



# **APEX PARK**

**Mona Vale**

## **PLAN OF MANAGEMENT**

**(Under the Local Government Act, 1993)**

**Prepared by  
Pittwater Council**

**Adopted 8 December 2003**

<b>1</b>	<b>INTRODUCTION</b>	<b>4</b>
1.1	Land to which this Plan of Management applies	4
1.2	Purpose of preparing this Plan of Management	4
1.3	Objectives of this Plan of Management	4
1.4	Process of preparing this Plan of Management	5
1.5	Contents of this Plan of Management	5
<b>2</b>	<b>DESCRIPTION OF APEX PARK</b>	<b>6</b>
2.1	History	6
2.2	Land Classification and tenure	7
2.2.1	Land Classification	7
2.2.2	Land Tenure	7
2.3	Categories of Community Land	7
2.4	Zoning	8
2.4.1	Community Land Zoned 6(a) Existing Recreation	8
2.5	Locational context	9
2.5.1	Adjoining land uses	9
2.5.2	Regional Open Space Context	9
2.6	Physical description and site analysis	10
2.6.2	Maintenance	11
2.6.3	Access, circulation, and parking	11
2.6.4	Condition of the land and Structures	12
2.7	Uses of Apex Park	12
<b>3.</b>	<b>PERMITTED FUTURE DEVELOPMENT AND USES</b>	<b>12</b>
3.1	Planning Provisions	12
3.1.1	Introduction	12
3.1.2	Guidelines for Future Development and Uses	13
3.1.3	Scale and Intensity of Future Uses and Development	13
3.1.4	Development Application and Permit Procedures	13
3.2	Leases, Licences and Other Estates	13
3.2.1	Introduction	13
3.2.2	Existing Leases, Licences and Other Estates	14
3.3	Authorisation of Futures Leases, Licences and Other Estates	14
3.4	Schedule of Permissible Land Uses	15
<b>4.</b>	<b>MANAGEMENT STRATEGIES</b>	<b>17</b>
4.2	ACTION PLAN	17
	Action Plan	18

<b>5</b>	<b>PARK IMPROVEMENTS</b>	<b>21</b>
5.1	Basis for overall concept	21
	<b>APPENDIX A</b>	<b>23</b>
	<b>MAJOR WORKS PROGRAM</b>	<b>23</b>
	<b>APPENDIX B</b>	<b>24</b>
	<b>BIBLIOGRAPHY</b>	<b>26</b>

## 1. INTRODUCTION

### 1.1 Land to which this Plan of Management applies

This Plan of Management applies to Apex Park, Mona Vale, which occupies an area of approximately 1.8 hectares. It is located opposite Mona Vale Beach Reserve. The park is bounded by Surfview Road to the east, Darley Street to the south, and Seabeach Avenue to the north. There is medium density housing along the western boundary of the park.

This Plan of Management once adopted by Council will supercede the previous POM for Apex Park adopted in 1995.

**Figure 1** shows the area covered by this Plan of Management, and the site boundaries in relation to the surrounding locality and adjacent land uses.

### 1.2 Purpose of preparing this Plan of Management

This Plan has been prepared in accordance with Council's obligations under Part 2 Division 2 of the Local Government Act.

The purpose of this plan is to:

- identify the objectives and performance targets for the management of Apex Park;
- provide guidelines to ensure the consistent management of Apex Park by Pittwater Council;
- provide a platform for effective management decision making on a day-to-day basis;
- set guidelines for permissible uses of Apex Park';
- accommodate and integrate the needs of the Council (as land manager), local residents (as neighbours), and current and future users of Apex Park; and
- establish a framework for the carrying out of actions to achieve the objectives of the Plan and establish criterion for assessing the performance of these actions.

### 1.3 Objectives of this Plan of Management

This Plan aims to provide a clear, concise and practical framework for the development and ongoing management of Apex Park. It aims to recognise the park's outstanding recreational, social and landscape values and functions while providing for local community values and needs. The Plan is performance oriented in order to assist Council in achieving its vision and strategic goals for Apex Park.

In accordance with these broader objectives, this Plan aims to provide the following strategic outcomes for Apex Park:

- ❖ identify and assess the park's values, uses and condition;
- ❖ define the park's role within its LGA and regional context;
- ❖ identify and assess key issues affecting this land;
- ❖ address current and future permitted uses and purposes for this land;
- ❖ address future leases/licences attached to this land;
- ❖ establish management strategies and their resourcing implications;
- ❖ assign directions and priorities in a strategic plan
- ❖ develop a masterplan.

