



BICENTENNIAL RESERVE

PLAN OF MANAGEMENT

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Bicentennial Reserve - Plan of Management

1. INTRODUCTION

1.1 Land to which the plan applies

This plan applies to community land in Willoughby, on which Bicentennial Reserve is situated. Small Street Reserve lies to the north of Bicentennial Reserve and is also subject to this Plan of Management. Refer to Figure 1 for land boundaries.

Figure 1 – Bicentennial Reserve



The reserve is composed of developed parkland, Hallstrom Park Playground, Bicentennial Oval, 17 district netball courts, Flat Rock International Baseball Diamond, the Willoughby Leisure Centre, former Griffin Incinerator/ Incinerator Art Space, shared path, 3 car parks and bushland.

This Plan of Management applies only to community land in Bicentennial Reserve and to operational land in Small Street Reserve - see Section 3- The Category of the Land.

1.2 Background to the Plan of Management

Council is currently reviewing all Plans of Management (POMS) adopted as a result of the *Local Government Act 1993*. Where possible, generic plans of management will be developed as part of the review. The main generic plans are:

- Urban Bushland POM 2014- review underway in 2020
- Sports Facilities POM – 2020
- Parks POM (draft) – underway in 2020

Stand alone POMS are developed for sites that are categorised as an 'area of cultural significance' eg Haven Amphitheatre, or for sites where significant recreation development is proposed eg Gore Hill Park.

Bicentennial Reserve is currently covered by *the Flat Rock Gully and Bicentennial Reserve Plan of Management 1995, Amendment 2001-* Authorisation for 10 year leases for the Willoughby Leisure Centre, *Amendment 2002-* Canteen in Hallstrom Park Playground, and *Amendment 2009-* Sports use of Bicentennial Oval.

The Flat Rock Gully bushland reserve east of Flat Rock Drive is covered by the *Urban Bushland Plan of Management 2014*. A Reserve Action Plan for each bushland reserve is required to be developed and reviewed on a regular basis. The Reserve Action Plan for Flat Rock Gully and part Bicentennial Reserve was adopted in 2017. The bushland component of Bicentennial Reserve is shaded 'green' in Figure 6.

The Willoughby Leisure Centre was opened in 1990, and is currently in need of significant renewal / upgrading work. Council resolved in June 2019 that planning commence on a major upgrade of the Pool Hall to include a new program pool, lap pool and learn to swim facility.

A new Plan of Management is required to plan for the renewal/ conservation of assets within Bicentennial Reserve, to balance recreation needs and local amenity, to protect the adjoining bushland and to authorise the granting of any leases, licences or other estate for facilities within the reserve.

1.3 Purpose of the Plan of Management

The purpose of preparing this Plan of Management is to ensure that this land is subject to an adopted Plan of Management, and to expressly authorise any leases and /or licences of the land. Any lease or licence must be consistent with the permitted uses listed in Figure 5 - Permitted uses of the Land.

1.4 Relevant legislation

Legislation which applies to the land in this Plan of Management is:

- Local Government Act 1993*, which requires all community land to be subject to a Plan of Management ('the Act')
- Local Government (General) Regulation 2005*.
- Environmental Planning and Assessment Act 1979*
- Native Title Act 1993*.
- Disability Discrimination Act 1992*.
- Contaminated Land Management Act 1997*

1.5 Willoughby planning context

This Plan of Management relates to some of the key strategic directions of the *Our Future Willoughby Community Strategic Plan 2028*:

Outcome 1 – A City that is green

1.1 Create and enhance green spaces

Outcome 2 – A City that is connected and inclusive

2.2 Respect and celebrate our history and heritage sites.

- 2.4 Reduce parking and traffic congestion.
- 2.7 Promote accessible services for the community

Outcome 3 - A City that is liveable:

- 3.2 Create recreation spaces for all.
- 3.3 Promote an active and healthy lifestyle.
- 3.4 Create desirable places to be and enjoy.
- 3.5 Maintain quality of life by balancing population growth with the provision of assets and services.

