

1 INTRODUCTION

The Local Government Act 1993 as amended (the Act) requires all community land to be subject to a plan of management. Willoughby City Council has 150 open space areas covering approximately 428 hectares.

This Plan pertains to the drainage reserve between Weedon Road and Shepherd Road, Artarmon. The reserve is classified as Operational land under the Act, however it was included in the Naremburn Ward Parks Plan of Management as it is zoned Open Space 6(a) – Existing Recreation in Willoughby Local Environmental Plan 1995.

This Plan amends and should be read in conjunction with the Naremburn Ward Parks Plan of Management (1999).

2 DESCRIPTION AND CONDITION OF THE LAND

The site is a linear drainage reserve, 6.1 metres wide, running from the corner of Carlos Road and Shepherd Road, Artarmon, to Weedon Road. The reserve does not have access to Weedon Road, and is surrounded by residential housing. The reserve contains an underground stormwater pipe, various trees and shrubs and fencing. The fencing within the reserve are unauthorised extensions of boundary fencing erected by adjoining landowners. The site does not contain buildings.

3 THE CATEGORY OF THE LAND

The site is classified **Operational Land** and therefore categories of land, as per Section 36 of the Act, do not apply.

4 ISSUES PERTINENT TO THE LAND

The issues pertinent to the drainage reserve, which is located over five blocks between Artarmon Reserve and Shepherd Road, have been canvassed in the Naremburn Ward Parks Plan of Management (1999).

In summary the management issues are:

- Landscape and maintenance
- Encroachments
- Road Safety and connection with other areas
- Zoning
- Access

Further issues relating specifically to that section of the drainage reserve between Shepherd Road and Weedon Road, were raised by adjoining residents as the Plan of Management was adopted in May 1999. These issues are:

- No public access to the reserve exists from Weedon Road.
- There was no intention for the bicycle/ pedestrian link path to extend along this section of the reserve.
- There would be a high privacy and security impact on adjoining houses, should the reserve be opened as a narrow cul-de-sac from Shepherd Road.
- As a cul-de-sac, the reserve would be of little benefit to the public.
- Disposal or long term leasing of the leasing should be considered.

5 RESOLUTION OF COUNCIL.

At its meeting of 22 November, 1999 Council resolved:

1. That Council agree in principle to selling the drainage reserve between Weedon Road and Shepherd Road, Artarmon to the owners of the land adjoining the drainage reserve.
2. That the owners of the land to bear the full costs involved in the sale of the land.
3. That the process to sell the land, in accordance with the steps outlined in this report, commence following agreement on the purchase price and agreement to meet the other associated costs being reached with the owners.

The report referred to in 3. above is located in File P01-0176 Drainage Reserve – Weedon Road to Shepherd Rd Artarmon.

6 AMENDMENT TO SECTION 8.30 OF NAREMBURN WARD PARKS PLAN OF MANAGEMENT

A new Section 8.30 Artarmon Link Path of the Naremburn Ward Parks Plan of Management replaces the existing Section 8.30 – see **Attachment**.

All reference to the section of the drainage reserve between Weedon Road and Shepherd Road Artarmon have been removed.

7 REFERENCES

Naremburn Ward Parks - Plan of Management (1999), Willoughby City Council

Willoughby Council File No P01-0176: Drainage Reserve – Weedon Road to Shepherd Road, Artarmon

5.1 *Artarmon Link Path (amended 23 October, 2000)*

5.1.1 Description And Basis For Management

Basis For management

To provide an off-road access path linking residential areas with parkland.
To provide landscaping, tree planting and beautification where possible for environmental benefit and recreation.
To control stormwater.

