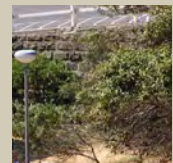


Tamarama Park Plan of Management



Adopted June 2007



EDAW | AECOM

WAVERLEY COUNCIL

**TAMARAMA PARK
PLAN OF MANAGEMENT**

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Appendices

- A Local Government Act provisions
- B Tamarama Park User Survey Report (not attached)

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1 INTRODUCTION

1.1 What is a Plan of Management?

A Plan of Management is a document that identifies issues affecting public open space, and outlines how that open space is intended to be used, improved, maintained and managed in the future. A Plan of Management is usually accompanied by a Landscape Masterplan that shows the proposed 'on-the-ground' changes to that open space.

1.2 Why prepare a Plan of Management for Tamarama Park?

In November 2003, Waverley Council commissioned Parkland Environmental Planners and EDAW (formerly Pittendrigh Shinkfield Bruce) to prepare a Plan of Management (PoM) for Tamarama Park.

This Plan of Management was prepared primarily because:

- ❑ Waverley Council wishes to address a number of management issues. The most pressing issue is that the kiosk building is old, in poor condition and needs replacing. A Plan of Management is required so that issues such as the location and replacement of the kiosk building can be addressed.
- ❑ at the moment, Tamarama Park does not have a Plan of Management that specifically applies to it. Until this first Plan of Management for the Park is adopted, Tamarama Park is covered by the generic Coastal Reserves Plan of Management (Waverley Council, 1997).

1.3 Land to which this Plan of Management applies

This Plan of Management applies to Tamarama Park (the Park), which is 3.7 hectares in area. The Park comprises three main zones defined by topography, vegetation and land use:

- ❑ Tamarama Beach (the beach).
- ❑ the grassed area behind the beach (the park).
- ❑ Tamarama Gully (the gully).

Please refer to **Figure 1.1** for the location of Tamarama Park and the three zones within the Park. The boundaries of the Park do not include Tamarama Marine Drive and Pacific Avenue, which bisect the Park.

Tamarama Park comprises Crown land that is administered by the Department of Lands, and some community land owned by Waverley Council. Therefore, both the *Crown Lands Act 1989* and *Local Government Act 1993* apply to management of the Park (refer to **Section 3.1**).



Figure 1.1 Tamarama Park Study Area and Land Ownership

1.4 Objectives of this Plan of Management

This Plan of Management aims to:

- ❑ establish the basis for a consistent approach to managing Tamarama Park. This will provide a flexible framework that Council can use to respond to current needs of the community and opportunities for the Park, and will help manage future issues as demands on the park change.
- ❑ reflect the values and expectations of the Waverley community and other Park users for future use and enjoyment of the Park.
- ❑ cater for the diverse needs of people using the Park, while effectively managing potential conflicts.
- ❑ meet the legislative requirements for preparation of a Plan of Management for Crown and community land in a coastal location.
- ❑ be consistent with Council's Management Plan and other strategies, plans and policies.
- ❑ clarify management direction and actions for Council staff and the public to ensure public accountability in assigning priorities for works and budgets.
- ❑ present a Landscape Masterplan that shows the actions needed to carry out proposed physical changes and improvements to the Park.

1.5 Process of preparing this Plan of Management

The process of preparing this Plan of Management, consultations with stakeholders, and documents produced at each stage, are shown in **Table 1.1** overleaf.

After Waverley Council approves this Plan, it will be presented to the Minister for Lands for adoption. Once it is adopted, Waverley Council - as Trust Manager of the two Crown reserves comprising the Park, and the owner of community land within the Park - will be obliged to follow its directions. Council may not undertake or approve any activities, uses or developments in the Park that are not provided for in, or consistent with the intent of, the Plan of Management.

1.6 What is included in this Plan of Management?

This Plan of Management is divided into the following sections, as outlined in **Table 1.2**.

Table 1.2: Structure of this Plan of Management

Section	What does it include?
1 Introduction	Background to the Plan of Management
2 Description of Tamarama Park	History, facilities, uses, physical description, maintenance
3 Basis for Management	State government planning legislation, local planning context, values of the community and users, vision, roles of the Park, management objectives
4 Issues and Actions	Overview of issues, and recommended actions to resolve issues.
5 Action Plan	Landscape Masterplan, issues, desired outcomes, actions required to implement management strategies
6 Implementation and review	Leases and licences, future uses and developments, maintenance, review
Appendices	Relevant background information, including results of park user survey.

Table 1.2 Process of preparing the Tamarama Park Plan of Management

CONSULTATIONS	STUDY TASKS	OUTPUTS
Meeting with senior Council staff Site inspections	PROJECT INCEPTION	
Review Council's files Review background reports, plans	REVIEW OF BACKGROUND INFORMATION	Site analysis
Survey of 390 Park users Meeting with Council's strategic planner, beaches manager, community services staff, outdoor staff supervisor, environmental manager Meeting with Tamarama Surf Life Saving Club Meeting with Tamarama Kiosk operator Meeting with Bushcare group Meeting with Community Reference Group (1) Community meeting 1 Meeting with Community Reference Group (2) Meeting with Council's Project Manager Community meeting 2 Meeting with Council's Project Manager Meeting with Community Reference Group (3) Community meeting 3	CONSULTATIONS	Tamarama Park User Survey Report Values and Issues Paper Community meetings: Posters in Park, at bus stops, post office Information leaflet delivered to 2,000 households Notices in Mayor's column in local newspapers Notice - Aquabumps website Letters, faxes and emails received from community
Review by Council staff Review by Community Reference Group Meeting with Council's Project Manager Referral to Department of Lands for comment Presentation to Council	PREPARE DRAFT PLAN OF MANAGEMENT AND LANDSCAPE MASTER PLAN	Draft Plan of Management Draft Landscape Masterplan
	COUNCIL RESOLUTION	
Letters to stakeholders and community groups Notices placed in local newspapers Documents and plans on display at Council and other locations Public notice in NSW Government Gazette	PUBLIC EXHIBITION Dec 2004-Jan 2005	
Submissions to Department of Lands and Council Meeting with Community Reference Group (4) Review by Council staff Referral to Department of Lands for comment	CONSIDER PUBLIC SUBMISSIONS	
	PREPARE FINAL DRAFT PLAN OF MANAGEMENT AND LANDSCAPE MASTERPLAN	Accommodation Brief for Building Structures Draft Plan of Management Draft Landscape Masterplan
Letters to stakeholders and community groups Notices placed in local newspapers Documents and plans on display at Council and other locations Public notice in NSW Government Gazette	PUBLIC EXHIBITION	
Submissions to Department of Lands and Council	CONSIDER PUBLIC SUBMISSIONS	
	PREPARE FINAL PLAN OF MANAGEMENT	Final Plan of Management Final Landscape Masterplan
Resolution by Waverley Council Adoption by Department of Lands	ADOPTION	Report to Council
	IMPLEMENTATION	

2 DESCRIPTION OF TAMARAMA PARK

2.1 Significance of the Park

Along with Bondi and Bronte beaches, Tamarama Beach and Park is one of Waverley's most significant beach reserves. The beach and Park attracts a wide catchment of visitors from overseas, interstate, within NSW and from all parts of Sydney, as well as Waverley and Tamarama residents. Visitors and residents are drawn to the open green spaces and recreational areas which contrast with the densely developed urban area. Visitors are also attracted to Tamarama Park via the Bondi to Bronte Coast Walk.

Its hidden cultural significance is revealed through uncovering the history of the Park, particularly having been the site of the Bondi Aquarium and Wonderland City (refer to **Section 2.3**).

Despite its relatively small size, Tamarama Park offers a multitude of quite different zones, settings and facilities to cater for various recreational and social activities.

It is significant locally for its recreational value, and regionally for its social and historic value. The Park is listed as a Heritage Item in the *Waverley Local Environmental Plan 1996*.

2.2 Location

Tamarama Park is located in the suburb of Tamarama, just to the south of Bondi and north of Bronte. The much-loved Bondi to Bronte Coast Walk links Bondi, Tamarama and Bronte beaches. Tamarama Marine Drive and Pacific Parade separate the Tamarama Beach and Park from the gully.

Tamarama Park is bounded by its foreshore frontage to the Pacific Ocean to the east. The edge of Birrell Street, Wolaroi Crescent and residences along Thompson Street form the southern boundary of the site. Pacific Avenue and residences along Gaerloch Avenue, Carlisle Street and Wonderland Avenue form the northern boundary.

The topography of the local area – a long, narrow creek valley opening onto a narrow beach between two rocky headlands and sandstone walls – provides the Park with a sense of enclosure. This is enhanced by the dense, ridge-top residential development that encloses the Park on three sides. The design of some houses on the northern side of the gully is such that they appear to be suspended above the Park.

2.3 History

Pre-European History

There is some uncertainty about the identity of the Aboriginal people who occupied the coastline between what is known today as Botany Bay and Sydney Harbour. Rock engravings and shell middens in this area indicate they undoubtedly had a strong connection with the sea. Aboriginal people would have made use of the abundant fresh water available at Bondi, Tamarama and Bronte, and they fished and collected seafood from these waters and shores. They also used the rock shelters around the harbour and coastline.

Diseases such as smallpox were introduced from 1788 onwards by Europeans, which greatly reduced the local Aboriginal population. Competition for land further compromised their original way of life, so that within 50 years other tribes had migrated into the area and intermarried with the survivors.

The coastline of the Waverley local government area retains some evidence of widespread use of the area by its earlier indigenous inhabitants. A search of the Aboriginal Heritage Information Management System held by the National Parks and Wildlife Service shows that only one item of archaeological significance within the study area can still be identified. This site is described by Council's Aboriginal sites register as "a midden atop a sandstone rock ledge". It occupies an area approximately 18 metres long by 3 metres high by 4 metres deep. The register concludes that the site is of value because "beachside shelters with midden deposits are rare on the Tasman Sea coast". Most similar sites are exposed, and consequently have been eroded by the natural elements and possibly also damaged by European development.

A nearby site outside the Park at McKenzie's Point contains abraded grooves carved into the rock face to represent either a shark or whale, and two small fish.

European Heritage: The 19th Century

The land on which Tamarama Park is now situated was granted to a J.R. Hatfield in 1839. In the 1860s, Hatfield's grant was identified on a naval or military map as 'Gamma Gamma', apparently an Aboriginal word, although it was known locally as 'Dixon's Bay', after Dr. Dixon, a nearby landowner. In the 1870s, it became known as 'Fairlight Glen', or 'Fletcher's Glen' after David Fletcher who owned a 10-acre frontage and later became the first mayor of Waverley Council.

By the late 1880s, the land surrounding the Glen was subdivided for residential use. Sensing the loss of a much-loved amenity, in 1888 Waverley Council felt compelled to ask the government of the time to dedicate a 100-foot wide reservation along the frontage of Hatfield's original grant as a public recreation reserve. The government refused. Meanwhile, a group of local businessmen had purchased the land, and on 3 October 1887 opened The Royal Aquarium and Pleasure Grounds, known popularly at the time as the Bondi Aquarium.

On the lower of the two levels of the Aquarium, visitors watched marine life swimming about in tanks. These included seals, a penguin, a tiger shark, a wobbegong shark, catfish, bream, whiting, mullet, lobsters, stingrays, porcupine-fish and turtles. The Grand Hall above was used for dancing, while outside, feats of daring and astonishment drew the crowds. Hot-air balloon flights hovered over the beach switch-back railway (the forerunner of a roller-coaster), a merry-go-round, swings, a shooting gallery, water boats, *camera obscura* and Punch and Judy. These attractions later became known as Wonderland City. On 11 July 1891 a fire destroyed the Aquarium and pavilion, but by September of that year they were rebuilt.

European Heritage: The 20th Century

In 1906, William Anderson, a theatrical entrepreneur of growing prominence, purchased the Bondi Aquarium and approximately 20 acres of the Glen, minus a 12-foot strip of coastline to allow the public to access the beach. Here he constructed Wonderland City.

On 1 December 1906 it opened, claiming to equal "those amusement grounds... of the far famed Coney Island, New York, or White City, Chicago". Around 20,000 people travelled out on that Saturday night to witness a "fairy city" of rambling walks among the natural beauties of the Glen, lit by streams of electric lights, and containing all the attractions of a fair. Some of the "open-air sports and attractions" included an artificial lake, a roller-skating rink (run by George Marlow), double-decker merry-go-round, Haunted House, Helter Skelter, a switchback railway (moved from its original site above the beach to the rear of the Tamarama park), a maze, fun factory, one-kilometre miniature railway (on the south slope), the Airem Scarem (a captive airship that tracked on a wire from cliff to cliff by electricity), wax works, Katzenjammer Castle, Hall of Laughter, Box Ball Alley, a boxing tent, seal pond, circus ring, movie house, penny parlour, Alice the elephant and other animals, the Japanese tearooms and Swiss Chalet. The Kings Theatre, a kind of music hall, could seat 1,000 people.

Employing over 160 people, Wonderland set the new standard in pleasure grounds in Australia. Crowds came every summer weekend, and when the novelty began to wear off, Anderson brought in famous entertainers from his national circuit.

Also in 1906, the Tamarama Surf Life Saving Club was 'established' among a group of keen local swimmers. Incensed by the wire fence William Anderson had installed down to the beach to keep fare-evaders out of Wonderland, local swimmers stormed and cut the fence. A political battle followed, the outcome of which was that from 3 March 1907, Wonderland was obliged to respect the 12-foot path ensuring public access to the beach. Many of these victorious swimmers formed the nucleus of the Tamarama Surf Life Saving Club. Another impetus for forming the surf club was the drowning of Gerald Banks while bathing in the surf at Tamarama Beach on 9 June 1906. The Tamarama Surf Life Saving Club building was completed in November 1908 at a cost of £62.

Meanwhile, bad publicity dogged Wonderland. The wire fence incident soured the public image, as did complaints that the animals were being poorly housed, the occasional breakdown of the airship above dangerous surf, and resident opposition. Anderson responded with more elaborate public exhibitions, but the public was tiring of the 'fairy city'. The showground stumbled along from March 1908 to December 1910 before finally closing in 1911. Anderson had lost enough money.

Wonderland was the precursor of Luna Park, setting unprecedented standards for popular outdoor entertainment in Sydney. Although little visible evidence survives today (with the possible exception of the two paths on the north boundary of the Gully), the NSW Heritage Office still considers the site to be of archaeological significance. Because of this, it is considered that the history of the site should be interpreted in some form to the modern visitor and resident. A mural commissioned by the Tamarama Surf Life Saving Club currently celebrates the heritage of Wonderland.

A public park known by the name of 'Tamarama Beach' was proclaimed for Public Recreation on 17 April 1907. Also on that day Waverley Council was appointed trustee of Tamarama Beach by notification in the Government Gazette. In 1916, Waverley Council tried again to claim an area of Tamarama for public park but was again refused. Finally, on 24 September 1920, Council was able to purchase 7 acres of Tamarama for beach access and parkland. Thus began over 80 years of Council improvements, with the first initiative being a formal landscape layout under a public employment program after World War 1.

A seawall and promenade were constructed in the 1920s and 1930s, and the valley floor was drained and regraded. In 1922, Tamarama Marine Drive was built, along with the sandstone wall that supports it. Marine Drive thus offered that rare Sydney experience – a Sydney coastal drive.

The present surf club building was built in the 1940s, with extensions subsequently added in the 1960s, 70s and 80s.

In the 1950s, the park was separated from the road by timber fencing. In 1935 a pedestrian underpass connected the gully and park under Tamarama Marine Drive. Some local residents report that this was removed by public demand.

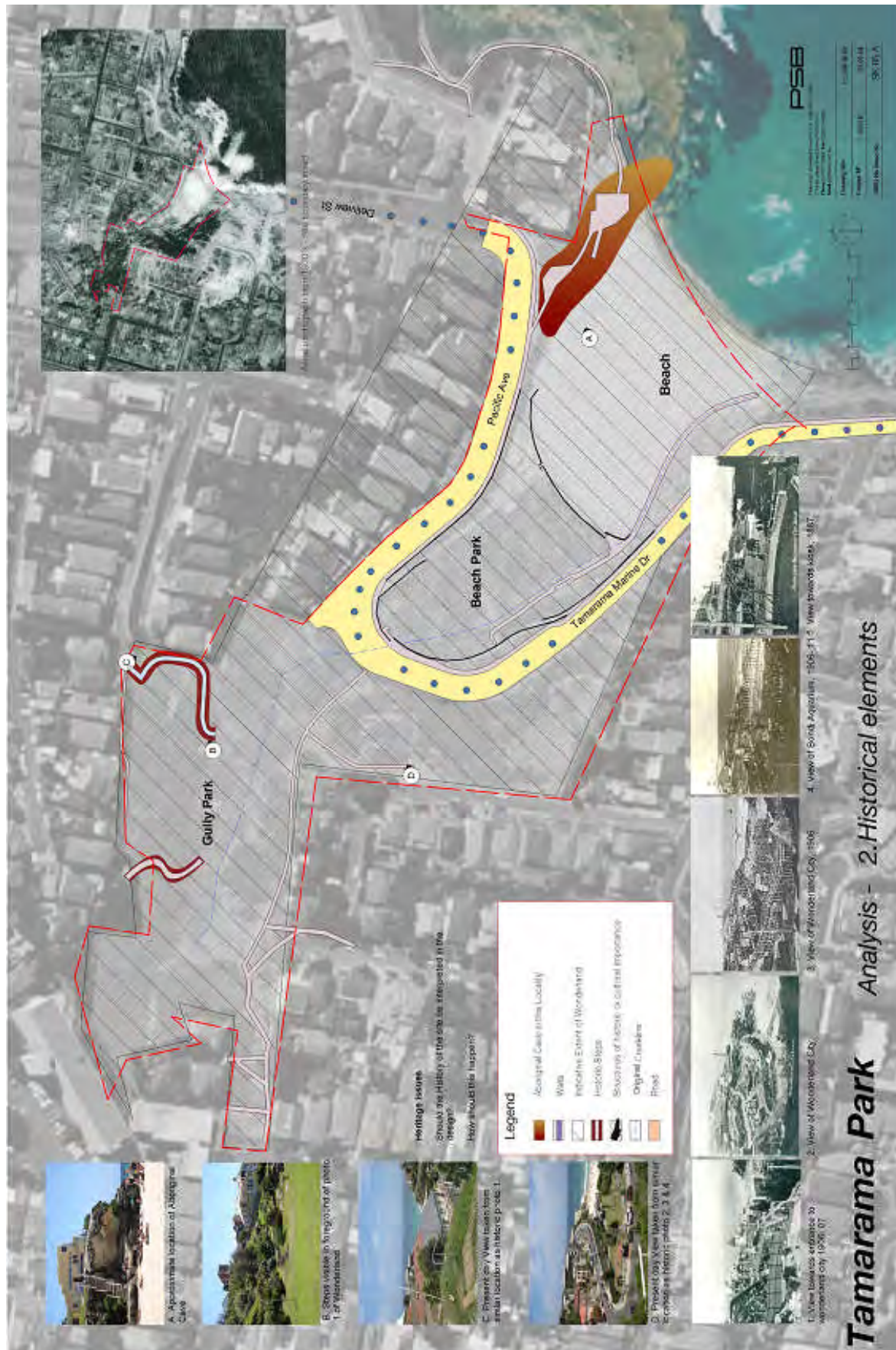
Throughout the 1960s and 1970s, more park furniture and facilities were provided. These included the picnic shelters, amenities building, outdoor tables, and revegetation of native species such as Coastal Banksia.

The public amenities building was opened in 1984. The lifeguard tower on the beach was completed in November 2000.

Tamarama Gully was assigned as a geographical name under the *Geographical Names Act 1966* on 20 April 2000.

Today, public events such as Sculpture by the Sea attract thousands of people to Tamarama Park. Council staff are often involved in the planning, management and monitoring of these events.

Revegetation by Bushcare volunteers continues on the lower southwestern slopes of the gully.



The Aboriginal and European history of the Park is reflected by the following significant cultural heritage items and sites:

- ❑ Aboriginal cave with rock engravings and shell middens.
- ❑ The site of the Bondi Aquarium and Wonderland City in Tamarama Gully is an archaeological item / site listed in Council's Local Environmental Plan. Remnant stairs carved into the rock face on the northern side of the gully escarpment are in disrepair.
- ❑ The dimensioned sandstone retaining wall that defines the inland edge of the beach park is indicated in the Waverley Heritage Study as contributing to the heritage significance of the site.

