



WAVERLEY COUNCIL

Draft Williams Park and Hugh Bamford Reserve Plan of Management

DRAFT AUGUST 2019

Caring for Country

Waverley Council respectfully acknowledges our Indigenous heritage and recognises the ongoing Aboriginal traditional custodianship of the land which forms our local government area.

<i>Version</i>	<i>Date</i>	<i>Name</i>	<i>Signature</i>
1	June 2019	Preliminary Draft	Adam Hunter
2	August	Draft POM	Adam Hunter

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HUGH BAMFORD
RESERVE

WILLIAMS PARK
(BONDI GOLF
COURSE)

Introduction and Purpose

1

1. Introduction and Purpose

1.1. What is a Plan of Management and Master Plan?

A plan of management is a document providing a strategic framework to guide the sustainable use, improvement, maintenance and management of public land. The plan provides directions and identifies important actions to achieve what is envisioned for the land. These directions and actions are formed through research and consultation with the community to identify an approach to sustainable future use and management of the site. The plan seeks to balance the interests of all users of the land, including the local community, residents, businesses and visitors. Plans of management also serve to consolidate information about a site and its users.

In conjunction with a plan of management, a master plan can be developed. A master plan is a comprehensive long-term plan illustrating an integrated approach and design direction for a site. Together a plan of management and master plan describe the agreed vision and provide strategic and operational direction for the improvement and management of a site for an defined period.

1.2. Why is one needed for Williams Park and Hugh Bamford Reserve ?

Williams Park and Hugh Bamford Reserve are much valued and loved open spaces for the local community of Bondi. Nestled above the intense day and night activity of Bondi Beach, they provide a retreat from that world that is both calming and invigorating, with a unique mix of natural and cultural qualities. A Plan of Management for the parks has been prepared to guide community use and manage the natural and cultural values that the parks provide for the Waverley community. The plan addresses both parks because although the Bondi Sewerage Treatment Plant lies between, the parks can and should function as contiguous open space, providing natural systems and recreational opportunities that integrate and complement each other.

The parks are not currently covered by a site specific plan of management but are partially addressed by the following Generic Plan of Management as listed:

- Coastal Reserves POM 2013 -Hugh Bamford Reserve

There are a range of issues that need to be addressed in the parks as part of a holistic long term direction and which are not addressed in these Generic Plans. As such it is appropriate that a Plan of Management be prepared.

The Williams Park and Hugh Bamford Reserve Plan of Management also includes a Master Plan illustrating the key actions under each of the management topics.

1.3. Purpose of this Plan

This Plan of Management aims to ensure that the values of Williams Park and Hugh Bamford Reserve are conserved and enhanced, including the environmental, scenic, recreational, heritage, cultural and social values.

There is potential for the parks to play a greater role for community use while conserving existing values. This Plan of Management aims to set out a pathway to appropriately manage the site and improve community facilities to meet current and future demands over the next ten years.

1.4. The Plan's Scope and Process

The Plan of Management has been completed in line with the requirements of the Crown Land Management Act 2016. It has been developed in partnership with key stakeholders and the community and is based on evidence-based research and background studies.

A broad range of consultation activities were programed over two stages, gaining stakeholder and community feedback to assist in setting the direction, vision and values identified in this plan.

The methodology for developing the Plan of Management is set out below:

Research and Background Studies: The first stage focused on information-gathering, including mapping and research to understand current issues and opportunities for the site. Specialist heritage assessment was also undertaken.

Consultation Stage One: To clarify the vision, values and design direction for Williams Park and Hugh Bamford Reserve over the next decade, it is essential to engage with residents, local businesses and visitors. A user survey, intercept interviews, Have a Say Day, and Stakeholder Workshop were undertaken to source community input.

Draft Plan of Management: From this basis, the Plan of Management and Master Plan were drafted. The draft Plan of Management outlines what future works will take place, their priority, and main actions for delivery.

Consultation Stage Two: On approval from Council, the draft Plan of Management was released for a second round of consultation, formally notified as a Public Exhibition.

Final Plan of Management: Following exhibition, the Plan of Management will be updated. The Plan will be submitted to the Minister for Lands whose Department has been consulted during development of the plan.

Council will then consider the plan for final approval and adoption.



Figure 1.1 Study Area



Site Context

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2. Site Context

2.1. The Study Area and Surrounds

Williams Park and Hugh Bamford Reserve are located in North Bondi several minutes walk from Bondi Beach, and are bounded by steep sea cliffs to the east and Military Road to the west. The Parks are made up of a mix of parcels of land including Community Land, Crown Land and a parcel of road reserve formed by road closures. Council is the Trustee Manager for the Crown Reserve Trust. The gazetted reserve, No. 93444 is known as Hugh Bamford Reserve and Williams Park.

The total combined park area is approximately 9.7 hectares. Williams Park comprises 7.3 hectares of this, and is currently under lease to the Bondi Golf and Diggers Club Ltd. Hugh Bamford Reserve forms the northern precinct of the Crown Trust lands separated from the southern precinct of Williams Park by the Bondi Sewerage Treatment Plant (STP) owned and operated by Sydney Water.

Hugh Bamford Reserve is predominantly cleared land on a highly modified and filled area. Past filling works have created a half size playing field in the east which is complemented by a carpark, community hall, grassed amphitheatre and lookout with spectacular views south towards Bondi and onto Malabar Headland, and west towards the city and harbour. Williams Park is likewise modified over much of its area, in particular in the north where it lies over the subterranean tunnels and chambers of the Bondi STP. The park is typified by an undulating topography sloping towards the south and south west. The elevated location along the sea cliffs and southerly aspect offers spectacular panoramic views over the ocean, to Bondi Beach, and west to the City.

Despite past clearing, remnant vegetation in Hugh Bamford Reserve contributes the largest area of SEPP 19 Bushland in Urban Areas vegetation in the LGA, and the Parks are identified for their corridor potential in Council's Biodiversity Action Plan 2014-2022.

Williams Park and Hugh Bamford Reserve contain locally significant heritage items as listed in the Waverley Local Environmental Plan 2012. The parks adjoin the Bondi Sewage Treatment Plant that is of state heritage significance and is listed on the Register of the National Trust of Australia (NSW).

2.2. Regional and Local Context

Waverley Local Government Area (LGA) offers many attractions to locals and tourists, including the internationally recognised beaches of Bondi, Tamarama and Bronte. Waverley also offers the Bondi to Bronte Coastal Walk, an interconnecting walkway with views that attract joggers and walkers daily. Centennial Parklands is next to Waverley and is one of the most visited urban parks in Sydney.

Williams Park and Hugh Bamford Reserve are located within the eastern suburbs of North Bondi in Sydney, about eight kilometres by road from the Sydney Central Business District. The parks are connected to the Sydney Buses network with local bus routes running along Military Road to and from

Bondi Beach. Refer to Figure 2.1 for regional context.

Waverley LGA lies within the Central District of the Greater Sydney Commission's District Plan. The Eastern City District includes the City of Sydney and extends west to Rhodes and Burwood, south to Sans Souci, and east to the eastern and south-eastern suburbs. The Eastern City District has a population of 1,013,200 people. Residents of the area are attracted to the lifestyle and natural features, including some of Sydney's prime coastline and public parklands. Bondi Junction is a strategic centre within the Eastern City District accommodating retail, employment and local services for the community focussed around a transit interchange.¹

The Waverley LGA estimated resident population for 2018 is 74,114 with a density of 80.16 persons per hectare². This is higher than the Greater Sydney estimated resident population density of 4.23 persons per hectare.³ The estimated resident population of the suburb of North Bondi was 10,454 in 2018, and they reside in 3,998 dwellings, with an average 2.6 people per household.⁴ This is a density of 85.28 persons per hectare, higher even than current Waverley LGA density.

In North Bondi 82.8% of the dwellings are medium to high density, with 49.6% medium density dwellings. The greater concentration of higher density dwellings is likely to attract more young adults and smaller households.⁵

The age structure of the Waverley LGA provides important insights into the level of demand for age-based services and facilities. Compared to Greater Sydney's average, significant differences exist in the proportion of 25- to 34-year-olds. The 'young workforce' makes up nearly a quarter (23.6 per cent) compared to Greater Sydney's 16 per cent. Waverley also has a slightly lower proportion of 0- to 15-year-olds, and a marginally higher proportion of working age population (15- to 64-year-olds) and residents aged over 85.⁶ Although, North Bondi had a higher proportion of pre-schoolers and a lower proportion of persons at post retirement age than Waverley LGA in 2016.⁷ The median age of North Bondi is 34, lower than Waverley LGA's median of 35 and Greater Sydney's median of 36.

Waverley's community is highly educated. 44.5 per cent of people in the Waverley LGA have a tertiary qualification, an increase of 4.2 per cent between 2011 and 2016. This is significantly higher than the 28.3 per cent of Greater Sydney.

1 Australian Bureau of Statistics 2017, North Bondi Quick Stats, viewed 18 March 2019, http://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC12984?opendocument

2 Waverley LGA Community Profile, viewed 18 March 2019, <https://profile.id.com.au/waverley/about?WebID=150>

3 Australian Bureau of Statistics 2017, Greater Sydney (GCCSA) Regional Profile, viewed 18 March 2019, http://stat.abs.gov.au/itt/r.jsp?Region5summary®ion=1GSYD&dataset=ABS_REGIONAL_ASGS2016&geoconcept=ASGS_2016&measure=MEASURE&datasetASGS=ABS_REGIONAL_ASGS2016&datasetLGA=ABS_REGIONAL_LGA2017®ionLGA=LGA_2017®ionASGS=ASGS_2016

4 Australian Bureau of Statistics 2017, North Bondi Quick Stats, viewed 18 March 2019, http://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC12984?opendocument

5 Waverley LGA Community Profile, viewed 18 March 2019, <https://profile.id.com.au/waverley/dwellings?WebID=150>

6 Australian Bureau of Statistics 2017, Greater Sydney (GCCSA) Quick Stats, viewed 18 March 2019, http://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/1GSYD?opendocument

7 Waverley LGA Community Profile, viewed 18 March 2019 <https://profile.id.com.au/waverley/service-age-groups?WebID=150>

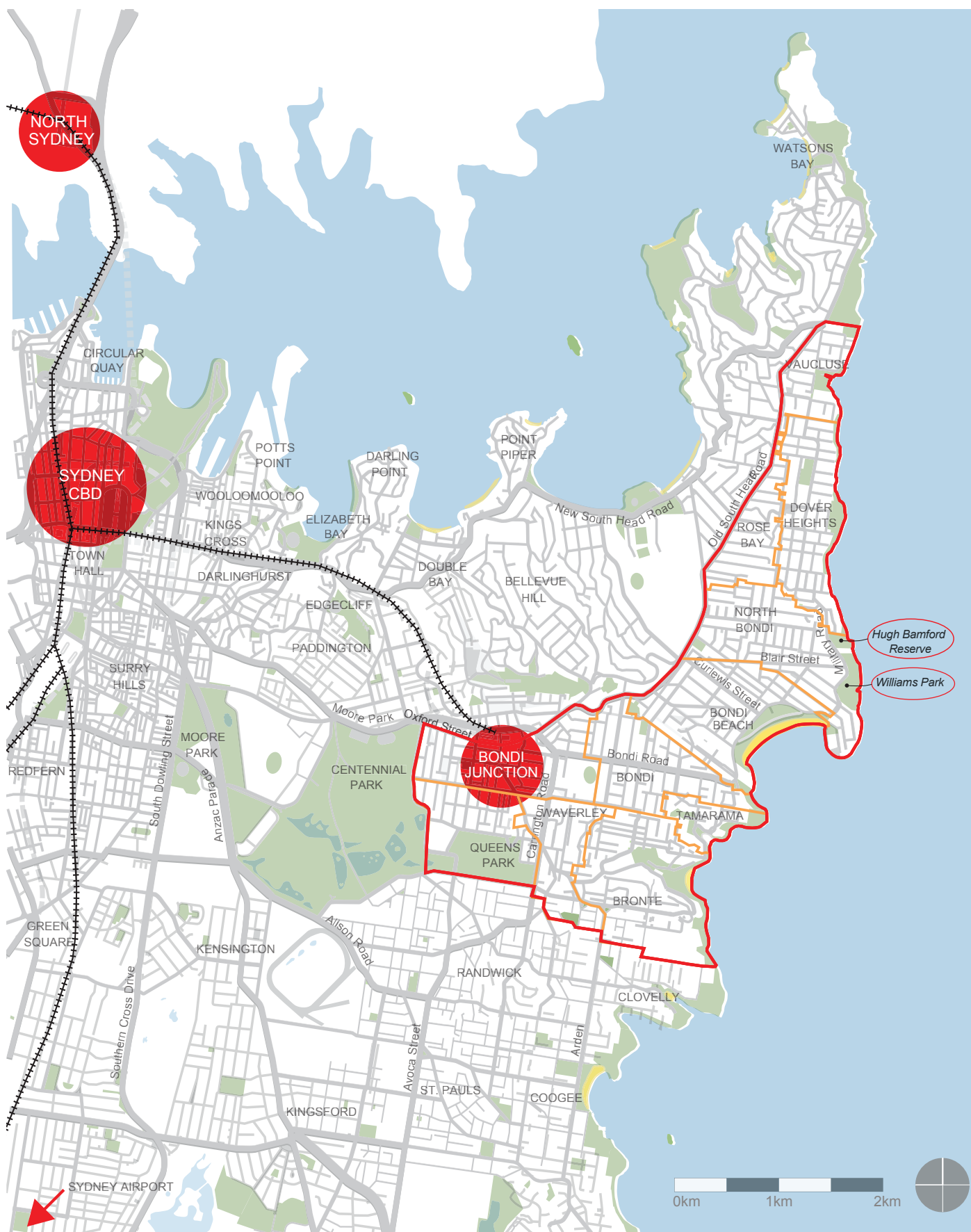


Figure 2.1 Regional Context

A further 9.3 per cent have a diploma or advanced diploma as their highest qualification.⁸

There is a larger proportion (39.9 per cent) of high income households in Waverley (that is, those earning \$2,500 per week or more). This is compared with 28.3 per cent for Greater Sydney households.⁹

2.3. Future Population

With an annual growth rate of between 1.3 per cent and 1.4 per cent, Waverley's population is projected to increase by approximately 13,000 to 83,570 by 2026. Waverley's birth rate is predicted to peak between 2020 and 2022 with 1200 to 1300 births expected to occur each year. The natural increase (births minus deaths) is currently around 800–900 per year.

The proportion of under 15-year-olds is set to rise to 18 per cent from 2013's figure of 16 per cent, while the proportion of older people (aged 65 and over) is predicted to increase from 12 per cent to 13 per cent. The proportion of people over 85 is predicted to decrease each year by one to two per cent.

The working population of Waverley is also growing. By 2026, Waverley's working-age population is expected to have increased from 51,000 in 2013 to 57,570.¹⁰ This group will seek active and passive recreation opportunities, particularly on weekends. It can be expected that as a result, open spaces for recreation and exercise will come under further pressure.

Accessible facilities and walkways remain an important planning consideration for Council, particularly with a growing family demographic. While the population is not aging as rapidly as had been predicted, Waverley's proportion of older people is substantial. Accessible facilities for an aging population also requires careful consideration in the upgrade and management of the Parks.

More broadly, an increase in population density in the Eastern City District, as identified by the *Greater Sydney Commission's District Plan*, indicates that use and access to Sydney's parks and recreation spaces will be under greater pressure from a growing population. Williams Park and Hugh Bamford Reserve provide a significantly large coastal open space in Waverley LGA, with a district catchment servicing a dense and growing population. As such the parks will continue to experience increased pressure to service the recreation and leisure needs of the growing community.

2.4. Users of the Park and Reserve

Council holds very limited data on visitation to Williams Park and Hugh Bamford Reserve. The half field sports training area and Community Hall both have regular bookings across the year, while the sports and fitness activities that run as commercial and community operations out of the Golf Club in Williams Park are also well patronised. Golf Course use is relatively low in relation to other public nine hole courses in Sydney and this is outlined further in section 4.3.

To inform the Plan of Management process a program of community and stakeholder engagement has been undertaken. This has included:

STAGE 1 - Understanding

- Council-promotion of the engagement program via letterbox drops, social media, local newspapers
- Council-managed 'Have a Say' on line forum
- Intercept interviews
- Have a Say Day
- Community Workshop
- Liaison with Golf Club
- Structured online survey (as part of Council's 'Have a Say' website)

With finalisation of the Draft Plan of Management, further engagement will be undertaken which will include:

STAGE 2 - Ideas (Draft Plan of Management)

- Have a Say Day
- Key Stakeholder interviews
- Structured online survey (as part of Council's 'Have a Say' website)

An outline of the consultation findings to date follow. This was derived from the *Williams Park and Hugh Bamford Reserve Community Engagement Report* prepared by Micromex, May 2019.

2.4.1. Stage 1 Engagement Findings

2.4.1.1. Intercept Interviews

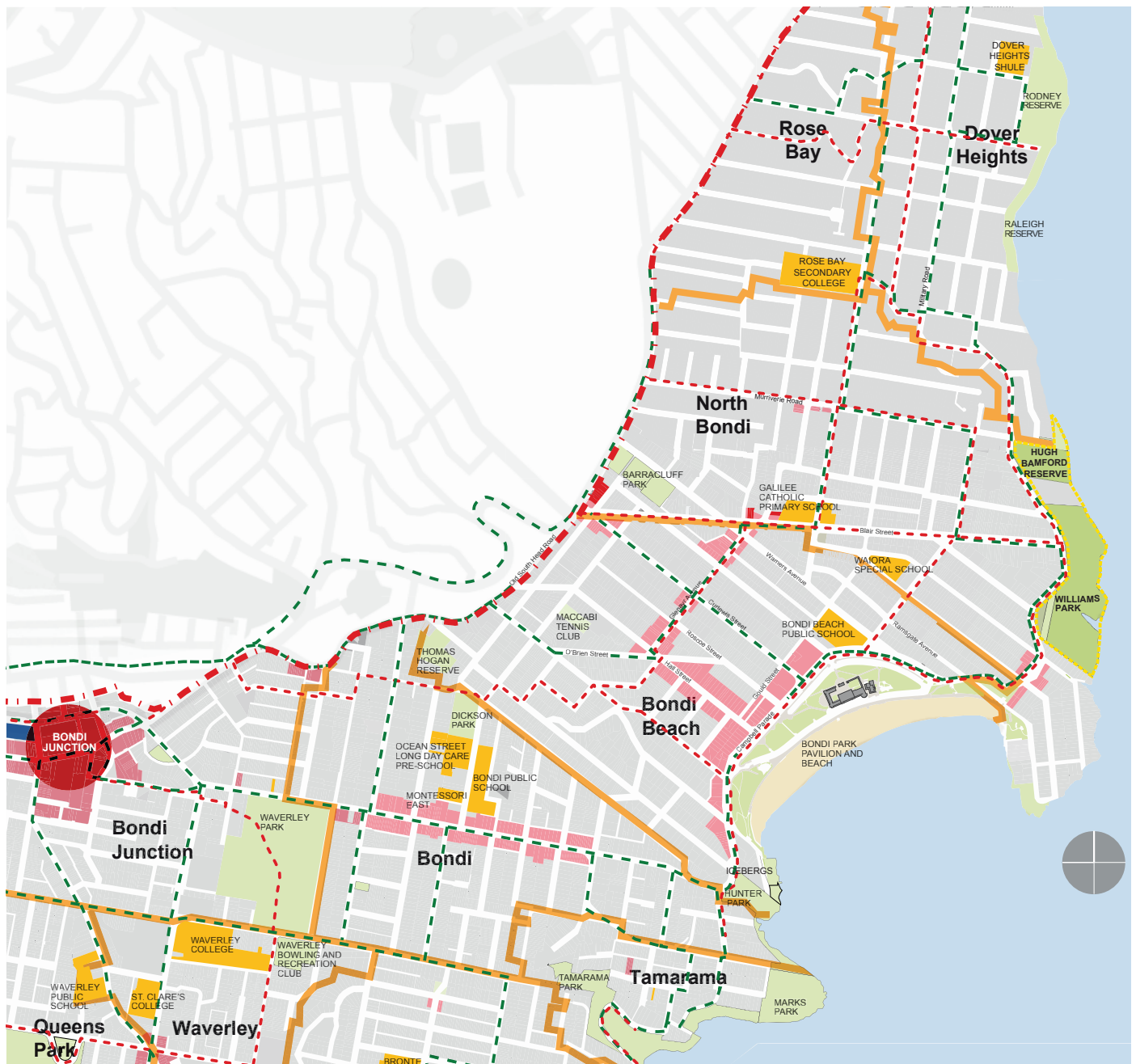
Face-to-face interviewing was conducted during the period 15th March – 25th March 2019 in three interview locations including Hugh Bamford Reserve, Williams Park and Campbell Parade Bus Terminus. The following is a summary of the main themes that emerged from the survey question responses.

- The majority (88%) of respondents visit the parklands as a destination, not a thoroughfare.
- The predominant form of transport used to get to the parklands is a car (60%).
- Over two-thirds of users (67%) were using the open space of Hugh Bamford Reserve. 16% were using the Community Hall at Hugh Bamford Reserve and 16% were using the open spaces of Williams Park.

⁸ Australian Bureau of Statistics 2017, Greater Sydney (GCCSA) Quick Stats, viewed 18 March 2019, <http://quickstats.censusdata.abs.gov.au/census/services/getproduct/census/2016/quickstat/1GSYD?opendocument>

⁹ Australian Bureau of Statistics 2017, Greater Sydney (GCCSA) Quick Stats, viewed 18 March 2019, <http://quickstats.censusdata.abs.gov.au/census/services/getproduct/census/2016/quickstat/1GSYD?opendocument>

¹⁰ Resource for Ageing Population Planning, Local Government NSW 2012



KEY

- Waverley LGA Boundary
- Study Area Boundary
- Bus Route
- Bicycle Routes / On street
- Bondi Junction Transport Interchange
- Residential Area
- Commercial / Shops
- Education
- Open Space
- Commercial Centre

Figure 2.2 Local Context

Most common activities,were:

- Both parks: -dog walking / exercise (34%)
-walking (28%).
- Hugh Bamford Reserve: -walking (42%)
-dog walking / exercise (38%)
- Williams Park: -walking (50%)
-sitting/ relaxing (26%).
- 72% of users stay at the parklands for up to one hour.
- Of users of the parklands, 18% visit Hugh Bamford Reserve daily or most days of the week.
- Of users of the parklands, 16% visit Williams Park daily or most days of the week.

2.4.1.2. On line survey

An online survey was open from April 11 to May 16, 2019. A total of 273 online responses were obtained (including 32 that were obtained from the Stage 1 'Have a Say Day' participants). The profile of respondents was skewed towards males and those who had lived in LGA for more that 10 years (Refer Figure 2.3 below.

