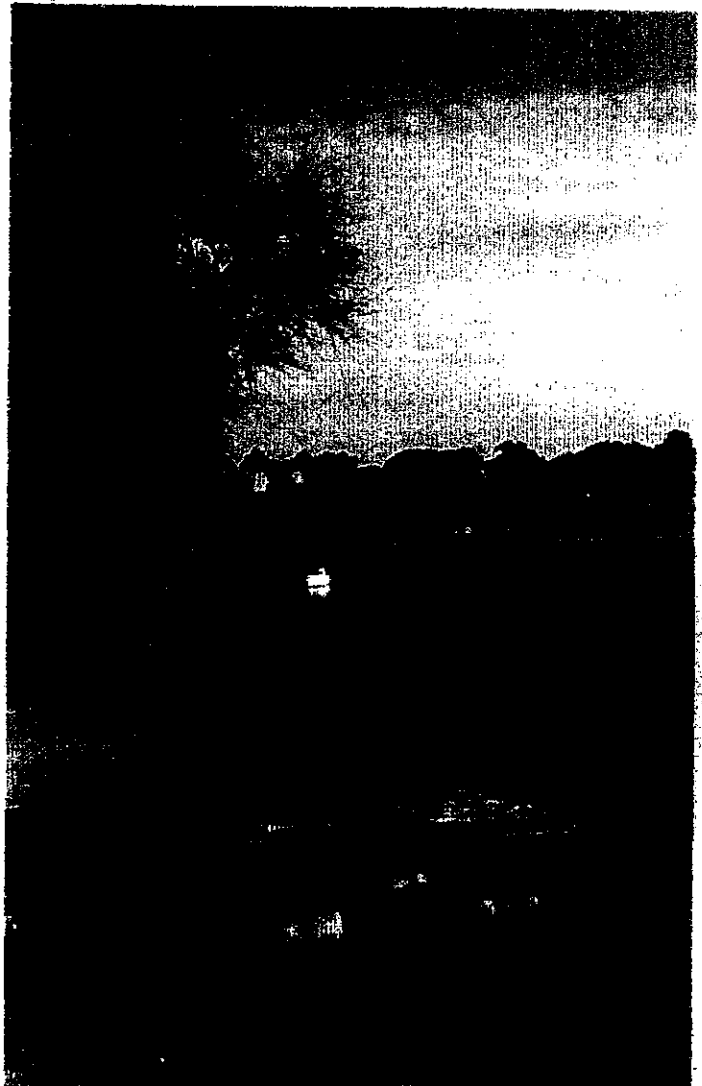


**PLAN OF MANAGEMENT**  
for  
**PRINCE EDWARD PARK**



for  
**CONCORD COUNCIL**

**Integrated Site Design**

Planning and Design Consultants

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**PRINCE EDWARD PARK**

Prepared for  
**CONCORD COUNCIL**

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**August 1996**



# PRINCE EDWARD PARK PLAN OF MANAGEMENT

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## 1.0 INTRODUCTION

The Prince Edward Park Plan of Management applies to the whole of the land known as Prince Edward Park located at the end of Phillips Street bounded by Hen & Chicken Bay and adjoining industrial lands. The Park is a Crown Reserve (R82928) for Public Recreation in the Parish of Concord, County of Cumberland, notified on the 25-November 1960.

Concord Council is trustee of the Reserve having been appointed in 1962. Part V of the Crown Lands Act 1989 provides the statutory basis for the preparation of plans of management for reserved Crown land. A reserve trust may, with the Minister's consent, prepare a plan of management for the reserve under its care control and management. Discussions between officers of Concord Council and the Department of Land and Water Conservation has established the need for a plan of management for Prince Edward Park to enable Council to effectively co-ordinate present and future uses of the reserve.

A primary purpose of this Plan is to provide the community, users and Concord Council with a clear statement on the future use and management of Prince Edward Park. Concord Council's area contains many attractive parks, some with water frontage. While these parks are essentially local area parks for the enjoyment of the residents of Concord they are also widely utilised by people from many other areas in Sydney. Prince Edward Park in particular, although only small in area, has attributes which makes it attractive to the entire community. Accordingly effort is required through on going management to ensure that the attributes and values of this Park are properly protected and enhanced.

An opportunity exists to add an adjoining area of Crown land to Prince Edward Park. The site in question is leased by Concord Council and subleased as a restaurant. The headlease of this site expires in 2003 and this plan examines the future use of this land in the context of a substantial redevelopment of the adjoining industrial land and the potential to locate a restaurant in the Park. Of particular concern is the issue of the current contamination of the existing restaurant site and the implications for the future management of the adjoining reserve.

The Plan of Management for Prince Edward Park contains a statement of the significance, management objectives and the means required to achieve them. Investigation of the site together with the results of a number of previous studies form the basis of the management framework proposed. The Plan identifies a number of opportunities to address community expectations on environmental management, access and improved recreation and community facilities. Most importantly the Plan seeks to facilitate a Master Plan of improvements to the Park, commensurate with its significance and its relationship to the surrounding area.

This report contains explanatory material including ideas, diagrams and supporting data to the Plan.





## 2.0 LEGISLATION AND MANAGEMENT CONTEXT

The management and use of Prince Edward Park is subject to many pieces of legislation and the policies of the State Government and Concord Council. The most important pieces of legislation are the Crown Land Act, 1989 under which this plan has been prepared, the Environmental Planning and Assessment Act, 1979 which controls development matters and the Local Government Act, 1993 which provides Council with a further range of land management controls.

A brief summary of the current statutory framework is given to ensure that the management proposals in the Plan of Management for Prince Edward Park satisfies the requirements of the respective Acts.

### 2.1 The Crown Lands Act 1989

The Crown Lands Act contains a statement of the principles of Crown land management and a scheme for the preparation of plans of management for Crown reserves.

#### 2.1.1 Principles of Crown Land Management

Section 11 of the Crown Lands Act contains a statement of the principles which provide a framework for the management and use of Crown lands.

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

The above principles have been used in framing the actions proposed in the Plan of Management for Prince Edward Park.

#### 2.1.2 Preparation of Plans of Management

Under the provisions of Part V of the Crown Lands Act, 1989 the Minister for Crown land has the statutory responsibility for the preparation and exhibition of plans of management for reserved Crown land. Where a reserve trust, with the approval of the Minister, decides to prepare a plan of management the trust is required to make provision for such matters as the Minister requires (cf Section 112 (4)).



In discussions with the Department of Land and Water Conservation leading up to the preparation of the plan of management the following matters were identified for inclusion in the plan:

- the intrinsic values of the park and how they might be protected and managed;
- the relationship of the reserve to the surrounding area, particularly in the light of current redevelopment proposals;
- uses of the reserve to ensure that future uses are compatible with its intrinsic values;
- issues associated with the existing restaurants on the adjoining special lease
- vegetation management;
- foreshore management - including provision for migratory birds;
- provision of facilities( particularly for disabled) - seating, shade, toilets, kiosk play equipment etc
- access, parking, lighting;
- regional pedestrian/cycleway linkage issues
- rehabilitation of the existing restaurant site

The above issues are considered in more detail in Section 5 of this report.

Before a plan of management is finalised the following actions are required:

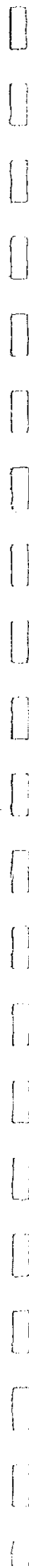
- the trust is required to forward a copy of the plan to the Minister;
- the Minister is required to ensure that the plan is publicly exhibited for not less than 28 days;
- any person may make representations concerning the plan to the Minister within the allotted time; and
- the Minister may adopt the plan or make alterations as the Minister thinks fit.

Once the Plan has been adopted by the Minister, the reserve trust is required to carry out and give effect to the plan and no development or use may be permitted on or in relation to the reserve unless they are in accordance with the adopted plan.

### 2.1.3 Policies for the Management of Crown land

The Department of Land and Water Conservation in association with the Department of Local Government has prepared guidelines to assist reserve trusts in the preparation of plans of management for reserved Crown land. The guidelines stress that plans of management must incorporate the principles of land management referred to above and that any proposed uses, developments and management practices must conform to the public purpose for the reserve.

The Department also has policies on various land management topics and where appropriate these have been addressed in the preparation of the plan. The most relevant policy for the current planning exercise is a draft Policy, prepared by the Department of Land and Water Conservation, in relation to the establishment of



food and beverage outlets on Crown reserves. A copy of the draft Policy is contained in Appendix A. While the draft Policy has yet to be formally released it aims to provide a consistent approach to the establishment of restaurants and kiosks on Reserved lands across NSW.

The primary emphasis of the draft Policy is to ensure that the operation of food and beverage outlets:

- will enhance the public use of the reserve and not become the main focus of the reserve;
- maintains the integrity of the reserve in terms of its public purpose and environmental qualities;
- maintains the public's right to access the reserve;
- does not restrict or inhibit the enjoyment and recreation of the overall community.

The draft Policy goes on to provide categories for food and beverage outlets which serve as a guide in determining the extent of the operation and whether it is suitable within the context of the reserve. It is ultimately intended that the Policy will be complimented by a Planning Circular to councils by the Director Planning.

In the draft Policy it is proposed that a plan of management should explicitly provide a mechanism by which the food and beverage outlet may be established, define the scope of the services offered, safeguard the proposal's evaluation by the community and key stakeholders and ensure that relevant and prescribed State Government Planning Circulars have been taken into consideration.

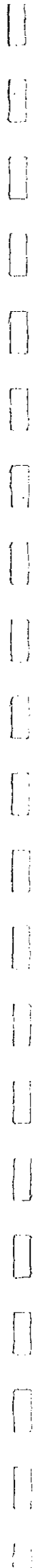
A detailed consideration of issues associated with the operation of a restaurant in Prince Edward Park in relation to the draft policy is given in Section 5 of the plan.

#### 2.1.4 Conclusion

The Plan of Management for Prince Edward Park has been prepared in the light of the Principles of Crown land management, the Department of Land and Water Conservation's Guidelines for the preparation of Plans of Management and policies. The Plan is in a form suitable for public exhibition.

## 2.2 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act controls the development and the use of land throughout New South Wales. This legislation makes provision for a range of state and regional planning instruments several of which apply to public and recreational lands. Of these, Sydney Regional Environmental Plan No 22 which focuses on the Parramatta River incorporates Prince Edward Park and its on going recreational uses. In addition, local councils have an important role under the Act through the preparation of local planning instruments.



### 2.2.1 Local Environmental Plan

Under the existing Concord Planning Scheme, gazetted on 28 August 1969, the zoning of Prince Edward Park is 6(a) Open Space - existing recreation. The implications arising from the current statutory planning controls are more fully discussed in Section 5 of this Plan.

