



Willoughby City Council

AMENDMENT TO:

**FLAT ROCK GULLY &
BICENTENNIAL RESERVE
PLAN OF MANAGEMENT**

FOR:

**CANTEEN IN
HALLSTROM PARK PLAYGROUND**

Adopted by Council: 24 June 2002

Prepared by: Open Space Branch

Willoughby City Council

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 amenities building in Hallstrom Park Playground located within the Bicentennial Reserve, Small Street, Willoughby.

This Plan amends and should be read in conjunction with the Flat Rock Gully and Bicentennial Reserve Plan of Management (1995).

DESCRIPTION OF LAND

Bicentennial Reserve is located on Small Street Willoughby. The site is 11.5 hectares in area. The site is developed as a regional park, and contains the Willoughby Leisure Centre, the Walter Burley Griffin designed Incinerator (now private offices), netball/ basketball courts, baseball diamond, playing field, children bicycle track, Hallstrom Park Playground and multi-use bike paths. Ancillary facilities include public toilets and change-rooms, car parks, equipment storage, canteen and ground maintenance store.

Hallstrom Park Playground is located in the north west section of the reserve and contains a regional playground, bike paths, gazebo and a brick amenities building (public toilets, disabled toilet and store). There are 2 roof water tanks at the rear of the building and a water storage tank for the playing field irrigation.

The land is owned by Willoughby City Council.

THE CATEGORY OF THE LAND

Bicentennial Reserve is classified **Community Land**, and categorised as “**sportsground, natural area/ bushland, park, an area of cultural significance, and general community use**” under Section 36 of the Act.

This amendment refers specifically to the amenities building in Hallstrom Park Playground which is categorised as “**park**”.

ISSUES PERTINENT TO THE LAND

The issues pertinent to the site have been canvassed in the Flat Rock Gully and Bicentennial Reserve Plan of Management (1995).

In summary the issues are:

- Context, Land Use and Tenure
- Recreation
- Traffic and Parking
- Water Management
- Conservation and Management of Vegetation and Wildlife
- Landscape Character
- Heritage

4.1 New Issue – Proposed Kiosk/ Canteen in Hallstrom Park Playground

In May 2001, the North Sydney Leagues Baseball Club lodged a Development Application for a canteen/ store at the Hallstrom Park Playground. The current Plan of Management is silent in respect to the proposed structure, and consequently Council, at its meeting of 10 September, 2001 resolved that the matter be referred to the Bicentennial Reserve and Flat Rock Advisory Group for comment.

A full account of the group's deliberations can be read in the References 9c. In conclusion, the Advisory Group was satisfied with the following:

1. the Baseball Club to share the use of the existing storeroom in the adjoining amenities building for their sports equipment.
2. a mobile canteen if the issue of off-site storage could be resolved,
or
3. a smaller canteen built as an extension to the existing amenities building.

Given the Advisory Group's tacit support for a canteen in Bicentennial Reserve, the Council resolved at its meeting of 29 January, 2002:

1. That Council resolve to exhibit an amendment to the Plan of Management for Bicentennial Reserve to provide for a canteen and for storage of sports equipment for users of the facilities located in the reserve, as a minor extension of the existing amenities block located in Hallstrom Park. Such facilities then being made available by lease, to those user groups.

This amendment to the Flat Rock Gully and Bicentennial Reserve Plan of Management (1995) provides for additional facilities and uses. In Part B: The Plan, the following sections can be read in conjunction with the existing Plan:

Section 7.1 OPEN SPACE PLANNING AND MANAGEMENT/ Leases and Licences – (page 101) these additional facilities are available for lease:

- Canteen: canteens can be leased or hired to the following groups:
 - # sporting groups who book the sportsfield on a seasonal basis.
 - # a commercial operator.
 - # community groups for community events and functions
- Storage of sports equipment: where available, storage rooms can be used for sport/ recreation equipment belonging to sports clubs and can be leased or licensed to the sporting organisations using the adjacent facilities.

Section 7.3 RECREATION USE AND ACCESS/ Hallstrom Oval Area – (page 110), this additional facility and usage can be included :

- Canteen built as a minor extension of the existing amenities block.
- Storage of sports equipment for users of the facilities located in the reserve; a store is located in the existing amenities building.

BASIS FOR MANAGEMENT

Core Objectives

In accordance with Section 36(G) of the Act, the core objectives for the management of the site as 'park' are

- (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities,
- (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.

Additional Objective Provided For Under This Amendment

An additional objective is to minimise the financial burden to the ratepayers of Willoughby for the management and maintenance costs of canteens and stores by providing for the entering into of contractual (including leasing and licensing) arrangements.

This augments the existing objective in the Strategy 7.1 Open Space Planning/ Management- Leases/ Licences in the Flat Rock Gully and Bicentennial Reserve Plan of Management (1995) as amended

PERFORMANCE TARGETS

The performance target of this Plan is:

To carry out the recommended actions for Flat Rock Gully and Bicentennial Reserve as per the Plan of Management 1995.

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 Council's Open Space Maintenance budget to maintain Bicentennial Reserve on a regular basis.
- (b) Implementing the improvements as recommended in the Flat Rock Gully and Bicentennial Reserve Plan of Management (1995) (as amended) in the Council's Capital Works Program.
- (c) Entering into contractual (including leasing and licensing) arrangements for the management and operation of canteens and / or stores which will: –
 - provide a high standard of recreation facilities for the public.
 - maintain the facilities on a regular basis to minimise deterioration.

The granting of leases/ licences for terms not exceeding five (5) years for canteens and/ or stores is hereby expressly authorised.

ASSESSMENT

- (a) Council will consider whether and how promptly the contractual arrangements and any proposed leases/ licences are negotiated and executed.
- (b) Council will consider whether the canteens and / or stores are meeting the recreation needs of the park and sportsground users.
- (c) Council will exercise its right under any contractual arrangements including any lease or licence to regularly inspect the facilities.

REFERENCES

a) Flat Rock Gully and Bicentennial Reserve Plan of Management (August 1995), by Clouston, Landscape Architects, Urban Designers & Landscape Planners –

Part A: Resources, Part B: The Plan, Part C: Supporting Documents

b) Development Application 2001/0641 – Bicentennial Reserve & Hallstrom Playground : New Kiosk and Storeroom

c) Council report of 29 January 2002 – Bicentennial Reserve and Hallstrom Playground :New Kiosk and Storeroom