2.4 Land ownership and management

The majority of Tamarama Park comprises two Crown Reserves, which are administered by the Department of Lands under the *Crown Lands Act 1989*.

Table 2.1: Crown reserve details

Crown Reserve no.	R 41603	R 500481
Area covered	Tamarama Beach	Park and Gully
Area (hectares)	0.803 ha	2.921 ha
Deposited Plan no's.	DP 1052115	DP 1060141 DP 1058517
Public Purpose	Public Recreation	Public Recreation
Reservation	Reserved	Dedicated
Date of gazettal	17 April 1907	24 September 1920
Trustee	Tamarama Beach (R41603) Reserve Trust	Tamarama Park (R500481) Reserve Trust
Trust Manager	Waverley Council	Waverley Council
Native Title	Under mediation	Under mediation
Leases / Licences	Tamarama Surf Lifesaving Club – licence	Kiosk – licence

Tamarama Beach and Tamarama Park Reserve Trusts are responsible for the care and control of the Crown reserves within the Park. As Waverley Council manages the affairs of the Trust, Council:

- ❑ employs two on-site professional lifeguards at the beach, between 9am to 7pm from the last week in September to the last week of April. Patrols in winter are from 9am-6pm.
- ❑ employs two on-site maintenance staff.

There is some community land at the head of the gully, including the waterfall, which is owned by Waverley Council. This land is to be included in the proposed extension of the Tamarama Park – Landscape Conservation Area in the Draft Waverley Heritage Assessment (2007).

An area of land below Birrell Street is zoned open space but classified as local road reserve.

Darug descendants registered a native title claim for connection to country on 4 December 2000. The claim is under mediation. In the absence of a determination by the Court of the existence of native title, Council's policy (by resolution of Council dated 20 November 2001) is to consult with native title claimants in relation to any future works proposed within the claimed area.

2.5 Physical characteristics

Microclimate

The Park is exposed to variable wind and sun conditions, which can sometimes result in unpleasant conditions.

South-easterly winds prevail in winter, which tend to blow through the funnel-shaped gully. However, the eastern side of the gully is protected from the cold southerly winds in winter. The prevailing wind direction in summer is from the north-east.

The southern side of the Park experiences greater exposure to sunlight in winter than the northern side.

Average annual rainfall at Randwick (the closest meteorological station to Tamarama) over the 93 recorded years from 1888-2003 was 1,220mm within a range of 591-2,322mm. Very dry or very wet conditions rarely occur for more than two consecutive years at Randwick (Timms and Frazer, 2004).

Landform and drainage

Beach

Although the beach below Mean High Water Mark is outside the park boundary, the characteristics of the beach as a whole are important to its management.

Tamarama Beach is located between two prominent sandstone headlands with rocky sides, extending west to the concrete promenade. The beach is a relatively short and flat stretch of sand that is deeper and wider (120 metres) than it is long (80 metres).

The surf at Tamarama Beach is fickle and often dangerous, with two notorious rips at either side of the bay. The notorious Bronte Express rip is on the south side along the rocks. Tamarama Beach is considered one of the most dangerous patrolled beaches in NSW, with more rescues per 1,000 bathers than any other beach in Sydney. The beach is supervised by Waverley Council's lifeguard service 7 days a week from September to April. This service is supplemented by lifesavers from Tamarama Surf Lifesaving Club on weekends. The Waverley Council lifeguards operate from a viewing tower located on the beach, while the Tamarama Surf Lifesaving Club operate from their clubhouse at the northern end of the beach. The dangerous beach conditions discourage parents with young children. The beach is often closed to swimmers because of the dangerous surf dynamics, but these conditions tend to attract surfers.

Tamarama Beach generally complies with beach pollution guidelines. Faecal coliform levels have complied with guidelines for swimming 100% of the time for the last 5 years. However, lower compliance, ranging from 68% to 100%, has been measured for enterococci levels over the past 5 years, although these levels are still within the range of values measured at other city beaches.

Park

The park is the relatively flat, grassed area enclosed by the promenade and the coastal drive that curves through Tamarama Park.

The soil beneath this park area is sandy, reflecting the fact that Tamarama Beach originally extended some distance further inland close to Pacific Avenue. Maps and photographs from 1931 show the extent of the beach westwards.

The topography of the park itself is essentially flat, rising slightly towards the sandstone wall at the rear of the park. The Park has been known to flood to the base of the rear sandstone wall in living memory. Sandstone cliffs surround the park on its north-east and south-east sides.

Gully

The gully is a steeply-rising, funnel-shaped amphitheatre. Heavily-vegetated native and introduced vegetation form its edges between Tamarama Marine Drive and the surrounding ridge-top residential development.

The stormwater catchment area of Tamarama Park is 65.5 hectares (Timms and Frazer, 2004). Stormwater entering the Park via a steep descent from Birrell Street, Wonderland Avenue and Illawong Avenue merges to form a waterfall at the base of the western gully escarpment. A natural drainage line transfers stormwater through an encased underground culvert from the base of the escarpment, flowing down a slope of about 3% to 4% in the gully to a discharge point at the south-eastern end of the beach. Several metres of fill have enclosed the former natural stream underground within the gully and park zones. The adjacent ocean is reputedly polluted by stormwater for several days after heavy, prolonged rain.

Flora and fauna

The gully is the most important zone within the Park in terms of flora and fauna, followed by the park zone. Refer to **Figure 2.2** regarding plantings within the Park.

Gully

The vegetation of the steeper gully provides an attractive green backdrop to Tamarama Park, as the gully forms a more 'natural' bushland transition between Pacific Avenue and the surrounding residential area. The gully is a mixture of indigenous remnant and exotic planting, and weeds. The condition of bushland in the gully has recently improved as the result of ongoing volunteer bush regeneration work.

The only indigenous vegetation community that exists in Tamarama Park is a 0.17-hectare remnant (on the south-east slope between Wolaroi Crescent and Tamarama Marine Drive) of coastal heathland (Hirschfeld, 1995). This remnant contains some plants that are significant in the Waverley area, including *Banksia marginata* (Silver Banksia), *Hakea gibbosa*, *Pandorea pandorana* (Wonga Vine), *Grevillea speciosa*, and *Pultenaea linophylla*.

Other areas of native vegetation are found along the northern perimeter of the gully, and to a much lesser extent in a patch on the south side of the gully. This is interplanted with cultivated indigenous and exotic species.

The central portion of the gully consists of mown grass. The steep western portion is heavily infested with weeds, and requires a revegetation program. Weed species include Bitou Bush, *Lantana*, *Buddleia*, Canna Lily, Morning Glory and Coral trees.

The indigenous vegetation community in the gully supports native lizards (White, 1998) and birds - the latter to shelter and forage but not to nest. Rainbow Lorikeets, Honeyeaters, Fairy Wrens, Kites, Black Cockatoos, Skinks and Red-bellied Black Snakes have also been sighted in the gully.

The bushfire risk of vegetation in the gully is rated low by Council and the NSW Fire Brigade.

Park

Mown grass covers most of the park zone. Hot conditions in summer, coupled with water restrictions means that the turf is currently suffering from a lack of water.

Plantings in the park are limited because of salt-laden winds. Patches of indigenous coastal shrubs and trees, such as Coastal Banksias and *Coprosma*, have been planted through the park to provide shade and wind/salt breaks. Funding from the former Soil Conservation Service in the early 1980s was used to increase the size of garden beds by planting additional *Banksia*, *Coprosma*, *Acacia* and *Westringia*. However, the Banksias that currently serve as a windbreak are dying off.



Tamarama Beach, Park and Marine Drive; and the valley above Marine Drive are Landscape Items and Sites (L8 and L9) listed in Council's Local Environmental Plan.

2.6 Visual assessment

Figure 2.3 provides a visual analysis of Tamarama Park. The visual quality of Tamarama Park is established by its narrow and steeply sloped valley topography overlooked by residential development, as well as sweeping views down to the enclosed beach sandwiched between two headlands. Just as the visual character of Tamarama Park is influenced by these elements, the future use of the Park also has the potential to impact on its visual character and qualities. All views tend to focus on the valley and the ocean beyond the beach.

Prominent viewing points are at the beginning of the paths that enter the gully from the surrounding residential areas, as well as from nearby houses and flats. Other views to the Park are from the promontories as one enters Tamarama Park from either the north or south, by the Coast Walk or by road or footpath.

Prominent visual elements include the Tamarama Surf Lifesaving Club building on the northern rock outcrop, and the large residential flat building at the head of the gully. The kiosk and toilets, and to a lesser extent the picnic shelters, are also strong visual elements. The roadway and sandstone wall also create a strong visual impact, carving Tamarama into two distinct halves.

The existing trees and topography of the site do little to screen views to or from the residential allotments to the open section of the site. Some gully trees, such as the Coral trees, are considered a nuisance by some because they block residents' views to the beach. Views from the park to the ocean are screened by the windbreak planting. The rock outcrops within the revegetated area and on the promontories create some positive visual impact.

Power lines running to a power pole at the kiosk are considered visually intrusive to the 'natural' visual style of the park. Similarly, the bus shelter on the west side of Tamarama Marine Drive is also visually intrusive, and does not reflect the style of the bus shelter opposite and other Park structures. Graffiti and broken glass are a dangerous and unsightly legacy of busy weekends.

2.7 Built facilities and park furniture

Beach

The structures in this zone are the surf club building, lifeguard tower, outdoor shower, stormwater culvert, and the promenade at the rear of the beach.

The **surf club building** includes a hall, kitchen, male and female toilets and showers, caretaker's residence, storeroom, and members' clubroom. Constructed in the 1940s and extended since then, the building is not well laid out for the club's equipment storage needs and needs maintenance.

For safety reasons, the surf club is requesting an upgraded kitchen, better drainage from the balcony, covering of exposed electricity wires, a scald-proof hot water system, and repair of rising damp behind tiles in men's bathroom.

Because the building is situated on the headland, with no road access or direct access to the beach, some rescue equipment is stored in the kiosk building and outside the Park.



Figure 2.3 Views and Visual Quality



The **lifeguard tower** is a permanent, well designed facility for lifeguards to monitor activity on the beach. It is constructed of stainless steel and timber, and was completed for \$250,000 in November 2000. However, as toilets, a first aid area, running water, sink and appropriate washing facilities are not provided in the tower, lifeguards often have to leave the beach observation area.

An **outdoor shower** is located on the rocks next to the lifeguard tower. More outdoor showers have been called for on either side of the beach, and at Four Ways as water is already connected to a bubbler there.

Park

The **kiosk building** is currently used as a food and beverage outlet, surf club equipment and park maintenance equipment storeroom, and a lunch room for outdoor staff. A clock is mounted on top of the building.



Parts of the kiosk building can no longer be used as it is structurally unsound (including a leaking roof), and is small and old. There is a need for a new facility in the same location as the existing kiosk building to provide adequate kiosk facilities, and storage and amenities for park staff, all back-of-house facilities for Council's lifeguards (amenities, first aid room), and storage of surf club equipment and fuel.

The **amenities building** contains clean changing rooms, showers and toilets for males and females, and an equal access toilet. The building is open daily dawn to dusk. The building is structurally sound, but with some surface cracking in the roof resulting in leaks. Council's parks staff and the Tamarama Bushcare group store equipment in the room between the male and female toilets.

The rather unattractive **demountable shed** was placed in the park over 10 years ago. It is used as a first aid room and lunch room by Council's lifeguards, and for storage of equipment and stock for the kiosk. This arrangement is unsatisfactory under current health regulations, which state that a dedicated space is required for first aid treatment. First aid for Park visitors is needed daily, ranging from treating major spinal injuries to relatively minor injuries such as cut feet.



The four quadrant-style **picnic shelters** are popular with park visitors. They are sturdy, but are starting to fall into disrepair, and the metal fittings are rusting.

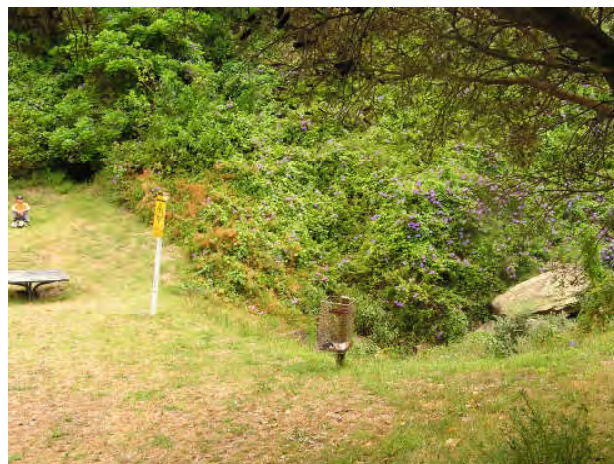
Two coin-operated double-plate **barbecues** are popular with picnickers. However, they are sometimes not working, and park users have asked for more of them.

The **children's playground** contains basic pieces of play equipment for very young children (double swing, spring animal) with softfall. Essentially it is a local playground situated in a regional park. The playground requires an upgrade to provide more equipment of a higher standard and to consolidate the equipment in one area. There could also be some shading over the equipment and seating for supervisors.

A symbolic, continuous **fence / wall or eruv** has been erected around the beach and park to allow the Jewish community to enjoy their leisure time on the Sabbath. The eruv is a continuous linking element of wire fencing.

Gully

The only park furniture and facilities in the gully are paths, a seat, and garbage bins.



The Park as a whole

Lighting throughout the Park is by pole-top luminaires, positioned along pathways and beside picnic sites and the beach periphery. Some areas between are unlit, especially in the gully, which creates a fear of attack among some, mostly female, visitors.

Bubblers are located at the toilets, and at the surf club.

Garbage bins are positioned throughout the Park.

Dog-waste dispenser bags are provided at two locations along the Coast Walk: one at the Four Ways path intersection near the surf club, and the other at Tamarama Marine Drive.

Although it is of some heritage significance, the wooden arris rail fencing on the edge of the park adjoining the Coast Walk on Pacific Avenue and Tamarama Marine Drive is rotting and will require replacement. Arris railings have been recently replaced with metal railings along paths near the surf club leading down into the park.

Pathways and ramps throughout the Park allow entry and circulation.

2.8 Access, circulation and parking

Mainly due to the local topography, Tamarama Park is not as easy to access as other coastal parks in Waverley. However, public access to the Park is possible via foot, vehicle and public bus. Various pedestrian paths and a vehicle driveway allow pedestrian and vehicle access to the park. Refer to **Figure 2.4** for access and circulation patterns.

Access to the Park

Pedestrian

Pedestrians reach the Park from access points on the edge of the gully, or from points along the Bondi to Bronte Coast Walk. There are 10 formal pedestrian access points by ramp and/or stairs into the Park as follows:

- ☐ from the Coast Walk at the surf club
- ☐ the eastern end of Pacific Avenue
- ☐ the centre of Pacific Avenue
- ☐ driveway off Tamarama Marine Drive
- ☐ steps from the bus stop on Tamarama Marine Drive
- ☐ off Tamarama Marine Drive to the south of the Park
- ☐ from Wolaroi Crescent
- ☐ from Ashley Street
- ☐ from Cross Street
- ☐ from Carlisle Street.

Pedestrian access and circulation along the Coast Walk and to the Park was recently improved with:

- ☐ traffic calming scheme with the construction of threshold treatments and traffic control devices in Tamarama Marine Drive and Pacific Avenue.
- ☐ increasing the width of the Coast Walk footpath in Tamarama Marine Drive by reducing the roadway width and cantilevering the walkway over the cliff along the narrowest section of footpath.

Pedestrian access to the Park is hindered by a lack of directional signage from the Coast Walk or into the park indicating the distance between landmarks, and the location of toilets and other amenities along the route.

Vehicles

Vehicles can approach the Park from the north (Pacific Parade) and from the south (Tamarama Marine Drive). Some members of the community have expressed concern about the high volume and speed of traffic travelling along the Tamarama coastal route, particularly in the busy summer months.

There are no designated parking areas around the Park, and parking in surrounding streets is not regulated by a ticket or other regulatory system. Visitors to the Park leave their vehicles in surrounding streets such as Gaerloch Avenue and Dellview Street, which is a significant issue in peak summer weekends and during special events. Street parking by visitors make it difficult for resident and guest parking, and sometimes results in illegal parking across driveways and in restricted zones. There can often be a walk of 10 to 15 minutes from vehicles to the Park.

There is a conflict between visitors who arrive by car and want parking spaces, and local residents who oppose further visitor parking. A proposal to introduce parking meters in local streets is generally opposed by residents.

Public buses

Tamarama Marine Drive is on the public Sydney Buses routes serving Tamarama as follows:

- ❑ Route 361 from Bondi Junction to South Bondi via Tamarama.
- ❑ Bondi Explorer, a daily service touring eastern Sydney harbour and beachside suburbs.

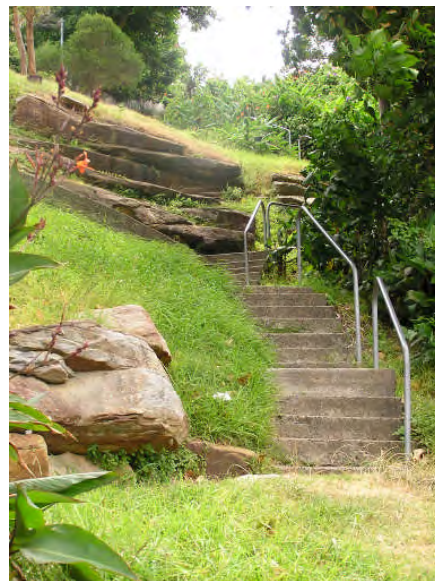
Bus stops are located each side of the bend of Tamarama Marine Drive and Pacific Avenue. The bus stop on the eastern side is relatively new, but the bus stop opposite is in poor condition and should be replaced. A pedestrian refuge has been installed for pedestrian safety.



Circulation within the Park

Pedestrians

Pedestrians enter the Park via one of the defined entry points and walk down stairs and/or a ramp into the gully and park and on to the beach.



A concrete sea wall and promenade provide a clear edge between the turf and shrub of the Park and the sandy beach. It also marks the continuation of the Bondi to Bronte Coast Walk. The promenade at the back of the beach is the widest pedestrian path in the Park.

People using the Coast Walk are sometimes uncertain about where to go once they have entered the Park, with the result that some of them cut across the turf area, creating extra wear and tear on the turf. Informal desire lines are evident between the steps from the bus stop across to the kiosk, and between the kiosk and the toilets. Ideally, pedestrians should be encouraged to use the promenade to lessen wear and tear on the grass.



It is understood there was a former pedestrian tunnel under Tamarama Marine Drive between the gully and the park, with the end of the tunnel in the sandstone wall bounding the western side of the park. Due to safety concerns, there is no intention to re-create the pedestrian tunnel.

People with disabilities

It is clear that access to the Park is biased towards the able-bodied, with access into and out of the Park mostly by way of steep stairs and ramps. There is no provision for people with disabilities to the beach, park or gully that meets Australian standards for access. These standards require a 1:14 maximum grade with a level landing every 9 metres.

The only practical access for people with physical disabilities is down the steep driveway ramp in the Park, which is only possible with assistance, or by parking a vehicle at the bottom of the ramp. Likewise, access for people with disabilities to the gully is only possible from Tamarama Marine Drive to the lower grassy slope.

Council's *Disability Action Plan and Access Policy* states the following actions would improve access for people with disabilities:

- ❑ consider wheelchair access to the lower park.
- ❑ construct an accessible ramp down into the park.
- ❑ approach Telstra to investigate provision of equal access telephones in major parks, including Tamarama.
- ❑ add disability access considerations to events planning checklists, which already occurs.
- ❑ encourage event organisers to present an access plan. This already occurs, for example the driveway is a designated wheelchair access point during the Sculpture by the Sea exhibition.

Vehicles

Vehicle access is possible to the beach (surf club vehicles, emergency vehicles and maintenance and cleaning equipment), the park (kiosk deliveries, emergency vehicles) and the gully (for official vehicles connected with special events).

Delivery vehicles to the kiosk and garbage trucks experience difficulty with entry and egress due to the narrowness and steep grade of the access road, inadequate turning space at the bottom of the driveway, and traffic volume and speed on Tamarama Marine Drive when they are exiting from the driveway. A well-designed garbage pickup point at the bottom of the driveway is required.

Vehicle access to the beach past the kiosk is difficult. Emergency and surf club vehicles that need to access the beach must move the tables and chairs at the kiosk before they can pass.

The only vehicle parking available within the Park is at the bottom of the driveway near the kiosk. Vehicle parking spaces in the park are allocated to the kiosk operator, surf lifesavers, and Council staff. Parking is permitted in the gully only for 10 vehicles during Sculpture by the Sea, and during Clean Up Australia Day.