As well as more targeted questions in relation to potential ideas for the parks, respondents were encouraged to provide more open ended feedback on issues that interested them. Some key findings are listed below for each of the reserves:

Hugh Bamford Reserve

- highly valued for views
- is a local treasure, hidden away
- like it as it is
- like having views but also enclosed feel to park
- could do with an upgrade to facilities generally
- hall needs a face lift.
- make toilets publicly accessible
- provide more opportunities for children's play such as hard court, low key play equipment
- ensure any access routes take into account current user groups such as Archery group

Sample Profile

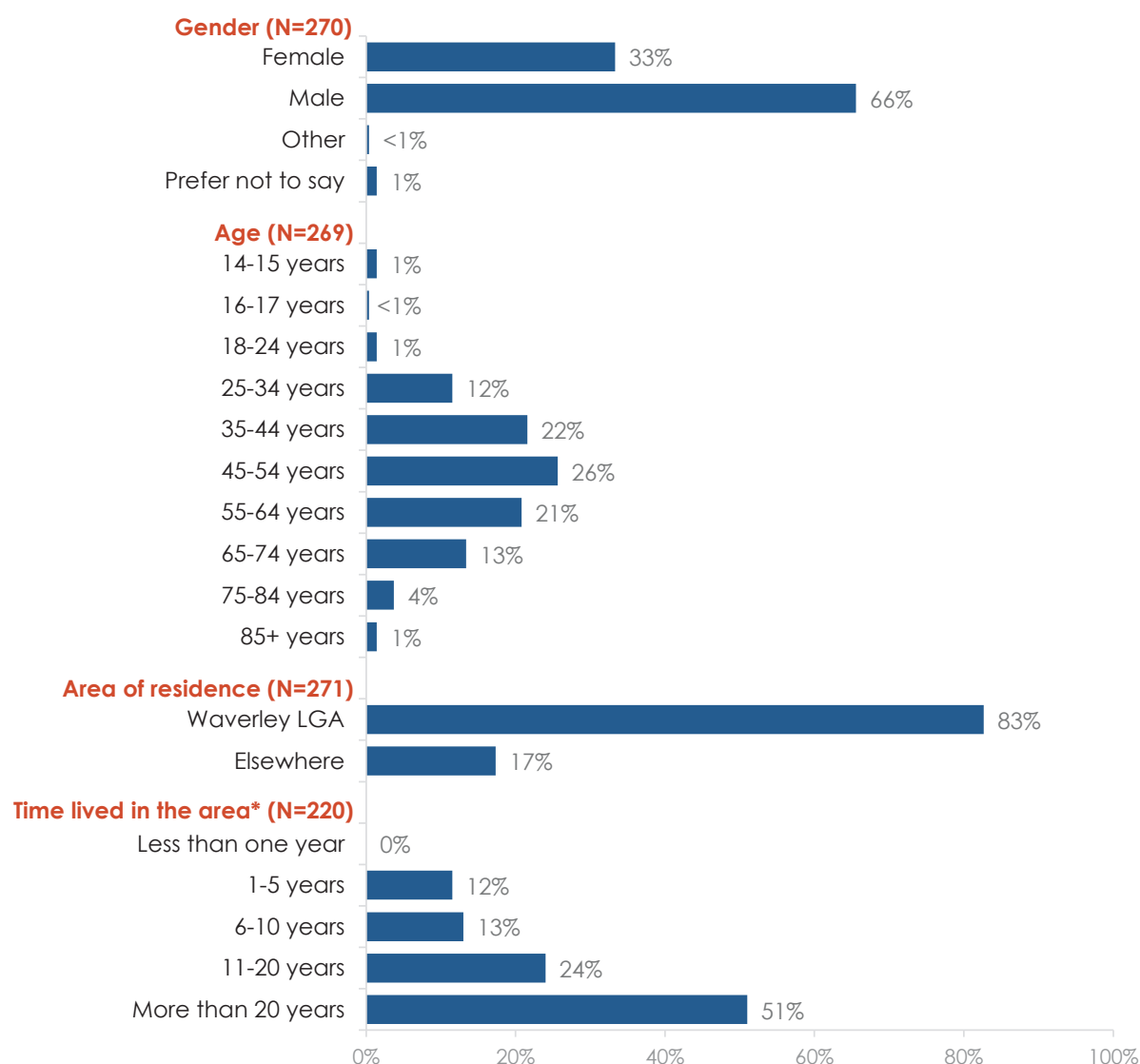


Figure 2.3 On line survey - respondent profile summary

Williams Park

- highly valued for views and natural character
- Golf Course valued by community for natural qualities and low key character
- The club (bar and bistro) is valued by the local community
- Is a local community hub away from the intensity of Bondi Beach
- People like the laid back “old school” character of the club
- Did not want to see club become too big or modern
- Most recognised that work needs to be done to the building
- Multi-purpose spaces used for martial arts, fitness and the like were highly valued
- A general perception that the golf course is under used
- Locals do walk on the course - informal coexistence that seems to work
- Others do not walk on the course due to perceived danger or do not know they can



Image: Have a Say Day at Hugh Bamford Reserve

Responses in relation to ideas raised in the online and drop in forums are also summarised:

Should Council explore wider community use of Williams Park ?

Supportive	Not supportive
48.6%	44.7%

Should Council explore continuation of the coast walk through the parks ?

Supportive	Not supportive
57%	40%

Should vegetation management including weed control be a high priority ?

Supportive	Not supportive
80%	17.5%

Can heritage be better celebrated and interpreted in the parks ?

Supportive	Not supportive
71%	27%

Broadly the responses indicate that local residents in particular are concerned about change. More specifically, how other uses or increased use of Williams Park might affect local amenity. At its core this response also reflects a strong valuing of the low key undeveloped nature of the parks, and the natural qualities and character they provide. A key example of this is a concern about structured pathways and the impact that these could have on the natural character of the parks, in particular Williams Park.



Planning Context

3

3. Planning Context

3.1. Ownership and Management

The Parks, Williams Park and Hugh Bamford Reserve comprise a mix of parcels of land including Community Land, Crown Land and parcels of road reserve formed by road closures. The Parks, known as Hugh Bamford Reserve and Williams Park with reserve number of No. 93444 were gazetted on 22nd August 1980 for the reserve trust purpose of “Public Recreation”. Council is the Trustee Manager for the Reserve Trust. The total park area is approximately 9.7 hectares. Williams Park being 7.3 hectares and High Bamford Reserve 2.4 hectares. Refer to Figure 3.1 for land ownership.

Hugh Bamford Reserve forms the northern precinct of the Trust lands separated from the southern precinct of Williams Park by the Bondi STP (owned and operated by Sydney Water).

This Plan of Management has been prepared in accordance with the Crown Lands Management Regulation 2018, Crown Lands Management Act 2016 and the Local Government Act 1993.

3.2. Crown reserve management

As indicated on Figure 3.1 the parks are predominantly Crown Reserve managed by Council. This plan seeks to address the requirements of Crown Lands management including the recent alignment of crown reserve management with community land categorisation under the Local Government Act.

3.2.1. Reservation or Dedication

Where Crown land is set aside for a public purpose, it can be either ‘reserved’ or ‘dedicated’, which makes it available only for a use that will deliver some public benefit or good, and unavailable for private uses. Reservations and dedications are generally all grouped under the name ‘Crown reserves’.

Crown land that has been dedicated as a Crown reserve is a more enduring form of reserve. Dedication can only be revoked with the agreement of both Houses of the NSW Parliament. On the other hand, where Crown land has been reserved, the Minister can decide to revoke that reservation without the matter being considered by Parliament. Parts of Crown reserves may be changed without affecting the remaining parts of the reserve.

Williams Park and Hugh Bamford Reserve are Crown Reserves.

3.2.2. Public Purpose

A Crown Lands Plan of Management will have close regard for the lands identified “public purpose”. The government notification or dedication of a reserve sets out the purposes for which that reserve may be used. Generally, a reserve’s use can only be consistent with or supporting the purposes stated in the reservation or dedication. However, the Crown Lands Regulation 2006 lists various additional purposes for which reserves can be used under temporary licences. Where

possible, multiple uses of reserves are encouraged, where those uses are consistent with the purpose of the reserve. Changes in circumstances or in a community’s needs may require a change in the way in which a reserve is used.

A change in the stated purpose of the reserve may need the existing reservation or dedication to be replaced with a new reservation or dedication. This process will usually require consultation with the local community. Discussions with the NSW Crown Lands should cover the appropriate means and scale of public consultation and whether land assessment will be needed.

Under the changes introduced by the 2005 amendments to the Crown Lands Act 1989, a reserve may be authorised to be used for a purpose which is additional to the purpose for which the land was reserved or dedicated, if the new purpose is generally compatible with the existing purpose, consistent with the principles of Crown land management and in the public interest.

Additional uses of Crown reserves can be authorised by a plan of management or by order of the Minister. In both cases, the Minister for Lands will consult with the reserve trust managing the reserve and with any other Minister who has an interest in the reserve. A reserve trust, or Crown Lands Act trust, is the legal body which enables the temporary ownership of reserved or dedicated Crown land so it can be managed by the trust on behalf of the public. A trust can only make decisions and take actions concerning the reserve in the interests of the reserve itself, and the public.

3.2.3. Reserve Trusts

A reserve trust is set up under the Crown Lands Act 1989 (the Act) to have responsibility for the care, control and management of a Crown reserve. While a reserve trust is a legal entity in its own right, it cannot operate without having someone appointed to manage its affairs. A reserve trust can be managed by an incorporated body, though this is usually a local council.

A reserve trust can now also be managed by more than one manager, with the different management responsibilities being determined on either a geographical or functional basis. This provides increased flexibility in establishing the most appropriate management structure for reserves, particularly where a number of different uses are located on the reserve. A reserve trust manager must not receive any personal benefit from fulfilling their role as manager or through their dealings with the trust property.

When a council or a corporation is appointed as manager, decisions regarding the operation of the reserve must be made in accordance with the rules which govern the council’s operations or the corporation’s own constitution, as applicable, as well as the Crown Lands Act 1989. As reserve trust manager, a council has all the functions of a council under the Local Government Act 1993 in relation to public reserves.



Figure 3.1 Land Ownership

Local councils as reserve trust managers can be authorised by the Minister for Lands to grant leases, licences and related easements over the Crown reserves they manage in certain circumstances (as defined by the Minister for Lands) without the need to obtain the Minister for Lands' consent.

In making the decision to grant this power, the Minister for Lands can take into account the council's performance in managing public land, and may request information on this performance from the Minister for Local Government. This authority does not apply to agreements longer than 21 years, which will still require the Minister for Lands' consent. The provision enables councils, where it is warranted and appropriate, to have similar levels of autonomy and accountability over Crown land as they have under the community land provisions of the Local Government Act 1993.

3.2.4. Management of Crown Land

Crown Land will be managed in accordance with the Principles of Crown Lands Management and the lands Gazetted Public Purpose.

Principles of Crown Lands Management

- (a) that environmental protection principles be observed in relation to the management and administration of Crown land,
- (b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible,
- (c) that public use and enjoyment of appropriate Crown land be encouraged,
- (d) that, where appropriate, multiple use of Crown land be encouraged,
- (e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- (f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

3.2.5. Leasing and Licencing on Crown Reserves

The primary existing use of Williams Park is as a golf course managed and maintained under a lease agreement with Bondi Golf & Diggers Club. The current leasing arrangement expired on 31 December 2018 and the Club is looking to renegotiate its lease arrangements with Council.

The Crown Lands Management Bill 2016 passed through the NSW Parliament on 9 November 2016. Once introduced into law, it will amend the current approvals process for leases and licenses on Crown reserves. All future leasing and licensing will be managed in accordance with legislation active at the time of submission.

The Crown Lands Policy for Food and Beverage Outlets on Crown Reserves 2004, outlines additional requirements that are also relevant to the operation of the Bondi Golf and Diggers Club.

The Crown Lands Act 1989 allows a reserve trust to grant a lease or licence to enable a filming project, whether or not this use is consistent with an adopted plan of management, or the purpose of the reserve. The proceeds from any leases or licenses on Crown reserves are received into Council's general fund and are directed back into the maintenance and upkeep of the park through the expenditure of operational budgets linked to the delivery of Council's annual Operational Plan.

3.2.6. Classification and Categorisation of Crown Lands

The document *Developing plans of management for community land Crown reserves - guidelines*, December 2018, identifies that Council managers of Crown Reserves must ensure there is a compliant Plan of Management for all Crown land that they manage as community land. This must be in place within three years of the commencement of Part 3 of the Crown Lands Management Act (that is, by 30 June 2021). This is to ensure that Crown land is lawfully used and occupied, which is an essential part of Council's role as the manager of Crown land.

Under the Crown Lands Management Act, Council managers must assign to all Crown land under their management one or more initial categories of community land referred to in Section 36 of the Local Government Act. The initial category must be assigned as soon as practicable after a council's appointment as a Crown land manager. It is important that the initial category aligns closely with the original gazetted reserve purpose, and this should be the over-arching consideration of a council manager when notifying the initial category.

The Local Government Act requires Plans of Management to identify:

- the category of land;
- objectives and outcomes for the land;
- the means by which Council proposes to achieve objectives and outcomes; and
- the way by which council proposes to assess its performance.

The nature and use of community land may not change without an adopted Plan of Management. A Plan of Management for community land must identify management categories for the open space. The Local Government Act sets out a framework for making decisions around categorisation:

Local Government Regulation 2005 - Guidelines for categorisation

Provide criteria for deciding which categorisations are most applicable to a piece of community land.

Local Government Act Amendment 1993

Identifies core objectives for categories. Objectives provide goals towards which management efforts are directed. A Plan of Management must identify how it is going to achieve these and any other objectives.

The guidelines for categorisation and core objectives for management are listed opposite for the categorisations applicable to Williams Park and Hugh Bamford Reserve.

Category	Guidelines for Categorisation	Core Objectives for Community Land Categories
Natural Area (Bushland)	<p>(1) Land that is categorised as a natural area should be further categorised as bushland under section 36 (5) of the Act if the land contains primarily native vegetation and that vegetation:</p> <p>(a) is the natural vegetation or a remainder of the natural vegetation of the land, or</p> <p>(b) although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegetation in the locality.</p> <p>(2) Such land includes:</p> <p>(a) bushland that is mostly undisturbed with a good mix of tree ages, and natural regeneration, where the understorey is comprised of native grasses and herbs or native shrubs, and that contains a range of habitats for native fauna (such as logs, shrubs, tree hollows and leaf litter), or</p> <p>(b) moderately disturbed bushland with some regeneration of trees and shrubs, where there may be a regrowth area with trees of even age, where native shrubs and grasses are present in the understorey even though there may be some weed invasion, or</p> <p>(c) highly disturbed bushland where the native understorey has been removed, where there may be significant weed invasion and where dead and dying trees are present, where there is no natural regeneration of trees or shrubs, but where the land is still capable of being rehabilitated.</p>	<p>The core objectives for management of community land categorised as bushland are:</p> <p>(a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and</p> <p>(b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and</p> <p>(c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and</p> <p>(d) to restore degraded bushland, and</p> <p>(e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and</p> <p>(f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and</p> <p>(g) to protect bushland as a natural stabiliser of the soil surface.</p>
Natural Area (Escarpment)	<p>Land that is categorised as a natural area should be further categorised as an escarpment under section 36 (5) of the Act if:</p> <p>(a) the land includes such features as a long cliff-like ridge or rock, and</p> <p>(b) the land includes significant or unusual geological, geomorphological or scenic qualities.</p>	<p>The core objectives for management of community land categorised as a Natural Area (Escarpment) are:</p> <p>a) to protect any important geological, geomorphological or scenic features of the escarpment, and</p> <p>(b) to facilitate safe community use and enjoyment of the escarpment.</p>
Sportground)	<p>Land should be categorised as a sportsground under section 36 (4) of the Act if the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games</p>	<p>The core objectives for management of community land categorised as a sportsground are:</p> <p>(a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and</p> <p>(b) to ensure that such activities are managed having regard to any adverse impact on nearby residences</p>
Park	<p>Land should be categorised as a park under section 36 (4) of the Act if the land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others</p>	<p>The core objectives for management of community land categorised as a park are:</p> <p>(a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and</p> <p>(b) to provide for passive recreational activities or pastimes and for the casual playing of games, and</p> <p>(c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.</p>

Category	Guidelines for Categorisation	Core Objectives for Community Land Categories
General Community Use	<p>Land should be categorised as general community use under section 36 (4) of the Act if the land:</p> <p>(a) may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and</p> <p>(b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under clauses 102–105 for categorisation as a natural area, a sportsground, a park or an area of cultural significance</p>	<p>The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:</p> <p>(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and</p> <p>(b) in relation to purposes for which a lease, licence 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 utilities)</p>
Area of Cultural Significance	<p>Land should be categorised as an area of cultural significance under section 36 (4) of the Act if the land is:</p> <p>(a) an area of Aboriginal significance, because the land:</p> <p>(i) has been declared an Aboriginal place under section 84 of the National Parks and Wildlife Act 1974, or</p> <p>(ii) whether or not in an undisturbed state, is significant to Aboriginal people in terms of their traditional or contemporary cultures, or</p> <p>(iii) is of significance or interest because of Aboriginal associations, or</p> <p>(iv) displays physical evidence of Aboriginal occupation (for example, items or artifacts such as stone tools, weapons, engraving sites, sacred trees, sharpening grooves or other deposits, and objects or materials that relate to the settlement of the land or place), or</p> <p>(v) is associated with Aboriginal stories, or</p> <p>(vi) contains heritage items dating after European settlement that help to explain the relationship between Aboriginal people and later settlers, or</p> <p>(b) an area of aesthetic significance, by virtue of:</p> <p>(i) having strong visual or sensory appeal or cohesion, or</p> <p>(ii) including a significant landmark, or</p> <p>(iii) having creative or technical qualities, such as architectural excellence, or</p> <p>(c) an area of archaeological significance, because the area contains:</p> <p>(i) evidence of past human activity (for example, below-ground features such as building foundations, occupation deposits, features or artifacts or above-ground features such as buildings, works, industrial structures, and relics, whether intact or ruined), or</p> <p>(ii) any other deposit, object or material that relates to the settlement of the land, or</p> <p>(d) an area of historical significance, because of the importance of an association or position of the land in the evolving pattern of Australian cultural history, or</p> <p>(e) an area of technical or research significance, because of the area's contribution to an understanding of Australia's cultural history or environment, or</p> <p>(f) an area of social significance, because of the area's association with Aboriginal life after 1788 or the area's association with a contemporary community for social, spiritual or other reasons</p>	<p>(1) The core objectives for management of community land categorised as an area of cultural significance are to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods.</p> <p>(2) Those conservation methods may include any or all of the following methods:</p> <p>(a) the continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance,</p> <p>(b) the restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material,</p> <p>(c) the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state,</p> <p>(d) the adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact),</p> <p>(e) the preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.</p> <p>(3) A reference in subsection (2) to land includes a reference to any buildings erected on the land.</p>

3.2.7. Plans of management and native title

As outlined in the document *Guidelines For Council Crown Land Managers* December 2016, Plans of Management for Crown reserves must be compliant with the statutory requirements prescribed by the both Crown Lands Management Act and Local Government Act. This includes a requirement for council crown land managers to obtain written advice from a qualified native title manager that any Plan of Management covers Crown Land that is not 'excluded land'.

Excluded land is defined in the Crown Lands Management Act (CLM) to include:

- a) Land subject to an approved determination of native title (as defined in the Native Title Act 1993 of the Commonwealth) that has determined that:
 - i. All native title rights and interests in relation to the land have been extinguished, or
 - ii. There are no native title rights and interests in relation to the land,
- b) Land where all native title rights and interests in relation to the land have been surrendered under an indigenous land use agreement (as defined in the Native Title Act 1993 of the Commonwealth) registered under that Act,
- c) An area of land to which section 24FA protection (as defined in the Native Title Act 1993 of the Commonwealth) applies,
- d) Land where all native title rights and interests in relation to the land have been compulsorily acquired,
- e) Land for which a native title certificate is in effect.

Section 8.7 of the CLM Act and the Native Title Manager Workbook (available from industry.nsw.gov.au/lands/what-we-do/our-work/native-title) clearly set out that written native title manager advice is required before a council Crown land manager does any of the following:

- a) Grants leases, licences, permits, forestry rights, easements or rights of way over the land
- b) Mortgages the land or allows it to be mortgaged
- c) Imposes, requires or agrees to covenants, conditions or other restrictions on use (or removes or releases, or agrees to remove or release, covenants, conditions, or other restrictions on use) in connection with dealings involving the land
- d) Approves (or submits for approval) a plan of management for the land that authorises or permits any of the kinds of dealings referred to in paragraph (a), (b) or (c). Accordingly, native title manager advice must be obtained prior to the approval (or submittal for approval) of a POM that allows a dealings in (a)–(c) and the execution of any lease, licence, permit, etc. that may be authorised under that plan.

3.3. Heritage Significance

As part of the Plan of Management a Heritage Review Study was undertaken by GML Heritage. Detailed findings of this study are provided in section 4.5, however the following Statement of Significance encapsulates the important heritage conservation values of the parks:

"Williams Park and Hugh Bamford Reserve are recreational and scenic public coastal clifftop landscapes of natural and cultural value, which include items of state and local heritage significance".

3.4. State Planning Context

The principal planning legislation in New South Wales is the *NSW Environmental Planning and Assessment Act 1979* (EP&A Act) that governs planning and development assessment. The Act requires a determining authority to have written consent from the legal owner of any affected land before granting consent for development. Development on Crown Land in Williams Park and Hugh Bamford Reserve and would require Crown Lands approval for any development application. The NSW Environmental Planning and Assessment Act 1979, regulations, state planning policies and the Waverley Local Environmental Plan 2012 apply to all development in Williams Park and Hugh Bamford Reserve. This legislation defines the process that any proposal must follow. When managing Williams Park and Hugh Bamford Reserve, Council must comply with all relevant laws that apply to the use of the community land. These include:

- State Environmental Planning Policy (Infrastructure) 2007: provides for development permitted without consent and exempt development on State land.
- State Environmental Planning Policy (Exempt and Complying Development Codes 2008): provides for development permitted without consent and exempt development of State land. Exempt development includes works such as compliant access ramps, play equipment, fences, bollards, paths, barbecues and signs.
- Coastal Management Act 2016 No 20: The objects of this Act are to manage the coastal environment of New South Wales in a manner consistent with the principles of ecologically sustainable development for the social, cultural and economic well-being of the people of the State.
- State Environment Planning Policy (Coastal Management) 2018: guides development in coastal areas, including land adjacent to beaches, estuaries, coastal lakes, coastal wetlands and littoral rainforests. Hugh Bamford and Williams Park falls within a Coastal Environment Area and Coastal Use Area (the Coastal Vulnerability Area has not been mapped at the time of drafting this Plan). The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including but not limited to the following management objectives: managing development in the coastal zone and protect the environmental assets of the coast, and establishing a framework for land use planning to guide decision-making in the coastal zone.

- State Environmental Planning Policy 19 – Bushland in Urban Areas: Williams Park and Hugh Bamford Reserve contain bushland covered by this Policy. In this Policy, ‘bushland’ means land on which there is vegetation that is either a remainder of the natural vegetation of the land or, if altered, is still representative of the structure and floristics of the natural vegetation. The plan of management should be consistent with the aims of this Policy.
- The Disability Discrimination Act (DDA) 1992: applies to existing premises, including heritage buildings, those under construction, and future premises. It extends beyond the building to include outdoor spaces in Williams Park and Hugh Bamford Reserve. This Act recognises the importance of providing equality, dignity and independence to people with a range of abilities. This Act means it is unlawful to discriminate against people with a disability in the provision of access to premises.
- The Companion Animals Act 1998: requires environmental initiatives by Councils to promote responsible animal ownership. Williams Park and Hugh Bamford Reserve are used by dog walkers.
- Local Government Act 1993: requires plans of management to be prepared for public land and reserves under the responsibility of local councils. It requires that Council-owned community land be ‘categorised’ according to the function desired by the community. Councils must manage this land in accordance with the ‘core objectives’ specified in the Act.
- Crown Lands Act 1989: requires plans of management to be prepared for all public reserves. As well as needing to consider relevant plans of management when undertaking a strategic land use planning process for a locality, these plans of management may be considered when assessing development or activities under the Environmental Planning and Assessment Act in relation to certain activities on or near Crown lands. The Crown Lands Act applies to all Crown land in the study area. The objects and principles of Crown land management are listed in Sections 10 and 11 of the Act and require that:
 - Environmental protection principles be observed in relation to the management and administration of Crown land;
 - The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible;
 - Public use and enjoyment of appropriate Crown land be encouraged;
 - Where appropriate, multiple use of Crown land be encouraged;
 - Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity; and
 - Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

3.5. Regional and Local Planning Context

3.5.1. Regional and Metropolitan Planning

The following regional and metropolitan plans are relevant to this Plan of Management.

The Sydney Regional Coastal Management Strategy 1998 aims to ensure that ecological integrity is maintained and when available, coastal zone resources are fairly and equitably used by the public and commercial interests alike, so that the long-term benefits derived by the community can be optimised. The Strategy also aims to maintain adequate and appropriate access to the coast, so that it is possible to enjoy a range of recreational opportunities.

The NSW Department of Planning and Environment sets out metropolitan plans that inform Waverley’s Local Environmental Plan and Council’s policy position by providing direction on matters including housing, jobs, affordable housing and open space. Relevant metropolitan plans include:

- Greater Sydney Region Plan: A Metropolis of Three Cities. Aims to re-balance growth and deliver its benefits more equally and equitably to residents across Greater Sydney. A Metropolis of Three Cities will transform land use and transport patterns, boosting Greater Sydney’s liveability, productivity and sustainability by spreading the benefits of growth to all its residents. Some of the objectives of the plan are to:
 - Objective 25. The coast and waterways are protected and healthier
 - Objective 27. Biodiversity is protected, urban bushland and remnant vegetation is enhanced.
 - Objective 28: Scenic and cultural landscapes are protected
 - Objective 31. Public open space is accessible, protected and enhanced
- Eastern City District Plan: provides the ‘district-level planning that connects local planning with the longer-term Greater Sydney Region Plan. Some relevant priorities include:
 - Planning Priority E18. Delivering high quality open space

3.5.2. Local Planning Context

The following local planning documents are of specific relevance to this Plan of Management.

The Waverley Local Environmental Plan (2012): Williams Park and Hugh Bamford Reserve are zoned RE1 Public Recreation. The northern lot adjoining Hugh Bamford Reserve is zoned E2 Environmental Conservation. The LEP contains a listing of environmental heritage referred to as Schedule 5. This includes Williams Park - North Bondi Golf Course which is identified as a Local Landscape Conservation Area. Refer to Figure 3.2.

The Local Environmental Plan makes provision for development of land within the coastal zone for the purpose of implementing the principles in the NSW Coastal Policy. The LEP outlines conditions of development consent within the coastal zone such as: providing and maintaining public access along the foreshore; suitability of the development in relation to the surrounding area and the natural scenic quality (including the location and bulk, scale, size); impact on the amenity including overshadowing and view loss; visual amenity and scenic qualities of the coast; and biodiversity and ecosystems.

Waverley Development Control Plan 2012: Williams Park and Hugh Bamford Reserve contain recognised habitat, habitat corridor and habitat buffer.

Draft Waverley Community Strategic Plan: is Council's overarching strategic plan. This guides Council in responding to change, challenges, and opportunities in a consistent, sustainable, and coordinated way. Several directions within this plan apply to Williams Park and Hugh Bamford Reserve including *Recreation and Open space*:

- 3.1. Improve health and quality of life through a range of recreational opportunities and quality open spaces
- 3.2. Expand the network of parks and open spaces, sporting and recreational facilities

The Waverley Coastal Risk Management Policy 2012: the geotechnical risk map applies to Williams Park and Hugh Bamford Reserve.

