



Willoughby City Council

**AMENDMENT TO:
NORTHBRIDGE WARD PARKS
PLAN OF MANAGEMENT**

FOR:

**MARKET GARDEN PARK
(former Windsor Road reserves)
WILLOUGHBY**

Adopted 2005

Prepared by:

Open Space Branch

Willoughby City Council

October 2004

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 amends and should be read in conjunction with the Northbridge Ward Parks Plan of Management 1998.

This Plan pertains to the area of land called Market Garden Park, Mowbray Place Willoughby. The reserve was referred to in the original plan of management as the Windsor Road reserves; in more recent times the area has been known as the 'Willoughby Paddocks'.

2. THE CATEGORY AND CLASSIFICATION OF THE LAND

The land is classified Community Land, and categorised as “**park**” under Section 36(G) of the Act, and “**watercourse**” under Section 36(M) of the Act.

2(a) DESCRIPTION OF THE LAND

The area of the park is 1.5 hectares. Within the land runs the headwaters of Sailors Bay Creek; the creek and the adjoining land have been highly modified by landfill over many years – the material coming mainly from the excavations of the Warringah Expressway. A steep landfill slope is located on the southern boundary; the slope retains the playing fields of the Sydney Church of England Grammar (Shore) School.

The site is bordered by residential housing to the east, west and north. The school playing fields lie to the south. Some of the residential housing will become medium density townhouses within the new Landcom 'Willoughby Paddocks' development.

Vegetation cover on the site is mainly noxious weeds or garden plant escapes, especially along the creek edges and landfill areas.

The section of the reserve adjoining Eastern Valley Way contains mown grass and mature trees including transplanted Canary Island palms- *Phoenix canariensis*.

The land was previously market gardens and slopes gently to the south and east. A community Eco-Garden has been formed in the north-west corner of the site near Mowbray Place, with raised garden herb/ vegetable beds, frog pond and recycled mulches.

3. OWNER OF THE LAND

The land is owned by Willoughby City Council.

4. ISSUES PERTINENT TO THE LAND

Background.

The Warringah Transport Corridor was established in 1951 as a County Road Reserve under the County of Cumberland Planning Scheme. Part of the corridor ran from South Willoughby to the end of the Castlecrag Peninsula in the Willoughby Council area. The corridor was subsequently abandoned by the NSW Government in 1977, and the land was rezoned primarily for residential (low density housing) and open space purposes. The owners of the land within the former corridor were Willoughby Council, the Roads and Traffic Authority (RTA) and the then-named Department of Urban Affairs and Planning (DUAP).

In 1999/ 2000 Willoughby Council joined with the RTA and DUAP to produce a land planning strategy for the surplus corridor land in the Willoughby Council area. The land bounded by Eastern Valley Way, Windsor Road, Mowbray Place, Remuera Street and Alpha Road, Willoughby was known as Precinct 2 (4 hectares in size) in the strategy, which was completed by JBA Urban Planning Consultants Pty Ltd in June 2000. The land use in Precinct 2 had been a mixture of low density residential housing and public open space. The outcome of the strategy was to allow medium density residential (110 dwellings) and public open space (1.5 hectares).

In 2002 Landcom was appointed to co-ordinate the development of the Precinct 2 housing and new public park. The Master Plan for the precinct involved extensive community consultation, which resulted in the proposed new dwellings being reduced in number to 80 townhouses (76 for Landcom, 4 for Shore School). Furthermore, joint land development with Shore School, who owned adjoining residential property on Alpha Road, has resulted in a new public open space linkage to Alpha Road from the new park.

In 2003 Council undertook the community consultation and landscape design for the new park and the new district playground. An on-site community workshop was held in October 2003 to discuss the concept plan for the park/ playground; there was general support for the proposal and Council subsequently approved the plan in principle in December 2003.

The new park, shared pathways, creek rehabilitation and playspace will be funded by Landcom as part of the Willoughby Paddocks residential development.

This amendment to the 1998 Northbridge Ward Parks Plan of Management for Market Garden Park provides for the future recreation use of Market Garden Park as shown in the Landscape/ Recreation Master Plans dated October 2003 by Whitteridge and McConaghy for Willoughby City Council.

5. MANAGEMENT OF THE LAND

5.1 Core Objectives

The following core objectives form the basis for the management of Market Garden Park:

5.1.1 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.

5.1.2 In accordance with Section 36(M) of the Act, the core objectives for the Management of community land categorised as '**watercourse**' are:

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

6. PERFORMANCE TARGET

The performance target of this Plan is:

- To implement the recreation facilities and landscaping as shown in the Market Garden Park Landscape/ Recreation Master Plan by Whitteridge and McConaghy dated October 2003
- To rehabilitate and manage the headwaters of Sailors Bay Creek and the creek's riparian zone taking into consideration the modified urban landscape setting.

7. MEANS OF ACHIEVING THE OBJECTIVES AND PERFORMANCE TARGETS

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

- a) Providing adequate resources within the Open Space Maintenance budget to maintain the park and its facilities to a safe and usable standard.
- b) Providing adequate resources within the Priority Improvement Program budget to continue improving the park as per the Recreation/ Landscape Master Plan dated October 2003.
- c) Completing any outstanding Actions for the Windsor Road reserves/ Northbridge Ward Parks Plan of Management (1998).
- d) Monitoring and implementing works and strategies to manage the stream health of Sailors Bay Creek as it leaves the park under Eastern Valley Way.

8. ASSESSMENT

- a) Council will assess whether the park is being enjoyed and used by local residents and the wider community.
- b) Council will assess whether there is equitable access and use of public open space.
- c) Council will assess whether the recreation, cultural, social and educational activities in the park has acceptable impacts on local residents.
- d) Council will assess whether the creek and riparian zone has been rehabilitated to a standard appropriate to the urban setting.

9. REFERENCES

- a) Northbridge Ward Parks Plan of Management 1998 - Robert Kerr Consulting Services
- b) Council File E02-0042 - Willoughby Paddocks/ Market Garden Park

10 ATTACHMENT

Market Garden Park – Landscape/ Recreation Master Plans, dated October 2003 by Stephen Whitteridge / Landmark Landscape Consultants and Ric McConaghy Pty Ltd for Willoughby City Council.