## 1.4 Process of preparing this Plan of Management

The process of preparing this Plan of Management included:

- holding a public hearing regarding the categorisation of the land under Section 40A of the *Local Government Act, 1993* on 8<sup>th</sup> May 2003;
- reviewing background documents and information;
- reviewing and amending the Plan of Management for Apex Park adopted by Pittwater Council in 1995;
- undertaking community consultation on the amended Draft Plan of Management for the statutory period of 42 days, consisting of a 28 day public exhibition with a further 14 days permitted to enable all interested members of the community to make written submissions to Council regarding the Plan;
- reviewing and considering written submissions;
- amending the Plan if required and re-exhibition as necessary if the amendments are significant; and
- adoption of the final Plan of Management by Council, having regard to the relevant provisions contained in the Local Government Act and Regulations.

## 1.5 Contents of this Plan of Management

According to the Local Government Act, 1993, a Plan of Management for all community land must identify:

<b>TABLE 1: A PLAN OF MANAGEMENT NEEDS TO IDENTIFY</b>	<b>HOW THIS PLAN OF MANAGEMENT SATISFIES THE ACT</b>
The category(ies) of the land	Section 2
Core objectives for each category of land	Appendix B
The objectives and performance targets of the Plan with respect to the land	Section 1
The means by which Council proposes to achieve the Plan's objectives and performance targets	Section 4
The manner in which Council proposes to assess its performance in achieving the Plan's objectives and performance targets	Section 4

The additional requirements of the Local Government Act, 1993 for information to be included in a Plan of Management that applies to just one area of community land are:

<b>TABLE 2: A PLAN OF MANAGEMENT FOR COMMUNITY LAND NEEDS TO INCLUDE:</b>	<b>HOW THIS PLAN OF MANAGEMENT SATISFIES THE ACT</b>
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 Plan of Management	Section 2
Description of the use of the land and any such buildings and improvements as at the date of adoption of the Plan of Management	Section 2
Statement of the purposes for which the land, and any such buildings or improvements, will be permitted to be used	Section 3
Specification of the purposes for which any further development of the land will be permitted, under lease or licence or otherwise	Section 3
Description of the scale and intensity of any such permitted use or development	Section 3
Permitted uses of the land	Section 3
Leases, licences and other estates that can be granted	Section 3

Figure 1



## 2 DESCRIPTION OF APEX PARK

### 2.1 History

Apex Park occupies land that originally formed part of the coastal dunes at the northern end of Mona Vale beach. The dunes were formed from wind-blown marine sands resulting in a gently undulating landscape. The original vegetation of the area, little of which survives today, would have consisted of spinifex grassland in the very exposed positions and low scrub dominated by Acacia, Banksia and Tea Tree in the more protected positions.

The natural landscape of the area was changed dramatically following the settlement of the Pittwater area by Europeans in the early nineteenth century. The land formed part of a seven hundred acre grant to Robert Campbell by the mid-nineteenth century.

By 1911 the Campbell Estate was subdivided into small residential lots known as “Brock’s Surf Beach Estate”. The present Apex Park was made up of eighteen of these allotments. These were acquired by Council over a period from 1955 to 1979 for the specific purpose of creating additional open space for Mona Vale Beach.

Following the acquisition by Council of the remaining buildings on the site, the Council permitted the mining of the dune for building sand. The depression was used as a tip for some years during the 1970’s until its present levels were established by the overlaying of a clay cap and mineral fill. The park was subsequently grassed and a barbeque and picnic area installed by the local Apex branch. The park then became known as Apex Park.

During the late 1980s, Warringah Council undertook a masterplan and landscape improvements program that resulted in the development of the northern end of the park to its

present form. The playground, children bike track, picnic pergolas and BBQs, stone walling, shrub planting and Norfolk Island Pine plantings were installed as part of these works.

## **2.2 Land Classification and tenure**

### **2.2.1 Land Classification**

This Plan applies only to community land at Apex Park. All public land must be managed in accordance with the Local Government Act, 1993 and as applicable, the Local Government Amendment (Community Land Management) Act 1998. The Local Government Act requires that all councils must classify public land as “operational” or “community” and that plans of management must be prepared for community land. In this Plan, existing parkland at Apex Park remains “community land”, as originally classified by Pittwater Council.

### **2.2.2 Land Tenure**

The community land that is the subject of this Plan comprises one large parcel of public land (1.8 ha) owned in fee simple by Pittwater Council and described in Council’s Land Register as Lot B in DP 397770 and Lots 19A-35A in DP 6195.

An area of public road (not formed) created by DP 7522 and known as Part Stanley Street, forms the western border of Apex Park. The current planning scheme shows the road as “Proposed Closure”. The proposed closure and consolidation of the unmade portion of Stanley Street road reserve into Apex Park is currently being progressed, and the intention is that this be classified as “Community Land” and further categorised as “Park” once the closure has been effected.