Other Council Policies and Guidelines recognised in planning and management of Hugh Bamford and Williams Park include:

- The Access and Mobility Policy 2011–2015
- Waverley Coastal Risk Management Policy 2012
- Waverley Council Recreation Needs Study 2008
- Waverley Public Domain Technical Manual



Figure 3.2 Excerpt from the Waverley LEP 2012 Heritage Map



Site Analysis

4

4. Site Analysis

The following chapter brings together information gathered from site investigations and specialist reports. To coordinate information and ensure important aspects are adequately addressed, the chapters have been organised into major themes:

- Design and Setting;
- Getting to and Around the Park;
- Playing and Relaxing;
- Enhancing the Environment;
- Community, History and Culture; and
- Management and Maintenance

4.1. Design and Setting

This section provides an analysis of the site's visual and physical characteristics. Such characteristics are considered to be defined by the design of spaces and buildings, planting types and design, and the types of materials used. People's experience of the place is also considered. Consequently, safety and community values, views and landscape setting are also considered to characterise a site.

4.1.1. The Setting

The suburb of North Bondi is characterised by its coastal location and elevation. The well established low to medium density suburb is bounded by Ramsgate Ave, Mitchell St, Muriverie Rd, Military Rd, Bondi Golf Course and the Pacific Ocean. At the north end of Campbell Parade, the North Bondi Beach bus terminus and associated strip of local shops and cafes is less than 500m to the south of Williams Park. Refer to Figure 2.2 for local context.

The western boundary of both Williams Park and Hugh Bamford Reserve adjacent Military Road varies from low grassed embankments to steeply vegetated slopes which limit clear views into the open spaces. The north and south boundaries are fringed by detached residential properties. The eastern edges are flanked by the coastal cliff edge which rises up to 40m above the Pacific Ocean. In Hugh Bamford Reserve this edge is typified by a mix of remnant vegetation, regeneration planting and weeds. To Williams Park the edge is more open with predominantly mown grass up to the cliff edge and only small patches of low remnant vegetation, weeds or rocky outcrops.

The open space within both parks is characterised by extensive areas of maintained grassland.

The elevation of both spaces provide spectacular views of the ocean, southern coast line, Bondi Beach and Sydney CBD. The key interruption to these views is the Bondi STP Buildings which also physically separate the parks.

4.1.2. Landscape Character

The unique topography and size of the parks generate a series of zones with distinct landscape characters. These zones support certain types of recreational uses. Consideration of these characters in planning and design is essential in reducing conflicts between use and users.

The parks are separated physically by the Bondi STP facility, which acts as a margin between their varied characters. Hugh Bamford Reserve is largely a level open grass area bordered by steep embankments or vegetated areas creating a sense of enclosure. Williams Park is an undulating and expansive open grassed space exposed to the weather and providing expansive panoramic views.

Within these two broad characters several sub zones can also be identified. These areas are generally well defined by topography and site elements, such as planting and fences. The areas suit particular uses such as organised sports, relaxing, walking, dog walking, or informal ball games and exercising. Figure 4.1 defines six landscape character areas: the Coastal Cliff Edge, Park, Embankment/Slopes, Bushland Edge, Golf Course and the Club Building Precinct. These areas are further defined below:

Coastal Cliff Edge

The Coastal Cliff Edge lies along the eastern boundary of both Hugh Bamford Reserve and Williams Park. These areas are semi-accessible with fences and /or gated access in Hugh Bamford Reserve, while the zone in Williams Park is easily accessible. The cliff edge in Hugh Bamford is adjacent a vegetated area, which varies in quality from good remnant vegetation to heavily weed impacted and poor quality vegetation. Through Williams Park the zone varies from mown grass, rocky outcrops, remnants of historic quarrying activities, flat rock areas with historic carvings to remnant vegetated areas and weedy areas.

The zone provides views up and down the coastline, to the cliff faces, wave cut rock platform at the base of the cliffs and to the remnant of the basalt vein at the cliff base which once ran through the park.

Park

Park comprises the filled level area at the top of the access road / ramp from Military Road. This area provides for passive recreation, parking and a half playing field area used by a wide range of community groups. Panoramic views are available from the park to the City CBD, Harbour bridge, southern coastline and across the Waverley LGA. Sub-areas of the park include:

- Upper Park: passive open grassed area which includes a small amphitheatre and viewing node, carpark, and community hall
- Active Park: level playing field area, fenced or barrier on 3 sides, partial views across the LGA and to the coastal headlands south of Bondi.



Figure 4.1 Design and Setting - Existing Conditions

Embankment / Slopes

The south and western embankments of the parks are steeply sloped. The slopes are heavily vegetated by woody weeds, native vegetation and trees. There is limited public access, with an existing gate in the aris / steel mesh style fencing located in the fenceline adjacent the Community Hall in Hugh Bamford Reserve, and several informal track accesses through the Williams Park edge to Military Road.

Bushland edge

The Bushland Edge is an area of predominantly remnant vegetation which is listed under SEPP19 - Bushland in Urban Areas. This area can be accessed from Wentworth Street via a grassed lane which opens out into a small enclosed grassed space to the rear of residential properties. The remnant vegetation is separated from this area by a fence which is in poor condition. Public access to this area is problematic, does not serve a recreational purpose, and should be reviewed.

Golf course

An undulating open grassed landscape with dramatic ocean views and views to southern headlands. The area integrates the natural sandstone cliffs with the modified grasslands beyond. To the periphery of the golf course on the north, west and southern boundaries, modified levels and in places a steep inaccessible embankment, limit views from Military Road into the parkland. Mixed vegetation including shrubs, trees and weed encroachment typifies the road edge.

Club building precinct

Site of the original 1930s club building in the south west corner of Williams Park adjoining Military Road. The precinct includes the Golf and Diggers Club building, remnant Sandstone Clubhouse (currently used for storage) and associated facilities, and landscaped garden areas including stone block retaining walls.

4.1.3. Views

The elevated topography of the study area enables spectacular views over Bondi Beach, the coastal headlands, the Pacific Ocean and Sydney CBD and Harbour. There are a variety of vantage points which provide varied visual experiences from very natural coastal views to strongly cultural views over a dense town scape. The major views moving from north to south are described following and are indicated on Figure 4.2 opposite.

Arriving at the top of the stairs near the Hugh Bamford Community Hall and from the Wentworth Street edge of the park, a framed view toward the Sydney CBD and 180 degree views over the reserve and south are available. There is a structured viewing space south of the Community Hall in Hugh Bamford Reserve which captures the view south towards Bondi Beach and provides glimpses of Williams Park.

There are various vantage points within Williams Park providing spectacular views of the coastal cliffs and across the golf course to Bondi Beach and beyond. The most notable of these is from the rock above the raised Golf Tee (number 5) which provides 360 degree views, and at the north eastern boundary of the golf course, above hole number 5.



Coastal cliff edge



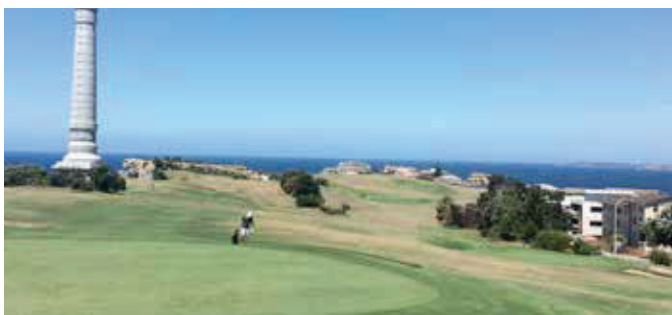
Park



Embankment



Bushland



Golf course



Club building precinct

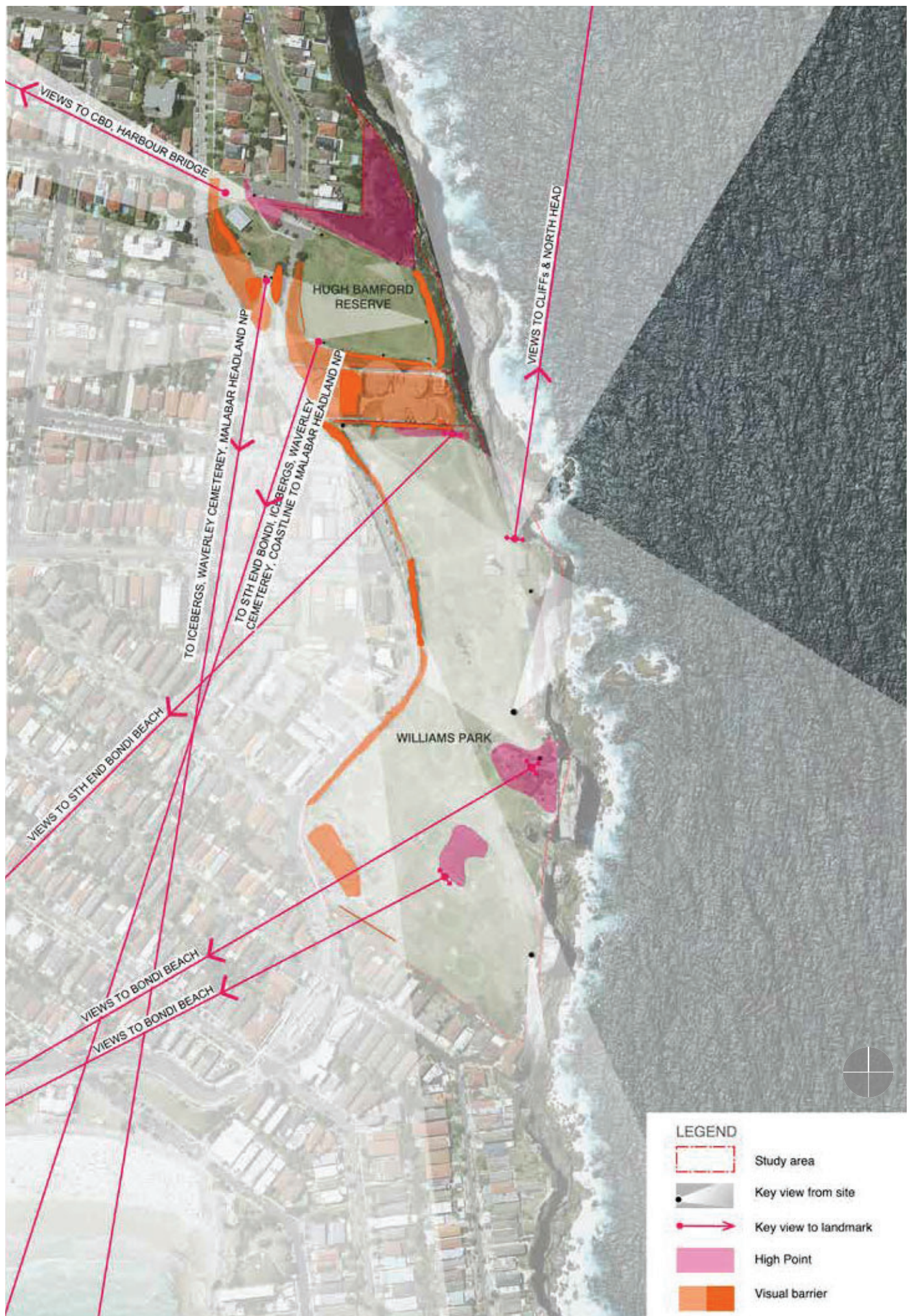


Figure 4.2 Design and Setting - Key views from the site

The view from the Golf Club House dining area also provides very attractive views towards Bondi Beach.

Views to the parks are also significant considerations in park planning and management. Figure 4.3 on the opposite page outlines key views to the site. The elevation and distinctive form of the Sewer Vent Stack provides a distinctive landmark from a number of locations. Local views and vistas into the parks include:

- along Blair Street from the intersection of Gould Street;
- Wallis Parade; and
- Campbell Parade near the intersection of Brighton Boulevard (glimpses of the golf course and club building).

The study area is also visible from other key landmarks in the LGA including:

- Bondi Beach, Notts Avenue;
- Marks Park/Mackenzie's Point;
- Bronte/Calga Place;
- Waverley Cemetery/Coastal Walk; and
- Ocean Street/ Clovelly Bowling Club.

4.1.4. Parks and Planting Design

Both Williams Park and Hugh Bamford Reserve are predominantly modified landscapes typified by large areas of maintained grassland. Both contain areas of remnant vegetation predominantly along the cliff top edge. The condition of the areas of remnant vegetation varies from good to very poor.

There has not been major planting undertaken in the parks in recent times although bush care activities are carried out through the Hugh Bamford Reserve area. Council landscape plans for Hugh Bamford Reserve from 1990 and 1995 proposed cultural tree plantings of a mix of exotic and native species. These plans appear to have never been fully implemented.

The steep embankments from Military Road up to the level grassed areas of Hugh Bamford Reserve contain a small area of remnant vegetation with the remainder planted species and / or woody weeds. As noted above the volunteer Bushcare group and Council employed professional bushcare workers carry out revegetation works in these areas.

There are some larger canopy trees present at the top of the embankment adjacent to the Community Hall. The level open space areas consist of mown grass.

The embankment above the Bondi STP adjoining Hugh Bamford Reserve has been determined as unstable with slumping issues going back to 2012. Interim stabilisation measures were installed in 2013 but it is necessary for a long term solution to be implemented to protect the adjoining sewer infrastructure. Sydney Water have previously prepared options for Council approval for the works and are currently re-reviewing options to determine the best way forward. The embankment will require revegetation after any stabilisation works are implemented.

The Williams Park golf course area contains zones of planted vegetation around the club house terraces, maintenance shed and Sewer Vent Stack. These include a mix of native and exotic shrub species. Some of the shrub planting around the club house has been formally hedged. Other areas are overgrown including to the front of the old club house building.

The boundary along Military Road has been planted with a mix of native and exotic shrub and tree species. The quality and condition of planting varies and there is weed encroachment including golf course grasses.

4.1.5. Built Form

The Community Hall in Hugh Bamford is a single-storey brick building located in the north west corner of the reserve below Wentworth Street. The building includes a timber floored hall with capacity for 100 people, change rooms with toilets, shower, kitchen facilities, and storage room for trestle tables and chairs. The building was designed and built in the 1950s by Waverley Council. The building is set into the surrounding topography with a stone retaining wall to the north and eastern facades.

Plans for the Bondi Golf Club house building were first made in 1935 with the shell of the original club building still standing today in the south western corner of the course. The adjoining Golf and Diggers Club building was built in the 1960s. The Club is a two-storey brick and concrete structure with a service area and some parking located beneath the building. The building is leased by Council to the golf club and there are multiple users which utilise the facilities and fitness rooms. The Club building is excavated into the natural topography on the eastern and northern edges. The building is in a state of disrepair and is at the end of its safe and useful life.

A single storey, green corrugated iron maintenance shed for the golf course is located to the east of the Sewer Vent Stack. The shed is surrounded by a landscaped shrub garden.

The heritage listed sewer vent stack originally from the 1880s and then rebuilt in the early 1900s is visible across the site and from adjoining areas. The structure is surrounded by cyclone fencing with a barbed wire top course. Just south of the stack is associated infrastructure including a painted brick generator shed, ventilation chimneys and series of concrete hatches to access the underground treatment plant. The concrete surface of the hatches has been painted green.

4.1.6. Urban Furnishing/Materials and Finishes

Hugh Bamford Reserve has a range of park furnishings including seating, rubbish bins, bollards, and vehicle access gates to serve recreational use and access.

The primary paving material throughout the reserve is concrete. Retaining walls are generally constructed from natural sandstone blocks. Fencing and balustrade types vary through the reserve including: arris rail fencing; arris rail fencing with chain mesh infill; steel post and chain mesh fence; and galvanised steel balustrades.

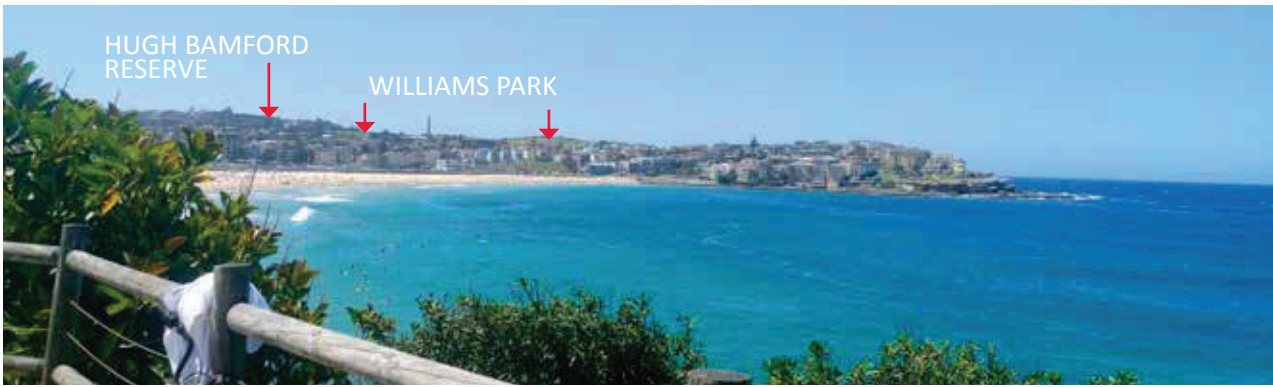


Image: View from Notts Avenue, to the south of Icebergs (1)

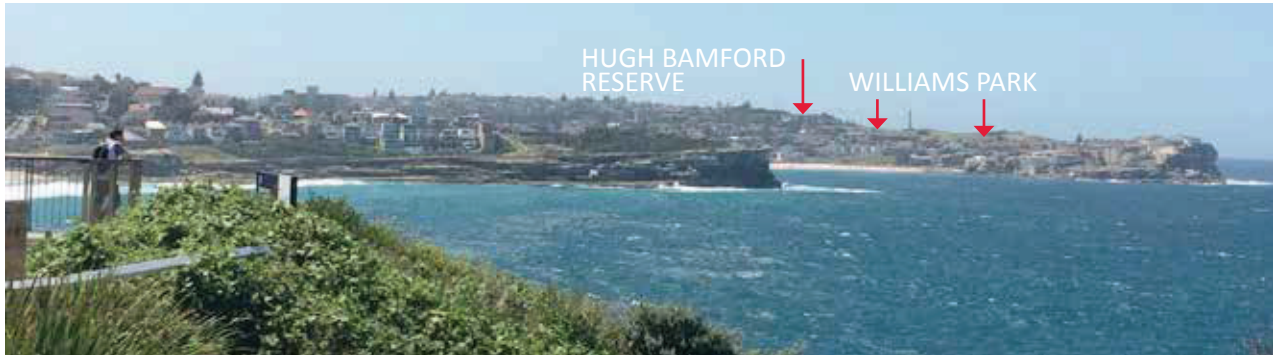


Image: View from path above Clovelly Bowling & Recreation Club (4)



Figure 4.3 Design and Setting - Views to Study Area



Image: View from Marks Park, Tamarama (2)



Image: View from Waverley Cemetery (3)

The perimeter chain mesh fencing to the remnant vegetation and the cliff edge is in poor condition. Council have plans in place to replace this section of fence.

There are minimal park furnishings in Williams Park reflecting its informal role for general public use and ongoing management by the Golf Club lessees. There are varying types of retaining walls across the Golf Course site including sandstone walls of different styles and quality, dry-stone basalt walling and concrete walls. The limited pathways vary in material including asphalt, concrete and stone flag paving.

The original stone flag paving around the old club house is in poor condition with missing stones and an uneven surface. There are sections of chain mesh fencing along the western boundary of the golf course and to the east of the club house which act as ball stop safety fences. These fences are in generally poor condition.

4.1.7. Lighting

There is sports lighting to the playing field in Hugh Bamford Reserve. This includes one lighting mast with a second set of lights positioned on the Emergency Communications Tower, this infrastructure only lights a part of the field limiting the useful area of the field at night. There is no other external lighting provided in the reserve carpark, around the community hall or to the access road.

The steps (the 'rock-cut stairway') down to Military Road are not lit and only receive limited light spill from street lights due to the step orientation and overhanging tree canopy. Council plans for the carpark upgrade do not currently include lighting.

Signage indicates that the Hugh Bamford Carpark is shut at 9:30pm. However when the field is booked for training the road access remains open with field lights programed by Council staff.

The golf course in Williams Park is not lit. There is limited external lighting in the vicinity of the club house building.

4.1.8. Safety

The *Intercept Survey 2019* suggested that most people felt safe in the parks. Although not promoted as publicly accessible, there is daily use of the Golf Course area in Williams Park for walking, and some community members and golfers believe that this is an acceptable co-existence. Walkers and golfers can access freely the steep cliff edges and despite the inherent danger.

4.1.9. Community Values

Community values of the reserves were canvassed in the consultation program for the Plan of Management. This is detailed in the *Williams Park and Hugh Bamford Reserve Community Engagement Report* prepared by Micromex in May 2019. The key consultation activities were outlined in section 2.4 of the plan.

Those engagement activities along with liaison with Council officers and elected Councillors enabled an understanding of the key community values of the parks. These are listed below:

Natural

The parks have a strongly natural character integrating dramatic natural features with parkland landscape.

Casual

The parks are largely undeveloped and have a low key casual character.

Refuge and respite

The parks provide a peaceful retreat from the intensity of Bondi Beach.

Local

The parks have a local character and exemplify the qualities that locals value about "old school" Bondi. In addition the facilities including Hugh Bamford Reserve and the multi-purpose spaces to the Club are very popular.

4.1.10. Major Issues - design and setting

- i. The natural qualities and low key local character of the parks are highly valued by the community. Any park improvements should have regard for these unique characteristics.
- ii. The parks provide key viewing points to the natural coastline and across the harbour and Bondi. Any park improvements or new facilities have regard for views.
- iii. There is limited lighting to access paths for night sports use of Hugh Bamford Reserve.
- iv. The lighting of the playing field currently limits the useful area of the field at night.
- v. The Golf and Diggers Club building is dated, requires major maintenance works, and needs to be significantly or most likely replaced.
- vi. There is no public access to toilet amenities in Hugh Bamford Reserve unless the hall is booked.
- vii. There is a lack of shade in the parks
- viii. Weedy infested areas, poorly maintained vegetation detract from the landscape setting and natural character.



Image: natural qualities are highly valued by the community



Image: Golf Club building is dated and requires major remediation



Image: Limited shade is available in the parks



Image: Weed encroachment is a major influence on landscape character

4.2. Getting to and around the Park

This section looks at the various modes of movement to and from the park; entry and exit points; and wayfinding and circulation in and around the park. Refer to Figure 4.2 for the location of entries and other access issues.

4.2.1. Getting to the Park

The pedestrian access points to Hugh Bamford Reserve include:

- the low key stairway access from Military Road;
- the access road ramp from Military Road; and
- from the Wentworth Street interface in the north.

Williams Park access points include:

- the informal entry from the verge near the Sewerage Treatment boundary (which links to an informal track across the golf course);
- the asphalt service access road; and
- several entry points either side of the Golf and Diggers Club building at the south end of the park.

Entrances range from formal signposted accessways to informal tracks and can include steps, step-free access, kerb ramps, sloping concrete paths, informal dirt and grass tracks, and shared vehicle accessways. Existing entrances with steps are not deemed compliant with current National Building Code and Australian Standards (lack of tactile warning markers, step nosings and handrail dimension compliance).

There are some car-share pods in the North Bondi area, as an alternative to travelling by bus, private vehicle, or walking. A carshare space is located adjacent Williams Park, opposite the junction with Blair Street. The Randwick Waverley Community Transport (RWCT) service also provides transport services for the frail, aged, people with disabilities and the transport disadvantaged. Presently RWCT owns and operates seven vehicles and provides around 55,000 trips per year.

Walking

The Coastal Walk continues south through North Bondi by deviating away from the coastline along Military Road. The route continues adjacent to Williams Park and Hugh Bamford Reserve, connecting to the north end of the Bondi Beach promenade, and linking to the south via the Campbell Parade footpath as identified on Council's *Walking in Waverley & Woollahra* map and information brochure.

Public Transport

Waverley is serviced by a comprehensive and well used public transport system with regular trains to Bondi Junction and numerous bus routes connecting the locality to the City, Bondi Junction, Dover Heights, and Bronte. Bondi Junction is on the Eastern Suburbs and Illawarra train line operated by CityRail. Frequent suburban train services operate to and from Bondi Junction Bus and Rail Interchange.

Sydney Buses currently run a number of regular bus services from Bondi Junction to North Bondi with three routes passing adjacent to the study area along Military Road.

Routes 379, 323 and 380 provide access to the Williams Park / golf course with Routes 323 and 380 continuing on Military Road past Hugh Bamford Reserve. Another three services, Routes 333, 379 and 323, commence and terminate at the bus stand on Campbell Parade to the south of Williams Park/ golf course. Bus stops for services heading toward Bondi Beach are not served by a single connecting footpath on the Williams Park verge and there is no provision of pedestrian ramps for crossing the road.

Cars and Parking

The Hugh Bamford Reserve carpark provides 15 spaces. This carpark is closed each evening at 9:30pm or when booking users finish use of the field and Community Hall. Current council plans to upgrade the carpark allow for the provision of one additional bay for 16 spaces in total (including one marked accessible bay).

