



Dunbar Park **Avalon**

Plan of Management

Prepared by Pittwater Council
in accordance with the Local Government Act 1993

Adopted 6 June 2011

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**Dunbar Park
Draft Plan of Management**

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1. INTRODUCTION

1.1 Dunbar Park

Dunbar Park is located in the heart of Avalon. The Park acts as a central common adjacent to the Avalon commercial centre. The Park is a focal point for the Avalon community and provides the ideal location and open space for community events.

1.2 Land to which this Plan of Management applies

This Plan of Management applies to Dunbar Park, Avalon. Dunbar Park is located within the Parish of Narrabeen, County of Cumberland.

The legal description of the land comprising Dunbar Park is Lot 6 in DP 1102075 and Lot 201 in DP 1107408 (sometimes referred to as Avalon Community Gardens).

Dunbar Park includes the Avalon Recreation Centre, the former Scout and Girl Guide halls and land leased to Avalon Beach Bowling Club, Avalon RSL Club, and Woolworths Ltd.

Figure 1.1 illustrates the Study Area and land comprising Dunbar Park.

1.3 Study Area of this Plan of Management

The Study Area for this Plan of Management consists of Dunbar Park and four other land parcels that are often visually and physically viewed as part of Dunbar Park. These areas are;

- section of Old Barrenjoey Road that bisects Dunbar Park;
- section of Elba Lane that forms the northern boundary to Dunbar Park;
- section of Patterson Lane that enters the northern side of the park; and
- land owned by Avalon Beach Bowling Club that contains the western bowling green and petanque court.

These areas have been included in this Plan of Management for discussion purposes only as they form part of the general view of Dunbar Park. These areas are not governed by this Plan of Management.

Figure 1.1 illustrates the Study Area and land comprising Dunbar Park. Table 1.1 lists the land to which this Plan of Management applies and other land parcels within the study area.



Figure 1.1 - Study Area and Land Comprising Dunbar Park

Table 1.1 - Land to which this Plan of Management applies and Other Land Parcels within the Study Area

Name	Lot / DP Details	Area (m ²)	LEP Zoning	Classification	Categorisation	Ownership
Land to which this Plan of Management applies						
Dunbar Park (including Avalon Bowling Club & Avalon Recreation Centre)	6/1102075	22,122	6A Existing Recreation "A"	Community Land	Park, General Community Use	Pittwater Council
Dunbar Park (Avalon Community Gardens)	201/1107408	6,646	6A Existing Recreation "A"	Community Land	Park, General Community Use	Pittwater Council
Other Land Parcels within the Study Area						
Avalon Bowling Club	2/517185	2,394	2A Residential "A"	NA	NA	Avalon Beach Bowling Club
Elba Lane	148/9151	1,686	6A Existing Recreation "A"	NA	NA	Pittwater Council
Patterson Lane	3/1096806	281	Designated Road	NA	NA	Pittwater Council
Old Barrenjoey Road	NA	2,745	Designated Road	NA	NA	Pittwater Council

1.4 What is a Plan of Management

A Plan of Management is a document that provides the framework for managing community land. It explains the "why, how and whom" of how the subject area should be managed.

Pittwater Council must prepare Plans of Management for all community land in accordance with the Local Government Act 1993 and the Local Government Amendment (Community Land Management) Act 1998. In order to manage open space effectively, Plans of Management may also be prepared for Crown reserves.

Once a Plan of Management is adopted by Council, Council should only undertake uses, activities, or developments consistent with the adopted Plan of Management.

PoMs are generally reviewed every five years to ensure consistency with guidelines, policies and legal requirements that may apply to the reserve.

This plan of management has been prepared and funded entirely by Pittwater Council.

1.5 Purpose of preparing this Plan of Management

The purpose of preparing this Plan of Management is to:

- update the previous Plan of Management for Dunbar Park, adopted February 2005;
- provide a framework for consistent management of Dunbar Park by Pittwater Council over the next five to ten years;
- provide a basis for effective day to day decision making;
- provide an overview of existing assets and facilities and how these facilities will be managed;
- set guidelines for permissible uses which in turn will guide activities and social events within the reserve; and
- accommodate and integrate the interests of Pittwater Council (as land owners and managers), local residents and business (as neighbours and users), the community of New South Wales and current and future users of Dunbar park.

1.6 Objectives of the Plan of Management

The objectives of the Plan of Management are to:

- Promote Dunbar Park as the central open space for the Avalon community to be enjoyed by all ages;
- Develop facilities that further enforce Dunbar Park as the main open space for the Avalon community.
- reflect community values and expectations for future development and use of Dunbar Park;
- develop management actions to resolve issues, consistent with community values and expectations; and
- prepare a concept Landscape Masterplan that clearly illustrates the management actions required to implement proposed changes and improvements to Dunbar Park.

1.7 Process of preparing this Plan of Management

The process of preparing this draft Plan of Management to date has involved:

- review of background documents and information;
- discussions with stakeholders;
- public meeting to discuss future of former Avalon Guide and Scout Halls;
- public meeting to gain community ideas for the Park;
- prepare the Preliminary Landscape Masterplan;
- public meeting to gain community feedback from Preliminary Landscape Masterplan;
- exhibit the draft Plan of Management for 63 days;
- review public submissions, amend the draft Plan if required, and re-exhibit if the amendments are significant;
- presentation of Draft POM to Council for adoption;
- Council deferred the adoption of the POM and requested further review and consultation;
- draft POM was re-exhibited for 33 days;
- Council adopted POM.

1.7 Public consultation

The following public meetings have been held to date:

- 27 July 2010, Discuss future of former Avalon Guide Hall and Scout Hall
- 14 September 2010, Dunbar Park Plan of Management – Receive community ideas
- 12 October 2010, Dunbar Park Plan of Management – Community feedback to Preliminary Landscape Masterplan

The following stakeholder meetings have been held to date:

- 25 June 2010, Avalon RSL Club and Avalon Beach Bowling Club
- 25 June 2010, Avalon Beach Village Chamber of Commerce
- 25 June 2010, Avalon Recreation Centre
- 26 July 2010, Avalon RSL Subbranch
- 27 July 2010, Northern Beaches Football Association
- 06 August 2010, Barrenjoey High School (youth consultation)
- 06 August 2010, Clareville and Bilgola Plateau Residents Association
- 09 August 2010, Avalon Beach Bowling Club
- 07 September 2010, Avalon RSL Subbranch, Avalon RSL Club and Avalon Beach Bowling Club

An A4 flyer consisting of information to notify the community of the review of the Dunbar Park POM was produced and distributed to the following locations:

- 19 July 2010, Dunbar Park community notice board
- 19 July 2010, Mona Vale Village Park community notice board
- 19 July 2010, Avalon Library notice board
- 19 July 2010, Avalon Customer Service Centre notice board
- 19 July 2010, Mona Vale Customer Service Centre notice board
- 19 July 2010, Mail box drop to properties adjoining Dunbar Park
- 19 July 2010, Mail out to stakeholders

A summary of the issues raised during public consultation are described in Section 4.

The Draft Dunbar Park Plan of Management was placed on exhibition from 11 December 2010 to 12 February 2011. The exhibition period was increased from the proposed 28 days to 63 days as the time frame fell over the holiday period.

Council deferred the adoption of the Draft Dunbar Park Plan of Management on 7 March 2011 and requested further review and consultation. Following this decision the Draft POM was placed on a second exhibition period from 16 April to 18 May.

2. DESCRIPTION OF DUNBAR PARK

2.1 Location of Dunbar Park

Dunbar Park is situated approximately 30 kilometres north of Sydney's CBD within Pittwater Local Government Area. The Park is situated in the heart of Avalon basin on the northern edge of Avalon's commercial centre and across Barrenjoey Road from Avalon Beach.

Dunbar Park is centrally located in Avalon adjacent to the commercial centre. The Park's central location means that it is well positioned to provide public recreational facilities for residents, nearby schools and community groups and to function in association with local indoor community facilities.

2.2 History and development of Dunbar Park

Prior to European settlement, the Guringai tribe inhabited the foreshores and headlands of Pittwater Local Government Area and beyond.

A.J. Small, a town planner and real estate agent, carried out the residential subdivision of Avalon that led to the current subdivision pattern in 1920. The land incorporating the current Dunbar Park was part of this original land division.

Prior to the Second World War the area of Avalon was considered too far to travel to and from the city each day and was therefore popular as a camping and beach party destination. Post-war the suburb grew to become the residential area and commercial centre it is today.

Historically, the reserve formed part of a corridor of open space stretching from Avalon Beach westward through the Avalon valley to a location close to the existing Toongarie Reserve. This corridor has been foreshortened by residential development at its western end and fragmented by Barrenjoey and Old Barrenjoey Roads.

Dunbar Park was originally dedicated for recreational purposes in the first subdivision of Avalon. In the past, Dunbar Park has provided sports ground infrastructure. Recreation still remains the primary function for Dunbar Park.

In 2007 Dunbar Park was consolidated into a single lot from seven land parcels comprising five lots.

The eastern section of Dunbar Park (Avalon Community Gardens) was created when Barrenjoey Road was constructed and divided Avalon Beach Reserve. Avalon Community Gardens has since been consolidated from five lots.

2.3 Context

Dunbar Park is the central open space for the for the Avalon community. The Park acts as a town common due to its location adjacent to Avalon's commercial centre.