Description / Value Statement

This linear park and drainage reserve runs from Artarmon Reserve beside the bowling club, north-west to Weedon Road. It is owned by Willoughby City Council and has an area of approximately 0.854 ha. It is gently sloping and connects the residential area east of the railway and near Mowbray Road with Artarmon Reserve.
A cycle path is constructed from Onyx Road to Artarmon Reserve. Access through the park is seen as a way of linking local residents to neighbourhood and district parks.
The reserve follows the valley floor between residential backyards, with a large stormwater pipe underground.
There is a wider section at Onyx Road which forms a small local park.
There is a tennis court built partly on the reserve many years ago, in the section between Smith and Weedon Roads.

5.1.2 Management Issues

Landscaping and Maintenance

The Onyx Road section of the reserve is very attractive. Other sections are overgrown and require additional maintenance. As the linkpath is completed, Council staff should consult with adjoining property owners and invite their input to landscaping and maintenance. Ideally, gardening along the path would be carried out as a local 'working bee' with residents meeting each other and strengthening 'neighbourhood watch' and 'safety house' arrangements. The park should be developed to achieve a pleasant, green, public space with suitable trees and convenient, safe access.

Access

The reserve is to be made accessible for pedestrians and/or bicycles as appropriate.

Zoning

The section of the reserve between Smith and Weedon Roads is currently unzoned, and contains part of a tennis court built many years ago by a neighbouring property owner. This section is to be zoned Open Space 6(a).

Road Safety and Connection with Other Areas

This linkpath is proposed to cater for local children and families, making it easier to visit local parks and to leave the car at home. It is essential that the road crossings be safe. Pedestrian crossings with vehicle thresholds should be installed at Artarmon, Onyx and Smith Roads. Pedestrian crossing lights should be installed at Mowbray Rd and Devonshire St.
This linkpath joins the Naremburn cycleway at Artarmon Reserve, giving connection to Flat Rock Gully and the Artarmon/ Naremburn area.
The City of Willoughby bicycle route revisions recommended by the North Shore Bicycle Group show a proposed route along Shepherd, Tindale and Devonshire Street to Chatswood city centre.

Encroachments

A fence was built across the reserve boundary at Smith Road many years ago. Removal of the fence and associated ground shaping to allow public access to the reserve and to control stormwater should be undertaken. Other fences/ walls encroachments within all sections of the reserve should be removed. The section of the reserve between Weedon and Smith Roads is used by locals as a walking link and contains part of a private tennis court. The future management of the court should be negotiated by a lease agreement with the adjoining owner.

Management Objectives and Actions

Objectives	Actions	Assessment
<ol style="list-style-type: none"> 1. To provide a linkpath in a pleasant, attractive parkland setting from East Artarmon to Artarmon Reserve. 2. To make the path safe by control of vehicles at the road crossings. 3. To control stormwater. 4. To provide a local community space for recreation and social activity. 5. To involve local residents in maintenance of the park. 6. To provide a tree/ landscape corridor for wildlife habitat and environmental benefit. 	<ol style="list-style-type: none"> 1. Remove encroachments blocking access to and within the reserve, and reshape the land to allow public access and control stormwater flows. 2. Install traffic control/pedestrian crossings/kerb laybacks at road junctions with reserve. 3. Consult with local residents re: landscape / gardening and pathway design. 4. Invite local residents to be involved in tree planting and park maintenance. 5. Install park name and directional signs. 6. Zone the section of the reserve between Smith and Weedon Rds to Open Space 6(a). 7. Negotiate a lease for the tennis court located in the reserve between Smith and Weedon Rds. 	<ul style="list-style-type: none"> • Public open space is accessible. • Consultation with the local community takes place. • Park name and directional signs are installed. • Vehicles are controlled at road crossings. • Local residents are involved in tree planting and park maintenance. • Local residents find the linkpath access convenient and safe. • Trees grow and the area is beautified. • The park is well maintained. • Adjacent residents are pleased with appearance and use of the park/ linkpath. • Inspection by Council staff. • Annual 'State of the Park' comments by Ward Committee. • All public pathways are constructed in accordance with the recommendations of the Crime Prevention Manual (NSW Attorney-General's Dept, 1998)