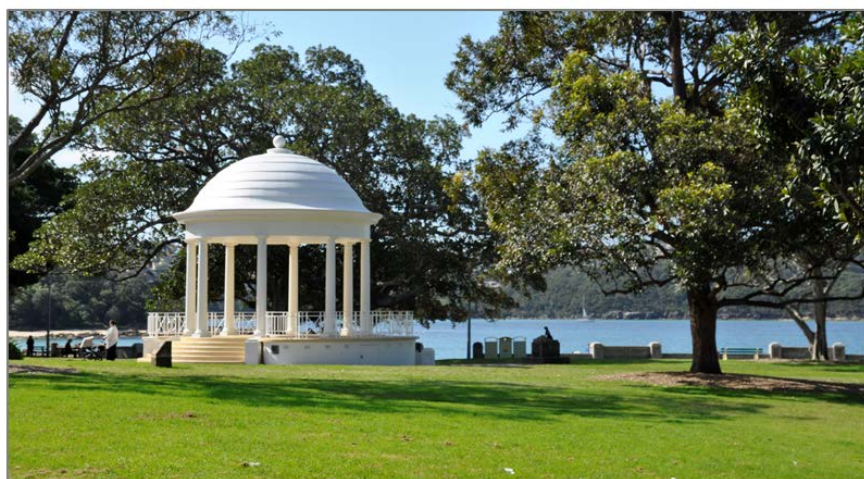


Mosman Municipal Council

Balmoral Reserves



Plan of Management

Note

The Balmoral Reserves Plan of Management was adopted by the Minister for Land and Water Conservation on 25 June 2001. The document has been guiding the use and management of the Balmoral reserve since this time.

On 3 May 2016 Council resolved to make administrative amendments to the Balmoral Reserves Plan of Management in order to update the document. These amendments included updated trust names, facility names, leases and licences, environmental planning instruments and associated documents.

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Document Status					
Rev No.	Author	Reviewer	Approved for Issue		
			Name	Signature	Date
0	A Raleigh	D Laidlaw	D Laidlaw	signed	25/11/97
1	A Raleigh	D Laidlaw	D Laidlaw	signed	16/1/98
2	A Raleigh	J Hannaford	J Hannaford		

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1 Introduction

1.1 Background

Balmoral Beach is regarded as Sydney's most popular harbourside beach. Its sheltered conditions and special environmental qualities make it attractive to a wide range of users. The Balmoral Reserves are both a local and regional recreation resource, catering for a wide variety of recreation activities. The majority of visitors to the area are from Mosman and the lower north shore, with peak visitation on the weekend (ERM, 1995). The main users of Balmoral Reserves include individuals, families and social groups, with organised groups (such as scouts and sporting groups) focussed around Balmoral Park. Pressures created by these various users mean there is a need to provide an appropriate management framework to ensure that Balmoral Reserves remain of value for future generations as well as those who use the area at present.

To ensure that Balmoral Reserves are managed and maintained appropriately, a Plan of Management has been prepared for this important area of open space under the provisions of both the *Crown Lands Act 1989* and the *Local Government Act 1993*. The majority of Balmoral Reserves is Crown land, under the jurisdiction of the Department of Land and Water Conservation ('DLWC'). Mosman Municipal Council ('Council') is responsible for all management and maintenance requirements. There are also a number of parcels of community land owned by Council. Because Balmoral Reserves include both Crown land and land owned by Council, the Plan of Management has been prepared to address the requirements of the Crown Lands Act and also the requirements of the Local Government Act.

In 1994/95 Mosman Council undertook two major land management studies involving Balmoral Reserves. Both studies included extensive community input and involvement. These studies recommended a variety of management strategies to address the issues identified. However, there is currently no formal Plan of Management in place for Balmoral Reserves. Following direction from DLWC, Council has recently resolved to address this situation by commissioning preparation of a Plan of Management for Balmoral Reserves.

The Management of Balmoral Reserves

The Plan of Management will set a framework for the future management, use and enhancement of Balmoral Reserves, to reinforce and conserve their identified values. The Plan recognises that the overwhelming response from the community as a result of previous studies and submissions received is that the management of Balmoral Reserves should be focussed on maintaining the character and identity of the area rather than changing it,

and that there is a need to improve the environmental quality. The Plan seeks to set in place a number of management strategies and actions to reduce the potential for impacts associated with the high levels of use which occur, protecting and enhancing the identified values. The Plan also identifies, where appropriate, the need for supporting facilities. The Plan recognises and supports community desire for no further commercial activity within the Balmoral Reserves, including signage, other than that provided for within the Plan.

1.2 Study Area

The Plan of Management applies to the hatched areas of Crown and community land shown on Figure 1 (the land in the study area), being:

- the foreshore and adjoining areas;
- Balmoral Park;
- Lawry Plunkett Reserve;
- Hunter Park; and
- Wyargine Point.

As this is a Plan of Management according to the requirements of the Crown Lands and Local Government Acts, it is restricted to Crown and community land. Freehold land (such as areas to the west of The Esplanade) is not included. The Plan excludes the land on which the Bathers' Pavilion is located (lot 3 in DP831359). This land is already subject to a Plan of Management - the *Bathers' Pavilion Balmoral and its surrounds Plan of Management*, which was adopted by Mosman Council on 11 February 1997 (included in Appendix 1).

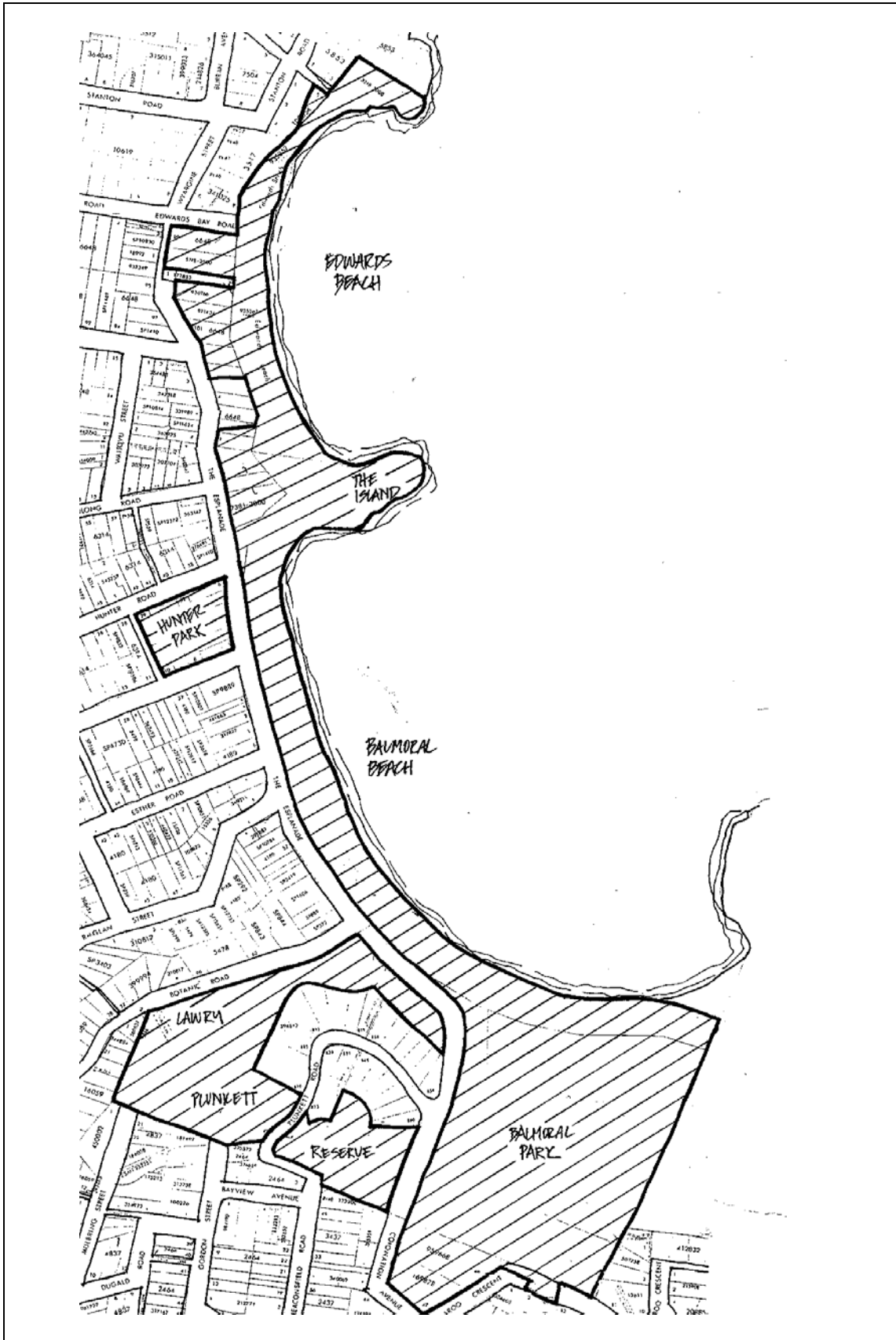


Figure 1 The area covered by the Plan of Management

1.3 Preparation of the Plan of Management

Preparation of the Plan of Management for Balmoral Reserves has recognised that a considerable amount of background work, including community survey and consultation, has already been undertaken for the Balmoral area. The Plan of Management has been prepared based on the results of previous studies, supported by additional investigations where necessary. Preparation of the Plan of Management involved the following steps:

- Assessing the existing conditions through a review of the previous studies, supplemented and supported by field study and observation;
- Taking into account the results of community input which occurred during previous studies;
- Seeking additional community input through a community newsletter distributed to Mosman residents in October 1997;
- Establishing the Basis for Management of Balmoral Reserves, including community values, role of Balmoral Reserves and objectives for management;
- Undertaking an issues assessment and preparing the Issues Report;
- Preparing the draft Plan of Management and Landscape Masterplan;
- Distributing a community newsletter providing information on the draft Plan of Management and Landscape Masterplan to Mosman residents in January 1998;
- Public exhibition of the draft Plan of Management and Landscape Masterplan from 22 January to 20 February 1998;
- A community open day held in the Rotunda, Balmoral Reserves, on 7 February 1998;
- Receiving and reviewing community submissions; and
- Amending and finalising the Plan of Management and Landscape Masterplan.

1.4 Relevant Studies

As noted, there has been a number of studies undertaken in relation to Balmoral Reserves. A number of these have relevance to the development of the Plan of Management, providing both relevant information and the context for the Plan. These studies (listed below) have been acknowledged by the DLWC as providing background information for preparation of the Plan of Management.

Mosman Open Space Strategy, Hepper Marriott Tasmania (1994)

The Mosman Open Space Strategy was prepared by Hepper Marriott Associates Pty Ltd for Mosman Council to devise an overall framework for the management of open space and recreation resources in the Mosman Municipality. An extensive Visitor Users Survey was undertaken at Balmoral in April - May 1994 as part of this study.

Balmoral Management Plan Draft Technical Report, ERM Mitchell McCotter (1995)

The Technical Report was prepared as an input to the development of a Management Plan for the Balmoral area. It is a detailed document prepared as the output of an extensive study of the existing environment in the Balmoral area. The study involved examination of the existing situation and input from a study Steering Committee. The study also included extensive community consultation (including a user survey, study area walks, focus meetings and a general community survey) which built on survey work undertaken during the Open Space Strategy. Surveys were undertaken in September 1994 and February - March 1995. The study involved the identification of issues, and the development of management options and recommendations for Balmoral.

Significant Area Plan of Management - Balmoral Beach and Environs, Mosman Council, 1995

The Significant Area Plan of Management and community submissions to the Plan, also provide relevant information. This plan was prepared as an outcome of work undertaken as part of the Mosman Open Space Strategy. This Plan is not considered to meet the requirements of the Local Government Act according to a decision of the Land and Environment Court in 1996.

Mosman Heritage Review, Godden Mackay Pty Ltd, 1996

The Mosman Heritage Review provides relevant information in terms of the heritage of Balmoral Reserves.

Environmental Adaptation of The Esplanade, Balmoral, Feasibility Study, ERM Mitchell McCotter, 1998

This study was prepared to identify in detail the issues faced by users of The Esplanade, including pedestrians, cyclists and vehicles; to clarify the relationship between the road and frontage activity; to recommend and assess options by which issues can be addressed and conflicts reduced; and to identify and prepare a plan for the preferred option for The Esplanade.

Balmoral Beach: A Survey of the Figs, Penny Kater Tree Care and Consultancy, March 1998

The role of this study was to provide information on the fig trees at Balmoral Beach, and to make recommendations for remedial treatment and ongoing maintenance. The report describes the figs, their location, surroundings, condition and significance.

1.5 How to Use This Plan of Management

This Plan of Management is a working document which will be used to guide Council activities relevant to the management of Balmoral Reserves. The preliminary sections (1-3) contain background information and set out the context and the basis for management:

- Section 1 - provides an introduction to the Plan of Management.
- Section 2 - outlines the context for planning which is provided by the existing environment at Balmoral Reserves, the significance of Balmoral Reserves, and statutory requirements. Information on land ownership, management, leases and licences is also provided.
- Section 3 - the Basis for Management is provided including community values, the role of Balmoral Reserves, and management objectives.

Section 4 provides the guidelines for managing Balmoral Reserves, identifying issues associated with Balmoral Reserves and recommended management strategies and actions.

2 Context for Planning

The context for the Plan of Management is determined by the major factors which will influence the management of Balmoral Reserves. These include:

- the significance of Balmoral Reserves;
- the existing environment;
- history and heritage of Balmoral Reserves;
- existing land ownership and management dedication;
- existing leases and licences; and
- statutory requirements.

Information on these factors is provided within this section.

2.1 Significance of Balmoral Reserves

The Balmoral Reserves is one of the most significant recreation resources for Mosman and the lower north shore. The significance of Balmoral Reserves is largely due to the status of Balmoral Beach, which is a highly valued recreation and open space resource as a result of its unique assemblage of natural and built features. Balmoral Beach is regarded as Sydney's most popular harbourside beach and is recognised as one of Sydney's most significant assets. Other areas within Balmoral Reserves attract users from a smaller area and range from locally significant (for example, Hunter Park) to regionally significant (Balmoral Oval).