### 2.2.2 Sydney Regional Environmental Plan (SREP) No 22 - Parramatta River

Sydney Regional Environmental Plan No 22 generally covers the Parramatta River and includes Hen and Chicken Bay and Prince Edward Park. The Regional Environmental Study which preceded the REP highlighted several findings of relevance to this Plan of Management, some of which are:

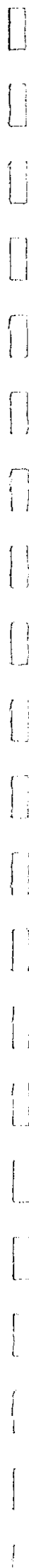
- *the waterways and foreshore open space do not function as an integrated recreation system;*
- *in meeting recreation needs, priority should be given to improving existing facilities to their full capacity and developing a variety of recreation settings and facilities in existing parks;*
- *there is a need to overcome the inconsistencies in the processes for dealing with development proposals above and below mean high water mark;*
- *there is a lack of regional policies and guidelines on priorities and suitable locations for recreation facilities and open space development and, in particular boating facilities and services.*

As a response to these issues when the REP was gazetted in 1990 it established appropriate mechanisms and strategies for the coordinated planning and management of the Parramatta River and its foreshores. These included the clarification of the development approval process by the determination of the most appropriate consent authority for land based, land/water based and water based activities. Other mechanisms included the creation of the Foreshore and Waterways Planning and Development Advisory Committee together with a range of statutory requirements related to development control.

Other objectives of the REP included the promotion of development of facilities for recreation and open space, improvement in the appearance of the River and protection of natural assets and items of environmental heritage. The statutory provisions aimed at achieving these objectives are also supported by design and management guidelines.

Wherever possible the aims, objectives and guidelines established in the REP have been incorporated in the relevant objectives, strategies and actions articulated within this Plan of Management.

More specifically with respect to public access and ancillary facilities, the design guidelines within the REP indicate that "*wherever appropriate opportunities arise, efforts*





*should be made to achieve improved public access to an along the foreshores" p 33.*  
Furthermore, with respect to kiosks and eating houses the guidelines indicate that  
*"...The location of recreation buildings such as kiosks, eating houses, boatsheds and picnic shelters within public open space could be close to or one the water's edge"p 33.*

The REP highlights the presence of an heritage item on the peninsula which is understood to related to the industrial buildings on the adjoining Wellcome Australia site. In this respect the REP also notes the reasonably untidy industrial buildings on the same site as being a negative visual feature which requires attention. While these buildings do have an impact on the visual quality of Prince Edward Park and the Parramatta River, they are not a part of the Park or this Plan.

### 2.2.3 Parramatta River. Guide to the Draft Parramatta River Reaches Report

This guide, prepared by the Department of Urban Affairs and Planning outlines a number of strategies and actions to improve the appearance of the foreshores and enhance people's enjoyment of them. A Parramatta River Foreshores Improvement Program was established to plan and implement improvements to the foreshore areas in line with these objectives.

Goals within the Report relate to healthy natural systems, recreational opportunities, access, culturally and historically significant areas, visual quality, tourism and integration with broader planning and development initiatives.

Particular consideration has been given to matters outlined in the Draft Parramatta Reaches Report in the preparation of this Plan. The implementation of the Prince Edward Park Plan of Management will assist in achieving the aims and objectives of the Draft Parramatta Reaches Report.

## 2.3 Local Government Act 1993

The Local Government Act 1993 provides the legal framework for a council's activities and the management of its area. The Act provides mechanisms for a council's programs and for an approvals system for a wide range of building and landuse activities.

It is a proposal of this plan that Prince Edward Park should be subject to Concord Council's local approvals policies, particularly those which relate to the management and use of public lands within its area.

### 2.3.1 Concord Recreation Inventory

Concord Council has prepared an inventory of its recreation of its recreational resources. Within the inventory Prince Edward Park is regarded as a similar parcel of land in terms of use and management, to those lands which are classified as

[illegible]

'community' land under the Local Government Act 1993. The setting of the Park is further identified as being 95% Parkland and 5% Playground.

The use of the Park is regarded as high, and comprises passive activities, children's play, visual access to water, and physical access (beach and rockeries). Uses are generally confined to non-organised activities. The maintenance and overall condition is regarded as good, with access available to the public and those with limited mobility.

The following specific comments on the character and condition of the Park are recorded in the inventory:

*Graffiti: lights, BBQ, plaque, platform.*

*Expansion: foreshore link to be built when pharmaceutical industry move out and residential developments occur. Native vegetation landscaping.*

*Surround: industrial, golf course, Parramatta River, Angelos Restaurant (open weekday, weeknight and weekend night). Angelos will relocate into Park due to contamination issues. Plan of Management for site is being developed.*

[illegible]

### 3.0 RESERVE DESCRIPTION

The location of Prince Edward Park is shown in the following locality map. The Park can be reached either by road via Phillips Street or by water.

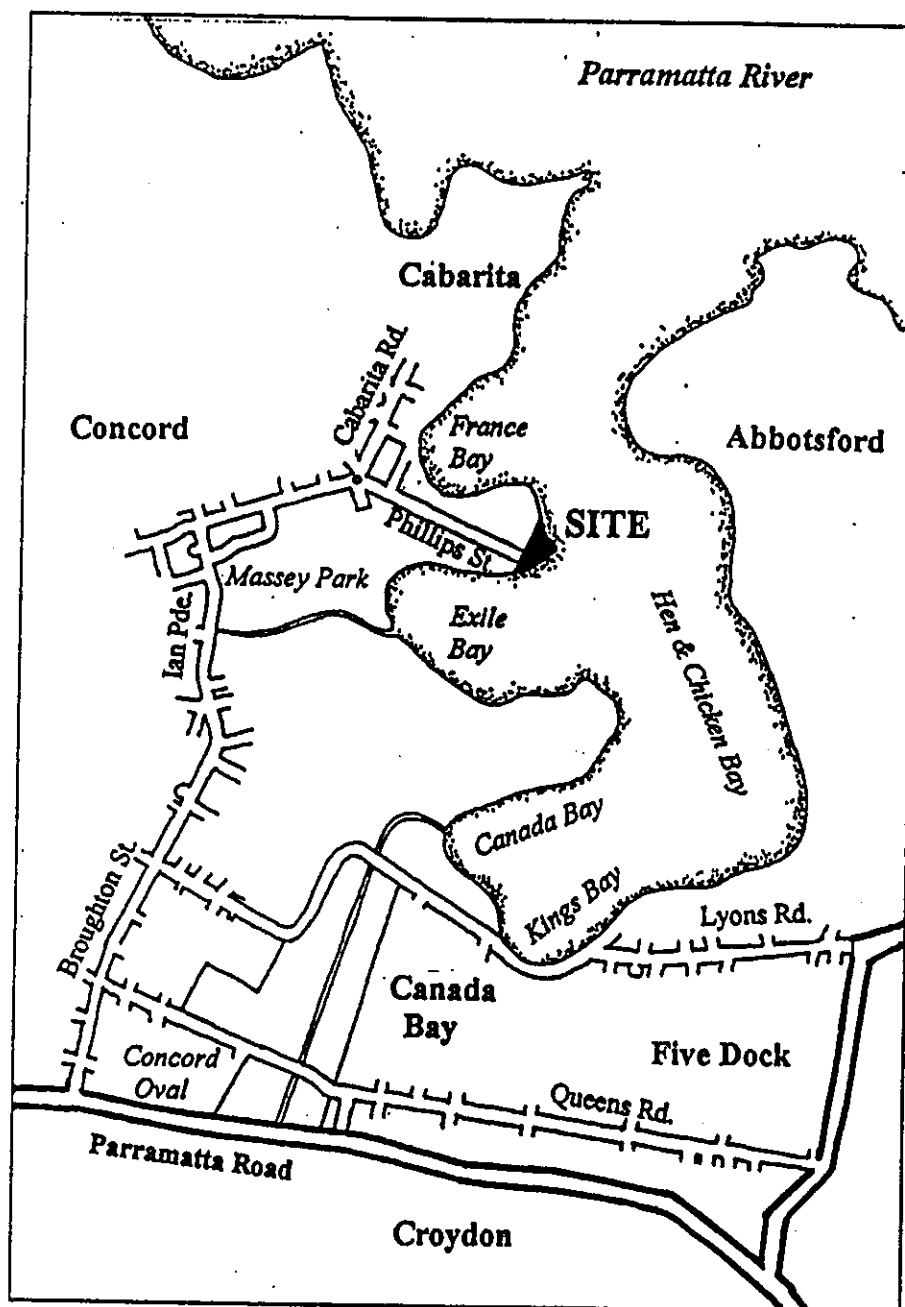


Figure 1 Locality Map

### 3.1 Historical Perspective

Prince Edward Park is one of the remnants of the original Longbottom Government Farm which dates from 1819 although a stockade had been established on the land as early as 1792. The Longbottom Government Farm covered an area of 379



hectares, extending from the junction of Parramatta and Concord Roads to Cabarita point and included the western foreshore of much of Hen and Chicken Bay.

Whilst the Longbottom land was used for primary production - timber getting, quarrying and agriculture - and a lockup for convicts including the Canadian *Patriotes* from 1840 to 1842, the more isolated areas remained unchanged for most of the nineteenth century. The original vegetation of the headland was woodland of small trees and with a dense understorey of scrubs. Where the Hawkesbury sandstone was exposed as in Cabarita Park, Bayview Park and Prince Edward Park vegetation coverage was limited. The trees along the headland included blackbutt and red bloodwood (*Eucalyptus gummifera*) and possibly smooth-barked apple (*Angophora costata*). The scrubs present would have included Coastal Banksia (*Banksia integrifolia*) and Black She-oak (*Casuarina littoralis*).

Residential subdivision of earlier land grants on the edge of the Longbottom estate commenced in the early 1830s but by the 1880s the Longbottom Village had been established and the adjoining lands subdivided. Most of the residential development of the areas in the vicinity of Prince Edward Park was completed by the 1930s. However, the headland at the end of Phillips Street was not developed as the land had been reserved for public recreation as early as the 1860s.

Land immediately adjoining Prince Edward Park was developed for industrial purposes during the first World War leaving a legacy of contamination of both land and the waterways. The industries in the area produced building products (including asbestos and paints), agricultural products (including sheep dip products and fertilisers) and pharmaceuticals.

### 3.2 Current Land Status

Prince Edward Park is an area of reserved Crown land. Concord Municipal Council was appointed the trustees of the current area of the Park on the 3rd March 1962. An adjoining area of Crown land, which had previously been excised from the reserve was leased to Council in 1962. The leased area currently accommodates a restaurant. The lease is described as Special Lease 1962/40 Metropolitan over portion 459, an area of 1454m<sup>2</sup> in the Parish of Concord, County of Cumberland. The lease expires on the 25th July 2003. The lease contains a power to sub-lease.

A sub-lease for the site was granted to the Cabarita Speedboat Club early in 1965, and one of the primary aims of the lease and indeed of the Park was to ensure that the Park remained open to the public. The existing restaurant is located within the building formerly occupied by the Speedboat Club. The sub-lease of the restaurant expired on the 2nd of March 1996 and now continues on a week by week tenancy. One of the purposes in the preparation of this plan of management therefore is to consider issues associated with the most appropriate use of this site, particularly given concerns in relation to the contamination of this site, the value of a restaurant

1



facility in Prince Edward Park and the nature of any other leases or licences required to control activities within the Park.

### 3.3 The Park today

The Cabarita Speedboat Club, boat ramps, jetty and the barren landscape evident in photographs from the early 1980s have been replaced under a substantial landscape improvement program initiated by the Council in 1980 and completed in 1985.

Today, Prince Edward Park is an extensively landscaped foreshore park located in between former industrial lands and a restaurant located towards the north-western corner of the site.

The lands located adjacent to the north-west corner of the Park are former industrial lands which are in the process of becoming residential lands, with a view to accommodating medium density residential development.