Parking is also possible along the access ramp to the carpark. There is a parking area beneath the Golf and Diggers club building in Williams Park providing 11 spaces. There is on street parking both sides of Military Road and adjoining local streets with varied time restrictions.

There are currently no taxi ranks servicing North Bondi.

Bike Routes

The *Waverley Bike Plan 2013* identifies the section of Military Road adjacent the study area as part of the Coastal Cycleway recreation route that runs along the coastline to connect Sydney Harbour to Botany Bay. This route is designated as a mixed-traffic cycle path. This bike route also connects mixed-traffic cycle routes on Blair Street and Campbell Parade.

It is possible to access Hugh Bamford Reserve by bicycle via Military Road and the access road to the carpark and or via Wentworth Street on the north side of the park. Both entrances are gated and locked at sunset with no provision for cyclist access around the gate on the Military Road entry/exit.

Current Council proposals to upgrade the Hugh Bamford carpark indicate that the gate on the footpath from Wentworth Street would be replaced with removable bollards.

There is currently no provision for cycle parking in either Hugh Bamford Reserve or in Williams Park near the Golf and Diggers Club building.

4.2.2. Getting around the Reserve / Park

The *Intercept Survey* revealed that a high proportion of people did not have difficulty getting around the area. However commonly cited impediments include the steep gradient on the vehicular access up to Hugh Bamford ramp, no connecting footpaths to facilities, and minimal directional signage on Military Road to announce park entrances and location.

Walking

Within Hugh Bamford there is one formal pathway leading from Wentworth Street to the carpark up to the access road.



The steps in the north west corner of the reserve from Military Road are connected to Wentworth Street by a separate concrete pathway. In addition there is a paved pathway around the east, north and west sides of the Community Hall, but no connecting paths to park entries and or the carpark. Access to the amphitheatre, viewing area and around the playing field is informal across grassed areas. Pedestrians can walk up the vehicular road, but this can be hazardous at times with service vehicles manoeuvring into the Bondi STP, and vehicles accessing the Hugh Bamford carpark.

Within Williams Park there are formal path routes either side of the club building from Military Road. Access across the golf course is informal with some routes more evident through wearing of the grass. There is a small section of concrete pathway on the north side of the raised tee at hole number 5.

Formal path materials around the club building vary from asphalt, concrete, to sandstone flagging.

Universal Access

Universal Access in the built environment takes into account the needs of people of all ages and abilities so that each visitor has equitable access.¹¹ As part of the development of the Plan of Management an on site review of existing access arrangements was undertaken. This review revealed that most of the entries and access points into the parks do not comply with standards such as the *National Construction Code 2016* and *Australian Standards 1428 Design for Access and Mobility (2009)*. Furthermore, the condition of existing paths and stairs is often poor with cracked and uneven surfaces.

Some of the facilities provided within Hugh Bamford Reserve are not accessible from a formalised path and do not cater for those with mobility impairments. These facilities include the community hall, seats and viewing areas.

Public access to the golf course is not permitted without authority. However apart from signage there are no physical barriers preventing informal access and the course is regularly traversed by local walkers. There are no formal paths within the golf course, with the exception of a section of concrete path at the base of the raised tee (number 5). Stairway access into Williams Park does not comply with standards and there are no connecting formal paths to points of interest or facilities. Access to all areas of the Club house and surrounds do not cater for people with mobility impairments. Steps and paths are in varying materials and condition and do not meet current standards.

Vehicle Access in the Park

The primary service vehicle access to Williams Park is located off Military Road at the junction of Blair Street. This access also provides for large vehicle access to the rear of the Bondi STP for maintenance operations.

Service vehicle access to Hugh Bamford Reserve is located within the carpark at the top of the access road from Military Road. A secondary vehicle access point is located on Wentworth Street.

The following vehicles typically access Hugh Bamford Reserve:

- garbage trucks, to empty garbage bins from the bin collection area;
- parks maintenance vehicles, to deliver supplies such as mulch and remove green waste, sportsfield grass maintenance;
- service vehicles, to maintain existing building assets such as the community hall;
- emergency vehicles; and
- helicopter, in the case of medical emergency.

Signage and Wayfinding

Both Williams Park and Hugh Bamford Reserve have painted timber park name signs located within the verges adjacent the open spaces.

Hugh Bamford Reserve has small park information signs positioned on posts at either end of the concrete footpath on the west side of the reserve which include an aerial plan and information on the off leash dog area and dog prohibited areas. In addition, there are several stand-alone compliance signs detailing dog compliance and no camping. There is no park signage on Military Road to indicate access to Hugh Bamford or announce the presence of the reserve.

Signage in Williams Park is limited to compliance signage with to regards authorised access into the park. There is also currently a range of advertising signage and banners displayed by the Golf Club and its sub-lessees in various locations along the Military Road boundary.

There is a plaque commemorating the re-engraving of the Aboriginal rock engravings by Waverley Council adjacent to the engravings. On the sewer vent stack a plaque commemorates the erection of the stack by the Metropolitan Board of Water Supply and Sewerage. Other signage within the golf course relates to the operation and use of the golf course, for example tee numbers.

Cliff Edge Access

The cliff edge in Williams Park is unfenced. While there is no formal pathway along the edge, visitors are often seen walking and dog walking in the area. The cliff edge varies from mown grass on fill, rock slabs, rocky outcrops and some remnant vegetation with varying degrees of erosion to the edges.

Public access to the cliff edge adjacent Hugh Bamford Reserve playing field is limited. The edge is fenced off and there is a buffer zone of vegetation. There has been ad-hoc access into the bushland vegetated area to the north of the half playing field, by people and dogs as well as for illegal camping.

The 2010 Coastal Risks Hazards Vulnerability Study identified the cliff edge as a risk to people and recommended that signs warning of cliff face instability were installed at a minimum and preferably fencing installed.¹²

¹¹ The Australian Institute of Architects, 2008, Universal Access Policy

¹² Worley Parsons EcoNomics, December 2011, Waverley Coastal Risks and Hazards Vulnerability Study

Major Issues - getting around the park

- i. There is no marked provision for an accessible parking space in Hugh Bamford Reserve.
- ii. There is no existing provision for compliant access to the Community Hall or into the hall (however this is incorporated in current Council works plans)
- iii. Pathways do not connect to facilities.
- iv. Existing stairs and handrails are not compliant with current standards.
- v. Access to facilities including toilets in Hugh Bamford Reserve is only permitted if the hall is booked - there is no general public access.
- vi. Pedestrian access into to the parks is limited. There is no provision for pedestrians on the access road ramp to Hugh Bamford Reserve.
- vii. There is limited way finding signage and or references to the coastal walking route on existing park signage.
- viii. There is limited interpretative signage for either the natural and cultural heritage items or views within either the park or reserve.
- ix. Access to the cliff edge within the golf course is un-restricted with a lack of warning signage.



Image: Existing stairs are not compliant

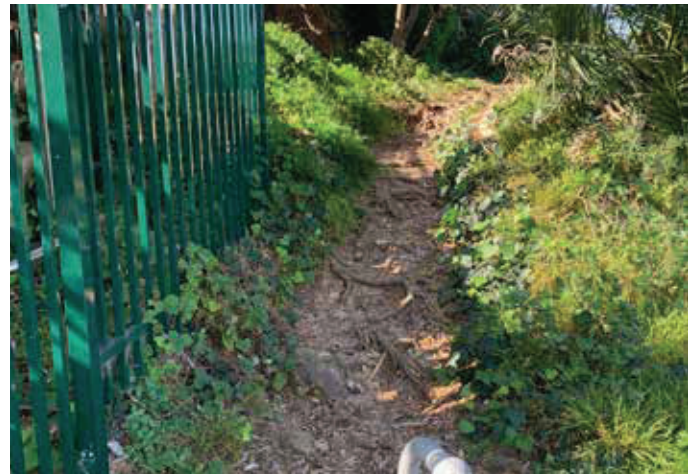


Image: Some access points into park are simple 'goat tracks'



Image: There is limited wayfinding signage



Image: Access to the cliff edge is un-restricted

4.3. Playing and Relaxing

Hugh Bamford Reserve is a well used parkland and supports a wide range of active and passive recreational activities including sports training, archery, exercising, walking, jogging, viewing, dog walking and relaxing. The predominant use of Williams Park is for golf although there is informal use by walkers, dog walkers and by visitors to view the aboriginal carvings and panoramic views. Refer to Figure 4.3 for the location of current recreational facilities and park uses.

4.3.1. Recreation Facilities

Hugh Bamford Reserve Hall

- situated in the north west corner of the reserve
- timber floored hall (20m x 9m) with capacity for 100 people, change rooms with toilets, shower, kitchen facilities, and a storage room for trestle tables and chairs
- accessed via steps from Military Road or via the driveway and carpark.
- no direct path link from either access and there is a step to enter into the building which is not compliant with the Disability Discrimination Act (DDA).
- can be booked Monday to Friday 8am to 9pm, Saturday and Sunday 8am to 5pm.
- suitable for multisport activities, low impact exercise classes and children's birthday parties.

Hugh Bamford Reserve:

- half size playing field with flood lighting for night training
- amphitheatre and viewing space

Williams Park :

- Club building leased to Bondi Golf and Diggers Club Ltd
- golf course leased to Bondi Golf and Diggers Club Ltd

The Golf Club and Course lease states the purpose of the lease is for: *The playing of golf on the golf course and the social and recreational gatherings of Club members, guests and visitors in the Clubhouse and for no other purpose. (Council - Lease)*

4.3.2. Recreation Activities

The *intercept surveys* and *have a say day* indicated the following in relation to existing park use:

Walking

Walking is one of the most popular activities in the parks. This mainly comprises informal walking over grass through Hugh Bamford Reserve or through the Golf Course in Williams Park.

Dog Walking

Dog walking is a very popular activity. Hugh Bamford Reserve has a designated off-leash area to the south east of the Community Hall.

Exercising

Hugh Bamford Reserve is a popular destination for exercise and fitness. Visitors typically exercise in the morning. Waverley Council sets guidelines for commercial fitness operators and manages commercial training permits. Councils policy sets the limit for groups in Hugh Bamford Reserve at 18.

Organised Recreation

Hugh Bamford's level grassed area is often used as an informal kick-about area in addition to a training space for organised ball sports, rugby and archery. The field must be booked for formal sports and recreation use. The field is booked for approximately 20 hours per week in winter and only 4 to 7 hours a week in summer. The Community Hall is booked for a variety of activities including dance groups, and health and fitness classes all catering for a range of age groups.

Golf Course use

The Bondi Golf Course is an established and well known and loved presence in North Bondi. Its low key character and level of activity is valued by local residents as contributing to an attractive ambience and character.

However statistics indicate that the North Bondi Golf Course is under used in relative terms. Figures onwards from 2014 indicate that there have been between 10,000 - 12,000 starts during the last five years per annum. Generally public nine hole courses are expected to average 30,000 starts on the basis of the report commissioned by Council by Fair Play in 2016 which noted the following benchmarks:

- 20,000 starts per annum (poorly performing)
- 35,000 starts per annum (very well performing)

Waverley Council is under pressure for open space areas for both organised recreation and informal recreation as reinforced by Councils *Recreational Strategy 2019* in progress at time of writing of this plan. Williams Park is one of the larger open spaces managed by Council, and Council is obligated to consider how it can best meet the needs of the local and district community. This plan must consider how Williams Park can best meet the needs of Council and the community working within the constraints of the site's natural and cultural values.

In addition to ensuring that the open space offers a sustainable range of recreational benefits, there are a number of environmental objectives that should be pursued within Williams Park. The eastern edge of Williams Park is a zone of environmental sensitivity encompassing the cliff edge of varied stability, Aboriginal and European heritage sites, and pockets of coastal heathland. It would be desirable to consolidate this zone to make it more viable and resilient.

Finally as with all urban golf links, there are potential safety issues not just with public walkers through the course, but to cars and properties along the Military Road edge. A significant amount per annum has been paid out in damages since 2010 by the club for balls leaving the course area. The *Well Played report 2016* says the arrangement of the course should be reviewed with potential for it to be played clock-wise rather than anti clockwise in addition to other potential refinements that could aid safety.



Figure 4.5 Playing and relaxing - existing conditions

Bushcare

A volunteer Bushcare group has operated in Hugh Bamford since in 1999 and continue to meet monthly. Council also employs professional bushcare workers to undertake works.

Events

Based on the Council's approved Fees and Charges, the approval for the use of Hugh Bamford for 'one-off temporary events' is based on the impact and time of the proposed activity as detailed under the *Waverley Council Events Policy 2015*.

Williams Park is currently operated under lease therefore the use of it's facilities for private events are under the terms and conditions of the current lease.

Hugh Bamford Community Hall can be booked for children's birthday parties in 4 hour time slots on weekends.

4.3.3. Major Issues - playing and relaxing

- i. Limited shade trees to support passive recreational use.
- ii. Conflict of dogs off-leash with other users.
- iii. Dogs accessing vegetated embankment area below the viewing area and the bushland in the north east corner of Hugh Bamford Reserve.
- iv. People and dogs accessing remnant bushland areas causing disturbance and damage to these areas.
- v. No linking footpath to Community Hall which makes it difficult to access in wet weather.
- vi. No access compliant entry to building.
- vii. Lack of natural light and ventilation to Community Hall building.
- viii. No drinking water availability.
- ix. Community benefit and equity of Golf course use of Williams park with relatively low number of playing starts per annum.
- x. Sub leasing of multi purpose spaces to Golf Club is currently management by Golf Club with limited Council input and control.



Image: Unauthorised access to remnant bushland areas



Image: worn grass areas and dogs accessing vegetated embankment below viewing area



Image: no accessible entry to community building

4.4. Enhancing the Environment

This section analyses the key natural conditions and assets of the site including micro-climate, geology and soils, topography, hydrology, flora and fauna, and sustainability. It is noted for context that the natural environment and setting (including views, open space, peace, greenery / nature / wildlife) are the most highly ranked of community values identified through the consultation for the Plan of Management undertaken during 2019. Refer to Figure 4.4 for reference.

4.4.1. Micro Climate

Sydney's climate is generally temperate, with four reasonably discernible seasons. It is mainly sunny throughout the year with cool, mild winters and hot, humid summers. Sydney's mean annual rainfall is 1,212mm. Average temperatures range from between 14.13 - 20.3 degrees celsius in winter, to 23 - 29 degrees celsius in summer.¹³ Williams Park and Hugh Bamford Reserve adjoin elevated sandstone cliffs exposed to all weather conditions in particular to the south and west. The coastal environment presents extreme conditions including salt spray, strong winds, and heavy wind driven rainfall. The northern perimeter of the Hugh Bamford Reserve playing field is afforded some protection to easterly winds by the fringing bushland, but winter southerly or westerly conditions can be uncomfortable in both parks.

4.4.2. Topography

The landform of both parks have undergone major modification since European settlement. This is as a result of various activities from quarrying stone, military use, and excavation for sewerage infrastructure. Filling works were carried out within Williams Park over the sewerage infrastructure and adjoining rocky and thin soils to enable grass establishment for the golf course from the 1930s. Filling works were also required to create the level half field area at Hugh Bamford Reserve. This included the covering of the remnants of the Ben Buckler Gun Battery which is conserved under the fill material. The cliff edge ranges up to RL 52 AHD in Williams Park and RL 65 AHD in Hugh Bamford Reserve. The sandstone cliff edge is approximately 830m in total length.

Hugh Bamford Reserve is characterised by an elevated position above Military Road. The playing field and steeply vegetated slopes fall to the south and west. There is a level difference of approximately 15m from the road access on Military Road to the top of the reserve. Williams Park is characterised by an undulating landform shaped for the golf fairways and greens. The course generally slopes from north to south with a difference in elevation of approximately 18m. The park edges to the west and south are relatively steep and are either grassed or vegetated. The far south western edge of the site contains a series of stone retaining walls around the elevated club house precinct.

There are other smaller walls within the course used to retain fill and create level golf tees and greens.

4.4.3. Geology and Soils

The cliff faces comprise Hawkesbury Sandstone bedrock of Triassic age (between 251 million and 199 million years old). Uplift and deformation of the Sydney Basin has led to the pattern of jointing and faulting in the rock faces, along with the different erosion rates of the igneous dykes that cut through the rock strata. The wave cut platforms observed along the bases of many of the cliff faces are likely to have developed during inter-glacial sea level highs.¹⁴

A Coastal Risk and Hazards Vulnerability Study undertaken in 2011 identified that the cliff face below Hugh Bamford Reserve was characterised by an undercut feature over the base of the cliff. Intermittent overhangs were recorded over the remainder of the cliff face and in particular at the base of the vegetated upper portion of the cliff top area. Overhangs are features that will require ongoing monitoring for the long term stability in this highly erosive environment.

The cliff face below Williams Park contains a number of different geological features. These include :

- a continuous not quite horizontal shale band (max height about 2m), which is more erodable than adjoining materials and as a result has formed overhang features within the sandstone at or above the shale band.
- a not quite vertical cliff face of stepped profile with numerous blocks of sandstone (typically boulder size) scattered along the wave cut platform.
- a not quite vertical gully feature representing an igneous dyke which is more eroded than surrounding material.
- a not quite vertical sided gully feature near the crest of the gully within the golf course which reveals sandy fill material.

The presence of these features and the ongoing differential weathering (by wave and wind action) contribute to the potential for geotechnical hazards such as cliff line collapses.¹⁵ Evidence of the basalt vein which once extended through the site but was mined extensively in the past, is still visible from the wave cut platform at the base of the cliffs in the central portion of the cliff face to Williams Park.

The southern half of Williams Park is also located in an area of acid sulphate soils potential (Class 5) as defined by the Acid Sulfate Soils Risk Mapping by NSW Office of Environment and Heritage.

Beyond the natural geological factors of the site, the presence of underground tunnels and operational spaces under the golf course and half field areas as indicated on Figure 4.4 need to be considered in any plans for the site. The structural and waterproofing requirements identified by Sydney Water engineers suggest that there is limited scope for change or construction over these areas.

¹⁴ Worley Parsons EcoNomics, December 2011, Waverley Coastal Risks and Hazards Vulnerability Study

¹⁵ ibid

¹³ <http://www.weatherzone.com.au/climate/station.jsp?lt=site&lc=66062>, viewed 21/01/17



Figure 4.6 Enhancing the Environment - existing conditions

4.4.4. Hydrology and Services

Williams Park and Hugh Bamford are not directly impacted by tides. The Coastal cliff edge and rock shelf below is impacted by wave action, tides and ultimately by any changes in sea level.

Sea level rise is a gradual process and will have medium-to long-term impacts. National and international projections of sea level rise along the New South Wales coast estimate a rise of up to 40cm by 2050 and 90cm by 2100, relative to 1990 mean sea levels. There is no scientific evidence to suggest that sea levels will stop rising beyond 2100 or that the current trends will be reversed. It is difficult to assess the potential impact of predicted more intense storm events as a result of climate change and sea level rise on cliff face stability it is considered reasonable to assume that more intense storm events and elevated sea levels will result in elevated erosion rates over a greater height of cliff face. This may affect buildings, infrastructure, recreational facilities and amenity.¹⁶

The sites are identified as at risk of geotechnical hazard in the geotechnical hazard map detailed in Council's *Coastal Risk Management Policy 2012*, and Part B4 of the *Waverley Development Control Plan 2012*. Accordingly a geotechnical risk assessment will need to be done as part of any future development applications for park buildings or other major works.

There is limited stormwater infrastructure in both parks. Hugh Bamford Reserve has stormwater infrastructure within the carpark and access road. Sydney Water is reviewing the drainage to the embankment along the southern side of the half field grassed area as part of its retaining wall review.

There is evidence of a proposed drainage or sewer line on the southern boundary of the golf course according to sketch plan from 1949, '*Proposed improvements to Drainage of Williams Park. Sewer Infrastructure*' although this has not been verified.

4.4.5. Sustainability

Council and external consultants have been investigating the feasibility of using non-potable water to meet the irrigation demands of Bondi Golf course and Hugh Bamford Reserve. To date, those investigations have concluded that there is no cost effective alternative water supply option for North Bondi Golf Course or Hugh Bamford Reserve. Options investigated included:

- Sewer mining - via Sydney Water
- Stormwater Harvesting
- Groundwater Harvesting

Groundwater harvesting based on the research to date was the only option was seen as potentially viable. However preliminary investigations in 2004, 2009 and 2017 all concluded there is a high degree of uncertainty that a sustainable yield could be harvested to meet irrigation demands.

In order to confirm if a sustainable yield could be harvested, a test bore would be required which would cost approximately fifty thousand dollars to construct. In 2017, Council received advice from geotechnical consultants that the construction of a test bore in the locality was not recommended given the geology of the area and the coastal cliff location.

A further option that should be closely explored is the potential for roofwater harvesting of the redeveloped or new buildings on site. This has potential to contribute to the irrigation water supply for the parks but it appears unlikely that it could fully meet these requirements. It is expected that careful use of a proportion of mains water would be needed to supplement any harvested water solution.

In addition to rainwater harvesting any new buildings should seek to be best practise in terms of energy efficiency with potential for solar collection one of many strategies that should be integrated to design and feasibility.

Fauna and Flora

Flora and Fauna are important values for the parks. The following outlines the key aspects for each of the park areas:

Remnant Vegetation

Remnant native vegetation at Hugh Bamford Reserve occurs in two (2) distinct areas, as Sea-cliff Scrub and Heath between the sea-cliffs and the residential properties on Wentworth Street, and as two patches of Moist Heath on the south-west facing cliff-line between the field areas and Military Road.

The small parcel of bushland on the north eastern boundary of Hugh Bamford Reserve contains remnant Sydney coastal heath vegetation. Remnant vegetation is managed under Council's *Biodiversity Action Plan 2014-2020*. This area contributes the largest area of SEPP 19 Bushland in Urban Areas vegetation in the LGA.¹⁷

Vegetation condition across all remnant areas ranges from 'Very Poor' to 'Good' (SBRC, 2010) although a large portion of the remnant is in good condition as a result of bush regeneration activities regularly undertaken by professional contractors and a local bushcare group.

Nine (9) of the thirty four (34) indigenous plant species recorded within the remnants¹⁸ (SBRC, 2010) are considered rare in the Council area. Those include *Banksia marginata*, *Banksia serrata*, *Billardiera scandens*, *Callistemon citrinus*, *Callistemon linearis*, *Lambertia formosa*, *Parsonia straminea*, *Pimelea linifolia* and *Platysace lanceolata*.

Waverley Council has adopted and is implementing the Biodiversity Action Plan - Remnant Sites (BAP) to protect remnant vegetation and re-establish native species in areas dominated by exotic weeds. Works are carried out by the Bushcare groups, and professional bushcare workers employed by Waverley Council.

¹⁶ Worley Parsons EcoNomics, December 2011, Waverley Coastal Risks and Hazards Vulnerability Study

¹⁷ Total Earth Care, 2014, Reserve Biodiversity Action Plan - Remnant Sites 2014-2020

¹⁸ Sydney Bush Regeneration Company, 2010, Waverley Flora Study Report

Connectivity planting is recommended in the BAP to support the remnant vegetation in numerous locations.¹⁹

The cliff edge along Williams Park supports a significant corridor of linked Sydney coastal heath vegetation. Although lacking in species diversity an opportunity exists to protect and restore this vegetation community. Remnant vegetation in Williams Park is not currently covered under Council's Biodiversity Action Plan (BAP) 2014-2020 but will be accounted for in future revisions of this plan.

Habitat

The diverse bushland occurring at Hugh Bamford Reserve supports a range of high quality habitats for both native flora and fauna species. Dense native (and exotic) undergrowth interspersed with exposed sandstone and low-growing groundcovers provides foraging, shelter and basking habitats for native skinks and small birds. Open and closed shrubby and taller vegetation provides perching and nesting opportunities for small to medium sized native birds, and other nectar producing plant species present as a food resource, attract insects - an important food source for small birds.

Permanently moist cliff-soak areas within and surrounding the moist heath vegetation supports habitat, of low-moderate quality for native frogs. The majority of the soils within the Hugh Bamford Reserve remnant are considered to be original and provide unique habitat on cliff-tops and upper cliff-faces for native flora species considered rare elsewhere across the LGA.²⁰

Additionally, the cliff edge along Hugh Bamford Reserve and Williams Park forms part of the biodiversity corridor identified and protected in Councils Local Environmental Plan 2012 and DCP 2012. The corridor aids wildlife movement, interbreeding and recolonisation through the provision of habitat and buffer vegetation. The 2011 Biodiversity Study of the Waverley LGA identified those potential habitat corridors which link the best habitat within the LGA and have the greatest potential for corridor improvement.

The coastal areas of the LGA vegetation communities (including Williams Park and Hugh Bamford Reserve) are unique within the LGA and record the highest abundances of small bird species while native reptile diversity was high. There is opportunity to strategically replant these areas without comprising their value as open space.²¹

Improvements to these areas would go toward meeting Council's target of forty per cent of remnant vegetation in good condition by 2030 as setout in the *Waverley Environmental Action Plan 2018-2030*.