Previous studies have commented on the significance of this area. The *Mosman Heritage Review* (Godden Mackay, 1996) stated that Balmoral Beach is the finest and most extensive beach in Sydney, and has State significance due to its historic, social, aesthetic and topographic significance:

- *Historic* - the historic significance of Balmoral Beach is due to its associations with early settlement and the program of improvements instituted during the Great Depression;
- *Social* - the social significance is a result of its importance as a recreation area, and the extent of landscaping and construction undertaken using employment relief funds;
- *Aesthetic* - the beauty of its natural features and integration with human made elements contributes to its aesthetic significance; and
- *Topographic* - the expansive, curvilinear and enclosed nature of the Beach contributes to its topographical significance.

The *Significant Area Plan of Management for Balmoral Beach and Environs* stated that the area is significant because it attracts a high level of

regional use and has regional importance for the quality and diversity of its inherent resource values.

The *Mosman Open Space Strategy* recognised that the Municipality of Mosman has a significant array of recreation resources, ranging from those with a local focus to sites of metropolitan and state significance. The Strategy stated that Balmoral Beach serves metropolitan and state wide markets, while other facilities in Balmoral Reserves, such as Balmoral Oval, attract both municipal and district users.

2.2 The Existing Environment

Information on the existing environment has been extracted from the Balmoral Management Plan Draft Technical Report prepared by ERM (1995).

Geology, Topography and Soils

The underlying geology of the area is Hawkesbury Sandstone, which has relatively strong resistance to erosion resulting in elevated areas, rock outcrops, steep cliffs and dramatic coastal landforms. The sandstone is generally permeable but also contains some impermeable clay and shale layers.

The topography of the study area can be divided into the following:

- The beaches and adjacent coastal flats - the land behind the beaches consists generally of sand and exposed rock, with some grassed recreation areas. Most of the study area is located on this land which is the focus of activity. Balmoral oval was created by infilling what was previously a rubbish dump. As a result, some drainage problems occur in and around the oval. Other areas have a greater infiltration capacity.
- East facing steep slopes which run up behind the beach - the land consists predominantly of a mixture of sandstone outcrops and shallow soils. The slopes are dominated by residential development, with some areas of remnant bushland at Lawry Plunkett Reserve and behind Balmoral Park. The natural topography of this land leads to limited infiltration and percolation of water and naturally high runoff.
- The headlands are visually distinct landform features characteristic of Sydney Harbour. They generally consist of rocky outcrops or low sandstone cliffs rising out of the water. Headlands include Wyargine Point at the northern end of the study area, and Middle Head south of the study area.

Soils in the study area include soils from the Woy Woy Soil Landscape (beaches and relic dune areas), Newport Soil Landscape (areas adjacent to the beach sands), and the Hawkesbury Soil Landscape (headlands, steeper slopes and cliffs). All of these soil landscapes have similar limitations, with

the soils generally sandy (often remaining so to depth despite increasing clay content) and highly susceptible to erosion.

Water Quality and Drainage

Four stormwater catchments and eight stormwater discharge outlet exist in the study area. These include:

- Edwards Beach - two outlets;
- The Island - one outlet;
- Balmoral Beach - four outlets; and
- South Balmoral Beach (between the Balmoral Baths and the boundary with HMAS Penguin) - one outlet.

Previous water quality studies conducted during 1989 - 1993 (focussing on microbiological contamination using faecal coliforms as a pollution indicator) concluded that:

- elevated levels of pollution were detected in the harbour during wet weather periods;
- the Northern Suburbs Ocean Outfall Sewer line discharges into Middle Harbour upstream of the Balmoral Beaches, contributing to the high coliform levels detected;
- stormwater discharge was also linked to microbiological contamination levels in the harbour;
- although faecal coliform levels in the Municipal stormwater system were consistently high during both wet and dry weather periods, the level of coliforms in the harbour was not excessive during dry weather periods; and
- sewage contamination, as a result of overflows from the regional sewerage system, illegal connection of sewers to stormwater drainage lines, and faulty sewer mains, was responsible for the high coliform levels.

Existing Vegetation

Within the study area there are three areas of remnant bushland:

- the periphery and slopes of Balmoral Park;
- Lawry Plunkett Reserve; and
- Wyargine Point.

These bushland areas can be generally described as Tall Open Forest/Woodland Hawkesbury Sandstone communities, with the dominant tree canopy species being Smooth-barked Apple (*Angophora costata*), Red Bloodwood (*Corymbia gummifera*), and Sydney Peppermint (*Corymbia piperita*). However, the species composition and vegetation structure changes due to variations in local environmental conditions. For example,

Lawry Plunkett Reserve is characterised by predominantly dry sclerophyll species, however remnant rainforest with wet sclerophyll species can be found in protected valley areas where moist conditions occur. The vegetation located on the periphery of Wyargine Point comprise salt and wind tolerant species such as Coastal Banksia (*Banksia integrifolia*) which can adapt to the shallow soils.

The pockets of natural vegetation communities located in the study area are largely fragmented due to urban development and occur mainly on the steeper slopes where development is not practicable. Fragmentation of these natural vegetation communities has resulted in the simplification of the floristic composition and diversity of fauna species in the study area. Fragmentation has also facilitated the invasion of exotic weed species, and has changed the water regime. Feral animals such as cats, dogs and foxes also impact on the fauna of the study area.

Although fragmentation has had a negative impact on the natural vegetation communities of the study area the significance of these remnants should not be undervalued. The natural vegetation communities found in the study area function as an important wildlife habitat and corridor for flora and fauna in the study area and the region, particularly due to the close proximity of these communities to Sydney Harbour National Park (Middle Head) and are an important representation of the native bushland that occurred in the area prior to urban development. The remnant bushland also provide an important visual feature for the Balmoral area.

Vegetation on the grassed areas adjoining the beaches consists mainly of figs with a lawn understorey. Some remnant stands of *Eucalyptus robusta* are located on the Island. Incidental plantings of various exotic species are also located within Balmoral Reserves.

Fauna

The types of fauna habitat elements which may be observed in the remnant bushland include:

- mature trees with hollows suitable for hollow dependent fauna such as owls, arboreal mammals, bats and birds;
- flowering canopy and shrub layer providing food for nectar eating birds and arboreal mammals;
- dense shrub layer providing shelter for small mammals and birds; and
- rocky outcrops providing shelter, basking and breeding sites for some reptile and amphibian species.

The diversity and extent of these habitats is likely to be limited as a result of the impacts of fragmentation.

Visual Character

Balmoral Beach has a strong landscape character based upon the distinctive 1920/30s civic buildings, heritage baths, structures and plantings (including figs and Phoenix palms), the remnants of natural bushland, landforms, and the view of Middle Harbour. This very significant 'sense of place' has been undermined by incongruous and ad hoc additions to the landscape, the gradual ageing/disintegration of the original structures and facilities (including furnishings), and the impacts of recreation use and visitation.

The visual character of Balmoral Reserves varies in the different areas. The slopes behind Balmoral Reserves are dominated by residential development. The smaller areas of remnant vegetation provide a relief from the urban nature of the slopes when viewed from the beach, and frame views of the Beach when viewed from high points behind Balmoral Reserves.

The character of the Island (Rocky Point) is dominated by the numerous sandstone outcrops interspersed with vegetation. From the Island, there are good views out to Middle Harbour and back towards Balmoral.

The beaches are dominated by the combination of sand, water and views out to Middle Harbour. The grassed areas adjoining the beaches are an attractive space, defined by specimens of mature trees which frame views. The Promenade forms a defining element of the area between the Bathers' Pavilion and the Balmoral Baths. Along the promenade are a number of buildings which serve to define particular views. These include the band Rotunda, Bathers' Pavilion and the Balmoral Baths. The remaining grassed areas (to the north and the south of the Promenade) consist mainly of open lawn areas with a parkland appearance.

Balmoral Park is dominated by the oval, which is a major landscape feature characterised by its flat, human made landform, framed by the surrounding vegetated slopes. Hunter Park is rectangular in nature, bordered by roads on all four sides which physically separate the Park from the other areas of Balmoral Reserves.

2.3 History and Heritage

Information on the history of Balmoral Reserves and significant heritage items within the study area have been extracted from the Draft Mosman Heritage Review prepared by Godden Mackay (1996), and the Balmoral Beach Conservation Assessment, prepared by Noel Bell Ridley Smith & Partners Architects (1995).

History

Aboriginal Occupation

Prior to European settlement the Aboriginal group occupying the Mosman area were a local group referred to as the Cammaralgal clan, who were part of a larger language group called the Guringai. The pace of European occupation together with the diseases introduced quickly supplanted the native inhabitants. In 1815, Governor Macquarie designated land on Middle Head for aboriginal occupation. This venture did not succeed and by the later half of the nineteenth century almost no Aborigines were living in the Mosman area.

The Balmoral Reserves is an important area in terms of Aboriginal heritage. A number of aboriginal archaeological sites exist within the study area (including sites at Wyargine Point).

European History

The Balmoral Reserves are historically significant as a result of associations with early settlement and Captain John Edwards, and as a location for an important Depression era employment project. The land was first developed by Captain Edwards, who built one of the suburb's first houses on what is now Hunters Park. The name Balmoral was taken from the royal castle in Scotland.

The name was first applied only to the shore north of Rocky Point, where it gradually superseded the original 'Edwards Beach', but in time it also spread south along the rest of the beach of Hunters Bay. Balmoral Beach was dedicated as a Public Reserve in 1878 and proclaimed as Balmoral Park in 1886 in an attempt to preserve its natural qualities due to the increasing popularity of Balmoral as a resort and weekend retreat. In 1897 the Baths were built on their present site and were Balmoral's first permanent European structure.

By 1913, a regular ferry service operated between Balmoral and Circular Quay providing access to the area on the weekends. Balmoral's popularity grew after the extension of the tram service in 1922, with the crowds growing from about 10,000 in the summer of 1922 to about 30,000 three years later. Mosman Council responded with a policy of land resumption to increase the amount of open space already existing between The Esplanade (completed in 1924) and the beach.

With borrowings and Government grants, Council then embarked upon a 'Balmoral Beautification Scheme' which produced the Bathers' Pavilion, the Promenade and the Rotunda, with the latter two funded by the State Government as Depression employment projects in 1930. Not everyone welcomed the exchange of sand dunes for an English-style promenade, but the unpretentious walkway from the baths to the Pavilion, with the beach on one side and Moreton Bay and Port Jackson figs on the other, gradually became very popular.

Heritage

Over time a number of built and landscape elements have been introduced to Balmoral Reserves which contribute to its overall character, significance and attraction. Significant heritage items contained within the study area are described below:

Balmoral Beach Promenade

The Promenade was constructed in 1930 with funding provided by the State Government as part of the Depression employment program. It is one of the few English style seaside promenades on a Sydney beachfront and is a major characterising feature of Balmoral and a well-known, popular facility. The Promenade consists of a concrete retaining wall along the Beach frontage, a parapet wall, concrete footpath behind the parapet, and regular steps to the waterfront.

Rotunda

The Rotunda was also constructed in 1930 as part of the Depression employment program. It is a circular band rotunda of temple-like domed classical structure on a concrete platform reached by stairs on the western side.

Balmoral Boatshed

The Boatshed is a part single and part two storey weatherboard building mainly located over the water on timber piles adjacent the Balmoral Baths (only the front portion of the building is in the Balmoral Reserves). The Boatshed was developed in association with the Baths around the turn of the century, providing a facility for boat hire and swimming. The building fabric has been replaced at various times.

Balmoral Baths

The baths consist of a swimming enclosure formed of timber piles carrying sharkproof netting, with timber deck walkways connecting the tops of the piles. The baths were originally built in 1895 and rebuilt in 1990.

Bridge to Rocky Island

The bridge including the steps and access way (constructed in 1930) is a picturesque and practical structure providing access to the Island.

Tram shed

The tram shed is a timber framed weatherboard clad waiting shed which was constructed in 1922. It is one of two surviving tram sheds in the locality, providing a reminder of the era of public transport which contributed to the growth of the Balmoral area.

Major plantings of Phoenix palms and figs

These include the group of five palms planted together (around 1930) as part of what was previously a house garden near the northern end of the Promenade. Also significant is the row of mature Moreton Bay fig trees near the southern end of the Promenade. These trees were planted around 1890 and are highly significant, contributing to the unique character of the southern end of Balmoral Reserves.

Balmoral Bathers' Pavilion

Although not part of the study area, the Balmoral Bathers' Pavilion is also a significant heritage item located within Balmoral Reserves. The Bathers' Pavilion is the subject of a separate Plan of Management (contained in Appendix 1).

One of the recommendations of the Plan of Management for the Bathers' Pavilion is relevant to this Plan of Management. The Bathers' Pavilion Balmoral and its Surrounds Plan of Management recommends that landscaping and paving be provided between the Bathers' Pavilion and The Esplanade in accordance with The Forecourt Landscape Plan Dwg Nos 9514/03 and 9514/04 prepared by Robert A. Moore Pty Limited and Barbara van den Broek. The Landscape Plan provides for the reinstatement of the 1920/30s pathway system. A portion of this pathway will be located on the Crown reserve. Appropriate restrictions to vehicular access on this pathway will need to be imposed by Council (including physical barriers and restrictions on the types of service providers who will be granted access to the paths).

