



WILLOUGHBY CITY COUNCIL

PLAN OF MANAGEMENT

**FORESHORE COTTAGES –
217B, 227 & 297A EDINBURGH ROAD,
CASTLECRAG**

Adopted by Council 27 April, 1999

1. INTRODUCTION

The Local Government Act 1993 requires that all community land be subject of a plan of management. Willoughby City Council has 147 open space areas covering approximately 424 hectares. This plan pertains to foreshore cottages at 217B, 227 and 297A Edinburgh Road, Castlecrag and is to be read in conjunction with the Urban Bushland - Plan of Management (1997).

2. DESCRIPTION OF THE LAND

a) 217B Edinburgh Road - Lot 1, DP 803334, 2735 square metres. The land is bushland with large bamboo stands and stone outcrops. A stone and timber cottage is located on the foreshore, which has been extended through reclamation. There is no road access to the cottage. There is a walking track through the public reserve from Edinburgh Road to the foreshore.

b) 227 Edinburgh Road - Lot 101, DP 575195, 3314 square metres. The land is bushland with a timber cottage located on reclaimed foreshore land. There is no road access to the cottage. There is a walking track through the public reserve from Edinburgh Road to the foreshore.

c) 297A Edinburgh Road – Lots B and C, DP 394155, 2755 square metres. The land is predominantly bushland with a timber cottage located upslope from the foreshore. A boatshed abuts a small section of reclaimed foreshore land. Lots B and C are landlocked with only water access. There is no road access to the cottage. The current walking track to the cottage crosses privately owned land; no formal agreement with Council exists to cross the privately owned land.

3. THE CATEGORY OF THE LAND

The land is categorised as “an area of cultural significance” under Section 36H of the Local Government Act 1993.

4. ISSUES PERTINENT TO THE LAND

The issues pertinent to the land described in **Section 2. DESCRIPTION OF THE LAND**, have been canvassed in the Urban Bushland Plan of Management 1997, the Conservation Plan for the Historic Waterfront Cottages on Sugarloaf Bay, Castlecrag 1995 and by the Castlecrag Waterside Cottages Task Force 1997.

In summary these issues are:

- Education and Community Participation
- Urban Impact
- Biodiversity
- Fire Management
- Recreation/ Access
- Training/ Operations
- Planning and Administration
- Heritage Management

5. OBJECTIVES OF THIS PLAN WITH RESPECT TO THE LAND

The core objectives for management of community land categorised as an area of cultural significance are to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods (Section 36H-1, Local Government Act 1993)

The objectives of this Plan are:

1. To comply with policies of the Urban Bushland Plan of Management, 1997.
2. To ensure the conservation of the three foreshore cottages on the public reserves at 217B, 227 and 297A Edinburgh Rd by having them restored so they continue to provide the community with examples of our local and cultural heritage.
3. To provide for the continued residential use of the three foreshore cottages on the public reserves at 217B, 227 and 297A Edinburgh Rd for such purposes and in such a manner as to ensure the cottages will be preserved and maintained as consistent with the Australian ICOMOS – The Burra Charter.
4. To minimise the financial burden to the ratepayers of Willoughby for the conservation, maintenance and use of the three foreshore cottages on the public reserves at 217B, 227 and 297A Edinburgh Rd.

5. To improve and define public access to the three foreshore cottages on the public reserves at 217B, 227 and 297A Edinburgh Rd.
- * 6. To improve, enhance and define public access to the foreshore lands next to the three cottages on the public reserves at 217B, 227 and 297A Edinburgh Rd.

6. PERFORMANCE TARGETS OF THIS PLAN WITH RESPECT TO THE LAND

The performance targets of this Plan are:

1. To carry out those sections of the Action Plan for Urban Bushland, as set out in Volume 2, Urban Bushland Plan of Management 1997, relevant to the public reserves at 217B, 227 and 297A Edinburgh Road, Castlecrag.
2. To carry out the conservation of the three foreshore cottages by restoring and rebuilding them in accordance with the Conservation Plan for the Historic Waterfront Cottages on Sugarloaf Bay, Castlecrag 1995, prepared by Mayne-Wilson and Associates and Perumal Murphy Wu.
3. To landscape the foreshore and land around the cottages at 217B and 227 Edinburgh Road so as to ensure it remains accessible to the public.