The Study Area occurs in the context of urban and suburban development. Surrounding land uses include single residences on large blocks and a four-storey block of residential units (western and northern boundaries), the Avalon Recreation Centre, the Avalon Returned Services League Club, and council managed car parking facilities (to the south) Woolworths Supermarket and local shops (across Old Barrenjoey Road on the eastern boundary). The residential edges provide a soft edge to the open space through significant mature tree canopies planted within the properties on the northern boundary of the reserve.

The Avalon Recreation Centre, located on the southern side of Dunbar Park, provides a venue for a wide range of community services, functions and events. Its high use and close proximity to the town centre ensures it remains as a significant facility within the Avalon community.



Figure 2.1 – Context

2.4 Topography & Soils

The Study Area is located in the heart of Avalon basin with an elevation of approximately 6m. Figure 2.2 illustrates that the Study Area is located at the base of a valley with the surrounding landform generally rising on three sides, to the north, south and west. To the east, the landform remains generally flat with a slight rise up to 8m over Avalon Beach's dunes.

Dunbar Park is subject to acid sulphate soils. In general, east of Barrenjoey Road is subject to acid sulphate soils class 4, west of Barrenjoey Road is subject to acid sulphate soils class 5.

2.5 Flooding

The Study Area falls within the Careel Creek catchment, which flows into Pittwater at Careel Bay at North Avalon. Careel Creek flows from west to east through the Study Area has been diverted through stormwater pipes beneath the Park leaving Dunbar Park as a major overland flow path in times of flood. This piped section of Careel Creek joins an open concrete channel near the 'Woolworths' carpark, before heading north towards Careel Bay.

Dunbar Park is designated as a Low Hazard Floodway in a 1% flood. A Floodway is where the majority of floodwaters flow and so any blockage of the floodway can change the flood behaviour at neighbouring properties, including increasing flood levels. In a 1% flood, which has a 1% chance of occurring at least once a year, floodwaters would be up to about 30cm deep across the bowling greens, car parks and Dunbar Park itself. At the eastern end of Dunbar Park, floodwaters would be up to about 1.5m deep in an extreme flood (known as a probable maximum flood). The effects of climate change, including sea level rise and increased storm intensities, are likely to make flooding deeper and more frequent in the future.

Any development within Dunbar Park would need to be in accordance with Pittwater Council's Flood Risk Management Policy and Pittwater 21 Development Control Plan. This includes flood-related development controls relating to minimum floor levels, the provision for open areas under structures to allow for the free flow of floodwaters, the need for structural integrity and flood compatibility of buildings and the need to consider flood emergency response planning for all floods up to the extreme flood (probable maximum flood).

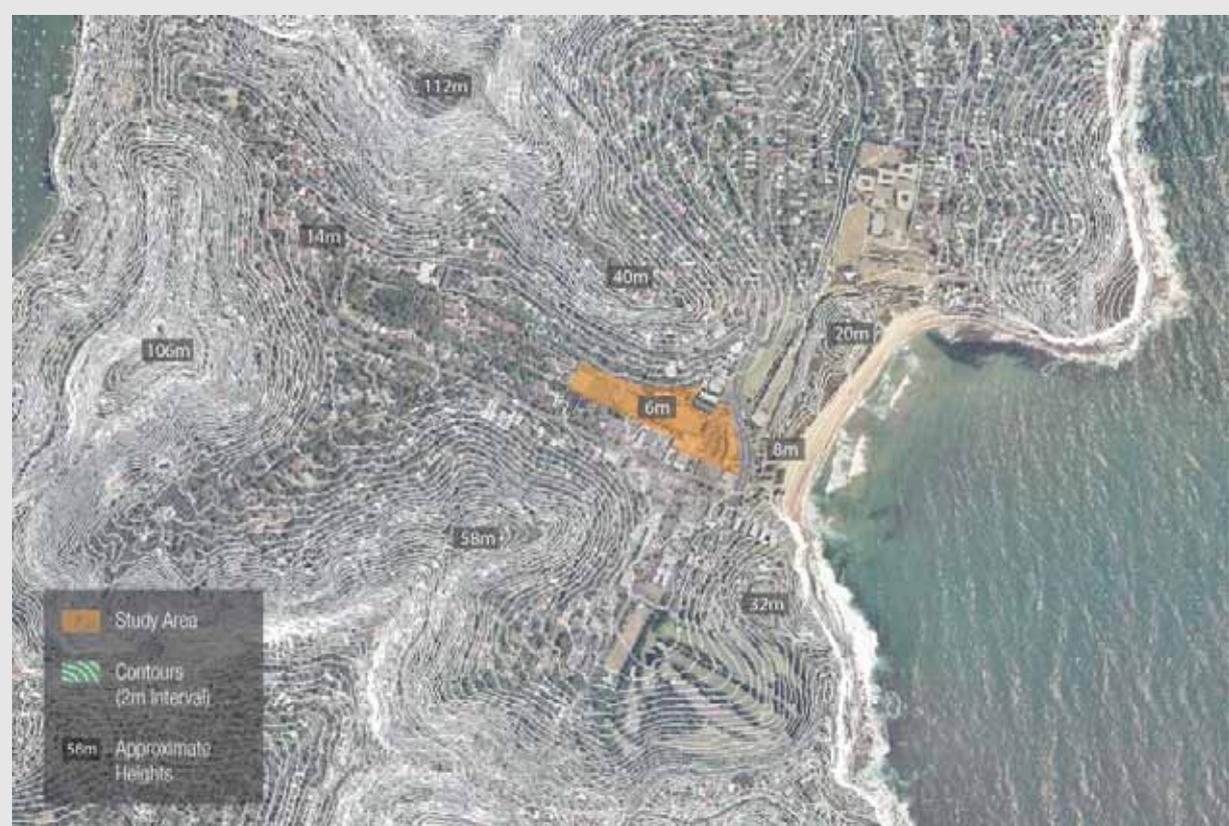


Figure 2.2 - Topography

2.6 Vegetation

Avalon, indicative of the greater Pittwater region, was once heavily vegetated with thick bushland species consisting mainly of Casuarinas, Oaks and Ironbark trees. The area of Dunbar Park and Avalon's commercial centre consisted of swamp type vegetation such as Paperbarks due to its low lying position. It is evident from aerial photographs that this original bushland was cleared in the early 20th century and then revegetated some decades later. The demand for cleared land reappeared, creating the current Dunbar Park setting of mowed grass and surrounding tree canopies.

Major vegetation within the Park includes scattered and formal rows of Canary Island Date Palms near Barrenjoey Road, Paperbark and other native trees within the western car park, Norfolk Island Pines along Old Barrenjoey Road, Palms and Paperbark trees lining paths within the main lawn, a row of mature Paperbark trees between the central car park and bowling club and boarder vegetation consisting mainly of mature Fig, Eucalyptus, Casuarina and Paperbark trees.

Any further vegetation within Dunbar Park should recognise its previous character and low lying position.

2.7 Park Usage

Dunbar Park provides for a range of community facilities including park space, playground equipment, community halls, bowling club and greens, outdoor dining, war memorial and facilities associated with the Avalon Recreation Centre.

The Park is used by a wide spectrum of the community for activities such as informal recreation, children's play, lawn bowls, croquet, outdoor dining, markets, personal training, various community events and activities associated with the Avalon Recreation Centre and former scout hall.

Girl Guides and Scouts were once a prominent activity in Dunbar Park however both these groups are no longer active in the Avalon area. A key objective of the plan is to create opportunities for the community to make use of the former scout and guide halls along with improving public access and encouraging recreational use of Dunbar Park.

The central lawn of Dunbar Park hosts a number of community events. These include markets and annual events such as the military tattoo and Art in the Park.

Ancillary uses of the Park include car parking (for park users and to serve adjacent land uses), informal vehicular access to residential properties on the northern boundary of the Reserve.

2.8 Vehicle access and parking

Vehicle access into the Park is from Old Barrenjoey Road and Bowling Green Lane. Both these roads link directly to the commercial centre of Avalon.

Car parking currently provided within the boundaries of the Park serves differing uses at different times of the day and week. Park users who utilise the car parking space include patrons of the Bowling Club, Scout and Guide halls and users of the Park proper, and other organised recreational groups and individuals. Apart from park users, parking within the boundaries of Parks is used by patrons of the Avalon RSL Club, the Avalon Recreation Centre and by shoppers in the Avalon commercial centre. Within the recreational zoning of the land and under the requirements of the Local Government Act, 1993, parking within the confines of the Reserves should only be provided to supplement the recreational uses of the Reserve. Given the historical nature of the parks development and the land uses that have also evolved this is not adequately reflected in the current use of the Park.

The Car Park on the eastern side of the Park predominately services car parking to Woolworths and the Avalon commercial centre. A mutually satisfactory lease agreement between Council and Woolworths Ltd for use of space within the car park for shopping trolley storage and loading dock area address this issue and the funds received contribute to the maintenance and repair of the car park.

Vehicle access and parking is only allowed on the grass area of the Park with prior permission from Council's Reserves, Recreation and Building Services section for purposes such as markets and other events.

The section of Old Barrenjoey Road which forms part of the study area of this Plan of Management has both parallel and 90 degree parking. The previous Plan of Management Master Plan adopted 90 degree parking to both sides of this section of Old Barrenjoey Road and a realignment of the entry and exits of the council owned car park between Old Barrenjoey and Barrenjoey Roads.

2.9 Pedestrian access and pathways

Dunbar Park is strategically placed to provide pedestrian links between local residential areas, the Avalon town centre, various local community facilities and Avalon Beach. North – south running laneways connect the reserve with the town centre and two local schools and a pedestrian path leads from the western end of the park to Toongarie Reserve, providing easy access to the park for residents along its route.