2.4 Land Ownership and Management

The majority of Balmoral Reserves is Crown land, consisting of ten Crown reserves which have been acquired and dedicated/proclaimed for public recreation at different times, plus Crown Land (being Lots 8 & 9 DP 5853) at Wyargine Point. There are also a number of parcels of community land in the study area owned by Council. Community land is comprised of:

- Lot 2 DP544566 and Lot 11 DP838569 at the northern end of Edwards Beach near Stanton Road (lots are used for park/bushland); Lot 50 DP 1006539
- Lot 1 DP936966, and Pt Lot 99, Lots 100 and 101 DP 6648 between The Esplanade and Edwards Beach (lots are used for park/open space); and

- Lot 1 DP959668 and Lot 1 DP169878 on Coronation Avenue, behind Balmoral Park (lots are used for park/bushland).
- Lots 1, 2, 3 DP5853 at Wyargine Point (lots are used for park/bushland)

Information on the ownership of land to which this Plan of Management applies is indicated in Figure 2.

In terms of land management, Council is responsible for the management of community land. For Crown Land, Council can either be gazetted as trustee, or control of the land can be devolved to Council under Section 48 of the Local Government Act. Council can only lease or licence parts of Crown Land (with Ministerial approval) for which it has been gazetted as trustee.

The management of Balmoral Park and the area of Balmoral Reserves between The Esplanade and Balmoral Beach extending south from The Island has been assigned to the Mosman Foreshores Reserves Lands Trust, managed by Mosman Council. Mosman Council has also been gazetted as the Manager of Lawry Plunkett Reserve and Crown land to the north of The Island. In relation to the northern part of Wyargine Point, this land is owned by the Department of Primary Industries - Lands.

Other areas of Crown land, including Hunter Park, two parcels of land located on the eastern side of The Esplanade at the end of Mandolong Road, and the thin strip of Crown land located along Amaroo Crescent, have been placed in the care and control of Council (according to Section 48 of the Local Government Act). The Department of Primary Industries – Lands oversees the management of Crown land in Balmoral Reserves.

Appendix 6 shows details of Crown Reserves that are part of this Plan of Management.

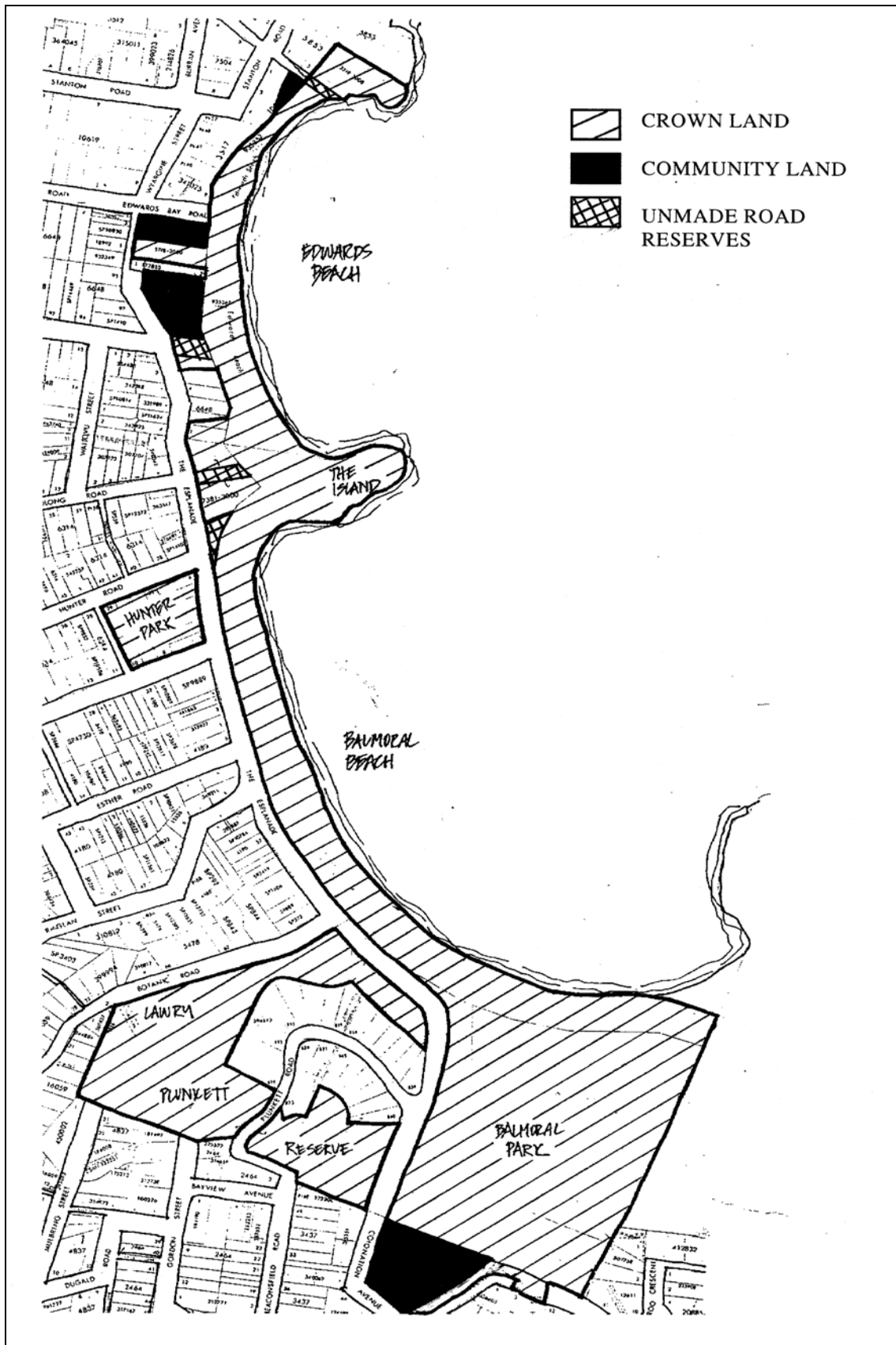


Figure 2 Land Ownership

2.5 Leases and Licences

All leases and the one existing licence within Balmoral Reserves apply to Crown land. These are listed in Table 1 together with information on their location and land dedication.

Table 1 - Leases and Licences

Property	Location and Land Dedication	Date and Term of Lease/Licence
Long Day Care Centre	Southern section of Balmoral Park near the oval, dedicated for public recreation	Five year lease terminating 13 March 2018 for operation of a long day care centre for children.
Balmoral Sailing Club	Southern section of Balmoral Park near the oval, dedicated for public recreation	Fifteen year lease terminating 30 June 2029 for club rooms for use by the sailing club and incidental purposes.
Scouts Association	Southern section of Balmoral Park near the oval, dedicated for public recreation	Ten year lease terminating 31 December 2014. Currently in lease negotiations with Scouts Australia.
Balmoral Boatshed	Adjacent to the Baths (the front portion of the Boatshed is located on Crown land, the majority of the building is below high water mark), dedicated for public purposes	Twenty year lease terminating 30 September 2025.
Balmoral Baths Club Rooms - Balmoral Triathlon Club Incorporated, The Spit Swimming Club Incorporated and Balmoral Swimmers Incorporated	In the Balmoral Baths building located between The Esplanade and the Promenade near Balmoral Beach, dedicated for public purposes	Five year lease terminating 30 September 2020 for the purpose of use of club rooms.
Watermark Restaurant Pty Ltd trading as The Public Dining Room	In the Balmoral Baths building located between The Esplanade and the Promenade near Balmoral Beach, dedicated for public purposes	Ten year lease terminating 28 February 2022 for a restaurant with kiosk and outdoor seating and licence for storerooms.
Kiosk in Balmoral Baths Pavilion (formerly Rangers' Room)	In the Balmoral Baths building located between The Esplanade and the Promenade near Balmoral Beach, dedicated for public purposes	Sublease for kiosk and licence agreement for kiosk storeroom to Moyle Family Trust terminated 31 March 2016.

The Crown Lands Act and the Local Government Act allow Council, acting as trustee, to grant leases or licences over parts of Crown land (for which Council is trustee) and community land respectively. Any leases or licences over the Reserve need approval from the Minister for Lands and Water. Information on the granting of leases and licences is contained in Appendix 2.

Leases and licences are authorised within Section 4 of the Plan of Management.

2.6 Statutory Context for Management

Mosman Local Environmental Plan

Balmoral Reserves are zoned RE1 Public Recreation and E2 Environmental Conservation in the Mosman Local Environmental Plan 2012 (the LEP) which came into effect in February 2012.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP) applies to the study area. The SREP establishes controls for the type of development that can occur on the waterways, and criteria for assessing the impact of development on and adjacent to the waterways. The SREP also has a number of aims and objectives which the management of the study area needs to be consistent with.

Crowns Lands Act 1989

The Crown Lands Act provides legal requirements for the management and use of all Crown owned land. Crown land management principles stated in Section 11 of the Crown Lands Act are to:

- observe environmental protection principles in relation to the management and administration of Crown land;
- conserve wherever possible Crown land natural resources (including water, soil, flora, fauna and scenic quality);
- encourage (appropriate) public use and enjoyment of Crown land;
- sustainably use and manage land and resources; and
- occupy, use, sell, lease, licence and otherwise deal with it in the best interests of the State and consistently with the above principles.

The Crown Lands Act does not prescribe the content for plans of management. A plan of management is acceptable to the NSW Department of Primary Industries – Lands (the Department responsible for the management of Crown land) provided the following points are addressed:

- the plan and its outcomes are consistent with Crown land management principles;
- any proposed uses, development and management practices must conform to the public purpose for the reserved or dedicated land;
- the plan addresses any matters required by the Minister responsible for the Crown Lands Act.

- submissions about the draft plan are referred to both the Minister responsible for the Crown Lands Act and the local Council for consideration prior to adoption; and
- the draft plan is exhibited for public comment in accordance with the Crown Lands Act and Regulations.

Local Government Act 1993

Although the majority of Balmoral Reserves are Crown land, there are small areas of community land owned by Council (refer Section 2.4). For this reason, the Plan of Management for Balmoral Reserves has been prepared to also comply with the Local Government Act.

The following headings set out the matters which this Plan of Management must identify for community land in accordance with the Act:-

The category of land.

Community land located near Edwards Beach adjacent to the northern end of The Esplanade (Lot 1 DP936966 and Lots 100 and 101, DP6648) is categorised as a park.

Community land on Coronation Avenue (Lot 1 DP959668 and Lot 1 DP169878) behind Balmoral Park, community land at the northern end of Edwards Beach near Stanton Road (Lot 2 DP 544566 and Lot 11 DP 838569) and community land at Wyargine Point (Lots 1,2,3 DP 5853) are categorised as a natural area - bushland.

The objectives and performance targets of the plan.

Objectives of this Plan of Management are listed in Section 3.3 and the performance targets are outlined in Section 4.2. Performance targets are what the Plan seeks to achieve, according to the objectives, to address the identified issues.

The means by which the Council proposes to achieve the plan's objectives and performance targets.

Council proposes to achieve the objectives and performance targets by specific actions (the 'means of achievement') listed in the Action Plans (Tables 2 and 3).

The manner in which Council proposes to assess its performance with respect to the Plan's objectives and performance targets.

The manner in which Council proposes to assess its performance is set out in the Action Plans under the heading 'Manner of Assessment'.

3 Basis for Management

The Basis for Management for Balmoral Reserves, which is made up of values, roles and objectives, provides the framework for decision making in relation to the management of Balmoral Reserves. It provides the framework within which management strategies, the Action Plan and Landscape Master Plan are developed and implemented.

3.1 Values

Community values can be defined as those properties or attributes of a particular thing (such as a park) which lead to it being considered highly by members of the community. In other words, values represent ‘what is important’ about a particular place.

The guide to the preparation of plans of management ‘Succeeding with Plans of Management’¹, emphasises the importance of developing plans of management based on the values attached to an area. Using this approach, the identified values of the Balmoral Reserves area should be protected and enhanced through performance targets and actions developed within the plan of management.

Community values were identified during consultation with the community which mainly occurred during preparation of the Open Space Strategy and the draft Technical Report. Overall, the Balmoral Reserves area is highly valued as a result of the physical, biological and built environment of Balmoral which combine to create a landscape, and provide opportunities for a range of activities, unique in the Sydney metropolitan area. The remnant natural landscape and topography combined with the urban and cultural landscape gives Balmoral its distinctive image. The existing environment is one part of the key elements which make Balmoral a popular place to visit and/or live. The other is the character created by the mixture of people using the area and the activities which occur there.

The main values identified, which have been grouped according to five main categories, are outlined below.

Recreational

Balmoral Reserves is a popular local and regional recreation resource providing for a wide range of land and water based activities. As mentioned previously, different areas within Balmoral Reserves attract users from different catchment areas. For example, Balmoral Beach attracts visitors from all over Sydney and other regions, although the majority are from the lower north shore. Balmoral Oval is a regional recreation resource for both

¹ Department of Land and Water Conservation and Manidis Roberts, 1996, *Succeeding with Plans on Management: A guide to the Local Government Act and Crown Lands Act*.

local and regional sporting use. Users of Hunter Park include those drawn from the local area.

Factors contributing to the recreational value of the Balmoral Reserves include:

- the oval, which provides a venue for a variety of sporting activities;
- the range of facilities available; and
- the natural environment and the visual quality of Balmoral Reserves.

Visual

As indicated by previous community consultation and the Mosman Heritage Review (Godden Mackay, 1996), the views and scenic quality of the Balmoral Reserves are highly valued. This is a result of the following:

- combination of the various elements of the landscape, natural and built environment, interacting with Sydney Harbour;
- harbour setting;
- the presence of a large beach;
- mature trees; and
- panoramic views.

Natural

As indicated by previous community consultation, the natural environment of the Balmoral Reserves is highly valued. Features of the natural environment which contribute to this include the following:

- the beaches;
- presence of remnant bushland;
- trees and landscaping (especially native fig trees);
- central location and proximity to Middle Harbour; and
- the island.

Social and Cultural

Previous studies and community consultation provide evidence that the Balmoral Reserves have important social and cultural values. These include the following:

- the variety of opportunities for social activity and interaction including the promenade, lawns, beach, parks and cafes which combine to create a highly valued meeting place;
- availability of restaurants, other food outlets, and facilities associated with recreational needs;
- peace and quiet; and
- unique combination of historic and natural environment.