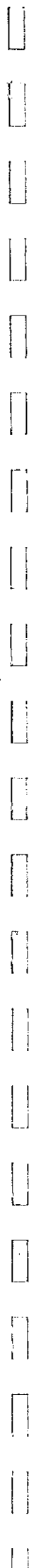
The main attributes of the Park are the topography and water frontage. Generally the Park slopes away from the water and enjoys 180 degree views to the north, south and east. Organised garden beds to some degree limit views from and into the park and physical access through the park. At the same time the existing vegetation provides shade and an attractive relationship with the water. The overall feeling created by the setting and form of the Park is one of tranquillity. This value should be retained and enhanced as an primary objective of the Plan.

The site is also characterised by significant sandstone ledges adjacent to the water's edge. These rocks provide attractive natural landscaping and also assist in defining pedestrian access ways. Hen and Chicken Bay adjoins the Park immediately to the east, and rock foreshore on the eastern side of the Park provides a rest area for several species of birds, some of which are significant migratory species. A car park has been established on the western side of the Park, adjacent to the main vehicular entry.

An amenities building exists on the southern side of the entry, as does a small children's playground. The amenities building contains male and female toilet facilities and is generally quite run-down. The playground comprises a basic play structure sited on pine bark and surrounded by shrubs and low timber walls. Both facilities are 'tired' and require upgrading or replacement.

The landscaping within the park is lacking mature specimens due to the fact that the previous landscaping program was only completed in 1985 and before this time the park was generally devoid of significant vegetation. Predominant species within the park consist of the casuarina species, eucalypt species and several fig trees. Numerous other native shrubs complete the landscaping which presently exists within the park.

The Park's main boundary is Hen and Chicken Bay, while former industrial lands adjoin the site to the west. Due to its location at the end of the only road servicing



the peninsula, no through traffic is evident. Since the onset of European settlement the Park has been used almost exclusively for recreation or recreation related uses.

Prince Edward Park is generally used by people wishing to have a picnic, complete a section of a foreshore walk around Exile Bay, to use the children's play area, visit the restaurant or engage in some fishing. In short the following facilities are provided within the Park:

- toilets
- picnic tables
- pathways
- picnic area
- BBQ
- shelter
- bins
- walking paths
- seats
- lighting
- playground
- on-site car parking

### 3.4 Values of the Park

The land comprising Prince Edward Park has important intrinsic values which deserve to be protected and maintained. It is suggested from an analysis of the Park and from discussions with stakeholders that the following values are paramount:

- Ecological Values

An opportunity exists to re-introduce and maintain native species of plants typical of a sandstone headland and to provide wildlife habitats. Furthermore, the Park adjoins a significant intertidal rock shelf habitat that is important for invertebrates, fish and wading birds.

- Recreational Values

The Park provides opportunity for passive recreation and a place of local significance for children to play. Increased opportunities for access such as the regional foreshore pedestrian/cycleway will increase the available range of recreational opportunities. Active recreational facilities apart from the current level of play equipment should not be introduced to the Park.

- Aesthetic and Visual Values

The Park provides respite from the 'hustle and bustle' of inner city living. In particular, the place engenders a sense of tranquillity. Views into and from the Park provide attractive vistas of Hen and Chicken Bay and the natural features of



the Park itself. The Park provides an opportunity to conserve the aesthetic and visual values of the Parramatta River by maintaining the natural characteristics of the Park.

- Social Values

The Park facilitates social interaction in a pleasant surrounding through the provision of picnic and barbecue facilities and the services provided by the existing restaurant. This value as expressed by the restaurant is important to the local community and more widely at a regional level.

At a national and international level the Park also contributes to World Peace and Harmony. In 1987 the practice of planting a tree at in the Park at Harmony Point on Hiroshima Day was initiated by Council in conjunction with the Concord/Burwood and District Peace and Environment Group and local school children in recognition of the International Year of Peace. This activity has continued and is supported by Concord Council as an expression of the Community's support for world peace and harmony between its peoples.

- Historic Values

The foreshore of the Park illustrates a natural edge to the bay with substantial rock ledges, tidal flats and a small stretch of beach without the intrusion of seawalls or reclamation works. Its reservation for public recreation should be maintained.

[illegible]

## **4.0 COMMUNITY CONSULTATION**

### **4.1 Stakeholder Consultation:**

In preparing the Plan of Management a process of Stakeholder consultation was undertaken. This process generally involved the following:

- letters sent to nearby property owners and previous park users;
- letters being sent to key stakeholders and others who had previously been involved in management issues relating to Prince Edward Park;
- submissions being made in writing by interested parties;

The main concerns, comments and suggestions arising from the consultation process with key stakeholders of the Park are summarised below:

- the boundary treatment of the Park needs to be carefully considered and appropriately designed;
- rationalisation and thinning of undergrowth within existing gardens is required to enable far greater views of the water from the park;
- traffic management at the park entry to enable the manoeuvring of cars and service vehicles;
- provide a landscape environment which is not 'out of control' but rather ordered and creating lines of sight to the water;
- additional parking spaces;

### **4.2 Area Wide Public Consultation:**

A significant amount of broad community consultation was carried out during the preparation of Council's recreation and social plans arising from focus group discussions and issue presentation. Identified recreation needs and suggested improvements applicable to Prince Edward Park included:

- multi-purpose tracks and paths, especially along the foreshore;
- easy access to parks for older people and those with disabilities;
- recreation opportunities for youth, families, older people;
- improvements to parks for informal recreation and sport:
  - better maintenance of existing parks and sporting facilities;
  - improved children's play facilities;
  - lighting and security;
  - shade, toilets, seats, bins;
  - links to the Olympics
- bike parking and better cycleway links (especially to foreshore parks);
- more activities along foreshores, especially at night, and in particular better lighting of foreshores;
- better street lighting;
- public telephones, particularly in isolated areas;
- more friendly signage at parks - not too prohibitive of activities;
- minimise pollution of the River;





## 5.0 MANAGEMENT ISSUES

In preparing the Plan of Management a number of values and core issues were identified as requiring consideration in the implementation of the Plan.

### 5.1 Access, Traffic & Parking:

The Plan recognises the importance of encouraging access to the Park for all sections of the community. With respect to **pedestrian access**, enjoyment of the Park would be increased by a better level of integration with the foreshore area. Comments received from Council's community forums highlighted a desire to ensure that access was provided in a form suitable for **persons with limited mobility**. This issue is addressed within the Plan. Appropriate grades and widths of new pathways together with an adequate relationship with carparking is essential.

The Plan makes available two primary access routes:

1. A cycleway/pedestrianway linking foreshores areas and other Local Government Areas, running along the western boundary of the Park;
2. A scenic pedestrian loop off the main accessway along the foreshore of Prince Edward Park which is more suited to walkers, prams and wheelchairs etc.;

The grade of the foreshore pedestrian way should be 1 in 14 suitable for use by people with limited mobility. The design should aim to ensure conflict between cyclists and pedestrians is minimised. Careful attention has been given to ensuring that the opportunity of using such an accessway is worthwhile and memorable and that appropriate seating and rest points are provided along the path.

A key issue closely related to access is **signage**. The appropriateness and design of signage within Council's Parks has previously been established by Council as a key issue by the community. The Plan addresses the design of signs and the extent of signage which should be limited in keeping with the natural character of the Park.

Emergency access and access for service vehicles is an important issue dealt with within the Plan. Emergency access requirements may be required from three areas - Phillips Street, the main accessway into the Park (north & south) and Hen and Chicken Bay. The restaurant located on its current site also requires a high level of access for normal deliveries and in the event of an emergency. Access to the Park is presently under the control of Council's Ranger and it is proposed that this arrangement should continue.

Previous designs for the Park incorporated a jetty on the north-western boundary of the Park. The Plan does make provision for water access involving limited and restricted stop over. Limited access to the Park from the water for the recreational purposes is encouraged within the Plan. The prospect for construction of a jetty in



the area of Prince Edward Park should be made when a clearer development proposal has been submitted for the adjoining sites. If a jetty or wharf which provided for public access were proposed in conjunction with these sites, there would not be the same need to locate such a facility within the Park.

Water access for commercial operators and the like is not provided for within the Plan.

Car parking within the Park has been reviewed. Phillips Street provides the only access to the peninsula and parking opportunities around the Park are limited to Phillips Street or within the designated parking area. The proposed new parking arrangement aims to:

- limit the amount of the reserve devoted to car parking;
- be functional and practical;
- reduce conflict with pedestrians;
- provide a high level of integration with the landscaping and ensure appropriate screening.

Major alterations to traffic arrangements are also proposed within the Plan. With the opportunity to consider the relocation of the restaurant comes the possibility of new parking arrangements. In particular consideration should be given to removing the existing car park to provide additional open space. The opportunity should be taken to increase the formal parking bays along Phillips Street. It is envisaged that a round-a-bout with the entrance to the Park would provide a turning area and drop off point. The primary objective is to provide a sense of arrival to the Park, an attractive, functional and safe relationship with footpaths and Park entry points.

## 5.2 Recreation:

Recent public forums conducted within the broader community by Council raised the important point that Parks within Concord must meet the needs of a wide section of the community. Attractive areas for picnicking and passive recreation enable a range of recreational opportunities within the landscape setting.

Other comments which are addressed within the Plan relate to the provision of adequate lighting, security and seating within recreation areas. With respect to the existing seating an analysis has been made of placement, quantity, quality, visual appropriateness, location, integration with natural environment and continuity with other structures in the Park. In conjunction with seating, a corresponding assessment was carried with respect to shade to ensure that the two issues were satisfactorily coordinated. One area that was considered a priority by the community was the provision of seating which enabled views over the water.

The location of the existing children's playground requires consideration. In its



current location there is a good relationship to existing facilities. If the restaurant is to be relocated the play area will need to be moved. Provision has been made in the Plan for a new facility which is proportional with the park's size and meets the needs of local children. Care has been given to ensure a new location in a well shaded in an area of the Park where supervision can be maintained while maintaining the possibilities for a high level of natural play. The playground essentially is a local facility and is very much ancillary to other uses of the Park. It is not intended that the playground attract people from great distances.

Water quality of the adjoining Bay is important and considered a relevant issue by the general community. Appropriate and responsible waterfront management is an integral element of the plan which includes a review of public access to the waterfront, the placement of rubbish bins, the nature of foreshore access and Council's own maintenance programs for the Park.

In managing a recreational area, the capability of the Park must be clearly appreciated from the outset. This Plan has made an assessment of Prince Edward Park's physical, recreational and environmental capability to accommodate a range of various uses. The Plan's objectives and actions reflect the Park's capability in relation to these issues and provide clear aims in which to assess future uses and developments against.

### 5.3 Environment:

In preparing the Plan a full review of existing vegetation has been undertaken. A series of vegetation management units has been mapped and an ongoing management action described in Table 1 as part of a Landscape Management Plan for the Reserve. Particular consideration has been given to the creation of vistas and general greening within the Park. The current layout of gardens and planting does reduce the ability to view the water's edge from within the Park. An improvement of this visual link is seen to be desirable without a significant change to the external appearance of the Park from the adjoining water bodies.