2.9 Services and infrastructure

Electricity is connected to the surf club and the kiosk building. There is no power connection to the rest of the Park, which means that noisy generators have to be used if events are held in the Park.

There is no gas connection to any building in the Park.

A telephone landline is connected to the kiosk, lifeguard tower and surf club. Telstra has laid underground telecommunications facilities in the Park. Optus has installed a low-impact telecommunications facility, which attracted objections from residents.

Water is connected to the surf club, kiosk, bubblers, and amenities building. The park's watering system is functional, but the irrigation system cannot be used during water restrictions. An automatic irrigation system operates in the park, and a manual system operates in the gully.

There is no sewerage system in the Park. Effluent from the toilets and a grease trap outside the kiosk are periodically pumped out of the Park. Sydney Water would prefer that the toilet block be connected to Sydney Water's main in Tamarama Marine Drive.

A reinforced concrete stormwater culvert discharges to the beach during both wet and dry weather. Waverley Council has installed a stormwater quality improvement device / gross pollution control device at Tamarama Park. A gross pollutant trap is located under a manhole in the gully. Council also conducts regular water quality checks that identify key pollution sources and assists in evaluating stormwater improvement initiatives.

2.10 Use of the Park

User numbers

Tamarama Beach, its headlands and the Coast Walk attract visitors from Sydney, other parts of NSW and Australia, and overseas visitors.

The Coast Walk is used by thousands of people every day, including early morning joggers, exercise and social walkers, surfers, dog walkers and commuters. A survey of users of the Coast Walk carried out in January / February 2000 estimated an average of 370 users per hour over the whole survey period in various weather conditions, rising to an average of 838 users per hour on a clear, sunny Saturday. The survey showed that 22.5% of users in the survey period were overseas visitors, and that 50% of Coast Walk users combined a beach visit with their walk.

Tamarama Beach and Park attracts its largest crowds during the Sculpture by the Sea exhibition held each November, and on sunny summer weekends. Council's lifeguards estimate that about 160,000 people used the beach in the 2003-04 summer season.

Recreational facilities and opportunities in the Park

The whole Park

Tamarama Park forms part of the Bondi to Bronte Coast Walk. Consequently, walking is a popular recreational activity to, within and from the Park.

No open fires or camping are permitted in the Park.

There appears to be no community issues regarding current activities in the park, with the exception of ball games (particularly beach volleyball), dog exercise, and noisy parties at night involving alcohol.

Ball games are not permitted on the beach or in the park. Football is specifically prohibited, although more informal family ball games are permitted as long as they do not interfere with the enjoyment of other Park users.

Beach volleyball is played on the beach. There is little objection to people playing beach volleyball, as long as they do so at the back of the beach away from sunbathers.

Dogs are not allowed on the beach or in the park at any time. Leashed dogs are allowed on the Coast Walk, on the promenade in the park (restricted hours), and in the gully. It is illegal to allow dogs off the leash on the beach and rocks, or in the gully.

The Department of Lands' Responsible Dog Ownership Policy recommends that it is preferable to avoid designating coastal reserves for dog exercise because they are so intensively used.

Vandalism and noise from outdoor parties at night create an occasional nuisance for nearby residents. In response to this issue, Waverley Council has designated the area as an alcohol free zone.

Some residents have alerted Council to the issues of noise and alienation of public open space by the activities of some organised fitness groups such as "boot camps" organised by local gyms. In response, Council has prepared a draft policy and guidelines for organised or commercial fitness group and personal training policy.

Beach

The key recreational facilities in the beach zone are the Tamarama Surf Lifesaving Club building on the northern headland, and the lifeguard tower on the sand at the northern end of the beach. These facilities are necessary given that Tamarama Beach is one of the most dangerous patrolled beaches in NSW.

The surf club building is a community facility, which is also available for use by the public for activities such as tae kwon do and yoga classes, as well as booked functions and meetings.

Beach users have access to only one outdoor shower, which is located on the cliff next to the lifeguard tower.

Some of the more popular beach activities are swimming, surfing and bodysurfing, sunbaking, walking, fitness activities, exploring on the rocks, and beach volleyball. There is a growing demand for beach volleyball at Tamarama, possibly because it is no longer allowed at nearby Bondi and Bronte beaches.

Signage clearly indicates which activities are prohibited, including dog exercise, ball games, throwing frisbees, flying kites, using glass containers, and littering.

Fibreglass surfcraft are prohibited in the flagged swimming area during surf patrol hours (8am to 6pm or 8am to 7pm during daylight saving) throughout the swimming season from September to April to avoid conflict with swimmers in a small surf zone. Surfcraft are notionally prohibited at other times, but surfers do use the beach outside patrol hours, usually early in the morning and in the evening when fewer swimmers are around.

There is a designated Intertidal Protection Area outside the Park boundary between north Tamarama headland and Bondi Baths. Restrictions on bait collection and collecting seashore animals apply to protect intertidal species and communities.

Park

This zone contains most of the outdoor facilities in the Park, such as the kiosk with outdoor seating, toilets and change rooms, picnic shelters and tables, barbecues, some shade trees, a playground, an exercise station on the upper level, and a turf area for informal recreation and occasional small social functions.

The Surf Life Saving Club is located on the headland at the north-eastern-most point of the Park. Most of these structures are ageing, and require refurbishment or rebuilding. An historically significant sandstone wall separates the Park from Pacific Avenue.

Popular activities in the park zone include picnics and barbecues, social gatherings, eating at the café, informal ball games, children's play, and walking.

Rock climbers have identified some potential for bouldering on the small walls and boulders surrounding the park.

Gully

Parts of the gully are heavily vegetated and this offers opportunities for passive recreation including walking, informal children's play, reading, dog exercise, informal ball games, Bushcare activities, exploring, picnics and relaxing.

Paths link the surrounding residential areas with the gully. Various groups including the surf club boat crew, Sydney Roosters rugby league teams and Sydney Swans AFL players use the paths in the gully for training.

There appear to be two views about the recreational future of the gully: one group would prefer to retain its informal, natural and quiet quality, while the other seeks space for informal ball games and possibly picnic facilities.

Characteristics of Park users

Organised and commercial groups

A number of organised groups use the Park for various activities as follows.

Tamarama Surf Lifesaving Club is a major beach user and community group. The club was formed in 1906, and is one of Sydney's oldest surf life saving clubs. In 2003-04, it had 162 active members (up from 50 members in the late 1990s), 100 Nippers, and 300-400 associate and older members. Up to 70% of adult members are local, with a strong representation in the 20-25 year age group. Nippers generally live close by, in Tamarama (37%), Bondi (18%), other Eastern Suburbs (27%), and in other suburbs (18%).

The club organises the following activities:

- ❑ club patrol (life saving). Volunteer surf patrols to assist the professional lifeguards are carried out on weekends and public holidays from the end of September to the end of April from 10am to 6pm (daylight saving) and until 4pm (outside daylight saving).
- ❑ club sport (nippers and seniors). Nippers activities, which includes teaching 5 to 14 year olds beach and surf safety skills, are held on Sunday mornings from mid-October until March.
- ❑ club training (first aid and life saving).
- ❑ community training (ocean swimming and bronze medallion). The Tamarama Ocean Swim Squad, which is connected with the surf club, meets on Saturday mornings from the end of September to train for surf life saving, swim races or triathlons.

The surf club building is used for club activities such as training, safety demonstrations, presentations and community lectures on beach safety. It is also a venue for club and community activities such as yoga and tae kwon do. Weddings and other social functions for members are also held there. The 'Site See' photographic exhibition is held in the surf club building during the Sculpture by the Sea exhibition.

The Tamarama Café kiosk has operated in the Park for over 20 years. The kiosk, which serves freshly-prepared food and beverages for breakfast, brunch and lunch at outdoor tables, is popular with Park users. The kiosk generally opens every day in summer depending on the weather, and opens on weekends in winter in good weather. Small jazz bands occasionally play at the kiosk on Sunday afternoons.

The Tamarama Bushcare Group is an active volunteer group with a paid team leader who is assisted by around three or four volunteers. Twice a month the group works on revegetating and rehabilitating the gully.

Local gyms and personal fitness trainers bring members and clients to the Park for outdoor activities, including boot camps involving outdoor training such as boxing in the early mornings. Local residents report these activities are noisy, and cause a nuisance to other beach and park users.

Major events

The ever-popular Sculpture by the Sea exhibition is staged for 3 weeks in October/November. It is free to the public and accessible 24 hours a day. Thousands of people are attracted to the approximately 100 sculpture works along the Coast Walk between Tamarama and Bondi. Up to 13 pieces are placed at Tamarama Beach and 6 pieces in the park. Temporary footings for the sculptures are installed to avoid damage to rocks and grass. The gully is used to provide space for 10 parking spots for organisers. Marquees are erected in the park to sell merchandise and for use by sponsors. Tours of the exhibition are arranged for schools and corporate groups.

Sculpture by the Sea is planned 9 months in advance by the organisers and Council staff to ensure the safety of visitors, and the appropriate location of each piece.

Casual park users

A survey of users of the Park about various aspects of their visit and views about the Park was carried out in January 2004. The results are outlined below in **Table 2.2**, and in more detail in **Appendix A**. The overall impression is that most users are happy with the Park, although some aspects could be improved.

Table 2.2: Results of the Tamarama Park User Survey

Question	Findings / comments
Dates and times	4 to 29 January 2004 Between 7am – 7pm on weekdays and weekends
Sample size	390 people
A typical user:	<input type="checkbox"/> is aged 15 to 29 years <input type="checkbox"/> is female <input type="checkbox"/> was born in and lives in Australia (80% live in Australia, 20% live overseas) <input type="checkbox"/> is not 'local' (only 30% of visitors live in Waverley LGA) <input type="checkbox"/> is employed full-time (75%) <input type="checkbox"/> visits several times a week / once a week <input type="checkbox"/> visits mostly on weekends <input type="checkbox"/> walks to the park (50%), drives (37%) or catches the bus (12%) <input type="checkbox"/> enters the park north-east of the surf club <input type="checkbox"/> comes alone, or with a partner or friend <input type="checkbox"/> was interviewed on the beach or in the park <input type="checkbox"/> likes to swim, sunbake and/or relax or sleep <input type="checkbox"/> stays 1-2 hours

Table 2.2: Results of the Tamarama Park User Survey (cont.)

Question	Findings / comments
Facilities used	<input type="checkbox"/> None (32%) <input type="checkbox"/> Showers / toilets (32%) <input type="checkbox"/> Kiosk (25%) <input type="checkbox"/> Coast walk / footpaths (20%) <input type="checkbox"/> Picnic shelters (8%) <input type="checkbox"/> Barbecues (5%)
Café	<p>Users most like:</p> <input type="checkbox"/> Range of food and drink (23% of kiosk users) <input type="checkbox"/> Friendly staff and service (9%) <input type="checkbox"/> Location (6%) <input type="checkbox"/> Nice environment (5%)
Picnic shelters	<p>Suggested improvements to the kiosk:</p> <input type="checkbox"/> Better range of food and drink (9% of kiosk users) <input type="checkbox"/> Larger service area (5%) <input type="checkbox"/> Refurbish the café (5%) <input type="checkbox"/> Cheaper prices (5%)
Likes about the Park	<input type="checkbox"/> Keep picnic shelters (54%), including majority of locals <input type="checkbox"/> Replace shelters – same design (19%) <input type="checkbox"/> Replace shelters – another design (12%) <input type="checkbox"/> No view / comment (15%)
Dislikes about the Park	<input type="checkbox"/> small size (17% of comments) <input type="checkbox"/> quiet (15%) <input type="checkbox"/> private, secluded (14%) <input type="checkbox"/> clean, well maintained (12%) <input type="checkbox"/> surf, beach (11%) <input type="checkbox"/> natural beauty (10%) <input type="checkbox"/> uncrowded (7%) <input type="checkbox"/> close to home (4%) <input type="checkbox"/> trees, greenery (2%) <input type="checkbox"/> sheltered (2%)
Suggested improvements	<p>There were relatively few comments about aspects of the park they disliked (compared with other park visitor surveys). These aspects were:</p> <input type="checkbox"/> rough water, waves (5%) <input type="checkbox"/> limited parking (4%) <input type="checkbox"/> park not clean (2%) <input type="checkbox"/> not enough shade (2%) <input type="checkbox"/> not enough picnic shelters (2%) <input type="checkbox"/> toilets not clean (1%)
Ideas to encourage use of the gully	<p>Locals (Waverley LGA residents) emphasised:</p> <input type="checkbox"/> more shade, shelter (8%) <input type="checkbox"/> more parking, more time limits (3%) <input type="checkbox"/> more and maintained barbecues (3%) <input type="checkbox"/> more facilities and better range of food at kiosk (3%) <input type="checkbox"/> maintenance of toilets (2%) <input type="checkbox"/> outdoor taps and showers (2%) <input type="checkbox"/> better barbecues <input type="checkbox"/> extended kiosk opening times <input type="checkbox"/> maintenance of toilets <input type="checkbox"/> pedestrian crossing between park and gully
Ideas to encourage use of the gully	<p>Activities that take place in the gully include walking through, playing with dogs, and relaxing.</p> <p>Many other park and beach users are not aware of the gully.</p> <p>Ideas to encourage use of the gully include:</p> <input type="checkbox"/> barbecues (6% of respondents) <input type="checkbox"/> shelters, shade (3%) <input type="checkbox"/> seats, benches, tables (2%) <input type="checkbox"/> planting, bush regeneration (1%) <input type="checkbox"/> café, kiosk (1%) <input type="checkbox"/> playground (1%)

The similarities and differences between Park users surveyed in 1997 and 2004 are outlined in **Appendix A**, and in more detail in Toms (1997).

Leases and licences

Two licences have been granted for use of facilities within the Park.

Table 2.3: Current licences in Tamarama Park

Lease / licence	Licence	Temporary licence
Party	Tamarama Surf Lifesaving Club Incorporated	Mr Alan Lewis
Facility	Tamarama Surf Lifesaving Club House	Tamarama Park Kiosk
Purpose	Providing a life saving service at Tamarama Beach. Recreation and social gathering of Club members and families, Club sponsors and guests, and the community	Supply of refreshments (excluding alcoholic beverages)
Term	10 years from 17 April 2003	1 year from 1 July 2004, which has expired. Currently on a week to week agreement.
Fee	\$70 per year + gas, electricity, lighting, water and sewerage rates, all utility charges, and building repair and maintenance.	\$33,440 per year

Under Section 106 of the *Crown Lands Act 1989* proceeds from any activities on Crown land must be applied to the general purposes of the Reserve Trust.

Events and functions

Functions such as weddings, film and photographic shoots, and social, corporate and school picnics have been approved in the Park in the past. An average of 6 booked functions are held in the Park every year.

Activities for which Council has refused applications include massages on the beach, product demonstrations, and children's parties with jumping castles.

People that hire part of the Park for social functions particularly want access to the beach and / or to barbecues. International photographers and filmmakers are attracted to Tamarama particularly because of its natural rocky setting and the beach.

Factors which limit the types of functions allowed in the Park include:

- ☐ users want to relax and enjoy peace and quiet of the beach.
- ☐ the Park is close to houses, and the funnel-like amphitheatre shape of the Park makes noisy activities unpopular with other Park users and residents.
- ☐ a lack of parking makes it difficult to set up equipment.

Council staff will suggest an alternative venue for a function if it is not considered appropriate to be held at Tamarama Park.

The maximum allowed group size is 200 people, and marquees cannot be larger than 10 metres x 6 metres.

Conditions that Council places on approved functions include:

- ☐ no exclusive rights to use of any particular area.
- ☐ no sound amplification.

- ❑ no vehicle entry to the park.
- ❑ no playing of sport or throwing of frisbees.
- ❑ no lighting of fires.
- ❑ no sale, use or free distribution of alcohol.
- ❑ no advertising of alcohol or tobacco products.
- ❑ no damage to trees and other vegetation.

After the event is held, a formal debrief meeting is held with the event organiser. Council staff report any problems with the event. Bonds are withheld and / or Council is reimbursed if there was any damage to the Park resulting from the function.

2.11 Artworks



CyberDada (Alexandra DeLazareff)



Sculpture by the Sea is a temporary exhibition of sculptures held annually in November. The Mambo design of Wonderland City on the southern side of the surf club building is the only permanent artwork in the Park, however the wood base is disintegrating and will need to be removed.

The Coastal Walk Art Project (Cavanough and Kutasi, 2000) was developed to provide ideas for interpretive artworks along the Coast Walk that inspire an awareness, respect and personal responsibility among users for the important environmental, cultural and heritage issues of the Coast Walk.

The Bondi to Bronte Interpretive Signage incorporates historical and cultural information at Tamarama. Signage was installed in 2005.

2.12 Maintenance regime

Two full-time staff are employed by Council to clean and maintain the Park. Their tasks include:

- ❑ cleaning toilets, garbage bins, the beach, picnic shelters and barbecues.
- ❑ sweeping pathways.
- ❑ daily inspection of paths, fences, the toilet block, picnic shelters, play equipment and softfall, trees and any incidents.

- ❑ mowing grass.
- ❑ pruning and mulching plants.
- ❑ frequent re-turfing of pedestrian desire lines in the park.

Additional staff are employed for cleaning over the Christmas and New Year holidays. However, Park users at that time perceive that rubbish removal and shelter cleaning is not attended to frequently enough, which they assume is a result of understaffing. In fact, Waverley Council carries out a Summer Cleaning Program at all beaches, which includes addressing increased littering and closer regulation of dogs on beaches.

Automatic sprinklers irrigate the lower Park within water restriction guidelines, while the gully has quick-couple sprinklers. A single 50mm mains water supply is used. Irrigation demand in 2000-01 was one megalitre, which is relatively low.

Irrigation of lawns is carried out when required and depending on rainfall. Irrigation schedules are generally timed between 3am and 8am. Council is currently investigating the feasibility of using bore water for park maintenance.

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3 BASIS FOR MANAGEMENT

3.1 Planning context

State and Commonwealth government planning legislation

Crown Lands Act

Introduction

Tamarama Park is a Crown public reserve vested in Waverley Council as trustee for its care, control and management. The *Crown Lands Act 1989* applies to the management of the Park, and governs the planning, management and use of Crown land, including reservation or dedication for a range of public purposes, and leasing and licensing.

The Department of Lands, together with Reserve Trusts appointed by the Minister, is responsible for management of the Crown reserve system throughout New South Wales to ensure that Crown land is managed for the benefit of the people of New South Wales, and has regard for the principles of Crown land management (refer to **Section 3.4.1**).

A Reserve Trust is a corporation established and appointed to manage a Crown reserve. Trusts are nominated by the Minister for Lands (Section 92 of the *Crown Lands Act 1989*). A Trust Board has functions conferred on it under the *Crown Lands Act 1989*, including being responsible, under the oversight of the Minister for Lands, for the care, control and management of a specific reserve consistent with the public purpose of its reservation or dedication. Waverley Council manages the two trusts applying to Tamarama Park and Beach under Sections 92-95 of the *Crown Lands Act 1989*.

Requirements of a Plan of Management for a Crown reserve

Although Waverley Council is not obliged to prepare a Plan of Management for Crown reserves under its care, control and management, Council has requested that a Plan of Management be prepared for Tamarama Park. This Plan of Management has been prepared according to the requirements of the *Crown Lands Act 1989*. A Plan of Management will satisfy the *Crown Lands Act 1989* if the following points are addressed:

- ❑ the Plan of Management and its outcomes must incorporate the principles for Crown land management under Section 11 of the Act.
- ❑ the Plan of Management must address any matters required by the Minister responsible for the Crown Lands Act under Section 112 of the Act. No such requirements have been received from the Minister.
- ❑ any proposed uses, developments and management practices must conform to the purpose for the reserve for Public Recreation, and any particular policies of the Department of Lands regarding Crown reserves.

The required process for preparation of the Plan of Management is:

- ❑ the draft Plan of Management is referred to the Department of Lands for comment prior to the public exhibition.
- ❑ the draft Plan of Management must be publicly exhibited, including placing a public notice in the NSW Government Gazette.

- ❑ public submissions regarding the draft Plan of Management will need to be referred to both the Minister for Lands and Waverley Council as Trust Manager for consideration by the Minister prior to adoption.
- ❑ any alterations to the Plan of Management by the Minister under Section 114 are made.
- ❑ adoption of the Plan of Management by the Minister for Lands.
- ❑ the Trust must follow the Plan of Management, with all operations being in accordance with the adopted Plan.