Outcome 5 – A City that is effective and accountable

- 5.3 Balance the creation of new public assets with the upgrade of existing public assets.

The *Willoughby Open Space and Recreation Plan 2013* recommends measures to improve open space and recreation opportunities in Willoughby, including improvements to passive recreation areas, shared paths, sport, aquatic facilities and interaction with nature.

The Council’s *Our Green City Plan 2028* provides actions that aspire to meet the needs of the community while not compromising the needs of future generations.

2. DESCRIPTION OF THE LAND

2.1 Land ownership and tenure

Bicentennial Reserve is predominantly owned in Fee Simple by Willoughby City Council. There are 3 lots - Lots 13, 20 and 21 – that are NSW government owned land; they are managed in accordance with this Plan as they are contiguous to the reserve as a whole.

Figure 2 - Bicentennial Reserve - ownership



The subject land is in Willoughby, and adjoins residential land north of Small Street, Flat Rock Drive to the east, residential land on Garland and Gaza Roads to the south, and Willoughby Road to the west

The land parcels subject to this Plan are listed in Figures 3 and 4:

Figure 3 - Land parcels owned by Willoughby City Council

MAP KEY	TITLE	AREA m ²	DESCRIPTION	OWNERSHIP	
1	Lot 1 DP 951433	164.40	Bicentennial Reserve	Willoughby City Council	Community Land
2	Lot 1 DP 5889	354.10	Bicentennial Reserve	Willoughby City Council	Community Land
3	Lot 1 DP 115624	256.50	Bicentennial Reserve	Willoughby City Council	Community Land
4	Lot 702 DP 778776	116.60	Bicentennial Reserve	Willoughby City Council	Community Land
5	Lot 2 DP 115624	170.75	Bicentennial Reserve	Willoughby City Council	Community Land
6	Lot 1 DP 115636	309.80	Bicentennial Reserve	Willoughby City Council	Community Land
7	Lot 1 DP 125620	510.90	Bicentennial Reserve	Willoughby City Council	Community Land
8	Lot 1 DP 725764	1,080.00	Bicentennial Reserve	Willoughby City Council	Community Land
9	Lot 1 DP 125619	1,236.00	Bicentennial Reserve	Willoughby City Council	Community Land
10	Lot 1 DP 115622	950.10	Bicentennial Reserve	Willoughby City Council	Community Land
11	Lot 2 DP 115622	908.80	Bicentennial Reserve	Willoughby City Council	Community Land
12	Lot C DP 316969	1,966.52	Bicentennial Reserve	Willoughby City Council	Community Land
14	Lot 1 DP 315723	866.28	Bicentennial Reserve	Willoughby City Council	Community Land
15	Lot 3 DP 506449	581.74	Bicentennial Reserve	Willoughby City Council	Community Land
16	Lot 111 DP 129029	1,880.00	Bicentennial Reserve	Willoughby City Council	Community Land
17	Lot 2 DP 332680	2,301.65	Bicentennial Reserve	Willoughby City Council	Community Land
18	Lot 112 DP 129029	2,115.00	Bicentennial Reserve	Willoughby City Council	Community Land
19	Lot 113 DP 129029	1,153.00	Bicentennial Reserve	Willoughby City Council	Community Land
22	Lot 1 DP 334861	5,678.25	Bicentennial Reserve	Willoughby City Council	Community Land
23	Lot 7 DP 666241	9,105.40	Bicentennial Reserve & Flat Rock Gully, Small Street, Naremburn	Willoughby City Council	Community Land
24	Lot 1 DP 81035	28,865.47	Part Bicentennial Reserve, Flat Rock Drive & Part Flat Rock Gully	Willoughby City Council	Community Land
25	Lot 2 DP 57586	54,130.00	Bicentennial Reserve, 2 Small Street, Willoughby	Willoughby City Council	Community Land
26	Lot 869 DP 752067	2,605.16	Bicentennial Reserve	Willoughby City Council	Community Land
27	Lot 1 DP 57586	281.00	Small Street Reserve	Willoughby City Council	Operational Land

The subject land is approximately 11.96 hectares in area. Small Street Reserve is 1471 square metres, including item 27 in Figure 3.