A rationalisation of existing planting and the introduction of some new plantings has been proposed to achieve this end. With the Park having been upgraded in the mid 1980s, much of the vegetation consists of native plants with Figs and Casuarinas being the dominant species. Part of this process involved clearly determining the mature size of the landscaping, and coordinating a plan which addresses the short and long term landscape quality of the Park. Design of the waterfront area was undertaken in such a fashion so as to enable views of the water from within the park and enhance the visual attractiveness of the park when viewed from the water. However, the provision of additional lines of sight should be minimal and secondary to the heritage and ecological values of the park.

Boundary treatments are important given the character of the foreshore area and relationship to Hen and Chicken Bay. The remaining boundary to the west comprises former industrial lands which are in the process of becoming residential



lands, with a view to accommodating medium density residential development. Boundary landscaping aims to ensure a clear delineation of land uses, aural and visual privacy to future adjoining land owners and clearly defined points of access into the park. Some access from adjoining lands is provided into the Park, but it is envisaged that this should be limited and well considered. The Wellcome Factory site will be subject to a Development Control Plan (DCP). It is proposed that Council address the issue of the interface between the Park and proposed residential development as a priority matter in the preparation of the DCP for the Wellcome site.

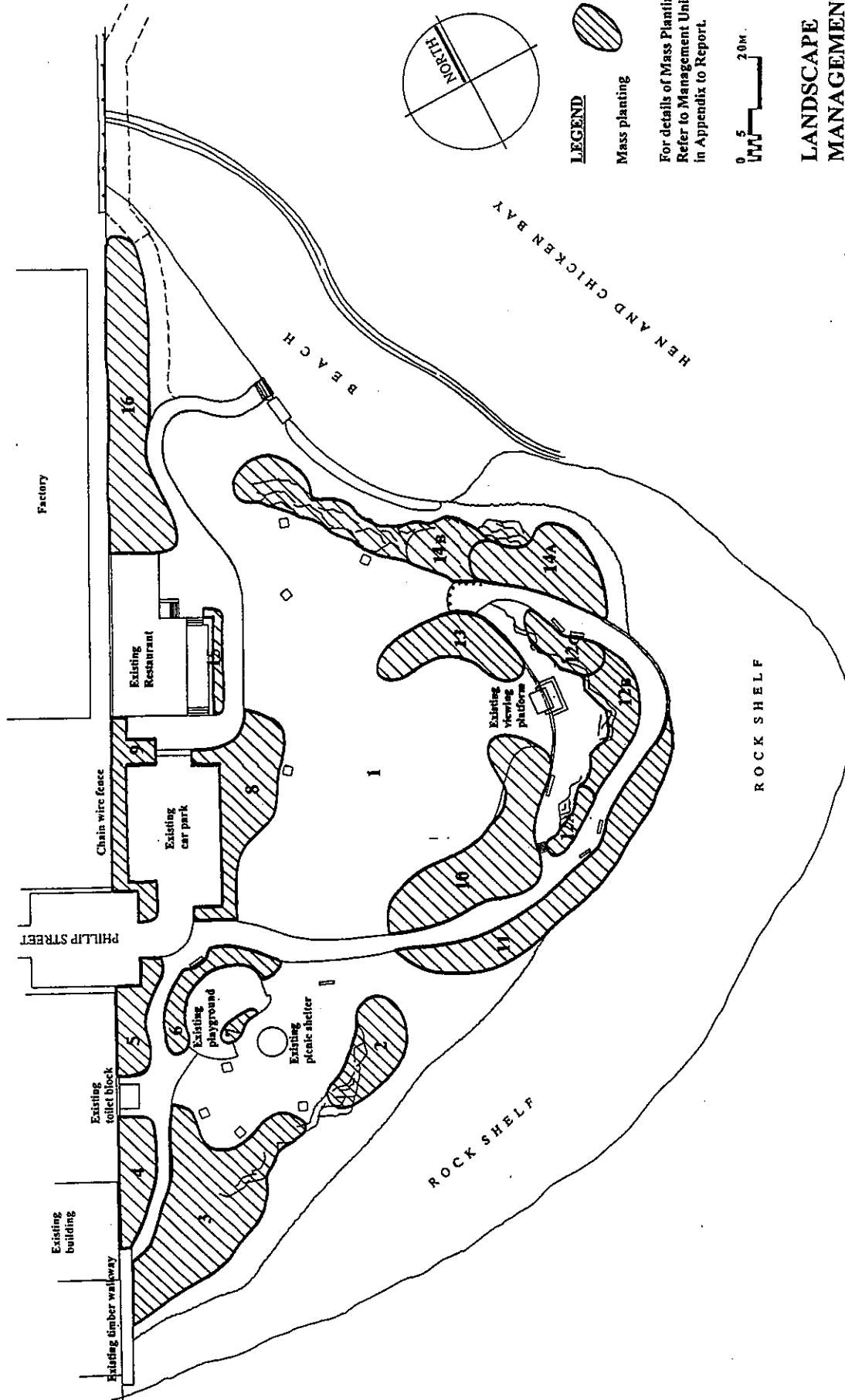
Shade and shelter within the Park was reviewed in conjunction with seating arrangement. An appropriate amount of natural shade is provided at key locations in the Park. The maximum number of trees, including figs should be preserved. In particular the trees around Harmony Point should be maintained as permanently as possible. With respect to shelter, the Plan makes only limited provision for shelter structures within the Park because of a desire to maintain the natural character of the Park. However, if additional shelter is required it may be introduced at a later date.

A significant ecological consideration is the presence of roosting birds off the south-eastern corner of the Park on the adjoining rock shelf. It is understood that they are migratory birds which nest in Siberia and moves south during the summer months. It is understood that this area is one of only a few remaining roosting points in the locality. Representation was made in relation to this issue by prominent ornithologists who have observed these birds in this locality. It should be clearly noted that the habitat which attracts the birds is not located within the Park but rather on the adjacent rock shelf within Hen and Chicken Bay.

The Plan therefore makes provision for the protection of this habitat insofar as consideration has been given to limiting proposed uses within the Park which may have an adverse impact on area utilised by the birds. Key consideration included public access, noise and the presence of domestic and feral animals.







## LANDSCAPE MANAGEMENT PLAN

Plan of Management for  
**PRINCE EDWARD PARK**

**CONCORD COUNCIL**

Scale: 1:400 @ A1

Prepared by:  
INTEGRATED SITE DESIGN Pty Ltd and  
JAMES PFEIFFER LANDSCAPE ARCHITECTS.

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Table 1 Landscape Management Units

General Garden Bed Maintenance	<ul style="list-style-type: none"> <li>• Remove plants that are not thriving</li> <li>• Prune and re-shape plants to be retained</li> <li>• Re-plant shrubs and ground cover plants as necessary using species that suit the environmental conditions and suit the policies set down by this study</li> <li>• Remove weeds using environmentally sound methods</li> <li>• Implement soil enrichment strategy as necessary</li> <li>• Implement insect and fungal control strategy as necessary</li> <li>• Remove all cuttings and rubbish from the park</li> <li>• Undertake regular soil tests as required</li> </ul>
Unit 1 Kikuya Lawn	<ul style="list-style-type: none"> <li>• Mown regularly, turf maintained at a length that best suits passive recreation activities such as picnicking, walking, sitting, etc.</li> <li>• Remove grass clippings from site</li> <li>• Irrigation</li> <li>• Fertilise lawn areas as determined by Parks Manager using natural fertilisers where possible</li> <li>• Weeds to be removed</li> <li>• Re-turf bare patches</li> </ul>
Unit 2 Casuarina glauca Eucalyptus gummifera	<ul style="list-style-type: none"> <li>• Thin Casuarina sp and encourage the growth of Angophora costata and Eucalyptus sp.</li> <li>• General garden maintenance.</li> </ul>
Unit 3 Acacia decurrens Casuarina glauca Eucalyptus botryoides Eucalyptus sp.	<ul style="list-style-type: none"> <li>• Staged replacement of pioneer species (Acacia sp and Casuarina sp) using Angophora costata and Eucalyptus sp.</li> <li>• General garden maintenance</li> </ul>
Unit 4 Acacia decurrens Angophora floribunda Casuarina glauca Ficus rubiginosa	<ul style="list-style-type: none"> <li>• Transplant Ficus sp. To more suitable locations outside park.</li> <li>• Staged replacement of pioneer species (Acacia sp and Casuarina sp) with Angophora costata and Eucalyptus sp.</li> <li>• General garden maintenance</li> </ul>
Unit 5 Angophora costata Casuarina glauca Ficus rubiginosa Platanus hybrida	<ul style="list-style-type: none"> <li>• Transplant Ficus sp to more suitable locations outside park</li> <li>• Staged replacement of pioneer species (Acacia sp. and Casuarina sp.)</li> <li>• General garden maintenance</li> </ul>
Unit 6 Angophora costata Eucalyptus sp.	<ul style="list-style-type: none"> <li>• General garden maintenance</li> </ul>
Unit 7 Ficus rubiginosa	<ul style="list-style-type: none"> <li>• Transplant Ficus sp to a more suitable location outside park.</li> <li>• Replace ficus sp using Angophora costata</li> <li>• General garden maintenance</li> </ul>
Unit 8 Ficus rubiginosa Angophora costata Casuarina glauca Platanus hybrida Eucalyptus sp.	<ul style="list-style-type: none"> <li>• Transplant all Ficus sp, apart from one specimen, to be more suitable locations outside park</li> <li>• Remove Platanus hybrida</li> <li>• General garden maintenance</li> </ul>



<b>Unit 9</b> <i>Lophostemon confertus</i> <i>Platanus hybrida</i>	<ul style="list-style-type: none"> <li>• Remove <i>Platanus hybrida</i></li> <li>• General garden maintenance</li> </ul>
<b>Unit 10</b> <i>Casuarina glauca</i> <i>Eucalyptus gummifera</i> <i>Eucalyptus tereticornis</i> <i>Ficus sp.</i>	<ul style="list-style-type: none"> <li>• Transplant <i>Ficus sp.</i> To more suitable locations outside park</li> <li>• Staged replacement of <i>Casuarina sp.</i> Using <i>Angophora costata</i> and <i>Eucalyptus sp.</i></li> <li>• General garden maintenance</li> </ul>
<b>Unit 11</b> <i>Eucalyptus tereticornis</i> <i>Casuarina glauca</i> <i>Casuarina torulosa</i> <i>Ficus sp.</i>	<ul style="list-style-type: none"> <li>• Transplant <i>Ficus sp.</i> to a more suitable location outside park</li> <li>• Staged replacement of pioneer species (<i>Acacia sp.</i> and <i>Casuarina sp.</i>) with <i>Angophora costata</i> and <i>Eucalyptus sp.</i></li> <li>• General garden maintenance</li> </ul>
<b>Unit 12a</b> <i>Acacia sp.</i>	<ul style="list-style-type: none"> <li>• General garden maintenance</li> </ul>
<b>Unit 12b</b> <i>Lomandra longifolia</i>	<ul style="list-style-type: none"> <li>• General garden maintenance</li> </ul>
<b>Unit 12c</b> <i>Angophora costata</i> <i>Acacia sp.</i>	<ul style="list-style-type: none"> <li>• General garden maintenance</li> </ul>
<b>Unit 13</b> <i>Acacia decurrens</i> <i>Angophora costata</i> <i>Eucalyptus haemastoma</i> <i>Eucalyptus tereticornis</i>	<ul style="list-style-type: none"> <li>• Thin <i>Acacia decurrens</i></li> <li>• General garden maintenance</li> </ul>
<b>Unit 14a</b> <i>Casuarina glauca</i>	<ul style="list-style-type: none"> <li>• Staged thinning of <i>Casuarina sp.</i> and selected planting of <i>Eucalyptus sp.</i></li> <li>• General garden maintenance</li> </ul>
<b>Unit 14b</b> <i>Angophora costata</i> <i>Eucalyptus haemastoma</i> <i>Casuarina glauca</i> <i>Casuarina torulosa</i>	<ul style="list-style-type: none"> <li>• General garden maintenance</li> </ul>
<b>Unit 15</b>	<ul style="list-style-type: none"> <li>• Garden bed will be removed and the area landscaped if existing restaurant is demolished.</li> </ul>
<b>Unit 16</b> <i>Ficus rubiginosa</i> <i>Glochidion ferinandii</i> <i>Angophora costata</i> <i>Eucalyptus sp.</i>	<ul style="list-style-type: none"> <li>• Transplant <i>Ficus sp.</i> to more suitable locations outside park</li> <li>• General garden maintenance.</li> </ul>



#### 5.4 Administration and Management:

Responsibility for the management of finance and administration falls to Council. Given the size of the Park, this Plan does not propose any significant changes to the corporate management structure, but it does however provide a structure for the Park's management and future use. Park maintenance, while well established, represents an important element of the ongoing management of the Park and the 'grass roots' implementation of the Plan of Management.