Use and management of Crown land

The use and management of Crown land is determined or influenced by:

- ❑ the objectives of the Crown Lands Act, particularly that Crown land is managed for the benefit of the people of NSW.
- ❑ the principles of Crown land management.
- ❑ the public purpose of the land, in this case Public Recreation. Crown land may be reserved or dedicated for a public purpose, which means the reserve must provide some public benefit. Uses, activities, developments and agreements are broadly defined by the public purpose of the reserve. All uses of Crown reserves must be acceptable according to their public purpose. The Department of Lands has stated that the definition of each public purpose is to be determined in a Plan of Management. Public recreation is thus defined as “informal, passive, low-key recreational, social and cultural activities”.
- ❑ Department of Lands’ policies, such as its Food and Beverage Policy.
- ❑ native title legislation. As a result of the High Court Mabo Decision the Commonwealth Government enacted legislation which recognised the interest that indigenous Australians may still hold in some areas of Crown land. The Act makes provisions for:
 - Aborigines and Torres Strait Islanders to lodge native title claims
 - the determination and validation of extinguishment of native title
 - the dealing with land and waters where native title may not have been extinguished, and
 - establishing the existence of native title.

The requirements of this legislation must be followed by Reserve Trusts when dealing with Crown reserve where it has not been established that any native title interest that may have existed in the land has been lawfully extinguished.

- ❑ rental from leases or licences. 15% of the rental received from new leases and/or licences of Crown land over \$2,000 is placed in the Public Reserve Management Fund. This fund is a State government initiative that raises funds to distribute to individual Reserve Trusts in NSW on a merit basis.
- ❑ any conditions and provisions within the zoning in the Council’s Local Environmental Plan (Section 3.2.2). However, the public purpose of the reserve overrides the zoning.
- ❑ case law judgements, which influence the policy and practice of the Department of Lands and Trust managers, and provides the following guidance:
 - use of the reserve must be consistent with the public purpose for which the land is dedicated or reserved. This includes uses ancillary to or supportive of the reserve purpose.

- improvements and developments to land which is reserved or dedicated are confined to those which support, or are ancillary to, the public purpose of the reservation. Such improvements and developments would include a kiosk on a Public Recreation reserve.
 - a reserve cannot be used for an activity that is occurring off the reserve and that is not consistent with the reserve purpose, for example car parking on a Crown reserve for public recreation that serves an adjoining land use.
 - land reserved or dedicated for public recreation must be open to the public generally as a right. Exclusive use of the reserve should be minimised to avoid sections of the community becoming alienated from using the reserve. The public may only be restricted from access to parts of the reserve and buildings if it is necessary for the public's enjoyment of the reserve or for health and safety reasons to be excluded, for example from a workshop, equipment storage or operational facilities.
 - access as of right does not mean entirely free access. Reasonable entry fees and charges may be imposed, as well as other legal constraints to entry such as those relating to health and safety for example.
 - a lease or licence must be consistent with the reason or purpose of the land's reservation or dedication.
- ❑ either a statutory mechanism (an adopted Plan of Management), contractual agreement (lease or licence), or a combination of both to more specifically define the permitted uses.

Local Government Act 1993

Tamarama Park incorporates land owned by Waverley Council on the western side of the gully and including the waterfall. This land must be managed in accordance with the provisions of the *Local Government Act 1993*. The Council-owned land is classified as community land under the Act. Community land is defined as land that must be kept for the use of the general community, and must not be sold.

Requirements of the Local Government Act for land subject to a Plan of Management are as follows.

Table 3.1 Requirements of the Local Government Act for community land management

Requirement of the Local Government Act	How this plan satisfies the Act
All community land must be categorised.	The community land is categorised as Natural Area – Bushland. (Refer to guidelines for categorisation in Appendix A).
The Plan must contain core objectives for management of the land	Refer to Section 3.4.
The Plan must describe the condition of the land, and of any buildings or other improvements on the land as at the date of adoption of the Plan of Management.	The community land comprises a stormwater inlet / waterfall and shrubs and trees, which are badly compromised by weed growth. No known buildings or other improvements are on the land as at the date adoption of the Plan.
The Plan must describe the use of the land, and any such buildings or improvements as at the date of adoption of the Plan of Management.	The community land is covered with vegetation. There are no buildings or improvements on the community land.
The Plan must specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used.	The community land will be used for retaining vegetation, and to accommodate stormwater flows. No buildings will be permitted. A safety fence is planned for around the waterfall in the short term, and consideration of treatment of the base of the waterfall in the long term.

Table 3.1 Requirements of the Local Government Act for community land management (cont.)

Requirement of the Local Government Act	How this plan satisfies the Act
The Plan must specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.	No further development of the land will be permitted for any purpose, whether under lease or licence or otherwise.
The Plan must describe the scale and intensity of any such permitted use or development.	Bush regeneration will be permitted to restore vegetation to its natural state. Stormwater management measures will be permitted to manage stormwater.
The Plan must include performance targets	Section 5.2.
The Plan must contain a means for assessing achievement of objectives and performance targets	Section 5.2.
Council must exhibit the draft Plan for 28 days and allow at least 42 days for the making of submissions	
Any amendments to the draft Plan must be publicly exhibited in the same way, until the Council can adopt the draft Plan without further amendment	
A Council may only grant a lease, licence or other estate over community land if it is expressly authorised in a Plan of Management	No leases, licences or other estates over the community land will be granted.

Environmental Planning and Assessment Act 1979

This Act (EPA Act) establishes the statutory planning framework for environmental and land use planning in NSW through State Environmental Planning Policies (SEPPs), Regional Environmental Plans (REPs) and Local Environmental Plans (LEPs). Of these documents, the Waverley Local Environmental Plan is of most relevance to Tamarama Park.

The EPA Act also sets out processes for development and building approvals of developments on public and private land.

State Environmental Planning Policy 19 – Bushland in Urban Areas

Under SEPP 19, the term 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. Section 8 of SEPP 19 applies to bushland zoned or reserved for public open space.

The aim of SEPP 19 is to protect and preserve bushland in urban areas, including in Tamarama Park, because of its natural heritage and aesthetic value, and as a recreational, educational and scientific resource.

SEPP 19 states that Plans of Management shall be consistent with the aims of the Policy. In respect of the bushland to which it applies, a Plan should describe and analyse the bushland, and specify measures to:

- ☐ implement the specific aims of the Policy.
- ☐ enable recreational use of the bushland.
- ☐ reduce hazard from bushfire.
- ☐ prevent degradation of bushland.
- ☐ restore and regenerate degraded areas of bushland.

SEPP 19 also sets out matters that a consent authority must consider when assessing development within areas zoned for urban bushland or in an adjoining area.

State Environmental Planning Policy No. 71 - Coastal Protection

State Environmental Planning Policy No. 71 - Coastal Protection (SEPP 71) commenced in November 2002. SEPP 71 was made under the *Environmental Planning and Assessment Act 1979* to:

- ❑ foster a strategic and consistent approach to coastal planning and management.
- ❑ ensure that the NSW coastal zone, including Tamarama Park, is included is protected in accordance with the principles of ecologically sustainable development.
- ❑ facilitate the assessment of development proposals, and assess each proposal on its individual merits.

Under SEPP 71, development comprising the erection of a building that is 2 or more storeys in height on land within a sensitive coastal location ie. within 100 metres above mean high water mark of the sea is considered significant coastal development. As such, Council must refer any development applications to the Director-General of Planning.

Companion Animals Act 1998

The *Companion Animals Act 1998* aims to promote responsible animal ownership in NSW. Under the Act, dogs in public places must be on a lead and under the effective control of a competent person, except in a declared off-leash area. Dogs are prohibited within 10 metres of children's play areas, food preparation / consumption areas, and recreation areas where dogs are prohibited by the local authority. If a dog defecates in a public place, the owner must remove and dispose of the waste in an appropriate rubbish receptacle.

Fisheries Act 1935

Intertidal Protection Areas (IPAs) have been established by NSW Fisheries in nine areas around the Sydney coastline, including the area between north Tamarama headland and Bondi Baths. They aim to:

- ❑ protect selected rocky habitats and intertidal species.
- ❑ protect intertidal community biodiversity and structure.
- ❑ provide biological reservoirs of breeding stock so exploited areas nearby can be recolonised or sustained.
- ❑ help ensure harvesting of intertidal invertebrates is undertaken at sustainable levels.

IPAs extend from the mean high water mark to 10 metres seaward from the mean low water mark. Fishing is permitted in these areas, but bait collection is not allowed. Collecting seashore animals such as crabs, snails, cunjevoi, octopus, sea urchins, anemones, pipis, cockles, mussels, oysters and saltwater yabbies, is strictly prohibited in these closures. Fines of \$500 are imposed on people fishing and collecting plant and animal life in these areas under the *Fisheries Act 1935*.

Liquor Act 1982

Tamarama Surf Life Saving Club serves and sells alcohol at functions under a Permanent On-Licence (Functions) issued under Section 18 of the *Liquor Act 1982*.

Noxious Weeds Act 1993

Certain plants are declared to be a noxious weed under this Act. Responsibility for controlling noxious weeds in Tamarama Park lies with Waverley Council.

The Act divides noxious weeds into four categories according to the level of action required to control them. Noxious weeds, such as Pampas Grass and Bitou Bush, are present in Tamarama Park. These weeds must be controlled according to the provisions of the Act.

Disability Discrimination Act 1992

The *Commonwealth Disability Discrimination Act 1992* aims to eliminate, as far as possible, discrimination against people with disabilities in many areas, including access to premises. The Act also aims to promote recognition and acceptance in the community that people with disabilities have the same fundamental rights as the rest of the community.

Native Title Act 1993

As a result of the High Court Mabo Decision the Commonwealth Government enacted the *Commonwealth Native Title Act 1993*, which recognised the interest that indigenous Australians may still hold in some areas of Crown land. The Act makes provisions for:

- ❑ Aborigines and Torres Strait Islanders to lodge native title claims.
- ❑ the determination and validation of extinguishment of native title.
- ❑ the dealing with land and waters where native title may not have been extinguished.
- ❑ establishing the existence of native title.

The requirements of this legislation must be followed by Reserve Trusts when dealing with a Crown reserve where it has not been established that any native title interest that may have existed in the land has been lawfully extinguished.

3.2 Local planning context

Planning framework

Waverley Council's planning framework guides this Plan of Management as follows:

- ❑ Council's *Management Plan* sets overall objectives and performance targets for open space and recreation management.
- ❑ The *Waverley Local Environmental Plan 1996* governs uses of and development of facilities within Tamarama Park.
- ❑ The *Coastal Reserves Plan of Management* covers all of Council's coastal reserves, including Tamarama Park, in a general way.
- ❑ The *Disability Access Plan and Access Policy* sets out objectives and actions for improving access of people with disabilities to public spaces and facilities.
- ❑ The *Integrated Stormwater Management Plan* combines the Bondi, Tamarama and Bronte Catchment Management Plans, and the draft Southern Sydney Catchment Blueprint recommendations. The *Integrated Stormwater Management Plan* provides guidance for expenditure of Council's environmental levy.

Zoning and planning controls

Waverley Local Environmental Plan 1996

Tamarama Park is zoned 6(a) Open Space in the *Waverley Local Environmental Plan 1996*. The LEP allows bushland hazard control and exempt development to occur without development consent in the 6(a) Open Space zone. Development consent may be granted for advertisements, amenities buildings, beach and foreshore protection works, community centres, recreation areas and facilities, refreshment rooms, sports clubs, and utility installations. All other developments are prohibited.

'Recreation area' is defined in the LEP as:

- ❑ a children's playground.
- ❑ an area used for sporting activities or facilities.
- ❑ an area used by the Council to provide recreational facilities for the physical, cultural or intellectual welfare of the community.
- ❑ an area used by a body of persons associated for the purpose of the physical, cultural or intellectual welfare of the community to provide recreational facilities for that purpose.

'Recreation facility' means a building or place used for indoor recreation . . . or any other building or place of a like character used for recreation, whether or not operated for profit or gain, but does not include a place of assembly or an amusement centre.

Development Control Plans

Landscape Items within the Park, as identified in Section C – Landscape Items and Sites of Schedule 5 of the *Waverley Development Control Plan No. 18 – Heritage Conservation*, are:

- ❑ L8 - Tamarama Beach, Park and Marine Drive, Tamarama.
- ❑ L9 - Valley above Marine Drive, Tamarama.

Council's *Development Control Plan No. 26 – Access for People with Disabilities* outlines guidelines for provision of accessible outdoor areas and parks, and street furniture.

3.3 Community values

The Tamarama community

To describe some selected social and demographic characteristics of the community immediately surrounding the Park, an area bounded by Bondi Road to the north, Boonara Avenue / Tamarama Street / Alfred Street to the west and Hewlett Street to the south was defined. There are 3,400 people in 1,450 households living within this area. The characteristics of the Tamarama population are compared to the Waverley local government area and Sydney Statistical District populations below using 2001 Census data (Australian Bureau of Statistics, 2001; The Public Practice Pty Ltd, 1993).

Compared to the populations of Waverley and Sydney, the Tamarama population includes:

- ❑ a low proportion of children / young teenagers aged 0 to 14 years (11% in Tamarama, compared to 14% in Waverley and 20% in Sydney).
- ❑ a slightly more transient population, with less than half of people having the same address as 5 years ago (48%, 48%, 55%).
- ❑ a low proportion of people living in family households (53%, 73%, 88%).

- ❑ a significantly high percentage of people living in lone person and group households.
- ❑ most people living in high density apartment housing (69%, 61%, 23%).
- ❑ higher median weekly income earners (\$1,500-1,999 per week in Tamarama, \$1,000-1,999 in Waverley, and \$800-999 in Sydney).
- ❑ a low number of vehicles per household (1.04, 1.12, 1.45).

Residents of Waverley LGA make up 30% of Park users in summer.

Community values

The community has expressed how the Park is important or special to them during community consultation undertaken in preparing this Plan of Management. The values of Tamarama Park have been obtained from comments made by users of the park, people that attended the three community meetings, and people that responded to Council's call for written comments during preparation of the Plan of Management.

Understanding the reasons why the community values the Park goes some way towards understanding what role the community expects the Park to play in the future. As a result, management actions and outcomes that are based on these values will be recommended in this Plan of Management.

The community values different aspects of Tamarama Park for different reasons.

Some people liked 'everything' about the Park. Others felt that being in the Park was "like being on holidays".

Some people said they liked Tamarama more than Bondi or Bronte, because Tamarama is less busy and crowded, and they also perceived it to be cleaner.

An explanation of the 6 key values of Tamarama Park are outlined below.

Table 3.2 Community and user values of Tamarama Park

Value	Explanation
Setting	The Park is small, yet considered 'spacious'. Despite the spectacular views from some locations, some people like the enclosed feeling of the park. Shelter and shade provided within the Park are appreciated. The natural beauty and scenery of the Park, particularly the surf, the white sand on the beach, and the trees and greenery of the gully, are particularly valued.
Recreation	A variety of recreation settings and activities are possible due to the layout of the Park which is in 3 distinct zones: the beach, the grassy developed park, and the green 'natural' gully. Park users and the community appreciate that they can swim at a patrolled beach, play ball games such as volleyball, walk on the footpaths of the Coast Walk, eat at the kiosk, enjoy picnics and barbecues at the facilities provided, and walk their dogs.
Open space	Tamarama Park is one of the few open spaces in the local area. The Park is a respite from and a contrast to the surrounding residential development. The local community values the Park to enjoy quiet, privacy, seclusion, no crowds, and relief from traffic noise. Residents set great store by the seclusion of the gully, which acts as a transition/buffer between the Park and residences. The Park is also not commercialised, unlike the adjoining beaches.
Social	The Park is perceived to be generally safe. It has a friendly atmosphere generated by a 'nice crowd'. Some users appreciate that not many children use the Park, but families with children like to use the playground and gully in particular.
Access	The Park is in a convenient location that is accessible by foot, private vehicle and public transport. It is also close to home for local residents, and close to tourist accommodation.
Appearance	The park is generally considered clean and well maintained.

3.4 Objectives and principles for managing Tamarama Park

The objectives are the desired outcomes for the Park, and explain how people want it to be managed in the future. The objectives reflect the overall goal for and values of the Park.

State government objectives

Crown Lands Act

Sections 10 and 11 of the *Crown Lands Act 1989* provides objectives and principles for management of State-owned Crown lands for the benefit of the people of NSW. Crown land in Tamarama Park must be managed according to the following principles.

Table 3.3 Principles of Crown land management

Principle of Crown land management	How this Plan is consistent with the principles
Observe environmental protection principles in relation to the management and administration of Crown land.	This plan supports conserving and regenerating the Park's indigenous flora and wildlife habitat. Native flora and fauna, and intertidal areas, will continue to be protected.
Conserve the natural resources of Crown land (including water, soil, flora, fauna, and scenic quality) wherever possible.	As above
Encourage public use and enjoyment of appropriate Crown land.	Recommendations in the Plan encourage public use and enjoyment of the reserve, while minimising conflicts between activities.
Encourage multiple use of Crown land, where appropriate.	Recommendations in the Plan would continue multiple uses of the Park.
Use and manage Crown land in such a way that both the land and its resources are sustained in perpetuity, where appropriate	The Plan contains proposed actions which would help sustain the reserve, such as using bore water for irrigation, and use of sustainable building materials in any new buildings.
Occupy, use, sell, lease, license, or otherwise deal with Crown land in the best interests of the State, consistent with the above principles.	This Plan contains prescriptions that would ensure that land owners, managers, lessees and licensees deal with the reserve in the best interests of the State.

Local Government Act

Land that is categorised as a Natural Area must be managed in accordance with the following core objectives (Section 36E):

- to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and
- to maintain the land, or that feature or habitat, in its natural state and setting, and
- to provide for the restoration and regeneration of the land, and
- to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and
- to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the *Threatened Species Conservation Act 1995* or the *Fisheries Management Act 1994*.

Land categorised as Natural Area that can be further categorised as Bushland must be managed in accordance with the following core objectives to:

- a) 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
- b) protect the aesthetic, heritage, recreational, educational and scientific values of the land, and
- c) 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
- d) restore degraded bushland, and
- e) protect existing landforms such as natural drainage lines, watercourses and foreshores, and
- f) 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
- (g) protect bushland as a natural stabiliser of the soil surface.

State Environmental Planning Policy No. 71 – Coastal Protection

The objectives of SEPP 71 are to:

- ☐ protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast.
- ☐ protect and improve existing public access to and along coastal foreshores to the extent that this is compatible with the natural attributes of the coastal foreshore.
- ☐ ensure that new opportunities for public access to and along coastal foreshores are identified and realised to the extent that this is compatible with the natural attributes of the coastal foreshore.
- ☐ protect and preserve Aboriginal cultural heritage, and Aboriginal places, values, customs, beliefs and traditional knowledge.
- ☐ ensure that the visual amenity of the coast is protected.
- ☐ protect and preserve beach environments and beach amenity.
- ☐ protect and preserve native coastal vegetation.
- ☐ protect and preserve the marine environment of New South Wales.
- ☐ protect and preserve rock platforms.
- ☐ manage the coastal zone in accordance with the principles of ecologically sustainable development.
- ☐ ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area.
- ☐ encourage a strategic approach to coastal management.

NSW Coastal Policy

The NSW Coastal Policy was adopted in November 1997 and contains initiatives to protect and conserve the coastal zone for future generations. The central focus of the policy is the Ecologically Sustainable Development (ESD) of the NSW Coastline. The Coastal Council of NSW was set up by the NSW Government to ensure all parties involved in the implementation of the Coastal Policy (State agencies, local councils, other public authorities and non-governmental organisations) perform their tasks effectively.

Objectives from the Policy of particular relevance to this Plan are to:

- ❑ identify coastal lands with conservation values and implement management strategies and controls to ensure that those values are protected.
- ❑ encourage towns to reinforce or establish their particular identities in a form which enhances the natural beauty of the coastal zone.
- ❑ effectively manage and conserve cultural heritage places, items and landscapes through a variety of planning and management programs.
- ❑ ensure that development proposals conform with specialised design and planning standards to control height, setback and scale to ensure public access and to ensure that beaches and foreshore spaces are not overshadowed.

When preparing policies, programs and procedures for coastal zone planning and management, State government agencies will be required to ensure that they are consistent with the Coastal Policy and have regard for national and international strategies, policies and agreements.