4.4.6. Major Issues - enhancing the environment

- i. Remnant vegetation no longer being discernible from replanted areas
- ii. Extensive edge zones between maintained grass and natural bushland that require management
- iii. Weed control is difficult to effectively and safely manage on cliff edges
- iv. Areas in poor condition require resources to control weeds
- v. Priority weed infestations requiring treatments by professional contractors until infestation is sufficiently controlled.
- vi. From time to time foxes and other pest animals require management.
- vii. From time to time stormwater quality needs to be managed.
- viii. Continued and further support required for volunteer Bushcare groups and resourcing for professional contractors.



Image: Embankment planting in poor condition requires weed control



Image: Extensive edge zones between maintained grass and natural bushland

¹⁹ Total Earth Care, 2014, Biodiversity Action Plan - Remnant Sites 2014-2020

²⁰ ibid

²¹ Australian Museum Business Services, 2011, Biodiversity Study of the Waverley Local Government Area.

4.5. Community, Culture and Heritage

The cultural heritage qualities of Williams Park and Hugh Bamford Reserve were amongst the most highly ranked of community values identified through the consultation for the parks undertaken during 2019.

As part of the Plan of Management process, a heritage study was prepared by GML Heritage. The following summary has been derived from the *Williams Park and Hugh Bamford Reserve Heritage Review Study 2019*.

4.5.1. Statements of Heritage Significance

The park's possess a range of cultural heritage values which must be conserved and managed but which can add value to community and recreational experiences the parks can offer. As part of the plan of management process new Heritage Inventory Sheets have been prepared by GML for the Ben Buckler Gun Battery and for the Sewer Vent Stack.

A Statement of Significance for Williams Park and Hugh Bamford Reserve was provided in the *Williams Park and Hugh Bamford Reserve Heritage Review Study 2019* by GML Heritage:

"Williams Park and Hugh Bamford Reserve are recreational and scenic public coastal clifftop landscapes of natural and cultural value, which include items of state and local heritage significance.

The former Murriverie Quarry was utilised by both the Darug Aboriginals and settlers, and has natural heritage value as it was formed by a significant geological event in the Triassic creating the topography. The geological monument of the former Murriverie Quarry is an aesthetically distinct and rare natural feature. The area of natural vegetation in Hugh Bamford Reserve is a rare example of original coastal vegetation in the Waverley LGA.

The extant rock engravings represent past customs and associations with the place which have historical and aesthetic values, as well as continuing significance to the Darug people today. Evidence of additional engravings, use of the quarry, cultural material, or Aboriginal remains, are important to the Darug's community and to the history of Waverley.

The Sewer Vent, as part of the greater Bondi Ocean Outfall Sewer (BOOS) infrastructure, was the first completed major sewerage line to cater for both the city and suburbs of inner Sydney. Its construction was a key factor in the establishment of the Metropolitan Board of Water Supply and Sewerage. The Sewer Vent, along with the BOOS system, are rare surviving examples of functional nineteenth-century public infrastructure.

Williams Park and Hugh Bamford Reserve were named after individuals who were strong advocates of public open space and recreation in the local area. The Inter-War style club house facilities designed and built by the Municipality of Waverley represents a commitment to public open space and recreation by the council in the 1930s. The Bondi Golf Links demonstrates key characteristics of a Links course.

The Ben Buckler gun emplacement and the Ben Buckler battery site is the best surviving example of the three outer-coastal batteries built at the turn of the twentieth century and has potential to provide significant insights into late-Victorian defence technologies.

The rock-cut stairway and other archaeological features within the study area have potential to yield information not otherwise obtainable from historic resources regarding use and occupation.

Individually and combined, Williams Park and Hugh Bamford Reserve are distinctive open coastal landscapes on the dramatic ocean cliff escarpment of North Bondi. They provide visually appealing sweeping views of the Pacific Ocean, to Bondi Beach and across Rose Bay to Sydney Harbour".

4.5.2. Aboriginal Heritage

For over 1000 generations Aboriginal people have lived in the area that now forms the Eastern Suburbs. They lived in Sydney before and during the depths of the last ice age (25,000–15,000 years ago). They witnessed the formation of the coastal dune systems and the rapid rise in sea levels. The density of Aboriginal occupation of this area is supported by ethnohistoric sources that provide a picture of coastal Aboriginal life.

Rock engravings at Hugh Bamford Park, Bondi Golf Club, Ben Buckler, Mackenzie's Point and the South Bondi Cave attest to Aboriginal cultural life that sought to document not only the natural world and their interaction with it, but a rich mythology that was brought to life in song, ceremony and oral tradition. The carvings south in Williams Park, next to the sewage treatment plant, show various fish species. The largest group shows an eight-metre-long figure of a shark attacking a male figure that resembles an iguana/lizard figure—perhaps the first record of a shark attack at Bondi. More controversial are the carvings at the northeast of the site, considered to be non-Aboriginal in origin. In 1912, Lawrence Hargrave, aviator and historian, claimed the carving of a ship resembled the Santa Maria which Columbus sailed to America in 1492. It is believed that the carving is actually the product of quarrymen working at the nearby Murriverie Quarry.²²

The Bondi Basalt is likely to have been harvested and crafted into objects such as axe and hatchet heads by Aboriginal peoples and traded over great distances with groups that did not have access to such materials.

With the arrival of the First Fleet came the introduction of diseases and growing pressure on land use as Aboriginal people were progressively prevented from accessing their traditional sources of food and raw materials. However, almost a century after the First Fleet arrived, Aboriginal people continued to live and work in Sydney. They continued to gather oysters and fish with traditional spears, adapting new materials such as umbrella wires to act as the prongs. Nine small Aboriginal settlements also appeared between Rushcutters Bay and Vaucluse, where personal and economic relationships were established with European landowners.

²² GML Heritage, 2019, Williams Park and Hugh Bamford Reserve Heritage Review Study



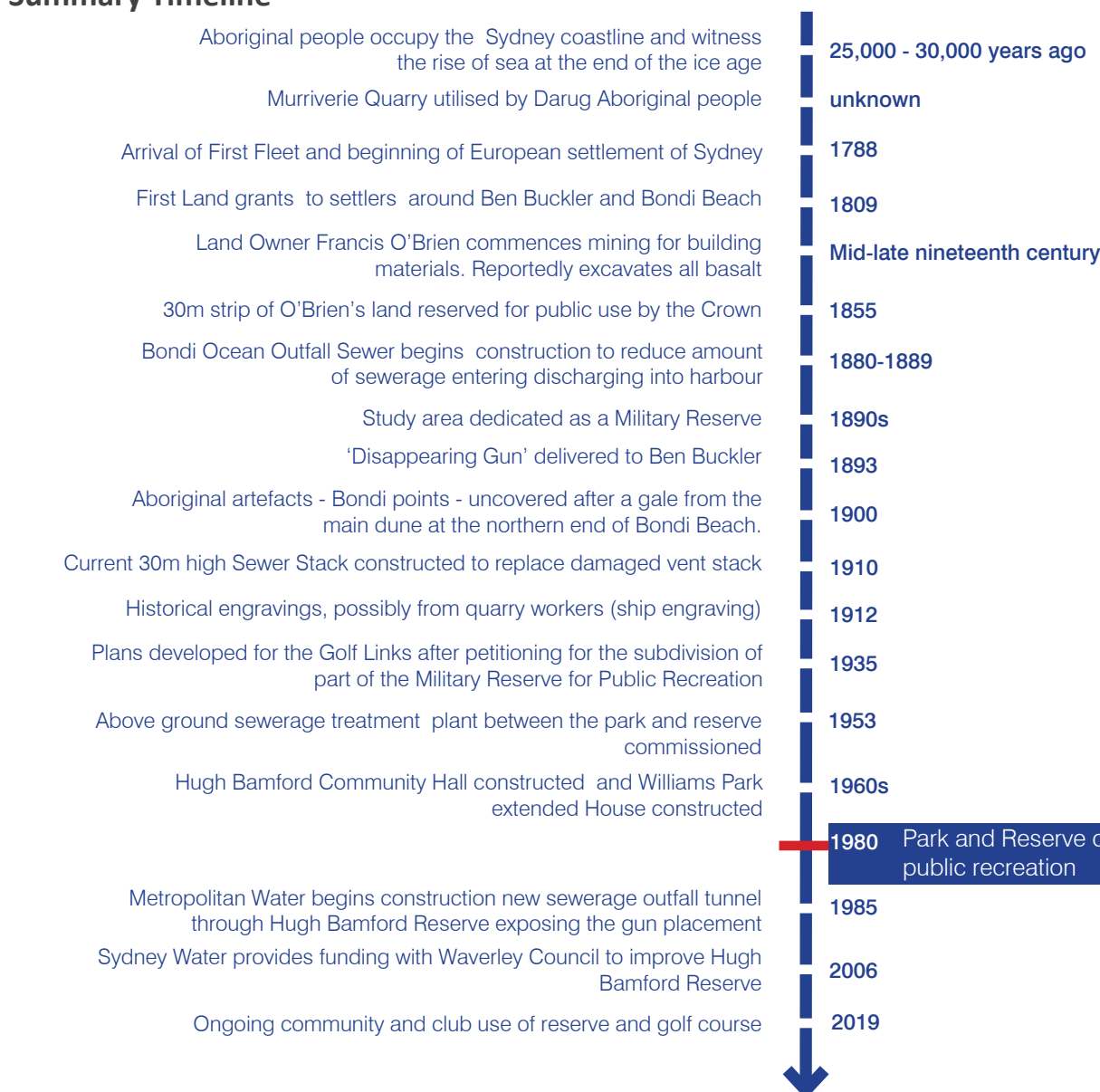
Figure 4.7 Community, Culture and Heritage - existing conditions

Members of Eastern Suburbs families like the Wentworth, Cooper and Hill families encouraged Aboriginal people to camp at their residences, engaging local Aboriginal men as servants or boatmen.

Some Europeans learnt and understood Aboriginal languages. Reciprocal obligations between European and Aboriginal people in this area led to coexistence on estates at Rose Bay and Vaucluse and along New South Head Road for decades after the 1850s.

A network of sites along the eastern coastline, including campsites, fishing spots and hunting grounds as well as ceremonial sites and tribunal grounds, remained mostly accessible as did travel between Bondi and Rose Bay up until the 1870s. Other oral history accounts locate Aboriginal families still camping at North Bondi in the 1920s before the wider upgrade of the area. Aboriginal people were known to camp at Ben Buckler and enjoy 'the ocean waves, with their wives and children'. Bondi resident, Obed West, recalled as late as 1925 that 'young Aboriginal men in football jumpers [were] spearing fish and lobsters around the Bondi Baths area.' These accounts demonstrate the centuries-old continuity of Aboriginal cultural and economic connections to this landscape.

Summary Timeline



Raymond de Cusack, a 'student of Aboriginal carvings' and the man commissioned by the Waverley Council to re-groove the engravings in Williams Park in 1964, stated that 'the area was the main ceremonial ground where the Biddigal tribe of Aborigines held their sacred rituals and danced their corroborees until about the early 1800s'.

Francis O'Brien was the first European land owner after Crown subdivision of the area containing the former Murriverie Quarry. His son Thomas O'Brien discovered Aboriginal skeletal remains and an open campsite in Williams Park, and discussed that the basalt vein at the Murriverie Quarry was the only possible source for several stone tools he found in the local area.

The origin of an engraving of the sailing ship and a 'grotesque figure of a small human' (now lost) located in Williams Park has been attributed to both Aboriginal and European artists. However, the historical record is now impossible to confirm.

Both Williams Park and Hugh Bamford Reserve contain tangible evidence of past use and occupation by Aboriginal people. The engravings also have visual and aesthetic appeal. The Aboriginal engravings are significant evidence of local marine species and terrestrial resources used and valued by the Darug.

The view from Hugh Bamford Reserve over the gully to Bellevue Hill and North Bondi, leading to the Rose Bay tribunal area and through to Sydney Harbour, is visually striking and believed to have been important for Darug Aboriginals, providing visual connections between Aboriginal places.²³

4.5.3. European Heritage

The broader suburb adjoining the study area was Crown land until subdivided in 1854. Lots were subsequently bought by settler Francis O'Brien which encompassed Hugh Bamford Reserve and Williams Park. O'Briens grants were later acquired for military purposes before 1893. Francis O'Brien began quarrying the basalt and sandstone from Murrivierie Quarry in the 1850s. To facilitate the mining of the basalt, he built a tramway from Old South Head Road to cart away the stone, however, it is unknown whether the tram tracks extended into Williams Park. O'Brien reportedly quarried the entire basalt vein from the dyke and his son lamented that the significant beauty of the area had been impacted by his undertaking.

Sewage Works

The Bondi Ocean Outfall Sewer is a large, underground gravitational sewer constructed by the NSW Public Works Department between 1880 and 1889 to service the population and businesses of the City of Sydney and surrounding suburbs. The line of the gravitational sewer extends eastwards from the city to the northern (Ben Buckler) headland of Bondi Beach where it originally discharged below the cliffs (Williams Park). The original underground chamber and sewer vent were constructed at Ben Buckler headland in 1888. The chamber, measured approximately 9m by 7m by 9.5m, was carved out of sandstone 43m below ground level.

The chamber was connected to a vent running vertically up to ground level, above which a circular brick stack reached a further 17m in height above ground. As early as 1910 the original sewerage stack at Ben Buckler was experiencing structural difficulties. The discharge from artillery from the adjacent coastal fortress was a likely culprit. The original stack was also considered too low to effectively dissipate odours. In 1910 the original stack was demolished and replaced with a 30m-high stack made with 42cm thick reinforced concrete walls. The hydrogen sulphide gas produced by the sewage continued to cause cracking and spalling in the concrete throughout the twentieth century which has necessitated numerous repair works. The above ground sewerage treatment plant located between Hugh Bamford Reserve and Williams Park was commissioned in 1953 and included the extension of existing underground chambers to develop a state-of-the-art subterranean sewage treatment plant (STP), and diverted all flows away from the original outlet. The Sewer vent no longer acted over the main sewer, but continues to assist with air circulation for the underground areas of the STP.

Coastline Defence

During the 1890s, the focus of Sydney's military defence shifted from the harbour to fortifications along Sydney's Eastern Suburbs in reaction to anticipated assaults from new iron-clad, steam powered warships. As a result, anti-bombardment guns were installed at a number of clifftop locations with the first of three 'disappearing guns' delivered to Ben Buckler. The gun was manned at the outbreak of the First World War in 1914 and again in 1918 in response to two German raiders on the coast. However the facility subsequently became disused. Elements of the Ben Buckler Gun Battery extended from Rodney Park to the north of Hugh Bamford Reserve and to Williams Park in the south. (Refer Figure 4.8 below)

23 GML Heritage, 2019, Williams Park and Hugh Bamford Reserve Heritage Review Study



Figure 4.8 Potential heritage items within Hugh Bamford Reserve (GML 2019 - Figure 5.2)

These included a Fire Command Post, a 'married quarters' and several undocumented structures visible on aerial photography from 1943.

A letter dated 16 March 1928 from the Department of Defence in Canberra to Mr W. M Marks Esq. M.P indicates that Council had requested that the military owned land of Williams Park and Hugh Bamford Reserve be subdivided for the use by council for a public park, residential developments or a combination of both. The initial request in 1928 was rejected, but a later dated letter from 1928 indicates that permission to subdivide in the area was granted. By 1935 the southern portion of the battery had become Williams Park and contained the Bondi Golf Links.

The gun was officially de-commissioned in 1945 and the military vacated the site in the early 1950s. By 1954 several public open space schemes were being discussed by Waverley Council for the remaining portion of the battery in Hugh Bamford Reserve. Works to cover the battery with fill to create a level playing field, passive recreation area and gymnasium were completed by the late 1950s and early 1960s. Earthworks undertaken by the Water Board in 1984 to construct the Bondi Submarine Outfall Declined Access Tunnel (BSODAT) accidentally uncovered part of the gun emplacement. The top of the central portion of the structure, the outer walls and some internal rooms of the structure were exposed by machine excavator and labourers. The site was reburied and the playing field reinstated once the Water Board works were completed.²⁴

4.5.4. Community and Cultural History

Public Lands and their Protection

From the mid-nineteenth century, Sydneysiders were drawn to the Waverley seaside for picnics, recreation and entertainment. During the 1930s, beach culture boomed against the backdrop of the Depression. Families could find affordable and leisurely entertainment along the beach promenades. Bondi was especially popular and able to draw up to 50,000 people to the beach on summer days. Public consciousness of protecting the coastline and it's environment began as early as 1880 with the NSW Anti-Pollution of Air and Water League. They were dismayed that the Bondi Ocean Outfall Sewer installed in 1890 would only channel Sydney's raw sewage back onto the beaches. Their fears were confirmed as human waste from 5,000 acres of Sydney was sent into the ocean at North Bondi's cliffs. Surfers and swimmers made the link between their own health and that of the beach. However it was not until the 1960s that greater global awareness of the environment began to shape government policy. A treatment plant was completed in 1966 but was viewed as inadequate by environmental standards. Increasing social commentary during the 1970s and 1980s, the prominence of sewage at Sydney beaches, and the overwhelming smell at beaches like Bondi sparked community activism. Action groups such as STOP (Stop the Ocean Pollution) and POOO (People Opposed to Ocean Outfalls)

lobbied government to produce alternative ways to manage the waste problem.

Bondi became the very public face of this campaign as businesses rallied together to articulate the negative economic impacts on their livelihood. In 1989, 200,000 people gathered for a concert at Bondi to protest the beach pollution, a groundswell that could no longer be ignored. The same year, the water monitor Beach Watch was instigated which conducted twice-weekly water quality sampling and daily pollution assessments. Later Beach Watch was incorporated into the Environmental Protection Authority.

Today this part of coastline remains an integral part of cultural and recreational life. Sydneysiders and many from further abroad 'continue to think of time spent at the beach as healthy recreation – good for mind, body and soul.'²⁵ Public accessibility to the coast and the pleasures afforded to the community has led to a push over centuries to maintain this environment for future generations to enjoy.

The petitioning by Waverley Council for the subdivision of part of the Ben Buckler Gun Battery as an area of public recreation began as early as 1928. Plans to convert the area into the Bondi Golf Links did not eventuate until 1935. The Links style, having originated during the fifteenth century refers to coastal area that includes sand dunes and few trees. A links style course uses the terrain, including windswept dunes, to create golf holes with minimal intervention. In Scotland, links style courses emerged on coastal farmland where the infertile sandy soil was not suitable for grazing or agriculture. The Bondi course consists of nine holes and boasts spectacular scenery and a challenging layout. The original club house is still extant today and plans for a cloak room and starters box exist. It is unknown if it was ever constructed but based on the plans it would be located under the current Golf and Diggers Club which was built in the 1960s.

Hugh Bamford was the president of the Bondi Public School Parents and Children's Committee (P&C committee) from 1942 until his sudden death in 1958. He was a tireless advocate for local facilities and amenities for furthering the education of the children at the school. The petition for the naming of the Hugh Bamford Reserve began before his death and is representative of his standing in the community. The current playing field and community hall in Hugh Bamford Reserve was designed in the early 1950s, but not constructed until the early 1960s. The community hall, designed as a gymnasium with change rooms and toilets for the playing field by the Municipality of Waverley engineers remains an important community facility.

Hugh Bamford Reserve and Williams Park are used by locals and visitors alike. People visiting the park enjoy the off leash dog walking areas, half field, walking and the scenic views out to the ocean and across to Bondi Beach and harbour. The Bondi Golf Club continues to be accessible to both local residents and tourists as a sporting facility and open landscape and continues to have a local member base.²⁶

24 GMI Heritage, 2019, Williams Park and Hugh Bamford Reserve Heritage Review Study

25 ibid

26 GMI Heritage, 2019, Williams Park and Hugh Bamford Reserve Heritage Review Study

Major Issues - Community, Culture and Heritage

- i. Varied community awareness of historical and cultural significance of the site, including Aboriginal cultural significance.
- ii. Limited public access to sites within Williams Park due to hazards associated with use as a golf course.
- iii. Potential loss of rock engravings and geological monuments due to weathering, erosion and degradation
- iv. Existing park facilities do not meet community needs.
- v. Not all heritage items identified by GML Heritage in 2019 study are identified as items of local significance in Council's Local Environmental Plan and some items listed in the LEP are duplicated and or difficult to locate.
- vi. Public access to areas of remnant natural vegetation is negatively impacting the regeneration process.

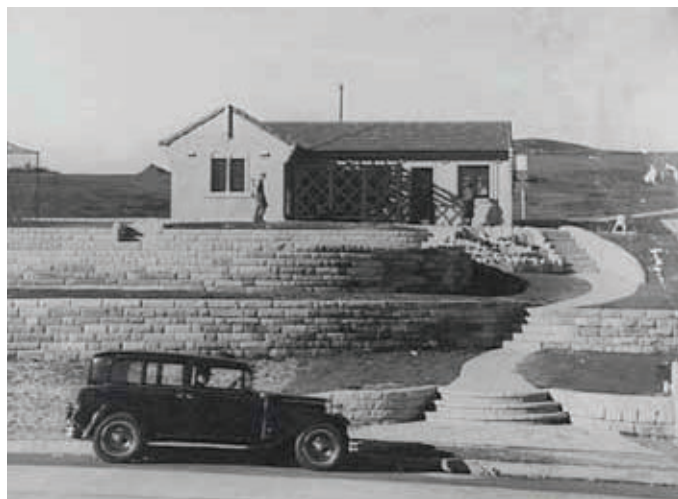


Image: Bondi Golf Links Club House from Military Road, c 1930.



Image: Partially uncovered Ben Buckler gun emplacement in Hugh Bamford Reserve, October 1984.



Image: Detail of Murriverie Quarry before the use of the site by Bondi Golf Links showing examples of prismatic sandstone, columnar sandstone and basalt. (Source: Waverley Library photo No. 1692)

4.6. Management and Maintenance

Hugh Bamford Reserve including the associated Community Hall and stormwater infrastructure is maintained and managed by Waverley Council. Williams Park is currently leased to the Bondi Golf and Diggers Club and Council is not (under the terms of that lease) involved in any maintenance of the Golf Course area. Council has maintained an ongoing role in management issues related to the coastal edge and to heritage items such as the Aboriginal rock engravings. Council has however recently needed to become involved in the maintenance of the Golf Club building as assessments identified serious issues with the condition of masonry and structural elements. Council has funded a series of stabilising works that will enable the building to continue to be used for the next 5 years. However in the longer term the most practical and cost effective solution will be to replace the building.

Details of the on-site facilities and their use is documented in the preceding chapters. This section of the report outlines the services that Council provides in managing and maintaining the site to ensure the place is well kept. Refer to Figure 4.7 for reference.

In maintaining and managing the parks the following considerations apply:

Activities and Events:

- licenced fitness trainers are permitted to use Hugh Bamford Reserve in accordance with Council's Commercial Fitness Training Policy.
- Hugh Bamford Reserve can also be used for 'one-off temporary events' – the approval for events is assessed on the potential impact and time of the proposed activities, detailed under Council's Use and Hire of Public Open Spaces.
- Use of both parks for commercial photography is subject to application and approval and must be undertaken in accordance with Councils policies.

Waste Services:

- Bins are collected by garbage trucks daily, both garbage and recycling trucks enter the park.
- Waste is collected from the Community Hall when cleaned by Council staff on a weekly basis.
- Two general waste bins are located either side of the carpark.
- Waste is collected from the bin collection area beneath the golf club building adjacent Military Road.

Park Maintenance:

- Council oversee all the maintenance requirements of Hugh Bamford Reserve.
- Council currently utilise equipment stored at the shed in Williams Park to assist with maintaining the park. Council is generally responsible for maintaining assets such as turf, gardens, paving, roads, fences and handrails.
- Council is also responsible for cleaning the facilities and amenities throughout Hugh Bamford Reserve.

- Williams Park / golf course is under lease and the golf course maintenance is undertaken by the Bondi Golf and Diggers Club.

Building Maintenance:

- Council maintain and repair the Hugh Bamford Reserve Community Hall including the amenities within the building.
- The Golf Club Building is the responsibility of the Bondi Golf and Diggers Club under the terms of their lease
- Due to the age and condition of the building Council are assisting in 2019 with some critical remedial works.

Parking:

- Parking to High Bamford Reserve is managed by Council, refer to Getting to and Around the Park for details.
- Parking to the Golf and Diggers Club is managed by the Club

Environmental Services:

- Council is responsible for identifying and implementing energy, water savings and renewable opportunities within Hugh Bamford Reserve. This includes identifying ways to reduce waste to landfill; encouraging visitors to use sustainable transport options; educating the community on the environmental significance of the area; and preparing for the future impacts of climate change.
- Waverley Council has adopted and is implementing the *Biodiversity Action Plan - Remnant Sites 2014-2020* to manage and protect the remnant vegetation and bush regeneration with a combination of works by professional bushcare contractors and an active volunteer bushcare group.
- Williams Park remnant vegetation is not currently covered under Council's Biodiversity Action Plan (BAP) 2014-2022 but will be accounted for in future revisions to this plan.
- **Safety and Regulations:** Council Park Rangers patrol Hugh Bamford Reserve, enforcing regulations to promote safety and equitable access for visitors. Activities that adversely affect other patrons' pleasure of the park are regulated. On occasion rangers and other Council staff need to manage antisocial behaviour.
- Controlled activities include dog walking, consumption of alcohol, commercial training, ball games, bicycle riding, skateboard riding, use of portable barbecues and littering. Dogs are allowed off-leash in the grassed area around the Hugh Bamford Community Hall.
- Dogs are prohibited from the playing field area. Dog regulation signage could be improved to assist in owner education and enforcement.

The following regulations are enforced in the park:

- No camping or staying overnight
- No organised ball games
- No commercial activities
- No skateboards or rollerblades
- No kites or kite activities
- No portable barbecues or open fires
- Dogs are prohibited on the playing field.



Figure 4.9 Management and Maintenance - existing conditions

Leases, Licences and Hire:

- Various licences exist within the park to deliver services and products including those for mobile vendors and fitness trainers.

Williams Park / Golf Course:

- the Golf Course including the club building is under its own lease arrangements with Council that expired in late 2018
- Golf use is operated and managed by the Golf Club.

Sydney Water Sewer Infrastructure:

- Sydney Water holds a number of easements within both Williams Park and Hugh Bamford Reserve.
- Figures 4.6, 4.7 and 4.9 illustrate the extent of underground tunnels/chambers constructed as part of the Bondi STP which lie underneath the northern section of Williams Park and under Hugh Bamford Reserve.
- Removal of material above tunnels/chambers has potential for impacts on stability of underground structures. Any changes to above ground conditions would require assessment of the Geotechnical and Geological risks in liaison with Sydney Water.
- Occasional access is required by a large vehicles to the rear of the Sydney Water Treatment Plant via the vehicle access into Williams Park (and the Bondi Golf Course) adjacent the Blair Street junction.

Service and maintenance access

- Service vehicles access the reserve from Military Road or Wentworth Street. The access is gated and locked at 9:30pm.
- Vehicles that require access include the garbage truck, Parks staff with utilities.
- Access to the playing field is gated and generally left locked unless maintenance tasks are being undertaken to the playing field.
- Occasional access is required by a large vehicles to the rear of the Sydney Water Treatment Plant via the vehicle access into Williams Park adjacent the Blair Street junction.
- Emergency vehicle access is available to Hugh Bamford Reserve during daylight via the carpark access road
- Emergency vehicle access is available to Williams Park at the maintenance access road opposite Blair Street

Consultation as part of the plan of management in 2019 identified that the community recognises the major challenge of weed management in the parks and would like to see better outcomes in this and other aspects of landscape maintenance.

4.6.1. Major Issues

- i. Poor condition of Golf Club building
- ii. Funding of building replacement
- iii. Identifying preferred management approach for replacement club building
- iv. Developing strategy for maintenance of edge zone between maintained grass and natural bushland
- v. Accommodation for Parks maintenance staff is not adequate - in particular if Council is to assume greater involvement with Williams Park maintenance
- vi. Visual / spatial impact of existing maintenance shed near Sewer Vent Stack is detrimental to park character
- vii. Irrigation of golf course is not adequate to reduce compaction of grass
- viii. There is a wide spectrum of views about dog access and use of the parks, from too lenient to too strict.



Image: The existing club is nearing the end of its useful and practical lifespan



Image: The existing maintenance shed blocks and detracts from views at this key cliff top location

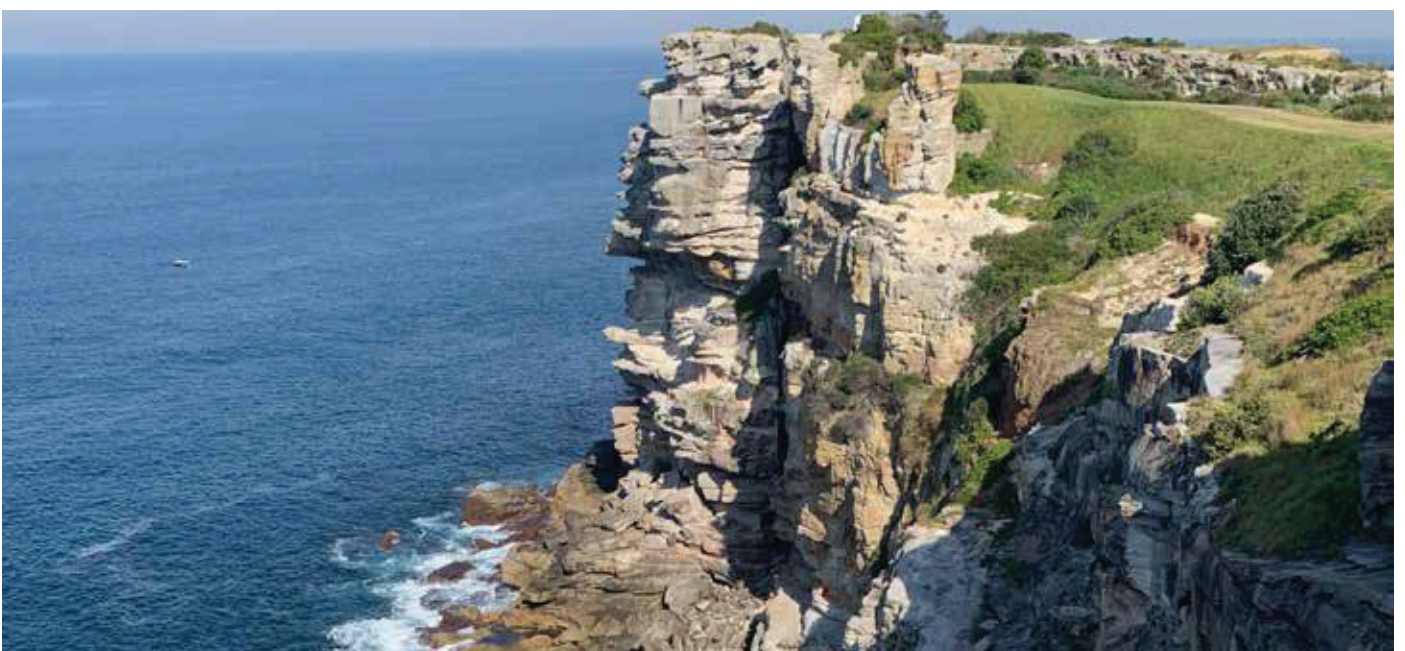


Image: Council currently maintains an involvement in maintenance issues in Williams Park related to the cliff edge



Vision and Directions

5

5. Vision and Directions

5.1. Vision Statement

A vision for Williams Park and Hugh Bamford Reserve was drafted based on community feedback on what people liked and wanted to see in the future. The vision is essential as it sets the tone for all future works and practices within the two open spaces. The following statement captures the aspects of what people love about Williams Park and Hugh Bamford Reserve and want retained in the future:

Williams Park and Hugh Bamford Reserve are much valued and loved open spaces for the local community of Bondi.

Nestled above the intense day and night activity of Bondi Beach they provide a **retreat** from that world that is both calming and invigorating with its unique mix of natural and cultural qualities.

At their core the parks are first and foremost valued as **natural places**. The drama and majesty of the plunging sandstone cliffs are juxtaposed with the rolling grasslands shaped by earlier generations. The experience of this natural landscape and the contrast it provides to the dense urban fabric of the adjoining neighbourhoods is fundamental and essential.

The spectacular panoramic views from the parks reflect this diversity ranging from the rugged natural outlooks of the coastline and ocean (in which Whale sightings are not uncommon) to the iconic views west to Sydney Harbour and the Harbour Bridge, and south across Bondi Beach.

It is recognised that a diverse overlay of past **cultural heritage** influences has had a strong hand in shaping the place, ranging from the rock art and embedded storylines of Sydney's **first peoples**, to the defences of Sydney Harbour and Sydney's largest ocean sewer outfall.

The parks and the Bondi Golf Club facility also embody a strong **local character**, and are seen as important places for locals to immerse in and experience **local community** away from the frenetic high paced environment of Bondi Beach.

The simple "old school" nature of many park features is seen as reflecting and supporting this character and an important quality to be conserved.

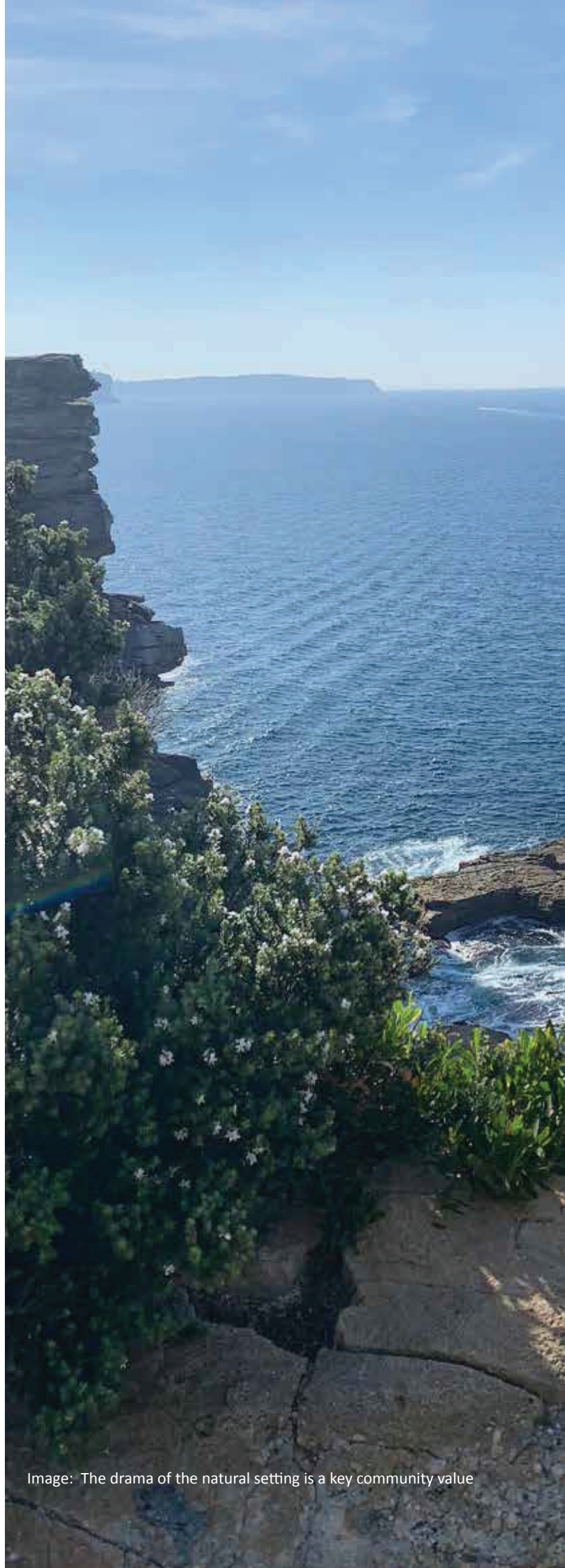


Image: The drama of the natural setting is a key community value

5.2. Directions

The following value statements will guide the future development and management of Williams Park and Hugh Bamford Reserve in line with the vision opposite. The values have been tested and are responsive to the site analysis, consultation feedback and best-practice principles outlined throughout this report. For ease of reference and consistency the values are focused under the same themed headings as previous chapters.

5.2.1. Design and Setting

- A1. Maintain the pre eminence of the open green space and natural setting of the parklands.
- A2. Maintain the casual and “low key” character of the parklands and facilities.
- A3. Enable memorable experiences for all users by celebrating the site’s unique character and scenic qualities by providing opportunities to safely enjoy views and outlooks.
- A4. Ensure any built form architectural and landscape design reflects and compliments the natural setting and character along with being best practice and design excellence.
- A5. Ensure materials and finishes fabric is of a high quality, are robust, designed to befit the setting, and considers the relationship to natural cliffs and vegetation.
- A6. Improve the continuity and coverage of natural vegetation on the site.
- A7. Provide a sense of arrival to the site at the pedestrian access points to the parklands.
- A8. Improve the parks visual relationship with the Sydney Water facility and reduce the visual impact of the facility on park and neighbourhood character.

5.2.2. Getting to and around the Park

- B1. Provide easily identified, distinct arrival points into the park.
- B2. Provide compliant all weather access from the Hugh Bamford Reserve carpark to the Community Hall.
- B3. Provide an informal walking route across grass that links to key viewing points and other park features.
- B4. Provide continuous footpath access to western edge of parks (within the Military Road verge).
- B5. Implement a wayfinding strategy for the park. Consider an audience of a range of abilities, literacy levels and languages. Encompass the physical environment, signage, customer service, information, brochures, guides and website.
- B6. Consider over time an adequate proportion and distribution of universally accessible facilities connected by accessible paths of travel where most compatible with landscape character.
- B7. Use vegetation to increase setback from cliff edge situations.
- B8. Investigate potential for a cliff top walkway between Hugh Bamford Reserve and Williams Park in liaison with Sydney Water.

5.2.3. Playing and Relaxing

- C1. Maintain and enhance sports training and related sports uses within Hugh Bamford Reserve and community rooms within the Club Building to Williams Park.
- C2. Provide adaptable and flexible spaces to accommodate a variety of interest groups.
- C3. Enable increased and safe informal recreational use of Williams Park for such pursuits as walking, sitting and viewing.
- C4. Provide high-quality amenities and facilities that support recreational users.
- C5. Prioritise activities that are intrinsic to the place, its natural and cultural values and that complement the physical site conditions.

5.2.4. Enhancing the Environment

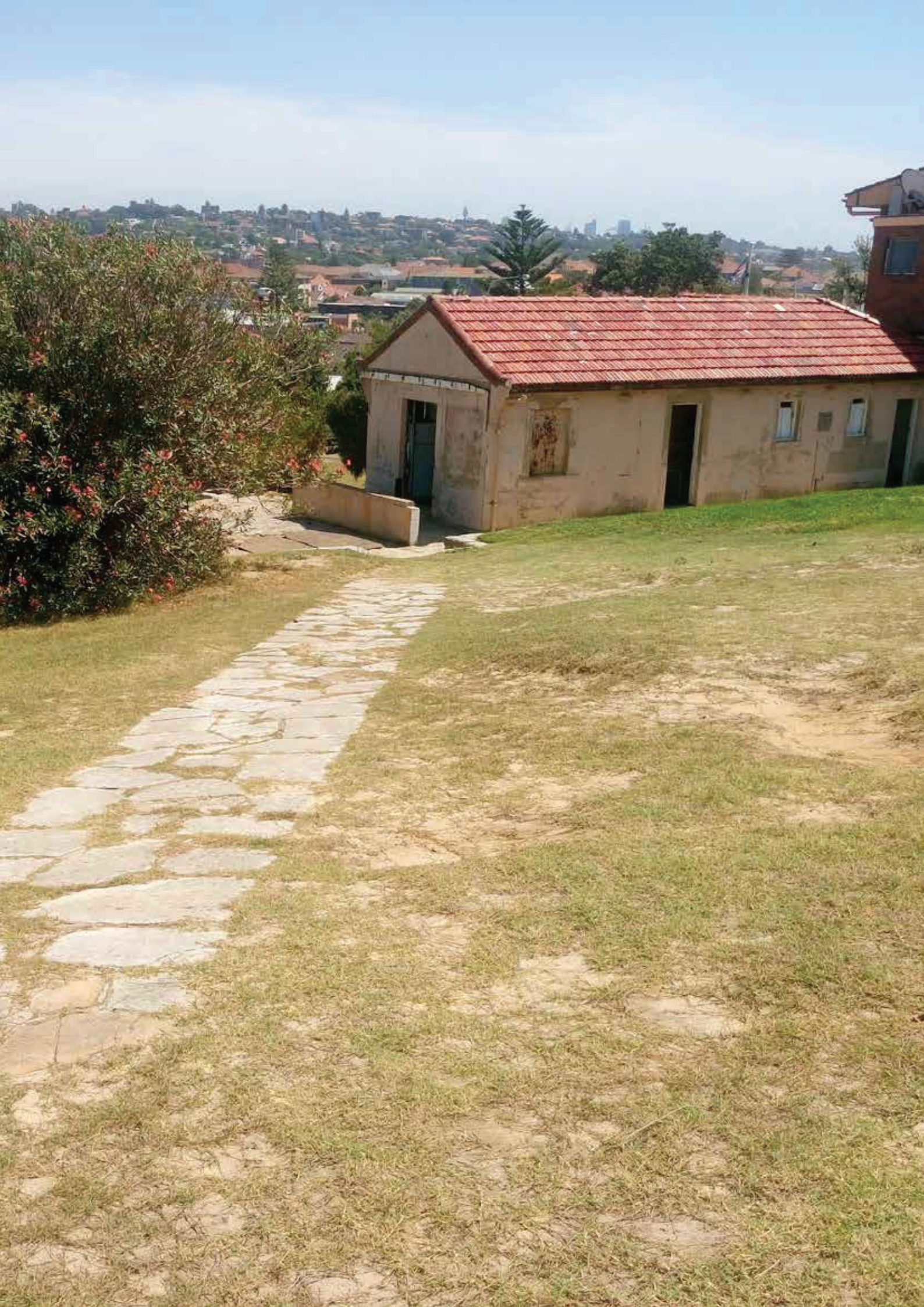
- D1. Enhance and conserve the natural heritage of the site such as vegetation, land form of the cliff line and hydrology.
- D2. Manage park use and access to areas of environmental sensitivity.
- D3. Monitor and adapt to the impacts of increased frequency and/or severity of extreme weather events including climate change on the natural and built fabric of the parks.
- D4. Promote environmentally sustainable practices in the management and maintenance of the place.
- D5. Consider whole of life-cycle cost in the selection of materials and construction techniques.
- D6. Educate the community about the value of the site’s unique environment.

5.2.5. Community, Culture and Heritage

- E1. Conserve and maintain the built and cultural heritage fabric of the park.
- E2. Interpret and tell the story of the place, including Aboriginal and Historical themes and storylines.
- E3. Strengthen and express the community values of the site by maintaining and enhancing its local role and character including its role for community groups and activities.
- E4. Ensure the cultural landscape is expressed in the design and management of the site and appropriately integrated with the natural environment.

Management and Maintenance

- F1. Maximise the safety of the park environments for users at all times.
- F2. Recognise the challenges of safety in the coastal cliff edge environment and apply established precedents for managing access that do not compromise the natural experience.
- F3. Facilitate increased community use of Williams Park and its facilities and provide the park and facilities with sustainable ongoing management.
- F4. Ensure facilities are well-maintained and appropriately serviced.
- F5. Review and reinforce compliance and regulations that enable a range of users to enjoy the park safely.
- F6. Manage vehicle access in the park.



The Master Plan and Action Plan

6

6. The Master Plan and Action Plan

The Master Plan illustrates how the vision and directions may be realised over the next 10 years. Where specific proposals may turn out to be impractical due to changing circumstances, reference will be made to the vision and values in formulating amendments. The Master Plan has been broken down into a series of maps that address each theme. The Master Plan and Action Plan is the working part of a plan of management. It details the key actions and implementation priorities needed to achieve the vision of the Plan of Management for Williams Park and Hugh Bamford Reserve. The following tables describe the objectives of the Action Plan, how they will be achieved, who will be responsible, the timeframe, the availability of funding, the desired outcomes and the monitoring and reporting required. Each table detailing the Action Plan is broken down into the following headings:

Directions (ie A1, A2, A3 etc): In order to achieve the vision for Williams Park and Hugh Bamford Reserve, a series of values were developed as identified in Section 5. The values provide the main reference point for each set of actions and combine to achieve the vision.

Who: There are many Council divisions involved in carrying out the actions of this Plan. The Executive Managers of these areas are responsible for ensuring the actions are undertaken. These include:

- Creating Waverley
- Clean and Attractive Waverley
- Project Waverley
- Shaping Waverley
- Sustainable Waverley
- Safe Waverley
- Enriching Waverley
- Caring Waverley

Other organisations responsible for the implementation of the Plan of Management include:

- Bondi Golf and Diggers Club

Time: The actions are prioritised and will be achieved in the:

- Short term (S) 0–1 year
- Medium (M) 1–5 years
- Long term (L) 5–10 years
- Ongoing (O)

Funding implications (\$):

- Existing funding (E) is mainly associated with recurrent park maintenance costs, planning and development. Works identified need to be prioritised annually and take into account the maintenance and upgrades required in all of the parks in the Waverley Local Government Area.
- Other works are to be included in the Long-Term Financial Plan (LTFP). These LTFP projects will need to be prioritised by Council.
- To-be-determined funding (TBD) involves an initial investigation and preparation of a business case to Council. Further details of funding opportunities are outlined in Chapter 7.
- Opportunities to obtain grant funding (G) are also noted.

6.1. Design and Setting

The community values of Williams Park and Hugh Bamford Reserve are defined by the space's natural setting and landscape character. To conserve and enhance the place future design works will need to carefully consider both the functions and uses to be addressed, and respond to the natural and cultural landscape characteristics.

There are a range of opportunities to conserve and at the same time enhance these values while improving the usability of the parks for the community. The plan aims to draw from the existing character influences and optimise the experiences provided by both natural and cultural views and vistas from a range of locations. Refer to Figure 6.1 for key recommendations. The plan seeks to expand the usability of the open spaces in particular to Williams Park. However this must be facilitated in a manner that conserves the nature and quality of experience that the natural landscape provides. The positioning and type of facilities is to be carefully considered and the conservation of a landscape character where the natural landscape is dominant is to guide planning and design and related decision making.

To guide future development building controls have been drafted in the following section. Future building works must comply with these controls and guidelines.

6.1.1. Buildings in the Park – Building Controls

This plan allows for building upgrades and includes guidelines for the design of building work.

6.1.1.1. General Requirements

Development consent must not be granted to development within Williams Park and Hugh Bamford Reserve unless the consent authority considers that the development conforms to the current *State Environment Planning Policy* (SEPP), *Waverley Local Environment Plan* (LEP), exhibits design excellence, and reflects the character goals set out in this plan. In determining whether the development exhibits design excellence, the consent authority must consider the following matters:

- Development Applications must conform to the SEPP. With particular emphasis on:
 - SEPP (Coastal Management) 2018, *Part 2 Development Controls for Coastal Management Areas*
- Development Applications must conform to the Waverley LEP. With particular emphasis on:
 - *Part 5, Clause 5.5 Development within the Coastal Zone, and*
 - *Part 5, Clause 5.10 Heritage Conservation.*
- Development Applications should be referred to the Design Excellence Panel.
- Whether the form and external appearance of the development will improve the quality and amenity of the public domain.



Figure 6.1 Design and setting: The Masterplan

- v. Whether the development has a detrimental impact on view corridors.
- vi. How the development addresses the following matters:
 - The suitability of the land for development.
 - Existing and proposed uses, and mixing uses.
 - Heritage issues and site constraints.
 - The relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form.
 - Bulk, massing and modulation of buildings.
 - Environmental impacts such as sustainable design, overshadowing, wind and reflectivity.
 - The achievement of the principles of ecologically sustainable development, refer to actions under Enhancing the Environment for guidance.
 - Pedestrian, cycle, vehicular and service access, circulation and requirements.
 - The impact on, and any proposed improvements to the park.
 - Principles of View Sharing.²⁷

6.1.1.2. The Williams Park Club building

The Club building to Williams Park has historically been aligned with the Bondi Golf Club and has housed the Golf Club operation, a bistro and bar to the upper level and a series of community spaces leased for community sports and other activities. To the east of the main building is a 1935 sandstone shed structure that housed the original club. This has a local heritage listing in the Waverley LEP.

The buildings as of mid 2019 are in poor condition and Council undertook to spend \$500,000.00 to stabilise the structures to make them safe for ongoing use. The Engineering report that underpinned the stabilisation works notes that the works would enable use of the facility for up to 5 years, beyond which more major refurbishment would be required. The report indicated that a knock down and re-build was the most practical option functionally and financially for Council.

As such this plan recommends that a Council owned community club facility is redeveloped on the club building site that can cater for existing and expanded community use and benefits. In addition to the General Requirements, the following controls must be adhered to. Future re-development of the community club building must ensure the retention of existing community roles to cater for existing and future demand for services. Future development must also support the recreational activities in the park by providing toilets and staff amenities with space for a Council parks office.

In summary, future development must include:

- i. Building uses
 - Community bistro and bar
 - Leased space for golf club operations
 - Community activity spaces for leasing / rental by service providers to sports recreation activities
 - Council parks office to support parks operations staff and their activities
 - Publicly accessible toilets to serve Williams Park

- Multipurpose half court space adjoining upper level within Williams Park for ball games and event use
- ii. Setbacks
 - Setbacks and building envelope to be identified by separate Council study.
- iii. Basement Parking
 - Provide basement parking to serve tenants of the building
 - provide access to the Council Parks office facility
- iv. Massing, Design and Visual impact.
 - Building heights (with the exception of existing structures, proposed balustrade or, proposed lifts, or proposed plant) to be determined by future Council study.
 - Building plant and machine rooms must be screened.
 - Consider key view corridors from the park to Bondi Beach
- v. Access and vehicles.
 - Maintain unrestricted and direct pedestrian access along Military Road footpath.
 - Provide direct pedestrian access from the Williams Park walking routes either end of the new development.
 - Not allow vehicle maneuvering or parking to cross pedestrian building entrances and pedestrian paths of travel.
- i. Environment and Heritage
 - Building upgrade must consider the impact on the cliff and coastal environment in accordance with the relevant State and Local Government policies on heritage and environment.
 - Building must conserve or interpret as determined by future Council studies the heritage value of the Golf Club shed and path / stair access east of the building to Military Road.²⁸

6.1.1.3. Hugh Bamford Community Hall

This plan recommends investigation of the following improvements to the community hall building:

- i. Provide publicly accessible toilets
- ii. Introduce windows on some facades for natural light
- iii. Investigate potential deck area adjoining building to extend functionality of internal space

6.1.1.4. Alternative Designs

Notwithstanding any of the building development controls, alternative designs will be considered where it is demonstrated that the building development controls above do not result in the best planning and design outcome. Alternative designs can be prepared subject to compliance with the criteria listed below and consistency with the *Vision and Directions* in Section 6, and the *General Requirements* in *Design and Setting* of the Williams Park and Hugh Bamford Reserve Plan of Management.

- i. Alternative designs should demonstrate there are no additional adverse impacts, when compared to the building development controls, relating to heritage, views, visual bulk, access, overshadowing, and the public domain.
- ii. Alternative designs should demonstrate rationale and quantifiable evidence for deviating from the building development controls.

²⁷ NSW Caselaw, Tenacity Consulting vs Warringah Council [2004] NSWLEC 140, Viewed 27 April 2018, <https://www.caselaw.nsw.gov.au/decision/549f893b3004262463ad0cc6>

²⁸ GML Heritage, Heritage Assessment of Williams Park and Hugh Bamford Reserve 2019

6.1.2. Action Plan

Category	Action	Time	Who	\$
A1. Maintain the pre eminence of the natural setting of the parklands				
A1.1	Ensure building design address future needs, is visually unobtrusive, does not detract from the natural landscape character of the park, is in keeping with the Landscape Conservation Area status of Williams Park.	O	Shaping Waverley, Creating Waverley	LTFP
A1.2	Ensure landscape design: <ul style="list-style-type: none"> i. Maintains the natural topography; ii. Maintains and reveals views through the parks and to the beach and cliff line; iii. Maintains areas of exposed natural rock where practical; iv. Maintains the natural character of Williams Park; v. Maintains the natural character of views at the cliff edge; vi. Uses informal planting design in the parks; and vii. Maintains the landscape conservation area status of Williams Park 	O	Creating Waverley	LTFP
A1.3	Maintain and reveal views through the site.	O	Creating Waverley, Clean and Attractive, Sustainable Waverley	LTFP / E
A2. Maintain the landscape character of the parklands and facilities				
A2.1	Consider the design and materials fabric of any proposed works in the context of the desired retention or the landscape character to the parks.	O	Shaping Waverley, Creating Waverley	LTFP
A2.2	Consider Hugh Bamford Reserve for the potential future provision of a universally accessible all weather path loop that can provide a walking loop around the park and access to the proposed viewing points.	L	Shaping Waverley, Creating Waverley	LTFP
A3. Enable memorable experiences for all users by celebrating the site's unique character and scenic qualities and providing opportunities to safely enjoy views and outlooks				
A3.1	Investigate design and implement small viewing platform at north east corner of Hugh Bamford Reserve to view natural coast and ocean from top of cliff.	L	Creating Waverley	LTFP
A3.2	Investigate design and implement new park entry off Wentworth Street to view panoramic views across Bondi Beach and bay and south along coast.	M	Creating Waverley	LTFP
A3.3	Design and implement upgrade of existing semicircular viewing area over Bondi Beach and bay including paved apron and view / heritage interpretation. Interpret significance of views to harbour from various points for Aboriginal people.	S	Creating Waverley	LTFP
A3.4	Investigate design and implement seating and viewing platform set back from rock platform near existing maintenance shed and heritage sewer stack. Design to encourage viewing from setback location due to greater elevation.	L	Creating Waverley	LTFP
A3.5	Investigate design and implement minor upgrade of golf tees as sitting and viewing areas in liaison with Golf Club - to enable enhanced use on "golf free days" or at "golf free times".	M	Shaping Waverley, Creating Waverley	LTFP
A4. Ensure any built form architectural and landscape design reflects and compliments the natural setting and casual character along with being best practice and design excellence				
A4.1	Ensure future building works are complimentary to their surroundings. Works to ensure compliance of new building works to the building controls outlined in the Master Plan.	O	Shaping Waverley, Creating Waverley, Project Waverley,	TBD

Category	Action	Time	Who	\$
A4.2	Develop a detailed Landscape Master Plan for the site. Works must ensure: <ul style="list-style-type: none"> i. Design meets objectives outlined in the Plan of Management; ii. Access routes integrate with new / existing park features; and iii. Proposals integrate with coordinated approach to interpretation. 	S	Creating Waverley	E
A4.3	Investigate, design and implement upgrades to the Hugh Bamford Community Hall to address a range of issues as outlined in 6.1.1.3: <ul style="list-style-type: none"> i. Provide publicly accessible toilets; ii. Introduce windows on some facades for natural light; and iii. Investigate potential deck area adjoining building to extend functionality of internal space 	M	Creating Waverley, Facilities	LTFP
A4.4	Develop a planting schedule and materials palette based on Council's Public Domain Technical Manual that preserves the integrity of the site and considers significant view corridors.	S	Creating Waverley, Sustainable Waverley, Clean and Attractive Waverley	E
A4.5	Develop a lighting plan for the park that considers: <ul style="list-style-type: none"> i. Pole top lighting to major pathways in area of Williams Park Community Club building and Hugh Bamford Reserve Community Hall; ii. Lighting the entire area of training field at Hugh Bamford Reserve; iii. Lighting to the access routes to Hugh Bamford Reserve; and iv. Lighting to buildings. 	S	Creating Waverley	LTFP
A5. Ensure materials and finishes fabric is of a high quality, is robust, designed to befit the setting, and considers the relationship to natural cliffs and vegetation.				
A5.1	Ensure future planting design is consistent with the character areas / vegetation types identified in A.4.	O	Creating Waverley, Clean and Attractive, Sustainable Waverley	LTFP
A5.2	Ensure the selection of materials is appropriate to its setting as per A2.1.	O	Creating Waverley	E
A6. Improve the continuity and coverage of natural vegetation on the site				
A6.1	Plan and implement consolidation of vegetation corridors as per actions identified in D.	S	Creating Waverley	LTFP
A7. Provide a sense of arrival to the site at the numerous pedestrian access points to the parklands				
A7.1	Upgrade existing access points as per B having regard for character objectives identified at A2.	S	Creating Waverley	LTFP
A8. Improve the parks visual relationship with the Sydney Water facility and reduce the visual impact of the facility on park and neighbourhood character				
A8.1	Supplement buffer vegetation as per D.	S	Creating Waverley	LTFP
A8.2	Liaise with Sydney Water for potential to enhance the visual treatment of the facility frontage to Military Road. This could include modifications to the gate and buildings facade beyond to provide an enhanced visual frontage.	M	Creating Waverley	LTFP Syd Water



Image: Bondi Golf Links Club House from Williams Park

6.2. Getting to and around the Park

Williams Park and Hugh Bamford Reserve provide a challenging environment for decision making regarding access and accessibility. In addition to generally being undulating to steep topography, key community values around the natural setting and an undeveloped character dictate that any access needs to be sensitively planned and implemented. This plan generally recommends that in the short to medium term no hard surfaced paths or tracks are provided through Hugh Bamford Reserve and Williams Park. This is with the exception of the accessible path link to the Community Hall from the carpark at Hugh Bamford Reserve, and at the threshold of entries into the parks where a hard surfaced apron is necessary.

The plan recommends that in the longer term a hard surfaced path loop might be considered to the perimeter of Hugh Bamford Reserve which could provide universal access to the proposed coastal viewing points, and take advantage of the carpark and manageable gradients. Within Williams Park generally hard surfaced paths are to be avoided in order to conserve the natural landscape character of the coastal cliff edge. Access to the proposed redeveloped Community Club facility from Military Road on the site of the existing Golf Club building should be upgraded, taking into account the local heritage values of the existing sandstone steps and walling to the east of the club site. Generally all entry points to the park should be upgraded to be more visible and welcoming and provide a safe and functional access into the park. A paved threshold and relevant signage should be provided at each of these locations.

To the eastern side of Military Road it is proposed to consolidate the existing fragmented verge footpath to provide a continuous pedestrian linkage along the park frontage. This will provide safe access from kerbside parking to park the entry points and to existing bus stops. In several locations the slope of the existing bank and existing trees will preclude working within the existing verge to provide a pedestrian path. In these locations it is proposed to widen the verge by removal of some kerbside parking (estimated as 7-8 spaces overall) to facilitate the pedestrian path. This work should also consider the safety and functionality of pedestrian access crossing Military Road from east-west streets including Murrieverie Road, O'Donnell Street, Blair Street and Walls Parade. Where possible the works can integrate safe crossing facilities at these locations. The Military Road works should be considered in early conceptual design in integration with other proposed traffic initiatives to Military Road, to ensure that a considered and coordinated solution is provided.

To the access road to the Hugh Bamford Reserve carpark it is proposed that a pedestrian walking zone is defined through line marking to provide a safer walking route for those who use this steep access.

Refer to Figure 6.2 for a summary of these key recommendations.

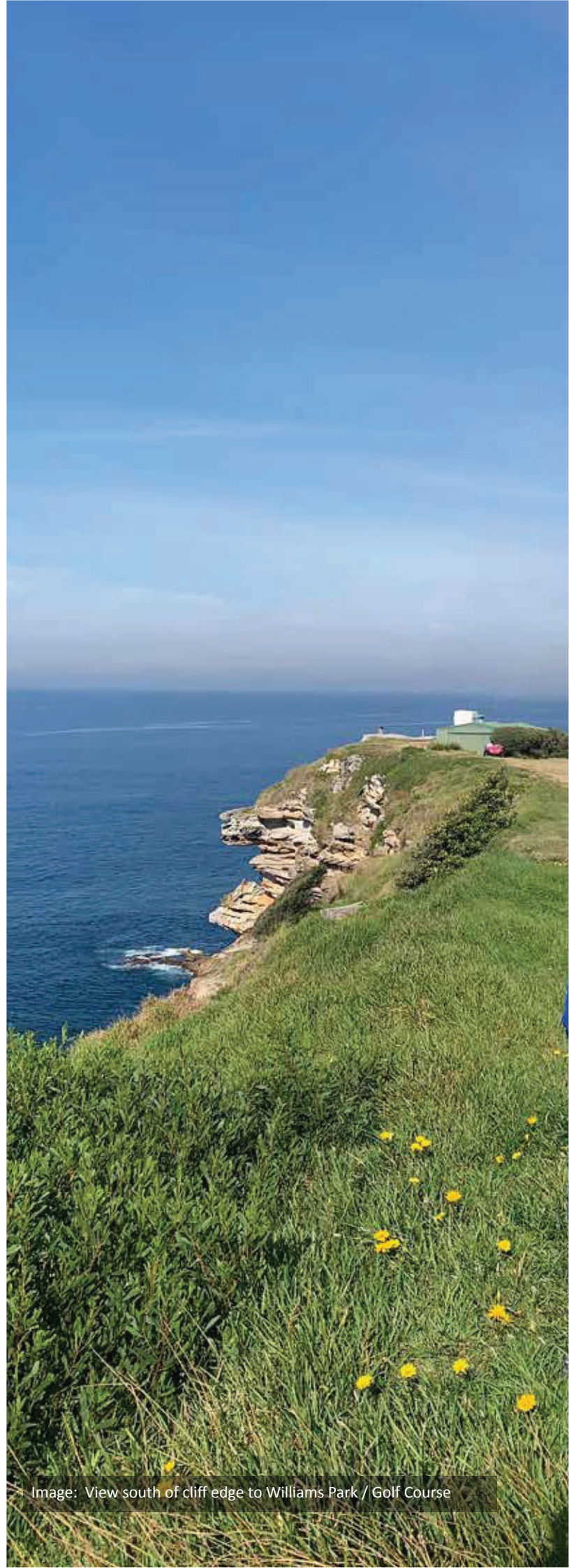


Image: View south of cliff edge to Williams Park / Golf Course



Figure 6.2 Getting around the parks: The Masterplan

6.2.1. Action Plan

Category	Action	Time	Who	\$
B1. Provide easily identified, distinct arrival points into the park				
B1.1	Military Road at Murrieverie St <ul style="list-style-type: none"> i. Upgrade existing entry with improved handrails. ii. Make good walking steps. iii. Provide signage. 	S	Creating Waverley	E
B1.2	Military Road at access road to Hugh Bamford Reserve carpark <ul style="list-style-type: none"> i. Provide pedestrian transition from footpath to designated shared zone to access road. ii. Paint mark shared zone as preferred zone for pedestrian movement. iii. Provide signage. 	S	Creating Waverley	LTFP
B1.3	Military Road at south boundary of Sydney water facility near O'Donnell Street <ul style="list-style-type: none"> i. Provide hard surfaced threshold at entry and up slope to rear of golf tee to prevent erosion at entry. ii. Provide signage. 	M	Creating Waverley	LTFP
B1.4	Military Road at Blair Street maintenance road <ul style="list-style-type: none"> i. Provide hard surfaced walkable access past boom gate. ii. Provide signage. 	M	Creating Waverley	LTFP
B1.5	Military Road at Walls Parade <ul style="list-style-type: none"> i. Provide hard surfaced access path from Military Road footpath as part of Club building redevelopment. ii. Provide signage. 	L	Creating Waverley	LTFP
B1.6	Military Road at sandstone steps east of club <ul style="list-style-type: none"> i. Provide hard surfaced access path from Military Road footpath as part of Club building redevelopment. ii. Provide signage. iii. Review potential for interim works to make this entry safer and easier to use 	L	Creating Waverley	LTFP
B1.7	New Entry at Wentworth Street <ul style="list-style-type: none"> i. Investigate potential for provide new pedestrian entry to park directly to carpark level. ii. Carry out community consultation. iii. Integrate viewing area with steps as per 6.1.1.3. iv. Provide signage. 	L	Creating Waverley	LTFP
B2. Provide compliant all weather access from the Hugh Bamford Reserve carpark to the Community Hall				
B2.1	<ul style="list-style-type: none"> i. Implement compliant universal access and all weather path access from carpark to doors of Community Hall as per current Council works plan. 	S	Creating Waverley	E
B3. Provide an informal walking route across grass that links to key viewing points and other park features				
B3.1	Investigation and planning <ul style="list-style-type: none"> i. Review precedents of grassed walking routes to identify likely management challenges and develop approach. ii. Review and confirm the walking route and map as basis for implementation and promotion iii. Coordinate opening and implementation with "Golf Free" day implementation to Williams Park as per 6.3 	S	Creating Waverley	LTFP
B3.2	<ul style="list-style-type: none"> i. Implement localised regrading of golf course embankments at key locations to improve ease of walking access: <ul style="list-style-type: none"> -adjacent Sydney Water boundary near Military Road (entry 3) -to residential boundary in the south east corner of Williams Park 	M	Creating Waverley	LTFP

Category	Action	Time	Who	\$
B3.3	Signage and marker strategy <ul style="list-style-type: none"> i. Develop integrated approach to wayfinding and walking route markers with heritage interpretation as per B3.5 - build in potential to retrofit heritage interpretation component to marker posts. ii. Develop materials and design approach and prototype 	S	Creating Waverley	LTFP
B3.4	Hugh Bamford Reserve <ul style="list-style-type: none"> i. Implement supporting actions where possible - related to other park features on the walking loop (such as viewing point, fence upgrades) ii. Implement walking route marker posts 	M	Creating Waverley	LTFP
B3.5	Williams Park <ul style="list-style-type: none"> i. Coordinate with investigation and planning of Golf Free days / Golf free times i. Implement supporting actions where possible - related to other park features on the walking loop (such as viewing point, infill planting) ii. Implement walking route marker posts 	M	Creating Waverley	LTFP
B4. Provide continuous footpath access to western edge of parks (within the Military Road verge).				
B4.1	Investigation and design coordination <ul style="list-style-type: none"> i. Identify and coordinate with related projects to Military Road. Pursue effective compromise between traffic bus and pedestrian objectives ii. Undertake community consultation 	S	Creating Waverley	LTFP
B4.2	Design <ul style="list-style-type: none"> i. Develop design for implementation of integrated project taking into account: <ul style="list-style-type: none"> -continuous pedestrian path adjoining kerb -integration with park entries -integration with safe crossing points to Military Road -integration with other Military Road traffic works 	S	Creating Waverley	LTFP
B4.3	Implementation <ul style="list-style-type: none"> i. Implement works on site 	M	Creating Waverley	LTFP



Image: Steep verge areas on Military Road will require localised earthworks and low walling to enable pedestrian path construction. To specific areas removal of parking is required to continue path

Category	Action	Time	Who	\$
B5. Implement a wayfinding strategy for the parks.				
B5.1	Wayfinding System Implement a wayfinding strategy for Williams Park and High Bamford Reserve with consideration of the following: <ol style="list-style-type: none"> Support legibility and cohesion to and throughout the park by using consistent sign systems, colour/contrast, street furniture, trees, landmarks and other landscape features; Improve signage locations so they are placed at major decision-making points and all primary and secondary points into the park; Ensure that the physical placement, installation and illumination of signs enhances legibility when viewed from a distance; Create an informed and complete user experience by ensuring the coverage of signage throughout the entire park area; Use consistent signage text, graphic style, pictograms and locations. Increase font and map size and contrast, use a plain background for printed information; Improve communication of directional and warning messages for all park users, including people who are blind or have a vision impairment. Consider using Braille and tactile elements/ information at major access points; Incorporate interactive wayfinding technology into signage and information; Ensure sign mapping identifies and provides information on accessible paths and step-free paths; Provide information at an optimal height so that it is clearly visible by a person while either seated or standing; Provide adequate colour contrast between the sign and the symbol and the surface surrounding the sign – eg. wall or background; and On Green Links signage, provide information on accessible pathway networks and links. 	S	Creating Waverley	TBD
B5.2	Promotion and awareness <ol style="list-style-type: none"> Provide off-site information on access and mobility to and within the parks. Develop an Access Guide that includes information on transport options, accessible parking and transport, drop-off area, access pathways and the like. Provide detailed information on Council's website on accessible compliant public transport links and how to arrive at the parks. 	O	Creating Waverley	TBD
B6. Consider over time an adequate proportion and distribution of universally accessible facilities connected by accessible paths of travel where most compatible with landscape character				
B6.1	Hugh Bamford Reserve <ol style="list-style-type: none"> Monitor potential for a partial connection or full access loop to Hugh Bamford Reserve providing all weather compliant access. Connect to park features such as lookouts, nature play and the like implemented to date and which may be implemented in the future. 	L	Creating Waverley	TBD
B6.2	Williams Park <ol style="list-style-type: none"> Provide at grade access from Military Road frontage into redeveloped Club Building. Provide lift access from basement parking into redeveloped Club Building. 	L	Creating Waverley	TBD

Category	Action	Time	Who	\$
B7. Use vegetation to increase setback from edge situations.				
B7.1	<ul style="list-style-type: none"> i. Review locations where safety or environmental conditions make it desirable to set back / control pedestrian movement. ii. Plan and implement wider vegetation buffer at identified embankment / cliff edges. 	O	Creating Waverley	TBD
B8. Investigate potential for a cliff edge link between Hugh Bamford Reserve and Williams Park in liaison with Sydney Water				
B8.1	Investigation and liaison <ul style="list-style-type: none"> i. Liaise with Sydney water for the potential provision of a cliff boardwalk access across the seaward side of the Sydney Water facility to create an iconic park experience and optimum viewing point to cliffs and ocean. ii. Explore funding opportunities. iii. Investigate geotechnical and structural constraints and opportunities. iv. Benchmark other similar coast walk scenarios and examine security and safety strategies. 	L	Creating Waverley	TBD
B8.2	Design <ul style="list-style-type: none"> i. Undertake engineering design in liaison with Sydney water. ii. Develop design integrating walking platform and sitting / viewing opportunities. 	L	Creating Waverley	TBD
B7.3	Implementation <ul style="list-style-type: none"> i. Secure funding. ii. Implement. iii. Manage in liaison with Sydney Water. 	L	Creating Waverley	TBD



Image: View north towards Sydney Water facility and proposed location of cliff walk
Also in foreground zone of potential widening of vegetation buffer adjoining embankment edge / cliff edge

6.3. Playing and Relaxing

The plan of management seeks to ensure that Hugh Bamford Reserve and Williams Park maximise recreation and leisure benefits for the Waverley community. This has to be achieved in the context of the conservation of the key natural and heritage values of the parks.

At the time of writing in 2019 Waverley Council was in the process of developing an Open Space and Recreation Strategy for the LGA. Interim outcomes from this work confirmed that the Council area is significantly under resourced for sports fields in relation to local demand for sports activities. Council is focussed on supporting active recreation in the community and as one of the larger open spaces in the Council area Williams Park should come under consideration for its potential to help address broader recreational needs. This could be further justified by the relatively low usage levels of the Bondi Golf Course in relation to other public nine hole courses in Sydney, and the need to consider uses that could increase the community use and benefit of the open space.

To inform such a discussion the plan of management process has included the investigation of Williams Park for potential sports field development. This identified that the undulating landform and available space make the provision of a sports field even at minimum senior competition size problematic. In particular the context of landscape and visual management requirements for the site under the Landscape Conservation Area listing in the Waverley LEP, means that the scale of earthworks and potential civil structures would likely create unsustainable impacts.

In addition the need to provide for off street parking to support a sports field facility adds to the potential impacts both to the landscape setting and to local traffic and amenity.

As such the plan recommends that while the existing sports usage of the half field at Hugh Bamford Reserve is maintained and enhanced with better access to toilets and drinking fountains, a playing field at Williams Park is not supported.

To address the anomaly of the limited use of Williams Park beyond golf, it is proposed that a shared use regime is planned and implemented. In this proposed approach Golf remains as a core use of Williams Park but on specific days and at specific times Williams Park is proposed to be “Golf Free”. The aim is to encourage broader walking and passive recreational use of the park which does occur currently but is constrained due to the safety issues with walking access over an active Golf Course.

Refer to Figure 6.3 for key recommendations.



Image: walking over grass - one of the key proposed recreational pursuits for Williams park and Hugh Bamford Reserve



Figure 6.3 Playing and relaxing: The Masterplan

6.3.1. Action Plan

Category	Action	Time	Who	\$
C1. Maintain and enhance sports training and related sports uses within Hugh Bamford Reserve and community rooms within Club Building to Williams Park				
C1.1	Hugh Bamford Reserve recreational use <ol style="list-style-type: none"> Continue sports club and community group use of Hugh Bamford Reserve for sports and related uses. Maintain day to day use of level grassed area at Hugh Bamford as a community village green. Continue community group use of Hugh Bamford Reserve Community hall for community activities. 	O	Creating Waverley, Clean and Attractive Waverley	E
C1.2	Dog access <ol style="list-style-type: none"> Maintain current off leash dog controls to Hugh Bamford Reserve. Monitor potential for time managed off leash dog access to village green area of Hugh Bamford Reserve (for example off leash dog access allowable up till 6.30am and after 7.00pm in summer). Golf free public access to Golf Course area to be on leash only. 	O	Creating Waverley, Safe Waverley	E
C1.3	Williams Park Maintain and enhance the capacity of a Williams Park club facility to provide for a variety of community group usage.	O	Creating Waverley	E
C2. Provide adaptable and flexible spaces to accommodate a variety of interest groups.				
C2.1	Hugh Bamford Reserve Provide adequate facilities to support day to day recreational use but avoid enhancements or facilities which can limit the long term flexibility of use.	O	Creating Waverley, Project Waverley	TBD
C2.2	Williams Park Investigate enhancements which facilitate passive recreational access and use of the park without unduly impacting golf usage.	O	Creating Waverley	TBD
C3. Enable enhanced informal recreational use of Williams Park for such pursuits as walking, sitting and viewing				
C3.1	Liaise with Golf Club to plan and manage Golf Free days and time slots.	S	Creating Waverley BGDC	TBD
C3.2	Review golf course layout in collaboration with Golf Club and identify and implement opportunities to reconfigure layout and playing format to enhance safety to Military Road and on course.	S	Creating Waverley BGDC	TBD
C3.3	Trial and refine Golf Free days and time slots.	S	Creating Waverley	TBD
C3.4	Enhance passive recreational amenity through seating and other elements to Williams Park.	S	Creating Waverley	TBD
C4. Provide high-quality amenities and facilities that support recreational users				
C4.1	<ol style="list-style-type: none"> Monitor the provision of facilities across the parks to cater effectively for / and support community use. Ensure facilities provision and use is compatible with the conservation of natural qualities and low key character within the parks. 	O	Creating Waverley	TBD
C5. Prioritise activities that are intrinsic to the place, its cultural values and which complement the physical location				
C3.1	Do not permit overtly commercial use of the park or any high-impact events that are inappropriate to the location. Do not permit high-impact events as classified in <i>Waverley Councils Events Policy 2015</i> .	O	Enriching Waverley	E

Category	Action	Time	Who	\$
C3.2	Support occasional community events and not-for-profit organisations hosting charity events, in accordance with the <i>Waverley Council Outdoor Events Management and Delivery Guidelines, Waverley Council Events Policy, and Waverley Council Venue Hire Grants Program</i> .	O	Enriching Waverley	E
C3.3	Plan and implement nature based play environments to the fringes of Hugh Bamford Reserve.	M	Creating Waverley	LTFP
C3.4	Plan and implement half court facility integrated with redevelopment of Williams Park Club building. Develop as shared use hard stand space suitable to be used for community events with potential community arts component.	L	Creating Waverley	LTFP



Image: View south from golf tee in area of tee for hole 5. Views from the course are highly valued as part of passive recreational experiences

6.4. Enhancing the Environment

In planning for the future, the key intrinsic value of Williams Park and Hugh Bamford Reserve is the unique natural environment.

Consequently, environmental values are at the forefront of any future works in the park and integrate with many proposals identified under other themes and their respective action plans.

To date, Council has completed strategic plans and are underway implementing actions that aim to conserve remnant vegetation and to support and improve the existing bushland of the parks.

This Plan of Management does not provide actions that relate directly to the management of bushland or remnant vegetation, but aims to support these works by aligning the master plan and action plan with the works scheduled, particularly in the Biodiversity Action Plans and Ecological Restoration Action Plans. Council will continue to coordinate, support and engage Professional Bush Regenerators and liaise with volunteer bushcare groups to undertake the actions identified in these environment and ecological specific plans.

There is more work to do, particularly in managing weeds within the parks, and in ensuring that recreational use effectively co-exists with the natural environment.

Consequently, the Master Plan and Action Plan focuses on these works. Refer to Figure 6.4 for major recommendations.

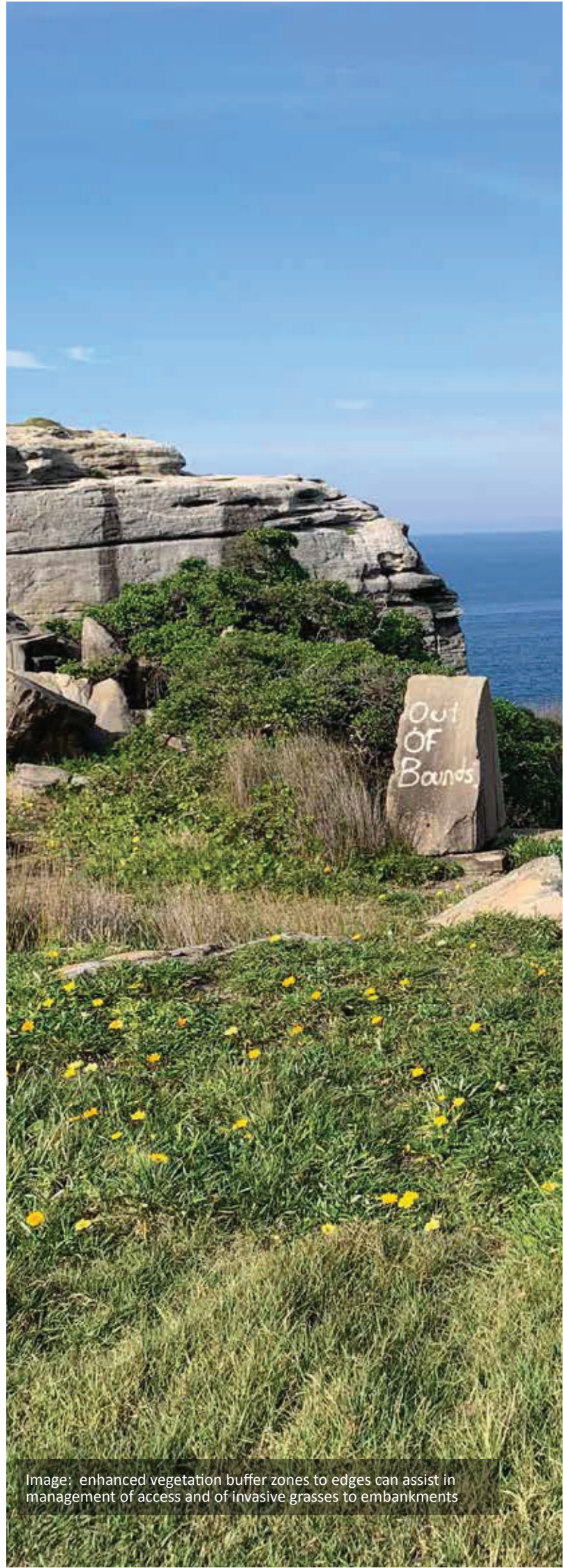


Image: enhanced vegetation buffer zones to edges can assist in management of access and of invasive grasses to embankments



Figure 6.4 Enhancing the environment: The Masterplan

6.4.1. Action Plan

Category	Action	Time	Who	S
D1. Enhance the natural heritage of the site such as vegetation, land form and hydrology.				
D1.1	Support actions identified in the Biodiversity Action Plan - Remnant Sites 2014-2020.	O	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley	E
D1.2	Update the Council wide Biodiversity Action Plan 2014-2020 to include Williams Park.	O	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley	E
D1.3	Support habitat by increasing connectivity and width of native vegetation zones and by progressively managing weed encroachment to the coastal edge.	O	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley	LTFP
D1.4	Support habitat by increasing connectivity and width of native vegetation zones and by progressively managing weed encroachment to the Military Road edge of the site and to boundaries of the Sydney Water facility and residential edges.	O	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley	LTFP
D1.5	Continue to support the Bushcare program and professional contractors to undertake regeneration to remnant vegetation in accordance with the Biodiversity Action Plan - Remnant Sites 2014-2020.	O	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley	E
D1.6	In liaison with Golf Club investigate opportunities to introduce narrow drifts of native groundcover and shrub planting through the golf course between holes. Implement planting.	O	Sustainable Waverley, Creating Waverley, Golf Club, Clean and Attractive Waverley	LTFP
D1.7	Coordinate replacement of fencing to locations in Hugh Bamford Reserve and Williams Park with actions D1.4 and D2.1 and provide planted zone to the front of fencelines where possible to reduce visibility.	S	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley	LTFP
D1.8	Retain the rolling natural landform and character of the site in particular to Williams Park, minimising any regrading, or walling construction that has potential to change the character of the site and views to it.	O	Creating Waverley	TBC
D2. Manage park use and access to areas of environmental sensitivity				
D2.1	Provide vegetation buffers to edge of steep embankments and cliffs to assist with access management and enhance habitat values.	S	Sustainable Waverley, Creating Waverley	LTFP
D2.2	Improve management of junction of maintained grass to native vegetation areas to control exotic grass infestation of natural vegetation zones as part of bush regeneration works.	S	Sustainable Waverley, Creating Waverley	LTFP
D3. Monitor and adapt to the effects of climate change.				
D3.1	Reduce demand for potable water for management of recreational grassed areas within the parks.	O	Sustainable Waverley, Creating Waverley, Project Waverley	TBD
D3.2	Design buildings and landscape works to consider environmental sustainability and adaptation to future climatic conditions.	O	Sustainable Waverley, Creating Waverley	TBD
D4. Promote environmentally sustainable practices in the management and maintenance of the place.				
D3.1	Assess the condition of the existing irrigation system to the Golf Course and repair/replace as required.	O	Clean and Attractive Waverley	TBD

D3.2	Investigate extending the irrigation system to Hugh Bamford Reserve and integrating stormwater harvesting.	S	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley	TBD
Category	Action	Time	Who	S
D3.3	Develop a sustainable waste management plan for the parks.	S	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley	LTFP
D3.4	Reduce and minimise water use and waste-water generation, works to consider: <ul style="list-style-type: none"> i. Continue to harvest water from the stormwater system and monitor rates and use to ensure adequate supply for park irrigation and building use; ii. Ensure staff awareness of the importance of resource conservation; iii. Visitor education on the importance of water conservation through appropriate signage; and iv. Installation of water-saving devices on taps and use of water-saving appliances. 	S	Sustainable Waverley, Creating Waverley, Project Waverley, Clean and Attractive Waverley	TBD
D3.5	Conserve energy and resources throughout the park and buildings, works should: <ul style="list-style-type: none"> i. Generate renewable energy; and ii. Use energy-efficient fixtures and appliances. 	O	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley	TBD
D4. Consider whole of life-cycle cost in the selection of materials and construction techniques.				
D4.1	Explore options for the improvement and implementation of environmental sustainability through such measures as site design, layout and building design: <ul style="list-style-type: none"> i. Consider the use of local materials in the construction of buildings and infrastructure; ii. Design buildings with the local climatic conditions in mind, with consideration of local heating and cooling requirements; and iii. Minimise impact on the environment through appropriate footprint design and techniques. 	O	Sustainable Waverley, Project Waverley, Creating Waverley	TBD
D5. Educate the community about the value of the sites unique environment.				
D5.1	Support programs that provide environmental education on-site.	O	Sustainable Waverley	E
D5.2	Incorporate environmental information on promotional materials and signs.	O	Creating Waverley, Sustainable Waverley	TBD

6.5. Community, Culture and Heritage

Williams Park and Hugh Bamford Reserve present a unique suite of cultural heritage qualities which need to be effectively conserved and managed. At the same time there is also great potential to add to the recreational experience of the parks and the local area, through the expression and celebration of those heritage qualities.

The Plan of Management aims to reveal the site's heritage values by integrating interpretative mediums to draw attention to, and explain the origins and heritage value of, the heritage items within the parks.

Each of the heritage features in the parks has potential to be interpreted as part of a coordinated approach that places that element in the broader natural contexts of the natural environment, Aboriginal Cultural Heritage and European Cultural Heritage. It is recommended that the heritage approach to the parks is multi-layered explaining the integration between the natural, Aboriginal and European narratives.

Potential to plan and implement interpretive "events" that provide an ephemeral but impactful awareness of heritage values with the community should also be explored as part of the heritage interpretation approach.

Additionally, the plan recommends to continue supporting existing and future community uses and groups that benefit from the site and its facilities.

Heritage conservation, management and interpretation must be undertaken in consideration of the *Heritage Study Review for Williams Park and Hugh Bamford Reserve 2019* by GML heritage which is appended to this Plan of Management

Refer to Figure 6.5 for key recommendations.



Image: In 1910 the original Bondi sewer stack (1888) was demolished and replaced with a 30m-high stack made with 42cm thick reinforced concrete walls. It remains a major landmark to the district



Figure 6.5 Community culture and heritage: The Masterplan

6.5.1. Action Plan

Category	Action	Time	Who	\$
E1. Conserve and maintain the heritage fabric of the park.				
E1.1	Approach <ol style="list-style-type: none"> The heritage significance of Williams Park and Hugh Bamford Reserve will be conserved and managed for future generations. The full range of identified and potential heritage values will be considered including natural and cultural. The parks will be managed as a continuous and integrated cultural landscape. Any works on the ground will be guided by heritage inputs Any physical works proposed shall be assessed so as not to give rise to a material impact. A heritage Impact Statement is required for any works proposed in the park. 	O	Sustainable Waverley	TBD
E1.2	Conserve heritage significance <ol style="list-style-type: none"> Undertake a cautious approach - change as little as possible. Avoid constructions that would adversely affect the heritage significance of Williams Park and Hugh Bamford Reserve. Regularly inspect heritage items to assess condition and identify any actions required. Use most recent technologies to record engravings and monitor condition periodically. Prepare conservation strategies for individual heritage items where significant change is proposed. The natural cultural and social values of the parks should be weighted equally. manage to enhance presentation and public appreciation of heritage values. 	O	Waverley Life	TBD
E1.3	Engage with community <ol style="list-style-type: none"> The coexistence of Aboriginal and historical values needs to be considered and given equal weight during planning. The significant associations between the place and people who value the place need to be respected, retained and not obscured. 	O	Waverley Life	TBD
E1.4	Encourage research and enquiry <ol style="list-style-type: none"> Facilitate and encourage engagement and involvement of people for whom the parks have significant association and meanings. Understand the research potential of various heritage elements within the parks. 	O	Waverley Life	TBD
E1.5	Keep good records <ol style="list-style-type: none"> Where changes or works are undertaken ensure decisions are recorded and made available. 	O	Waverley Life	TBD
E1.6	A continuous cultural landscape <ol style="list-style-type: none"> As per E1.1 manage as a continuous cultural landscape - explore potential physical connections between the parks. The visual relationships between the parks including views and landscape should be protected and enhanced. 	O	Waverley Life	TBD
E1.7	Heritage listings <ol style="list-style-type: none"> Update Waverley LEP Heritage Map and schedule 5 with current information to remove duplicate sites and adjust location of known items. Visual relationships between the parks including views and landscape should be protected and enhanced. 	O	Waverley Life	TBD

Category	Action	Time	Who	\$
E1.8	Ben Buckler Gun emplacement 1893 <ol style="list-style-type: none"> Commission a CMP for the complete Ben Buckler gun battery site not just the gun emplacement. Investigate potential impacts of uncovering of remnant emplacement infrastructure as a potential long term interpretation strategy. Interpret Ben Buckler gun battery site in general area of covered remnant. 	M	Creating Waverley	TBD
E1.9	Rock cut stairway <ol style="list-style-type: none"> Ensure weed management and condition management of built elements. Provide interpretation to explain history. 	S	Creating Waverley	TBD
E1.10	Vegetation remnant to north east corner of Hugh Bamford Reserve <ol style="list-style-type: none"> Close area to public access including upgraded fencing. Provide signage and surveillance and policing of no access. 	S	Creating Waverley	TBD
E1.11	Aboriginal engravings Williams Park <ol style="list-style-type: none"> Use latest technology to scan and record Aboriginal engravings. Liaise with NPWS and Aboriginal stakeholders to review best measures to improve drainage around rock outcrop. 	S	Creating Waverley	TBD
E1.12	European engravings Williams Park <ol style="list-style-type: none"> Use latest technology to scan and record European engravings. 	S	Creating Waverley	TBD
E1.13	Vent Sewer stack <ol style="list-style-type: none"> Provide interpretation as part of coordinated approach. Remove maintenance shed with creating of Parks Office at redeveloped Club building. 	M	Creating Waverley	TBD
E1.14	Murrieverie Quarry and geological feature <ol style="list-style-type: none"> Undertake structural assessment of the geological monument for its protection, preservation and interpretation. Provide interpretation of geological significance and Aboriginal and European use as part of coordinated approach. 	S	Creating Waverley	TBD
E2. Interpret and tell the story of the place including Aboriginal themes and 'storylines'.				
E2.1	Develop an integrated approach to signage on the site that integrates wayfinding with interpretation.	M	Creating Waverley	TBD
E2.2	Continue consultation with the La Perouse Local Aboriginal Land Council (LALC) on matters such as conservation and interpretation.	O	Creating Waverley, Project Waverley	E
E2.3	Provide information on the Indigenous heritage of the area and incorporate these stories within the existing Waverley heritage trails network.	M	Creating Waverley, Shaping Waverley	TBD
E2.4	Integrate natural and cultural heritage themes including European heritage of STP and Gun battery and the naming of the two parks.	M	Creating Waverley, Shaping Waverley	TBD
E3. Strengthen and express the cultural values through supporting community groups and activities.				
E3.1	Continue Council's bush care program to support Bushcare groups, providing materials and volunteer support and training.	O	Sustainable Waverley	E
E3.2	Collaborate with Bondi Golf Club to plan and implement Golf Free Days and in the ongoing management and maintenance of Williams Park related to broader public use.	O	Waverley Life	E
E3.3	Continue to support the sports clubs and community activity groups which use the park and club / hall facilities.	O	Waverley Life	E
E4. Ensure the cultural landscape is expressed in the design and management of the site.				
E4.1	Ensure the visual setting of the park and beach are conserved by considering main views when assessing and/or designing new development or rebuilding existing infrastructure in the park.	O	Creating Waverley	TBD

6.6. Management and Maintenance

As outlined in section 3.4, under the Crown Reserves Management Act 2016, Council managers must assign to all Crown land under their management one or more categories of community land referred to in section 36 of the Local Government Act. It is important that the category aligns closely with the original reserve purpose. The reserve purpose for Williams Park and Hugh Bamford Reserve is 'for public recreation'. The recommended categorisations for the parks as identified on Figure 6.6 have regard for this reserve purpose in addition to the specific natural and cultural characteristics and values of the site. Categorisations have taken into account the *Local Government Regulation 2005 - Guidelines for categorisation* as outlined in section 3.2.6.

Maintenance responsibilities across Williams Park and Hugh Bamford Reserve currently lie across a number of stakeholders. The Golf Course area of Williams Park is currently maintained by the Bondi Golf Club as a requirement of its lease agreement. Similarly it is responsible for maintenance of the club building. However due to the financial challenges of the club, Council has had to step in to fund a range of stabilisation works in the club building in 2019 to make it suitable for ongoing habitation.

Council maintains Hugh Bamford Reserve in accordance with its sport field maintenance regime and has ongoing commitments related to vegetation management and the cliff edge zone in Williams Park. Across both parks one of the key maintenance and management challenges is the maintenance of the junction of maintained grass with natural vegetation, and the encroachment exotic grasses and weeds into natural areas.

With the implementation of Golf Free days that will increase general community access to and use of Williams Park and the proposed redevelopment of the Williams Park club building recommended by this plan of management, it is necessary the existing maintenance and management responsibilities within Williams Park be reviewed.

This plan recommends that Council in collaboration with the Golf Club assume an agreed role in ongoing maintenance of the Golf Course area of Williams Park in particular in relation to the operation and follow up to Golf Free days / times. Further the plan recommends that the existing Golf Club building complex be redeveloped by Council as a Council asset that can serve a range of community uses as outlined in 6.1.1.2.

Refer to Figure 6.7 for key recommendations.



Image: maintenance of the margin between maintain grassed park areas and natural vegetation is a key maintenance priority



Figure 6.6 Community land categorisation: The Masterplan



Figure 6.7 Management and maintenance The Masterplan

6.6.1. Action Plan

Category	Action	Time	Who	\$
F1. Ensure that the park and beach environments are safe for users at all times.				
F1.1	<p>Shared use of golf course</p> <p>Maintain and promote awareness of the co-operative use of the Golf Course area of Williams Park for Golf and walking day to day.</p> <p>Provide signage at park entries advising of golf course use and hazards along with golf free times.</p> <p>Plan and implement Golf Free days / time slots as per actions C3.1-3.3.</p>	S	Creating Waverley, Clean and Attractive Waverley	TBD
F1.2	Review golf course layout in collaboration with Golf Club and identify and implement opportunities to reconfigure layout and playing format to enhance safety to Military Road and on course as per C3.2.	S	Creating Waverley,	TBD
F1.3	Investigate, plan and implement measures to improve safety of park users including increased vegetation buffers, provision of defined lookout points at key locations and provision of viewing / seating that encourage use as per F2.1-2.3 below.	S	Creating Waverley, Clean and Attractive Waverley	TBD
F1.4	Ensure safety is considered in all design projects with the parks and buildings and continue to work with relevant stakeholders (local Police and Safety Committee) to address identified safety concerns.	O	Creating Waverley, Safe Waverley	E
F1.5	Provide information on park regulations and access.	O	Safe Waverley	E
F1.6	Improve passive surveillance at north east corner of Hugh Bamford Reserve with provision of coastal outlook platform to encourage safe use in this area.	L	Creating Waverley	LTFP
F2. Recognise the challenges of safety in the coastal cliff edge environment and apply established precedents for managing access				
F2.1	Investigate, plan and implement increased native vegetation buffer to already vegetated embankments that prevents / discourages access closer to cliff edge.	S	Creating Waverley, Clean and Attractive Waverley	LTFP
F2.2	Provide discrete structured lookout at north east corner of Hugh Bamford Reserve that enables safe viewing of dramatic sandstone cliffs.	L	Creating Waverley,	LTFP
F2.3	To open sandstone cliff outcrop just south of sewer vent provide sensitively design elevated deck / platform set back from cliff edge that enables viewing overlook from higher perspective , interpretation and sitting edge and provide an alternative to getting close to the cliff edge. Support with appropriate level of warning signage.	L	Creating Waverley,	LTFP
F2.4	Provide warning signage along the coastal edge that guides users as to the safe route to walk and advises of hazards	S	Creating Waverley,	E
F3. Facilitate increased community use of Williams park and its facilities and provide the park and its facilities with sustainable ongoing management				
F3.1	Plan and implement Golf Free days / time slots as per actions C3.1-3.3.	S	Creating Waverley	TBD
F3.2	Redevelop the Golf Club building as a Council owned Community Club facility. Refer to section 6.1.1.2 of this plan.	L	Creating Waverley	TBD

Category	Action	Time	Who	\$
F2. Ensure facilities are well-maintained and appropriately serviced.				
F2.1	As part of collaboration with Golf Club regarding Golf Free days - develop agreement for Council assistance / support with maintenance through Golf Course area.	S	Clean and Attractive Waverley, Project Waverley	TBD
F2.2	Investigate and implement improved maintenance of exotic grass edge to natural bushland and implement to surrounds of Williams Park and Hugh Bamford Reserve	S	Clean and Attractive Waverley, Project Waverley	TBD
F2.3	Investigate stormwater harvesting to new building works and other sources.	M	Clean and Attractive Waverley	LTFP
F2.4	Relocate on site parks storage to new facility within proposed redevelopment of Golf Club building precinct. Demolish existing shed near Sewer Stack.	M	Creating Waverley, Clean and Attractive Waverley	LTFP
F2.5	Monitor waste management within the parks and in particular the potential for enhanced rubbish management in Williams Park.	O	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley.	LTFP
F2.6	Document maintenance regime to buildings and implement.	O	Clean and Attractive Waverley.	E
F2.7	Undertake a regular planned maintenance program for the parks.	O	Clean and Attractive Waverley.	E
F2.8	Ensure a continual upgrade of grassed areas, entries, signage vegetation and other park assets in line with Strategic Asset Management Plan (SAMP).	O	Clean and Attractive Waverley.	E
F2.9	Undertake reactive maintenance of the park such as graffiti removal.	O	Clean and Attractive Waverley.	E
F3. Review and reinforce compliance and regulations that enable a range of users to enjoy the park and beach safely.				
F3.1	Continue to monitor the use of the dog off-leash areas. Undertake any necessary campaigns to educate dog-walkers about regulations and dog-owner responsibilities. Enforce regulations as required.	O	Safe Waverley	E
F3.2	Integrate compliance signage with a signage and wayfinding strategy and update signs accordingly. Ensure the relevant information to allow for practicable enforcement of regulations, such as timed dog off leash.	M	Creating Waverley	TBD
F3.3	Review, monitor, and actively enforce the commercial fitness groups' and personal trainers' lease agreements and agreed use of the park. To manage and reduce wear and tear on the lawn and park infrastructure, and ensure groups are in compliance with the agreement terms.	O	Enriching Waverley	E
F4. Manage vehicle access in the park				
F4.1	Maintain current vehicular and emergency access to Hugh Bamford Reserve via access road.	S	Creating Waverley	TBD
F4.2	Review emergency access requirements for Williams Park in context of Golf Free days (emergency access potentially via maintenance access at Blair Street intersection.	S	Creating Waverley	TBD



Image: Formalising a walking entry into Williams Park opposite Blair Street can manage erosion and reduce weed encroachment



Implementation and Funding

7

7. Implementation and Funding

7.1. Funding Sources

Funding for implementing the Plan of Management will either be allocated for future upgrade works (capital works) or maintenance and management of the parks. Funding for the management and maintenance is currently provided through Council's annual budget allocation.

To fund the proposed upgrade works Waverley Council plans to set aside Capital Works funds in future years that will cover a number of the proposals in the shorter-term plan.

Council's budget for the Plan of Management is not expected to accommodate all proposals in the short- or long-term plan. Additional funding options that may be investigated include:

- State and Federal grants
- Voluntary Planning Agreements
- Section 94 planning contributions
- Partnerships with community groups or businesses.

The amount of funding through these streams is difficult to anticipate as it is dependent on development and grant programs. Regardless of the type of current or future enterprises Council must also ensure that legitimate costs of upgrading the park are recouped wherever possible.

7.2. Performance Indicators

To effectively implement the Action Plan performance indicators are required to demonstrate that the desired outcomes from the plan have been achieved.

It is desirable that the values and actions of this plan can be measured by some means. For this purpose, the following means are considered practical survey methods of monitoring the progress and performance of the Action Plan:

- i. Surveys: Carry out surveys and questionnaires periodically (approximately every five years), accompanied by a survey of user numbers in various parts of the area; qualitative and quantitative in nature. This survey/questionnaire should establish any changes in park usage, visitor experience and perceptions, etc. Additionally, online surveys could be undertaken to request feedback on the implementation of particular programs and management strategies.
- ii. Register of correspondence: review of letters, emails and community requests received each year (positive and negative) on various subjects related to the park, pavilion and beach. This register can be used to indicate general trends and changes in issues and opportunities and the management of the space.
- iii. Photographic survey: taken at key and consistent locations every five years to establish degrees of change (either positive or negative). This could be compared with aerial photographs reviewed every five years.

7.3. Review and Monitoring

If the Plan of Management is to remain relevant in the future it is essential that its implementation is reviewed on a regular basis to ensure any relevant changes are incorporated.

Changes that may need to be addressed include new legislation, changes in community values, project priorities, funding resources and new opportunities for future upgrades.

Given that community expectation and requirements change over time, this plan also needs to have some flexibility to adapt to any changes of circumstance.

It is recommended that the plan be reviewed in the following sequences and time spans:

- i. Annually; review progress of action plan.
- ii. Every two years: review management and administration structures and update priorities.
- iii. Every five years: undertake a major review of all values based on revised analysis and issues and amended planning legislation. Review outcomes against survey information, photographic record and register of correspondence.
- iv. Every ten years: review the Plan of Management.