## **2.3 Categories of Community Land**

Under Section 36 of the *Local Government Act, 1993*, community land is required to be categorised as one or more of the following:

- natural area (further categorised as either bushland, wetland, escarpment, watercourse, or foreshore).
- sportsground.
- park.
- area of cultural significance.
- general community use.

Consistent with the guidelines for categorising community land in the Local Government (General) Amendment (Community Land Management) Regulation 1999, all of Apex Park is categorised as "Park", in accordance with Figure 2 – Categorisation Map.

Under Section 40A of the Local Government Act a public hearing must be held in regard to the categorisation of community land. A public hearing on the categorisation of community land contained within Apex Park was held on Thursday evening 8<sup>th</sup> May 2003 at the Mona Vale Memorial Hall.

A report on the categorisation was presented to Council at its meeting of 16 June 2003 where it was resolved that Council would adopt the category shown on the Apex Park Categorisation Map (Fig. 2).

Figure 2



## 2.4 Zoning

In accordance with the provisions of the Local Environmental Plan 1993 (as amended), the land area of Apex Park and the adjoining portions of land are zoned as shown in Figure 3: Zoning.

### 2.4.1 Community Land Zoned 6(a) Existing Recreation

The PLEP states that the uses permissible on community land zoned 6(a) are those set out in any plans of management prepared and adopted by the Council under the Local Government Act or the Crown Lands Act. This Plan contains a schedule of Permissible Uses (requiring/not requiring development consent) and Prohibited Uses for land zoned 6(a) Existing Recreation at Apex Park in accordance with the relevant statutory requirements.

Figure 3:



## 2.5 Locational context

### 2.5.1 Adjoining land uses

Medium density housing in the form of home units, flats and town houses abutt the western boundary of the Park. This also includes a commercial resort which has holiday and longer term lettings. These properties overlook the Park and have views to the ocean.

Residential Flats are located opposite Apex Park to both the north on Seabach Avenue, and to the south on Darley Street. These flats have views of the Park.

A small shopping area is located directly opposite the Park on Darley Street. This includes a take-away shop/café/restaurant, hairdresser and pottery shop.

Mona Vale Beach Reserve is located to the east of Apex Park. The reserve includes a rockpool, Surf Club, toilet/amenities block, picnic tables, grassed area and a large car parking area.

### 2.5.2 Regional Open Space Context

Pittwater's reserves form an extensive open space system which is characterised by a diverse range of recreational settings and opportunities (Pittwater Council Open Space and Recreation Plan, June 1997). Recreational values are closely linked with the environmental quality of a place as well as the opportunities, activities and facilities available for public recreation and visitation.

Apex Park's role is that of a local and regional asset in Pittwater's foreshore open space network both as a recreational resource and in terms of its location, setting and scenic values. The park's location and setting adjacent to Mona Vale Beach adds to the intrinsic value of the park for visitors. The location also adds to the variety of recreational opportunities available to visitors, as park users can combine or complement their visit to the park with an outing to the beach.

## **2.6 Physical description and site analysis**

### **2.6.1 Introduction**

The main reason people visit Apex Park is for an outing with children. It is mainly used by families and groups with children in the 0-14 years age group, but particularly by children aged 7 years and under. The children's bike track and the playground facilities are the major attractions of the Park.

The bike track is extremely popular at peak periods such as weekends and school holidays. There has been a bike track constructed at the southern end of the park that is completely separate from the smaller bike track located near the playground area.

There is a need for regular maintenance of the bike track area as the ground adjacent to the bike track gets worn down, creating ruts which are dangerous for young children and their bikes.

The playground equipment is reaching the end of its useful life and will require renewal within the next few years, it is proposed to install softfall beneath the new equipment. The regional nature of Apex Park and associated risk management issues make it necessary to provide more varied safe and high quality play opportunities for children.

The southern section of the park is used by local residents on a regular walking circuit or to walk through to the shop or the beach.

Local residents generally reside in medium density housing and enjoy this section of the Park for the open space it provides and the trees, shrubs and birdlife. They would like to keep as much 'green' as possible and would not like to see the southern section cluttered with structures or equipment, or trees placed too close together.

It is important to retain an area for informal play, games and adventure particularly for the older children (aged 8-14 years) who come on family or group outings.

Local residents feel that the flat grassed area provides an important buffer zone between the two sections of the Park as well as providing space and opportunities for ball games.

The sandstone edging in the northern section of the park is very attractive and should be continued to the southern section of the Park to keep standards/uniformity, upgrade and beautify the area and formalise the boundary.

Local residents expressed some support for the provision of extra facilities for older children in this section of the park. Residents also expressed concern regarding potential trouble/anti-social behaviour with teenagers on roller blades/skate boards.

Local residents expressed caution about major development on the southern end of the park which might attract late night disturbances.