The management proposed has taken into account the desired park status and anticipated level of usage. Underpinning the overall Plan is the recognition of Prince Edward Park as a local park, rather than having uses or functions which make it significant on a regional scale. It is acknowledged that the proposed cycleway is an important regional link north towards Exile Bay.

The use of fertilisers, chemicals and watering systems, the existing maintenance cycle of structures and facilities, waste removal and rubbish storage are key maintenance issues. Of particular concern are the subsequent impacts that these will have on the natural environment and the water quality of Hen & Chicken Bay.

One of the most important management issues relates to the presence of the restaurant and/or Kiosk and the lease required to enable its operation. The Department of Land and Water Conservation has recently introduced a Draft Policy on the establishment of food and beverage outlets within Crown reserves. Responsibility of the implementation of the Draft Policy lies with Trust Managers, being Concord Council in this instance. As noted previously, the Regional Environmental Plan for the Parramatta River clearly envisaged that such facilities could be on or close to the river foreshore. The issue of relocating the restaurant is discussed further below.

Some of the key matters which would need to be covered in the lease of the restaurant, over and above the normal issues that are dealt with by conditions in commercial leases, to ensure that Council has effective control and management of the facility include:

1. the nature of the services to be provided by the operator;
2. the hours of operation of the facility - both local facilities (toilets, kiosk etc) and the restaurant; and
3. controls to limit the impact of the operation of the restaurant on the surrounding reserve.

It is not envisaged that other long term leases or licences will be required to implement the Plan. However, one issue which requires further consideration is the level of boat storage which will be permitted on the Park. At present only one small dinghy was observed to be stored within the boundary of the reserve. Increased residential development in the adjoining area could raise the level of interest in storage of boats on the reserve. The presence of small boats adds

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# Plan of Management for PRINCE EDWARD PART

Prepared by:  
**INTEGRATED SITE DESIGN Pty Ltd and  
JAMES PFEIFFER LANDSCAPE ARCHITECTS**

[illegible]

character to the Park but it has the potential to cause a range of environmental problems as boats are hauled across tidal flats and if some level of repairs to these craft is permitted. Storage on the northern foreshore would also conflict with the passive recreational use of the beach and is therefore not encouraged.

## 5.5 Land Contamination:

Land on the boundary of Prince Edward Park has been used for industrial purposes since the beginning of this century. Although the reserve was never used for industrial purposes the potential for land contamination due to the introduction of either contaminated soil or fill and the movement of contaminated ground water is a possibility. The use of the reserve by speed boat enthusiasts prior to 1980 could also have contributed to site contamination.

A soil sampling investigation undertaken on behalf of Wellcome Australia Limited provided evidence of site contamination under the existing restaurant site adjacent to the north eastern perimeter of the Wellcome site. There were instances of some hot spot contamination of the soils under the building. This was thought to be a result of previous motor boat activities conducted on the site many years ago. It was considered to be of little concern to continued use of the site for commercial restaurant purposes provided that the under-slab soils remained undisturbed.

Inorganic analyses highlighted the presence of arsenic, copper and zinc, each exceeding the threshold values presented in the Remedial Action Plan (RAP) for the residential development of the Wellcome site. The sampling analysis did not detect any organochlorine pesticide compounds in 220 of the 228 analyses performed. Where pesticides were detected they were all close to the method detection limits and well below concentrations of concern.

With respect to hydrocarbons and arsenic levels the report stated:

*"... total petroleum hydrocarbons (TPHs) were detected in two soil samples. This apparent 'hot spot' contamination may have been associated with the former motor boat activities, prior to occupation by the commercial restaurant. The levels detected are significant in terms of soil contamination but they would not pose any risk to the current commercial restaurant activities provided the under-slab soils are not disturbed.*

*Similarly, the elevated levels of arsenic in under-slab soils, primarily from the north western corner of the restaurant site, are significant in terms of soil contamination, but they are unlikely to pose any significant risk to the current commercial restaurant activities provided these under-slab soils are not disturbed."*

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A detailed investigation by Rosecorp Pty Ltd of an alternative site for the restaurant within the Reserve (towards the southern end) was undertaken in 1995 to identify potential contamination issues which might affect human health or the environment. The report indicated that contamination of the adjoining Wellcome Site could extend to arsenic in the top soil and lead (Pb) and zinc (Zn) in subsurface layers of the Park. Tests for contaminants including Total Hydrocarbons (TPHs), Polynuclear Aromatic Hydrocarbons (PAHs), Asbestos, Polychlorinated Biphenyls (PCBs) and Arsenic, Cadmium, Lead, Mercury, Zinc and other potential metals was undertaken. The report concluded that *"none of the contaminants analysed for were detected above respective criteria. Based on these results, the site is suitable for the proposed restaurant development."* Whether there are any implications for the use of the Park for passive recreation has yet to be assessed.

The criteria referred to in the report relate to various criteria developed by the Australian and New Zealand Environment and Conservation Council (ANZECC).

It is proposed that in its management approach to the Park, Council should give consideration to the possibility of site contamination. In particular the remediation strategy adopted for the adjoining land should have regard to the environmental and recreational values of the Park and seek to limit the possibility of on-going contamination. In particular, the relocation of the restaurant provides an opportunity to address land contamination issues through the development consent process. The use of development as a means to address land contamination issues is a central strategy of the *Planning Guidelines for Contaminated Land* prepared by the Department of Urban Affairs and Planning in October 1995. The Guidelines envisage that councils, in their role as consent authorities, should consider the issue of the extent of any land contamination and the nature of any remediation at either the rezoning or the development application stage. This issue is further considered under Section 5.6 of the Plan.

#### **5.6 Restaurant:**

One of the critical issues for the future of Prince Edward Park is the issue of the relocation of the existing restaurant facility. An assessment was made of the Park in relation to the level of commercialisation desired, and this included determining the level of services required within a new building. The restaurant is an important element of the social values of Prince Edward Park. As discussed earlier in Section 3.4 of the Plan, the visitor catchment of Prince Edward Park is regional in scale and this is largely due to the operation of the existing restaurant. The particular services that may also be required include a kiosk and new toilet facilities. These facilities also support the social interaction values of the Park. The Plan suggests that Council should undertake a preliminary assessment of the viability of the kiosk before finalising and design of the proposed facility.

If relocated to a site within the Reserve, the new restaurant would incorporate a kiosk facility and public toilet and be of a capacity comparable to that of the existing restaurant. Views from the restaurant would then be available east and south across

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Hen and Chicken Bay. The existing car park would be removed and the area landscaped. Particular attention should be given to controlling parking of service vehicles on areas adjacent to the restaurant. The scale of the restaurant should be limited to the existing capacity ie 100-120 seats inside and out and the hours of operation should also not vary from the current hours of operation. In terms of the current Draft Policy of the Department of Land and Water Conservation on Food and Beverage Outlets the restaurant proposed would fall within category (iii) in the Draft Policy.

In relation to planning controls, Prince Edward Park is currently zoned 6(a) Open Space - existing recreation under the Concord Planning Scheme Ordinance.

Clause 4 of Schedule 7 (Savings, Transitional and Other Provisions Consequent on the Enactment of the Act) of the Local Government Act 1993 maintains the link between provisions in the Ordinance and the Local Government Act 1919. The development control table in the Ordinance permits the development of a restaurant subject to any conditions imposed by the responsible authority. This comes about because the Ordinance permits uses referred to in Part XIII of the Local Government Act 1919. Section 350 of the old Local Government Act provides that in any public reserve under its care, control and management the council may provide, control and manage a wide range of facilities. The provision of public refreshment rooms is specifically referred to in the Act. In the Concord Planning Ordinance the definition of a refreshment room includes a restaurant.

In the light of the above, subject to any legal advice to the contrary, it is concluded that a restaurant is a permissible use and a development application will be required if a restaurant is to be located within the existing reserve. Council approval will also be required for the demolition of the building which houses the existing restaurant. While the Plan has considered a range of issues in relation to a restaurant within the reserve, there are a range of matters which would need to be considered in far greater detail at the development application stage including:

- the impact on the environment and, where harm to the environment is likely to because, any means that may be employed to protect the environment or to mitigate that harm. This assessment would particularly examine issues associated with land contamination.
- the effect of the proposal on the landscape or scenic quality of the locality. This assessment would address matters associated with landscaping and the retention of vegetation in line with the principles for vegetation management in the adopted Plan of Management for the reserve.
- the social and economic effect of the development on the reserve and the locality.
- the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of the proposed development.

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- the area of the reserve to be occupied by the proposal in relation to the size and shape of the reserve to which the proposal relates and the siting of any related structures.
- the relationship of the proposal to the development of the adjoining land.
- issues associated with access, entry to the park and the demand for parking within the reserve and the adjoining area as a consequence of the development.
- the traffic impact of the proposed development.
- whether utility services are available.
- the means available to control and manage the restaurant to meet the requirements of Part III of the Local Government Act, 1919.

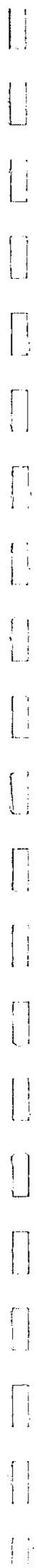
With respect to the desirability of a restaurant facility for Prince Edward Park, four options were investigated in the course of the plan preparation. The desirability of the restaurant was assessed in terms of the purpose of the Reserve given its reservation for public recreation, its impact on public access to the Reserve and, if retained, the most appropriate location within the Reserve.

#### *Option 1: Retention of Restaurant in Current Location*

The current location of the existing restaurant offers many advantages. The major consideration in relation to the retention of this building and its continued use of a restaurant are:

- the building appears to be structurally sound,
- the current location is a long standing use of this area of land,
- the site provides patrons with good views of the Parramatta River,
- retention does not require a large expenditure of money by Council,
- retention would still allow addition of the restaurant site and surrounding lands into the Reserve,
- it occupies a prominent position at the entrance of the reserve,
- the site is known to be contaminated, however, the contamination is not considered to present a problem while the current restaurant building is in place,
- the costs involved in remediating the soil beneath the site are not incurred if the existing building is retained.

