



Willoughby City Council

AMENDMENT TO:

CHATSWOOD WEST WARD PARKS

PLAN OF MANAGEMENT

In respect to a public toilet in Lowanna Park

Adopted: 22 November 2010

Prepared by:
Open Space Branch
September 2010

Willoughby City Council

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 area of land called Lowanna Park located at the corner of Fullers Road and Greville Street, Chatswood West.

This plan amends and should be read in conjunction with the Chatswood West Ward Parks Plan of Management (1996),

2 DESCRIPTION OF LAND

The site consists of 7200 square metres located at the corner of Greville Street and Fullers Road, Chatswood West.

The park is a flat open grass area with endemic forest tree species. It contains a children's playground and cycle track, an electric barbeque and picnic seating. The site is fenced on its boundary.

The land is owned by Council.

3 PERMITTED USES OF LAND

Lowanna Park is zoned Open Space (Existing Recreation) 6(A) under the Willoughby Local Environmental Plan (WLEP) 1995 as amended.

The land can be used for:

- a) without development consent –
works involved in, or ancillary to, landscaping, gardening or bushfire hazard reduction.

- b) with development consent –
 - Buildings ancillary to landscaping, gardening or bushfire hazard reduction.
 - Car parking ancillary to the principal recreational purpose
 - Drainage
 - Recreation areas
 - Recreation facilities
 - Roads
 - Utility installations

A new draft WLEP is currently under preparation, with final reporting due to Council in 2010.

4 THE CATEGORY OF THE LAND

Lowanna Park is categorised as “**park**” under Section 36(G) of the Act.

5 ISSUES PERTINENT TO THE LAND

The issues pertinent to the park have been canvassed in the Chatswood West Ward Parks Plan of Management (1996).

In summary the issues for Lowanna Park are:

- Trees/ Character of the park
- Traffic on Fullers Road
- Parking
- Recreational use
- Maintenance
- Linkage

The issue relevant to the Amendment is Section 13.3.4 Recreational Use, and Section 13.4 Policies, specifically:

- To provide appropriate facilities in the park.
- To maintain the park to an adequate level of safety, cleanliness and attractiveness.

5.1 Amendment – new toilet building in the park

Background

In April 2009, local resident meetings in Lowanna Park with Chatswood West Ward Councillors raised several park issues requiring further community consultation; one of the issues was the need for a toilet in the park. Council subsequently received a petition (80 signatures) supporting the provision of a toilet in the park.

Council considered a report on the provision for a toilet in the park at the Corporate and Transport Committee on 3 August 2009, and consequently approved the installation of public toilets at the Council meeting of 14 September 2009.

The local community was surveyed prior to the preparation of a Development Application (DA) so that any issues for the design and location of the toilet could be addressed in the Application. A design was developed which considered the community’s submissions, and DA 2010/ 267 –Toilet block in Lowanna Park - was lodged on 7 May 2010.

Current Status

Council policy requires an independent assessment for Council Development Applications where objections are received. The DA received a total of eight (8) objections and one (1) petition. The independent town planning consultant, Place Design Group, assessed the DA and recommended refusal on 26 August 2010. Council considered both the internal staff report and the planner’s report at its meeting of 13 September 2010 and ultimately adopted an approval for the toilet

block in the location proposed in the original Development Application – see Plan in **Attachment**.

The approval for the toilet requires an amendment to the Plan of Management for the park as the current Plan does not expressly support this type of facility. The current Plan notes that a community focus group meeting held on 30 August 1995 recommended ‘that toilets not be provided’ in the park.

The Amendment

The Amendment is to include an additional Action to Section 13.5 Actions, namely:

- Provide a single unisex accessible public toilet, incorporating a rainwater storage tank for toilet flushing. The building is to be sited centrally to avoid removal of any trees, and to recognise the importance of casual surveillance from Greville Street and Fullers Road.

The intention of this amendment to the Chatswood West Ward Parks Plan of Management (1996) is to provide appropriate facilities in Lowanna Park to achieve the core objectives of land categorised as ‘park’ – see Section 6.

6 BASIS FOR MANAGEMENT

Core Objectives

In accordance with Section 36(G) of the Act, the core objectives for the management of community land categorised as ‘park’ are:

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

7. PERFORMANCE TARGETS

The performance target of this Amendment is:

- To provide appropriate support facilities to address the amenity and needs of the park’s users.

