOURCES

A number of Commonwealth and State government grants are available. The following table indicates a range of potential grants to assist with capital works to improve Woollahra Park. These cover funding for a range of improvements related to community, health, education, and the environment.

Grant	Organisation	Purpose
<b>Federal</b>		
NSW Local Infrastructure Fund	Department of Planning and Infrastructure	<ul style="list-style-type: none"> <li>The NSW Local Infrastructure Fund has been established as an interest-free loan scheme to bring forward infrastructure projects which have been delayed due to a lack of funding and are essential to urban development.</li> <li>The funding will provide an immediate local economic boost as water, sewer, drainage and roads infrastructure projects worth more than \$1 million are provided for local communities. The funding will also trigger construction in areas of high population growth and will assist in increasing the supply of serviced land for housing and employment [NSW Local Infrastructure Programs Online].</li> </ul>
Green Precincts Fund	Department of Sustainability, environment, water, population and communities	<ul style="list-style-type: none"> <li>The Green Precincts Fund's objectives are to support project initiatives that encourage water and energy savings measures at the community level. Specifically the Green Precincts Fund will: <ul style="list-style-type: none"> <li>Raise community awareness about water and energy savings;</li> <li>Encourage the take-up of water and energy saving measures including using renewable energy in the home and community facilities;</li> <li>Deliver direct environmental benefits at project sites through water and energy efficiency measures; and</li> <li>Encourage and demonstrate innovation in design and use of water and energy efficiency technology.</li> </ul> </li> <li>The Green Precincts Fund was announced in the 2008-09 Federal Budget, with funding of \$15 million over four years, to support at least 10 high-profile demonstration projects.</li> <li>The Green Precincts Fund program provides matching funding between \$500,000 and \$1.5 million, for up to 50 per cent of the eligible project costs to deliver high profile, energy and water savings projects that demonstrate their achievements to the community [Green Precinct Fund Online].</li> </ul>
Australian Government Envirofund	Department of Environment and Heritage	<ul style="list-style-type: none"> <li>The Australian Government Envirofund had two main objectives: <ul style="list-style-type: none"> <li>To enable community groups to undertake small scale on-ground projects tackling important local issues; and</li> <li>To provide a means through which community groups can become involved with broader approaches to natural resource management.</li> </ul> </li> <li>Grants of up to \$50,000 (GST inclusive) were available for local projects [Australian Government Envirofund Online].</li> </ul>
<b>• State</b>		
Metropolitan Greenspace Program	Department of Planning	<ul style="list-style-type: none"> <li>To improve regionally significant open space including links between bushland, parks, centers and waterways;</li> <li>To enable more effective public use of regionally significant open space;</li> <li>To promote planning and improve access to a diverse mix of open space opportunities for Sydney's community;</li> <li>To promote partnerships between State and local governments (including Council-to-Council); and</li> <li>To support projects which demonstrate a commitment to</li> </ul>

		the design and future management of open space including improved outcomes for health, sustainability, climate change and the community. [NSW Metropolitan Greenspace Program Online].
Sharing Sydney Harbour Access Program	Department of Planning and Infrastructure	<ul style="list-style-type: none"> <li>• Initiative to improve public access and enhance the recreational enjoyment of Sydney Harbour and its tributaries for the people of Sydney and its visitors.</li> </ul>
The Urban Sustainability Program	Office of Environment and Heritage	<ul style="list-style-type: none"> <li>• These grants provide funding for projects addressing sustainability challenges within Urban Waterways. Priority Catchments include Cooks, Georges, Hawkesbury Nepean, Central Coast / Lower Hunter and Sydney Harbour Catchments.</li> <li>• The Trust will consider applications for Urban Waterways Initiative grants by: <ul style="list-style-type: none"> <li>○ Individual Councils - between \$100,000 and \$250,000 in total; and</li> <li>○ Alliances of Councils - between \$100,000 and \$2 million in total [NSW Urban Sustainability Program Online].</li> </ul> </li> </ul>
Community Services Grants Program	Human Services, Community Services	<ul style="list-style-type: none"> <li>• Community Builders, which focuses on services concerned with community strengthening.</li> <li>• Early Intervention &amp; Placement Prevention, which focuses on the provision of services directly to children, young people and families [NSW Services Grants Program Online].</li> </ul>
Sport and Recreation Participation Program	Communities NSW, Sport & Recreation division	<ul style="list-style-type: none"> <li>• Increase regular and on-going participation opportunities in sport, recreation or structured physical activity in a sustainable manner;</li> <li>• Address barriers to participation in sport, recreation and structured physical activity;</li> <li>• Build the capacity of the organisation to enhance provision of sport and recreation services; and</li> <li>• Provide accreditation or training to develop the skills of volunteers to enable sport, recreation and structured physical activity programs to be conducted in locations across NSW.</li> <li>• Grants from \$500 - \$10,000 [NSW Sport and Recreation Participation Program Online].</li> </ul>
Sports development program	Communities NSW, Sport & Recreation division	<ul style="list-style-type: none"> <li>• Six funding categories for State sporting organisations and five funding categories for peak industry bodies.</li> <li>• Funding support based on category ranking.</li> <li>• Three year funding agreements available.</li> <li>• Project funding available to category 6 sports and a project based component available to category 5 sports [NSW Funding Programs Online].</li> </ul>
Sport and Athlete Development Program	Communities NSW, Sport & Recreation division	<ul style="list-style-type: none"> <li>• Increase opportunities for athletes, coaches, officials, sports leaders and volunteers in activities such as professional development and attendance in representative competition within NSW;</li> <li>• Encourage innovative and flexible approaches to increasing opportunities and reducing barriers to participation particularly for disadvantaged or under-represented groups;</li> <li>• Contribute to building industry capacity; and</li> <li>• Assist the industry change and grow in a sustainable manner and respond to emerging issues and challenges;</li> <li>• Grants from \$1,000 - \$15,000 [NSW Funding Programs Online].</li> </ul>