## **2.6.2 Maintenance**

Apex Park requires an assorted range of maintenance services including:

- Safety inspections in accordance with risk management guidelines for playground equipment structures and surfaces
- Turf and garden maintenance
- Cleaning of BBQ facilities
- Maintenance of structures, fences and signage
- Rubbish removal

Given the current use of the park any reduction or lack of maintenance in the nominated areas will directly influence usage rates and Council's risk management strategy

Given the exposed coastal nature of the park protective fencing will need to be maintained throughout the garden areas to ensure the long term prospects of any planted areas.

## **2.6.3 Access, circulation, and parking**

Apex Park provides an important linkage between the adjoining residential areas and the Mona Vale Beach Reserve. Linkage and safer access would be greatly improved and facilitated by the installation of pedestrian crossings on Surfview Road.

As the majority of people come to the park by car, and are bringing young children, bike and picnic equipment, parking and access are very important factors.

On busy weekends, park users are experiencing more difficulty in accessing the Park as the introduction of 'Pay and Display' in the car park area and along Surfview Road has resulted in beach users parking along the residential streets rather than using the car park and having to pay.

Cars park on the southern section of the park in peak beach visitation periods (mainly Sundays, and particularly when Surf Carnivals are held at Mona Vale Beach). This practice causes damage to Park grounds, as well as being dangerous for pedestrians and park users.

Parking along Surfview Road and Seabeach Avenue boundaries is not formalised or delineated and is unsealed in sections.

Footpath access to the park from both Darley Street and Seabeach Avenue is poor and many local residents have to resort to walking on the road to reach the park. Local residents include older people from the Seabeach Retirement Home, residents and their carers from the nearby Nursing Home who need wheelchair access, and people pushing young children in strollers.

Access to the northern section of the Park on Surfview road could be improved with a ramp for people pushing strollers and people in wheelchairs

There is a grassed pathway along the western boundary of the Park behind the rear dune area providing linkage from Seabeach Avenue to Darley Street. This pathway, particularly the enlarged section near Seabeach Avenue, needs to be further defined and connected with the Park as a whole. The pathway also provides a linkage with grassed unmade road reserves in Stanley Street and Bassett Street.

The sets of steps providing access from Terrol Crescent and Seabeach Avenue have been recently refurbished and are constructed of timber with handrails.

There is a grassed pathway along the western boundary of the Park behind the rear dune area providing linkage from Seabeach Avenue to Darley Street. This pathway, particularly the enlarged section near Seabeach Avenue, needs to be further defined and connected with the Park as a whole. The pathway also provides a linkage with grassed unmade road reserves in Stanley Street and Bassett Street.

#### **2.6.4 Condition of the land and Structures**

At the date of adoption of this Plan of Management, grass cover in the park is generally of good condition. The children's playground is well covered and shaded with a sailcloth structure and the play equipment is structurally sound and in reasonable condition and complies with Australian Standards. The tree and garden beds are thriving and in good condition and a solar light has recently been installed. There are no buildings on the land and structures include six electric BBQ's, pergola type shade structures over the two BBQ areas towards the northern end of the park, play equipment, picnic tables/chairs and seating.

#### **2.7 Uses of Apex Park**

The functions and use of Apex Park have been identified through observation, a survey of Park users, interviews with groups who use the Park on a regular basis, and consultation meetings with local residents.

The Apex Park-User Survey which was conducted by Pittwater Council found that the main reason people visit the Park is for an outing with children. The other principal reasons were to use the bike track and the playground equipment, for a get together or excursion and to picnic or barbeque. Respondents also visited the Park for a combined outing with going to the beach, to walk through and for informal games.

The Survey also found that Apex Park is mainly used by families and groups with children, particularly with children 7 years and under. Most people arrive by car, stay at least an hour, and use the park on a regular basis. The Park is highly rated by park users, and a significant proportion do not frequent other Pittwater parks.

The location of Apex Park, adjoining Mona Vale Beach, adds to the recreational opportunities and has a significant impact on the attraction of the setting.

Apex Park is also used on a regular basis by local Playgroups and other community organisations for get togethers and excursions. Playgroups are attracted by the bike track and the playground, which are suitable and interesting for children in this age group and considered relatively safe. The pleasant environment, grassed areas and seating for parents and parking and access are also important factors in their use of the Park.

Other informal activities include ball games, bike riding and walking in the grassed open space areas.

### **3. PERMITTED FUTURE DEVELOPMENT AND USES**

#### **3.1 Planning Provisions**

##### **3.1.1 Introduction**

This section defines the range of activities that can occur and the facilities and structures that can be constructed and operated and the extent or intensification of any development

permitted at Apex Park. It also specifies the leases, licences and other interest in land which are expressly authorised to be granted in respect of the community land at Apex Park. It also identifies the need for development consent for any proposed activities, and provides guidelines to assist Council in determine any Development Application required for proposed structures and activities.