Retention of the restaurant in its current location would involve a refurbishment of particular areas adjoining the existing building and the addition of public amenities, due to the removal of the toilet block from the existing location near the southern end of the Park. The existing car park should in any event be removed from the Reserve (apart from 2-3 spaces for handicapped parking) and the vacated area landscaped.



Should this option be considered seriously, it is recommended that the existing building be redeveloped or refurbished, providing a cost effective solution and enabling the necessary site remediation to be satisfactorily dealt with.

### ***Option 2: Removal of Restaurant***

This alternative involves the removal of a restaurant facility from Prince Edward Park altogether, and the existing site being incorporated into the Park and rehabilitated to enable its use as open space.

A restaurant facility within the Park is considered a positive initiative and provides a valuable ancillary and complementary use to the Park and the locality. Located on the end of a peninsula and being quite small, the Park ultimately provides a destination in its own right. The presence of a restaurant assists in creating a desirable and functional recreational destination overlooking the water. The removal of the building and the landscaping of the site also represents a net cost to Council.

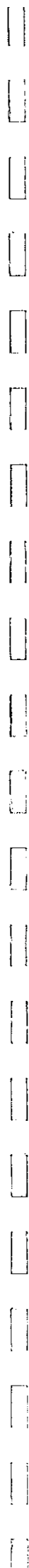
The operation of the restaurant over the last decade has not drawn adverse public criticism and its retention should not be controversial. However, the provisions of the Crown Land Act allow a number of opportunities for public comment (at the exhibition stage of the current plan and during the exhibition of a proposal to lease the site) before a final decision is made. Given that the current lease of the site to Council runs to 2003 no impediment is seen in the continued operation of the restaurant, particularly given the need for such facilities during the Olympic Games in the year 2000.

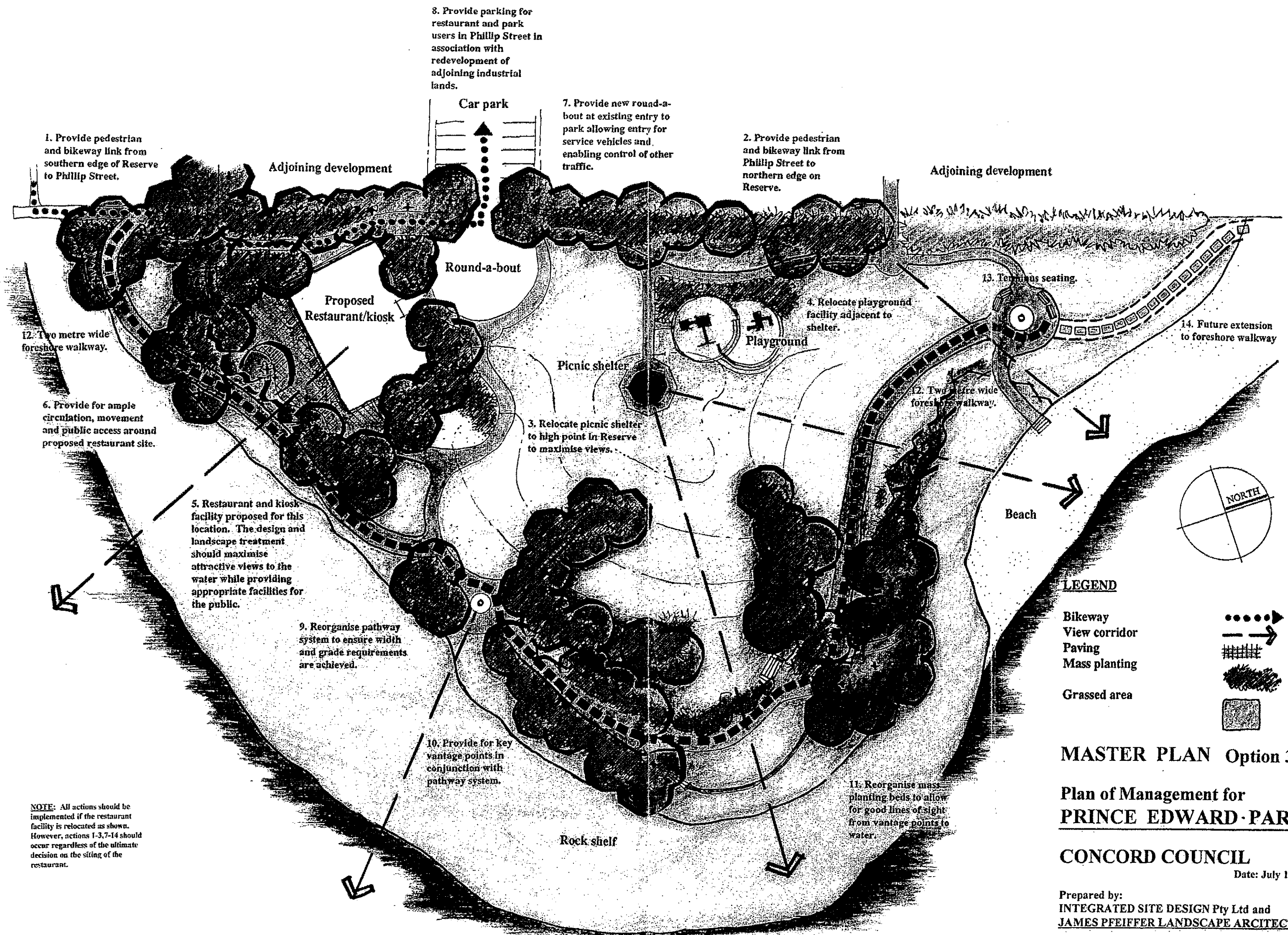
Sydney offers one of the most attractive harbours in the world and the number of restaurants on the shores of Sydney Harbour and associated waterways is limited. In terms of providing the public with a opportunity to enjoy a meal in an attractive open space setting it is considered that a restaurant is a valuable facility and its function should be retained. The scale of the existing facility is seen as appropriate.

### ***Option 3 Relocation of existing Restaurant to a new site: (See Master Plan Option 3)***

There are two reasons for relocating the restaurant to a new site within the Reserve. Firstly, the existing site is contaminated. Removal of the function provides Council with an early opportunity to remediate the site. Secondly, a new building can be purpose built to suit the requirements of users of the Reserve. In particular, a new building provides an opportunity to incorporate new facilities (eg kiosk) and/or existing facilities (eg toilets) in a single building.

This option involves demolishing the existing restaurant facility and establishing a new restaurant at an appropriate site towards the southern end of the Park. The







vacated site would then be landscaped and added to the Reserve. It is understood that a funding offer for the relocation of the existing restaurant and the rehabilitation of the vacated site and existing car park has been put forward by Wellcome Australia Pty. Ltd. This work would be at no cost to Council.

Consideration has been given to selecting the most appropriate site in line with the overall objectives for the Park. It is considered that if a new restaurant site is required within the Reserve the most appropriate location is the area currently occupied by the shelter hut, barbecues and children's play area. Accordingly these facilities would also have to be relocated. The proposed location of a new restaurant is shown on the accompanying Masterplan of Option 3 for the Reserve. This plan also shows the proposed siting of relocated facilities. The proposed pedestrian pathways and cycleway are also shown and these works are included in the plan as actions to be undertaken irrespective of the final decision on the retention of the restaurant.

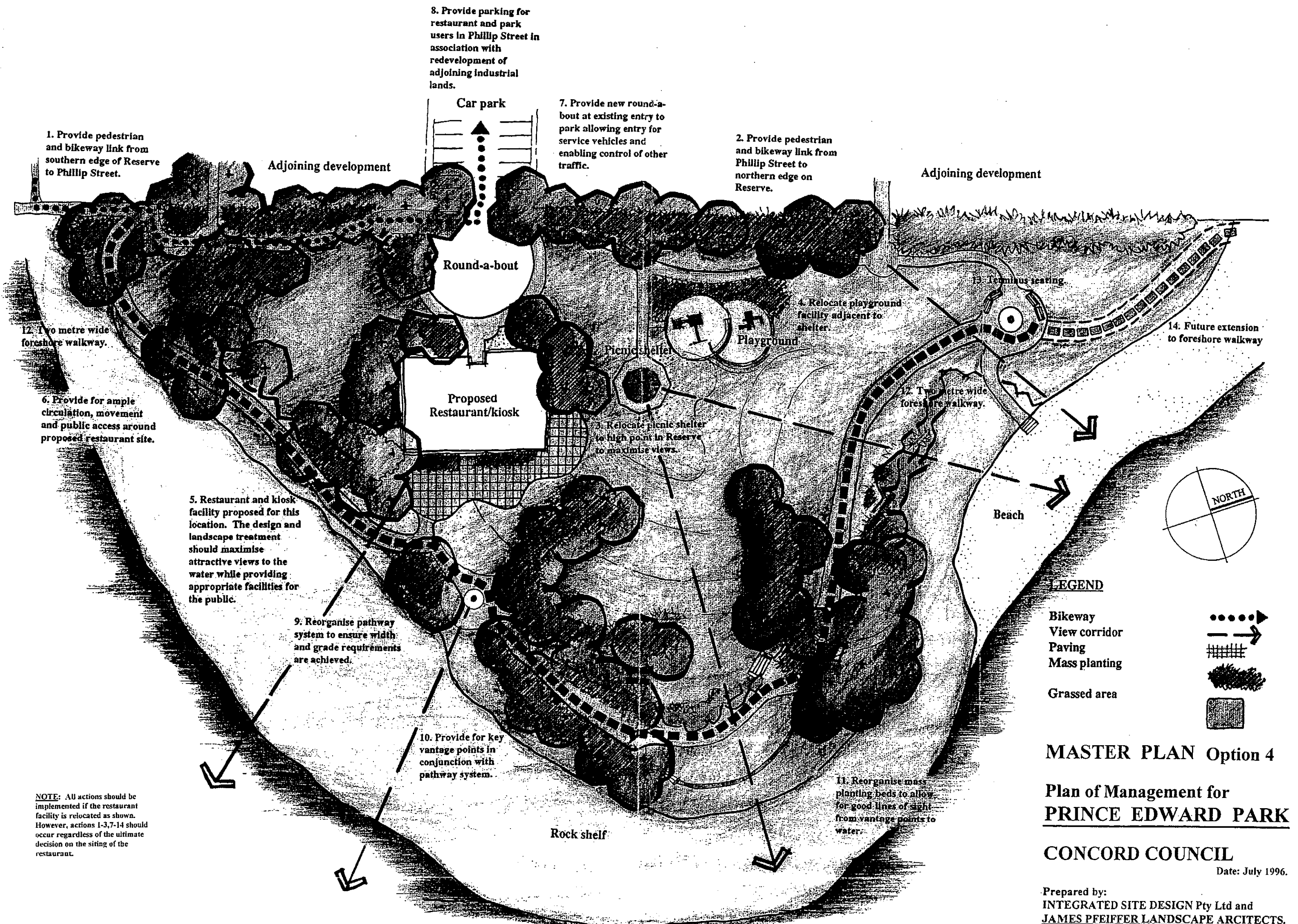
An issue which requires resolution is the possibility that native title may not have been extinguished for this site. Discussions have been held with both the NSW Aboriginal Land Council and the Darug Custodian Aboriginal Corporation to address this matter. Confirmation that the nominated representatives of the traditional owners of the land do not wish to pursue a claim for native title or a non-claimant application by Council will be required prior to any development is undertaken if the restaurant is to be relocated as proposed in Option 3.