8. MEANS OF ACHIEVING THE OBJECTIVES AND PERFORMANCE TARGETS

Council proposes to achieve the objectives and performance targets of the Amendment by:

- a) Providing adequate resources within the Open Space Priority Improvements Program to construct the toilet block as per the Development Consent.
- b) Provide adequate resources within the Open Space Maintenance budget to maintain and clean the toilet block on a regular basis.

9. ASSESSMENT

Council will monitor whether the toilet is being used by park visitors.
Council will review any comments/ complaints received about the condition of the toilet block as required.

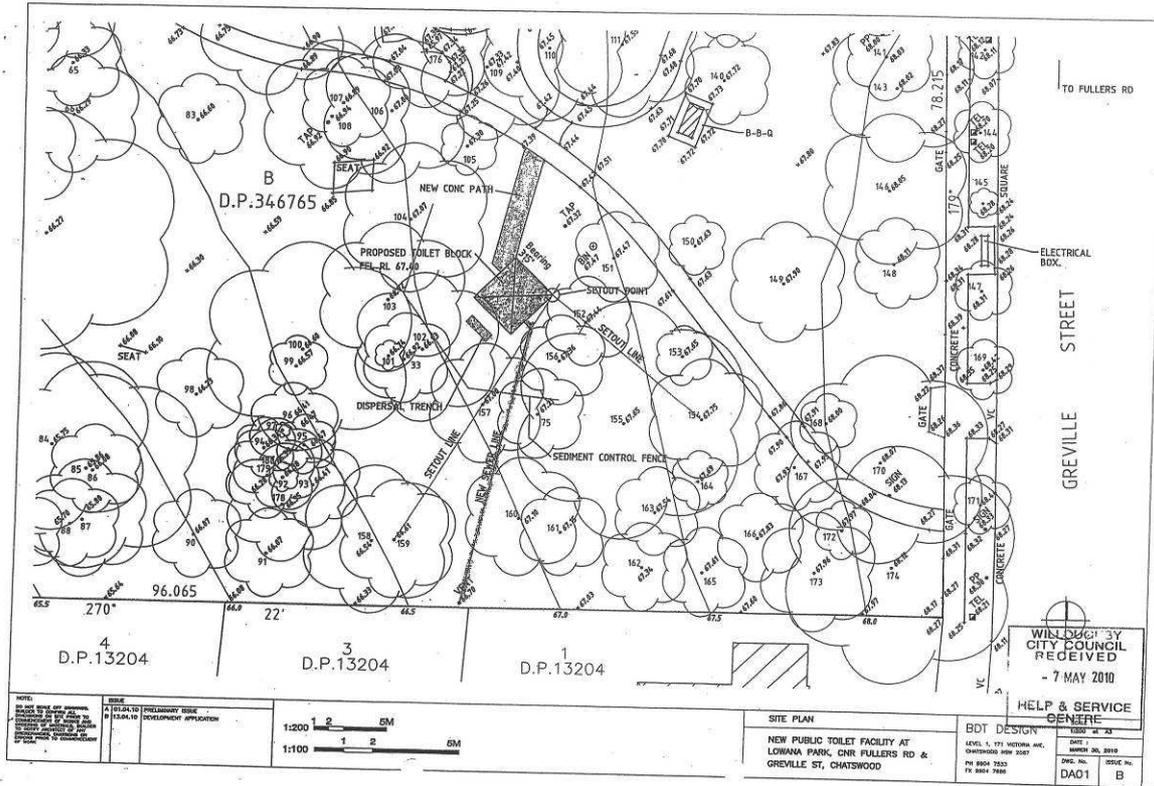
10. REFERENCES

- a) Chatswood West Ward Parks - Plan of Management (1996), P Thyer & Willoughby City Council
- b) Council File DA 2010-267 - toilet block in Lowanna Park

11. ATTACHMENTS

- a) Plan of Lowanna Park – showing site of new toilet building as per DA 2010/ 267.

AMENDMENT TO:
 CHATSWOOD WEST WARD PARKS PLAN OF MANAGEMENT – LOWANNA PARK, CHATSWOOD



Lowanna Park – south-east portion of the park, abutting Greville Street, Chatswood West.
 Proposed toilet and pathway – shown shaded in the centre of plan.