The subject land is zoned RE1 Public Recreation under the *Willoughby Local Environmental Plan 2012*.

Land that is not owned by Willoughby City Council is listed in Figure 4 and is subject to this Plan of Management.

Figure 4- Land parcels not owned by Willoughby City Council but subject to this Plan of Management

MAP KEY	TITLE	AREA m ²	DESCRIPTION	OWNERSHIP	
13	Lot 7 DP 524254	613.35	Bicentennial Reserve	NSW Minister Administering The E P & A Act 1979	Care Control & Management
20	Lot 3 DP 522788	6,689.96	Bicentennial Reserve	NSW Minister Administering The E P & A Act 1979	Care Control & Management
21	Lot 1 DP 524253	2,428.11	Bicentennial Reserve	NSW Minister Administering The E P & A Act 1979	Care Control & Management

2.2 Physical description

Bicentennial Reserve occupies the valley between South Willoughby and Naremburn. It is bordered by Flat Rock Drive to the east and Willoughby Road to the west.

The land is predominantly shaped as large purpose built flat areas due to the history of the site as landfill and its subsequent development as public park and sportsgrounds.

Filling of the natural gully and piping of Flat Rock Creek commenced in 1930 and the Willoughby Incinerator was constructed in 1934. Both actions were in response to the management of waste generated by the Willoughby community, namely the need for a garbage destructor and sewage dump site.

Many years after the waste processing ceased, the landfill was levelled to create sportsgrounds in the west (Bicentennial Oval), in the centre (Bicentennial netball courts) and in the east (International Baseball Diamond). Located along the northern ridge of mainly natural land are the Hallstrom Park Playground, the Incinerator (designed by Walter Burley Griffin) and the Willoughby Leisure Centre.

The land slopes to the south below the sportsgrounds and the Incinerator, and joins a shared path which is part of the commuter / recreational bike path connecting Chatswood CBD to North Sydney.

Vegetation in the reserve is classified as a mixture of Urban Exotic/ Native as per classifications set by the NSW Office of Environment and Heritage. Plantings are indicative of the original native vegetation and reflective of the horticultural limitations imposed by a landfill sub-base. Much of the sub-base is compacted sandstone with a clay topping layer in areas of municipal garbage.

2.3 Uses of the land

The reserve is used for:

1. Organised sport – netball courts for district competitions, also used for basketball and other court based sports; baseball diamonds for juniors (Bicentennial Oval) and seniors (Flat Rock International Diamond); football and rugby training (Bicentennial Oval). Indoor netball, basketball, volleyball, futsal and badminton (Willoughby Leisure Centre).

2. Informal recreation – large district playground; children’s bike track; accessible shared path for walkers, bike riders, skaters and wheelchairs; picnics and barbeques; level lawn areas; Lawson’s Cave for poetry readings and community performances.
3. Community recreation and leisure – Willoughby Leisure Centre with indoor pools, sport courts and health club. The Centre contains a café, allied health space and swim school, casual child care / community meeting room, netball administration office; public toilets, change rooms, sports stores and canteen.
The Incinerator – contains indoor/ outdoor café; an art space for exhibitions; store rooms, accessible public toilets.
4. Car parks – the upper car park mainly services the Willoughby Leisure Centre and visitors to the park; the lower car park services the sportsgrounds (netball, baseball and oval); car parks along Small Street service visitors to the Incinerator and the Hallstrom Park Playground. Small Street Reserve is used for overflow car parking when the Winter sports season is underway.
5. Environmental management – natural and recreated bushland provides a protected environment for wildlife linkages, soil conservation and climate amelioration.
6. Active transport route – the route through Flat Rock Gully is increasingly being used as an active transport link between the Gore Hill Cycleway and North Sydney’s Cycleway due to the high vehicle use along Willoughby Road.