The advantages of a new location for the restaurant within the reserve in the manner proposed within Option 3 are:

- the continued association of a restaurant within Prince Edward Park supports the social values of the Reserve.
- the redevelopment will allow issues associated with land contamination to be addressed at an early date in a cost effective manner for the manager of the Reserve.
- the relocation allows the enlargement of the Reserve through the addition of the former restaurant site.
- the location proposed does not compromise the values of the environmental, access or recreational values of the reserve.
- the development consolidates existing toilet facilities further freeing up land within the reserve.
- the proposed development allows the addition of new facilities such as a kiosk which also supports the social values of the Park.







## MASTER PLAN Option 4

### Plan of Management for PRINCE EDWARD PARK

CONCORD COUNCIL

Date: July 1996.

Prepared by:  
INTEGRATED SITE DESIGN Pty Ltd and  
JAMES PFEIFFER LANDSCAPE ARCHITECTS.



- the relocation of the rotunda and the childrens play area to new sites will not limit their attractiveness or appeal.

**Option 4      *Relocation of existing Restaurant to a new site:***  
*(See Master Plan Option 4)*

An alternative location was considered for the restaurant site as illustrated in the accompanying Master Plan for Option 4.

The site shown is well located in terms of access to the Park entry and this site would provide commanding views of the Park and the surrounding waterway. The site is free from issues associated with native title. Accordingly, this location would have many of the advantages listed for Option 3. However, Option 4 is not favoured because it would have the following significant disadvantages:

- the restaurant in the location illustrated would dominate the reserve and may restrict public access. This is location inconsistent with the criteria for restaurants given in the Draft Policy on Food and Beverage outlets on Crown Reserves.
- the location may discourage the public from using the Reserve for recreational purposes and thereby diminishing the recreational values.
- the site would detract from the visual amenity of the Park

**Conclusion:**

A restaurant for Prince Edward Park is a desirable facility particularly as it will incorporate some existing public facilities as well as provide new facilities for users of the Reserve. During the exhibition of the draft Plan no adverse comments or objections were received in relation to either retention of the restaurant or its relocation within the Reserve. Accordingly, a central feature of the Plan is retention of the restaurant function. Siting the restaurant within the Park will allow remediation of the existing site and its addition to the Reserve in a condition compatible with its intended use for public recreation.

The restaurant will be located within the Reserve with Option 3 as the preferred location. In this location the natural and recreational values of the Park will remain as the dominant values, a primary objective of the Plan. The Plan also makes provision for the long-term lease of the restaurant and also establishes some sound management structures which will apply to the operators of the restaurant.



## **6.0 MANAGEMENT OBJECTIVES**

### **6.1 General aim**

The general aim of this Plan is to provide opportunities for all sections of the community to have access to and enjoyment of the recreational resources of Prince Edward Park and to ensure that its intrinsic values are properly managed and conserved for future generations.

The vision for the Park is to support the overall management aims of the Parramatta River Foreshore program which is to:

- enhance the rich Aboriginal and European history of the river system;
- rejuvenate the river as a dynamic and healthy natural system;
- make the river foreshores a place for quiet recreation in a varied and interesting setting for community life, including special events, festivals and tourism;
- establish the river as an expression of the identity of the cities of Sydney and Parramatta, reviving its role as an attractive and useable corridor by linking public open space between the cities.

(Source: Parramatta River Reaches Report - Department of Urban Affairs and Planning)

### **6.2 Objectives, Performance Targets, Means of Achievement and Assessment**

A range of objectives and performance targets have been developed to address the issues identified in Section 5 of this Plan. The specific management objectives and performance targets for Prince Edward Park are listed in Schedule A of the following summary of the Plan with their associated means of achievement and means of assessment.

### **6.3 Implementation**

Implementation of the Plan of Management for Prince Edward Park will require a co-ordinated effort by Council and the Restaurant operator.

Implementation of the Plan will need to be considered carefully. Firstly, having adopted the Plan, the management actions need to be considered and prioritised by Council. To assist Council, the proposed actions have been listed in the following table with suggested priority levels. An annual program of works for the achievement of these actions should be prepared by Council and reviewed on a regular basis.

Implementation of the actions proposed in the Plan are illustrated in the Masterplan, the Landscape Masterplan and the Action Management Plan. The actions are designed to maintain and enhance the character of the Park and the facilities within while improving the overall amenity for the benefit of users and nearby residents alike.



## Summary of the Plan of Management for Prince Edward Park

Land to which this Plan applies

This Plan applies to Crown Reserve R82928 for Public Recreation known as Prince Edward Park

### Aims and Objectives

The general aim of this Plan is to provide opportunities for all sections of the community to have access to and enjoy the recreational and environmental resources of Prince Edward Park and to ensure that its intrinsic values are properly managed and conserved for future generations.

The specific objectives of this Plan are :

- a) to provide a range of recreational opportunities and general amenities for the enjoyment of all sections of the community;
- b) to address issues associated with land contamination;
- c) to facilitate the relocation of the restaurant and ensure its appropriate integration within the Park;
- d) to provide several specific community facilities within the context of the Park;
- e) to satisfy the needs of cyclists and pedestrians within the Park;
- f) to further develop linkages to other reserves in the area;
- g) to encourage the rationalisation and thinning of existing planting and the creation of attractive views and vistas;
- h) to protect habitats for native flora and fauna;
- i) to promote the management of the area in a manner which protects and enhances the intrinsic qualities of the Park as a recreational, environmental and community resource.
- j) to promote management practices which assist in improving the water quality and foreshore area of the adjoining bay;
- k) to protect and enhance the visual quality of the Park;
- l) to ensure the Park's integration with broader recreational strategies and initiatives;
- m) to ensure that adjoining development adjacent to the Park, provides for an harmonious balance between public and private use of the respective lands.





## **Objectives, Performance Targets and Implementation**

The annual objectives, performance targets and the means to implement this Plan are set out in Schedule A.

Council shall prepare an annual program of works to implement this plan. Where the Council considers it necessary or desirable to revise the program of works, implementation strategies or the performance targets of this Plan, it may do so provided that the revised strategies and targets are not inconsistent with the objectives of this Plan.

## **Policies of Council**

In implementing this Plan, regard shall be had to the policies of Council made pursuant to the Local Government Act 1993 and the Environmental Planning and Assessment Act 1979, including, but not limited to, the policies listed in Schedule B.

Where the Council revises its policies, the application of the revised policy may apply unless it is inconsistent with the objectives of this Plan.

## **Leases, Licences and Approvals**

Pursuant to the provisions of Section 102 of the Crown Lands Act, Council being the Trustee of the Reserve may lease or licence the whole or any part of the reserve provided that Council has decided that it is desirable to do so on the terms and conditions specified in the decision, and the Minister has consented as required by the Act in writing to the proposal.

Subject to the Local Government (Approvals) Regulation, 1993 all the activities in the table referred to in Section 68 of the Act require the prior approval of Council

## **Supporting Information**

This plan is complemented by the following documents which are to be reviewed and revised as required by Council as indicated:

- Policy statements of Council (see Schedule B) - at least annually
- Supporting Information - annually



## SCHEDULE A

### Objectives, Performance Targets and Means of Implementation

MANAGEMENT ISSUES	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	PRIORITY	MEANS OF ASSESSMENT
<p>Access, Traffic and Parking</p> <p><i>Management Objectives (c)(d) of Section 11, Crown Lands Act 1989.</i></p>	1. to encourage all sections of the community to enter and use the facilities in the Park;	<ul style="list-style-type: none"> <li>limiting fencing to security and safety requirements;</li> <li>provision of directional and information signs;</li> </ul>	medium	<ul style="list-style-type: none"> <li>monitor community concerns in relation to Park access</li> </ul>
	2. to provide and maintain adequate car parking for Park users;	<ul style="list-style-type: none"> <li>remove existing car parking area and provide new parking spaces and pedestrian access adjacent to the entry road in accordance with the Master Plan;</li> </ul>	high	<ul style="list-style-type: none"> <li>implementation of proposed improvements program as per Master Plan;</li> <li>adequate parking is provide for all park users;</li> <li>monitor the use of handicapped parking spaces;</li> </ul>
	3. to provide parking areas which are functional and accessible to all sections of the community;	<ul style="list-style-type: none"> <li>allocate specific marked spaces for use by people with disabilities;</li> </ul>	high	
	4. maintain safety and enhance access opportunities for pedestrians and cyclists;	<ul style="list-style-type: none"> <li>investigate the redevelopment of the pedestrian way/cycleway in accordance with the Master Plan;</li> </ul>	medium	<ul style="list-style-type: none"> <li>satisfaction of cyclists, pedestrians and other Park users;</li> </ul>
	5. limit vehicle access within the Park to maintenance, police ambulance and other authorised personnel;	<ul style="list-style-type: none"> <li>investigate the extension of pathways/cycleways north and south to other reserves in the area;</li> <li>access to the Park from adjoining residential lands to comply with Council's DCP No.</li> </ul>	medium	<ul style="list-style-type: none"> <li>paths are passable by wheelchairs and prams;</li> </ul>
	6. to promote water access;	<ul style="list-style-type: none"> <li>investigate the possibility of removable bollards on the main accessway for use by authorised vehicles only;</li> <li>providing a jetty at the northern end of the reserve;</li> </ul>	low	<ul style="list-style-type: none"> <li>abides by Council's Policies;</li> <li>community feedback;</li> </ul>



MANAGEMENT ISSUES	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	PRIORITY	MEANS OF ASSESSMENT
Environment, Vegetation & Recreation  <i>Management Objectives (b)(e) of Section 11, Crown Lands Act 1989.</i>	1. to encourage the rationalisation and thinning of existing vegetation;	<ul style="list-style-type: none"> <li>gradually remove and thin out existing vegetation in accordance with the Landscape Master Plan;</li> </ul>	high	<ul style="list-style-type: none"> <li>level of implementation of the improvements program</li> </ul>
	2. to create several attractive vistas within the Park and generally maintain and improve views from the Park;	<ul style="list-style-type: none"> <li>planting within the Park, to create attractive vistas and shaded areas;</li> </ul>	medium	<ul style="list-style-type: none"> <li>level of community input and support;</li> </ul>
	3. to protect habitats of native flora and fauna;	<ul style="list-style-type: none"> <li>increase community awareness in relation to the problems associated with domestic animals and their impact on wildlife;</li> </ul>	low	<ul style="list-style-type: none"> <li>birds continuing to roost on south-eastern rock shelf during migration;</li> </ul>
		<ul style="list-style-type: none"> <li>ongoing consultation with relevant authorities in relation to the appropriate treatment of the south-eastern rock shelf to ensure the continuing presence of unique bird life in this area;</li> </ul>	medium	
		<ul style="list-style-type: none"> <li>improve the beach area on the northern side of the reserve;</li> </ul>	medium	
	4. to promote management practices which assist in improving the water quality and foreshore area of the adjoining bay;	<ul style="list-style-type: none"> <li>initiate ways of reducing pollutants within the Park;</li> </ul>	high	<ul style="list-style-type: none"> <li>monitor water quality of Hen and Chicken Bay with particular attention to the water's edge adjoining Prince Edward Park;</li> </ul>
	5. to provide a range of recreational opportunities for the enjoyment of all sections of the community;	<ul style="list-style-type: none"> <li>through appropriate landscaping and seating, provide a range of attractive areas for picnicking and passive recreation;</li> </ul>	medium	<ul style="list-style-type: none"> <li>monitor community and user's response to the available recreation opportunities;</li> </ul>
		<ul style="list-style-type: none"> <li>rationalise signs within the Park, providing quality</li> </ul>	medium	<ul style="list-style-type: none"> <li>monitor the use of the Park for photographs and weddings and the like;</li> </ul>