### **3.1.2 Guidelines for Future Development and Uses**

The *Pittwater Local Environmental Plan 1993* (as amended) requires Plans of Management for community land to specify the uses, activities and developments that will be permitted on the subject land that is zoned 6(a) (Existing Recreation “A”), both with and without development consent as well as those uses, activities and developments that are prohibited. This Plan of Management is a guide to the matters that Council may take into consideration for all development applications required for activities and developments at Apex Park. The landuse planning tables contained in this Plan outline permissible and prohibited activities and developments at Apex Park.

### **3.1.3 Scale and Intensity of Future Uses and Development**

The scale and intensity of future uses and development permitted on the site at Apex Park will be determined by the Land Use Planning Table, the concept Masterplan and the objectives of this Plan of Management, including the objectives set out in the Local Government Act 1993.

### **3.1.4 Development Application and Permit Procedures**

Any proposed uses or development and building works that are permitted only with Development Consent (consistent with the uses listed in the Land Use Planning Table) would be subject to the normal Development Application process required by Council in accordance with the Environmental Planning and Assessment Act 1979.

Certain developments, such as new or replacement buildings, or extensions to existing buildings on community land must be determined by the Council itself rather than by staff under delegated authority under Section 47E of the Local Government Act, 1993. However, the following development types are exempt from this provision: toilet facilities, small refreshment kiosks, shelters, picnic facilities, structures for the playing of games and sports, playground structures, and works/storage sheds.

## **3.2 Leases, Licences and Other Estates**

### **3.2.1 Introduction**

Council is permitted to grant leases, licences and other estates over community land in accordance with the provisions set out in the Local Government Act, 1993 and the aims and objectives of this Plan of Management.

A lease will be typically required where exclusive use or control of all or part of the reserve is desirable for effective management. 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 in the reserve 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 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 would be carried out in terms of environmental quality and public access.

The Plan of Management at Section 3.3 , sets out the nature of the leases, licences and other estates that Council intends to grant under this Plan of Management.

### **3.2.2 Existing Leases, Licences and Other Estates**

There are no existing leases or licences within the area described by the Plan.

### **3.3 Authorisation of Futures Leases, Licences and Other Estates**

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 Apex Park.

This Plan of Management specifically authorises the leasing, licensing or granting of an estate in the land that is the subject of this Plan and complies with Section 3.

### 3.4 Schedule of Permissible Land Uses

Where applicable, the land use terms and definitions contained in the following Schedules of Permissible Uses has the same meaning as those contained in the Interpretation Dictionary of the Pittwater Local Environmental Plan 1993 (as amended).

Permissible Uses Exempt (these may be subject to approval under Part 5 of the EPA Act 1979)	Permissible Uses Requiring Development Consent	Prohibited Uses (including but not limited to the following)
<p>Advertising – temporary (such as banners)</p> <p>Bush regeneration (including weed removal)</p> <p>Car parking area (sealed or unsealed) ancillary to use of the reserve</p> <p>Children's playground facilities and structures</p> <p>Community events e.g. market days fundraisers, announcements, awareness campaigns and health campaigns.</p> <p>Concerts, playing of musical instruments or singing for a fee or reward for organised events during the hours of 8am and 10pm.</p> <p>Consumption of alcohol in alcohol free zone (providing appropriate signposting e.g. The consumption of alcohol is prohibited without the express permission of "Pittwater Council" is in existence.</p> <p>Corporate functions</p> <p>Cultural events</p> <p>Drainage and stormwater works (minor)</p> <p>Earthworks to construct structures identified on the Landscape Master Plan</p> <p>Fencing including security, childproof, protective and temporary.</p> <p>Filling, levelling, grading and topdressing (authorised) which will result in no net decrease in floodplain storage capacity, in accordance with Floodplain Management Policy</p> <p>Fire hazard reduction activities</p> <p>Filming and still photography</p> <p>Fireworks displays</p> <p>Helicopter landings if consistent with the core objectives of the park and with the General Manager of Council's approval.</p> <p>Informal recreation activities, such as picnics</p> <p>Land restoration works, including mounding</p> <p>Landscaping works including gardens, laying of turf or re-turfing</p> <p>Lighting of reserve</p>	<p>Advertising - permanent</p> <p>Buildings ancillary to the park, which include toilets, change rooms, canteen, meeting room, storage and the like</p> <p>Community events involving more than 3,000 people</p> <p>Community facilities</p> <p>Concerts, playing of musical instruments or singing for fee or reward after 12 midnight and before 8am.</p> <p>Floodlighting</p> <p>Filling involving a net decrease in floodplain storage capacity</p> <p>Grandstand or similar for spectator seating</p> <p>Markets of more than 1 day duration</p> <p>Small refreshment kiosk</p> <p>Telecommunications facility or tower</p> <p>Temporary activities, developments or events that exceed one of the following criteria:</p> <ul style="list-style-type: none"> <li>• the number of participants and/or spectators on any one day of an event exceeds 3,000</li> <li>• activities occurring outside the period of 9.00 to 12.00 midnight</li> <li>• activities or temporary facilities will occur over a total of more than 2 continuous days</li> </ul>	<p>Agistment of stock</p> <p>Circuses</p> <p>Domestic drainage outlets</p> <p>Equestrian activities</p> <p>Extractive industries</p> <p>Golf course, golf driving range or golf practice</p> <p>Private alienation or encroachment on to the Sportsground</p> <p>Private vehicular access across the reserve</p> <p>Recreational motor sports (including four-wheel driving, motorbike or trailbike riding, or similar)</p> <p>Showground</p> <p>Unauthorised dumping of refuse including building materials, soil, fill, garden wastes and the like (other than importing of fill for permitted works)</p> <p>Vegetation removal not in accordance with Council's Tree Preservation and Management Order</p>