The reserve is used during the week and weekends for organised sport and informal recreation. The car parks are used for public parking for visitors to the park, sportsgrounds, Willoughby Leisure Centre and the Incinerator.

See Figure 5 for a summary of permitted uses of the land and whether further development is permitted.

Figure 5 – Permitted uses of the land

Buildings/ improvements	Condition	Permitted Use	Further development permitted?
Willoughby Leisure Centre ground floor, inc pool hall, gym, spa/ sauna, sports hall, change rooms, ancillary offices.	Poor- Pool hall. Fair but dated - central gym spine in spa/ sauna. Fair but dated- sports hall. Change rooms- good.	Indoor recreation and leisure facilities, aquatic facilities, ancillary offices, public amenities.	Demolition (part), expansion and upgrade of the pool hall to meet community needs. Accessible improvements, maintenance and upgrade/ renewal only.
Willoughby Leisure Centre lower ground floor- meeting room, change rooms, public toilets, canteen, sports & maintenance stores	Good	Sports management and ancillary operations, community meeting room, public amenities.	Accessible improvements, maintenance and upgrade renewal only.
The Incinerator- café, art space, storerooms and public toilets. Remains of the ash pits.	Good. Building is subject to a 2005 Conservation Plan	Café operation and art space as per DA 2008/ 437, and S96 Modification in 2013.	Completion of conservation work to rear of the building. Accessible improvements, maintenance and upgrade/ renewal only. Work is subject to

			oversight by the NSW Heritage Office.
Amenity pavilion in Hallstrom Playground - public and accessible toilets, canteen, sports/ maintenance stores	Good - though subject to regular vandalism	Public amenities, sports and maintenance storage, canteen.	Accessible improvements, maintenance and upgrade/ renewal only.
Hallstrom Park Playground	Good - renewal completed 2018, then every 15 years.	Informal recreation.	Accessible improvements, maintenance and upgrade/ renewal only.
Hallstrom Playground – children bike track	Fair / good.	Informal recreation	Accessible improvements, maintenance and upgrade/ renewal only.
Lawn areas, including picnic shelters, seats & barbeques, small play areas and Hallstrom gazebo.	Good	Informal recreation and uses complementary to informal recreation	Accessible improvements, maintenance and upgrade/ renewal only.
Car parks, pathways and access roads	Good	Public parking, vehicle access for reserve visitors and pedestrian access	Accessible improvements, maintenance and upgrade/ renewal only.
Bicentennial Oval and floodlights	Good - field renovated in 2019. Floodlights installed in 2019.	Sports training and competitions.	Accessible improvements, maintenance and upgrade/ renewal only.
Netball courts and floodlights, and control tower	Good – courts resurfaced in 2017. Good - Floodlights renewed in 2017.	Sports training and competitions.	Accessible improvements, maintenance and upgrade/ renewal only.
Flat Rock Baseball Diamond and floodlights, back net and perimeter fencing, sports store and 2 dugouts	Good- diamond renovated in 2016. Perimeter fencing – good renewed in 2018.	Sports training and competitions.	Accessible improvements, maintenance and upgrade/ renewal only.
Shared path	Good	Informal recreation	Accessible improvements, maintenance and upgrade/ renewal only.
Stone terraced amphitheatre opposite Lawson's Cave.	Good	Informal recreation – community performance space	Accessible improvements, maintenance and upgrade/ renewal only.
Small Street Reserve	Good- grassed area	Overflow car parking during the annual Winter Sports season.	Option for future sale of land subject to an approved Business Case.

3. THE CATEGORY OF THE LAND

Community land is categorised under Section 36 of the *Local Government Act 1993*. There are 10 categories of community land, including park, sportsground, bushland, area of cultural significance, general community use and natural area.