Heritage

According to previous heritage studies (including the Mosman Heritage Review, Godden Mackay, 1996) and as indicated by previous community consultation, the Balmoral Reserves are valued for the numerous heritage items within Balmoral Reserves, as well as:

- 1920/30s architecture and landscape architecture;
- significant Aboriginal heritage items; and
- mature figs and phoenix palms.

The Reserves are also valued as a result of their historical links with early settlement and the Great Depression.

3.2 Roles

The role of an area is the function of that area in terms of the overall system of open spaces. This is influenced by the significance of the area (outlined in Section 1), the opportunities for recreation and visitation that are offered, and the activities people undertake in that area.

Balmoral Reserves is a popular local and regional recreation resource providing a wide range of land and water based activities. As a whole, the role of Balmoral Reserves focuses on:

- **Recreation** - Balmoral Reserves provide opportunities for a diversity of recreation activities, both passive and active, organised and unorganised.
- **Social interaction and community use** - The Reserves function as an important meeting place, particularly for residents of the surrounding area. They also provide the venue for various community uses (such as Scouts and the Pippies at Balmoral Long Daycare Centre) and activities (including special events).
- **Natural environment** - as well as providing the basis for varied recreation opportunities, Balmoral Reserves provide a means of protection of several areas of remnant bushland.
- **Heritage** - a range of heritage items (both European and Aboriginal) are located in Balmoral Reserves.

The main recreational resources at Balmoral include Balmoral and Edwards beaches, the promenade, the island, adjoining grassed areas, Hunters Park, Balmoral Park (including the oval), the sailing club, boatshed and activities, the baths and jetty, the restaurants and cafes, and private recreational facilities/clubs such as the Balmoral Beach Club and the Triathlon Club.

The main environmental resources include the areas of remnant vegetation surrounding Balmoral Park, Lawry Plunkett Reserve, and Wyargine Point. These areas also provide some opportunities for recreation.

The different areas which make up Balmoral Reserves differ according to their role. The primary focus of each area, and the activities which occur, are listed below:

Promenade and adjoining grassed areas

- non organised recreation - both active and passive;
- walking, jogging, picnicking, rollerblading, cycling; and
- special events (such as weddings and festivals).

Beaches and Water

- passive and active, organised and non-organised recreation; and
- sunbathing, swimming and various water sports such as sailing and canoeing.

Balmoral Beach:

- the Baths to the boundary with HMAS Penguin - focus on various water sports such as sailing and boating; and
- the Island to the Baths - focus on swimming and sunbathing (this part of the beach is particularly popular with families).

Edwards Beach:

- focus on swimming and sunbathing; and
- Edwards Beach tends to be quieter and more popular with couples and older age groups.

The Island, Rocky Point

- passive recreation; and
- organised special events.

Hunter Park

- passive and active recreation orientated around children's play, also used by older people.

Balmoral Park

- active recreation on Balmoral Oval, both organised (including team sports such as soccer and cricket, and school sports) and unorganised activities (such as jogging and bicycle riding, mainly on the bicycle path around the Oval);
- community use (including the Scouts and the Pippies at Balmoral Long Day Care Centre); and
- the focus of various facilities such as the Scouts Hall and Sailing Club.

Bushland Areas

- the bushland areas are remnants of vegetation communities previously present in the area;

- provide flora and fauna habitat;
- provide some opportunities for passive recreation and thoroughfare from local roads to the foreshore (particularly Wyargine Point); and
- contribute to the visual and scenic quality of Balmoral Reserves and the Balmoral area by providing areas of natural vegetation as a contrast to the built environment.

3.3 Management Goal and Objectives

A management goal and objectives are identified (taking into account the role of Balmoral Reserves) to protect and enhance the values of Balmoral Reserves. These can also be considered as ‘desired outcomes’ or ‘guiding principles’ and define the fundamental expectations and directions for the management of Balmoral Reserves. Performance targets and actions are devised and proposed by the Plan of Management to achieve the objectives.

As a result of consideration of community values, the roles of Balmoral Reserves and its context in the local area and region, a broad goal for Balmoral Reserves, to guide the implementation of the Plan of Management, has been proposed:

To protect and enhance Balmoral Reserves as the premier harbourside recreation resource in Sydney, providing a diverse range of recreation opportunities whilst maintaining and improving the social, cultural, natural, visual and heritage values, for both the local and wider community.

This goal is supported by a number of objectives, which have been formulated according to the main categories considered by previous studies:

Recreation and Use

To improve the quality of the recreation experience for visitors to Balmoral Reserves, providing for a range of recreation activities and managing the integration of these activities.

Natural Environment

To maintain, protect and enhance the natural environment of the Balmoral Reserves, achieving water of a quality suitable for body contact recreation under normal weather conditions, and improving the quality and integrity of the remnant bushland.

Visual and Landscape

To manage the landscape and built environment to achieve a more integrated, cohesive appearance, complementing the area’s heritage and scenic quality.

Heritage

To protect and maintain significant heritage features and recognise the heritage significance of the Balmoral Reserves as a whole.

Infrastructure, Services and Facilities

To provide infrastructure, services and facilities of an appropriate quality and quantity to support the range of activities which take place, enabling a high quality recreation experience, and providing for the protection of the natural environment and visual and heritage values.

Access

To ensure Balmoral Reserves are accessible by all users while maintaining the quality of the environment and residential amenity.

Management

To provide a framework which enables efficient, effective and coordinated management of Balmoral Reserves, to enhance and maintain the character and integrity of this significant public recreation resource.

4 Managing Balmoral Reserves

The guidelines for managing Balmoral Reserves are provided by the performance targets and actions detailed in this section. These have been developed based on analysis of information summarised in the preceding sections. The performance targets of the Plan have been devised within the context of the basis for management (described in Section 3) to address the issues associated with Balmoral Reserves (outlined in Appendix 3).

The Balmoral Reserves also consist of a number of management zones which differ in terms of their management focus. The performance targets will be achieved by implementing specific actions (the means of achievement) set out in the Action Plans. The Action Plans provide information on actions relevant to the management of Balmoral Reserves as a whole (Table 2) and specific actions relevant to the individual management zones (Table 3). The actions are supported by a Landscape Masterplan for Balmoral Reserves which details proposed improvements.

4.1 Management Zones

As described in Section 3.2, the Balmoral Reserves consist of a number of areas which differ according to their role and the uses which occur. The areas also differ according to the issues or problems which are of concern (with the overall issues manifest in different ways). For this reason, the management focus for each area will differ, and the areas will be considered as ‘management zones’ which will form the basis for a number of management actions (listed in Table 3).

The management zones are depicted in Figure 3. The overall vision for each of the zones is described below².

Balmoral Park

To provide opportunities for active recreation, including organised sports, with high quality conditions and facilities.

Bushland

To be an environmental, visual and recreational resource of high quality.

Southern Balmoral Beach and adjoining grassed area

To provide opportunities for active and passive recreation.

Promenade and adjoining beach

To be a highly significant recreational, historic, scenic and social resource.

² It should be noted that overall visions are not objectives for the purposes of the Local Government Act, but long terms plans for the Balmoral Reserves .

Rocky Point- The Island

To have a distinctive natural quality, providing opportunities for passive recreation and water views.

Hunter Park

To be a local park, providing opportunities for passive recreation and childrens' play, and an escape from the more active beach areas.

North Edwards Beach and adjoining grassed area

To be a passive recreation area providing an escape from the more active areas.

Pocket Parks

To provide high quality recreation opportunities for the local community.

Management Zones

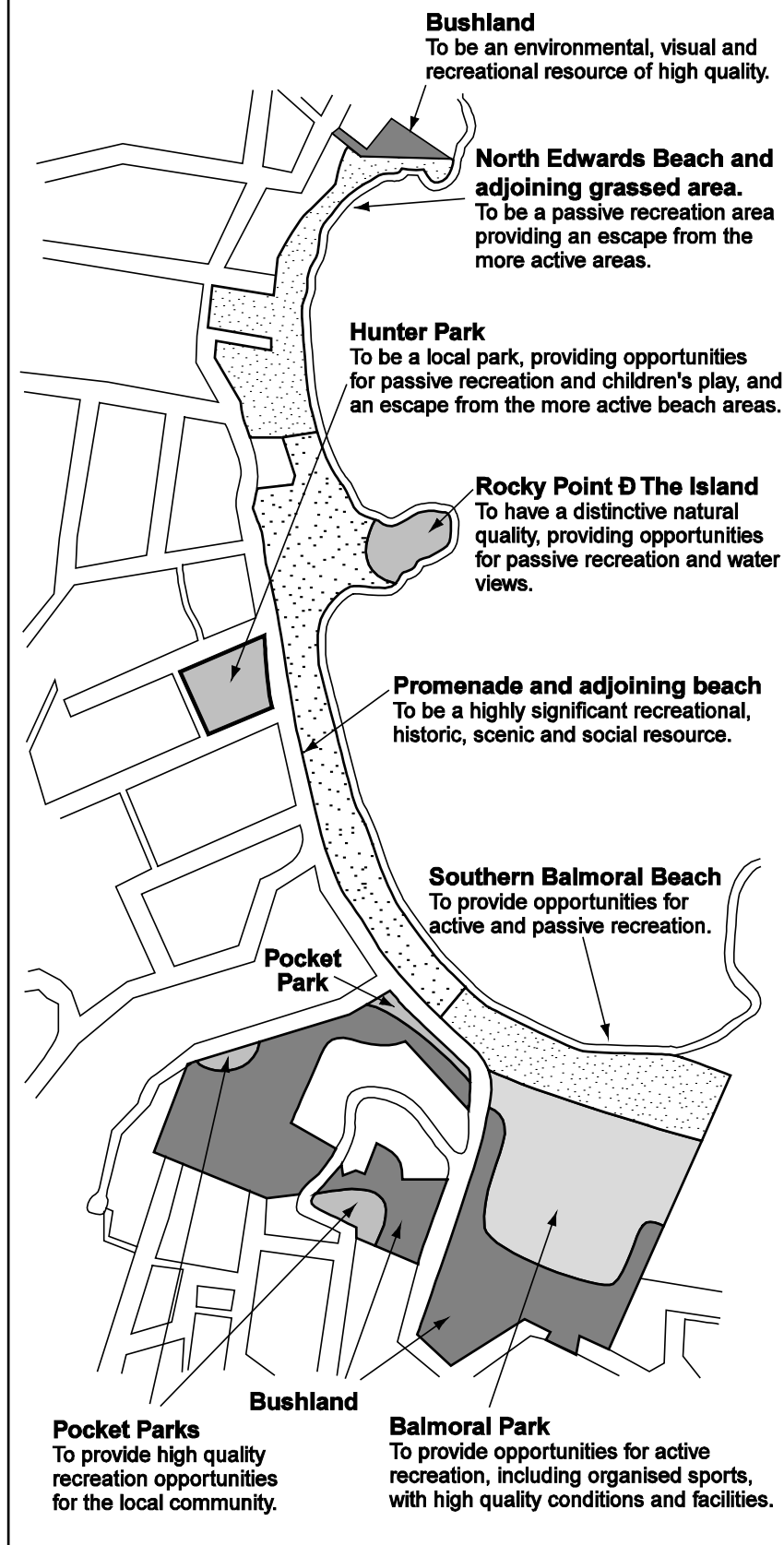


Figure 3 Management Zones

4.2 Issues and Performance Targets

Issues and concerns associated with Balmoral Reserves have been identified based on a review of previous studies; field study and observation; discussions with Council officers; a meeting with the Consultative Committee; and initial input received as a result of the community newsletter. Previous studies and reports on the Balmoral area included review and analysis of the various issues associated with Balmoral Reserves. These reports were based on the results of extensive community consultation. The issues include those concerns raised, and comments made, by members of the community during the consultation process.

Issues and concerns identified enable the development of performance targets. The identified issues are described within an Issues Report, included in Appendix 3. As steps to achievement of the Plan's objectives, performance targets are established against each issue. The performance target is what the Plan aims to achieve, through the implementation of appropriate actions. The main issues associated with Balmoral Reserves and corresponding performance targets are as follows:

RECREATION AND USE

ISSUE

Community concerns over commercial expansion

Conflict between different types of recreation activities

Impacts of special events on the values of Balmoral Reserves

Impact of dogs, including dog droppings and the presence of dogs in different areas

PERFORMANCE TARGET

Ensure Balmoral Reserves remain available as a community resource

Minimise conflicts between different users in the different management zones

Ensure management arrangements for special events are equitable to Council, community and users

Minimise the impact of dogs on the recreation experience of Reserve users

NATURAL ENVIRONMENT

ISSUE

Water pollution and poor water quality have been identified as significant issues

Erosion and wear (including beach erosion, localised scouring, wear and depletion of vegetation) is an issue in a number of areas

Many of the areas of remnant bushland are in poor condition as a result of the impacts of surrounding urban development

The significance and value of remnant bushland is not fully appreciated by the community.

PERFORMANCE TARGET

Improve the water quality at Balmoral and Edwards Beach

Reduce erosion and wear throughout the study area

Minimise the impacts of surrounding urban development and the use of Balmoral Reserves on the ecological integrity of remnant bushland in the study area.

Increase community awareness of the significance of bushland areas.

VISUAL AND LANDSCAPE

ISSUE

Some landscape features and development detract from the visual quality of Balmoral Reserves

Existing mature trees require maintenance and management

Some plantings are inconsistent with the significance and character of Balmoral Reserves

PERFORMANCE TARGET

Provide consistent treatments to all landscape elements and services and facilities provided within Balmoral Reserves

Maintain the health and amenity of the trees within Balmoral Reserves

Provide landscaping appropriate to Balmoral Reserves

HERITAGE

ISSUE

Community concern for the protection and maintenance of the heritage aspects of Balmoral Reserves

Some existing buildings, amenities and landscaping are out of character with the heritage significance of Balmoral Reserves

The history of Balmoral Reserves, and its heritage significance, are not interpreted clearly by the public

PERFORMANCE TARGET

Maintain and conserve all heritage items and the 1920/30s character of Balmoral Reserves

All future development to be carried out in accordance with the significance of Balmoral Reserves

Provide information on the history of Balmoral Reserves, and its heritage significance, through various means

INFRASTRUCTURE, SERVICES AND FACILITIES

ISSUE

The design and location of services and facilities has been ad hoc and inconsistent at times

Inadequate shade facilities for people using Balmoral Reserves

Lighting is inadequate in some areas

Concern has been expressed over the quality of some services and facilities and some facilities are in need of repairs

Large amount of signage, not all of which is useful

Facilities in some areas are inadequate (for example, there are not enough seating and picnic facilities).