Coastal Crown Lands Policy

This policy was issued in January 1991 and applies to all coastal Crown lands within one kilometre landward and three nautical miles seaward from low water mark. The objectives of the policy are to:

- ❑ conserve and maintain the intrinsic environmental and cultural qualities of coastal Crown land.
- ❑ retain all coastal Crown lands of an environmentally sensitive nature and/or required for a public purpose, in public ownership.
- ❑ optimise public access and use of coastal Crown lands.
- ❑ provide Crown lands, as appropriate, for recreation, tourism, residential and commercial coastal development with due regard to the nature and consequences of coastal processes.
- ❑ encourage the rehabilitation of degraded coastal Crown lands.
- ❑ continue to acquire significant coastal lands for future public use.

Regional objectives

The Sydney Regional Coastal Management Strategy (Sydney Councils Group, 1998) includes the following primary objectives to:

- ❑ ensure that ecological integrity is maintained and that, when available, coastal zone resources are fairly and equitably used by the public and commercial interests alike, so that long-term benefits derived by the community can be optimised.
- ❑ maintain adequate and appropriate access to the coast, so that it is possible to enjoy a range of recreational opportunities. Public access should be managed to protect coastal resources, ecosystems and public safety.
- ❑ conserve and manage areas and features of significant ecological, physical, cultural, historical, landscape and scientific importance, so that their values are maintained.

Local objectives

Waverley Council's vision for Waverley is that it should be a place which:

- ❑ protects and enhances the natural environment for present and future generations and shares open and green space.

- ❑ offers lifestyle choices for everyone through a variety of recreational, social, arts and cultural opportunities.
- ❑ plans for its future resulting in design and development that is human scale, sensitive and sustainable.
- ❑ protects its indigenous, non-indigenous, natural, built and cultural heritage.

Waverley Council's mission is to play a significant role in making the community's vision of Waverley a reality by providing strong community leadership in policy, planning and the provision of services.

Following on from its vision and mission, Council has outlined the following relevant key result areas, visions, goals, programs and activities in its Management Plan 2007-11.

Table 3.4: Waverley Council's vision and goals

	Direction	Strategy	Program
Creating a cohesive and resilient community	Health and quality of life are improved through better and more recreation and leisure opportunities for all people.	Develop and implement plans and policies so that everyone has fair and balanced access to open and green space, recreation activities and arts, cultural and social opportunities.	Undertake actions to ensure access to information, services, open space and inclusion in decision making for people with disabilities.
Making our environment and beaches sustainable	The natural environment of our coastal zone is protected and improved. There are more native plants, trees and animals and they are nurtured and protected. Open and green space looks and feels better, is protected from development and overuse and is expanded where appropriate.	Create open and green spaces that are clean, green and well maintained with improved design and function.	Develop and implement the Plan of Management for Tamarama. Rehabilitate Tamarama gully. Undertake bush regeneration. Eradicate noxious and environmental weeds. Start implementing Tree Management Plan.
Planning our future	Development features good design, is safe and accessible, and balances the new with the old.	Integrate environmentally sustainable development into all built planning.	Ensure development applications comply with sustainability policies.

The specific aims of the Waverley Local Environmental Plan in relation to open space and recreation and the 6(a) Open Space zone are to:

- ❑ protect, maintain and enhance existing open space.
- ❑ maintain and improve the range and types of open space and recreational opportunities available to the community.
- ❑ preserve views from public places of the ocean, beaches, harbour, parks and other scenic landmarks.

Council's management targets that are relevant to Waverley's coastal reserves include to:

- ❑ maintain open space so it is clean, attractive and inviting to users.
- ❑ administer the use of open space to cater for the whole community.
- ❑ ensure that public safety in open space is a priority.

- ❑ protect and enhance the natural heritage, cultural, aesthetic and environmental values of open space.
- ❑ upgrade to an approved program for the benefit of the community.
- ❑ offer various recreational opportunities in response to community needs.
- ❑ facilitate access to and provide ease of circulation within coastal reserves.
- ❑ extend pedestrian linkages between the coastal reserves where possible.
- ❑ provide a safe amenity for users and minimise Council's liability for compensation claims and litigation.
- ❑ maximise the amenity of the coastal reserves.
- ❑ preserve, maintain and enhance existing vegetation and provide new vegetation appropriate to user requirements as well as minimising maintenance costs.
- ❑ provide a consistent approach to the selection of fixtures that is durable, aesthetic, and in context with the local environment.
- ❑ preserve and enhance historic qualities and increase community awareness of local history.
- ❑ achieve higher levels of community involvement in management issues.

Visitation and tourism in Waverley will be managed with regard to the principles of ecological sustainability, and will:

- ❑ protect and enhance the coastal environment including its unique natural and Aboriginal heritage assets.
- ❑ welcome tourists and visitors whilst ensuring a balance between their needs and existing and evolving community values.
- ❑ minimise adverse visitor impacts on the social, economic and physical environment.
- ❑ add economic, social and environmental benefits to the community.

Community objectives and management principles

Following on from the values and objectives outlined above, it is important to establish some management principles against which recommendations for actions will also be made.

It is clear that Tamarama Park is a valued open green space. Users and the community are generally happy with the Park as it is. This provides a clear message that only minimal changes in terms of structures, allowable activities and commercial uses should be considered.

Structures should be multi-purpose and blend in with the coastal environment. Allowable activities should be appropriate to each of the 3 zones, resulting in a multi-purpose Park. Water-based and informal activities are the focus on the beach, informal recreation and social activities in the park, and informal recreation consistent with a semi-natural area in the gully. Only activities that are responsible, safe, and have an acceptable impact on the local environment and local amenity should be allowed.

The needs of residents should be balanced with those of Park users that come from further afield.

Other principles established during the consultations are that:

- ❑ the Park should be open to everyone and free of entry charges.
- ❑ management practices and structures should be sustainable.

- ❑ artwork and interpretation of the Park's history and natural environment should be encouraged.
- ❑ safety of Park users at night and in the surf is particularly important.

Site-specific objectives

Tamarama Park incorporates a range of unique settings or places. To help preserve the special qualities of those places, this Plan of Management has defined 3 distinct planning zones, each with different management objectives. Ways of measuring how each of these objectives have been achieved over time are also presented below.

Table 3.5 Objectives for each zone

Management zone	Objective / desired outcome	Performance measures
Park as a whole	An attractive and vibrant place to enjoy the coastal environment	Results of visitor survey show high user satisfaction with the Park.
Beach	A safe and scenic place for mainly water-based recreation and compatible activities.	Reduction in number of surf rescues required. No conflicts between beach users.
Park	A multi-purpose space for informal recreation and social activities.	No complaints to Council.
Gully	A natural, green open space.	Increase in indigenous vegetation cover.

3.5 Future roles of the Park

As primarily Crown land, the Park has a much wider significance than just serving as a local park for the residents of Tamarama. The Park currently attracts users from overseas, interstate, within NSW, other parts of Sydney, and local residents.

Other desired future roles of the Park are outlined below.

Table 3.6 Desired roles of Tamarama Park

Value	Desired role
Setting	Preservation of the natural coastal setting, such as the beach, rocky cliffs and the intertidal protection area. Preservation of indigenous flora and fauna in the gully. Enjoyment of trees and greenery in the park and gully. Natural environmental education and interpretation in the gully and beach zones.
Recreation	Water-focused and compatible informal activities on the beach. Informal activities in the park, supported by low-scale facilities to meet user needs. Informal activities in the gully, with no buildings or major structures. Walking and dog exercising on the adjoining Coast Walk.
Open space	An open beach, with no additional facilities in the beach zone. Plantings and minimal low-scale facilities to meet user needs in the park zone. Trees and shrubs on the slopes enclosing an open grassed area in the gully.
Social	Prepared food and beverages available at the kiosk. Informal picnics and barbecues in the park. Small-scale organised functions in the park. Community cultural events, such as Sculpture by the Sea, on the beach and in the park. Opportunities for interpretation of the Park's cultural history.
Access	A park that is accessible by a range of means, including pedestrians, people with disabilities, and public transport and private vehicle users.
Appearance	The cleanest and most visually attractive of Waverley's beaches.

3.6 Desired future uses of the Park

Residents and Park users would generally like to maintain the mix of informal sports and informal passive recreation activities that are provided for at present.

Examples of activities that Park users and the local community considered should be allowed in the Park include:

- ☐ informal recreation
- ☐ responsible and safe activities.
- ☐ those having an acceptable impact on the local environment and residential amenity.

Activities or uses that the local community considered shouldn't be allowed in the Park are those that:

- ☐ disturb residents.
- ☐ involve noisy musical entertainment or drinking alcohol, especially at night. Council has recently declared that alcohol is not to be consumed in the Park.
- ☐ are inherently dangerous.
- ☐ destroy or damage property or the environment.
- ☐ adversely affect other park users.
- ☐ are active sporting competitions.
- ☐ use hard balls, such as golf or cricket balls, which may cause injuries.

3.7 Vision for Tamarama Park

Council's corporate goals, user and community values, and the desired outcomes of the community for the Park have culminated in a vision for the future of Tamarama Park. The vision is:

“The beach, park and gully in Tamarama Park will become the scenic, recreational and social focal point of Tamarama. The Park will be a natural or semi-natural open space accessible to all to enjoy a variety of recreational activities in a variety of safe settings. The reserve will be acknowledged for its part in the cultural history of Tamarama and Sydney.”

Sections 4 and 5 outline specific management strategies and actions to achieve the above vision and objectives for the Park, consistent with the community's values.

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4 OVERVIEW OF ISSUES AND ACTIONS

This section includes a discussion of issues and proposed actions applying to the Park as a whole, and those issues specifically relating to each of the three Park zones. This information is the basis of the Action Plan and Landscape Masterplan contained in **Section 5**.

4.1 Issues relating to the whole park

Buildings

Background

The key issue facing the Park as a whole, and the issue that is probably the most costly to address, is the future of the existing buildings in the Park.

The location and distribution of buildings in the Park is currently rather ad hoc. The buildings are not meeting the needs of users, as space within the buildings is limited, and the condition of buildings is often poor. Space in the buildings is shared among the key stakeholders - Tamarama Surf Life Saving Club, Council lifeguards and maintenance staff, the kiosk operator, and the Bushcare group.

Buildings in the beach zone

The surf club building is used primarily by surf club members as a meeting place, for social events, and storage of equipment. Surf club equipment is also stored elsewhere in the Park and by members outside the Park. The public is able to access the building for yoga and tae kwon do classes.

A building report commissioned by Council shows the surf club building has 'concrete cancer', the roof is leaking, the walls are thick so the configuration of rooms can't be easily changed, and rising damp is present. The surf club would like to assess and improve the safety of electric wiring, and hot water and gas services within the building. The club is requesting an upgrade of the kitchen, toilets, showers and members' area, and a secure first aid storage room. Any future changes should consider the heritage value of the building.

The lifeguard tower is purely a viewing tower and lacks sufficient facilities to support the lifeguard service, such as staff toilets and showers, a first aid room, lunch room, and running water. These facilities are located some distance away from the lifeguard tower and beach. The lifeguards currently use the toilet and shower facilities located in the park or in the surf club building. The first aid room and lunch room are out of view of the beach. When the lifeguards need to leave the tower and the beach to access these facilities, such as to conduct first aid treatment, the level of beach patrol and response to incidences is adversely affected. This arrangement significantly impacts on the day-to-day lifeguard operations.

On a busy day, the lifeguards are challenged with keeping swimmers within the flags, answering customer enquiries, observing swimmers in trouble, performing rescues, and conducting first aid treatments all at the same time. On these frequent occasions, lifeguards are forced to perform first aid treatments near the tower where there are no appropriate first aid treatment facilities such as running water and a treatment bench. Further, if there is a major incident that requires all lifeguards on duty to participate, they are drawn away from the beach to the first aid room, leaving the beach vulnerable. This is not best practice and creates health and risk management issues.

Having appropriate first aid, lunch room and change room facilities and running water close to the lifeguard viewing tower and enabling clear vision on to the beach would significantly improve the efficiency of the lifeguard operation.

Buildings in the Park zone

Current floor plans of the kiosk and amenities buildings are in **Figure 4.1**.

The existing size, uses, condition and requirements for new accommodation in the Park zone are outlined in **Table 4.1**.

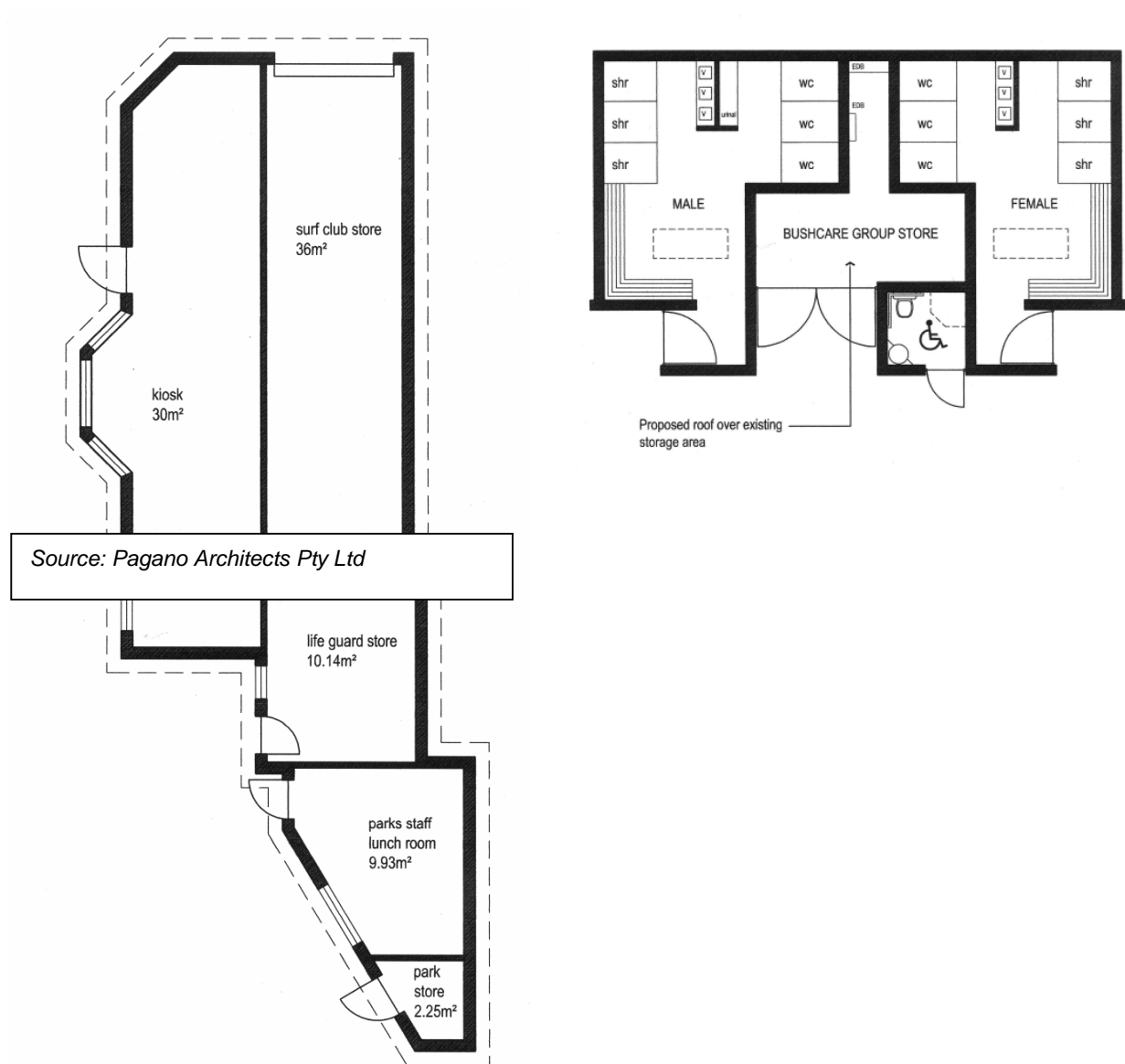


Figure 4.1 Floorplans of the existing kiosk and amenities buildings

Table 4.1 Existing and proposed situation of buildings in the Park zone

Condition	Uses	Assessment of existing situation	Current Internal floorspace (m ²)	Proposed internal floorspace (m ²)	Rationale for change
Kiosk building					
Deficiencies in meeting current Building Code of Australia requirements. The building leaks, has rising damp issues, and shows signs of concrete cancer. Upgrade of the building is required to comply with changes in Occupational Health and Safety standards.	Kiosk	Internal floor area of café does not allow effective operation, and inadequate for a licensed capacity of 50 people. Internal space has inadequate ceiling height of around 2,100mm. Internal fitout does not meet current standards for food premises. Kiosk operators store all outdoor furniture daily in the kiosk, which restricts access. Inadequate space for office, secure staff property storage, dry storage space, cool room, poor drainage and inadequate grease trap facilities restrict the kiosk operator's trading and increases exposure to risk.	30.00m ²	Up to 50.00m ²	This will still allow more storage, a small cool room, and better preparation area to make the kiosk fit for present use.
	Parks staff lunch room / small office	Room is small and inadequate for its use.	9.93m ²	Up to 18.00m ²	To be combined with a lunch room for Council lifeguards, currently in the portable building.
	Change room and toilets for staff	No change rooms and toilets for staff at present.	0.00m ²	Up to 14.00m ²	Facilities provided for Council parks staff and lifeguards.
	Parks equipment store - gardening equipment etc.	Insufficient area to store equipment.	2.25m ²	0.00m ²	Location at amenities block preferred, so no expected increase in on-site floor area. An allowance will be made if this option is not possible.
	Surf club equipment store, including inflatable rescue boat and boards	Inadequate area for present use. Existing store has only one entry point that is located away from the beach. When equipment is required, it involves moving tables and chairs at the café.	36.00m ²	26.00m ² - 36.00m ²	Extra height and volume for this storage can be gained in a new building. Better design will allow direct access to the beach. This size should be compared with Bronte, which is 25.8m ² . A higher allowance may be possible, depending on design.
	Lifeguard equipment store – flags, boards, signs	Area is inadequate for equipment storage.	10.14m ²	0.00m ²	Preferred move to lifeguard tower, therefore no expected increase in on-site floor area. An allowance will be made if this option is not possible.
	Lifeguard first aid		0.0m ²	8.50m ²	To be relocated from the portable building.
	TOTAL ESTIMATED INTERNAL FLOORSPACE		88.32m²	126.5m²	Adjustments will be made in each area to ensure the maximum total area of floorspace does not exceed this total.

Table 4.1 Existing and proposed situation of buildings in the Park zone (cont.)

Condition	Uses	Assessment of existing situation	Current Internal floorspace (m ²)	Proposed internal floorspace (m ²)	Rationale for change
Amenities building					
Generally good condition, with some minor spalling in the concrete roof, indicative of the early signs of concrete cancer. The building is in need of internal and external mid-life refurbishment, and routine maintenance to provide quality accommodation for the next 20 years.	Male and female toilets, showers and change facilities; and toilet for people with disabilities, that is intermittently used for storage.	Sufficient to meet needs.	75.00m ²	75.00m ²	The existing accessible toilet in the amenities building will be opened up and made compliant for public use.
	Parks and Bushcare equipment storage – fertilisers, pots, bins, tools.	Uncovered area located between male and female change rooms. This requires investigation of options to cover this area and expand to include the parks equipment store.	14.75m ²	14.75m ²	No change to building footprint.
	TOTAL INTERNAL FLOORSPACE		89.75m ²	89.75m ²	No change to building footprint.
Portable building					
	First aid room, and storage of kiosk stock	First aid is located too far from the beach. Storage of kiosk stock compromises the intended use of the first aid room under health regulations, and presents OH&S issues.	8.44m ²	–	To be relocated from the portable building to the kiosk building.
	Lunch room for Council lifeguards	Long term solution required.	9.00m ²	–	To be combined with the parks staff lunch room and small office in the kiosk building.
	TOTAL INTERNAL FLOORSPACE		17.44m ²	0.0m ²	Portable building will be removed from the Park.
	TOTAL INTERNAL FLOORSPACE		195.51m ²	216.25m ²	Adjustments will be made in each area to ensure the maximum total area of floorspace does not exceed this total.

Sources: Pagano Architects Pty Ltd (2005), Waverley Council.

Note: Internal floorspace areas are given in the above table. As a rule of thumb, an additional 17.5% should be added to these areas to allow for internal and external walls when determining a building footprint.

The kiosk and services building

Background

In response to the shortcomings of the existing buildings, Council issued an Expression of Interest in 2001 for a tenderer to construct and operate a building that would accommodate amenities and storage for Council's lifeguards and parks and gardens staff, a kiosk with seating, first aid room, surf club storage area, coin-operated lockers, and public toilets. It was estimated at that time that the combined space for these facilities would be about 340m².