See Figure 6 – Categories of the community land in Bicentennial Reserve.

The most appropriate categories for the 26 lots of ‘community land’ in Bicentennial Reserve are ‘park’ (shaded blue), ‘sportsground’ (shaded yellow), ‘general community use’ (shaded purple), ‘area of cultural significance’ (shaded pink) and ‘natural area’ (shaded green).

Figure 6 – Categories of the community land in Bicentennial Reserve



See Figure 7 for a summary of the reserve’s categories and the relevant area of Bicentennial Reserve.

Figure 7 – Categories of the community land in Bicentennial Reserve

Category of community land	Area of Bicentennial Reserve
Park	Informal recreation areas- Hallstrom Playground and children’s bike path; lawn areas; small play areas; shared path and landscape surrounds; trees in natural settings around the reserve perimeters.
General community use	Willoughby Leisure Centre; car parks and access roads within the reserve; Small Street Reserve.
Sportsground	Netball courts, Flat Rock Baseball Diamond, Bicentennial Oval

Area of cultural significance	The Incinerator - NSW State Heritage Register Item No 00084
Bushland	Bushland along the southern perimeter; Lawson's Cave and stone terraced amphitheatre

Areas categorised as 'sportsground' are covered by the *Sports Facilities Plan of Management 2020*.

Areas categorised as 'natural area' are covered by the *Urban Bushland Plan of Management 2014* (under review in 2020).

4. ISSUES PERTINENT TO THE LAND

The general issues pertinent to the subject land have been canvassed in the *Flat Rock Gully and Bicentennial Reserve Plan of Management 1995*, the Bicentennial Reserve Amendment 2003, and from background information listed in the references.

Representatives from the member organisations of the Flat Rock Gully and Bicentennial Reserve Advisory Committee provided their input to the new Plan of Management – see Section 8 list of organisations.

Recent internal and external stakeholder consultations have confirmed the relevant issues pertinent to the land as:

4.1 Recreation- organised sport

- Sports available for the community are heavily used – netball, basketball, baseball, football
- Sports use results in high impact from parking demand and vehicle movements, especially in winter.
- High demand for access to sports grounds
- Extended hours for sportsgrounds lighting is an issue for the community
- Increased storage needs for sports equipment.
- Change rooms needed at Bicentennial Oval
- Growth in sport expected as population density in the district increases

4.2 Informal recreation

- Range of informal recreation settings is popular with the community for leisure and play.
- Events in the reserve result in high numbers of visitors.
- Additional population using the park once projects such as the Channel 9 & Walter Street sites are developed into units.
- Directional signage/ site map for the reserve needs improvement

4.3 Willoughby Leisure Centre

- Building opened in 1990 and needs renewal and upgrading to cater for current and future community needs.
- Any increase in size and facilities must address car parking demand
- Renewal work should incorporate sustainability building design measures.
- Centre acts as a social hub / meeting place for community

4.4 The Incinerator

- Work on the building must conform to the 2005 Conservation Management Plan.
- Final work scheduled are structural supports, landscape to rear of the building and interpretative work.
- Café is very popular with the community, and forms a social meeting hub.

4.5 Lease/ licence and other estate

Council is expressly authorised to grant leases and/ or licences in accordance with the provisions of the *Local Government Act 1993*. Leases /licences include:

- Lease and/or licence to operate a Café on the ground floor of the Incinerator
- Hire agreements for the Incinerator Art Space
- Lease and/ or licence of the café within the Willoughby Leisure Centre
- Lease for office for allied health within the Willoughby Leisure Centre
- Licence for the provision of community swimming squads/ programs.
- Licence for netball office, meeting room, canteen, store and first aid room on the lower ground floor of the Willoughby Leisure Centre.