7. MEANS OF ACHIEVING THE OBJECTIVES AND PERFORMANCE TARGETS OF THIS PLAN

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

1. Providing adequate resources within the Open Space Maintenance Budget to implement the policies of the Urban Bushland Plan of Management 1997.
2. Entering into contractual (including leasing and licensing) arrangements with residential tenants for the management and maintenance of the three foreshore cottages on the public reserves at 217B, 227 and 297A Edinburgh Rd Castlecrag, which will:
 - * a) ensure that members of the public have access to the foreshore areas next to the foreshore cottages
 - b) require and ensure the tenants carry out the work for the restoration and conservation of the cottages, as outlined in the Schedule of Works (Trevor Waters) and as accepted by the Castlecrag Waterside Cottages Task Force on 17 September 1996,

- c) ensure the work of restoration and conservation is carried out in a proper and workmanlike manner,
- d) provide for the ongoing preventative maintenance of the cottages upon completion of the restoration, and
- e) delineate the license boundaries for the curtilage of the cottages, as per Attachment A.

The grant of:

- i. separate leases for a term not exceeding 21 years for each of the three foreshore cottages on the public reserves at 217B, 227 and 297A Edinburgh Rd, Castlecrag, and
- ii. separate licenses for a term not exceeding 21 years for land comprising the curtilages of each of the foreshore cottages on the public reserves at 217B, 227 and 297A Edinburgh Rd Castlecrag,

which gives effect to, permits and/ or makes provision for all or any of the foregoing matters is hereby expressly authorised.

8. THE MANNER IN WHICH COUNCIL PROPOSES TO ASSESS PERFORMANCE WITH RESPECTS TO THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS

- a) Council will consider whether and how promptly the contractual arrangement and any proposed lease are negotiated and executed.
- b) Council will consider whether the contractual arrangements and any proposed lease have been complied with.
- c) Council will monitor the Performance Measures as adopted in the Urban Bushland Plan of Management, Volume 2 Management Action Plan.