PERFORMANCE TARGET

Provide a planned approach to the provision of all future services and facilities within Balmoral Reserves

Increase the amount of shade available in Balmoral Reserves

Provide additional lighting in dark areas

Improve the quality and safety of all services and facilities

Provide adequate and appropriate signage throughout Balmoral Reserves

Provide adequate and appropriate facilities throughout Balmoral Reserves

ACCESS

ISSUE

Some concerns with the adequacy of access through and within Balmoral Reserves, including the adequacy of access for disabled and aged persons

Significant issues relating to traffic congestion and parking difficulties outside the study area impact on Balmoral Reserves

PERFORMANCE TARGET

Develop safe and easily accessible pedestrian access routes to and within Balmoral Reserves

Minimise the impact of traffic on the values of Balmoral Reserves

MANAGEMENT ISSUES

ISSUE	PERFORMANCE TARGET
Concerns have been expressed about the amount of rubbish left in and around Balmoral Reserves	Reduce rubbish and litter problems in Balmoral Reserves
General maintenance of Balmoral Reserves has been raised as a concern	Ensure maintenance of Balmoral Reserves is adequate, consistent, and recognises the values of Balmoral Reserves
Management of Balmoral Reserves needs to be coordinated and focussed	Ensure all management agencies are aware of the Plan of Management and objectives
Appropriate use and dedication of Balmoral Reserves, including existing and future leases and licences need to be resolved and guidelines for the assessment of lease/licences and changes to current use provided	Ensure management arrangements are equitable to Council, community and users and take into account community values, roles and objectives.
Current Reserve boundaries do not match the existing location of Balmoral Reserves in all areas	Resolve the accuracy of the current Reserve boundaries

4.3 Action Plans

Performance targets (listed in Section 4.2) will be implemented by actions (the ‘means of achievement’) relevant to the management of Balmoral Reserves as a whole, as well as specific actions relevant to the different management zones. Actions relevant to Balmoral Reserves as a whole are listed in Table 2.

The actions which are listed in Table 2 to achieve the respective groups of performance targets under each heading in the table, are also the means of achieving the Plan’s objectives (listed under the corresponding headings in Section 3.3). The objectives have also been included in Table 2.

Table 3 lists specific actions relevant to individual management zones. Information on the priority of each action, and the manner of assessing their success, are also provided. Tables 2 and 3 also provide information on the broad indicative capital cost of the options proposed (costs are initial estimates only), and responsibilities for implementation.

The Action Plans are the working part of the Plan of Management and should be updated on a regular basis as the actions are completed.

4.4 Landscape Masterplan

The Landscape Masterplan (included in Appendix 4) supports the Action Plans and should act as a visual guide for future management decisions, helping to direct those decisions towards achieving the objectives for Balmoral Reserves. The Masterplan was prepared with regard to the studies listed in Section 1.4.

A recommended species list for proposed plantings is included in Appendix 5.

Street Furniture

The Masterplan indicates the provision of additional park furniture and other facilities in a variety of areas (including seating, picnic tables, lighting etc). The following recommendations are provided to guide the design of this furniture:

- Furniture should be designed to recognise the unique location of Mosman, with a consistent overall design prepared for Mosman Municipality as a whole.
- The furniture should reflect the history and character of Mosman, enabling visitors to recognise that they have entered the Mosman Municipality.
- The overall design should also enable furniture to reflect a specific location (such as Balmoral) through, for example, a change in symbol and/or relief.
- Furniture should be of a bold and robust design, with a strong urban nature rather than park character.
- The furniture should be of a consistent colour that is durable and readily available, does not date easily, and is designed to minimise the need for maintenance.
- Furniture should be located to reflect user needs, guided by the Plan of Management.

4.5 Appropriate Use of Crown Land

There are a number of buildings constructed on Crown land in Balmoral Reserves which are used for a variety of purposes. Information on these uses, their location and the dedication of the Crown land on which they are located is provided in Section 2.5.

Mosman Council has been gazetted as the Reserve Trust Manager for all these areas of land. All these uses are subject to leases/licences outlined in Section 2.5.

The use of Crown land for the purposes of a children's day care centre is incompatible with the current dedication of this land for 'Public Recreation'³. However, it is considered that these activities are not inconsistent with community values for Balmoral Reserves, and are compatible with the use of the Balmoral Park and oval for recreation. The facilities provide a valuable community service, are not the main focus of

³ There is no formal definition of the 'Public Recreation' dedication applied by the Crown. Relevant case law has established appropriate uses for this dedication/reservation, and that the land should be open to the public generally for recreation purposes, as of right.

the area in which they are located, and do not reduce the area's integrity and environmental qualities. These activities are considered as acceptable uses in Balmoral Reserves.

It is proposed that the area of the reserve on which this building is located should be dedicated for Community Purposes, with the specific community purposes allowed being a Long Day Centre.

The use of Crown land for the purposes of a sailing club is consistent with the dedication of the land for Public Recreation, as long as the operation of this use is consistent with Council policies and statutory requirements, the Plan of Management, and the principles of Crown land management (refer Appendix 2). The same applies to the use of Crown land for the purpose of triathlon/swimming clubs and a boatshed, which is consistent with the dedication of the land for Public Purposes⁴. According to the Crown's policy on food and beverage outlets within Reserves, the location of the kiosk and restaurant in this area is compatible with the current dedication for Public Purposes, under the conditions outlined above.

4.6 Leases and Licences

All existing leases and the existing licence within Balmoral Reserves apply to Crown land. Under the Crown Lands Act, it is not necessary for the Plan of Management to authorise leases and licences over Crown land. However, to ensure consistency with the Local Government Act this Plan of Management specifies what leases and licences are authorised within Balmoral Reserves. The terms and conditions applying to a lease/licence should reflect the interests of Council, protect the public and ensure proper management and maintenance. Information on the granting of leases and licences, including relevant conditions and assessment criteria, is provided in Appendix 2.

The Crown Lands Act and the Local Government Act allows Council to grant leases or licences over all or part of Crown land and community land respectively. Leases are appropriate on Crown land in certain circumstances. It should be noted that all leases and licences over Crown land require approval from the Minister for Land and Water Conservation. Further information is provided in Appendix 2.

This Plan of Management authorises the renewal of the following leases/licences (subject to the necessary new reservation of the day care centre area as outlined in Section 4.5) and the continued granting of fresh leases/licences on their respective expirations:

- lease of the building in which Pippies at Balmoral Long Day Care Centre is currently located for the purposes of child care

⁴ 'Public Purposes' are those purposes originally listed by the Crown Lands Consolidation Act 1913 and associated Acts. The number of public purposes has recently been rationalised to 16, and includes such purposes as Community Purposes and Public Recreation.

- lease of the building in which the Scouts are located for Scout activities;
- lease of the building in which the Balmoral Sailing Club is located for the purposes of an amateur sailing club or similar public recreation facilities;
- lease of the Boatshed building for the purposes of a boat hire/repair facility;
- lease of the Balmoral Baths building for the purposes of a restaurant and kiosk; and
- licence of the Balmoral Baths building for use by the triathlon and swimming clubs or similar recreation clubs.

From time to time, Council also receives applications for special events within Balmoral Reserves (such as Carols by Candlelight, sporting events and Scout Jamborees). Council has prepared a Special Event Management Policy and Operations Manual to guide the assessment of these applications, including the conditions attached and appropriate pricing structures. This Plan of Management authorises the assessment of applications for licences/approval to operate for special events such as markets, educational and sporting activities, and events organised by clubs or community groups in accordance with Council's Special Event Management Policy and Operations Manual, as long as their operation is consistent with Council policies and statutory requirements, the Plan of Management, and the principles of Crown land management (refer Appendix 2).

The rooms within the Balmoral Baths building, currently licensed for use by the triathlon and swimming clubs, should be available for community use outside the times required by these clubs. The Balmoral Oval Pavilion is another facility within the reserves that is available for community use through the Council. Licences of the said rooms and Pavilion for community use purposes are authorised.

The Balmoral Boatshed

A small food and beverage facility currently operates on the ground floor of the Balmoral Boatshed, fronting onto Balmoral Reserves. This facility has grown from a take-away outlet to a café style facility, with some outdoor tables and chairs. The lessees of the Boatshed have presented a development proposal to Council for the redevelopment of the Boatshed, involving expansion of the existing food and beverage facility. The food and beverage facility is not considered within the current leases which apply to the Boatshed, however there is community support for maintaining this facility. Supporting comments remark on its management and location with respect to the supervision of children playing nearby.

Changes in recreational and eating patterns over recent years have led to significant increases in the demand for outdoor eating. As a result of these

demands and the location of the Boatshed, there will be pressure on Council by any lessee of the Boatshed to improve the operation of the existing food and beverage facility, to help maximise the revenue potential from the Boatshed operation overall.

The Boatshed is an important facility which is socially and historically significant. The Boatshed was originally developed in association with the swimming baths at the turn of the century, providing a swimming and boat hire operation. During the twentieth century, the operation of the Boatshed became independent of the baths (people were no longer charged to swim in the baths enclosure). The Boatshed and associated swimming enclosure were identified by the Mosman Heritage Review (Godden Mackay, 1996) as having regional historic and aesthetic significance. The facility continues an activity established nearly a century ago at this site, providing a significant local social venue with strong local associations.

The Balmoral Beach Conservation Assessment (Noel Bell Ridley Smith & Partners, 1995) identified that the structural integrity of the building was fair, and the recommended conservation strategy was adaptive reuse/maintenance.

There is widespread community concern with the potential for further commercialisation of Balmoral Reserves. As a result, this Plan of Management does not support the change of use of the existing food and beverage facility to a large scale restaurant. It does however support the alteration of the building to facilitate the efficient operation of a viable low-key food and beverage facility within the Boatshed. It will be necessary to pay careful regard to the size and character of the proposed redevelopment.

Management and Assessment Criteria

Given the high level of community interest in the potential redevelopment of the Boatshed, it is necessary for the Plan of Management to define principles and directions for the facility to ensure that it does not impact on the values of Balmoral Reserves. As a result, the following recommendations are made with respect to its management and the assessment of future development proposals:

- The food and beverage facility should comply with the Crown's policy in relation to food and beverage outlets within Crown reserves (outlined in Appendix 2) and should be consistent with this Plan of Management. It should not have an adverse impact on the public use of Balmoral Reserves.
- Dining provided by the food and beverage facility should be casual, with light food. The facility should be maintained as a low price range café/kiosk, and not evolve into a restaurant. Table service and off-site food delivery should not be permitted.

- The size of the food and beverage facility should be of a comparable size to outlets on the western side of The Esplanade, with a maximum of 35 seats.
- Any seating should be limited to an outdoor area on the northern side of the Boatshed, created by means of covering the old slipway. Seating at the front of the Boatshed (on the west) will lead to congestion in this area of the Reserves and is not permitted.
- The portion of the building located within Balmoral Reserves should remain within the existing building envelope.
- The property should not be licensed to sell liquor.
- The food and beverage facility should be primarily a day time/early evening facility operating until around 7pm at night (8pm during daylight savings).
- The food and beverage facility must remain ancillary to the predominant maritime use of the Boatshed, involving the provision of boat hire and service facilities.
- A residence should only remain within the building if it can be proven to be essential to the management and security of the Boatshed operation.
- The design and character of any upgrades to the Boatshed will be critical to its successful integration with the social, environmental and heritage values of Balmoral Reserves, and with community aspirations for maintenance of the character of the area. The Mosman Heritage Review (Godden Mackay, 1996) recognises that although the structures consist of recent fabric, they retain a traditional weatherboard maritime appearance. It is recommended that any redevelopment of the Boatshed retain the traditional feel and appearance of the structure, reflecting the current form of the building and type of materials currently present.

A lease or licence for purposes which substantially reflect the above is authorised.

The Public Dining Room

The Public Dining Room should function as a restaurant serving light to substantial meals with food and beverages to be consumed on the premises. The kiosk should provide takeaway snacks, packaged and prepared light foods with non-alcoholic beverages, in accordance with the Crown's policy in relation to food and beverage outlets within Crown reserves.

Day Care Centre

The Plan of Management supports the retention of a long day care facility on this site, operated on an affordable basis and:

- The term of the lease being of a period which allows review of the need for the facility but at the same time long enough to provide continued assurance of access to users.

- Council defining what are affordable places with the appropriate flexibility to change that definition from time to time as necessary (Council criteria have been developed for this purpose – see Appendix 7).
- the lease must provide for 10 affordable spaces throughout the term of the lease.
- the facility must be available to all members of the public wishing to book children for childcare at rates that would reflect the normal market cost of the service. It may be appropriate for Council to review these charges from time to time.
- at the end of the lease Council must review the need for continuation of childcare facilities on the site prior to calling new tenders.
- at the expiration of the currently proposed lease, and if the above review indicates a continued need for the facility, Council should in its tender process give preference, again, to not for profit organisations.

The former Department of Land & Water Conservation resolved to reserve the area for Community Purposes. In the event that this area is no longer needed for Community Purposes the reserve is to be added back into the dedicated parkland reserve. The new reserve is then to be managed by the same Council trust that manages the dedicated reserves parklands.

In order to reserve this land for community purposes, part of the existing dedication for public park (D 500800) will need to be revoked. The revocation will require tabling of notices in both Houses of Parliament before the new reservation for community purposes can be made.