4.6 Natural environment

- Protection of trees and remnant bushland areas as per the Flat Rock Gully Reserve Action Plan.
- Ongoing involvement by resident volunteers in Bushcare programs.
- Fauna corridors through the reserve to be protected

4.7 Sustainability

- Water use/ recycling could be improved.
- Stormwater harvesting options for reserve low points
- Use of solar power /energy efficiency wherever possible is supported
- Landfill under the reserve is still settling and can cause localised drainage problems/ sink holes.
- Solar panels over car parks – for power and shade.
- New buildings and major refurbishments must be energy efficient and be able to achieve net-zero emissions.
- Localised stormwater overland flow can occur adjoining the Leisure Centre.

4.8 Traffic and access

- High traffic volumes related to sport/ recreation facilities in the reserve, especially in the Winter netball season
- Parking demand causes tension when private driveways are blocked
- Increasing bicycle use on shared paths for exercise and leisure.
- Walking/ bicycle connections through the reserve need improving
- Extra parking will be needed if the Pool Hall upgrade proceeds
- Directional signage/ site map for the reserve needs improvement

4.9 Impact of proposed Northern Beaches Tunnel

- Portal site for the project located adjacent to/ in the reserve
- Potential loss of reserve land for the construction period
- Impact of truck traffic in Flat Rock Drive on amenity of reserve users
- Project still in consultation/ assessment phase

5. BASIS FOR MANAGEMENT

5.1 Core objectives

In accordance with the *Local Government Act 1993* Section 36, the core objectives for management of community land categorised as Park, Sportsground, General community use, Area of cultural significance and Bushland are set out in Figure 8.

Figure 8 – Core objectives for community land management

Category	Core objectives
Park - Section 36G	(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.
Sportsground Section 36F	(a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and (b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.
Area of cultural significance Section 36H	(1) 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. (2) Those conservation methods may include any or all of the following methods— (a) the continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance, (b) the restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material, (c) the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state, (d) the adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact), (e) the preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land. (3) A reference in subsection (2) to land includes a reference to any buildings erected on the land.
General community use- Section 36I	1. to promote, encourage and provide for the use of the land, and 2. to provide facilities on the land, to meet the current and future needs of the local community and of the wider public: (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

Category	Core objectives
Bushland- Section 36J	(a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and (b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and (c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and (d) to restore degraded bushland, and (e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and (f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and (g) to protect bushland as a natural stabiliser of the soil surface.

5.2 Zoning objectives in Willoughby Local Environment Plan 2012

The objectives of the RE1 Public Recreation zone of the subject land under the *Willoughby Local Environmental Plan 2012* are to:

- enable land to be used for public open space or recreational purposes.
- provide a range of recreational settings and activities and compatible land uses.
- protect and enhance the natural environment for recreational purposes.
- protect and enhance areas of ecological, scientific, cultural or aesthetic value.
- maintain and provide visual open space links to a diversity of public and private spaces and facilities as an integral part of the open space system.
- provide adequate open space areas to meet the existing and future needs of the residents of Willoughby.

5.3 Council City Strategy Objectives

The *Council Community Strategic Plan – Our Future Willoughby 2028*, includes the following aims:

Outcome 1 – A City that is green

1.1 Create and enhance green spaces

Outcome 2 – A City that is connected and inclusive

2.2 Respect and celebrate our history and heritage sites.

2.4 Reduce parking and traffic congestion.

2.7 Promote accessible services for the community

Outcome 3 - A City that is liveable:

3.2 Create recreation spaces for all.

3.3 Promote an active and healthy lifestyle.

3.4 Create desirable places to be and enjoy.

3.5 Maintain quality of life by balancing population growth with the provision of assets and services.

Outcome 5 – A City that is effective and accountable

6.1 Be honest, transparent and accountable in all that we do.

- 6.2 Demonstrate leadership and advocacy for local priorities
- 6.3 Balance the creation of new public assets with the upgrade of existing public assets.