Within Dunbar Park an unsealed decomposed granite path links across the open space from the guide hall to Barrenjoey Road. A short section of concrete path links to Patterson Lane. A paved path is located on the southern side of the main lawn area along the frontage of the Avalon Community Centre and Avalon RSL Club.

Within Avalon Community Gardens is a pedestrian bridge crossing the drainage channel. Pedestrians often cross this grass area to gain direct access to Avalon Beach.

2.10 Ancillary elements

Signage

Within Dunbar Park there are two information signs displaying park name, warnings and prohibited activities and a community notice board located in close proximity to the Avalon Recreation Centre.

At the eastern end of the Park there is a sign reading “Avalon Community Gardens” in front of the gardens area facing Barrenjoey Road.

Safety

In regard to public safety, legislative changes in 2002, requires members of the public to exercise reasonable care of their own safety. Council has developed a range of risk management strategies that apply to all Council managed land. These strategies are aimed to improve safety and minimise potential losses that may result from accidental risk.

Council’s Risk Management Coordination Strategy is available in the Pittwater Council Management Plan.

Maintenance

Many of the existing facilities within Dunbar Park require upgrading or continual maintenance. Maintenance is addressed in the Master Plan and Action Table of this document.

Council’s Reserves, Recreation and Building Services Department is responsible for maintenance standards and priorities.

2.11 Existing recreational facilities and their condition

Dunbar Park provides a range of recreational facilities. Facilities are generally well maintained, however many of the facilities require upgrading.

Table 2.1 – Recreational Facilities Condition Descriptions

Condition	Description
Good	New or very well maintained
Fair	Maintained but in need of repair
Poor	In need of major repairs or demolition

Table 2.2 – Recreational Facilities and Park Amenity

Image	Description	Condition	Current Use
Avalon Beach Bowling Club Clubhouse			
	Two storey building occupied by Avalon Beach Bowling Club.	Fair	Clubhouse for Bowling Club including bar, changing and storage facilities.
Avalon Beach Bowling Club – Eastern bowling green			
	Full size bowling green with kerb and seating	Fair	Informal Lawn bowls (barefoot and children’s bowls), Croquet.
Avalon Beach Bowling Club – Centre bowling green			
	Full size bowling green with kerb, seating, shade structures and scoring facilities.	Good	Bowling Club’s championship green used for lawn bowls.
Avalon Recreation Centre Annexe (former Scout Hall)			
	Single storey building of timber construction.	Fair	Avalon Recreation Centre Annexe, Kung Fu, Flamenco, Capoeira, Zumba, Preschool Dance, Playgroup, Quilters
Former Guide Hall			
	Single storey building of masonry construction.	Poor	Currently disused and in need of repair.

Playground



Play equipment in mulch area with concrete kerb.

Good

Popular area for children's play.

Avalon Recreation Centre



Newly constructed two storey building containing recreation hall, rooms, library, public toilets and community services.

Good

Council interface, library, organised recreational activities, community activities

Avalon RSL Club outdoor dining area



Shaded outdoor dining area. Fenced and landscaped to separate from main park.

Good

Outdoor extension to the RSL Club used for outdoor dining, drinking and socialising.

War memorial



Paved area with sculptural memorial features and flag pole. Surrounded by planting and tree cover.

Good

Memorial area

Main Lawn Area – Dunbar Park



Open lawn area with surrounding paths and amenity planting

Good

Informal recreation, gathering and meeting space, fitness training, markets, community events

Lawn Area - Avalon Community Gardens



Open turf area with mature palms

Fair

Pedestrian movements, visual amenity

Car Park – East



Car park with asphalt surface and amenity planting

Good

Car parking mainly serving Woolworths and Avalon Commercial Centre

Car Park – Central



Car park with asphalt surface and amenity planting

Good

Car parking mainly serving Dunbar Park, RSL and Avalon Commercial Centre

Car Park – West



Car park with asphalt surface and amenity planting

Good

Car parking mainly serving Dunbar Park and neighbouring residential areas

Internal Paths - Sealed



Unit paved and concrete paths.

Good

Pedestrian movements, bicycle traffic, children's bicycle path

Internal Paths – Unsealed



Decomposed granite paths

Fair

Pedestrian movements, bicycle traffic, children's bicycle path

Park Furniture - Benches



Slatted timber benches and tables with concrete base

Good

Seating

Park Furniture – Notice Board & Signs



Information signs, community notice board

Good

Information, park amenity

Park Furniture - Bollards & Barriers & Fences



Timber bollards,

Fair

Separation of uses and preventing vehicle entry, park amenity

Park Furniture – Bicycle Rack



Galvanised steel bicycle rack

Fair

Parking of bicycles

Sculpture



Carved sandstone sculpture

Good

Park and visual amenity

Umbrella and Paved Corner



Paved area with permanent umbrella and amenity planting

Good

Outdoor café seating, casual market stalls and other commercial activities.

Flood Lighting



Flood lighting over central open space left over from previous use as sports field

Fair

Occasional use for special events

3. LEGISLATION , POLICY AND MANAGEMENT PRINCIPLES

3.1 Introduction

The overriding requirement in preparing a Plan of Management for Dunbar Park is that the plan must conform to the requirements of relevant government legislation and policies.

The *Local Government Act 1993* (as amended) requires that Plans of Management set out permissible uses for all community land. The Environmental Planning and Assessment Act 1979 is only relevant when a Development Application is required for a use or development that is permissible under this Plan only with development consent.

3.2 Relevant Policies and Plans

Plans of Management for parks and reserves in Pittwater are guided by various plans, strategies and policies prepared by Council. The Open Space, Bushland and Recreation Strategy for the Pittwater local government area sets out priorities for future provision of open space, bushland and recreation facilities and opportunities.

3.3 Local Government Act 1993

The *Local Government Act 1993* (s. 36) specifies that a Plan of Management must identify certain issues, with additional inclusions required for Community land.

- the Plan of Management must be consistent with requirements of the *Local Government Act 1993* (as amended) for Community land, restrictions, its categories and core objectives, s.36(a)-(n); and
- the plan must identify the owner of the land and whether it is subject to any other interests, covenants or restrictions, s.37

Tables 3.1 and 3.2 demonstrate how this plan of management addresses these issues and requirements.

Table 3.1 – What a Plan of Management is required to identify under the Local Government Act 1993

A Plan of Management needs to identify:	How this plan satisfies the Act:
The category of the land	Refer to Paragraph 3.5 Land Categorisation
Core objectives for each category of land	Refer to Paragraph 3.5 Land Categorisation
The objectives and performance targets of the Plan with respect to the land	Refer to Table 5.1 Principles, Actions and Works Program
The means by which Council proposes to achieve the plan's objectives and performance targets	Refer to Table 5.1 Principles, Actions and Works Program
The manner in which Council proposes to assess its performance in achieving the plan's objectives and performance targets	Refer to Table 5.1 Principles, Actions and Works Program

Table 3.2 – What a Plan of Management is required to include under the Local Government Act 1993

A Plan of Management for Community land needs to include:	How this plan satisfies the Act:
Description of the condition of the land, and of any other buildings or improvements on the land, as at the date of adoption of the PoM	Refer to Table 2.2 Recreational Facilities and Park Amenity
Description of the use of the land, and any such buildings and improvements, as at the date of adoption of the PoM	Refer to Table 2.2 Recreational Facilities and Park Amenity
Statement of the purposes for which the land, and any such buildings or improvements, will be permitted to be used	Refer to Table 3.5 Permissible Development and Activities

Specification of the purposes for which any further development of the land will be permitted, under lease or licence or otherwise	Refer to Table 3.5 Permissible Development and Activities
Description of the scale and intensity of any such permitted use or development	Refer to Table 3.5 Permissible Development and Activities

3.4 Land classification

The Local Government Act 1993 (s. 25) requires that councils classify public land as Operational or Community and that plans of management must be prepared for Community land (s. 36). The classification or reclassification of public land may be made by a local environmental plan or a resolution of the council under sections 22, 31 or 32 of the Act. The ways in which Community land can be used and managed are strictly governed in accordance with an adopted plan of management and any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land.

Community land must not be sold, exchanged or otherwise disposed of by the council except in the instance of enabling the land to be added to Crown reserve or a protected area under the *National Parks and Wildlife Act 1974*. Tenures may be granted subject to requirements of the Act. The period for tenure cannot exceed 21 years. The use and management of Community land must also be consistent with its designated categories and core objectives. Furthermore, the nature and use of Community land may not change without an adopted plan of management. In comparison, Operational land is not subject to the same level of restrictions. Classification or reclassification may be made only by means of a local environmental plan or a resolution of council in accordance with the Act. Road reserves represent a planning layer or control layer.

All land within Dunbar Park and Avalon Community Gardens is classified as Community Land.

3.5 Land categorisation

Community land is required to be categorised and identified within the applicable plan of management (s. 36 *Local Government Act 1993*). Land may be categorised into natural area, sportsground, park, area of cultural significance or for general community use. Each category is subject to a set of core objectives for the management of Community land. Guidelines for the categorisation of community land are identified in Local Government (General) Regulation 1999, s10 to s19.

Dunbar Park is categorised into two categories; Park and General Community Use. Refer Figure 3.1 Land Categorisation.

Park

Areas of the parks have been categorised as 'park' because it is land that is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that do not unduly introduce on the peaceful enjoyment of the land by others and includes the picnic and barbeque areas and parkland.

The core objectives for management of land categorised as 'park' under the *Local Government Act 1993* (s. 36) are to:

- encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities;
- provide for passive recreational activities or pastimes and for the casual playing of games; and
- improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

General Community Use

Areas of the parks have been categorised as 'general community use; because these areas may be made available for use for any purpose for which Community land may be used, whether by the public at large or by specific sections of the public including parkland or an area of cultural significance.

The core objectives for managing Community land categorised as 'general community use' under the *Local Government Act 1993* (s. 361) are to:

- promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public;
- in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public; and
- in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).



Figure 3.1 – Land Categorisation

3.6 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act, 1979* (EPAA) forms the basis of town planning in New South Wales. The EPAA provides the legislative power for the preparation of State Environmental Planning Policies (SEPPs); Regional Environmental Plans (REPs); and Local Environmental Plans (LEPs.) This includes the *Pittwater Local Environmental Plan, 1993*.

3.7 State Environmental Planning Policy (Infrastructure) 2007

The Infrastructure SEPP includes generic provisions to allow for development to be exempt or require a Part V Assessment. There are 23 classes of infrastructure development where a DA is not required and only a Part V Assessment has to be undertaken. Some of the relevant classes of infrastructure development that may be carried out by or on behalf of council on a public reserve are:

- roads, cycle ways, single storey car parks, ticketing facilities and viewing platforms greater than 100 sqm;
- information facilities such as information boards;
- lighting;
- landscaping, including irrigation schemes;
- amenity facilities; and
- environmental management works.

3.8 (Other) State Environmental Planning Policies (SEPP)

State environmental planning policies (SEPPs) deal with issues significant to the state and people of New South Wales. They are made by the Minister for Planning and may be exhibited in draft form for public comment before being gazetted as a legal document.

The NSW legislation website at www.legislation.nsw.gov.au provides a description of all State environmental planning policies and regional environmental plans.

3.9 Pittwater Local Environmental Plan 1993

The Pittwater Local Environmental Plan (PLEP) contains the land use planning controls and standards to allow the orderly and economic and sustainable development of lands in the LGA. The PLEP is made up of a zoning map and written instrument that categorises development or land uses as either permissible or prohibited. All development must comply with the provisions of the relevant zoning. The PLEP allows development to be carried out without consent when authorised in an 'adopted' POM.

Refer Figure 3.2 – Zoning and Planning Controls

3.10 Other Key Legislation

This Plan of Management adheres to, but is not restricted to the following Acts and Policies:

- *Environmental Protection Biodiversity Conservation Act, 2000* - is the Australian Government's key piece of environmental legislation.
- *NSW Threatened Species Conservation Act, 1995* - identifies and protects native plants and animals in danger of becoming extinct. The Act also provides for species recovery and threat abatement programs.
- *Protection of the Environment Operations Act, 1997* - is the key piece of environment protection legislation administered by the Department of the Environment and Climate Change. The legislation addresses environmental offences, air quality, water quality, pollution control, and noise control.
- *Noxious Weeds Act, 1993* - Land holders are required to remove noxious weeds from their land.
- *Sydney Metropolitan Catchment Action Plan, 2006* - This plan aims to improve the health of modified waterways and riparian corridors and includes a weed management strategy for the Sydney Metropolitan Catchment.
- *Civil Liability Act, 2002* - This is the first piece of Legislation to implement reforms to personal injury claims. Together with the Civil Liability Amendment (Personal Responsibility) Act 2002 the legislation is

designed to reinstate the responsibility of individuals for their actions, reduce the culture of blame and attendant litigation. The Act strikes a balance that does not disadvantage people with legitimate negligence claims but arrests the recent trend of ever increasing public liability payouts.

Pittwater Council Management Plan 2008-2012

This document provides an overarching framework to enable Council to respond to changes, challenges and opportunities over the coming years in a series of key directions.

Pittwater Development Control Plan No. 22 Exempt and Complying Development (DCP 22)

Pittwater Development Control Plan No 22 defines the types of development that are 'permissible without consent' known as 'exempt' development, and developments that are considered to be 'complying' development.

DCP 22 aims to:

- clearly state the development standards, requirements and conditions that apply to exempt and complying development;
- facilitate the processing of small scale, safe and low impact development applications within the Council area to the benefit of the community; and
- meet the statutory requirements of the Environmental Planning and Assessment Act 1979 and Regulation 1994.

Open Space, Bushland and Recreation Strategy, 2000

The *Open Space, Bushland and Recreation Strategy 2000* for Pittwater local government area sets out priorities for future provision of open space, bushland and recreation facilities and opportunities. The *Section 94 Contributions Plan for Open Space, Bushland and Recreation (2000)* draws on these identified priorities and outlines how they can be funded by developer contributions.

Pittwater Council Disability Discrimination Action Plan 1998 (PCDDAP)

In NSW more than one million people (17% of the population) have a disability and this percentage is likely to increase in the future. The PCDDAP assists Council in meeting responsibilities under the *Commonwealth Disability Discrimination Act 1992*. The objectives of plan include providing "equitable access to new buildings, infrastructure, facilities and other areas to which the public has access".

Youth Council Policy Council Policy No. 167

This policy describes Council's attitudes, values and aspirations relating to young people (12-24 year olds) in the local area. Council will continue to facilitate and provide opportunities for young people to contribute, be recognised, and participate in community life.

Other Council Policies Relevant to this Plan of Management

- Sustainability Policy No 164
- Car parking Areas – Free Policy No 103
- (Social, sporting, community and commercial events i.e. weddings, charity events, fireworks / Lease Agreements)
- Council Policy No 96 Film Permit Policy and Conditions – Amended September 2005:
- Council Policy No 98 Helicopter Landings on Council Owned and Controlled Property
- Council Policy No 129 Signs – Council’s Facilities
- (Signage: compliance, directional, interpretive, identification)
- Signs as Remote Supervision – Best Practice Manual (version 2 August 1999) Council Policy No. 129
- Dog Control - Council Policy No 30.
- Urban Stormwater – Integrated Policy No. 69
- Watercourse preservation Council Policy No. 67

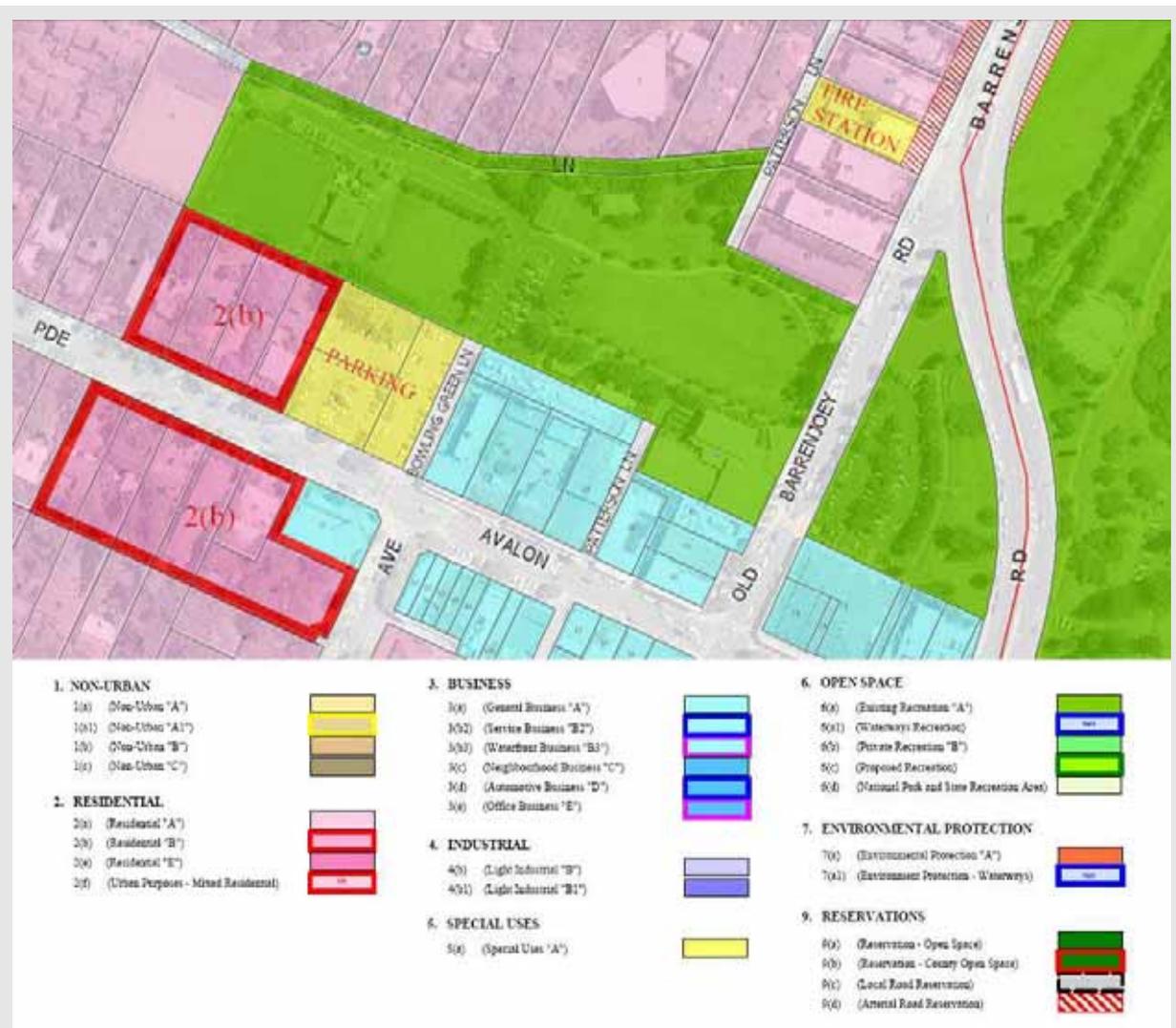


Figure 3.2 – Zoning and Planning Controls

3.11 Leases & licences on Community land

To comply with the *Local Government Act 1993* a plan of management for Community land must clearly specify the leases, licences and other estates that are authorised on the land. Terms and conditions of a lease or licence should reflect the interest of the council, protect the public and ensure proper management and maintenance of the park.

Leases and licences are to be reviewed to ensure that the uses of public facilities are achieving the best possible use of limited resources. Ensure facilities are placed on community / commercial based lease arrangements to encourage continuing broad community access to buildings and self funded maintenance. Improvements for public facilities are to incorporate sustainable principles such as rainwater tanks and passive solar design.

This Plan of Management authorises the existing tenures, leases, licences and other estates within the study area until the expiry of their current term and authorises Council to consider the approval of future lease and licence agreements, that are considered a compatible use of the park, where activity or business is seen to have a benefit to Council, the lease / licence holder, and the broader community and is consistent with the requirements of the relevant statutes.

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

Licences must 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 a reserve 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.

An assessment of each lease, licence or other estate granted is carried out in terms of environmental quality and public access.

All lease agreements should be reviewed before the expiry date. Council's policy on leasing arrangements is that new or renewed leasing arrangements are to address the following key issues include:

- enforce the agreement;
- payments and other benefits to the community;
- use and occupation statutory requirements;
- public liability and insurance;
- improvements;
- repairs and maintenance;
- health and safety;
- environmental management; and
- equitable access to public facilities.

Leases are conditional on the lessee carrying out their activities in an environmentally responsible manner. Consideration is to be given to the impact of activities on air pollution, water pollution, noise pollution and waste management in line with relevant sections of the *Protection of the Environment Operations Act 1977*.

Leases are conditional on the lessee agreeing that they will not have exclusive use of any public facility and that the facilities are to be made available to the broader public and other sports groups to achieve equitable access to public facilities.

Table 3.3 – Existing Leases and Licence Agreements Community Land

Lease Holder	Reserve	Description	Status	Authorisation of Lease
Avalon Beach Bowling Club and Recreation Club Ltd	Dunbar Park	Lease for use of clubhouse and land containing central and eastern bowling greens	Clubhouse - Period of 21 years from 11 Aug 2003 Central Bowling Green - Period of 21 years from 11 Aug 2003 Eastern Bowling Green - Month to month basis	This POM expressly authorises the continuation of the leases of the clubhouse, central bowling green and the eastern bowling green to Avalon Beach Bowling Club.
Avalon Beach RSL	Dunbar Park	Lease for land containing outdoor eating area adjacent to RSL building	Lease currently expired. New five year lease endorsed by council	This POM expressly authorises the continuation of the lease of the land containing the outdoor eating area to Avalon Beach RSL. The income generated from this lease is to be used to upgrade and maintain Dunbar Park.
Fit Avalon	Dunbar Park	Licence agreement for fitness classes	12 month period commencing 1 May 2010	This POM expressly authorises the continuation of the licence agreement to Fit Avalon. Agreement to be reviewed on a 12 monthly basis.
Woolworths	Dunbar Park	Licence agreement for loading dock and shopping trolley storage	Five year lease due to expire on 30 Nov 2010.	This POM expressly authorises a new lease of the land containing shopping trolley storage and loading dock for 10 years beginning 01 Dec 2010. The income generated from this lease is to be used to upgrade and maintain Dunbar Park.

Table 3.4 – Future Leases and Licence Agreements Community Land

Reserve	Location	Description
Dunbar Park	Avalon Recreation Centre Annexe (former scout hall)	This POM authorises a lease or licence agreement for any activities for use of the hall that provide a benefit for the Avalon community.
Dunbar Park	Former guide hall	This POM authorises a lease for the use and upgrading of the former guide hall to a community group for a purpose of activities that offer a greater benefit to the Avalon community.
Dunbar Park	Main lawn	This POM authorises licence agreements to use the main lawn area for activities that give benefit to the greater community. Any licence agreement would be assessed based on community benefit and the ability for the park to sustain the proposed activity.
Dunbar Park	Paved area with umbrella	This POM authorises a lease or licence agreements for use of this space for café seating, community related activities or non-permanent commercial activities.

3.12 Guidelines for future development and uses

Pittwater Local Environmental Plan (as amended) 1993 specifies the uses, activities and developments that will be permitted on land that is zoned 6(a) Existing Recreation. The types of development and activities allowable for land zoned 6(a) within Dunbar without development consent and with development consent are outlined in *Table 3.5 - Permissible Development and Activities*. Prohibited development and activities within Dunbar park are outlined in *Table 3.6 - Prohibited Development and Activities*.

3.13 Permitted Development and Activities

Any proposed uses or development and building works in this plan are to be consistent with the uses listed in *Table 3.5 - Permissible Development and Activities*, and subject to the normal application process as required by Council in accordance with the SEPP Infrastructure legislation.

Pittwater Local Environmental Plan, 1993 makes provision for Council to consent to the use or development of any land or building within Zone 6(a) Existing Recreation, for any lawful temporary purpose, other than designated development, being carried out for a maximum period of 28 days in any one year.

Larger scale developments and activities that are consistent with the criteria listed in this plan may be subject to development consent procedures under the *Environmental Planning and Assessment Act, 1979*.

Other activities not subject to development consent require a permit issued by Council or a temporary licence under s. 108 of the CLA 89 for Crown land. Applications for permits are required to be submitted to Council's Reserves and Recreation Officer. The event organiser is responsible for lodging the application for a permit, except in the case of activities within leased areas, in which case the leaseholder is responsible for lodging the application.

The approval requirements outlined above apply equally to any leased areas and non-leased parts of the subject land. For the above procedure to be altered for an activity or a facility within a leased area, there must be an exemption and /or alternative procedure specified in the lease.

3.14 Development and Activity controls

Complementary to the statutory controls applicable to Dunbar Park are a set of activity controls. Activities may be permissible or prohibited; as outlined in *Table 3.5* and *Table 3.6*, and identified within the park with the use

of signage in accordance with Council policies. Warning and prohibition symbols deemed most suitable are selected dependent on reserve specific users and facilities.

'Developments' and 'activities' that will be considered at Dunbar Park will be those that are consistent with the relevant zoning objectives and consistent with the clauses outlined in *Table 3.5* and *Table 3.6*,

Any new works or activities to be carried out at the park by the lessees or the public are subject to discussions and approval by Council.

Table 3.5 – Permissible Development and Activities (Without Consent)

The following developments and activities do not require a Development Application. Certain development can occur without consent or as exempt development under the *State Environmental Planning Policy (infrastructure) 2007*. All proposals for activities on the land, including development under Infrastructure SEPP, may be assessed under Part V of the *Environmental Planning and Assessment Act, 1979* before approval is given.

- Development of activities for a purpose that promotes or is related to the recreational use and enjoyment of that land;
- development of activities consistent with the purposes for which the land was reserved or otherwise set aside for public use;
- development of activities that does not substantially diminish public use of, or access to that land;
- development of activities that does not adversely affect the natural environment, the heritage significance of the heritage items or heritage conservation areas or the existing amenity of the area;
- development of activities that are temporary, require a casual booking or permit under the relevant Council policies, leases, licences or other estates;
- advertising of a temporary nature will only be considered if it has a community benefit and is not for commercial use. Any permanent advertising structures would need to be assessed under Part 5 of the EPAA and possibly need to be put to Council's Senior Management Team or the elected Council for deliberation;
- community / cultural events such as market days, concerts, performances, fundraisers, awareness campaigns, etcetera, of two days or less. Major events require approval by Council's Reserves, Recreation and Building Services Manager and may require notification to local residents, traffic management plan, facility layout plans, etc.
- concerts, performances and playing of musical instruments for organised outdoor events between the hours of noon to 9pm.
- alcohol free zones and alcohol prohibited areas;
- construction of footpaths, cycleways, boardwalks, minor bridges, decks, barbeques, picnic tables, benches, drinking fountains, playground facilities, shade structures, signage, toilets and other typical park elements;
- lighting, provided light spill and artificial sky glow is minimised in accordance with AS/NZS1158:2007, Lighting for Roads and Public Spaces;
- minor drainage and stormwater works;
- earthworks to construct elements identified in the Landscape Masterplan including filling (to a maximum depth of 500mm), levelling, grading and topdressing;
- feral animal control and eradication;
- filming and still photography in accordance with Council Policy No. 96.
- removal or demolition of existing structures.
- fire hazard reduction activities;
- busking with approval;
- fireworks displays with approval;
- helicopter landings with approval by Council's General Manager;
- landscaping works including planting and minor earthworks;
- low intensity commercial activities subject to licence approval;
- building extensions and modifications identified in the PoM or Landscape Masterplan;

Table 3.6 – Permissible Development and Activities (With Consent)

The following developments and activities are permissible subject to approval via Development Application.

- buildings not identified in the PoM or Landscape Masterplan;
- community swimming facilities;
- major drainage and stormwater works;
- organised events of more than two consecutive days;
- organised events where the number of participants exceeds 3000 on any one day;
- organised events where activities occur outside the time period of 8am and 10pm Sunday to Thursday and 8am to midnight Friday and Saturday.

Table 3.7 – Prohibited Development and Activities

Prohibited uses are any purpose other than a purpose for which development may be carried out without development consent or only with development consent. Includes prohibited activities in accordance with Council policies. Prohibited activities include, but are not limited to the following list:

- Any purpose other than a purpose for which development may be carried out without development consent or only with development consent;
- vegetation removal not in accordance with Council's Tree Preservation and Management order or this Plan of Management or any other Act as notified by Council;
- dumping of refuse (including building materials, soil, fill, household waste, etc.);
- private alienation or encroachment;
- recreational motor vehicles, including four-wheel driving, motor bike or trail bike riding or similar, other than use for filming on a short term basis;
- removal of habitat features such as soil, rocks, stones, fire wood, pebbles and the like;
- unleashed dogs and cats;
- equestrian activities;
- private alienation or encroachment;
- extractive industries;

3.15 Avalon Recreation Centre Annexe (Former Scout Hall)

Any proposed usage of the Avalon Recreation Centre Annexe would be consistent with the following hours of operation.

- 7am to 10pm.

Any proposed usage of the Avalon Recreation Centre Annexe deck as a performance space would be consistent with the following hours of operation.

- Noon to 9pm.
- A maximum of 4 hours a week use by potential high impact performances.

4. LANDSCAPE MASTERPLAN

4.1 Process

The process of developing the Landscape Masterplan included reviewing the current Dunbar Park PoM and Masterplan, reviewing associated Masterplans for Avalon Town Centre and the Playground, conducting community consultation with stakeholders and residents, generally observing behaviors within Dunbar Park and analysing trends within Pittwater.

As described in Section 1.7, three public meetings were held during the process of preparing this draft PoM. Additionally there have been a number of meetings with stakeholders and conversations with stakeholders and members of the community.

A preliminary Landscape Masterplan was presented to the community at a public meeting on 12 October 2010 and made available on Council's website. Feedback was received on the preliminary Landscape Masterplan and taken on board to develop the current Landscape Masterplan.

A total of 45 submissions were received prior to the Draft Dunbar Park Plan of Management going on Exhibition. A further 28 submissions were received during the exhibition period.

The Draft POM was deferred by Council for further review and consultation. The Draft POM was placed back on exhibition for a further 4 weeks. During this period a further 40 submissions were received.

4.2 Major Issues

The following table outlines major issues raised during this consultation process and how these issues have been addressed in the PoM and Landscape Masterplan.

Table 4.1 – Issues Raised During Consultation

Issue	Discussion	How the issue has been addressed
Youth	The issue of youth within Avalon was constantly being raised. Many people had concerns regarding negative activity including drinking, graffiti, etc, however, consultation also raised issues that facilities should be provided to give the youth opportunity to be part of the community. Much of this focus was based on arts (performance) related facilities. The public meeting to discuss the future of the former guide and scout halls was heavily dominated by youths and supporters of youth seeking local facilities to cater for youth arts.	As a direct response to the overwhelming request for youth arts facilities the PoM proposes that the former Scout Hall be renovated and prioritised for youth related activities. Renovations would also include a deck that acts as an outdoor performance stage to facilitate performance arts related activities and offer a central venue for the local youths to perform and be part of the Avalon community.
Green Open Space	The desire for green open space to be retained was a common issue throughout the consultation period.	Council agrees that green open space is an important element of Dunbar Park. Maintaining the central lawn will allow for informal and passive recreation along with the ability to host community events.

Guide Hall	The guide hall was initially proposed to be demolished. The public meeting on 27 July 2010 displayed a strong community desire for the hall to be retained for the Avalon community.	Council agreed to extend the moratorium of the demolition of the former guide hall for one year. Council has since facilitated an expression of interest process to offer a lease for the hall to a community group who can demonstrate a plan to fund the upgrade and maintenance of the hall and provide a use that is of benefit to the Avalon community. The results of this process are currently being reviewed.
Lighting	The Park does not have lighting and hence many people felt unsafe when walking through the park at night. Some neighbouring residents are positive about lighting however, would like any lighting proposals to consider spill onto neighbouring properties.	Council agrees that it is important to provide a safe environment. Lighting would also help provide increased recreational opportunities for the Park. The PoM proposes lighting throughout the Park without creating overspill of light into neighbouring residences.
Avalon RSL Subbranch's Proposal	A proposal was presented by Mr Graham Sloper on behalf of the Avalon RSL Subbranch. This proposal consisted of merging the Bowling and RSL Clubs whilst redeveloping the area to provide car parking beneath bowling greens and returning other areas to green open space.	Council recognises that this proposal requires further thought and discussion from all parties involved. Council may help facilitate discussion between all parties and offer advice as to the sort of development that could take place within Dunbar Park in the future. This PoM recommends that the land leased to the Bowling Club will remain as is.
Aquatic Facility	A number of submissions were received on the 15 & 16 of October 2010 showing support for an indoor aquatic facility within Dunbar Park. This issue was not previously raised in any of the public meetings.	An aquatic facility has not been included in the Landscape Masterplan. An indoor aquatic facility would require major building works which is not in keeping with the general desire for green open space. It is also seen as impractical for the amount of space that is currently available within the Park. Council is looking into alternative venues within area and is in the process of commissioning a feasibility study for an aquatic facility in Pittwater.
Sports Facilities	Initial discussions raised the idea of replacing the No. 1 bowling green with two artificial tennis or futsal courts as this was seen as a way to better utilise the area whilst providing facilities to cater for a greater cross section of the community. Opposition from croquet players and the Bowling Club combined with a general lack of enthusiasm from early consultation led to this proposal not being carried forward.	There is no proposal to provide new sports facilities within this PoM. The No.1 bowling green will continue to be leased to the Bowling Club on a month to month basis. The PoM proposes that this area be used to provide formal recreation facilities to cater for community needs.

Parking	The need for more parking within Avalon was a continuous issue. Although these were some people who were against the need for more parking.	Council believes it would be inappropriate to use anymore land within Dunbar Park for the purpose of car parking. The Landscape Masterplan illustrates the previous Avalon commercial centre Masterplan's proposal by extending parking along Old Barrenjoey Road and changing the southbound side to 90 degree parking. Any reconfigure of parking along Old Barrenjoey Road would need to be approved by Council's traffic committee.
Flooding	Concerns regarding flooding and development within the Park were raised due to Dunbar Park being situated in a floodway.	The PoM states that any development within Dunbar Park would need to be in accordance with Pittwater Council's Flood Risk Management Policy and Pittwater 21 Development Control Plan
Children's Playground	Although this issue was not a major issue presented at public meetings or through submissions, it is clearly evident that the children's playground is one of the most well used facilities within Dunbar Park. A Masterplan exists to expand the playground, however it was seen that this PoM also provided an opportunity to better cater for parents and carers of children using the playground.	The Landscape Masterplan proposes an expanded playground inline with the previous Masterplan. This will include play areas for both older and younger children.
Toilets	Requests were made for public toilets within the Park.	At this stage Council feels that providing public toilet facilities within the Avalon Recreation Centre is adequate to cover the needs of Dunbar Park. The PoM does not rule out public toilets within the park.
Community Gardens	Avalon Community Gardens were initially proposing that space within Dunbar Park could be used for community Gardens. This group has since found another location and has withdrawn their interest in using Dunbar Park.	Not required.
General Park Facilities	Many requests were made for general park facilities. Examples included seating, shade, sealed paths, water bubblers, and picnic and barbeque facilities.	The Landscape Masterplan proposes many new facilities including all those mentioned.
Noise	Local residents were concerned that the proposed deck and performance space would lead to more noise to surrounding properties.	The POM has stated that use of the Avalon Recreation Centre Annexe and use of the deck as a performance space is limited to the hours of operation at listed in Section 3.15.
Vandalism and Anti Social Behaviour	Local residents were concerned that the proposed deck and performance space would be a target for vandalism and draw more people into Avalon to engage in anti social behaviour.	The proposed upgrade of the Hall would enhance the area and offer some level of community ownership which may help to prevent vandalism. It is believed that activity and use of public space facilitates community ownership, resulting in the reduction of vandalism and other such anti-social activities.

Phoenix Palms	Concerns that palms should not be replanted within the park as they are a noxious weed.	The proposal to relocate palms has been removed from the Landscape Masterplan. No Phoenix Palms would be planted or relocated within Dunbar Park.
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4.3 Vision

This Plan of Management sets out a vision for the future of Dunbar Park as the main central open space and recreation hub for the Avalon community. The Landscape Masterplan helps achieve this by creating a more defined sense of place, retaining a large central open space, upgrading community hall facilities, providing new performance and social facilities, continuing to upgrade playground and improve access, circulation and park safety.

4.4 Background

Dunbar Park is valued by the community for its green open space located in the heart of Avalon. The Park currently provides open space, facilities for children’s play, lawn bowls, formal recreation, outdoor dining and halls for community use.

The Landscape Masterplan proposes creating a park environment that provides facilities where all members of the community can participate in passive and active recreation.

4.5 How the Landscape Masterplan is organised

The Masterplan has been organised into seven park precincts or usage areas, refer Figure 4.1.

The Masterplan is conceptual only. All proposed elements are subject to detailed design work. Council will continue to work with stakeholders during the design and implementation of the proposed works.



Figure 4.1 - Precincts



Figure 4.2 - Landscape Masterplan (Refer Appendix C for larger plan and images).

5. IMPLEMENTATION

5.1 The Action Table

This section contains the major actions that will inform the planning, design and management of the park

The commencement and completion of any proposed works are dependent on available Council resources and funding. Priorities for implementing the Masterplan and indicative costs for each area of work are outlined in Table 4.1 – Principles, Actions and Works Program.

The Action Table addresses key management issues as required under the *Local Government Act 1993*, these include:

- identify the desired outcomes or objectives with regard to each issue;
- develop actions for the achievement of these objectives; and
- develop performance measures or mechanisms for the measurement of success.

Table 5.1 - Principles, Actions and Works Program

Principle	Actions	Priority	Performance Measures	Estimated Construction Cost
Precinct A - Gardens and Carpark				
Improve access, parking and safety	Provide shared path along Barrenjoey Road to the park (linking to pedestrian crossing on Old Barrenjoey Road)	Medium	Path constructed	\$50,000
	Provide link path from Old Barrenjoey Road to Woolworths	Medium	Path constructed	\$10,000
	Reconfigure parking area in line with Avalon Town Centre Masterplan	Medium	Parking implemented	\$250,000
	Reconfiguration of parking on Old Barrenjoey Road. Design to be referred to Traffic Committee to consider best outcome for traffic direction and parking configuration.	Medium	Parking implemented	\$100,000
	Provide warning signs to highlight potential risk of open drainage channel	High	Signs erected	\$2,000
Improve amenity	Provide amenity planting adjacent to open drainage channel	Low	Planting implemented	\$20,000
	Retain and expand outdoor dining/retail space to provide opportunity for area to be leased for café seating or licence agreements issued for non permanent stalls or other community uses.	Medium	Construction completed	\$100,000
	Continue to lease trolley storage and loading area to Woolworths. Income generated from lease to be used to upgrade and maintain Dunbar park.	High		-

Precinct B – Town Centre Interface				
Maintain and provide community facilities	Retain and maintain Avalon Recreation Centre and associated landscaping and forecourt area	High	Entry area continues to function as current.	-
	Continue to lease outdoor dining area to RSL Club. Income generated from lease to be used to upgrade and maintain Dunbar park.	High	Continues to function as current.	-
	Retain war memorial area	High	Continues to function as current	-
	Retain outdoor bench and table seating adjacent to path	High	Continues to function as current.	-
Improve amenity	Plant additional palms along east-west path to fill spaces.	Medium	Palms planted	\$3,000
Precinct C – Central Open Space				
Maintain and provide community facilities	Maintain open space for informal recreation and community events	High	Continues to function as current.	-
Improve amenity	Widen gravel paths and replace surface with coloured or textured concrete	High	Works implemented	\$50,000
	Paths beneath Norfolk pines to be paved or sealed with possible up lighting to trees.	High	Works implemented	\$40,000
	Provide additional tree planting along paths	Medium	Trees planted	\$5,000
	Improve lighting without creating overspill of light into neighbouring residences.	High	Lighting implemented	\$100,000
	Provide seating to allow for group conversation areas.	Medium	Seats implemented	\$10,000
	Relocate and provide additional bicycle parking facilities.	Medium	Parking implemented	\$5000
Precinct D – Playground and Community				
Maintain and provide community facilities	Continue to upgrade playground in line with Stage 2 of the previous Playground Masterplan	High	Playground Stage 2 implemented as per Masterplan	\$100,000
	Continue to upgrade playground in line with Stage 3 of the previous Playground Masterplan	Medium	Playground Stage 3 implemented as per Masterplan	\$100,000
	Provide shade structures	High	Structures implemented	\$60,000
	Provide picnic tables, seating and electric barbeque. Provide some seating suitable for group conversation areas.	Med	Works implemented	\$60,000
	Provide drinking fountains	Med	Drinking fountain implemented	\$5,000

	Upgrade former Scout Hall for use as a community facility with emphasis on youth events. Renovations may include, but not limited to: <ul style="list-style-type: none"> Expanded deck suitable for use as a performance stage; Glass doors on southern side facing park; Additional storage outside of building envelope on northern side. Rebuild and extend kitchen/toilet area to include accessible toilet facilities. Explore opportunity to for toilet to be publicly accessible. 	High	Works completed and fully operational	\$300,000
	Expression of interest sought for former guide hall to be renovated and leased to a community group for activities that benefit the Avalon Community.	High	Expression of interest process completed	-
Improve amenity	Upgrade landscaping inline with upgrading of playground and halls	High	Landscaping implemented	\$30,000
	Improve lawn area and drainage to front of former scout hall to provide grass viewing area in front of proposed stage.	High	Landscaping implemented	\$50,000
	Minor selective thinning to trees on northern boundary of reserve behind playground and halls to provide better solar penetration in winter months.	High	Trees thinned and growing healthily	\$10,000
	Improve lighting around halls and playground without creating overspill of light into neighbouring residences.	High	Lighting implemented	\$20,000
Precinct E – Central Carpark				
Maintain and provide community facilities	Maintain carpark and landscaping	High	Continues to function as current.	-
Improve amenity	Improve lighting without creating overspill of light into neighbouring residences.	Medium	Lighting implemented	\$30,000
	Explore opportunities to return parking area to green open space.	Low	Continue to explore opportunities.	-
Precinct F – Formal Recreation				
Maintain and provide community facilities	Maintain and develop precinct for formal recreation and associated facilities	High	Continues to function as formal recreation precinct.	-
	Discuss opportunities with the Bowling Club and RSL Club and RSL Sub Branch to consider how a future combined club could utilise this area for recreation purposes.	Low	Continue to discuss with all parties	-

Precinct G – Access and Carpark				
Maintain and provide community facilities	Maintain carpark and landscaping	High	Continues to function as current.	-
	Improve lighting without creating overspill of light into neighbouring residences.	Medium	Lighting implemented	\$30,000
Total				
Total Estimated Cost				\$1,540,000

All improvements within this POM are subject to funds becoming available. Works as proposed are representative of long term strategies to improve the Park, and will be implemented according to priorities and budget allocations assigned for each action by Council as a part of the process of annual review for the *Pittwater Management Plan*.

Funding is dependent on available Council resources and funding and must be assessed against the other priorities of Council. Council will attempt to source funds from Federal and State Government grants to help implement the proposed improvements.

This Plan of Management is intended to be reviewed on a five yearly basis.

APPENDIX A OTHER RELEVANT LEGISLATION AND POLICIES

This Plan of Management adheres to, but is not restricted to the following Acts and Policies:

PITTWATER COUNCIL'S LAND MANAGEMENT POLICIES & PLANS

Pittwater Council Management Plan 2008-2012

This document provides an overarching framework to enable Council to respond to changes, challenges and opportunities over the coming years in a series of key directions.

Pittwater Local Environmental Plan 1993 (PLEP 93)

The aim of the PLEP is to define what purpose land may be used for and how permission (consent) can be obtained for the use. The PLEP 93 is the main means of development control in Pittwater with zoning maps and a written instrument categorising developments as either permissible or prohibited. This Plan of management does not override provisions in the Plan. Clause/s that allow development without consent where authorised in an 'adopted' plan of management are not supported by the Department of Lands. It is the public purpose, for reserved Crown land, that determines what is acceptable on a Crown reserve.

In 2006, the NSW Government gazetted a new template for a standard instrument for preparing local environmental plans which is required to be implemented by 2011. The template aims to standardise planning and zoning across NSW. Plans of management that are currently being prepared for Pittwater are to be based on the existing *Pittwater Local Environmental Plan 1993*. Therefore, categories and zoning will be amended following completion and adoption of the new planning tool.

Pittwater Development Control Plan No. 22 Exempt and Complying Development (DCP 22)

Pittwater Development Control Plan No 22 defines the types of development that are 'permissible without consent' known as 'exempt' development, and developments that are considered to be 'complying' development.

DCP 22 aims to:

- clearly state the development standards, requirements and conditions that apply to exempt and complying development;
- facilitate the processing of small scale, safe and low impact development applications within the Council area to the benefit of the community; and
- meet the statutory requirements of the Environmental Planning and Assessment Act 1979 and Regulation 1994.

Open Space, Bushland and Recreation Strategy, 2000

The *Open Space, Bushland and Recreation Strategy 2000* for Pittwater local government area sets out priorities for future provision of open space, bushland and recreation facilities and opportunities. The *Section 94 Contributions Plan for Open Space, Bushland and Recreation (2000)* draws on these identified priorities and outlines how they can be funded by developer contributions.

Pittwater Council Disability Discrimination Action Plan 1998 (PCDDAP)

In NSW more than one million people (17% of the population) have a disability and this percentage is likely to increase in the future. The PCDDAP assists Council in meeting responsibilities under the *Commonwealth*

Disability Discrimination Act 1992. The objectives of plan include providing "equitable access to new buildings, infrastructure, faculties and other areas to which the public has access".

Youth Council Policy Council Policy No. 167

This policy describes Council's attitudes, values and aspirations relating to young people (12-24 year olds) in the local area. Council will continue to facilitate and provide opportunities for young people to contribute, be recognised, and participate in community life.

Other Policies relevant to this Plan of Management

- Sustainability Policy No 164
- Tennis Liaison Committee Policy No 101
- Car parking Areas – Free Policy No 103
- (Social, sporting, community and commercial events i.e. weddings, charity events, fireworks / Lease Agreements)
- Council Policy No 96 Film Permit Policy and Conditions – Amended September 2005:
(Filming and Still Photography / Lease Agreements)
- Council Policy No 98 Helicopter Landings on Council Owned and Controlled Property
- Council Policy No 129 Signs – Council's Facilities
(Signage: compliance, directional, interpretive, identification)
- 'Signs as Remote Supervision – Best Practice Manual' (version 2 August 1999) Council Policy No. 129
- Dog Control - Council Policy No 30.
- Urban Stormwater – Integrated Policy No. 69
- Watercourse preservation Council Policy No. 67

Plan of Management - is the principal guiding document that directs the future planning and management of public open space. It explains the why, how and whom of how the subject area should be managed. Plans of management must be prepared for Crown reserves *under the Crown Lands Act 1989*. Plans of management must be prepared for all Community land in accordance with the *Local Government Act 1993* and the *Local Government Amendment (Community Land Management) Act 1998*.

Masterplan - describes a design and generally includes a list of strategies and a plan-view illustration. The illustration identifies the location of the existing and proposed elements on the drawing. Masterplans tend to take a 'broad-brush' approach to design with the proposed changes being conceptual and subject to detailed design work prior to construction.

Advertising - means a display by the use of symbols, messages or other devised for promotional purposes for conveying information, instructions, directions or the like, whether or not the display includes the erection of a structure or the carrying out of work.

Community / public facilities – means a building or place that accommodates publicly accessible community, social, recreational, cultural or civic activities and services, and where activities may be provided by a range of organisations including government agencies, charitable institutions, non profit associations or commercial operators. Use of the building is generally limited to casual bookings or yearly hiring agreements. In specific instances leases or licences may be granted subject to the use being consistent with the community land categorisation and compliance with relevant statutory requirements.

Crown land - land that is vested in the Crown or was acquired under the Closer Settlement Act as in force before their repeal, not in either case being:

- land dedicated for a public purpose, or
- land that has been sold or lawfully contracted to be sold in respect of which the purchase price or other consideration for the sale has been received by the Crown.

Sportsground – “open space of predominantly mown grass incorporating an oval, playing field, athletics track or area for organised sports”: (Source: NSW Dept of Urban Affairs and Planning.)



1 Shared path
Install shared path along Barrenjoey Road and link to existing paths to the north and south.

2 Link Path
Provide pedestrian path linking Woolworths to Old Barrenjoey Road.

3 Drainage Channel
Provide amenity planting to edge of channel and amenity works (e.g. new railing) to existing pedestrian bridge. Install warning signs to inform of possible risk.

4 Phoenix Palms
Palms to remain in place to maintain existing landscape character.

5 Eastern Carpark
Re configure carpark as per Avalon Town Centre Masterplan. Continue to lease trolley storage and loading area to Woolworths. Money raised from lease to be used to upgrade and maintain Dunbar park.

6 Old Barrenjoey Road
Possible re configuration of parking. Design to be referred to Traffic Committee to consider best out come for traffic direction and parking configuration.

7 Outdoor Retail Area
Expand outdoor retail space to fill redundant space from carpark re configuration. Area to provide opportunity for cafe seating, nonpermanent stalls and community uses.

8 Norfolk Pines
Path beside pines to be paved with area below pines left as decomposed granite surface. Install up lighting to pines to enhance park safety and night time amenity.

9 Pedestrian Entry, Bicycle Parking and Public Art
Re configure entry area to allow unrestricted pedestrian flow to/from Avalon Town Centre. Relocate and expand bicycle parking facilities so they are not in direct line of pedestrian movement. Maintain sandstone sculpture and explore opportunities to implement public art projects throughout the Park.

10 Avalon Recreation Centre
Centre to continue to function as existing. A community facility including recreation space, library and Council Customer Service Centre.

11 Central Open Space
Maintain central open space as a "town green" to be utilised for passive recreation and community events such as markets, festivals and other events that help attract people into Avalon Village Centre.

12 Paths
Widen and seal paths to limit conflict between pedestrian and bicycles and reduce maintenance. Provide lighting to main paths to increase safety and add to night time amenity.

13 Picnic Facilities
Provide shaded picnic tables and electric barbecue facility.

14 Playground
Playground to be expanded to include additional areas with equipment for older and younger children, shade structures, drinking fountain, seating, planting and artwork.

15 Trees
Selectively thin trees on northern boundary of park to allow for more light and winter sun.

16 Avalon Recreation Centre Annexe
Former scout hall to be renovated. Upgrades may include deck, outdoor performance stage, accessible toilets, increased storage, shade structure and doors to open towards park. Proposed works may include the removal of some small trees adjacent to the building. Building may be extended to accommodate increased storage.

17 Performance Space
Create lawn area for people to sit and enjoy performances. Remove or relocate three existing paperbark trees to allow for greater viewing area.

18 Community Hall Facility
Expression of Interest sought for former guide hall to be renovated and leased to a community group for activities that benefit the Avalon community.

19 Park Edges and Seating
Add decomposed granite strip to tidy park edges beneath trees and help reduce maintenance. Include seating in configurations to allow group conversations.

20 Outdoor Dining Area
Continue to lease area to RSL Club for outdoor dining purposes. Money raised from lease to be used to upgrade and maintain Dunbar park.

21 War Memorial
Maintain war memorial in its current location.

22 Central Carpark
Maintain central carpark to its current standard.

23 Formal Recreation Precinct
Continue leases to Avalon Beach Bowling Club. Area to continue to provide formal recreation facilities to cater for community needs. Continue discussions with Bowling Club, RSL Club and RSL Subbranch on possible future merger and how land could be used to provide improved recreational and community facilities.

24 Access and Carpark
Maintain access path and carpark as existing.

25 Quiet Garden
Maintain small garden area as existing.

MASTER PLAN 1003.01.A 1:500 @A1



MASTER PLAN 1003.02.A 1:200 @A1

2011 DUNBAR PARK MASTER PLAN

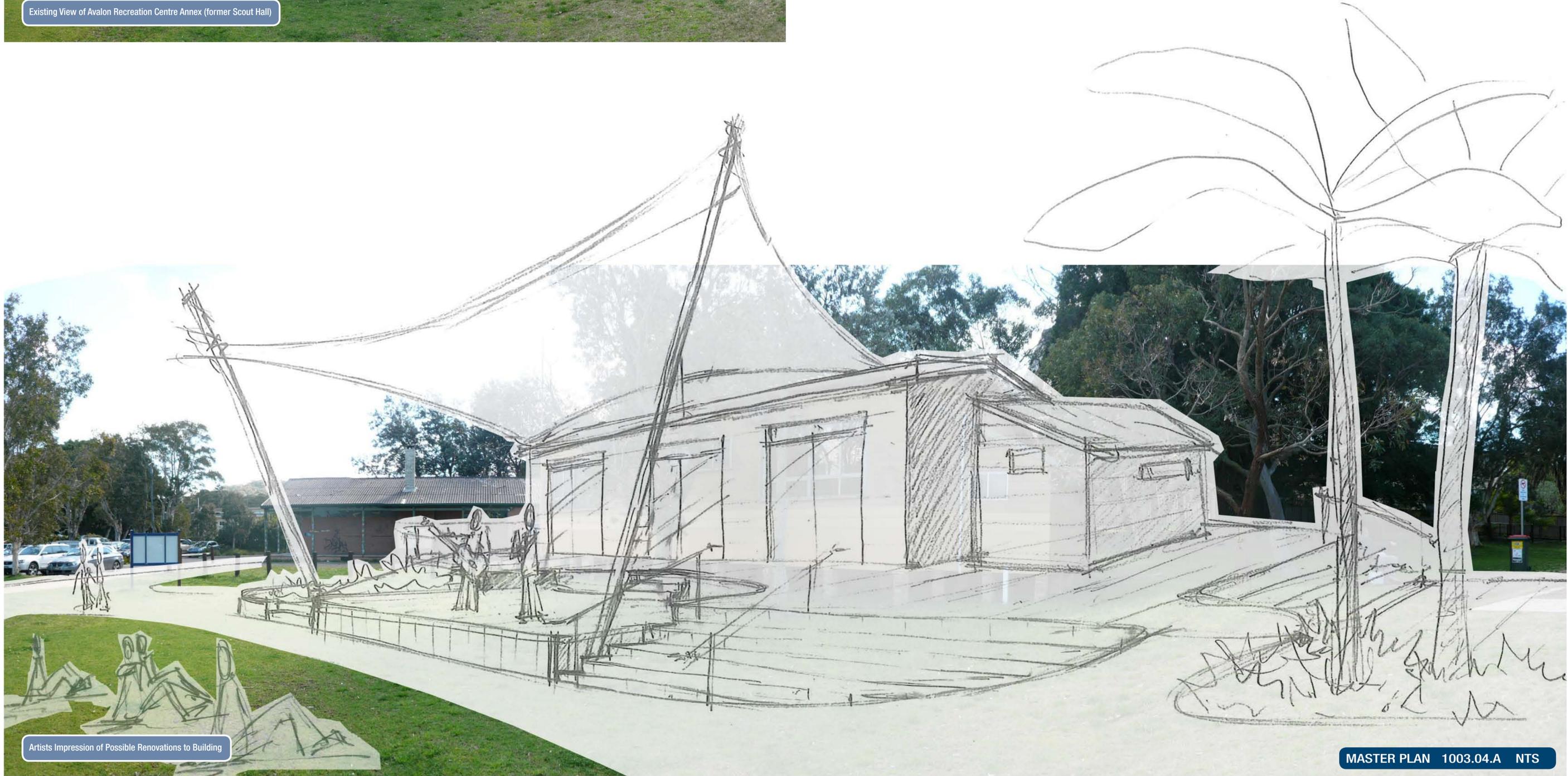
May 2011



 PITTWATER COUNCIL



Existing View of Avalon Recreation Centre Annex (former Scout Hall)



Artists Impression of Possible Renovations to Building

MASTER PLAN 1003.04.A NTS