Future leases, signage and changes of use

It is recommended that any future leases (other than those provided for or envisaged in existing documentation) be for a maximum term of five years. Conditions applying to leases should be framed with reference to the guidelines set out in Appendix 2, and include those conditions necessary to ensure the consistency of all uses with the principles of Crown land management and any other conditions recommended as appropriate by the General Manager and Council's solicitors.

Signage for all facilities on the reserves should be kept to a minimum and should be consistent with the significance and values of Balmoral Reserves (as outlined by the Plan of Management) and any future signage code/guidelines adopted by Council.

Council may receive applications for a change or alteration of the existing use of buildings to which the leases/licences listed above apply. These

applications should be assessed in terms of the criteria and guidelines set out in Appendix 2, including:

- the provisions of the LEP;
- the Plan of Management; and
- the principles of Crown land management.

Management of the Reserves

All incomes received by Council as trust Managers of the Reserves is to be spent on the Reserves. Attached in Appendix 8 are details of the estimated annual income from all sources from the dedicated and reserved lands and the anticipated expenditure on maintenance and improvement of these areas. As shown, expenditure on the Reserves far outweighs income.

Table 2 - Overall Actions

PERFORMANCE TARGET	ACTIONS	PRIORITY	MANNER OF ASSESSMENT	COST	RESPONSIBILITY
RECREATION AND USE					
<i>Objective: To improve the quality of the recreation experience for visitors to Balmoral Reserves, providing for a range of recreation activities and managing the integration of these activities.</i>					
Ensure the Balmoral Reserves remain available as a community resource.	Assess lease and licence submissions for only those uses authorised by this Plan of Management.	High	Only those uses authorised by the Plan of Management operate within Balmoral Reserves.	-	Council, RMS
	No further commercial activity, including signage, be allowed, other than that provided for within this Plan.	high	All uses operate according to their lease/licence conditions.	-	Council/ DPI - Lands
Minimise conflicts between different uses in the different management zones.	Provide appropriate signage with guidance on the areas where different water sports should be undertaken.	medium	Records of complaints show that complaints are minimised.	\$1,500	Council
	Implement actions set out in the appropriate management zones.	low-high	Records of complaints show that complaints are minimised.		
Minimise the impact of special events on the amenity of Balmoral Reserves.	Assess all applications for special events in accordance with Council's Special Event Management Policy and Operations Manual.	high	Records of complaints show that complaints are minimised.	-	Council
	Identify specific areas within Balmoral Reserves where different special events should be held.	high	Surveys undertaken by Council officers indicate that wear on areas is reduced after major events have finished.	-	Council
Minimise the impact of dogs on the recreation experience of Balmoral Reserve users	Council Rangers continue to enforce Council policies in relation to dogs.	ongoing	Records of complaints show that complaints have reduced.	-	Council
Increase the usage of areas which are currently under utilised.	Implement actions set out in the appropriate management zones.	medium	Surveys undertaken by Council officers indicate that the usage of these areas has increased.	Refer Table 3	
NATURAL ENVIRONMENT					
<i>Objective: To maintain, protect and enhance the natural environment of Balmoral Reserves, achieving water of a quality suitable for body contact recreation under normal weather conditions, and improving the quality and integrity of the remnant bushland.</i>					
Improve the water quality at Balmoral and Edwards Beach.	Undertake a program of continual water quality monitoring and review results periodically.	high	Results of water quality monitoring indicate that the water quality at the Balmoral beaches is suitable for body contact recreation under normal weather conditions.	\$6,000 per annum	Council, Sydney Water
	Continue discussions with Sydney Water regarding local and regional sewage contamination.	high		-	Council, Sydney Water
	Continue scanning of stormwater pipes to identify damaged sections, overflow points and illegal connections.	high		-	Council
	Undertake a community education program for landowners and residents in the Mosman Municipality regarding their links with and impact on water quality at the beaches.	high		\$5,000	Council
	Investigate the potential for improving stormwater quality prior to discharge at the stormwater outlets on the Beach (including the installation of gross pollutant traps where these do not interfere with the use and enjoyment of the reserves).	high		up to \$30,000 each GPT-	Council
Minimise the potential for erosion and wear.	Implement actions set out in the appropriate management zones.	high-medium	Visual surveys by Council Officers indicate that the evidence of erosion and wear is reduced throughout the study area.	Refer Table 3	

PERFORMANCE TARGET	ACTIONS	PRIORITY	MANNER OF ASSESSMENT	COST	RESPONSIBILITY
Minimise the impact of surrounding urban development and the use of Balmoral Reserves on the ecological integrity of the bushland in the study area.	Implement actions set out in the appropriate management zones.	high-low	Comparative vegetation surveys indicate that the presence of exotic weed species is reduced and that there is evidence of regenerating native plant species.	Refer Table 3	
Increase community awareness of the significance of bushland areas.	Implement actions set out in the bushland management zone.	medium	Information on the significance of bushland areas is available.	Refer Table 3	
VISUAL AND LANDSCAPE <i>Objective: To manage the landscape and built environment to achieve a more integrated, cohesive appearance, complementing the area's heritage and scenic quality.</i>					
Provide consistent treatments to all landscape elements and services and facilities provided within Balmoral Reserves.	Produce a coordinated design manual for landscape elements, services and facilities provided within Balmoral Reserves (including plantings and park furniture) that is consistent with the overall design for these elements in the Mosman Municipality.	high	Plan of Management proposals are implemented when funding becomes available.	\$15,000	Council
	Review all landscape elements, services and facilities in terms of consistency with the manual.	medium	The design manual is developed and new services, facilities and landscape elements are provided consistent with the manual.	\$4,000	Council
	Implement a program of staged replacement of inconsistent elements.	medium		Cost dependent upon outcome of review	Council
	Coordinate landscape materials to establish a common theme for Balmoral Reserves.	high		-	Council
	Place overhead powerlines underground.	low		unknown	Council
Maintain the health and amenity of the trees within Balmoral Reserves.	Implement recommendations of the Balmoral Beach Survey of the Figs (Penny Kater Tree Care and Consultancy, 1998).	high	Maintenance program implemented and documented.	\$4,000 per tree	Council
	Develop an annual tree maintenance program and keep a record of works carried out.	high		-	Council
	Provide mulch surrounds under fig trees.	high		\$1,000 per tree	Council
	Place overhead powerlines between Raglan Street and Botanic Road underground to minimise impact on fig trees.	high	Surveys undertaken by Council officers indicate that impact on fig trees has reduced.	unknown	Council
Provide landscaping appropriate to Balmoral Reserves.	Review the Street Tree Masterplan with a view to including greater use of local native species.	medium	All new plantings documented and Landscape Masterplan updated accordingly.	-	Council
	Provide additional plantings of Figs and Phoenix Palms along the beachfront.	medium		\$1,500 per tree	Council
	Implement other actions set out in the appropriate management zones.	high-low		Refer Table 3	

PERFORMANCE TARGET	ACTIONS	PRIORITY	MANNER OF ASSESSMENT	COST	RESPONSIBILITY
HERITAGE					
Objective: To protect and maintain significant heritage features and recognise the heritage significance of Balmoral Reserves as a whole.					
Maintain and conserve all heritage items and the 1920/30s character of Balmoral Reserves.	Follow the Landscape Masterplan as a guide to all development.	high	The Plan of Management and Masterplan consulted for all future works. Archaeological assessment completed.	-	Council
	Any development of or change to identified heritage items should be carried out in accordance with the principles of the Burra Charter and the guidelines for future conservation prepared by Noel Bell Ridley Smith.	high		-	Council
	Undertake an archaeological assessment of all identified heritage sites.	high		\$40,000	
All future development to be carried out in accordance with the significance of Balmoral Reserves.	Follow the Landscape Masterplan as a guide to all development.	high	All future development is consistent with the heritage significance of Balmoral Reserves.	-	Council
Provide information on the history of Balmoral Reserves, and its heritage significance, through various means.	Incorporate information on the history of Balmoral Reserves in the exhibition at the Bathers’ Pavilion.	medium	Information on the history of Balmoral Reserves and the various heritage items is available within Balmoral Reserves.	-	Council
	Locate appropriate signage near significant heritage items providing information on these items.	medium		\$3,000	Council
INFRASTRUCTURE, SERVICES AND FACILITIES					
Objective: To provide infrastructure, services and facilities of an appropriate quality and quantity to support the range of activities which take place, enabling a high quality recreation experience, and providing for the protection of the natural environment and visual and heritage values.					
Provide a planned approach to the provision of all future services and facilities within Balmoral Reserves.	Follow the Plan of Management and Landscape Masterplan as a guide to all development.	high	Plan of Management proposals are implemented when funding becomes available.	-	Council
Increase the amount of shade available in Balmoral Reserves.	New upgraded picnic tables to include roofs.	medium	Facilities provided when funding is available.	\$4,000 per table	Council
	Shade facilities and increased tree plantings provided as indicated by the Landscape Masterplan.	medium		\$20,000	Council
Provide additional lighting in dark areas.	Investigate areas where useability is reduced due to poor lighting.	medium	Surveys undertaken by Council officers indicate reduced incidence of vandalism.	-	Council
	Provide additional lighting in these areas.	medium	Records of complaints show that complaints have reduced.	Cost dependent upon outcome of review	Council
Improve the quality and safety of all services and facilities.	Implement actions set out in the appropriate management zones.	medium	Facilities inspected regularly and upgraded as necessary.	Refer Table 3	
Provide adequate and appropriate signage throughout Balmoral Reserves.	Undertake a survey of the usefulness and appropriateness of existing signage with a view to consolidating signage as far as possible.	medium-low	All redundant signs removed.	-	Council
	Implement actions set out in the appropriate management zones.			Refer Table 3	
Provide adequate and appropriate facilities throughout Balmoral Reserves.	Provide picnic shelters and shaded seating as indicated by the Landscape Masterplan (except for Hunter Park).	medium-low	Facilities provided when funding is available.	\$7,000 per shelter and seating	Council

PERFORMANCE TARGET	ACTIONS	PRIORITY	MANNER OF ASSESSMENT	COST	RESPONSIBILITY
ACCESS					
<i>Objective: To ensure Balmoral Reserves are accessible by all users while maintaining the quality of the environment and residential amenity.</i>					
Develop safe and easily accessible pedestrian access routes to and within Balmoral Reserves.	Investigate opportunities for a pedestrian link along Balmoral Reserves	medium	Pathways developed and maintained.	-	Council
	Implement other actions set out in the appropriate management zone.	medium		-	Council
Minimise the impact of vehicles on the values of Balmoral Reserves.	Implement the recommendations of the Environmental Adaptation of The Esplanade Feasibility Study.	high	Recommendations implemented when funding available.	Refer Feasibility Study	Council
	Promote and encourage ferry transport in summer months between Circular Quay and Balmoral Reserves.	medium	Records of passenger numbers show that the ferry service is utilised.	-	Council, Sydney ferries
MANAGEMENT ISSUES					
<i>Objective: To provide a framework which enables efficient, effective and coordinated management of Balmoral Reserves, to enhance and maintain the character and integrity of this significant public recreation resource.</i>					
Reduce rubbish and litter problems in Balmoral Reserves.	Review the appropriateness of all existing garbage bins in terms of their suitability and consistency with Balmoral design standards.	high	Records of complaints show that complaints regarding litter have reduced.	-	Council
	Provide integrated rubbish recycling facilities of a design consistent with the significance of Balmoral Reserves.	high	Appropriate new bins installed and maintained as needed.	\$3,500 per facility	Council
	Rubbish facilities to be located in conjunction with existing and proposed furniture and facilities.	medium		-	Council
	Design of new bins to be sensitive to the heritage character of the Park and practical requirements.	medium		-	Council
	Encourage waste disposal by user groups.	high		-	Council, user groups
Ensure maintenance of Balmoral Reserves is adequate, consistent, and recognises the values of Balmoral Reserves.	Follow up reported maintenance problems with appropriate works.	high	Maintenance program established, implemented, adhered to and all works documented.	-	Council
	When existing infrastructure requires maintenance works, ensure it is replaced or reinstated as soon as possible.	high		-	Council
	Identify existing services and facilities that require immediate maintenance and carry out appropriate action in accordance with the Plan of Management.	medium		-	Council
	Establish a system for reporting, monitoring and recording the condition of infrastructure.	medium		-	Council
Ensure all management agencies are aware of the Plan of Management and objectives.	Present Plan of Management to all management agencies and Council divisions.	high	Plan of Management approved, adopted and distributed.	-	Council
Ensure management arrangements are equitable to Council, community and users and take into account community values, roles and objectives.	Review and update existing lease agreements when they expire.	ongoing	Leases updated and amended accordingly.	-	Council, RMS DLWC
	Land within Balmoral Park occupied by existing buildings should be reserved for the purposes of Community Purposes to ensure that the continued use of the reserve for a long day care centre is compatible with the dedication of the land.	high	This section of the reserve dedicated for Public Recreation and Community Purposes.	-	

PERFORMANCE TARGET	ACTIONS	PRIORITY	MANNER OF ASSESSMENT	COST	RESPONSIBILITY
	Approvals for short term activities/special events to be provided in accordance with Council's Special Events Policy.	ongoing	Applications documented and approved in accordance with the Special Events Policy.	-	Council
	Negotiate with DPI -Lands regarding Council's gazettal as reserve trust manager for all Crown land in Balmoral Reserves.	high	Mosman Council is gazetted as reserve trust manager for all crown land in Balmoral Reserves.	-	Council, DPI -Lands
	Ensure that future proposals in relation to the operation and use of the Bathers' Pavilion are consistent with the intent of this Plan of Management.	high	Records of complains show that complaints regarding the Bathers' Pavilion are minimised.	-	Council, Bathers' Pavilion Management
Resolve the accuracy of the current Reserve boundaries.	Investigate the potential for a land swap with the revocation of reserve land occupied by roads in exchange for the unmade road reserves.	low	Reserve boundaries have been altered.	-	Council, DPI -Lands
	Investigate the potential for amalgamating existing Crown Reserves into a single reserve, dedicated for public recreation/ public purposes (as appropriate).	low		-	DPI -Lands
	Facilitate the transfer of the STA Bus Shelter (former tram shed) for inclusion in the Reserve.	High	As above		DPI -Lands, Council
	Add to the Reserves Lots 8, 9 DP 5853				