The *Willoughby Open Space and Recreation Plan 2013* provides the following strategic objectives:

- Maintain and upgrade existing recreation facilities in areas of greatest use and demand.
- Maintain existing sportsgrounds to maximise community use.
- Ensure playgrounds are inclusive, safe and comply with Australian standards.
- Facilitate access for people with disabilities to Council's open space and recreation facilities.

An additional objective for the subject land is to:

- Limit the financial burden to ratepayers for maintenance of the land and the buildings on the land.

6. PERFORMANCE TARGETS, MEANS OF ACHIEVING TARGETS AND METHODS OF ASSESSMENT

See Figure 9 for performance targets, means of achieving targets and method of assessment.

Figure 9 - Performance targets, means of achieving targets and method of assessment

Performance Targets	Means of Achieving Targets	Methods of Assessment
<p>A City that is green:</p> <p><i>Enhance, protect and respect waterways, bushland, nature, wildlife and ecological systems.</i></p> <p><i>Reduce energy, water and resource waste.</i></p>	<ul style="list-style-type: none"> • Work is undertaken as adopted by the <i>Flat Rock Gully Reserve Action Plan</i> for bushland areas in Bicentennial Reserve. • Weed control and bush regeneration is undertaken as necessary by qualified bush regenerators. • Building renovations and upgrades to structures in the reserve adhere to the Sustainable Building actions in the Council's <i>Our Green City Plan 2028</i>. • Water conservation and energy use projects are implemented in the reserve to support the Energy Use and Water Conservation actions in the Council's <i>Our Green City Plan 2028</i>. 	<p>The <i>Flat Rock Gully Reserve Action Plan</i> is reviewed every 5 years.</p> <p>Bushland areas are weed free and regenerating with local endemic species.</p> <p>A Green City Report Card is undertaken every 5 years to assess improvements in the reserve to:</p> <ul style="list-style-type: none"> ○ Building sustainability ○ Water use ○ Water recycling/ storm water harvesting ○ Energy use

<p>A City that is connected and inclusive:</p> <p><i>Respect and celebrate our history and heritage sites.</i></p> <p><i>Reduce parking and traffic congestion.</i></p> <p><i>Promote accessible services for the community</i></p>	<ul style="list-style-type: none"> • All work undertaken at The Incinerator and its curtilage is approved by Council’s Heritage Architect / NSW Heritage/ independent heritage advice. • The <i>Griffin Incinerator Interpretation Plan</i> is implemented, subject to Council funds, grants availability. • A Transport Management Plan for the reserve is prepared and implemented to address the seasonal traffic demands stimulated by the events and attractions of the reserve. • A Bicycle Connections Plan for the reserve is prepared and implemented to address improvements to the community use of bicycles for recreation and commuting. • An Access Improvement Plan for the reserve is prepared and implemented to ensure the community can enjoy and attend recreational activities held at the reserve. 	<p>Approvals for work on The Incinerator are attained and the heritage significance of the site is not diminished.</p> <p>The history of the site is available to the community by a range of means such as digital, visual, physical.</p> <p>The Bicentennial Reserve Transport Management Plan is reviewed annually. Parking and vehicle congestion in the precinct is minimised.</p> <p>The Bicycle Connections Plan for the reserve is reviewed every 5 years.</p> <p>The Access Improvements Plan for the reserve is reviewed every 5 years.</p> <p>Activities provided at the reserve are inclusive.</p> <p>Complaints concerning access to and through the reserve are minimised.</p>
<p>A City that is liveable:</p> <p><i>Create recreation spaces for all.</i></p> <p><i>Promote an active and healthy lifestyle.</i></p> <p><i>Create desirable places to be and enjoy.</i></p> <p><i>Maintain quality of life by balancing population growth with the provision</i></p>	<p>A Sportsground Action Plan is developed with users to optimise access to each sport facility and upgrade amenity for users.</p> <p>A Landscape Improvements Plan is developed for the informal parkland to cater for increased community use of the reserve.</p> <p>The upgrade and renewal of the Willoughby Leisure Centre (WLC) is implemented subject</p>	<p>Sports participation in the reserve addresses the community demand.</p> <p>Feedback from sports clubs and associations who use the sports facilities in the reserve.</p> <p>Feedback from park visitors to the reserve.</p> <p>Visitor numbers for the WLC increase in response to upgraded facilities</p>