Two organisations responded to the Expression of Interest, with one favouring the building on the southern side of the Park. One proposal involved constructing a lift associated with the building for access for people with disabilities and for goods. As the proposed alternative location for the building involved a major change to the Park, a Plan of Management was required to resolve the location and nature of a new building.

Council commissioned a report in late 2005 (Pagano Architects Pty Ltd, 2005), which assessed the existing uses of the buildings, and recommended ways to address the needs of stakeholders for additional building space.

A number of options were considered to address the poor condition of the existing buildings and to address the needs of building users. These options included:

- ☐ continuing to use the buildings in their existing condition.
- ☐ refurbishing the existing buildings.
- ☐ demolishing and reconstructing one or more of the existing buildings in current locations or nearby.
- ☐ consolidating all building uses into one building and demolishing the other buildings.
- ☐ constructing an additional building so each user group has use of one building only.

The preferred approach is to combine the construction of a new kiosk building with refurbishment of the amenities building. The following changes to the existing buildings will occur within the next 10 years:

- ☐ demolish and rebuild the kiosk building in approximately its current location.
- ☐ consider the need for upgrade works to the surf club building.
- ☐ improve the function and exterior appearance of the amenities block.
- ☐ remove the portable building after the kiosk building is completed, and rehabilitate the site

Available funding will be critical in this decision.

Criteria for a new kiosk and services building

The location and nature of the proposed building is the key issue of this Plan of Management. Without being overly prescriptive, the following criteria are intended to form the basis of the architectural brief for the new building. These criteria are based on initial comments from potential building users, a Council-commissioned report on building accommodation in the Park (Pagano Architects Pty Ltd, 2005), and from community input.

Table 4.2 Guidelines for new kiosk and services building

Issue	Guidelines
Location	On the northern side of the Park, in approximately the present position. Advantages of the northern side of the Park include existing access for delivery and emergency vehicles, location on a pedestrian route near key access points to the Park, and away from the public toilets. The building should be arranged to improve vehicle access to the beach while maintaining pedestrian access. Incidentally, the kiosk is located in almost the same position as a kiosk in the historic Wonderland pleasure gardens, which provides opportunities for heritage interpretation.
Building envelope	A new kiosk building would require a total floor space (internal and external) of up to approximately 148.5m ² on one level.
Design	<p>The building design should reflect and complement:</p> <ul style="list-style-type: none"> <input type="checkbox"/> the sensitive and harsh environmental context. <input type="checkbox"/> a modern, beach-side style. <input type="checkbox"/> the lifeguard tower. <p>Opportunities for interpreting the Park's heritage values should be explored in the design process.</p> <p>Facilities to be provided will include those listed in Table 4.1, such as a kiosk, parks staff and lifeguard lunch room plus office and lockers, staff change room and toilets, surf club equipment store, and lifeguard first aid. Mass, bulk and scale of the building should be carefully considered.</p> <p>The non-storage rooms should be modern and temperature controlled. Ecologically sustainable development principles in all aspects of energy use, such as water, electricity and gas, should be used. Solar heating and clean power generating devices should be used.</p> <p>Include signage on the outside of the building, such as to communicate important messages about beach conditions, and minimal advertising of the kiosk.</p>
Colour	To reflect the colours of the beach, rocky headland and park setting.
Materials	Materials to be used must be suitable for the highly hostile environment at a beach, and be impervious to the weather. The building has to withstand salt-laden air and periodic inundation by sea water. Minimise or eliminate the use of any potentially corrosive materials. Ecologically sustainable materials.
Security	Security of the building should reflect the isolation of the building and surrounding area at night.

Requirements for the kiosk

Relevant guidelines for food and beverage outlets were prepared by the Department of Lands in 2004, as outlined below.

A food and beverage outlet, such as a kiosk or restaurant, is an acceptable land use activity on reserved or dedicated Crown reserves if it is:

- ☐ an acceptable use within the scope of the public purpose nominated for the reserve under the *Crown Lands Act 1989*. A kiosk at Tamarama Park is an acceptable use ancillary to a Public Recreation reserve.
- ☐ permissible under the relevant environmental planning instruments made under the *Environmental Planning and Assessment Act 1979*. The Waverley Local Environmental Plan allows 'refreshment rooms' with development consent in a 6(a) Open Space zone.
- ☐ an identified use for the reserve in a Plan of Management under the *Crown Lands Act 1989*. The existing kiosk is a popular facility of Park users, so a redeveloped kiosk is a desirable identified use for the Park.

Food and beverage outlets on Crown reserves are acceptable if they:

- ❑ cater for the public generally rather than an exclusive group.
- ❑ enhance the public use of the reserve.
- ❑ not become the main focus of the reserve, but provide an ancillary function to the reserve.
- ❑ preserve the integrity of the reserve in terms of its public purpose and environmental qualities.
- ❑ preserve the public's right to access.

Food and beverage outlets that are acceptable on public purpose reserves where they are ancillary and supportive of the use of the reserve include:

- ❑ kiosks that provide snacks, packaged and prepared light foods with non-alcoholic beverages to take away.
- ❑ refreshment rooms, cafes and coffee shops that serve snacks, light meals and beverages to take away or to be consumed on the premises. The proposed kiosk most closely resembles this example.
- ❑ a bistro, brasserie or restaurant that serves light to substantial meals with beverages to be consumed on the premises.

Food and beverage outlets that may not be acceptable on Crown reserves include:

- ❑ major fast food operations that dominate a reserve and/or essentially service a passing trade rather than reserve users.
- ❑ restaurants that serve only substantial meals, contain a bar area that precludes the under 18 age group, or essentially service a passing trade rather than reserve users.
- ❑ outlets that contain separate function rooms for private use.

Based on these requirements, the general nature of the proposed kiosk and services building is outlined below.

Table 4.3 Description of the proposed kiosk and services building

Criteria	Explanation
Size and scale	To be determined in detailed design of the new building. The current space taken up by the kiosk and preparation and storage areas is 30m ² . The floorspace required for the kiosk is up to 50m ² .
Market	Park users and users of the Coast Walk.
Type of food and beverages	An informal kiosk / café. Snacks, freshly-prepared light meals for breakfast, brunch, lunch and afternoon tea, and non-alcoholic drinks to be taken away or consumed at outdoor tables.
Pricing	Prices of food and drinks will remain commensurate with local prices of similar kiosks and cafes to avoid higher prices that exclude the general public.
Facilities	The new kiosk should include areas for serving, bottled drink display, food preparation in an upgraded kitchen, coolroom, and food and beverage storage areas. No permanent outdoor fixtures, such as shade structures, will be permitted.
Seating capacity	Total of 50 seats outside.
Signage	Minimal signage. Product advertising will be confined to the interior of the building except where approval has been given for portable advertising signs during the hours of operation. Blackboard menus will be placed on the building exterior at the ordering area.
Hours of operation	The hours of operation of any outlet must be as broad as possible to allow maximum public access. The kiosk will operate in summer and winter on fine days from sunrise and sunset.

Any lease or licence for food and beverage outlets that comply with the public purpose of the reserve must sufficiently protect the public in their right to use the land for the public purpose of the reserve. Expressions of Interest should be called for the leasing or licensing of new food and beverage outlets on Crown reserves. The consent of the Minister for Lands is required to grant any lease or licence for food and beverage outlets.

Other issues

Table 4.4 Issues applying to the whole park

ISSUE	BACKGROUND	ACTIONS
Setting		
Stormwater	<p>Stormwater enters the Park at the western end of the gully, where it then goes underground at the waterfall.</p> <p>The stormwater flows under the gully and the park, and discharges to the southern end of the beach in wet and dry weather along a raised concrete stormwater channel that is also used as a pathway.</p> <p>The NSW Government, through the Department of Lands, wants to encourage natural stream flows. The stream design would have to accommodate periodic flooding.</p> <p>Consideration is being given to a number of options to improve:</p> <ul style="list-style-type: none"> <input type="checkbox"/> the quality of water discharged to Tamarama Beach. <input type="checkbox"/> habitat to provide a more natural drainage system. <input type="checkbox"/> safety by removing the existing excised pipe drainage inlet. <input type="checkbox"/> amenity of the park to users. <p>Patterson Britton and Partners undertook a preliminary investigation of options for stormwater management works in May 2004, which concluded that a constructed wetland (an open water body and associated channel works) or a rock-lined open channel in the gully could be considered.</p> <p>However, residents have expressed concerns about the safety of children playing in the gully, the amount of excavation and fill required, and the area of water.</p> <p>Presently, the stormwater inlet in the gully is below the grassed surface, so children or animals could be swept into the pipe in a storm. The stormwater inlet needs to be made safe.</p> <p>The concrete stormwater channel on the beach could be more aesthetic. The outlet is open and unsafe, with no trash rack to trap gross pollutants. Council has installed a gross pollutant trap at the western end of the gully.</p> <p>Storms result in pollution making its way into the ocean, preventing swimming for several days during and after the storm. The Environment Protection Authority's State of the Beaches 2002-03 report stated that Tamarama Beach complied with faecal coliform guidelines 100% of the time, but lower compliance (81%) was achieved for enterococci levels.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Fence the stormwater inlet in the gully in the short term. <input type="checkbox"/> Investigate options for water quality improvement and expression of natural water at the head of the gully in the long term. All investigations to include consideration of relevant policies and guidelines, particularly Department of Lands' policies and guidelines. <input type="checkbox"/> Implement measures to hide or relocate stormwater runoff close to the beach, such as camouflaged piping beside the rocks or run out to sea. <input type="checkbox"/> Implement Council's Integrated Stormwater Management Plan 2001-2006. <input type="checkbox"/> Implement the Eastern Coastal Catchments Stormwater Management Plan and other programs to improve water quality. <input type="checkbox"/> Apply for Stormwater Trust grants to fund improvements to stormwater quality.

Table 4.4 Issues applying to the whole park (cont.)

ISSUE	BACKGROUND	ACTIONS
Setting		
Vehicle access to drainage pits	No large trucks accessing drainage pits should compromise or impact on the amenity of the reserve or park users.	Comply with Department of Planning guidelines for vehicle access to drainage pits.
Shade	<p>Not enough shade is the 4th most disliked aspect of the Park by users.</p> <p>There is no shade in the beach zone, except under the lifeguard tower and under some cliffs. Shade is limited to the picnic shelters and some trees and shrubs in the park zone. No shade is provided over the children's play equipment. Shade is provided by trees in the gully.</p>	<input type="checkbox"/> No additional shade to be provided in the beach zone. <input type="checkbox"/> Consider additional shade in the park zone, particularly to shade the play equipment.
Recreation		
Dog walking	<p>Council's policy is that dogs are not permitted on the beach or in the park, and must be on a leash in the gully and along the Coast Walk. Owners must remove any faeces, and can use the dog waste bags provided near the surf club, and at Tamarama Marine Drive.</p> <p>Despite these guidelines, people walk dogs off the lead on the beach and the rocks, and in the children's playground.</p> <p>Residents enjoy exercising their dogs in the gully, and have asked that it become a leash-free area. Waverley Park, one kilometre away, is the only designated off-leash dog exercise area in Waverley. Dogs are not permitted to swim at Mackenzie's Point.</p>	<input type="checkbox"/> Continue the existing dog exercise arrangements. <input type="checkbox"/> Enforce 'no dogs allowed' on the rocks, beach and the park.
Events	Access to electricity is needed for functions and events, because noisy generators are used for power.	<input type="checkbox"/> Provide a connection to mains electricity for functions and events as part of the new barbecues.
Vandalism and noise from parties at night	<p>Residents have reported people holding parties in the Park involving alcohol, loud music and sometimes firecrackers. These activities cause a disturbance to nearby residents at night into the early morning, resulting in rubbish, broken bottles and people urinating in the park because the toilets are locked at night. The noise problem is exacerbated because the gully and the park form an acoustic amphitheatre.</p> <p>Vandalism in the Park is relatively minor, involving broken glass and graffiti. The kiosk building and the picnic shelters have been hit by graffiti. Broken glass is commonly found around the picnic shelters.</p> <p>The incidence of bag snatching and thefts on Tamarama Beach is thought to be lower than that at Bondi Beach.</p>	<input type="checkbox"/> Enforce by-laws and act promptly on resident complaints (Police/Council rangers). <input type="checkbox"/> Act quickly to remove graffiti.

Table 4.4 Issues applying to the whole park (cont.)

ISSUE	BACKGROUND	ACTIONS
Open space		
Land ownership	Council-owned community land is incorporated in the area known as Tamarama Park, which is largely Crown land.	<input type="checkbox"/> Undertake a survey to determine the extent and location of this land. <input type="checkbox"/> Investigate with the Department of Lands the benefits of incorporating the community land into the Crown reserve.
Planting	<p>Plantings in the Park provide shelter from strong winds, shade from the sun, and visual interest. Species of plantings in the Park are limited because many species do not survive salt-laden air and strong winds. Beds of Banksias are 20-30 years old and are dying off – they serve a windbreak function only.</p> <p>Dense plantings are a safety issue, as they restrict sight lines and views through them. The row of trees and shrubs closest to the beach blocks views of the beach from the rear of the park. There is a risk of salt-burn in the gully if this vegetation is removed.</p> <p>New planting is proposed in the park to replace the aging, dense and clumped planting. Plantings are also proposed in the gully. Species selected will consider:</p> <ul style="list-style-type: none"> <input type="checkbox"/> climatic constraints and role as a windbreak. <input type="checkbox"/> retaining views from surrounding properties. <input type="checkbox"/> provision of shade. <input type="checkbox"/> allowing pedestrian movement under the trees. <input type="checkbox"/> habitat for fauna. <p>The community opposed the proposed 'wave' planting design. Council will address the pattern of plantings in the next stage of design.</p>	<input type="checkbox"/> Construct a grassed mound behind the beach promenade, with a sitting wall. <input type="checkbox"/> Implement new plantings in the park and the gully. <input type="checkbox"/> Retain existing plantings around the periphery of the park, especially as salt and windbreaks.

Table 4.4 Issues applying to the whole park (cont.)

ISSUE	BACKGROUND	ACTIONS
History and interpretation	The rich indigenous and European history (especially of Wonderland City) of the Park should be interpreted to users.	<input type="checkbox"/> Provide opportunities for interpretation at historic sites in the Park such as the former Wonderland City steps in the gully. <input type="checkbox"/> Prepare a strategy to provide appropriate site-specific interpretation of the heritage values of the Park.
Artworks	<p>More artwork and permanent sculptures in the Park have been requested for visitor enjoyment and to reduce graffiti.</p> <p>The Coast Walk Art Project Bondi to Bronte put forward various ideas for artworks and interpretation along the Coast Walk and in the Park.</p> <p>Public art is to be encouraged and should be consistent with Council's Public Art Policy (1999).</p>	<input type="checkbox"/> Incorporate potential for artwork in an Interpretive Strategy for the Park.
Access		
Public transport access	<p>The bus routes between Tamarama, Bondi Junction, Bondi and Bronte are not clear or well known to people outside the local area.</p> <p>37% of park users drive a vehicle or are driven to the park. 57% of these drivers/passengers said nothing would attract them to use public transport. 13% of driver/s passengers said they would use public transport if there were more direct bus routes, 9% would if a car was not available, and 7% would if there were more frequent buses.</p> <p>A pole obstructs access to the bus stop on Tamarama Marine Drive / Pacific Avenue. There is a need for a kerb ramp near the bus stop for crossing the road.</p> <p>The western bus shelter on Tamarama Marine Drive is old, unattractive and needs refurbishment.</p>	<input type="checkbox"/> Liaise with State Transit Authority about better publicity of bus routes, and the frequency of buses serving Tamarama. <input type="checkbox"/> Replace the bus shelter on the western side of the bend of Tamarama Marine Drive and Pacific Parade. <input type="checkbox"/> Install a bus shelter at the bus stop on Tamarama Marine Drive above the surf club. <input type="checkbox"/> Remove and relocate the pole near the bus stop. <input type="checkbox"/> Construct a kerb ramp near the bus stop.
Accessible park furniture	Council's Disability Action Plan and Access Policy recommended that seating with armrests and accessible bubblers should be installed in Council's parks.	<input type="checkbox"/> Replace existing seating and bubblers in the Park with accessible seats and bubblers when required.

Table 4.4 Issues applying to the whole park (cont.)

ISSUE	BACKGROUND	ACTIONS
Vehicle parking	<p>Vehicle parking spaces are difficult to find in surrounding streets, particularly in the summer school holidays and during large events. People park on footpaths and across driveways if they can't find a legal place to park.</p> <p>Residents oppose the use of parking meters.</p> <p>Limited parking was the second most disliked aspect of the park (4% of users).</p> <p>Lifeguards and volunteer lifesavers, film crews and Sculpture by the Sea organisers have reported that a lack of on-site parking makes it difficult to set up equipment.</p> <p>Vehicular access to the Park will be minimised, with allowance for service and emergency vehicles only, except where allocated parking areas are provided.</p> <p>Pedestrian access should never be compromised for vehicle movement.</p>	<input type="checkbox"/> Continue current street parking arrangements.
Access for people with disabilities and children in prams	<p>There are many access points and footpaths, steps and ramps leading into the Park, but none are independently accessible for people with disabilities or people with children in prams.</p> <p>The beach itself is also not accessible for people with disabilities or people with children in prams.</p> <p>The vehicle driveway in the park is the only means of access to the Park for people who have difficulty using steps. However, the slope of the vehicle ramp is much greater than that set out in Australian Standard AS 1428, which states a maximum grade 1:14 with rest stops, and a minimum width of 1.2 metres. There is no suitable access for people with disabilities to the park. There is a need for a continuous accessible path of travel at the southern end of the beach where footpaths end at a formidable flight of stairs down to the park.</p> <p>The gully is also similarly inaccessible, except from Tamarama Marine Drive to the lower grassy slope.</p> <p>Waverley Council's Disability Action Plan and Access Policy (updated March 2002) recommended construction of an accessible ramp down into the park by December 2004, and for the Plan of Management to include consideration of wheelchair access into the lower park.</p> <p>A number of options should be investigated in detail.</p>	<input type="checkbox"/> Carry out a detailed feasibility analysis of the options for compliant access to Tamarama Park. <input type="checkbox"/> Construct the identified preferable option for access to the Park.
Telephones	<p>Council's Disability Action Plan and Access Policy identified there are no accessible telephones in the Park.</p> <p>Telephones are useful in case of emergency and for public transport users.</p>	<input type="checkbox"/> Approach Telstra to provide an equal access telephone in Tamarama Park, ideally near the bus stop and ramp.
Cliff stability	<p>A geotechnical inspection found an unstable rock overhang on the southern side of the park.</p>	<input type="checkbox"/> Underpin the unstable rock. <input type="checkbox"/> Remedial work to be carried out in 2007.

Table 4.4 Issues applying to the whole park (cont.)

ISSUE	BACKGROUND	ACTIONS
Lighting	<p>Lighting in the Park is a concern to park users and local residents because of personal safety concerns. On the other hand, local residents do not want people to use the Park at night for noisy parties.</p> <p>Lighting throughout the Park is by pole-top luminaires, positioned along pathways, beside picnic shelters, and on the periphery of the beach. Some areas such as the gully are unlit.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Provide focused security lighting only on buildings and along pathways. <input type="checkbox"/> Provide no additional lighting in the gully.
Appearance		
Cleanliness	<p>Cleanliness of the park is the third ranked aspect of the park that users dislike.</p> <p>A strong complaint from Park users was the picnic shelters and tables are not clean, and that rubbish bins are sometimes overflowing. However, staff members were absent from work over a long period of time in the summer holidays, which reduced the amount of cleaning done in the Park.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Provide more portable garbage bins in summer. <input type="checkbox"/> Clean picnic shelters more regularly and thoroughly. <input type="checkbox"/> Replace the picnic shelter tables with a material that is easier to clean.
Fencing	<p>Fencing within the Park is a combination of wooden arris rail and stainless steel. The heritage arris rail fences are rotting and require imminent replacement.</p> <p>Wood or stainless steel can be used for fencing in the Park because they can withstand salt water and air.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Progressively replace rotting fencing with arris rail, stainless steel or similar, to be considered at the detailed design stage.
Memorials	<p>Waverley Council receives many requests for placing public memorials in its parks and along the Coast Walk, such as for seats and plaques. Council considers that public parks and recreation areas are not appropriate for memorials.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Refuse any requests for placing memorials in Tamarama Park.