Table 3 - Actions Relevant to Each Management Zone

PERFORMANCE TARGET	ACTIONS	PRIORITY	MANNER OF ASSESSMENT	COST	RESPONSIBILITY
BALMORAL PARK MANAGEMENT ZONE					
Minimise conflicts between different uses.	Widen the existing pathway around the oval.	low	Records of complaints show that complaints are minimised.	\$60,000	Council
Minimise the impact of surrounding urban development and the use of Balmoral Reserves on the ecological integrity of the remnant bushland.	Replace lawn area on the bushland side of the pathway with appropriate native tree and shrub species.	medium	Comparative vegetation surveys indicate grass entering the remnant bushland from Balmoral Park is reduced.	\$12,000	Council
	Separate grass areas and bushland by edging.	medium		\$4,000	Council
Minimise the potential for erosion and wear.	Investigate options for improving drainage around the periphery of Balmoral Park.	medium	Options for drainage improvements are available for consideration.	-	Council
Improve the quality and safety of all services and facilities.	Regrade and relevel the oval after the winter season.	high	Facilities inspected regularly and upgraded as necessary.	\$30,000	Council
	Improve the operation of the irrigation system.	high		Initial \$20,000, with ongoing maintenance costs \$10,000	Council
	Improve the surface cover of the oval.	medium			Council
	Review the current mowing timetable.	medium		-	Council
	Investigate the potential for providing improvements to the drainage of the oval.	medium		-	Council
Develop safe and easily accessible pedestrian access routes to and within Balmoral Reserves.	Provide a path to link Balmoral Park with the beach at the southern end.	medium	Pathways developed and maintained.	\$6,000	Council
Provide additional lighting in dark areas.	Install lighting behind the buildings at the southern end of Balmoral Park.	medium	Council surveys indicate reduced incidence of vandalism.	\$15,000	Council
POCKET PARKS MANAGEMENT ZONE					
Provide adequate and appropriate facilities throughout Balmoral Reserves.	Prepare a Landscape Plan for pocket parks in consultation with the community.	low	Proposals implemented when funding is available.	\$15,000	Council
Minimise the impact of surrounding urban development and the use of Balmoral Reserves on the ecological integrity of the remnant bushland.	For the pocket park on Plunkett Road: <ul style="list-style-type: none"> relocate grass edge to the top of the slope provide boundary edges to the grass remove weeds and better define the pathway to the rock 'lookout' 	low	Comparative vegetation surveys indicate grass entering the bushland is reduced.	\$15,000	Council
Provide landscaping appropriate to Balmoral Reserves.	Remove exotic planting beds along Botanic Road and replace with local native species.	low	All new plantings documented and Landscape Masterplan updated accordingly.	\$10,000	Council
Provide adequate and appropriate signage throughout Balmoral Reserves.	Provide signage with information on the location of the 'lookout'.	low	Information on the lookout is available within the Park.	\$1,000	Council

PERFORMANCE TARGET	ACTIONS	PRIORITY	MANNER OF ASSESSMENT	COST	RESPONSIBILITY
SOUTHERN BALMORAL BEACH MANAGEMENT ZONE					
Minimise the potential for erosion and wear.	Investigate appropriate erosion treatments for this management zone.	medium	Visual surveys by Council Officers indicate that the evidence of erosion and wear is reduced throughout the study area. Surveys undertaken by Council officers indicate that the usage of these areas has increased	-	Council
	Improve the useability and durability of the area adjoining the beach by regrading the lawn area and defining clear pathways to the beach area.	low		\$70,000	Council
	Make provision for boat trailer parking in carpark adjacent to Sailing Club.	medium		\$10,000	
Maintain the health and amenity of the trees within Balmoral Reserves.	Implement recommendations of the Balmoral Beach Survey of the Figs (Penny Katter Tree Care and Consultancy, 1998).	high	Maintenance program implemented and documented.	\$80,000	Council
Provide landscaping appropriate to Balmoral Reserves.	Reduce the visual impact of the boundary with HMAS Penguin:	low	Screening planting provided.	\$4,000	Council, HMAS Penguin Management
	<ul style="list-style-type: none"> Provide appropriate native planting to screen the southern boundary. Negotiate with HMAS Penguin to increase the amount of planting at the boundary on their side. 			-	
Improve the quality and safety of all services and facilities	Construct a suitable fence along the open channel	High	Fence is constructed	Council	
Develop safe and easily accessible pedestrian access routes to and within Balmoral Reserves.	Provide pedestrian pathways between the beach and carpark, linking with existing shower/taps.	high	Pathways developed and maintained.	\$6,000	Council
	Provide a pedestrian path along the length of this management zone, linking Balmoral Oval and the Promenade.	medium		\$25,000	Council
	Investigate potential for providing pedestrian access around the headland.	low		-	Council, Department of Defence
	Investigate the potential for purchasing the part of the HMAS Penguin site immediate adjoining the southern end of Balmoral Beach.	low	Feasibility of purchase determined.	-	Council, Department of Defence
PROMENADE MANAGEMENT ZONE					
Minimise conflicts between different uses.	Negotiate with the RMS regarding the location of buoys to restrict access by water craft in this area.	medium	Records of complaints show that complaints are minimised.	-	Council, RMS
	Identify target areas where special events can be located.	high		-	Council
Maintain and conserve all heritage items and the 1920/30s character of Balmoral Reserves.	Prepare a heritage management plan of the band Rotunda and Boatshed.	high	Plans are prepared.	\$8,000	Council
Improve the quality and safety of all services and facilities.	Provide skylights in the public toilets in the Balmoral Baths building to improve natural lighting.	medium	Facilities inspected regularly and upgraded as necessary.	\$10,000	Council
	Improve toilets located near the tram shed (including provision of accessible toilets).	medium		\$20,000	Council

PERFORMANCE TARGET	ACTIONS	PRIORITY	MANNER OF ASSESSMENT	COST	RESPONSIBILITY
Provide landscaping appropriate to Balmoral Reserves.	Allow for reinstatement of 1920/30s pathway system as recommended by the Forecourt Landscape Plan for the Bathers' Pavilion, with appropriate vehicular access restrictions (including physical barriers and restrictions on the service providers who can use the pathway).	low	Proposals implemented when funding is available.	To be provided under Plan of Management for Bathers' Pavilion	Council
	Redesign planting leading to the Joan Sutherland memorial.	low		\$8,000	Council
	Remove <i>Strelitzia nicolai</i> as indicated on the Landscape Masterplan	low		-	Council
Provide consistent treatments to all landscape elements and services and facilities provided within Balmoral Reserves.	Redesign the area to the south of the Baths building to consolidate the various path materials and levels and address adjoining buildings/uses.	low	Proposals implemented when funding becomes available.	\$80,000	Council
Provide adequate and appropriate signage.	Place clear signposting to toilets/change rooms on The Esplanade side of the Balmoral Baths building.	medium	Signs are installed.	\$2,000	Council
Minimise the potential for erosion and wear.	Provide a pedestrian path adjacent to the kerb along The Esplanade between the Balmoral Baths building and Esther Road, to formalise the existing worn track.	medium	Visual surveys by Council Officers indicate that the evidence of erosion and wear is reduced throughout the study area.	\$14,000	Council
Develop safe and easily accessible pedestrian access routes to and within Balmoral Reserves.	Improve the linkage between the Promenade and the Balmoral Baths building as indicated on the Landscape Masterplan.	medium	Pathways developed and maintained.	\$50,000	Council
	Improve disabled access to Balmoral Baths and between The Esplanade and the Promenade.	medium	Disabled access provided.	\$25,000	Council
Reduce rubbish and litter problems in Balmoral Reserves.	Investigate the potential for providing a garbage disposal room within the Baths building (in part of the area currently occupied by the mens toilets).	high	Records of complaints show that complaints regarding litter have reduced.	-	Council
BUSHLAND MANAGEMENT ZONE					
Minimise the impact of urban development and the use of Balmoral Reserves on the ecological integrity of the bushland in the study area.	Continue ongoing bush regeneration initiatives to minimise the invasion of exotic weed species.	high	Comparative vegetation surveys indicate that the presence of exotic weed species is reduced and that there is evidence of regenerating indigenous plant species. Preparation of Bushfire Management Plans	-	Council
	Investigate the use of fire as a management tool to promote species diversity and regeneration of native plant species and reduce the likelihood of wild fires.	low		-	Council
	Compile a list of flora and fauna species present at each bushland reserve to aid in future management initiatives.	low		\$5,000	Council
	Implement controls to minimise the dumping of rubbish and garden refuse in all bushland reserves.	medium		-	Council
	Investigate possible management options to minimise the impacts of stormwater draining down the slopes of the remnant bushland behind Balmoral Park.	medium		-	Council
	Encourage continued community involvement in the management of bushland areas.	high		-	Council, Bushcare groups

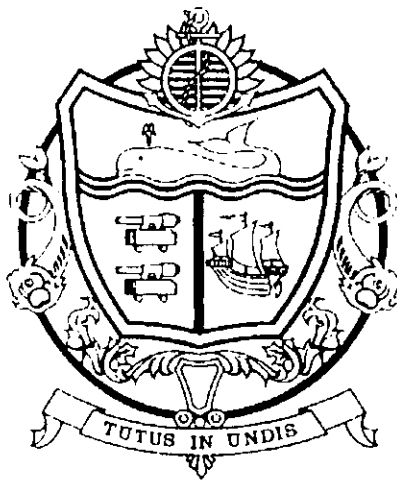
PERFORMANCE TARGET	ACTIONS	PRIORITY	MANNER OF ASSESSMENT	COST	RESPONSIBILITY
	Development approvals for applications adjacent to bushland should include controls to minimise their impact on the quality of the bushland areas.	high		-	Council
Increase community awareness of the significance of bushland areas.	Provide information on the bushland areas (including significance and value) through the following:	medium	Information on the significance of bushland areas is available.	\$10,000	Council, Bushcare groups
	<ul style="list-style-type: none"> prepare a booklet describing the bushland areas, their significance and management. 			\$7,000	
	<ul style="list-style-type: none"> provide educative signs at each bushland area describing the value and significance of remnant bushland. Signage should also provide information on the role and appropriate use of that bushland area. 			\$5,000	Council, Bushcare groups
	<ul style="list-style-type: none"> undertake a community education program of adjoining landowners regarding the impacts of their activities (such as gardening) on bushland areas. information booklet on bushland areas should provide advice on appropriate plantings etc within private gardens. 			-	
Provide landscaping appropriate to Balmoral Reserves.	Continue the program of staged removal of Coral Trees.	ongoing	Trees planned for removal by the program are removed.	-	Council
Minimise the potential for erosion and wear.	Inspect pathways and stairs at Wyargine Point Reserve to ensure drainage is adequate.	medium	Visual surveys by Council Officers indicate that the evidence of erosion and wear is reduced throughout the study area.	-	Council
	Provide formalised pathways in bushland areas where appropriate to minimise the impacts of soil compaction.	high		\$100 per m ²	Council
Develop safe and easily accessible pedestrian access routes to and within Balmoral Reserves.	Improve and better define the access pathway between Balmoral Park and Kahibah Road.	medium	Pathway developed and maintained.	\$30,000	Council
	Investigate the potential for providing a trail with appropriate interpretation along the old tramway through the Lawry Plunkett Reserve.	high	Feasibility of trail determined.	-	Council
HUNTER PARK MANAGEMENT ZONE					
Provide adequate and appropriate facilities throughout Balmoral Reserves.	Prepare a landscape plan for Hunter Park in consultation with the community.	medium	Proposals implemented when funding is available.	\$15,000	Council
Develop safe and easily accessible pedestrian access routes to and within Balmoral Reserves.	Provide road narrowing of the Esplanade in accordance with proposals in the Environmental Adaptation of the Esplanade Feasibility Study.	high	Proposals implemented when funding is available.	Refer Feasibility Study	Council
ROCKY POINT - THE ISLAND MANAGEMENT ZONE					
Provide landscaping appropriate to Balmoral Reserves.	Reduce or consolidate the areas of grass and install edging to prevent grass spreading.	medium	All new plantings documented and Landscape Masterplan updated accordingly.	\$10,000	Council
	Increase plantings of native species.	medium		\$10,000	Council
	Replace gravel path with suitable path material.	medium		\$15,000	Council
Maintain and conserve all heritage items and the 1920/30s character of Balmoral Reserves.	Reinstate original lighting on the bridge.	low	Lighting reinstated.	\$25,000	Council

PERFORMANCE TARGET	ACTIONS	PRIORITY	MANNER OF ASSESSMENT	COST	RESPONSIBILITY
NORTH EDWARDS BEACH MANAGEMENT ZONE					
Provide landscaping appropriate to Balmoral Reserves.	Provide fig plantings consistent with the Landscape Masterplan.	medium	All new plantings documented and Landscape Masterplan updated accordingly.	\$1,500 per tree	Council
	Increase tree planting to boundaries and screen planting along boundary of Beach Club.	low		\$7,500	Council
Improve the quality and safety of all services and facilities.	Undertake an assessment of the costs of maintaining the shark net, including its functionality and cultural values, prior to determining options for the future.	low	A decision regarding the future of the shark net is made.	-	Council

Appendix 1

Bathers' Pavilion Balmoral and its Surrounds Plan of Management

Mosman Municipal Council



Bathers' Pavilion Balmoral and Its Surrounds

Plan of Management

Adopted 11 February, 1997.

Mosman Municipal Council

Bathers' Pavilion, Balmoral and Its Surrounds - Plan of Management

Applicable Area

This Plan of Management applies to the whole of Lot 3 in DP 831359 (the land) of which Council is the owner. Appendices 1, 2 and 3 to this Plan of Management are respectively a copy of DP 831359, a site plan of The Bathers' Pavilion and a plan of Balmoral Beach Precinct.