<p><i>of assets and services.</i></p>	<p>to the usual statutory process and funding availability. Upgrades can include a reconfiguration and extension of the building footprint to address current and future community aquatic and leisure needs.</p>	<p>meeting the recreation needs of the community.</p> <p>Car parking needs of an upgraded WLC are met on site without undue impact on the residential precinct.</p>
<p>A City that is effective and accountable:</p> <p><i>Be honest, transparent and accountable in all that we do.</i></p> <p><i>Demonstrate leadership and advocacy for local priorities.</i></p> <p><i>Balance the creation of new public assets with the upgrade of existing public assets.</i></p>	<p>New lease/s and licence/s for:</p> <ul style="list-style-type: none"> • Café in the Incinerator • The Incinerator Art Space • Café in the Willoughby Leisure Centre (WLC) • Allied health services in the WLC • Swimming squads / programs in the WLC • netball administration office, store, canteen, meeting room & first Aid room in the WLC <p>are expressly authorised in accordance with the <i>Local Government Act 1993</i>, subject to the zoning and any relevant development consents.</p> <p>Protection of the recreation and environmental value of the Reserve, including advocacy to minimise impacts arising from the proposed Northern Beaches Tunnel.</p> <p>Renovations and new fitouts of all buildings, amenity pavilions and recreation related structures are carried out through the annual capital works program, partnerships with sports bodies, or through appropriate lease/ licence conditions.</p> <p>Compliance with stormwater controls in the Willoughby DCP 2012 when developments are proposed in the reserve.</p>	<p>Annual reports to Council as a condition of the lease/s or licence, and compliance with lease and/or licence conditions.</p> <p>Community feedback.</p> <p>Buildings are used and enjoyed regularly by the community to address local and district recreation and leisure needs. Renewals of park infrastructure are listed in the Asset Management Plans.</p> <p>Stormwater flows are controlled and do not impact on the community use of the reserve.</p>

7. REFERENCES

- *Willoughby: The Suburb and Its People*- Esther Leslie and Jean Michaelides 1988
- *The Naremburn Story* – Eric Wilksch 1988
- *Flat Rock Gully and Bicentennial Reserve Plan of Management* - Parts A, B & C. Clouston Associates 1995
- *Willoughby Incinerator: Conservation Plan* Godden Mackay Logan 2005.
- Willoughby City Council, DA 2008/ 437 Alterations and Additions- Conservation works to restore Willoughby Incinerator building and to adaptively re-use the building as a Community Hall, Artist studio and refreshment room (café).
- *Willoughby Local Environmental Plan and Development Control Plan 2012*.
- *Managing Our Waste: An environmental history of Flat Rock Creek and the Willoughby Incinerator 1900-2011*. Robert McKillop 2012
- *Willoughby Open Space and Recreation Plan* 2013.
- *Urban Bushland Plan of Management* 2014.
- *Flat Rock Gully & part Bicentennial Reserve - Reserve Action Plan* 2017-2022.
- *Sports Facilities Plan of Management 2020*
- *Contaminated Land Policy 2020*
- *Community Strategic Plan-Our Future Willoughby 2028*.
- *Our Green City Plan 2028*
- *Flat Rock Creek Risk Management Study*. wpaWater 2020

8. ADVISORY COMMITTEE membership

- Naremburn Progress Association
- Willoughby South Progress Association
- Northbridge Progress Association
- North Sydney Leagues Junior Baseball Club
- North Sydney Leagues Senior Baseball Club
- Northern Suburbs Netball Association
- Northern Suburbs Football Association
- Bicentennial Reserve Bushcare Group