4.2 Issues relating to the beach zone

Table 4.5 Issues relating to the beach zone

ISSUE	BACKGROUND	ACTIONS
Setting		
Intertidal protected area	<p>An Intertidal Protected Area between Bondi and Tamarama beaches covers the rocks at the northern end of the beach.</p> <p>Stormwater and sewage pollution, and illegal poaching of marine creatures resulting in degradation of the sensitive marine ecosystem is a potential issue.</p>	<input type="checkbox"/> Enforce the Intertidal Protected Area (NSW Fisheries).
The promenade	<p>The grey concrete material and finish of the promenade along the back of the beach is considered unattractive.</p> <p>Alternative surfaces such as timber, or the same material as the proposed cantilevered footpath, were considered, but they require more maintenance than a concrete surface.</p>	<input type="checkbox"/> Investigate opportunities for interpretive treatment of the promenade, such as partial recladding, resurfacing, use of text, images and community art. <input type="checkbox"/> Install a metal grille over the stormwater channel to interpret the function of the channel.
Recreation		
Surf safety	<p>The surf / beach is liked by 23% of Park users. However the rough water / waves was mentioned as the most disliked aspect of the Park by 5% of users.</p> <p>The Surf Life Saving Association of NSW report that Tamarama is the most dangerous patrolled beach in NSW, because of two strong rips within an 80-metre length of the beach. The beach has to be closed regularly because of rips. Lifeguards patrol the beach with assistance from surf club members on weekends from October to April. 168 rescues occurred in the 2003-04 season.</p> <p>Signage on surf safety is needed at the beach, especially for international visitors.</p> <p>There would be general agreement that lifeguards and lifesavers should have the resources they need to ensure the safety of beach users.</p>	<input type="checkbox"/> Upgrade the noticeboard under the lifeguard tower for daily updates on surf conditions and safety.
Surf club activities on the beach	<p>The surf club considers that Council puts onerous requirements on surf club activities on the beach, so the surf club don't ask permission from Council to hold small club events. Conversely, Council needs to be advised of surf club beach events to minimise any conflicts with other use of the beach.</p>	<input type="checkbox"/> The surf club needs to contact Council about surf club events
Showers	<p>One basic shower is located on the cliff close to the lifeguard tower, for use by lifeguards and volunteer lifesavers and occasionally by the public. That shower is a trip hazard for lifeguards, lifesavers and the public. Beach users have requested outdoor showers, which should be located near a water supply if installed.</p> <p>Showers on the beach limit the amount of sand carried into the amenities building, thereby helping to prevent blocked pipes.</p>	<input type="checkbox"/> Install outdoor showers at the northern and southern ends of the beach.

Table 4.5 Issues relating to the beach zone (cont.)

ISSUE	BACKGROUND	ACTIONS
Fitness classes / 'boot camps'	Gym instructors and personal trainers are increasingly bringing groups into the Park for fitness classes, such as boxing, from 6am. Some 'boot camp' groups have 30 or more people in them. Council has received complaints from residents and beach users about these groups making noise, taking up public space, and using the picnic benches for stepups. Council has a policy to manage fitness activities in its parks. The policy ensures such activities do not interfere with the use and amenity of the park for the general public and residents.	<input type="checkbox"/> Continue to manage fitness activities in the Park according to Council policy.
Ball games on the beach	Beach volleyball is played on the beach, using temporary nets, at the back of the beach next to the promenade. Demand for volleyball is seen as coming from previous users of Bronte and Bondi beaches where volleyball is no longer permitted. Permanent facilities are seen as encouraging a precedent for more facilities, which space in the park cannot accommodate. Observations have shown that beach volleyball played at the back of the beach does not conflict with other Park users.	<input type="checkbox"/> Permit ball games on the beach that are not part of a competition, and use temporary nets and soft balls.
Access		
Public access to the surf club	The surf club building is located on Crown land. Use of the building should not be limited to Club members only. The building should be available to the public for general community uses.	<input type="checkbox"/> Ensure public access to the surf club building.
Street access for vehicles to the surf club	There is no street access for delivery of equipment or food to the surf club building.	<input type="checkbox"/> Investigate the possibility of improved trolley access to the surf club building.
Thefts	Lifeguards report many thefts of beachgoers' belongings. Options for security of beachgoers' belongings are a portable and supervised locker service such as that operating at Manly Beach, or permanent lockers inside a building.	<input type="checkbox"/> Educate beachgoers not to bring valuables to the beach. <input type="checkbox"/> Consider space for lockers in the new kiosk and services building.
Storage of lifeguard equipment	The proposed re-allocation of space in the new kiosk building may result in lifeguard equipment being stored at the lifeguard tower. This would require closing in a part of the void under the floor of the lifeguard tower.	<input type="checkbox"/> Obtain advice from an architect about storage of lifeguard equipment at the lifeguard tower.
Appearance		
Smoking on the beach	Cigarette butts are a significant environmental problem, and can harm wildlife and damage coastal environments. Waverley Council has recently banned smoking on beaches.	<input type="checkbox"/> Continue to implement the ban on smoking on beaches.

4.3 Issues relating to the park zone

Table 4.6: Issues relating to the park zone

ISSUE	BACKGROUND	ACTIONS
Recreation		
Playground	<p>The playground caters for very young children only, with one item of equipment and softfall. It could be considered as a local playground, except that playgrounds in Waverley's beach parks are theoretically considered as regional play facilities.</p> <p>Better softfall under more play equipment and seating and shade for people supervising children is needed.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Consolidate the playground area with more equipment and a common softfall area. <input type="checkbox"/> Install seating and shade trees next to the playground for supervisors.
Environmental		
Weed species	<p><i>Coprosma</i> sp. planted in the park is a recognised weed species.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Remove all <i>Coprosma</i> sp. from the park and replace with more suitable species.
Social and cultural		
Picnic shelters	<p>The picnic shelters are popular and well used. Their basic design is contentious, but they have character and are seen as worthy of retention.</p> <p>The shelters need upgrading. Design and construction issues include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> the flat roof can be a trap for litter and vandals, with bottles frequently being placed on the roof. <input type="checkbox"/> metal fixtures are starting to rust. <input type="checkbox"/> the tables are difficult to clean. <p>Calls have been made to provide more picnic shelters in the park, however space is at a premium.</p> <p>The survey of park users found that more than half of users want to keep the picnic shelters, rather than replace the shelters in the same or another design. Their suggestions included local artists repainting the shelters, and regularly cleaning the tables and seats.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Retain the picnic shelters. <input type="checkbox"/> Upgrade the picnic shelters when necessary. <input type="checkbox"/> Replace the picnic shelters when required in a 'fairground' design.
Functions	<p>Council receives applications from individuals and businesses to hold events and functions, such as weddings and parties in the park.</p> <p>The park is not large enough to accommodate marquees for functions without inconveniencing other park users.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Approve marquee functions in the park only if they will not interfere with the general enjoyment of the park by the public.
Barbecues	<p>The two-plate electric barbecue in the park is well used.</p> <p>There are not enough barbecues to cater for demand on peak use days. The cleanliness of the barbecue plates is also an issue.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Maintain and clean the barbecue regularly. <input type="checkbox"/> Replace the barbecue with an upgraded four-plate barbecue.

Table 4.6 Issues relating to the park zone (cont.)

ISSUE	BACKGROUND	ACTIONS
Kiosk and services building	<p>The kiosk operator has provided food and drinks in the park for more than 20 years. The facility is well patronised by locals and visitors.</p> <p>The temporary licence for operation of the kiosk that was renewed yearly expired on 1 July 2005. The temporary week-to-week licence arrangement that is in operation is not a legal form of tender for the purposes of operation of a kiosk on Crown Land. The Department of Lands recommends future licence agreements to be for a maximum of 20 years (10 years with a 10 year option, with performance criteria for the second 10 years). The licence need approval of the Minister and cannot be considered to be temporary.</p> <p>Park users and residents stated they liked the following about the kiosk:</p> <ul style="list-style-type: none"> <input type="checkbox"/> cleanliness <input type="checkbox"/> opening hours <input type="checkbox"/> range of food and drinks <input type="checkbox"/> no shops, only one kiosk in the park <input type="checkbox"/> friendly staff and service <input type="checkbox"/> location <input type="checkbox"/> nice environment <p>Suggested improvements were to provide a better range of food and drinks, a larger service area, refurbish kiosk, cheaper prices, and operate for longer hours.</p> <p>Replacement of this building is the highest priority. Funds are allocated in the 2007-08 Council budget for design.</p> <p>The design process will include additional consultation with various stakeholders to assess storage needs in detail. Storage needs will also require consideration of better configuration of available space in the amenities block and lifeguard tower. The community will have the opportunity to comment on the proposed design during the Development Application process.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Allow operation of the kiosk on a week-to-week tenancy until the new kiosk is built. <input type="checkbox"/> Seek Expressions of Interest for operation of the new kiosk. <input type="checkbox"/> Future licence arrangements to be long-term in nature and subject to approval of the Minister. <input type="checkbox"/> Develop a brief for the proposed new kiosk and services building. <input type="checkbox"/> Select architectural services through a public tender process. <input type="checkbox"/> Finalise a design and prepare construction drawings. <input type="checkbox"/> Select construction services through a public tender process. <input type="checkbox"/> Construct the new building.
Access		
Vehicle access	<p>The vehicle driveway into the park has a 'hump' at the top, which restricts access down the driveway for many vehicles. As well, the hump may be diverting water from the gutter.</p> <p>The vehicle ramp into the Park from Tamarama Marine Drive is steep, and the turning circle at the bottom of the ramp is not wide enough to accommodate large delivery or garbage trucks.</p> <p>Beach graders, vehicles carrying surf club boats and ambulances often do not have direct access from the ramp to the beach, causing them to run engines near the kiosk while tables and chairs have to be moved allowing the vehicle to pass. These restrictions on access have serious implications for the entry and egress of emergency vehicles. This issue could be addressed by locating the surf club equipment storage room and first aid room on the ocean side of the new building.</p> <p>When entering and leaving the park access road, there is a blind spot danger for drivers turning right out of the park driveway into Pacific Avenue.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Remove the 'hump' from the driveway. <input type="checkbox"/> Resolve any drainage issues regarding the 'hump'. <input type="checkbox"/> Construct the new kiosk building to allow for surf club and emergency vehicle access to the beach side of the building. <input type="checkbox"/> Review arrangements for vehicle egress into Tamarama Marine Drive (such as 'No Right Turn' sign or a warning sign for drivers on Pacific Avenue to slow down) when road improvement works are implemented.

Table 4.6 Issues relating to the park zone (cont.)

ISSUE	BACKGROUND	ACTIONS
Pedestrian desire lines	<p>The stairs from the bus stop end at the children's play equipment, then people walk through the play area towards the kiosk and the beach.</p> <p>People walking from the Coast Walk past the kiosk into the park cut across the grass to the toilets and the other side of the park.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Relocate the playground away from the stairs. <input type="checkbox"/> Channel pedestrian movement along the promenade instead of through the park.
Appearance		
Grass	<p>The grassed surface in the park is wearing out from a lack of automatic irrigation due to water restrictions, and from desire lines created by pedestrians.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Re-turf worn areas. <input type="checkbox"/> Install a rainwater tank next to the amenities building to assist with water supply during water restrictions. <input type="checkbox"/> Investigate the re-use of piped stormwater for irrigation purposes. <input type="checkbox"/> Investigate the feasibility of bore water use.
Amenities building	<p>The amenities building is considered to be visually unattractive, unlike the rest of the park.</p> <p>To minimise the footprint of the proposed new building, parks equipment needs to be stored in the amenities building.</p> <p>The toilets are frequently used on peak use days, and more are needed at those times. The toilets are cleaned daily.</p> <p>Sewage is pumped from the amenities building up to the sewer main above. From time to time, unpleasant smells are experienced in the storage area of the building.</p> <p>Some park users requested mirrors above the water taps.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Upgrade the appearance of the amenities building by rendering or similar. <input type="checkbox"/> Investigate improvements to storage capacity, including extending the roof. <input type="checkbox"/> Investigate sewage pump and lines to eliminate the sewage smell in the amenities building. <input type="checkbox"/> Install mirrors above taps.
Power lines	<p>Power lines running to a power pole at the kiosk are considered to be visually intrusive to the 'natural' visual style of the park.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Investigate the potential for underground power supply to the kiosk building.

4.4 Issues relating to the gully zone

Table 4.7 Issues relating to the gully zone

ISSUE	BACKGROUND	ACTIONS
Setting		
Weeds and bush regeneration	<p>Residents value the 'peace' and the 'uncluttered and green' character of remnant flora in the gully.</p> <p>Vegetation in the gully is not entirely indigenous.</p> <p>Native vegetation on the northern side of the gully is becoming scarce due to prolific growth of noxious weeds. Despite this, the gully provides an education in indigenous vegetation communities for secondary students, the elderly and others.</p> <p>A greater degree of bushland maintenance is perceived by Bushcare volunteers to be required on the southern rather than the northern side of the gully.</p> <p>Local residents have said they would like to see revegetation of the gully to further enhance its 'naturalness' and to help educate people about indigenous vegetation.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Prepare a Rehabilitation Strategy for the gully. <input type="checkbox"/> Remove weeds and clean up the upper gully (Bushcare, Council, home owners). <input type="checkbox"/> Maintain bushland equally on the north and south sides of the gully. <input type="checkbox"/> Clean up the south-eastern face of the gully. <input type="checkbox"/> Replace dead plants with native vegetation.
Blocked views	<p>Trees such as Coral trees in the gully attract birds, but they block views of the beach and park. Residents were clearing trees without permission in 1996, and it is assumed that this practice continues.</p> <p>Council will not necessarily plant any more trees in the gully that block ocean views, nor will it prune or remove trees to open up views. Council prepared a Tree Management Plan in 2006 which includes more rigorous procedures relating to vandalism of trees.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Address priorities for plant removal and revegetation in the Rehabilitation Strategy in accordance with the Tree Management Plan.
Reinstatement of the creek / wetland	Refer to 'Stormwater' in Section 4.1.	Refer to 'Stormwater' in Section 4.1.
Recreation		
Recreation activities and facilities	<p>Residents enjoy walking, playing with children, relaxing, and walking dogs in the gully.</p> <p>When asked what could encourage greater use of the gully, some Park users suggested barbecues, shade and shelters, seats and tables, planting and bush regeneration, a café / kiosk, and a children's playground.</p> <p>Feedback from the community indicated that recreation and other built facilities in the gully were not desirable because of noise concerns.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Improve pedestrian access and paths in the gully.
Open space		
Awareness of the gully	Awareness of the gully appears to be limited to local residents who walk through or overlook the gully. The survey of Park users found that many people did not know the gully was there.	<ul style="list-style-type: none"> <input type="checkbox"/> Thin vegetation close to the road to improve sight-lines from the road and park into the gully.
Road reserve	Council recently changed the status of land below Birrell Street from crown road to local road reserve	<ul style="list-style-type: none"> <input type="checkbox"/> Investigate the possibility of confirming the local road reserve as open space

Table 4.7 Issues relating to the gully zone (cont.)

ISSUE	BACKGROUND	ACTIONS
Encroachment on park land	<p>Encroachments of other uses on land in the gully are occurring by:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Some houses to the north of the gully are reported to be suspended above public land. <input type="checkbox"/> A right-of-way between Wonderland Avenue and the western end of the gully appears to have been blocked off with a padlocked gate. <input type="checkbox"/> Two known instances of private gardens. 	<ul style="list-style-type: none"> <input type="checkbox"/> Undertake a survey of the park boundary in the gully to determine all existing encroachments on the park boundaries and the location of community land at the head of the gully. <input type="checkbox"/> Request the residents to remove the gardens and reinstate the area as parkland. <input type="checkbox"/> Take appropriate action to deal with encroachments.
Access		
Stairs and pathways	<p>Stairs lead into the gully from Carlisle Street, Cross Street / Birrell Street, Ashley Street and Wolaroi Crescent. In places, these steps are in disrepair and could be a hazard. Remnant stairs from Wonderland City remain in the gully.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Repair the Cross Street / Birrell Street steps. <input type="checkbox"/> Clear, repair and interpret the Wonderland City stairs.
Security	<p>Some people experience a fear of personal attack when walking in the gully at night due to poor lighting and infrequent police and ranger presence.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Maintain the existing lighting level in the gully to discourage use at night.
Car parking	<p>The gully is used for official vehicle parking during Sculpture by the Sea and Clean Up Australia Day. Residents are concerned about permitting additional parking in the gully.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Continue use of the gully for official vehicle parking only during major community events.
Appearance		
Garbage	<p>Garbage (plastic bags, bottles etc.) accumulates on the sides of the waterfall.</p> <p>Garbage is dumped alongside stairs and paths in the Gully.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Install a trash rack further up the catchment. <input type="checkbox"/> Identify the gully as a priority for Clean Up Australia Day.

5 ACTION PLAN

5.1 Landscape Master Plan

The Landscape Master Plan for Tamarama Park is presented in **Figures 5.1 to 5.3**. The Landscape Master Plan illustrates the works and actions in the following Action Plan that are proposed to achieve the objectives and desired outcomes for the Park.

5.2 Action Plan

The actions to resolve the management issues (consistent with the community's values of the Park) from Section 4 and to implement the Landscape Master Plan are presented in the following tables. Table headings are explained as follows:

Value – community values of the Park, as described in **Section 3.3**.

Action – specific task required to resolve the issue.

Priority – importance or urgency of the action, rated as:

- ☐ Immediate
- ☐ High
- ☐ Medium
- ☐ Low
- ☐ Ongoing

Responsibility – section within Council, or another organisation responsible for implementing the action.

Council

CTS	Corporate and Technical Services
PES	Planning and Environmental Services
HRS	Health and Ranger Services
IPCC	Integrated Planning and Community Consultation
POSO	Parks and Open Space Operations
PWS	Public Works and Services
SP	Strategic Planning

Other organisations

Bushcare	Tamarama Bushcare
DoL	Department of Lands
NSW Fisheries	NSW Fisheries
Police	NSW Police Service
Residents	Local residents
TSLSC	Tamarama Surf Life Saving Club

Cost – capital costs of each action.

Performance measure – how Council intends to measure its performance in implementing and achieving the action.



Figure 5.1 Masterplan legend

Erratum 20 on Masterplan – Location not exact



Figure 5.2 Tamarama Park Masterplan



Figure 5.3 Masterplan Sections AA and BB

Zone: Whole park

Action	Priority	Respons- ibility	Cost \$	Performance measure
Setting				
Implement stormwater management plans that apply to the park.	Ongoing	PES	30,000	Improvement in stormwater quality.
Apply for grants to fund improvements to stormwater quality in the park.	Ongoing	PES	-	Receipt of grant funding.
Comply with Department of Planning guidelines for vehicle access to drainage pits.	Ongoing	IPCC	-	Vehicles accessing drainage pits do not compromise amenity of park users.
Recreation				
Continue the existing dog exercise arrangements.	Ongoing	IPCC	-	Compliance with dog exercise arrangements.
Enforce 'no dogs allowed' on the rocks, beach and in the park.	Ongoing	HRS	-	No dogs on the rocks, beach and in the park.
Provide a connection to mains electricity for functions and events as part of the new barbecue.	Low	IPCC	450	Connection to mains electricity.
Enforce bylaws and act promptly on resident complaints about noise.	Ongoing	HRS, Police	-	Reduction in resident complaints about noise.
Continue to manage commercial fitness activities.	Medium	PWS	-	No complaints from residents about commercial fitness activities.
Act quickly to remove graffiti.	Ongoing	POSO	-	Graffiti removed as soon as possible.
Open space				
Liaise with the Department of Lands about including any community land into the Crown reserve.	Medium	CTS IPCC	-	Community land included in Crown Reserve.
Investigate sustainable irrigation options.	Medium	ES	-	Preferred option determined.
Social and cultural				
Prepare a strategy for interpretation of the cultural history of Tamarama Park.	Medium	IPCC	15,000	Interpretation strategy completed. Community enjoys interesting information about various cultural heritage aspects of the site.

Zone: Whole park (cont.)