Permissible Uses Exempt (these may be subject to approval under Part 5 of the EPA Act 1979)	Permissible Uses Requiring Development Consent	Prohibited Uses (including but not limited to the following)
<p>Low intensity commercial use subject to licence approval.</p> <p>Markets of not more than 2 consecutive day duration.</p> <p>Mobile food vendors (only permitted from a distance of no less than 100 metres from the nearest food/drink retailing establishment).</p> <p>Multi-use pedestrian and cycle tracks, including footpaths, cycle tracks, boardwalks, minor bridges</p> <p>Noticeboards - school and community</p> <p>Park furniture, such as seating</p> <p>Picnic facilities</p> <p>Public addresses</p> <p>Public drainage and stormwater works</p> <p>Public gardens</p> <p>Recreation area</p> <p>Recreational facilities, other than buildings</p> <p>Road or vehicle access track (formalised)</p> <p>Shade structures and shelters</p> <p>Signage, including compliance, directional, interpretive, identification and safety signs</p> <p>Scouting organisations events and the like</p> <p>Temporary commercial activities, developments or events requiring a lease, licence or other estate under <i>the Local Government Act 1993</i></p> <p>Temporary activities, developments or events consistent with the guidelines in Section 5.3.2 of this Plan of Management that do not exceed one of the following criteria:</p> <ul style="list-style-type: none"> <li>• the number of participants and/or spectators on any one day of an event does not exceed 3,000</li> <li>• activities not occurring outside the period of 8am to 12midnight. <ul style="list-style-type: none"> <li>• activities or temporary facilities will occur over a total of more than 7 continuous days e.g. charity, non-profit, corporate, cultural, promotional, social, and catered events, festivals, fetes, outdoor cinemas.</li> </ul> </li> </ul> <p>Temporary community activities requiring a casual booking or permit under the relevant Council policy</p> <p>Utility installations (underground and overhead)</p> <p>Wedding ceremonies/receptions</p>		

## 4. MANAGEMENT STRATEGIES

### 4.2 Action Plan

An Action Plan defines the “means of achievement” (Management Actions) in response to desired outcomes and core objectives (refer to the following Management Strategies tables). The “means of assessment” provide a system of checks and balances to assess actions and performance. Priorities are assigned according to the specific action’s relative importance.



View of entrance to Apex Park.

View of bike path.



## Action Plan

Issue	Strategy	Actions	Performance measures
<p>Apex Park experiences salt-laden wind exposure due to its location adjoining Mona Vale Beach. The existing mass shrubs at the northern end of the park have been successful with providing shelter from winds.</p> <p>Sandstone block walling and edging along the eastern park boundary is considered very attractive and suitable for the setting.</p>	<p>Continued improvement in the quality of the landscape resulting in a unified and attractive setting for the range of recreation opportunities in Apex Park and the adjoining beach reserve.</p>	<p>Continue selective groups of planting of native species along western embankment of park as a buffer. Continuation of Norfolk Island Pine plantings in groups.</p> <p>Continue the use of sandstone for walls, edging and paving to provide attractive landscape features that relate to the natural characteristic of the area.</p>	<p>Landscape improvements implemented in accordance with the masterplan.</p>
<p>Need for the provision of more shade trees/structures in Apex Park.</p>	<p>To provide more usable shade for protection from the sun for park users.</p>	<p>Careful planting of shade/canopy trees as per masterplan.</p> <p>Install new picnic facilities with all-weather roofing.</p>	<p>Park users express satisfaction with the provision of shade in Apex Park.</p>
<p>The playground equipment will require replacement within the next few years and the installation of sofffall beneath the equipment.</p>	<p>To improve the existing play facilities for children.</p>	<p>Maintain and where possible upgrade the playground equipment and install sofffall underneath the equipment.</p>	<p>Increased satisfaction with playground equipment.</p>