REFERENCES

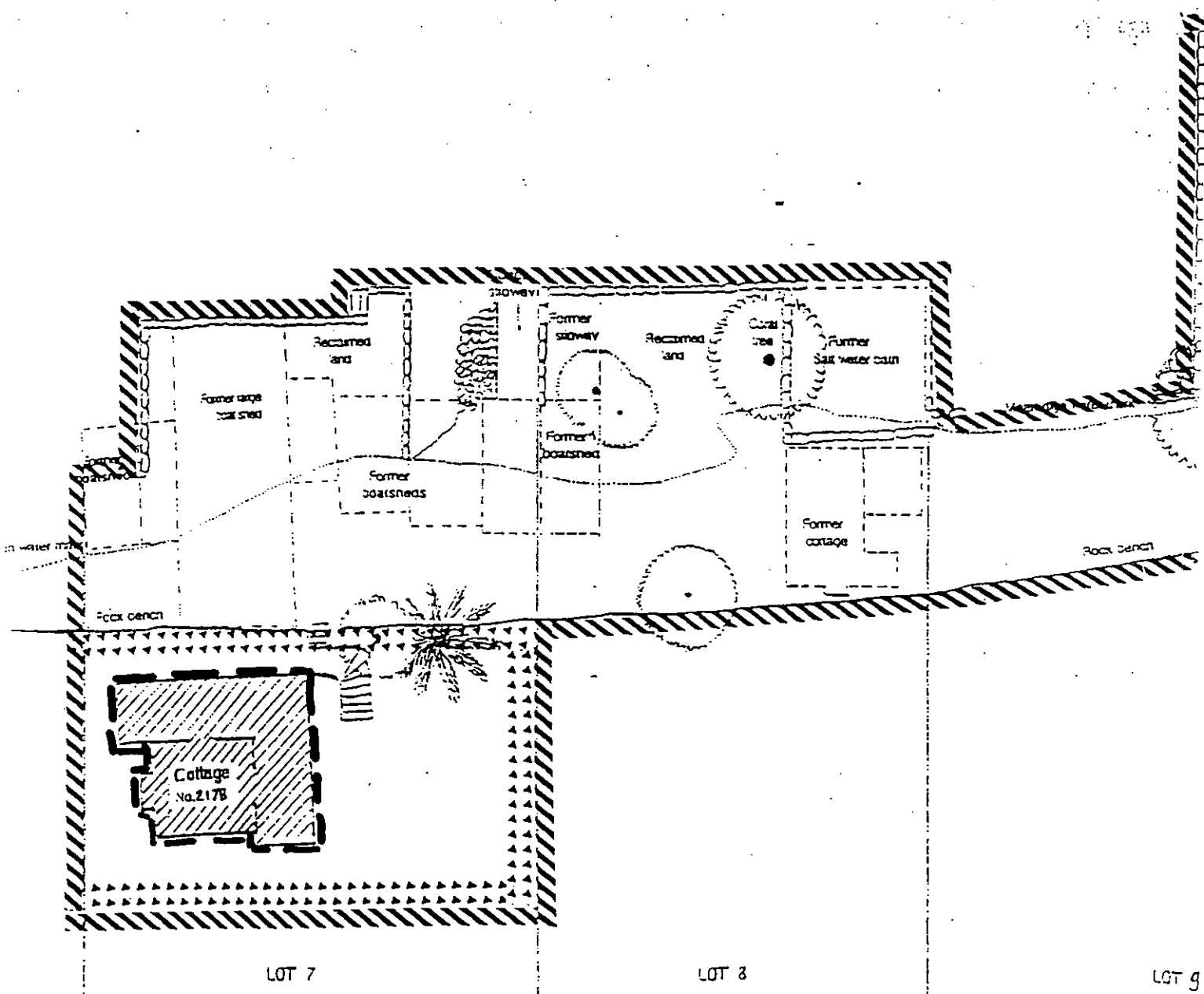
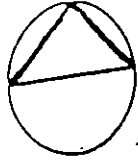
- 1. Conservation Plan for the Historic Waterfront Cottages on Sugarloaf Bay, Castlecrag prepared by Mayne-Wilson and Associates and Perumal Murphy Wu for The Council of the City of Willoughby, September, 1995.

2. Urban Bushland Plan of Management prepared by Ian Perkins Consultancy Services and Seaside Landscape Management for Willoughby City Council, March, 1997.
3. Legal advice from Cowley Hearne, Solicitors Attorneys and Notaries for Willoughby City Council, 1 May 1998 concerning Cortile Reserve Plan of Management.
4. Minutes of the Castlecrag Cottages Task Force Meeting held 17 December 1997.
5. Council Resolution, 27 January 1998- Minutes of the Castlecrag Cottages Task Force held 17 December, 1997

ATTACHMENTS

- A. Plan of No 227 Edinburgh Road Castlecrag showing lease and license boundaries.
Plan of No 217B Edinburgh Road Castlecrag showing lease and license boundaries.
Plan of No 297A Edinburgh Road Castlecrag showing lease and license boundaries.

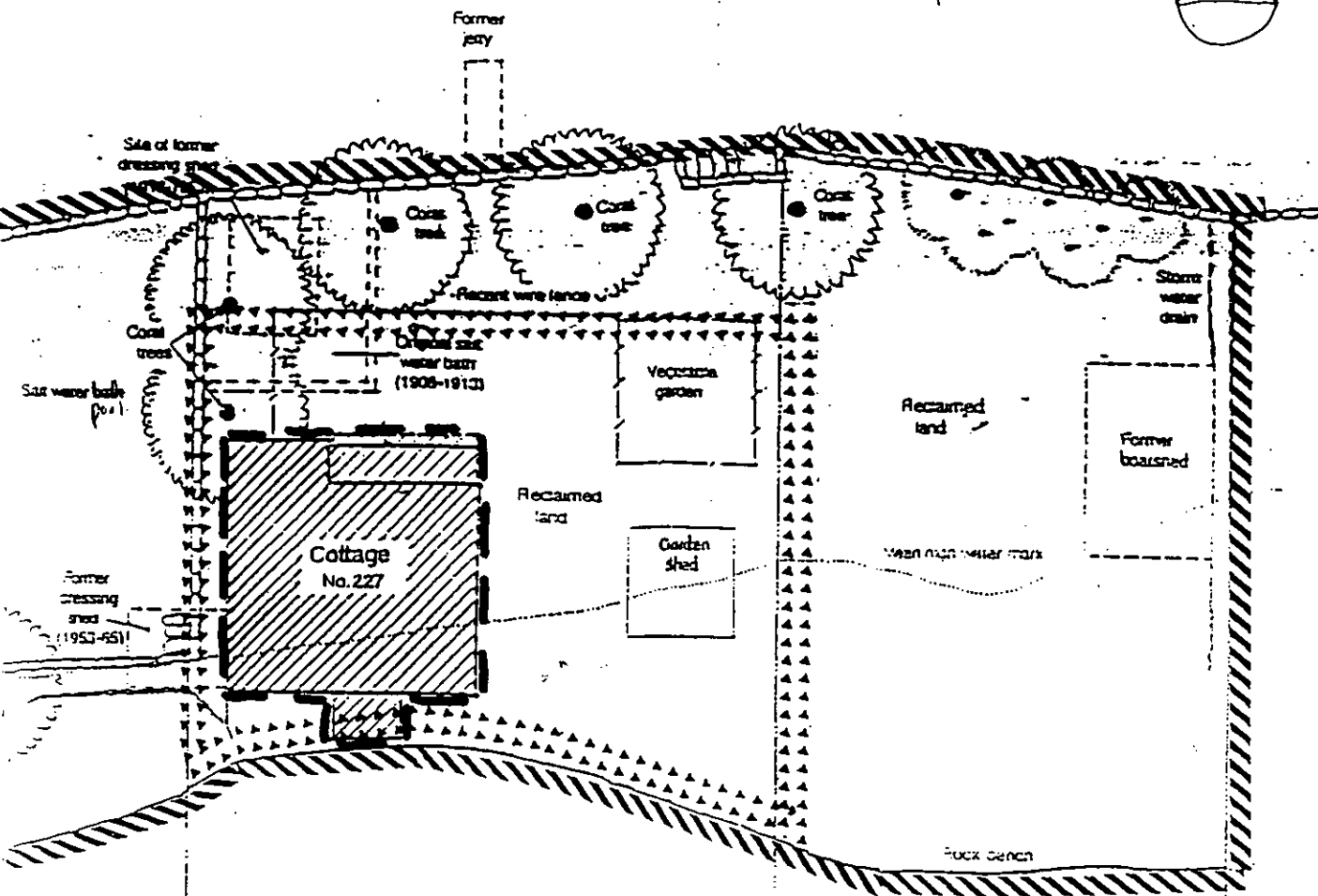
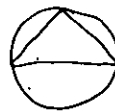
SUGARLOAF BAY



--- LEASE AREA
▲▲▲▲▲ LICENSE AREA
155 m² approx.

No 217B Edinburgh Rd.

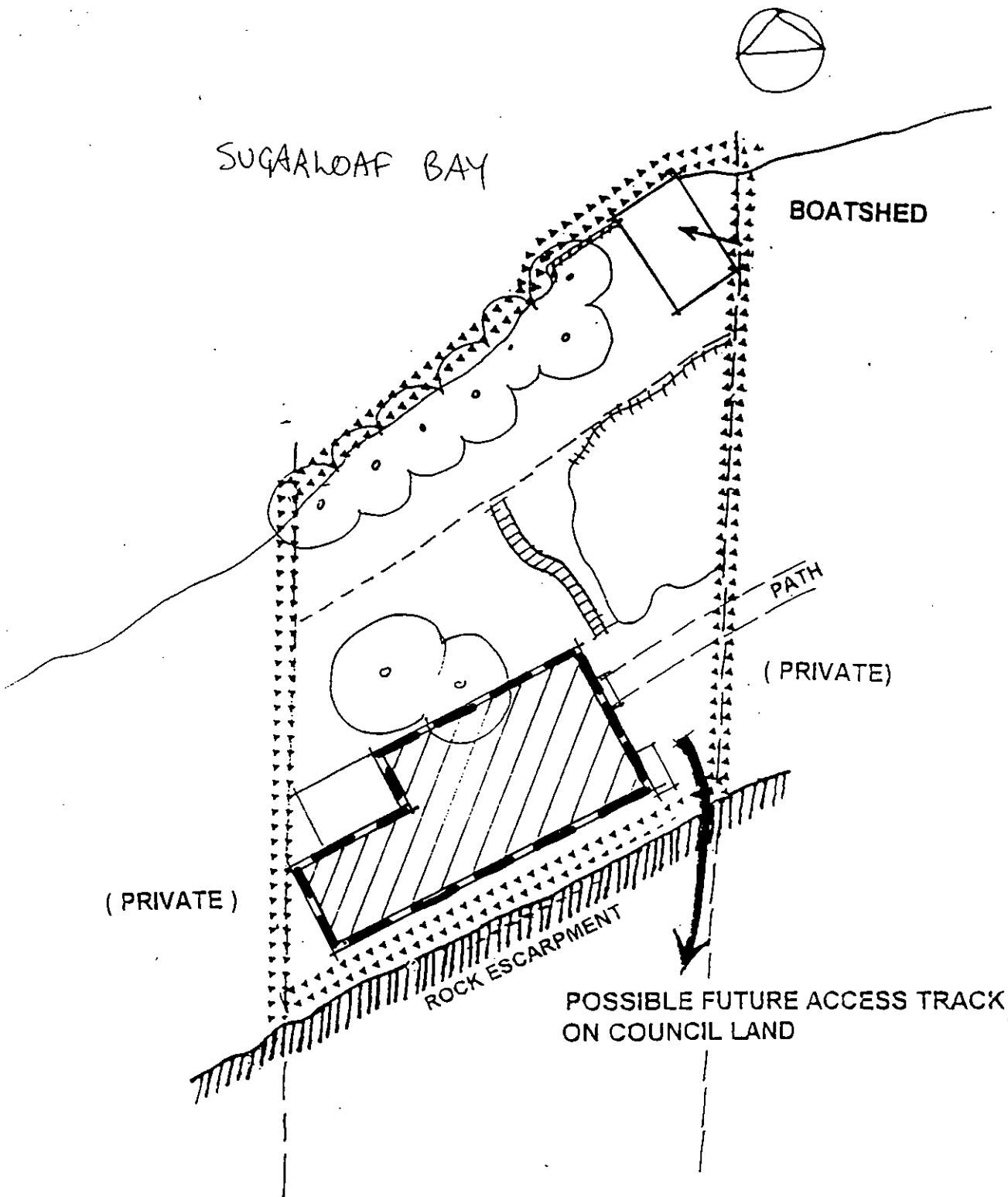
SUGARLOAF BAY.



--- LEASE AREA No 227 Edinburgh Rd.

..... LICENSE AREA
210m² approx.

////// AREA MANAGED IN ACCORDANCE WITH
THE COTTAGES CONSERVATION PLAN
AND THE BUSHLAND PLAN OF MANAGEMENT



SKETCH PLAN 1: 200
 - - - LEASE AREA
 ····· LICENSE AREA
 270 m² approx.

No 297A Edinburgh Rd.