## 5.4 REVIEW OF THIS PLAN OF MANAGEMENT

Review of this Plan of Management should be initiated by Council. It is intended to be reviewed:

1. Annually to ensure prioritised actions laid out in Section 4: Action Plan are completed;
2. Updated within the next five years, i.e. by 2017; and
3. With a major review and update within the next 10 years, i.e. 2022.

Updates should reflect changing:

- Community objectives;
- Council priorities, issues, strategic and operational plans;
- Budgetary conditions – allocations, funding, grants, programs, etc; and
- Legislative or Ministerial changes.

Section 2.2.3 Recent Park Developments should be updated to include any new significant works that occur in the park. Any significant damage to park infrastructure, buildings, landscape should be updated and acknowledged under Section 2.4 Physical Characteristics of Woollahra Park. Updates to state or local government planning legislation and related statutory instruments should be noted and reviewed to identify relevant impacts to the park under Section 3.0 Basis for Management.

Potential methods of review consist of reports, recorded observations by Park staff, photographs, a Park Works Diary, summary reports to Council, maintenance records, surveys, monitoring residential complaints and park visitation rates.

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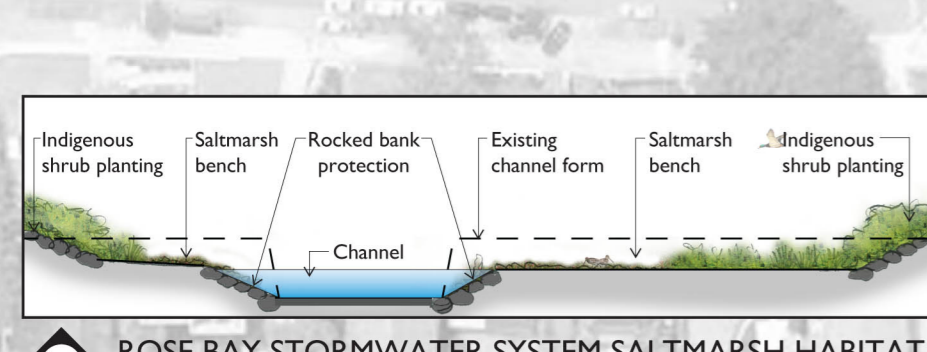
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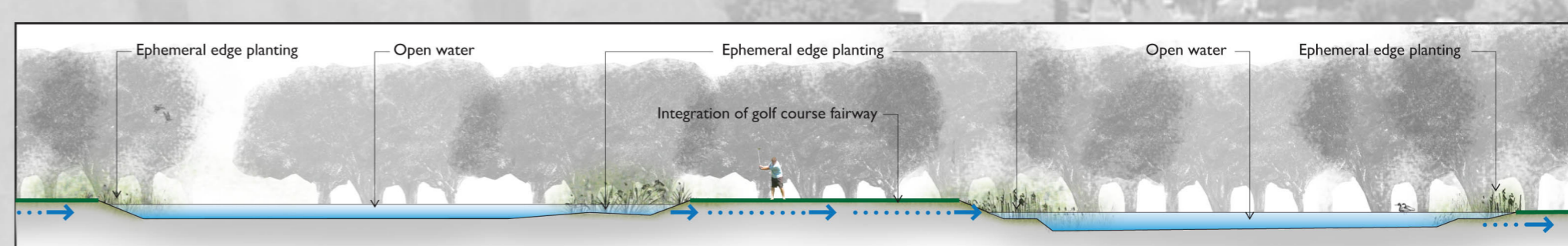
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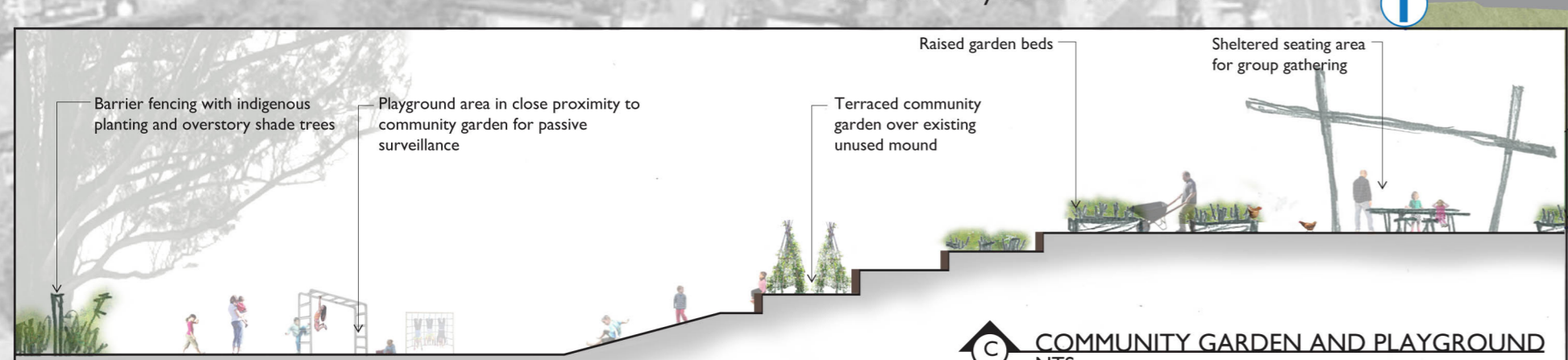
### Key Masterplan Principles and Recommendations

- Safety**  
The Woollahra Park Masterplan aims to increase general safety for the users of the site, and improve safety associated with the interface between the golf course and public users including:
- Rationalisation of entry and crossing points.
  - Removal of various pedestrian bridges to rationalise golf course crossings.
  - Improved public safety with additional golf safety fencing and signage.
  - Relocate golf course maintenance shed to separate conflicts between pedestrians and machinery.
  - Reposition cricket training nets to reduce potential for cricket balls to injure park users.
- Access and Circulation**  
Access and circulation has been improved within Woollahra Park by providing a dedicated pedestrian route, improving pedestrian circulation throughout the site through the following measures:
- Install sealed pedestrian path to harbour from O'Sullivan Rd to New South Head Road.
  - Relocate mulch storage in Manion Ave carpark for improved vehicular circulation.
  - Improve pedestrian thoroughfare to front of croquet club.
  - Improved pedestrian route from golf course vehicular entry.
  - Realign pedestrian route between Woollahra #1 and Woollahra #2 and #3 for improved safety.
  - Provide direct maintenance vehicle access to Sydney Water GPT to reduce impact on golf course.
  - Reorganisation of carparks for improved circulation and safety.
- Public Amenity**  
The Woollahra Park Masterplan aims to:
- Improve pedestrian links.
  - Community gardens to provide opportunities for diverse public use of park.
  - Innovative and exciting playground to be established near community garden area.
  - Fitness trail and running circuit to be installed around Woollahra #1 for club and public use.
  - Additional signage for improved "sense of place" for Woollahra Park.
- Ecology**  
The Woollahra Park Masterplan aims to improve the overall ecology of the site by improving the diversity of ecological communities, including provision of indigenous terrestrial, saltmarsh and wetland environments including:
- Installation of water quality treatment wetland to treat low flows from Rose Bay Stormwater Channel prior to entering Sydney Harbour.
  - Create area for establishment of a saltmarsh (endangered ecological community) at northern end of channel.
  - Additional groundcover and overstorey vegetation throughout site for improved floristic diversity and fauna habitat.
  - Protection and enhancement of significant existing trees.
  - Replacement program for established trees.
- Active Sports**  
Facilities for active recreation should be improved within Woollahra Park wherever possible to increase public use of the site for public health, assist in fostering community spirit, and improve public surveillance:
- Reduce pedestrian impacts on golf course by rationalising golf course crossing routes.
  - Improve drainage to south end of Woollahra #1 runoff area to improve use.
  - Plant low indigenous vegetation along channel edges to reduce golf balls entering channel.
  - Installation of wetland to create challenging golf course hole.



### LEGEND

- Boundary lines
- Channel and flow direction
- Existing trees
- Proposed trees (indicative only - subject to POM Tree Strategy)
- Golf course direction arrows
- Maintained sports lawn
- Existing building
- Existing building to be relocated
- Existing bridge to be removed
- Existing pedestrian bridge to be retained
- Proposed bridge
- Proposed pedestrian route (sealed)
- Proposed ha-ha wall crossing
- Maintenance vehicle access (unsealed)
- Proposed boardwalk
- Proposed maintenance vehicular access
- Proposed pedestrian exclusion fencing
- Proposed golf safety fencing
- Proposed water quality treatment wetland and pipes
- Proposed saltmarsh
- Proposed indigenous grass
- Proposed fitness station
- Indicative site entry signage
- Indicative golf course safety signage



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