<p>Provision of Facilities, Maintenance and Improvements.</p> <p><i>Management Objectives (c)(d) of Section 11, Crown Lands Act 1989.</i></p>			<p>interpretive and directional signage as required;</p> <ul style="list-style-type: none"> <li>• develop a weed eradication program;</li> <li>• educate property owners in the locality not to deposit garden waste and rubbish within the Park;</li> <li>• ensure the removal of litter from the Park boundary;</li> <li>• prohibit commercial advertising signs;</li> <li>• provide attractive landscaped areas which provide opportunity for photographs;</li> </ul>	<p>high</p> <p>high</p> <p>low</p> <p>high</p> <p>high</p>	<ul style="list-style-type: none"> <li>• regular inspections to monitor the condition of native vegetation and the extent of weed infestation;</li> </ul>
	6. to protect and enhance the visual quality of the Park;				
	7. to facilitate the relocation and improvement of the children's playground;		<ul style="list-style-type: none"> <li>• remove the existing playground and provide a new playground facility in accordance with the Plan as well as current expectations and requirements;</li> </ul>	medium	<ul style="list-style-type: none"> <li>• monitor level of use of passive recreation areas and the new children's playground by the local community;</li> </ul>
	8. facilitate the relocation of the existing restaurant in accordance with the Master Plan and provide for a long-term lease to the operator;		<ul style="list-style-type: none"> <li>• develop a new restaurant facility in accordance with the Master Plan;</li> </ul>	high	<ul style="list-style-type: none"> <li>• liaise closely with the restaurant operator to gauge the success of the operation;</li> </ul>
	9. to provide several specific community facilities within the Park;				
	10. provide new public toilet and kiosk facilities;		<ul style="list-style-type: none"> <li>• accommodate new public toilets and kiosk facilities within the proposed new restaurant;</li> </ul>	high	<ul style="list-style-type: none"> <li>• monitor community feedback and use in relation to the restaurant, kiosk, toilet facilities</li> </ul>





	<p>11. provide opportunity for shelter within the Park;  12. ensure that adequate lighting and security exists within the Park;  13. ensure that appropriate seating is provided around the Park;  14. provide for appropriate park maintenance and rubbish removal;</p>	<ul style="list-style-type: none"> <li>• construct a picnic shelter in accordance with the Master Plan;</li> <li>• provide new lighting facilities in conjunction with resolving access ways within the Park;</li> <li>• provide new seating in accordance with the Plan, having particular regard to child supervision, shade and views;</li> <li>• develop an appropriate waste management plan for the Park to ensure the appropriate storage and removal of waste;</li> <li>• establish a maintenance management plan for the Park outlining maintenance cycles and policies in relation to the use of chemicals;</li> <li>• remove existing viewing platform;</li> </ul>	<p>low</p> <p>medium</p> <p>low</p> <p>medium</p> <p>high</p> <p>low</p>	<p>and Park safety;</p> <ul style="list-style-type: none"> <li>• monitor the use of picnic shelters and seating throughout the Park;</li> <li>• monitor the visual quality and appearance of structures within the Park;</li> </ul>
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MANAGEMENT ISSUES	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	PRIORITY	MEANS OF ASSESSMENT
Management and Administration  <i>Management Objectives</i> (a)(f) of Section 11, <i>Crown Lands Act 1989</i> .	1. to promote the management of the area in a manner which protects and enhances the intrinsic qualities of the Park as a recreational, environmental and community resource;	<ul style="list-style-type: none"> <li>public access to be made available to appropriate areas of the Park at all times;</li> <li>leases to follow established principles of Crown Land management;</li> </ul>	high	<ul style="list-style-type: none"> <li>monitor community feedback in relation to Park management;</li> <li>monitor the visual quality of the Park</li> </ul>
	2. to levy fees and charges related to the nature of the facilities available;	<ul style="list-style-type: none"> <li>fees and charges to be levied in accordance with Council's policies;</li> </ul>		<ul style="list-style-type: none"> <li>fees and charges to be reviewed on a regular basis.</li> </ul>
	3. to ensure that areas under lease are managed in accordance with the terms and conditions of the lease;	<ul style="list-style-type: none"> <li>Council to monitor compliance with terms and conditions of leases issued within the context of the Park;</li> </ul>		<ul style="list-style-type: none"> <li>meet regularly with all lessees.</li> </ul>
	4. to manage the Park and waterfront in an appropriate manner having regard to all environmental and aesthetic considerations;	<ul style="list-style-type: none"> <li>Council to have regard to Sydney REP No 22 and the Draft Parramatta River Reaches Report;</li> </ul>		<ul style="list-style-type: none"> <li>Abides by Council policies</li> </ul>



**SCHEDULE B      Policies of Council**

<b>Policy Number</b>	<b>Policy Description</b>
AS 1428	Draft DCP for the Town Houses on the Wellcome Site
AS 1924	Disabled Access Standards
Draft Standards	Playground Equipment for Parks, Schools and domestic use. Australian and New Zealand - Playground Surfacing



**APPENDIX A     DRAFT POLICY ON THE ESTABLISHMENT OF FOOD AND  
BEVERAGE OUTLETS ON CROWN PUBLIC PURPOSE  
RESERVES**





"A"

DEPARTMENT OF LAND AND WATER CONSERVATION  
STATE LANDS SERVICES

**DRAFT CIRCULAR TO TRUST MANAGERS AND REGIONAL OFFICES**

**ISSUE:**

Establishment of food and beverage outlets on Crown public purpose reserves.

**INTRODUCTION:**

The Department and Trust Managers are often approached by individuals or groups to approve the establishment of kiosks and restaurants on reserved and dedicated lands. Because of the need to maintain the integrity of the special nature of public purpose reserves, a consistent approach to the establishment of these facilities across the State is required and the following advice will assist in this regard.

The gazettal of land as a Crown reserve for a specific purpose does not necessarily allow that reserve to be used for all the possible uses that the purpose implies. The identification of acceptable land use activities on reserves is undertaken by one or a combination of two or three mechanisms being:

- *Public purposes under the Crown Lands Act, 1989*
- *Permissible uses under an environmental planning instrument (EPI) made under the Environmental Planning and Assessment Act, 1979;*
- *Plans of Management under the Crown Lands Act, 1989.*

If food and beverage outlets are not identified as a permissible use in the relevant EPI, then an amendment to the EPI or rezoning which allows these facilities is required before any food and beverage outlet can be established on Crown reserves or dedicated lands.

**FOOD AND BEVERAGE OUTLETS ON RESERVED AND DEDICATED LANDS:**

Food and beverage outlets are not acceptable uses on all reserves. The public purposes gazetted under the Crown Lands Act, 1989 within which the establishment of food and beverage outlets would not generally be appropriate are: "Environment Protection"; "Rural Services"; "Travelling Stock"; "Urban Services"; and "Water". Food and beverage outlets are generally considered to be suitable uses on other reserves for public purposes.

Trust Managers should however, consult with the Department at an early stage with regard to the suitability of proposals in relation to the public purpose of the reserve.

Food and beverage outlets are categorised below to be used as a guide in determining whether a proposal is a suitable use on a Crown reserve:



*Food and Beverage Outlets which may be suitable*

- i Kiosks which provide snacks, packaged and prepared light foods with non alcoholic beverages to take away are an acceptable use on public purpose reserves, where they are ancillary and supportive of the use of the reserve;
- ii Refreshment rooms, cafes and coffee shops which serve snacks, light meals and beverages to take away or to be consumed on the premises are acceptable uses on public purpose reserves, where they are ancillary and supportive of the use of the reserve.
- iii A bistro, brasserie or restaurant which serves light to substantial meals with beverage to be consumed on the premise, is an acceptable use on public purpose reserves where they are ancillary and supportive of the use of the reserve.

Premises in categories ii and iii may hold an "on-licence" to serve liquor by table service.

*Food and Beverage Outlets which may not be suitable*

- iv Major fast food operations which essentially service a passing trade rather than reserve users and cannot be regarded as ancillary to the reserve, and
- v Restaurants which serve only substantial meals; contain a bar area which precludes the under 18 age group; or essentially service a passing trade rather than reserve users and cannot be regarded as ancillary to the reserve.

To assist both Trust Managers and Departmental officers in determining whether a proposal is appropriate, the following criteria should also be applied:

- The facility should enhance the public use of the reserve and not become the main focus of the reserve;
- The integrity of the reserve in terms of its public purpose and environmental qualities should be preserved; and
- The public's right to access should be preserved.

Regard should also be had to the observations made by the Land and Environment Court in the Garigal National Park/Davidson State Recreation Area case, Willoughby City Council v Minister Administering the National Parks and Wildlife Act (1992) LGERA 19 at page 27:

*"Those charged with the responsibility for national parks and public recreation areas need to be alert to ensure that parks remain accessible to the public for their recreation and enjoyment of an area being diminished in favour of private utilization and enjoyment. I accept Mr McClellan's comment that there is sometimes a fine line to be drawn. Marking out the boundary should, however, be done with the paramount and dominant purpose of parks being kept steadily in*



*mind. Erosions of that purpose, however small they may seem individually, have the capacity on a cumulative basis to drift imperceptibly towards commercialisation of activities within parks, and this may have the inevitable effect of limiting, restricting and inhibiting the enjoyment and recreation of the public at large".*

#### **PLANS OF MANAGEMENT:**

Any proposal for the establishment of a food and beverage outlet on a public purpose reserve should be contained in a Plan of Management made under the Crown Lands Act, 1989 to ensure that it is evaluated by the community and stakeholders and its scope defined by the Plan.

The preparation of a Plan of Management for a public purpose reserve should have regard to the document:

*"Succeeding with Plans of Management - A guide to the Local Government Act and the Crown Lands Act" jointly prepared by Manidis Roberts Consultants and the Department of Land and Water Conservation.*

A Plan of Management which provides for food and beverage outlets should also have regard to:

*"The provisions of this Circular"; and*

*"Department of Urban Affairs and Planning Circular F13 - Restaurants in Open Space Zones"*

#### **LEASES AND LICENCES FOR FOOD AND BEVERAGE OUTLETS:**

Any lease or licence for food and beverage outlets which comply with the public purpose of the reserve must sufficiently protect the public in their right to use the land for the public purpose of the reserve. Food and beverage outlets may not be established for special interest groups or used for functions. Expressions of interest should be called for the leasing or licensing of new food and beverage outlets on Crown reserves.

Trust Managers should consult with the Department at an early stage with regard to the drafting of lease and licence documents, having in mind, that the consent of the Minister for Land and Water Conservation is required in the granting of any lease or licence for food and beverage outlets on Crown reserves.

#### **SIGNAGE FOR FOOD AND BEVERAGE OUTLETS:**

The erection of signs for food and beverage outlets on reserves should be kept to a minimum and product advertising should be confined to the interior of the building except where approval has been given for portable signs during the hours of operation.

Contact Officer:

