



WOOLLAHRA PARK

*PLAN OF
MANAGEMENT
- February 2001.*

FINAL DOCUMENT AS APPROVED BY COUNCIL
AT ITS MEETING 9 MARCH 2001



EXECUTIVE SUMMARY

Woollahra Park is Woollahra Municipality's major multi-use sporting complex. It contains a public golf course, a major sporting oval, two playing fields, a croquet centre and supporting buildings and infrastructure. Almost the entire park is used for sport.

The park is classified as 'community land' under the *Local Government Act 1993*. Specifically, under Section 36 of the Act, the park is categorised as a '**sportsground**' and '**natural area - watercourse**'. This determination is based on the predominant use of the park for active recreation, involving the playing of organised sports and outdoor games and, the occurrence of the Rose Bay Side Drain which is tidal within its lower reaches. The Act provides, in association with each land category, sets of 'core objectives', which form the primary rationale for the management of Woollahra Park.

Overall, the park and its infrastructure are in good condition. The golf course is well maintained, with few areas needing immediate attention. The major sporting oval, Woollahra Oval No. 1 is of a high standard. Playing fields 2 and 3 are of adequate standard and stand up to the rigours of high year-round sporting use relatively well.



Issues and Recommendations

Issues addressed in the Woollahra Park Plan of Management are summarised below, coupled with recommended responses.

1) Issue

- The need to enhance the park's environmental values.

Recommendations

- Over time, replace weed species with locally-sourced native plants and other native species capable of withstanding the park's moist soil and high nutrient status
- Prepare and implement an environmental management plan for Woollahra Golf Course addressing pertinent environmental issues, to manage human health and environmental risks
- Undertake the staged replacement of Coral Tree with Hoop Pines and Hills Fig

2) Issue

- Traffic and parking congestion in nearby streets on football training nights and match days.

Recommendation

- Minimise impacts on nearby residents by upgrading carpark at Woollahra Playing Fields No. 2 & 3 and by ensuring park licensees adhere to closing hours as specified in Council agreements

3) Issue

- Over-use of playing fields Nos. 2 and 3, with the surfaces being damaged, especially during wet weather.

Recommendation

- Lessen damage to playing fields 2 and 3 through management of winter use and by assessing the feasibility of installing extra training lights to enable use of a wider area of the fields



ISSUES AND RECOMMENDATIONS (cont.)

4) Issue

- The proliferation of advertising at and near No.1 Oval, placed by Eastern Suburbs Rugby.

Recommendation

- Initiate an advertising policy for the park that ensures signs do not impact adversely on visual quality. Signage rights shall be negotiated especially in respect of financial return.

5) Issue

- The degraded state of the building fronting playing fields Nos. 2 and 3, containing public amenities and the Colleagues Rugby clubhouse.

Recommendation

- Carry out redevelopment of building containing public amenities and Colleagues Rugby clubhouse subject to funds being provided by Colleagues Rugby Union Football Club.

6) Issue

- Poor drainage due to low-lying land. Siltation, litter and poor water quality associated with Rose Bay Side Drain. Poor drainage associated with O'Sullivan Road carpark

Recommendation

- Address drainage problems throughout the park, especially on No.1 Oval. Consider creation of artificial wetland within Rose Bay Side Drain.

7) Issue

- Unclear management and maintenance roles, with existing uses that do not appear to match licences.

Recommendation

- Formalise conditions of use, particularly maintenance roles through written agreements with user groups. Prepare map that defines licence areas and stipulates the maintenance responsibilities associated with these areas .



ISSUES AND RECOMMENDATIONS (cont.)

8) Issue

- Cricket practise nets for Woollahra Oval No. 1.

Recommendation

- Together with Eastern Suburbs Cricket Club, consider installing fold-away cricket nets on the perimeter of No. 1 Oval. Investigate funding opportunities through NSW Cricket Association

9) Issue

- Impacts associated with dog use

Recommendations

- Reduce impacts of dogs through, signage encouraging dog users to collect and dispose of their dog's faeces, the provision of dog bins for such disposal and the enforcement of dog owner compliance.
- Introduce a permit system for professional dog walkers that includes a use charge and agreed responsibilities.

10) Issue

- Sydney Croquet Club facility.

Recommendation

- Maintain present use and carry out basic repairs and maintenance

11) Issue

- General maintenance and minor upgrades

Recommendation

- Undertake maintenance/repairs/ replacement and upgrade of park infrastructure as required

12) Issue

- Woollahra Oval No. 1 upgrade

Recommendation

- Adopt continuous improvement approach to turf management
- Repair perimeter fence



ISSUES AND RECOMMENDATIONS (cont.)

13) Issue

- Encroachment of carparking onto playing fields

Recommendation

- Placement of effective barriers at points of car access

14) Issue

- Carpark security adjacent Playing Fields No. 2 & 3

Recommendation

- Provision of appropriate lighting in carpark

15) Issue

- Rationalisation of park furniture provision

Recommendation

- Determine and provide for appropriate level and distribution of park furniture including litter bins

16) Issue

- Use & upgrading of Playing Fields No. 2 & 3.

Recommendation

- Pursue negotiations with Cranbrook School for regular school use allowing priority booking times in exchange for some form of contribution that protects the public interest and use by other regular groups.



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About this plan of management

A plan of management describes how a reserve will be managed and maintained, and sets responsibilities in relation to its management, its facilities, and the activities which occur there.

In November 1995, Woollahra Municipal Council approved a plan of management for Woollahra Park, prepared in accordance with the *Local Government Act 1993*.

In 1998, the State Government amended the *Local Government Act 1993*. Consequently, the revision, of current plans of management in respect of community land, is necessary to ensure compliance with the amendments. In March 1999, Council engaged consultants Manidis Roberts to revise the plan of management for Woollahra Park to ensure compliance with the amended Act.

The terms of reference for the project were to:

- Prepare a background document, detailing all site-based and community issues, and broad objectives.
- Prepare a plan of management and master plan, based on the information in the background document. The plan is to provide strategies for the long-term management of the park. Council has advised that major changes to the park are not part of its agenda, and this is reflected in the document.

The draft plan of management as prepared by the consultants has been reviewed by staff of Woollahra Council's Parks and Streetscape Department in consultation with other departmental Council officers. Where necessary, the original draft has been amended and further developed.

Once adopted, Council may not undertake any activities, uses or developments that are not provided for in the plan of management. Any changes to the plan must be exhibited publicly. Council intends this plan to have a five year 'lifespan', to be reviewed in 2004/5 as required by the Act. Additionally, Council will conduct annual reviews of all plans of management to gauge ongoing relevance of action relative to changing circumstance and to determine the ongoing success of implementation.



LOCAL GOVERNMENT ACT REQUIREMENTS

The primary legislative provisions affecting the preparation of this plan of management are contained within the *Local Government Act 1993*, as amended 1998 and apply to the entire study area (Figure 1). This plan of management must be consistent with the *Act*. Key provisions are shown in **Table A**. (As the plan is a 'significant area' plan for one area of land, the provisions of s36 (3A) of the *Act* apply.) The study area is classified as 'community land' under the *Act*. Community land is defined as land that should be kept for the use of the general community.

Table A: Requirements for plans of management under the *Local Government Act 1993*, as amended 1998

Requirement	Report reference
All community land must be categorised	Section 1
The plan must contain objectives for management of the land	Section 3
The plan must describe the present condition of the land, and of any buildings or other improvements on the land	Section 1
The plan must describe the present use of the land and any buildings or improvements	Section 1 & 3
The plan must specify the purposes for which the land, and any buildings or improvements, will be permitted to be used	Section 3
The plan must specify the purposes for which any further development of the land will be permitted	Section 3
The plan must describe the scale and intensity or permitted use or development	Section 3
The plan must include performance targets	Section 3
The plan must contain a means of achieving objectives and performance targets	Section 4
The plan must contain a means for assessing achievement of objectives and performance targets	Section 3
A council may only grant a lease, licence or other estate over community land if there is an 'express authorisation' for such action in a plan of management	Section 4



1) THE SITE

1.1 Overview

Woollahra Park is Woollahra Municipality's major multi-use sporting complex. It contains a public golf course, a major sporting oval, two playing fields, a croquet centre, two car parks, supporting buildings and infrastructure.

The park is a relatively flat area making it ideal for sporting use. It is traversed by a stormwater channel/ natural watercourse flowing from the adjoining Royal Sydney Golf Course and North Bondi ridgeline, down to Rose Bay.

Major surrounding land use areas relevant to this plan of management are Royal Sydney Golf Course, Rose Bay, Cranbrook School's Dangar Playing Fields, and nearby residences on New South Head Road, O'Sullivan Road, Manion Avenue, Elanora Street, Kent Road, and Iluka Street.

The area to which this plan of management applies is shown in **Figure 1** and described in **Table 1**.



Insert figure 1

Site map





Insert Figure 3

**Table 1: The Site at a Glance**

Item	Description
Ownership and management	Woollahra Council owns and manages the entire park, with the exception of Easts Rugby Club House and Woollahra Golf Course and associated facilities, which are owned by Council but managed by the lessees
Classification	Community land
Category	Sportsground, Natural Area - Watercourse
Major items:	
Woollahra Golf Course	Licensed to Woollahra Golf Club. Nine-hole course, pro shop, licensed clubhouse, two cottages (one for superintendent's accommodation, one for greenkeeper's accommodation / Rose Bay Play Group)
Sydney Croquet Club	Two croquet lawns and clubhouse, plus room used by Council and golf club as a staff room
Woollahra No. 1 Oval	Rugby/cricket oval with basic 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 and locker room for the golf club; and public toilets (Easts Rugby has a licence to use the clubhouse and change rooms in Grimley Pavilion all year and the oval between 1/4-10/9 each year until 2015)
Woollahra 2 & 3	Two playing fields with basic training lights, concrete cricket wicket and three cricket wicket practice nets
Colleagues clubhouse	Clubhouse of Woollahra Colleagues Rugby Union Football Club operated and maintained by club.
Public amenities	Public amenities adjacent Fields No. 2 & 3 maintained by Council
Rose Bay Side Drain	Stormwater channel/ natural watercourse owned by Sydney Water and maintained by Council, carrying a continuous flow of water from the North Bondi Ridgeline and the Royal Sydney Golf
Car parks	Off O'Sullivan Road and Manion Avenue. These can hold 238 vehicles. They are used by residents, spectators and visitors to, Woollahra Park and Cranbrook's playing fields
Zoning	The land is zoned 6a Open Space in Woollahra Local Environmental Plan 1995, and the stormwater drain is zoned 5a Special Uses
Area	21.4 hectares



1.2 History of the Park and Surrounding Land

The name of 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. Though 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.

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 open 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 sportsground 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 roads 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 licence included two football fields (Woollahra Ovals 2 and 3) two concrete cricket pitches, a turf wicket and clubroom building.



Other organisations to have had long-term associations with and use of the park include Woollahra Cricket Club, The Scots College, Bays Junior Rugby Club, the Cranbrook School and the Bondi Icebergs Cricket Club. Neighbouring sporting and recreation facilities to that 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 borders Dangar Oval and was established in 1923. It was the first bowling club in the Municipality of Woollahra. The club has three greens and approximately 100 car spaces.

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 sandhills 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.

1.3 Park User Profile

1.3.1 'Active' recreation

Woollahra Park is well patronised. Visitation peaks in winter, particularly on football match days (mostly Saturdays) and training nights. As shown in **Table 2**, almost the whole park is used for sport (mostly golf, rugby, cricket and croquet), with visitation generally as follows:

- Rugby: mostly young males — although there are some female football teams. Spectators comprise both genders and a fairly broad range of ages.
- Cricket: young males.
- Golf: people of both genders, mainly aged over 18 years of age.
- Croquet: people of both genders and broad age range.
- The licensed clubs: people over 18 years of age.
- Spectators at Cranbrook who use the Woollahra Park car parks: fairly broad range of ages and both genders.



1.3.2 'Passive' recreation

There are no designated areas or facilities for passive recreation or children's play apart from the golf club cottage, part of which is utilized by the Rose Bay Play Group. However, some local residents do use parts of the park — particularly playing fields 2 and 3 — for dog walking and exercise.

1.3.3 Other uses

One half of one of the golf club's staff cottages – located near the golf club – is used by Rose Bay Play Group on weekdays.

**Table 2: Park Usage**

Area	Use
Woollahra Golf Course, practice green, & golf club	The course is used daily and attracts some 40,000 rounds of golf per year. The course is busy throughout the daylight hours. The licensed club attracts both playing and non-playing members. There are two staff cottages on the course. Part of one of these is used by Rose Bay Play Group
Woollahra Oval and Eastern Suburbs Rugby Clubhouse	<p>The oval has relatively high visitation, particularly in winter. It is leased in winter to Eastern Suburbs District Rugby Union Football Club for training and playing. The club has 27 teams, which also play and train on fields 2 and 3. Rugby matches attract average crowds of 500 people</p> <p>East's 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</p> <p>In summer, Eastern Suburbs Cricket Club plays limited overs 1st grade, as well as 3rd and 4th grade games at No. 1 Oval (1st and 2nd grade play normal 2-day fixtures at Waverley Oval)</p>
Sydney Croquet Club	The facility has good visitation. Matches are played seven days a week. There are about 80 members
Public amenities (adjoining Colleagues Clubhouse)	Public amenities including change rooms may be used by both club patrons and the public
Colleagues clubhouse	The clubhouse is used by Woollahra Colleagues Rugby Union Football Club on training nights, match days and for after-match functions
Woollahra playing fields N ^o 2 and 3	<p>Heavily used in winter for training and playing by East's Rugby, Woollahra Colleagues Rugby Club, Bays Junior Rugby Club, and Cranbrook School</p> <p>In summer, Eastern Suburbs Cricket Club uses the playing fields for lower grade games</p>

Source: Woollahra Park plan of management, 1995 and pers. comm.



1.4 Categorisation

Reference to the *Local Government Act 1993* and the *Local Government Amendment (Community Land Management) Act 1998* and its *Regulation*, indicates that Woollahra Park would be represented within two (2) categories, ‘**sportsground**’ and ‘**natural area – watercourse**’. This represents a recategorisation of community land as was determined in the Woollahra Park Plan of Management (adopted 1995). Accordingly, s.40A of the *Local Government Act 1993* applies, requiring a public hearing (following the period of public exhibition) in respect of the recategorisation of community land under section 36 (4) or (5) of the Act. The rationale for the present categorisation in relation to other categorisations permitted under the *Act* is set out below:

1.4.1 Sportsground

The area within Woollahra Park that comprises, a golf course, an oval, playing fields, croquet lawns, cricket facilities, and supporting infrastructure such as spectator seating and club houses — is categorised as ‘**sportsground**’ due to its primary use for “active recreation involving organised sports or the playing of outdoor games.” This represents the entire area of the park apart from the area occupied by the Rose Bay Side Drain.

1.4.2 Park

It is not considered any area of Woollahra Park could be categorised as ‘park’, which relates to areas predominantly used for passive recreation. Given the high intensity use for sporting activities, and potential for injury caused by flying golf balls, etc, much of Woollahra Park is not conducive to passive recreation, and should not be promoted for this purpose. This does not represent an alienation of use for other park users engaged in the playing of casual ball games, exercising, dog walking etc., these activities will occur and are not discouraged. However, the primary purpose of the park is to play sport. This should only be reviewed if demand for the respective sporting venues declines markedly.

1.4.3 Natural Area

It is considered appropriate that the Rose Bay Side Drain (formerly known as Rose Bay Creek) should be categorised as ‘**natural area – watercourse**’ since it satisfies criteria set out in the *Local Government (General) Amendment (Community Land Management) Regulation 1999* under the *Local Government Act 1993* in that it constitutes a ‘stream of water, whether perennial or intermittent, flowing in a natural



channel, or in a natural channel that has been artificially improved, or in an artificial channel that has changed the course of the stream of water.'

Rose Bay Side Drain 'was, and still is, the largest watercourse in the Municipality, extending to Dover Heights, Bondi and a large part of Bellevue Hill. For most part (sic) it was reed swamp (present day West Bondi, Royal Sydney Golf Club and Woollahra Links) later drained for market gardens and encompassed both sides of South Head Old Road (sic) which ran along a sand ridge dividing the two swamp areas. The creek entered Rose Bay at present day Lyne Park but not like today. Instead it turned sharp right – the sweeping bend in New South Head Road was necessary to bridge the creek and dodge the beach-front lagoon that formed nearby. Its mouth was a large sand flat prone to collect rotting seaweed, giving rise for the need, from 1902 on, to have it reclaimed – Lyne Park resulted' (Crosson 1990).

The lower section of the Rose Bay Side Drain discharging into Sydney Harbour at Rose Bay passes through Woollahra Park. It is tidal along its northern end and provides habitat for marine life and other aquatic fauna. It has an average width of 10 metres and is owned by Sydney Water (DP 87292) and maintained by Council.

1.4.4 Area of Cultural Significance

The area occupied by Woollahra Park has a history of sporting use dating back to the 1930s. Until 1924, the land was occupied by Chinese market gardens and during the period preceding, and for a short time after, European colonisation, it was probably a rich source of food for the local Aboriginal population. However, there is no identified extant 'fabric' associated with this Aboriginal use. Woollahra Park has no declared heritage buildings or sites within the park, and no aspect of the park is mentioned in the *Woollahra Local Environmental Plan 1995*. Council does not regard the park as having cultural significance and, accordingly, it is not proposed to categorise the park, in whole or part, as an 'area of cultural significance'.

1.5 Condition of the Land

The condition of the land and buildings is presented in **Tables 3** and **4**. Overall, the park is in excellent condition, and presents as a lush, well maintained, grassed open space with numerous well-positioned mature trees. The golf course is maintained above average standards for a public course, with very few areas requiring immediate attention. Similarly, No. 1 Oval is of a high standard whilst playing fields 2 and 3 are presently of lower quality due to a concentration of winter use.

**Table 3: Condition of land**

Land	Condition
Woollahra Golf Course (9-hole course, putting green)	Very good condition throughout other than several small low lying areas which drain poorly due to high water table
Sydney Croquet Club (two croquet lawns)	Greens and garden in very good condition and well maintained
Woollahra Oval (No. 1 oval)	Well maintained and in very good condition. The cricket club describes the turf wicket as 'excellent' in summer, apart from drainage problems on the eastern side
Woollahra 2 and 3	<p>The playing fields were inspected in winter and appeared over-used and badly worn in places, particularly near the training lights, but still in reasonable condition overall</p> <p>Concrete cricket wicket between playing fields is fit for use</p>
Rose Bay Side Drain	Mostly contained in a concrete-lined channel, the drain is in reasonable condition. However, it will need some work to patch eroding banks, and to address heavy silting south of the weir. This causes flooding during heavy rain, with water travelling across the golf course as far as No. 1 Oval. Weeping willows alongside the drain may also be adversely affecting the integrity of the drain. At present, Council maintains the channel at Sydney Water cost.



Table 4: Condition of Buildings and Structures

Buildings	Condition
Woollahra Golf Course	<p>Grimley Pavilion (contains golf pro shop and locker room) – recently refurbished and in good condition</p> <p>Licensed clubhouse - building is in good condition</p> <p>Staff cottages and Rose Bay Play Group – good condition</p> <p>Maintenance shed – modern shed in good condition</p> <p>Pedestrian and vehicular bridges over Rose Bay Side Drain – well maintained and fit for use</p> <p>Fencing – cyclone and timber fencing in good condition</p>
Sydney Croquet Club	Clubhouse is in reasonable condition, but needs painting and basic repairs
Woollahra Oval (No. 1 oval)	<p>Spectator seating – basic uncovered seating, but fit for use</p> <p>Chain-wire fence around oval in need of repair</p> <p>Licensed clubhouse – building in reasonable condition and fit for use, but unattractive and littered with advertising</p> <p>Grimley Pavilion (including gymnasium used by Easts Rugby). Recently refurbished and in good condition</p>
Building containing public amenities/ change rooms and Colleagues Clubhouse	Building is in poor condition; Council has approved its demolition and construction of replacement building on a nearby site subject to funds being contributed by the Colleagues Club
Car parks	<p>Car park off O’Sullivan Road – recently upgraded and in good condition</p> <p>Car park off Manion Avenue – adequate and fit for use, but Council intends to upgrade it as part of Colleagues Clubhouse redevelopment</p>
Cricket nets at playing fields 2 & 3	These are in good condition



2) ISSUES OVERVIEW

This section contains an overview of issues identified in site inspections, discussions with Council staff and other stakeholders, and through community consultation.

To date, consultation has involved a community meeting, a group meeting and individual discussions with stakeholders, an advertisement in the local media, and letters requesting input sent to local residents in surrounding streets.

The general feedback indicates that Woollahra Park is well managed, well maintained, attractive and well used, and that it works well as a sports-focused park. There are a few major issues, and some minor ones, as presented below.

2.1 Traffic and Parking

This is a key issue for local residents, particularly residents of Manion Avenue, Iluka Street, and Elanora Street. On match days and training nights, these streets become congested with vehicles accessing the parking area at the end of Manion Avenue. This is associated with the use of Woollahra and Cranbrook playing fields by players and spectators. The peak times occur on Saturdays in winter, particularly when home games of Easts Rugby, Colleagues and Cranbrook coincide. The problem is heightened by the lack of off-street parking for many residents in these streets. In response, Council proposes to increase the capacity of the Manion Avenue car park as part of the Colleagues Club redevelopment.

There is a related problem concerning the encroachment of carparking onto playing fields generally. There is a need to provide more effective barriers against carparking on turf areas.

Eastern Suburbs Rugby Club also advises that the lack of lighting in the adjacent car park has led to numerous car break-ins at nighttime.

2.2 Use of Facilities

2.2.1 Over use

There is increasing competition for the use of the playing fields, particularly in winter. This is causing some surface damage, especially during wet weather. Playing fields 2 and 3 are booked for approximately 26 hours per week, and cater for informal public use as well.

Consultation identified the following needs:



- Placing a limit on use of the playing fields, reducing quantity of use to increase quality of the playing surface. It was suggested that some private schools with their own playing fields, such as adjacent Cranbrook School, should use their own facilities instead of increasing the pressure on the public playing fields.
- Policing effectively the "no play after heavy rain" policy at playing fields 2 and 3. Currently, during heavy rain, signs are erected notifying that the fields are closed for use. However, there are reports this is not adequately policed, and the playing fields get used and damaged.
- Improvement of training lights at playing fields 2 and 3 to enable use of a wider area of the fields (currently, night training concentrates near the few small training lights). The Colleagues Club has suggested an additional light tower, and installation of training lights at Lyne Park, to help spread the training load.

2.3 Sporting Facilities

Eastern Suburbs Cricket Club advise they would like to create a turf wicket at playing field 2 or 3 (replacing the synthetic wicket) as there is a lack of turf wickets in the Eastern Suburbs. The club advises that the NSW Cricket Association may provide up to 50% funding to develop the wicket square — which would cost about \$100,000. Council would only consider this option if the club was willing to maintain the wicket. This proposal would be beneficial for higher level players, but would probably be at the expense of lower level players and casual players who now make use of the synthetic wicket and would not be able to use the turf wicket.

The club would also like practice nets at No. 1 Oval. These could either be permanent nets (as at playing fields 2 and 3) or fold-away nets that fit into a small box and can be easily set up or taken down. The club advises that funding for the nets (which cost about \$5,000) could be provided by a grant from the NSW Cricket Association. Maintenance of the nets would be the responsibility of Eastern Suburbs Cricket Club.

2.4 Passive Recreation



Issues relating to passive recreation were raised primarily by local residents. These issues are listed below:

- Woollahra Park is dominated by organised sport, and there is no allowance for the needs of people seeking passive recreation.
- Council should not sacrifice any more grass or open space in the park in exchange for buildings or other built facilities.
- There is no dedicated children's play area.
- Council should recognise the potential to restore and enhance the natural environment.
- There is a need for more trees and shade to provide protection from the sun.
- More litter bins are needed.
- Colleagues and Easts rugby clubs should be responsible for the clean up of the playing fields. The fields become littered with tape, broken glass and other debris after rugby matches and functions.

2.5 Colleagues Rugby Club Development

The building beside playing fields 2 and 3, containing public amenities/ change rooms and the Colleagues Clubhouse, is run-down and unattractive. Council has approved plans for a new building (24/11/97), with public amenities on the ground floor and a clubhouse and pavilion on the first floor. The building would be in a new location, slightly to the south, to allow the car park off Manion Avenue to accommodate more cars. It is proposed that Council and Colleagues would jointly fund the project, with Colleagues funding the first floor clubhouse. However, Colleagues have not as yet (April 2000) indicated their readiness to provide a contribution and Council may need to review this arrangement with a view to proceeding with the public amenities.



2.6 Leases and Licences

At present there are 6 (six) organisations/ clubs that utilize facilities within Woollahra Park. Of these, only two, Woollahra Golf Club and Eastern Suburbs District Rugby Union Football Club, presently have their use of such facilities regulated through formal licence agreements.

Three of the remaining organisations/ clubs, Sydney Croquet Club, Eastern Suburbs Cricket Club and Woollahra Colleagues Rugby Union Football Club, are seeking to have their use of facilities within the park formalised through licence agreements. And finally, Rose Bay Playgroup appears presently to have no formal agreement in place.

2.6.1 Woollahra Golf Club

The club has a licence from 1/10/94 to 30/9/2015. The minimum annual fee payable to Council is \$13,120, plus 12.5% of green fees. There are no current issues pertaining to this licence.

2.6.2 Eastern Suburbs District Rugby Union Football Club Ltd

The club has a licence that provides for exclusive use of the football clubhouse including the Grimley Pavilion and No. 1 Oval from 1 April to 30 September of each licence year. (The club makes casual bookings for use of playing fields 2 & 3) The licence is for 25 years from 11/8/90, for an annual fee of \$10,000 reviewed annually, principally in accordance with CPI adjustments; plus 5% at the start of 2001, 2004, 2007, 2010, 2013. There is an additional \$5,220 payment per annum to reimburse Council for part of the costs for the recent refurbishing of the Grimley Pavilion.

The main issue pertaining to this licence relates to advertising. Currently, the club receives sponsorships from a number of commercial interests. These are advertised not only throughout the club area and No. 1 Oval, but also at the entry to the car park off O'Sullivan Road, presenting a poor and untidy appearance. There is also concern in relation to the positioning by the club of advertisements on the cricket sightscreens. These have blown down several times in high winds, causing damage. Council has had to bear the cost of the associated repairs. A major review of the advertising policy should be undertaken as these issues appear to contravene the licence agreement particularly in relation to the required post-game removal of advertising material.



2.6.3 Requests for Agreements

Three main user groups are seeking to have their use of Woollahra Park facilities formally authorised through the plan of management. They are:

- Colleagues, which has used playing fields 2 and 3 since 1957, but does not have a formal licence.
- Eastern Suburbs Cricket Club, which would like to formalise arrangements regarding its use of No. 1 Oval. Currently, the club makes casual bookings for match days.
- Sydney Croquet Club, which has been at the park since the 1930s but never had a formal agreement to use the clubhouse or lawns. The club pays \$1,270 rent per year.

In addition,

- the Rose Bay Play Group appears to have no formal agreement with Council for partial use of one of the cottages on the golf course and,
- Cranbrook School has expressed an interest in contributing to the maintenance of Woollahra Playing Fields No. 2 & 3 in return for a guarantee of booking times for use of the playing fields over a number of years. A future licence agreement could accommodate an appropriate arrangement that details the nature of such contribution and which guarantees continuing public access to these areas over the arranged period. Contributions may extend to the installation of small scale sporting infrastructure such as a netball court. This plan allows for the negotiation of such a licence in response to this or similar requests from other interested organizations (**Sections 4.4, 4.7.2**).

2.6.4 Maintenance and management roles

During preparation of this plan of management, it has been difficult to clearly define management and maintenance roles for different areas of the park. Some roles are defined in existing licences, but many are not. In addition, existing licences do not reflect use. These issues need to be resolved to ensure that Council and user groups assume appropriate responsibilities (**Section 4.7**).

Allowance will be made generally to accommodate contributions from user groups towards the maintenance of park infrastructure and facilities in return for priority of use in certain areas. Such use will be allowed only in circumstances where general public access is not unduly impacted upon.



2.7 Drainage

2.7.1 Rose Bay Side Drain

The stormwater drain/ natural watercourse known as the Rose Bay Side Drain is mostly contained in a concrete-lined channel (a small section near Council's maintenance shed is unformed), with the last section piped under New South Head Road, discharging into the western side of Rose Bay. Several pedestrian bridges and a vehicular bridge cross the channel to enable golfers and maintenance vehicles to cross. Water in the channel is used for irrigation by the golf club (groundwater is used to irrigate the oval and two playing fields).

During the 1920's Sydney Water (current title) gained ownership of a strip of land along the length of the drainage channel with a variable width averaging 10 metres. An arrangement was entered into whereby Council maintained the channel at Sydney Water cost. This arrangement still stands today but should be reviewed with discussion had to the overall responsibility for both future maintenance and possible drainage channel upgrades. This must be undertaken with due consideration given to the core objectives (**Section 3.1.3**) associated with the Rose Bay Side Drain's 'natural area - watercourse' land category.

Current issues relate to:

- Erosion of some parts of the drain near Royal Sydney Golf Course. Council advise that weeping willows alongside the drain may also be adversely affecting the drain (**Section 2.9**).
- Siltation south of the weir, causing the drainage channel to flood during heavy rain, with water travelling across the golf course as far as No. 1 Oval.
- Impacts on water quality caused by stormwater runoff in the catchment (which includes Bondi) and Royal Sydney Golf Club and Woollahra Golf Club. Sydney Water advise that water quality in the channel is not sampled, but would be similar to water in channels in similar urban catchments, with relatively high levels of nutrients, suspended solids, metals and faecal coliform. It also contains litter washed down from the catchment. It is not known what effect present and past golf course management practices have had on water quality.

2.7.2 Other Drainage Issues



Poor drainage is a major problem on the eastern side of No. 1 Oval and on the 1st, 6th and 7th holes of the golf course. Causes of the problem include:

- The location of the water table very close to the surface of the park. As a result, the golf course floods in some areas during heavy rainfall.
- Poor drainage from the O'Sullivan Road car park, with stormwater flowing onto No. 1 Oval and the clubhouse loading dock.

2.8 Landscape Issues

Woollahra Park's major landscape feature comprises an array of mature trees. Particularly important is the avenue of figs (such as the Hills Weeping Fig, *Ficus hillii*), Coral Trees (*Erythrina indica*) and Hoop Pines (*Araucaria cunninghamiana*) along O'Sullivan Road. These provide a substantial visual buffer between the park and the surrounding residential area, are a major contributing factor to the character of the area, provide a wonderful streetscape, and prevent wayward golf balls from leaving the course. It is critical that the trees be protected and enhanced. However, it would be appropriate to progressively replace the Coral Trees, (which are known for dropping large branches), with Weeping Figs or Hoop Pines.

While there are no major issues, the following should be addressed:

- There is a need for a continuing program of footpath repair along O'Sullivan Road to prevent excessively uneven pavements.
- There is a need for further tree planting on the golf course to cater for losses over time. Although some exotic species should be planted to maintain the existing character, thought should be given to planting locally endemic species and other native species capable of withstanding the moist soil conditions and high nutrient status of the golf course. The enhancement of areas that warrant further tree planting in the short term are behind the 2nd green, behind the 8th green and around the 9th tee, and along the western side of the 7th fairway.
- No. 1 Oval should have a turf management plan to improve the playing surface while reducing the recovery time and levels of intensive maintenance required. A continuous improvement approach to turf care may be all that is required.
- Easts Rugby clubhouse is in need of a 'make-over' to improve its appearance. Areas requiring attention are the façade and the unpaved area in front of the clubhouse, change rooms and spectator bleachers, which becomes boggy during periods of rain, and the area on the western side of the clubhouse where there are garbage bins, air conditioning equipment and beer kegs
- Any uncontained rubbish should be permanently removed from the storage bay area beside the golf course maintenance shed and the area kept neat and tidy



- The weed infested area adjacent to the golf course storage bays should be the subject of a landscape treatment involving the removal of weed, mulching and planting followed by ongoing maintenance

2.9 Environmental Issues

Woollahra Park does not have high environmental values. However, being a large park, it has potential to contribute more to the local environment through:

- High standards of environmental management, particularly at the golf course which is the major user of chemicals at the park. Currently, the course does not have an environmental management plan addressing this issue, although ground staff discuss environmental matters with the staff at Royal Sydney Golf Course (**Section 2.9.1, 2.9.2, 2.9.3 and 2.9.4**).
- Planting more local indigenous plant species, and replacing weed species with native plants. (For example, the weed-infested area east of the maintenance compound, fronting the playing fields, which contains Castor Oil plants, Kikuyu and Morning Glory.) This would be consistent with regional environmental objectives relating to wildlife corridors (Green Web - an initiative of the Sydney Regional Organization of Councils to protect and extend urban wildlife corridors) and the protection and enhancement of biodiversity (Sydney Regional Environmental Plan No.23).
- Maintaining a reasonable level of water quality in the Rose Bay Side Drain, through stormwater management higher in catchment.
- Reducing the impacts of dogs through the introduction of signage encouraging dog users to collect and dispose of their dogs' faeces in dog bins provided, enforcement of this rule by Council Ordinance Officers. And by introducing a permit system for professional dog walkers that includes a use charge and agreed responsibilities.

2.9.1 Soil Contamination



A wide range of chemicals is stored and used on the golf course, including fertilisers, pesticides and herbicides. Spillage and overuse create the potential for soil contamination resulting in:

- Possible human health problems associated with soil contact.
- Degradation of native ecosystems, both terrestrial and aquatic.
- Pollution of surface and groundwaters, either through the leaching of contaminants or through the erosion and transportation of contaminated soil.
- Decline in public amenity due to unpleasant odours.

It is unknown whether any of these circumstances have eventuated and if so to what degree. Nonetheless, soil quality consistent with EPA standards should be verified and if necessary (and if possible) restored. Woollahra Golf Club will be required to prepare a specific plan in relation to its management of hazardous chemicals. Ideally this will form part of an Environmental Management Plan (EMP) addressing all relevant environmental issues.

2.9.2 Surface Water Contamination

Water quality affects all life-cycle processes and has the potential to impact on the survivability of aquatic flora and fauna. The main issues on golf courses with respect to water quality are:

- The use of pesticides, herbicides and other chemicals.
- The use of fertilisers and associated high nutrient concentrations.
- The spillage of chemicals including diesel and other fuels.

Runoff from some golf course fairways drains directly into the Rose Bay Side Drain, which then discharges into Sydney Harbour. Because a range of chemicals is used on the golf course, a wide range of adverse impacts may occur downstream. These may include: the occurrence of algal blooms; direct kills of animals; smothering of plant and animal communities; bioaccumulation in aquatic and terrestrial animal species; unpleasant odours; and visual pollution.

However, the extent of the problem, or the potential for problems, is not known as the quality of sediment and surface water in the drain has not been sampled to ascertain compliance with Environment Protection Authority (EPA) standards. Accordingly, the risk with respect to environmental effects and human health is at this stage unknown. Accordingly, sampling is recommended.



2.9.3 Soil Erosion

There are several areas along the Rose Bay Side Drain where erosion occurs. It is important to stabilise and reduce the eroded areas as soil erosion and sediment transport are associated with a range of serious adverse environmental impacts. These impacts are located at the site of erosion, in transit once soil is suspended and at the site of sediment deposition. Impacts associated with this process include:

- Loss of soil resulting in less potential for site rehabilitation and re-establishment of native ecosystems.
- Collapsing of banks and loss of native vegetation.
- Reduction in water quality due to both increased sediment and the presence of chemical contaminants associated with soil particles within the sediment.
- Blanketing of food and habitat resources for aquatic life.

Discussions will be conducted between Council and Sydney Water in relation to overall responsibility for both future maintenance and possible drainage channel upgrades. Any discussions must be mindful of the core objectives (**Section 3.1.3**) associated with the Drain's 'natural area – watercourse' category.

2.9.4 Remnant Native Vegetation

To date, no survey has been undertaken to determine the number of endemic plant species on the course. Many golf courses contain such species and it is possible they may be found at Woollahra despite the amount of clearing that has taken place.

As a major open space area, the course has the potential to play a greater role in supporting the area's occurrence and distribution of natural vegetation, and to provide food, cover, water, space and nesting habitats for many wildlife species. This would be supportive of regional environmental objectives relating to wildlife corridors (Green Web) and the protection and enhancement of biodiversity (Sydney Regional Environmental Plan No.23).

2.10 General Maintenance and Minor Upgrades

The general maintenance/ repair/ replacement and minor upgrade of various items of park infrastructure will be required over time. Such items may include fencing, railing, seating, retaining walls, pathways and carriageways. Accordingly, appropriate treatments will be applied if and when necessary.



3) BASIS FOR MANAGEMENT

3.1 Goals, Values and Objectives

It is proposed that the following goal, values and objectives should form the basis for the planning and management of Woollahra Park.

3.1.1 Goal

“A Parkland recognised for providing high quality sporting and recreational experiences for players and visitors.”

3.1.2 Values

Woollahra Park, like other open space resources, is valued by the community for particular reasons. These values help identify the park's role within the overall provision of open space. The protection and enhancement of these values forms the basis for the establishment of direction and strategic action within this plan of management. For Woollahra Park, the following values are important:

- Recreational value: Woollahra Park is valued as a place offering a range of stimulating active recreational opportunities.
- Social value: Woollahra Park is valued by groups and individuals as a place to meet and enjoy themselves, both socially and competitively.
- Environmental value: Woollahra Park's expansive green spaces and numerous mature trees are valued for their contribution to the local environment.

3.1.3 Objectives

The objectives are a statement of desired outcomes for Woollahra Park. The *Local Government Act 1993* (as amended 1998) requires that Council manage community land primarily in accordance with core objectives for relevant categories of land (in this case, **sportsground** and **natural area- watercourse**). These core objectives apply irrespective of other objectives identified and will be pertinent to the permitted purposes and uses under any lease or license which may be expressly authorised in this plan of management.



The core objectives for managing community land categorised as a **sportsground** are:

- to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and
- to ensure that such activities are managed having regard to any adverse impact on nearby residences.

The core objectives for managing community land categorised as a **natural area - watercourse** are:

- to manage watercourses so as to protect the biodiversity and ecological values of the in stream environment, particularly in relation to water quality and water flows, and
- to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and
- to restore degraded watercourses, and
- to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category

In addition to these core objectives, **Table 5** presents specific objectives for the park. It is not proposed to alter the role of Woollahra Park or its individual ‘units’.

Table 5: Objectives for Woollahra Park

Area	Objective
The parkland as a whole	Woollahra Municipality’s major outdoor sports complex which provides a range of sporting opportunities
Woollahra Golf Course	A high quality public golf course which provides for the needs of recreational golfers and contributes to the quality of life of local residents, and to the local environment
Woollahra No 1 Oval	Woollahra Municipality’s premier football and cricket venue, catering primarily for city-wide and regional level fixtures
Woollahra Playing Fields 2 and 3	Playing fields catering for district level sports, junior sport, training, social sport and some passive recreation
Sydney Croquet Club	A venue for social and competitive croquet
Rose Bay Side Drain	A watercourse that contributes positively to environmental quality, visitor satisfaction and recreational activity



3.2 Nature and Use of the Land

As presented in **Table A**, this plan must describe:

- The purposes for which the land, and any such buildings or improvements, will be permitted to be used.
- The purposes for which any further development of the land will be permitted.
- The scale and intensity of any such permitted use or development.

These aspects are presented in **Table 6**.

**Table 6: Nature and use of the land**

Area of Land	Purpose, scale and intensity of permitted use	Purpose of any further development
Woollahra Golf Course	Nine hole community golf course for public use, catering for up to about 55,000 rounds of golf per year	No development proposed
Woollahra Oval No 1	Venue for regional and city-wide level football and cricket, with provision for up to about 5,000 spectators	Improved drainage
Woollahra playing fields 2 & 3	Intensively used, but small-scale, playing fields catering for district level sports, junior sport, social sport and some passive recreation. Capable of catering for up to about 25 hours of organised competition and training use per week	Improved car parking area, extra floodlighting
Sydney Croquet Club	Small-scale venue for social and competition games of croquet	No development proposed
Clubhouse and other buildings of Woollahra Golf Club	Small-to-medium scale facility for operation of sporting club facilities, including food and beverage outlets, and other outlets for goods and services supportive of golfing (eg pro shop). Staff accommodation in cottages	No development proposed
Rose Bay Play Group	Play group located in half of one golf course staff cottage	No development proposed
Clubhouse of Eastern Suburbs District Rugby Union Football Club	Small-to-medium scale building for operation of sporting club facilities, including food and beverage outlets, and other outlets for goods and services supportive of football and other sports (eg cricket) Provision of facilities for public recreation and other community uses (eg children's gymnasium)	Renovation to improve facade, paving, enclosure to house air-conditioning, keg and garbage storage
Building fronting playing fields 2 & 3	Small scale building for use by public (ground floor amenities) and members of Woollahra Colleagues Rugby Union Football Club (1 st floor clubhouse)	New building in new location (same purpose as current building)
Golf Club work shed	Work shed fronting playing fields 2 and 3 for use by Council staff	No development proposed
Rose Bay Side Drain	Channel of sufficient volume and integrity to account for stormwater flows from catchment and retain as much as possible its natural value	Capital works associated with flood mitigation and pollution control. May involve creation of artificial wetland



3.3 Performance Targets & Methods of Assessment

The objectives, performance targets, and methods of assessment for the park are set out in **Table 7**. The means of achievement are presented in **Section 4**.

Table 7: Objectives, Performance Targets, and Methods of Assessment

Area (incl. buildings)	Objective	Performance target	Assessment method
The parkland as a whole	Woollahra Municipality's major outdoor sports complex that provides a range of sporting opportunities	90% of visitors rating the park as good or very good in terms of range and quality of sporting opportunities	Council audit
Woollahra Golf Course	A high quality public golf course that provides for the needs of recreational golfers and contributes to the quality of life of residents, and to the local environment	90% of players rating the course as good or very good Soil and water quality that meets EPA guidelines	Survey by course management Implementation of environmental management plan
Woollahra No 1 Oval	Woollahra Municipality's premier football and cricket venue, catering primarily for city-wide and regional level fixtures	90% of players and spectators rating the venue as good or very good for its intended purpose (Table 6) Structures and playing surface maintained in sound condition	Council audit
Woollahra Playing Fields 2 and 3	Playing fields catering for district level sports, junior sport, social sport and some passive recreation	90% of visitors rating the venue as good or very good for its intended purpose (Table 6). Structures and playing surface maintained in sound condition	Council audit
Sydney Croquet Club	A venue for social and competitive croquet	Structures and playing surface maintained in sound condition	Council audit
Rose Bay Side Drain	A watercourse that contributes positively to environmental quality and visitor satisfaction	Quality of water leaving golf course to be same as or better than that entering the course Banks maintained in sound condition	Council audit



4) ACTION PLAN

This action plan presents the actions required to address the issues described in **Section 2** and meets the management objectives in **Section 3**. The actions are listed in terms of the respective parkland areas. **Action responsibility** is nominated, **Prioritisation** indicated and cost/ revenue estimates given where applicable. Relevant objectives from related plans, strategies and legislation are listed in appendix 1.

The small scale of the actions reflects the consideration that the park is in reasonable condition, well patronised and generally performing its intended function as an outdoor sporting complex.

□ Action Responsibility

Responsibilities for each action nominated within the corresponding Action Tables (Tables 8-13) are indicated according to the following code:

- MPS – Manager Parks and Streetscape
- MHR – Manager Health and Regulatory
- PR – Property Officer
- WGC – Woollahra Golf Course
- MPI – Manager Public Infrastructure
- ER – Eastern Suburbs District Rugby Union Football Club

□ Prioritisation

Action Plan Tables contain priority ratings for each Strategy/ Action according to the following code:

- S** - Short Term (completed by Year 1- 2)
- M** – Mid Term (completed by Year 3 - 4)
- L** - Long Term (completed by Year 5)
- O** - Ongoing

4.1 The Park as a Whole

Objective

Woollahra Municipality’s major outdoor sports complex that provides a range of sporting opportunities.

Issues

As a whole, Woollahra Park is well known, well used, and in good condition. However, the park’s visual quality — and visitor satisfaction — could be enhanced, and there is a need to ensure local residents are not adversely affected by visitor activities (although it appears little can be done to alleviate parking problems during peak times).

Table 8: Action Plan for the Park as a Whole

Issue	Strategy/ Actions	Action By	Priority	Cost/ Revenue estimate
Advertising	Initiate an advertising signage policy for the park that ensures signs do not impact adversely on visual quality All signage rights shall be negotiated with Council, with Council seeking to receive financial returns from advertising Signs on the outside of buildings and outside the playing area of No. 1 Oval (eg in the parking area) shall be discouraged	PO	M O	Possible Revenue
Vegetation	Over time, replace weed species with locally-sourced native plants (refer Section 4.2)	MPS	L	\$5000 pa
General maintenance and minor upgrades	Undertake maintenance/repairs/replacement and upgrade of park infrastructure as required	MPS	O	
Maintenance and management roles	Clarify maintenance and management responsibilities for user groups and Council Allow for contributions from user groups generally for maintenance of park infrastructure and facilities in exchange for priority use in certain areas.	PO MPS	S	
Residential amenity	To minimise noise impacts, ensure park lessees and licensees adhere to closing hours as specified in Council agreements	PO	S	0



4.2 Woollahra Golf Course

Objective

A high quality public golf course that provides for the needs of recreational golfers and contributes positively to both the quality of the local environment and the quality of life of local residents.

Issues

Woollahra Golf Course is maintained to a very high standard for a public course, and this level of maintenance should be continued.

However, as the major land use within Woollahra Park it has the greatest potential to affect — beneficially or adversely — the quality of the visitor experience, the quality of the local environment, and the quality of life of local residents. In addition, golf courses use substantial amounts of chemicals and it is part of good management practice to ensure the course does not pollute the local environment. This is particularly important as the course drains directly to Sydney Harbour.

The most systematic way to achieve this is through the preparation and implementation of an Environmental Management Plan (EMP) which would focus on the pertinent environmental issues, and ensure that golf course maintenance is based on the best possible environmental management practices. Consideration should be given to the creation of an artificial wetland in order to improve water quality and provide habitat. Given the proximity of Royal Sydney Golf Course, and the likelihood that environmental issues would be similar, it is recommended that Royal Sydney be consulted during preparation of the plan. Responsibility for undertaking and implementing the EMP will need to be discussed with the Woollahra Golf Club. Account may also have to be taken of the impact of current management practices at the adjoining oval, playing fields and croquet area within Woollahra Park.



Table 9: Action plan for Woollahra Golf Course

Issue	Strategy/ Actions	Action By	Priority	Cost/ Revenue estimate
Environmental management plan	Prepare an environmental management plan for the course to address relevant environmental issues. (It could be undertaken in liaison with Royal Sydney Golf Course, which has similar issues to address.) It should be reviewed every five years, and address the following:	MPS	M	\$10,000
Vegetation	The need for a survey of native vegetation to monitor environmental health over time			\$5,000
	<p>Weed management</p> <p>Over time, replace coral trees with native species</p> <p>In the area east of the golf maintenance compound, fronting playing fields 2 and 3, remove weeds such as Castor Oil plants, Kikuyu and Morning Glory; mulch and replant densely with natives; and maintain to prevent weed regrowth</p>			\$10,000
	<p>Tree protection and planting</p> <p>Protect trees in and beside the park, particularly the avenue of Weeping Figs, Hoop Pines and Tallowood along O'Sullivan Road and behind the clubhouse. Trees removed from this avenue should be replaced with similar species except for Coral Trees</p> <p>Plant trees to cater for losses over time. Although some exotic species should be planted to maintain character, the main focus should be on planting locally endemic species and other native species capable of withstanding the moist soil conditions and high nutrient status of the golf course</p> <p>Areas that warrant further tree planting in the short term are: behind the 2nd green; behind the 8th green and around the 9th tee; along the western side of the 7th fairway</p> <p style="text-align: center;"><i>Continued over/-</i></p>	↓	↓	\$1000 pa



**Table 9: Action plan for Woollahra Golf Course
(continued)**

Issue	Strategy/ Actions	Action By	Priority	Cost/ Revenue estimate
Environmental management plan (cont'd)		MPS	M	
Soil quality around greens	Undertake a soil survey around the greens to sample for organochlorine and organophosphorus pesticides, herbicides, metals (arsenic, cadmium, chromium, copper, lead, zinc, mercury, nickel, and selenium), nitrite, nitrate, phosphate, sulphate, and test pH. Concentrations of contaminants should comply with EPA guidelines			\$5,000
Soil quality around storage shed	Undertake a soil survey around the storage shed to sample for total petroleum hydrocarbons, benzene, toluene, ethylbenzene, xylene, polynuclear aromatic hydrocarbons, organochlorine and organophosphorus pesticides, herbicides, metals (arsenic, cadmium, chromium, copper, lead, zinc, mercury, nickel, and selenium), nitrite, nitrate, phosphate, sulphate, and test pH. Concentrations of contaminants should comply with EPA guidelines			\$5,000
Water quality	Undertake annual surveys of water quality in Rose Bay Side Drain to test quality of sediment and surface water to ascertain compliance with EPA guidelines and, therefore, risk with respect to human health and environmental effects. Test for concentrations of organochlorine and organophosphorus pesticides, herbicides, metals (arsenic, cadmium, chromium, copper, lead, zinc, mercury, nickel, and selenium), nitrite, nitrate, phosphate, sulphate, electrical conductivity or pH. Council's objective should be to ensure water quality in the drain leaving the golf course has not degraded or further degraded the quality of water entering the course	Continue over/-		\$1,000 pa



**Table 9: Action plan for Woollahra Golf Course
(continued)**

Issue	Strategy/ Actions	Action By	Priority	Cost/ Revenue estimate
Environmental management plan (cont'd)		MPS	M	
Erosion	Stabilise channel banks through revegetation and other methods			Up to \$200,000
Training	Continue to update maintenance staff's knowledge in relation to latest environmentally acceptable methods for managing golf courses. The objectives should be to: increase the knowledge of chemicals used, and their effects; reduce the quantities of chemicals required; maintain and improve housekeeping techniques associated with storage of chemicals; ensure an adequate response process is in place in case of spillage; and maintain adequate procedures and skills for handling chemicals	↓	↓	0
Other issues				
Storage Bays	Maintain storage bay area next to golf course maintenance shed in good order. Keep area clear of uncontained rubbish	WGC	O	
Drainage	Rectify minor drainage problems, particularly on the 1st, 6th and 7th holes	WGC	M	\$10,000
Footpath repair	Repair the rubberised golf club path to 2nd/11th tee, now being lifted by tree roots from O'Sullivan Road	WGC	S	\$3000



4.3 Woollahra No 1 Oval & Clubhouse

Objective

Woollahra Municipality's premier football and cricket venue, catering primarily for citywide and regional level fixtures.

Issues

The oval and surrounds, as well as the clubhouse, are in reasonable condition, and only minor issues need be addressed.

The most important of these relates to poor drainage resulting from a water table level that is close to the oval surface. In addition, there is an issue with the poor appearance of the clubhouse, a major visual element in the park.

The medium to long-term future of No. 1 Oval as a first grade rugby ground is uncertain due to:

- a decline in spectator interest in club rugby, with focus having shifted to representative matches
- recent club amalgamations in Rugby League, and proposed reduction of teams from the Sydney Rugby competition, pointing to a period of upheaval.

These factors need to be borne in mind when considering any proposal to upgrade spectator and player facilities.



Table 10: Action plan for No. 1 Oval

Issue	Strategy/ Actions	Action By	Priority	Cost/ Revenue estimate
Drainage	Investigate claims of drainage problems emanating from O'Sullivan Road car park	MPI	S	0-\$5000
	Address drainage problems on eastern side of oval	MPI	M	\$5000
Cricket nets	Together with Eastern Suburbs Cricket Club, look to install foldaway cricket nets on the perimeter of the oval. Club to investigate funding opportunities with NSW Cricket Association	MPS	L	0
Multi-use	Encourage Easts Rugby to continue to broaden use of the clubhouse into a community facility	ER	L	0
Lighting of car park	Consider additional lighting in O'Sullivan Road car park to try to minimise car break and enter problems	MPI	W	0 - \$10,000
Turf maintenance	Implement a turf management plan to improve the playing surface while reducing the recovery time and levels of intensive maintenance required. This may include improvement of soil profiles, use of soil additives such as "terracottem" and rationalisation and upgrading of the irrigation system. Utilize continuous improvement approach	MPS	S	\$8000
Fencing	Repair No. 1 Oval's perimeter chain-wire fencing (some parts are missing and some are damaged)	MPS	S	\$5000-40,000
Visual quality	Liaise with Easts Rugby to consider engaging an architect, improve the visual quality of the clubhouse. Particular attention to be paid to improving the façade	MPS	M	Up to \$50,000
	Paving the area in front of the change rooms and spectator bleachers, to allow all-weather access	MPS	M	\$40,000
	Installing a screened enclosure on the western side of the clubhouse to house garbage, air conditioning and beer kegs	ER	S	\$6000
Advertising	Refer Section 4.1			



4.4 Woollahra Playing Fields 2 and 3

Objective

Playing fields catering for district level sports, junior sport, social sport and some passive recreation.

Issues

The playing fields are well used and in generally good condition given the high level of use. The main issues relate to parking at peak use times (refer **Section 4.1**), damage during winter due to over-use and wet weather, and a lack of basic visitor facilities.

Cranbrook School has expressed an interest in contributing to the maintenance of Woollahra Playing Fields No. 2 & 3 in return for guaranteed booking times for use of these playing fields over a number of years. Acceptable contributions may extend to the installation of netball facilities. If appropriate, Council will negotiate the terms and conditions of such a licence in response to this or similar requests from other interested organizations. Importantly, any such licence agreement will guarantee continuing public access to these areas over the arranged period.



Table 11: Action plan for playing fields 2 and 3

Issue	Strategy/ Actions	Action By	Priority	Cost/ Revenue estimate
Parking on playing fields	Provide more effective barriers to prevent cars parking on the grass	MPS	M	\$5000
Damage due to over-use of playing fields	Investigate the possibility of reducing winter use of the playing fields to lessen damage Investigate feasibility of installing extra training lights to enable use of wider area of the fields, and /or installing training lights at Lyne Park to shift some training from Woollahra Park to Lyne Park	MPS	L	0 0-\$50000
Damage from use in wet weather	Liaise with sporting clubs to enforce "no play after heavy rain" policy to prevent damage during rain	MPS	S	0
Synthetic or turf cricket wicket	Keep synthetic wicket, and decline request by Eastern Suburbs Cricket for turf wicket due to cost and alienation of wicket square from general public	MPS	S	
Visitor facilities	Pursue approved redevelopment of public amenities / Colleagues Rugby clubhouse	MPS	L	\$500,000
	Plant more shade trees on the perimeter to provide solar protection and improve visual quality	MPS	L	\$5000
	Provide more spectator and visitor seating (preferably under trees)	MPS	L	\$5000
Litter	Consider installing more litter bins around the perimeter and particularly near the clubhouse	MPS	L	\$2000
	Liaise with Colleagues and Easts rugby clubs to remove litter from playing fields after games and functions	PO		
Private contributions to maintenance of Playing Fields	If mutually acceptable, enter into licence agreement with Cranbrook School or other interested organization prepared to contribute to Playing Field maintenance in return for a guarantee of booking times for use of the Fields over a number of years. Public access to these areas over the term of such licence would be maintained	PO	S	
Companion animals	Reduce the impacts of dogs brought to the park by recreational and commercial dog walkers – introduce signage that encourages recovery and appropriate disposal of dog faeces. Introduce bins for faeces disposal Introduce a permit system for professional dog walkers that includes a use charge and a list of responsibilities	MHR	S	\$1000



4.5 Sydney Croquet Club

Objective

A venue for social and competitive croquet.

Issues

There are few issues relating to the croquet club. It is recommended that its present use continue and that basic repairs and maintenance be undertaken. At present the clubhouse provides shared facilities for golf club, Council staff and Croquet Club members. Consideration should be given to locating alternative facilities for golf club and/or Council staff if Croquet Club patrons require more space.

Table 12: Action plan for Sydney Croquet Club

Issue	Strategy/ Actions	Action By	Priority	Cost/ Revenue estimate
Future use / multi-use	Continue present use	MPS	L	0
Clubhouse facilities	Consider locating alternative facilities for Golf Club and/or Council staff if considered appropriate	MPS	M	0
Maintenance	Undertake basic repairs and maintenance	MPS	S	\$1000



4.6 Rose Bay Side Drain

Objective

A watercourse that contributes positively to environmental quality and visitor satisfaction.

Issues

The watercourse is a major element within the park and contributes to environmental quality (its water flows to Sydney Harbour), visitor satisfaction (it is a major visual element and a water hazard at the golf course), and on-site water supplies (it is used as a source of irrigation water for the golf course). However, water quality in the drain has never been sampled and the visual quality of the drain varies from poor to reasonable depending on location. There is potential to improve the overall environmental integrity of the Rose Bay Side Drain in keeping with the core objectives associated with its 'natural area – watercourse' categorisation.

Table 13: Action plan for Rose Bay Side Drain

Issue	Strategy/ Actions	Action By	Priority	Cost/ Revenue estimate
Water quality	In relation to impacts from the golf course, refer Section 4.2			0
Erosion, flood mitigation and visual quality	Undertake a management strategy to investigate options for maintaining, upgrading and/or redeveloping the drain. This would include erosion control, flood mitigation and improved visual quality. Consider creation of artificial wetland to improve water quality and habitat potential. Refer also Section 4.2	MPI	L	\$5000



4.7 Leases and Licences

Under the *Local Government Act 1993* (as amended 1998), plans of management need to expressly authorise current and proposed leases and licences. Other provisions are presented below.

4.7.1 Transitional Arrangements

All existing leases and licences on community land that would be in breach of the amendments to the *Act* are saved. They may continue until the end of their term, including any options for renewal. This pertains to the agreements with Woollahra Golf Club and Eastern Suburbs District Rugby Union Football Club.

4.7.2 Proposed Leases and Licences

Currently, licences do not reflect total use of the park, some long-time users do not have their use underpinned by a formal agreement with Council, and maintenance roles are uncertain due to a lack of clear definition through written agreements.

New licences are proposed within the park for, Woollahra Colleagues Rugby Union Football Club, Sydney Croquet Club, Rose Bay Playgroup and Eastern Suburbs Cricket Club, as presented in **Section 4.7.3**. A future licence may be negotiated with Cranbrook School or other interested organizations to contribute to the maintenance and upkeep of Woollahra Playing Fields No. 2 & 3 in exchange for the right to make priority bookings of the Playing Fields. The granting of new licences and leases must be in accordance with Section 47 of the *Local Government Act 1993* and associated amendments made by the *Local Government Amendment (Community Land Management) Act 1998* and its *Regulation*. Provisions within Section 47 require in relation to proposed leases or licences of terms exceeding 5 years, that any objection to such proposal will then require the Minister's consent for that lease or licence to be granted.

In support of overall park management, Council is to prepare a map that clearly defines licence and lease areas and stipulates the maintenance responsibilities associated with these areas. However, it is important to ensure that these responsibilities are reflected in licence and lease agreements.



4.7.3 Express authorisation

This plan of management expressly authorises the leases and licences described below.

Table 14: Woollahra Golf Club Ltd

Lease or licence	Licence
Term of years	Expires 30/9/2015
Permissible uses	Golf course: the purpose of playing golf, including social, competition, training, and special events relating to golf
	Club house: Registered club activities
	Professional golf shop: selling of goods and services supportive of the game of golf
	Play group: use of half of one staff cottage by Rose Bay Play Group
	Car parking: use of car park south-east of golf club, off O'Sullivan Road, by golf club members
	No. 1 Oval: occasional golf lessons

For further conditions, refer to Council licence to Woollahra Golf Club Limited



Table 15: Eastern Suburbs District Rugby Union Football Club Ltd

Lease or licence	Licence
Term of years	25 years from 11/8/1990
Times and dates	The Club is entitled to use the licensed areas (clubhouse and pavilion) throughout the year. The Oval may be used between 1 April and 30 September each year for playing rugby union football and associated training
Permissible uses	Club house: to be used for the purposes of a licensed club, with occasional use by community groups for uses such as children's gymnasium
	Grimley Pavilion: Dressing rooms to be used by casual users of the Oval, booked through the Council; the gymnasium to be used exclusively by the club
	No. 1 Oval: refer 'Times and dates', above
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 maintenance of the oval. The club shall be responsible for maintenance of the club house and immediate surrounds, including spectator seating and the gymnasium in the Grimley Pavilion

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



Table 16: Clubhouse of Woollahra Colleagues Rugby Union Football Club

Proposed Lease or licence	Licence
Proposed Term of years	20 years from January 2001
Proposed Times and dates	The Club is entitled to use the licensed areas (top floor of pavilion off Manion Avenue) throughout the year, until 10.00 pm
Proposed Permissible uses	Club house: to be used for the purposes of a social club relating to the sport of rugby union
Proposed Maintenance	The club shall be responsible for maintenance of their licence area including the club's amenities that will be available for public use
Proposed Neighbourhood amenity	The club shall at all times be mindful of the needs of nearby residents for the quiet enjoyment of their neighbour hood

Table 17: Sydney Croquet Club

Proposed Lease or licence	Licence
Proposed Term of years	10 years from January 2001
Proposed Times and dates	The Club is entitled to use the licensed areas (club house and croquet lawns) throughout the year, until 10.00 pm
Proposed Permissible uses	Club house: to be used for the purposes of a social club Croquet lawns: to be used for the playing of croquet
Proposed Maintenance	The club shall be responsible for daily cleaning and minor maintenance of the clubhouse. Council shall be responsible for structural maintenance of the clubhouse and maintenance of the croquet lawns

**Table 18: Rose Bay PlayGroup**

Proposed Lease or licence	Licence
Proposed Term of years	10 years from January 2001
Proposed Times and dates	The Play Group is entitled to use the licensed areas (part of the cottage located within the licence area for the golf club) throughout the year during normal business hours
Proposed Permissible uses	Premises for children's play group
Proposed Maintenance	The Play Group shall contribute to the maintenance of its licence area

Table 19: Eastern Suburbs Cricket Club

Proposed Lease or licence	Licence
Proposed Term of years	10 years from January 2001
Proposed Times and dates	The Club is entitled to use the licensed areas (No. 1 Oval) between 1 October and 31 March each year for playing cricket and associated training
Proposed Permissible uses	Cricket and associated training
Proposed Maintenance	Council shall be responsible for maintaining the licence area, including the wicket square



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APPENDIX 1 - RELEVANT OBJECTIVES FROM RELATED PLANS, STRATEGIES AND LEGISLATION

Woollahra Outdoor Recreation and Open Space Strategy 1992

Corporate Philosophy

In respect of the Woollahra Municipality:

- Facilitate the enhancement of the quality of life of its community
- Conserve the natural and built environment of the municipality
- Foster the individuality of local areas and the diverse range of lifestyles they offer yet maintain an overall harmony within this diversity

Open Space Goals

- To develop a regional co-ordinated approach to management of open space
- To satisfy the Woollahra community's needs for open space
- To encourage community participation in the management of open space

Woollahra Planning Program 1998-1999

Infrastructure

- Reduce pollution and urban run-off
- To provide, maintain and manage a high standard of infrastructure for the Council area

Community

- To provide appropriate public health services, controls and support
- To promote public safety within the built environment and public domain
- To satisfy needs of target groups in the municipality for leisure, arts and recreation
- To protect and enhance the natural environment including Woollahra's topography, foreshores and vegetation, its natural drainage system and the quality of harbour water
- To identify, protect and improve wildlife habitats and corridors
- To protect and enhance existing vegetation on public and private land; ensuring due consideration of views, safety, wildlife corridors, fauna and the promotion of appropriate planting programs in keeping with the character of areas
- To provide for and maintain open space which will meet community needs and which will be developed in sympathy with the existing natural environment



APPENDIX 1 (cont.) - Relevant Objectives from Related Plans, Strategies and Legislation

Local Government Act 1993 – Council Charter

- To properly manage, develop, protect, restore, enhance and conserve the environment of the area for which it is responsible, in a manner that is consistent with and promotes the principles of ecologically sustainable development

Woollahra Management Plan 1998-1999

Open Space/ Recreational Facilities

- To develop a planned program of maintenance and improvements consistent with the recreation needs of the community, contemporary landscaping techniques and research developments and manage the use of these areas, protecting the local amenity and the natural and built environments and in accordance with appropriate risk management principles

Local Environmental Plan 1995

- 2(2)e(iii) To provide for a diversity of open space types and recreation opportunities
- 2(2)e(iv) To allow for contributions towards the provision and embellishment of public open space and recreation facilities
- 2(2)f(ii) To promote the retention of trees and the planting of suitable new trees in appropriate locations
- 2(2)i(ii) To encourage the optimum use of existing infrastructure
- 2(2)m(iii) To ensure that (outdoor advertising) does not lead to visual clutter through the proliferation of signs
- 2(2)m(ii) To ensure that (outdoor advertising) does not adversely affect the locality in terms of appearance, size, illumination or overshadowing or in any other way

Sydney Regional Environmental Plan No. 23

General Aims

- That development does not impact adversely on water quality