<b>Issue</b>	<b>Strategy</b>	<b>Actions</b>	<b>Performance measures</b>
Playground requires enclosing due to the location of the playground to roads for the safety of young children using the reserve.	To improve the recreational playground facilities for young children in terms of safety.	Installation of fencing surrounding the playground equipment.	Parent satisfied with safety of young children whilst playing on the equipment.
There is a need to provide more suitably located and covered picnic tables/benches and seating.	To provide additional facilities and further recreational opportunities for families and groups to picnic and BBQ.	Provide more suitable sited seating adjacent to the children's playground facilities and install more suitably covered picnic tables and benches.	User groups express satisfaction with the provision and location of seating and covered picnic tables and benches.
Lack of toilets in Apex Park is a major issue with users of the park with many visitors unaware of the location of toilets at Mona Vale Beach.	To inform park users of the close proximity of the two toilet facilities at Mona Vale Beach Reserve.	Erect signs showing where both toilet facilities are located.	Signs installed
Lack of pedestrian crossing on Surfview Road to access toilets at Mona Vale Beach Reserve,	To provide safer pedestrian access to toilet facilities	Council's Traffic Engineer and Traffic Committee to adopt the installation of pedestrian crossing on Surfview Road.	Safer pedestrian access to existing toilet facilities at Mona Vale Beach Reserve.
Footpath access to the park from both Darley Street and Seabeach Avenue is poor and many residents have to walk on the road to reach the park. Access to the northern section of the park could be improved with a ramp for people pushing strollers and provide disabled access. The grassed pathway along the western boundary of the park behind the rear dune area needs to be further defined and connected with the park as a whole.	To provide easier access and linkages to Apex Park for local residents and park users.	Construct footpaths along the Darley Street and Seabeach Avenue boundaries of the park to formalise the boundary and provide a safe linkage and access for residents and users. Construct a ramp access to the park from Surfview Road.	Footpaths constructed and local residents express satisfaction with improvements to access to the park.

Issue	Strategy	Actions	Performance measures
<p>The majority of park users visit the area by car and parking access is very important. The most convenient area for park users to park cars is on Surfview Road adjacent to the northern section of the park. On busy weekends Seabeach Road gets parked out from people wishing to avoid "Pay and Display" fees. Carparking along Surfview Road and Seabeach Avenue Boundaries are not formalised or delineated and along Seabeach Road is unsealed in sections.</p>	<p>To ensure there is adequate convenient parking for visitors to Apex Park formalise the existing parking arrangements.</p>	<p>Provide formalised and delineated parallel parking along Surfview Road on the western side.</p>	<p>Park users express more satisfaction with parking arrangements for the park.</p>
<p>Risk Management is a significant issue for Council in formulating management practices for parks. Potential hazards should be identified and rectified to minimise any potential for accidents. All new and existing play equipment must be safe for children to use. Surfaces under and surrounding play equipment must be maintained to create a safe play environment for children in Apex Park.</p>	<p>To create a safe play environment for children in Apex Park, and to minimise Council's exposure to accident claims.</p>	<p>Formulate and implement a regular inspection safety checklist to identify potential safety issues. Repair and upgrade equipment which is identified as a potential safety hazard for children. Upgrade equipment as required ensuring that relevant safety standards are complied with. Install softfall under the playground equipment.</p>	<p>Minimise occurrence of claims against Council. Inspection safety checklist formulated and maintenance regime implemented.</p> <p>Apex Park is considered a safe play environment for children.</p>
<p>Apex Park requires an assorted range of maintenance services including turf and garden maintenance, cleaning of BBQ facilities, maintenance of structures, fences and signage, rubbish removal.</p>	<p>Provide a well maintained regional park through the increased efficiency of maintenance operations particularly in regard to turfed/garden areas, litter control, cleaning of BBQ's and maintenance of play equipment.</p>	<p>Review current work practices and procedures for maintenance operations through bench marking and adoption of industry better practice standards of performance.</p>	<p>Majority of park users satisfied with maintenance standards in the park.</p>

## **5 PARK IMPROVEMENTS**

### **5.1 Basis for overall concept**

The aim of the Masterplan is to describe a range of works to address key issues and to meet the management objectives for the park that have been identified through community consultation and site analysis.

The main elements of the Masterplan concept for Apex Park include:

- Upgrade existing picnic area including repairs and repainting to existing shade structures and replace existing picnic tables.
- Upgrade of children's playground facility as per masterplan.
- Installation of kerb and gutter to Seabeach Avenue edge.
- Provide disabled carspace and access to park and playground.
- Restoration of existing garden bed areas.
- Create gateway entry to the park and playground area and install pathway linking playground and other features of the park.
- Install new pathway and timber stair access from the North Western corner of the park.
- Replace timber koppers log bollards with new timber post and rail barriers to define edge of carpark area along southern side of Seabeach Avenue.
- Restoration of children's bike track as per masterplan.
- Upgrade existing central picnic area including repainting of shade structure and replacing existing picnic tables.
- Remove existing tree guards from Norfolk Island Pines and provide circular bed of mulch to trees.
- Maintain grassed area along western boundary and upgrade existing timber stair access including hand rail.
- Restoration of existing garden bed areas along embankment.
- Install a 1.2 metre concrete pathway along Darley Street to provide a link between Darley Street and the beachfront.
- Upgrade picnic area in south east section of the park including replacement of existing picnic tables and installation of a shade structure over tables to match existing structures in the park.
- Provide feature paving to highlight the pedestrian entrances to the park.
- Install kerb and gutter to eastern edge of Surfview Road and install new timber maintenance access gate.
- Upgrade existing park furniture and provide additional seating.

INSERT LANDSCAPE MASTERPLAN

## APPENDIX A

### MAJOR WORKS PROGRAM

The following program of major works for Apex Park will be updated and implemented according to the priorities and budget allocations assigned for each action by Council as a part of the process of annual review for the Pittwater Management Plan.

<b>Section</b>	<b>Item \$</b>	<b>Total \$</b>
Selective planting of Norfolk Island Pines	\$15,000	
Continue using sandstone for walls, edges and paving	\$20,000	
Install new picnic facilities with all weather roofing	\$50,000	
Install new playground equipment	\$40,000	
Install softfall base under equipment	\$20,000	
Erect fencing around playground equipment	\$20,000	
Erection of information signage indicating locations of toilets etc.	\$7,000	
Installation of pedestrian crossings across Surfview Rd to beach	\$50,000	
Construct footpaths along Darley Street and Seabeach Avenue	\$10,000	
Install ramp access to the park from Surfview Road	\$6,000	
Formalise parking along Seabeach Avenue	\$20,000	
Upgrade of picnic area in s/e section of park – replace picnic tables x 2	\$20,000	
Install shade structures over replaced picnic trees	\$20,000	
Feature paving to pedestrian entrance to the park	\$5,000	
Install kerb and gutter to eastern edge of Surfview Road and Seabeach Avenue edge.	\$15,000	
Intall 1.2 m pathway along Darley street	\$30,000	
Replace timber koppers logs and bollards with new timber post and rail barriers.	\$15,000	
Create gateway entry to the park and playground area and install pathway linking playground and other features of the park.	\$20,000	
		<b>\$383,000</b>

## APPENDIX B

### ***BASIS FOR MANAGEMENT***

#### **Goals and Objectives**

The following section outlines the goals and objectives of both the State Government and Pittwater Council that apply to the management of Apex Park.

#### ***State Government Objectives***

##### Community Land

Community land must be managed in accordance with its objectives. The State Government through the provisions of the Local Government Act has established the following core objective for community land categorised natural area (bushland, foreshore, watercourse), park and general community use.

##### **Park (Section 36A)**

- To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities
- To provide for passive recreational activities or pastimes and for the casual playing of games, and
- To 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 (Section 36I)**

- 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 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).

##### **Natural Areas (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
- To maintain the land, or that feature or habitat, in its natural state and setting
- To provide for the restoration and regeneration of the land
- 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
- 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* and in compliance with the requirements of the *Local Government (Community Land Management) Act, 1998* comprising the habitat endangered species or threatened species.

Core objectives for land categorised as **Bushland (Section 36J)** are:

- To ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land
- To protect the aesthetic, heritage, recreational, educational and scientific values of the land
- To promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion
- To restore degraded bushland
- To protect existing landforms such as natural drainage lines, watercourses and foreshores

- To retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and
- To protect bushland as a natural stabiliser of the soil surface.

Core objectives for land categorised as **Watercourse (Section 36M)** are:

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

Core objectives for land categorised as **Foreshore (Section 36N)** are:

- To maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area, and
- To facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.

These objectives and the means of achieving these objectives are set out in the Action Plan.

## **Bibliography**

Australian Bureau of Statistics (1998) Regional Profile: Pittwater LGA. ABS Regional Profiles, New South Wales

New South Wales Department of Land & Water Conservation (1996) Succeeding with Plans of Management: A Guide to the Local Government Act and Crown Lands Act.

Pittwater Council (1995) Apex Park Plan of Management. Prepared by Pittwater Council

Pittwater Council (1997) Open Space and Recreation Plan

Pittwater Council (1994) Pittwater Recreation Needs Study

### **Maps & Aerial Photographs**

Surveyor General's Department New South Wales (1994) Aerial Photograph of Apex Park.