Action	Priority	Respons- ibility	Cost \$	Performance measure
Access				
Liaise with State Transit Authority about better publicity of bus routes, and frequency of buses serving Tamarama.	Low	CTS IPCC	-	Increased publicity of bus routes, and frequency of buses.
Continue current street parking arrangements.	Ongoing	CTS	-	Continued on-street parking arrangements.
Replace existing seating and bubblers in the Park with accessible seats and bubblers when required.	Ongoing	IPCC	9,500	Accessible seating and bubblers are installed.
Approach Telstra to provide an equal access telephone in the Park, preferably close to the bus stop and ramp.	High	IPCC	-	Accessible telephone installed.
Underpin the unstable rock on the southern side.	High	PWS	40,000	Rock is underpinned.
Implement traffic calming measures on Tamarama Marine Drive and Pacific Avenue.	High	PWS	20,000	Traffic calming measures in place.
Provide focused security lighting only on buildings and along pathways.	Ongoing	IPCC	6,000	Security lighting on buildings and along pathways only.
Environmental				
Remove all <i>Coprosma</i> sp. planted within the park and replace with appropriate non-weed species	High	POSO	2,000	All <i>Coprosma</i> sp. removed from park.
Appearance				
Provide more portable garbage bins in summer.	High	POSO	500	Increase in the number of portable garbage bins provided in summer.
Replace arris rail fencing with similar or stainless steel fencing.	Ongoing	PWS	10,000	Arris rail fencing replaced.
Refuse requests for placing memorials in Tamarama Park.	Ongoing	IPCC	-	No memorials in Tamarama Park.

Zone: Beach

Action	Priority	Respons- ibility	Capital cost \$	Performance measure
Setting				
Implement measures to hide or relocate stormwater runoff close to the beach.	Low	PES	5,000	Stormwater channel is less obvious.
Enforce the Intertidal Protection Area.	High	NSW Fisheries	-	Protection of the Intertidal Protection Area.
Investigate opportunities for interpretive treatment of the promenade, such as partial recladding, resurfacing, use of text, images and community art.	Medium	IPCC	40,000	Interpretation of the promenade is completed.
Install a metal grille over the stormwater culvert along the promenade.	Low	IPCC	10,000	Metal grille installed.
Recreation				
Upgrade the noticeboard under the lifeguard tower for daily updates on surf conditions and safety.	High	PWS	2,000	Noticeboard upgraded.
Inform Council about surf club events.	High	TSLSC	-	Council is informed about surf club events.
Install outdoor showers at the northern and southern ends of the beach.	High	PWS	12,000	Showers installed.
Permit ball games on the beach that are not part of a competition, and use temporary nets and soft balls.	Ongoing	HRS	-	Appropriate ball games on the beach.
Social and cultural				
Repair safety problems in the surf club building.	High	CTS	20,000	No structural problems in the surf club building.
Access				
Ensure increased public access to the surf club building.	High	TSLSC	-	Increase in public access, and functions held at the surf club.
Obtain advice from an architect about storage of lifeguard equipment at the lifeguard tower.	High	IPCC	3,000	Advice from architect received.
Investigate the possibility of improved trolley access to the surf club building.	Medium	IPCC	5,000	Advice about trolley access to the surf club building is received.
Consider space for lockers in the new kiosk and services building.	Medium	IPCC, CTS	-	Lockers installed if space permits.
Appearance				
Continue to implement the ban on smoking on beaches.	High	BBU	-	Ranger patrols.

Zone: Park

Action	Priority	Respons- ibility	Capital cost \$	Performance measure
Setting				
Allow operation of the kiosk on a week-to-week tenancy until the new kiosk is built.	High	CTS	-	Kiosk continuing to operate.
Demolish the existing kiosk building.	High	CTS	8,000	Kiosk building demolished.
Design and construct a new kiosk and services building.	High	Council	Budget to be determined	New kiosk and services building completed.
Remove the portable building.	High	POSO	800	Portable shed removed.
Regenerate the site formerly occupied by the portable shed.	High	POSO	1,000	Site regenerated.
Install a rainwater tank next to the amenities building.	Medium	IPCC, PES	10,000	Rainwater tank installed.
Recreation				
Upgrade and consolidate the children's playground with more equipment and a common softfall area.	Medium	IPCC	75,000	Children's playground upgraded.
Install seating and shade trees next to the playground for carers.	High	IPCC	2,500	Seating and shade trees in place.
Open space				
Construct a grassed mound west of the promenade, with a sitting wall.	Medium	IPCC	25,000	Grassed mound constructed as windbreak and accessible to beach.
Plant new trees and shrubs.	Medium	IPCC	15,000	Net increase in trees and shrubs.
Re-turf worn grassed areas.	Ongoing	POSO	2,500	Complete grass cover.
Social and cultural				
Clean picnic shelters more regularly and thoroughly.	Ongoing	POSO	-	Positive response from park users.
Replace picnic shelter tables with a material that is easier to clean.	Immediate	IPCC	4,500	Picnic shelter tables replaced.
Replace picnic shelters when required as per masterplan.	Low	IPCC	125,000 (4)	Picnic shelters replaced.
Maintain and clean the barbecue regularly.	High	POSO	-	Positive response from park users.
Replace the barbecue with an upgraded four-plate barbecue.	High	IPCC	20,000	Positive response from park users.
Approve marquee functions in the park only if they will not interfere with the general enjoyment of the park by the public.	Ongoing	IPCC	-	No complaints from park users about marquee functions.
Access				
Replace the bus shelter on the western side of the bend of Tamarama Marine Drive and Pacific Avenue.	Medium	CTS	15,000	New bus shelter between the park and gully.
Remove and relocate the power pole near the existing bus stop.	Low	CTS	2,000	Pole removed.
Construct a kerb ramp near the existing bus stop.	Medium	CTS	700	Kerb ramp constructed.

Zone: Park (cont.)

Action	Priority	Respons- ibility	Capital cost \$	Performance measure
Access cont.				
Investigate feasibility of access options.	High	IPCC	3,000	Preferred access option identified
Construct preferred access option.	High	IPCC	80,000	Compliant means of access constructed.
Remove the 'hump' from the driveway.	High	PWS	1,500	Hump removed. Easier vehicle access down driveway.
Resolve any drainage issues regarding the 'hump'.	Medium	PWS	2,500	No drainage issues associated with the driveway.
Review vehicle egress arrangements into Tamarama Marine Drive when road improvement works are implemented.	High	PWS	-	No conflicts between vehicles leaving the park and those on Tamarama Marine Drive.
Appearance				
Render (or similar) the exterior of the amenities building.	Low	CTS	14,000	Improved appearance of the toilet block.
Investigate sewage pump and lines to eliminate the sewage smell in the amenities building.	High	PWS	3,000	No sewage smell in the amenities building.
Install mirrors above taps in the toilets.	Medium	POSO	2,500	Mirrors installed.
Place the power lines to the kiosk and services building underground.	Low	CTS	Tenderer	Power lines placed underground.

Zone: Gully

Action	Priority	Respons- ibility	Capital cost \$	Performance measure
Setting				
Address priorities for plant removal and revegetation in the Rehabilitation Strategy in accordance with the Tree Management Plan.	Medium	IPCC	9,000	Rehabilitation strategy completed.
Remove weeds and clean up the upper and south-western sides of the gully.	Medium	IPCC, Bushcare, residents	1,000 / year	Reduction in weeds in gully flora.
Fence the stormwater inlet / waterfall in the gully.	Immediate	POSO	3,500	The stormwater inlet / waterfall is securely fenced for public safety.
Investigate options for water quality improvement and expression of natural water at the gully head.	Medium	IPCC	-	Options explored in more detail.
Open space				
Thin vegetation along the Tamarama Marine Drive entrance.	Low	POSO	-	Improved sight-lines from the road and park into the gully.
Undertake a survey of the park boundary in the gully to determine all existing encroachments on the park boundaries and the location of community land at the head of the gully.	Medium	SP	10,000	Survey completed.
Request relevant residents to remove the gardens and reinstate the area as park land.	Medium	IPCC	-	Gardens removed. Park land reinstated.
Take appropriate action to deal with encroachments.	Ongoing	SP	-	No encroachments into public open space.
Social and cultural				
Clear, repair and interpret the historical stairs on the northern side.	Medium	PWS, IPCC	20,000	Public access to the historical stairs.
Access				
Repair steps from Birrell / Cross Streets.	High	PWS	5,000	Steps repaired.
Continue use of the gully for official vehicle parking only during major community events.	Ongoing	IPCC	-	No public parking in the gully.
Appearance				
Install a trash rack further up the catchment.	Medium	ES	5,000	Trash rack installed. Reduction in debris in the waterfall.
Clean up garbage dumped along stairs and paths.	Ongoing	POSO	-	No complaints about dumped garbage.

6 IMPLEMENTATION AND REVIEW

6.1 Permitted future uses and developments

Introduction

It is not possible to forecast every activity, development or structure that may occur at Tamarama Park in the future. New activities, developments and structures may be proposed in response to an application for use of the Park, or because funding or another opportunity becomes available, or to address a management issue that may not be evident when preparing this Plan of Management.

Guidelines for assessing the appropriateness of new activities, developments and structures in Tamarama Park are outlined below.

Use of public recreation reserves

Crown land must be used and managed according to the principles of Crown land management (refer to **Section 3.4**). Tamarama Park is reserved for the purpose of Public Recreation, so the uses, activities, developments and agreements for its use are broadly guided by the definition of Public Recreation covered by this Plan of Management, in conjunction with any conditions and provisions within Council's Local Environmental Plan. The permitted land uses are more specifically defined by either a statutory mechanism (a Plan of Management), contractual agreement (lease or licence), or a combination of both.

The Department of Lands has stated that the definition of 'Public Recreation' is to be determined in this Plan of Management. Public recreation is thus defined as informal, passive recreational, social and cultural activities.

In addition, case law judgements influence the policy and practice of the Department of Lands, and Waverley Council as the Reserve Trust's manager, to assist in defining acceptable uses and activities on public recreation reserves. Refer to **Section 3.1** for a summary of case law judgements.

Any proposed use of Tamarama Park must be consistent with the above guidelines.

Use of land zoned for open space

The *Waverley Local Environmental Plan 1996* allows bushland hazard control and exempt development to occur without development consent in the 6(a) Open Space zone. Development consent may be granted for advertisements, amenities buildings, beach and foreshore protection works, community centres, recreation areas and facilities, refreshment rooms, sports clubs, and utility installations. All other developments are prohibited. Definitions of 'recreation area' and 'recreation facilities' are in **Section 3.2**.

Under Clauses 36 and 40 of the LEP, Council must consider the following factors in considering whether to grant consent to the carrying out of development on land within the 6(a) zone:

- ☐ the need for the proposed development on the land
- ☐ the impact of the proposed development on the existing or likely future use of the land
- ☐ the need to retain the land for its existing or likely future use.
- ☐ any proposed building needs to be secondary and complementary to the existing use of the land as open space.
- ☐ the development must not result in alienation of open space.

Proposed developments and building works

All proposed development and building works consistent with the values and actions in this Plan of Management (excluding activities associated with bushland hazard control or exempt development, which are permitted without development consent under the Waverley Local Environmental Plan and the Section 117 Direction of the Director of the Department of Planning) would be subject to normal development and building applications in accordance with the *Environment Planning and Assessment Act, 1979* and the Waverley Local Environmental Plan. This Plan of Management would be an important supporting document for the required Development and Building Applications for the proposed works.

Any proposed works and management issues will be canvassed at regular Precinct Committee meetings for opinions and feedback from residents.

6.2 Authorisation of leases and licences

Leases and licenses can be established by Council for public or private purposes, provided they are consistent with the major objectives of this Plan of Management, and that the residential and environmental amenity of these areas is maintained.

What are leases and licences?

A lease will typically be required where exclusive use or control of all or part of Tamarama Park is desirable for effective management. A lease may also be required due to the scale of investment in facilities, security measures, or where the relationship between a major user and facilities in the Park justify such security of tenure.

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short- term use or control of all or part of the Park is proposed. A number of licences for different users can apply to the same area at the same time, provided there is no conflict of interest.

Existing leases and licences

This Plan of Management authorises the following licences until the expiry of their current term:

- ❑ Tamarama Surf Lifesaving Club Incorporated for use of their club house until 17 April 2013.
- ❑ Mr Alan Lewis for use of the Tamarama Park Kiosk until 1 July 2005, which has expired. Mr Lewis currently operates the kiosk on a week-to-week basis until the new kiosk building is constructed.

Authorisation of future leases and licences

All tenures over part or all of a Crown reserve are made between the Reserve Trust and the lessee / licensee, and are subject to the provisions of the *Crown Lands Act 1989*. Lease agreements are modelled on the standard Crown lease conditions under Section 34 of the *Crown Lands Act 1989*.

A lease or licence over a Crown public reserve must be consistent with the reason or purpose of the land's reservation or dedication. As such, any lease or licence granted over Tamarama Park must be consistent with the definition of Public Recreation and guidelines for use of Crown reserves, otherwise the Minister cannot approve any leases or licences granted by the Reserve Trust.

Under any lease, the construction of facilities on Crown land will be permitted, provided:

- ☐ the proposed facilities are constructed in accordance with a Plan of Management adopted for the Reserve under the *Crown Lands Act 1989*.
- ☐ any lessee will obtain the consent of both the Minister and the Reserve Trust for any development applications or proposals for activity to enable construction of the premises.

Any future leases and licences or renewal of existing licences for use of the Park are authorised by this Plan of Management, provided the proposed use is consistent with:

- ☐ the public purpose of the Reserve (Section 2.4).
- ☐ relevant legislation (Section 3.1)
- ☐ case law judgements for the use of Crown land (Section 3.1)
- ☐ the zoning under the Waverley Local Environmental Plan (Section 3.2)
- ☐ community values of the Park (Section 3.3)
- ☐ the principles of Crown land management (Section 3.4)
- ☐ community objectives for the Park (Section 3.4)
- ☐ the objectives for management of the Park (Section 3.4)
- ☐ the future roles of the Park (Section 3.5)
- ☐ additional guidelines for assessing future uses and developments (Section 6).

Consent must be obtained from the Minister for Lands before any long-term licence on Crown land is granted. A temporary licence can be granted only for the purposes prescribed under the *Crown Lands Regulation 1990*, which includes activities such as grazing, advertising, camping, catering, hiring of equipment, entertainment, equestrian events, exhibition functions, markets, meetings, sales, shows, sporting activities and stabling of horses. A temporary licence does not require the Minister's consent, but can only be granted for a maximum period of one year.

Council must register any leases and licences on Crown land with the Department of Lands.

Guidelines for assessing proposed uses under lease or licence

In considering whether to grant any lease or licence, Council should take into account the consistency of the proposal with the values and objectives of this Plan of Management, particularly regarding:

- ☐ whether the use/activity is in the public interest.
- ☐ whether the use/activity would not cause any significant detrimental impact on the park or on the local community.
- ☐ the impact of the lease/licence on the public/private space of the park.
- ☐ the impact on maintaining the park as one cohesive open space.
- ☐ compatibility with zoning and other Council requirements.
- ☐ provision of benefits and services or facilities for the users of the land.
- ☐ responsibility of the lessee/licensee for ensuring the area is maintained to a standard which is acceptable to Council.
- ☐ the need to define the times the land or facility will be available for use by the lessee/licensee.
- ☐ any fixed or temporary outdoor lighting of areas to be allowed only between the hours identified in the lease/licence.

Further considerations that may affect leases and licences are:

- ❑ fees can be charged as part of a lease or licence and can be commercially based.
- ❑ the lessee or licensee should take out public risk insurance and produce notices of the policy as required on renewal.
- ❑ use of the premises by the lessee or licensee is restricted to only those activities authorized in the lease or licence.
- ❑ any alteration, transfer or sub-letting etc should not be permitted without Council's consent.
- ❑ ownership of improvements should be dealt with in the lease or licence.
- ❑ a lease (5 years or more) should be registered on the land title.
- ❑ either party can terminate a lease.

Council must register leases and licences on Crown land with the Department of Lands.

6.3 Resources

There are a number of approaches that Council can take in funding the implementation of this Plan of Management for Tamarama Park.

Environmental levy

Waverley Council allocates rate funds for environmental programs. Expenditure of these funds is scheduled through Council's Environmental Levy, a five-year program of works aimed at improving the overall health of the local environment in Waverley.

Reserve Trust proceeds

Under Section 106 of the *Crown Lands Act 1989*, the Minister may direct that proceeds from a sale, lease, easement or licence (including a temporary licence) of a Crown reserve be paid to:

- ❑ another Reserve Trust to be used for care, control and management of the other Trust's reserve.
- ❑ the Consolidated fund or to a Public Reserves Management Fund under the *Public Reserves Management Fund Act 1987*.

The Public Reserves Management Fund is a loan or grant that assists Crown Reserve Trusts in the management, planning and development of Crown reserves. It is accumulated from a 15% levy on the proceeds from leases and licenses that can then be applied for the care and maintenance of reserves. Funds are distributed on a merit basis to Trusts that apply for grant funds for specific projects.

In the absence of a direction from the Minister, the proceeds from a reserve shall be invested or applied for the general purposes of the Reserve Trust.

Grants

A number of Commonwealth and State government grants are available to assist with capital works in parks such as Tamarama Park. While not exhaustive, the following list gives an indication of the range of available grant programs through which improvements to the Park could be funded.

Table 6.1 Relevant grant programs

Grant	Organisation	Purpose
Commonwealth		
Natural Heritage Trust	Department of Environment and Heritage	Envirofund: projects in coastal and marine areas. Bushcare Program: conserving and restoring habitat for native flora and fauna. Coastcare program: protecting coastal catchments, ecosystems and the marine environment.
Australia Council for the Arts	Australia Council	Community cultural development, visual arts / crafts, theatre, dance, music.
Public Art Program	Ministry for the Arts	Grants of up to \$4,000 are available to assist in the commissioning of concept proposals by artists. Matching grants of up to \$20,000 are available for commissioning public art.
Cultural Heritage Projects Program	Department of the Environment and Heritage	On-ground conservation and restoration works for historic or indigenous places on the register of the National Estate, its Interim list or a State heritage list.
State		
Metropolitan Greenspace	Department of Planning	Planning and improvement of regionally significant open space in Sydney.
Capital Assistance Program	Department of Tourism, Sport and Recreation	Community-oriented sporting and / or recreational facilities.
Heritage Study and Promotion Projects	Heritage Office	Studies, promotion, interpretation and presentation, histories and other projects for heritage items in NSW.
Environmental Trust: Integrated Environmental Program	Department of Environment and Conservation	Environmental restoration and rehabilitation to prevent or reduce pollution, waste or other environmental degradation, including bush regeneration.

Section 94 Contributions

Council currently collects funds from developers towards the cost of upgrading facilities, including parks, in Waverley to meet the needs of new development. Tamarama Park is included on the Section 94 works program.

Partnerships

There is an opportunity to develop partnerships in relation to improvements to the Park. For example, local residents are keen to regenerate the indigenous vegetation in the gully. Council could facilitate a working group of Bushcare volunteers with interested local residents to assist.

Rental income

Income from the Park is generated by licence fees, and from applicants for approved functions and events.

6.4 Maintenance regime

The current level of maintenance of the Park is considered sufficient, except during summer and in the gully. Council should consider allocating additional resources to cleaning the Park over the busy summer period, and assisting with bush regeneration in the gully.

6.5 Review of this Plan of Management

This Plan of Management shall be reviewed every five years, and updated as necessary to reflect changing community and Council priorities and issues, and to recognise completed actions. Review of this Plan of Management should also take into account the outcomes of periodic reviews of Council's strategic and operational plans.

As the two Park user surveys have been conducted 7 years apart, it would be advisable to conduct another Park user survey in January 2010.

The Action Plan tables have a shorter life and therefore require more frequent reviews and updating. The Action Plan tables should be reviewed and revised yearly in accordance with Council's budgets, Capital Works Program and changing priorities.

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APPENDICES

- A Local Government Act provisions**
- B Tamarama Park User Survey Report**

Appendix A

Local Government Act provisions

Guidelines for categorisation of land as a natural area

Land should be categorised as a natural area under section 36(4) of the Act if the land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment watercourse or foreshore under section 36 (5) of the Act.

Note. Section 36A of the Act provides that community land that has been declared a critical habitat under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994 must be categorised as a natural area.

Section 36B of the Act provides that community land all or part of which is directly affected by a recovery plan or threat abatement plan under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994 must be categorised as a natural area.

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:

- (a) is the natural vegetation or a remainder of the natural vegetation of the land, or
- (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.

Such land includes:

- (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 which contains a range of habitats for native fauna (such as logs, shrubs, tree hollows and leaf litter), or
- (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
- (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 a natural regeneration of trees or shrubs, but where the land is still capable of being rehabilitated.

Section 36C of the Act provides that community land that is the site of a known natural, geological, geomorphological, scenic or other feature that is considered by the council to warrant protection or special management considerations, or that is the site of a wildlife corridor, must be categorised as a natural area.

Appendix B

Tamarama Park User Survey Report

Can be viewed separately