Background

Erected on the land is the building known as The Bathers' Pavilion, Balmoral. The building is a two-storey structure in plan comprised of a broad shallow U shape - effectively an indented rectangle - open to The Esplanade on what is now perceived to be its rear western elevation, with its base eastern "front" elevation towards the Promenade. Central doorways in these major facades effectively divide the building into two "halves".

The building appears as a massive, white pavilion surrounded by the grand and mature fig trees of Balmoral Beach Reserve which tend to screen the building from The Esplanade and form its backdrop in views from the Bay and the Promenade to the east. The building's elevations are divided into bays by plain attached pilasters. Externally the building is of rendered brick construction, its fairly solid elevations are relieved by arched and grilled openings to the principal corner bays. The grilles reappear as spaced single openings in the lesser bays of the facades, which are otherwise plain.

Internally the building has a reinforced concrete structural frame, sitting upon a concrete base floor on footings which are essentially unknown. Off-form concrete posts support the first floor slab which has integral primary and secondary beams, bearing upon the solid brickwork outer walls.

Extensive modifications have been made to the spatial arrangement of the interior of the ground floor, with partitionings of studwork and masonry which effectively mirror the changes made to the interior over what is now more than 20 years of adaptation. The upper level has been less modified but has still been changed.

The Bathers Pavilion was constructed in 1928-29 and is of cultural and/or environmental heritage significance to Mosman, Sydney, and New South Wales due to its association with the development of the Mosman Municipality and, in particular,

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the ensemble of buildings, structures and landscape which together comprise the Balmoral Beach Reserve. The Reserve is an important example of the community acquisition development of beachfront lands for public recreation and amenity purposes which took place during the 1920s and 30s, sometimes as unemployment relief schemes.

In its design and construction the Pavilion is an important representative of its type, reflecting the architectural taste, construction economics and social mores of its day.

The Bathers' Pavilion is presently in a deteriorated, neglected and abused condition and in need of extensive maintenance but - with the exception of the interiors and services - remarkably reasonable, considering its design, construction method, location subject to aggressive exposure, and the absence of maintenance and preventative care.

Council recognizes the need to conserve The Bathers' Pavilion and to ensure that the building is used in a manner appropriate to the importance and significance of its fabric. The exterior of the building should be conserved by retaining the existing building envelope, character, details and finishes with particular emphasis on the elevations to The Esplanade and The Promenade. However, the poor condition of the interior of the building together with the original layout or design mean that the repair and restoration of the interior cannot be made compatible with the economic use of the building necessary to support and justify its survival.

It has therefore been concluded, after careful consideration of a detailed conservation study of the building, that its survival is dependant upon a commercially viable adaptive re-use of substantially the whole of the interior.

The Bathers' Pavilion is presently leased to The Bathers' Pavilion Pty Limited. The term of the lease expires on 30 June 1999. The permitted purposes of use under that lease are as a bathers' pavilion with change rooms, kiosk and licensed restaurant with attendant facilities.

Categorisation

The land is categorised by this Plan of Management as "general community use" and "park". So far as the building itself is concerned, "general community use" is considered to be the only appropriate categorisation available under Section 36 of

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the Local Government Act 1993 and that category is therefore applied to the building. The rest of the land, comprising the area between the building and The Esplanade, is proposed to be made available for public recreation as part of Balmoral Reserve and is therefore appropriately categorised as "park".

Objectives Of This Plan With Respect To The Land

The objectives of this Plan are:

1. To ensure the conservation of The Bathers' Pavilion so that it can continue to serve the public and contribute to the character and amenity of Balmoral Reserve.
2. To provide for the adaptive and economic re-use of The Bathers' Pavilion for such purposes and in such a manner as to ensure that the building will be conserved and thereafter properly maintained.
3. To minimise the financial burden to the ratepayers of Mosman of the conservation, maintenance and adaptive re-use of The Bathers' Pavilion.
4. To improve and enhance the area of land between The Bathers' Pavilion and The Esplanade and make that area available for public recreation.

Performance Targets Of This Plan With Respect To The Land

The performance targets of this Plan are:

1. To carry out the conservation of The Bathers' Pavilion by restoring and rebuilding it in accordance with the plans prepared by Alexander Popov, Architect numbered 058AA.01D, 058AA.02D, 058AA.03B, 058AF.01B, 058AF.02B, 058AF.03B, 058AF.04B, 058AF.06B, 058AF.08B, 058AF.09B, 058AF.10B, 058AF.11B, 058AF.12B, 058AF.13B, 058AF.14B, 058AF.15B, 058AF.16B, 23B, 058AF.17B, 058AF.18B, 058AF.23B, 058AF.24B, 058AF.25B, 058AF.26B, 058AF.27B, and 058AF.28B held by the Council in the office of the Director of Executive Services (and/or any additions or amendments thereto which Council considers necessary and appropriate), and in so doing, to perform the work listed hereunder:

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- (1) Provide new ground floor slab, first floor slab, columns and new roof while maintaining intact the external fabric of the building
 - (2) Attach the existing external walls to the new structure to ensure the integrity of the external walls.
 - (3) Provide -

stairs and fire stairs to first floor.

accessible toilets to ground floor and first floor.

main entry steps and a disabled ramp.

two screen walls adjacent to the service area on the western side of the building.

a lift or elevator for access to the first floor for persons with disabilities.
 - (4) Provide and fitout public toilets, showers and change rooms.
 - (5) Provide water, sewerage and stormwater drainage.
 - (6) Provide light and power circuits and light fittings to both floors.
 - (7) Completely refurbish the existing external walls, provide new windows and doors and seal existing openings all in accordance with the Alexander Popov drawings.
 - (8) Paint the building internally and externally.
2. To establish a suitable ongoing preventative maintenance program for The Bathers' Pavilion when it has been conserved.
 3. To landscape the area between The Bathers' Pavilion and The Esplanade so as to make it available to the public for passive recreation.

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- 4 To rebuild and adapt the interior of the building so as to enable its re-use for the purpose of public refreshment rooms and associated facilities as well as public change rooms and toilets

Means Of Achieving The Objectives And Performance Targets Of This Plan

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

1. Entering into contractual (including leasing) arrangements for the restoration, rebuilding and use of The Bathers' Pavilion (except for that part to be used as public toilets, showers and change rooms) for the purpose of public refreshment rooms and associated facilities (including occasional use for functions) which will -
 - (a) make available funds for the carrying out of the works of conservation referred to under the headings for Objectives and Performance Targets;
 - (b) ensure that members of the public will have access to the building or appropriate parts thereof in a manner which will facilitate their enjoyment of Balmoral Beach and its environs and, in particular, by providing refreshment room facilities for their use and enjoyment as well as public toilets, showers and change rooms.
 - (c)
 - i) permit Council to carry out work for the conservation and adaptive re-use of the building;
 - ii) alternatively, require the user to carry out work for the conservation and adaptive re-use of the building;
 - iii) ensure that the external parts of the building are restored and conserved in accordance with the plans prepared by Alex Popov earlier referred to;
 - iv) ensure that the interior of the building is re-constructed in a proper and workmanlike manner;

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- v) provide for a suitable ongoing preventative maintenance program for the building when conserved,
 - vi) provide for the user to contribute funds for the carrying out of work for the conservation and adaptive re-use of the building and its ongoing maintenance;
 - vii) ensure that members of the public resorting to Balmoral will have available to them a range of refreshment room facilities at different and affordable pricing levels including cafe/coffee shop style facilities, casual dining and a la carte restaurant service and seating a maximum of 250 persons at any one time.
2. Ensuring as far as is practicably possible that the contractual arrangements referred to in 1 exclude therefrom the area of land between The Bathers' Pavilion and The Esplanade so that that area can be used for passive recreation and further exclude that part of the ground floor of the building to be used for the purposes of public toilets, showers and change rooms.
3. Regenerating and making available the area between The Bathers' Pavilion and The Esplanade for public recreation by the carrying out of the following works of demolition and landscaping:
- Construct walls and entry stair leading from The Esplanade;
Provide landscaping and paving generally in accordance with The Forecourt Landscape Plan Dwg. Nos. 9514/03 and 9514/04 prepared by Robert A. Moore Pty Limited and Barbara van den Broek, Landscape Architect held by Council in the office of the Director of Executive Services.
4. Enable the use of the interior of the building for the purpose of refreshment rooms and associated facilities (including occasional use for functions) as well as public toilets, showers and change rooms by installation of internal walls, fittings and decorations necessary to provide kitchens, restaurants and cafe areas, and administration, access and service areas.

The grant of a lease for a term not exceeding 21 years of so much of the land the subject of this plan as comprises the Bathers' Pavilion (but excluding therefrom that part of the ground floor of the building to be used as public toilets, showers and

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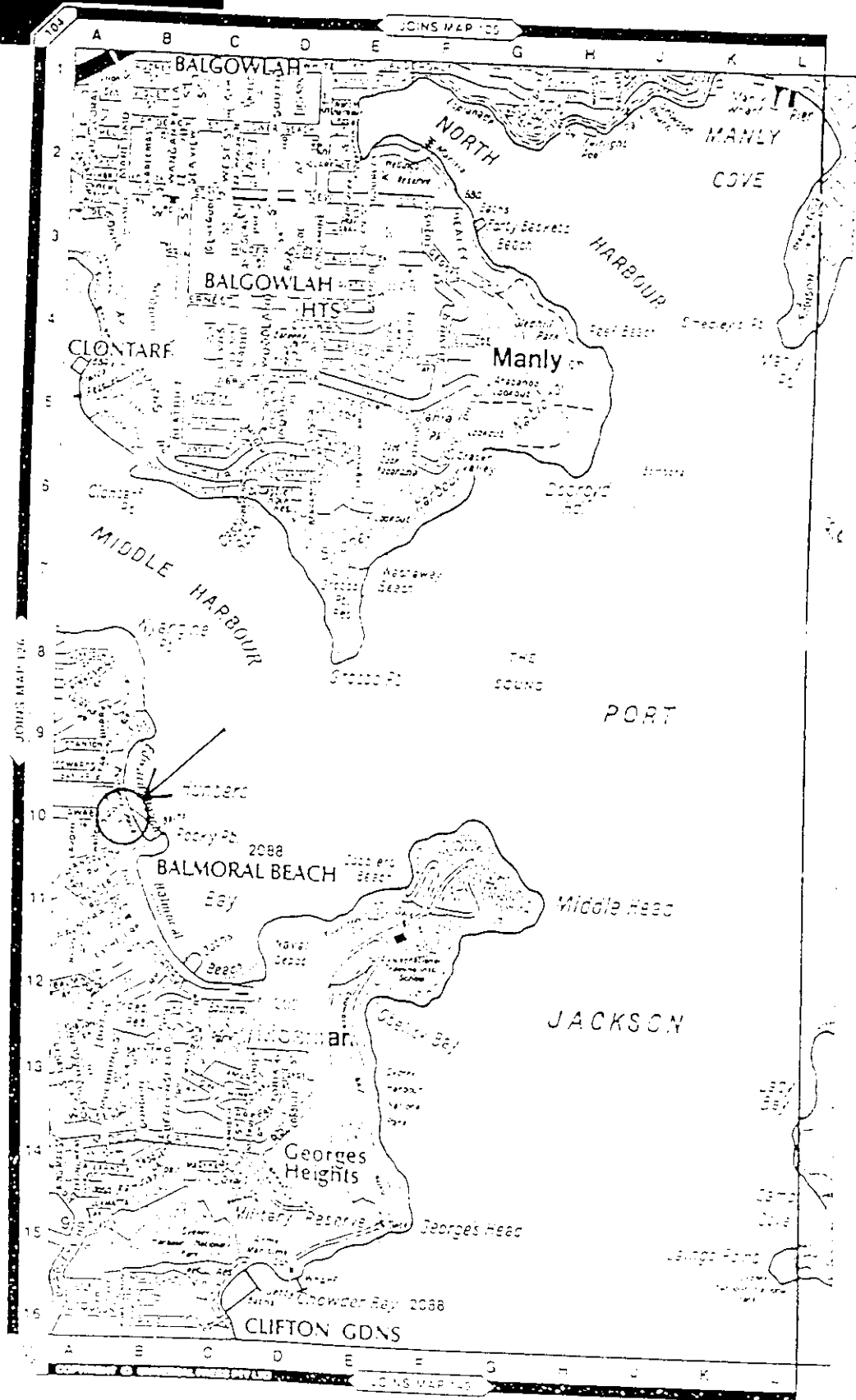
change rooms) and its surrounds which gives effect to, permits and/or makes provision for all or any of the foregoing matters is hereby expressly authorised.

The Manner In Which Council Proposes To Assess Its Performance With Respect To The Plan's Objectives And Performance Targets

1. Council will consider whether and how promptly the contractual arrangement and any proposed lease are negotiated and executed. If the necessary documentation is not executed with proper expedition, it will investigate whether circumstances justify any delay and/or whether any consequential or alternative action (including negotiations with different parties) by Council is required.
2. Any contractual arrangements will provide for the employment by Council of an inspector to prepare detailed reports on progress of the conservation of the building which reports will be required to be provided at regular intervals and within specific time-frames.
3. Council's Director of Executive Services will be required to prepare a timetable and costs schedule for the work set out under the previous headings and to regularly review the work to ascertain whether it is being performed in accordance with the timetable and within the cost margins thereof.
4. Following completion of the conservation of The Bathers' Pavilion and the commencement of its use for the purpose of refreshment rooms, Council will monitor the use by members of the public of the facilities provided including the conducting of surveys of users of the facilities. Council will also seek and consider comments of local residents and other users of Balmoral Reserve to ascertain the level of public acceptance of the building as conserved and the facilities provided therein.
5. Council will exercise its rights under any contractual arrangements including any lease to regularly inspect the building and any lease will provide that Council be provided annually with a certificate of the contractor carrying out preventative maintenance of the building that all appropriate work in accordance with a preventative maintenance program to be prepared for the building has been performed.

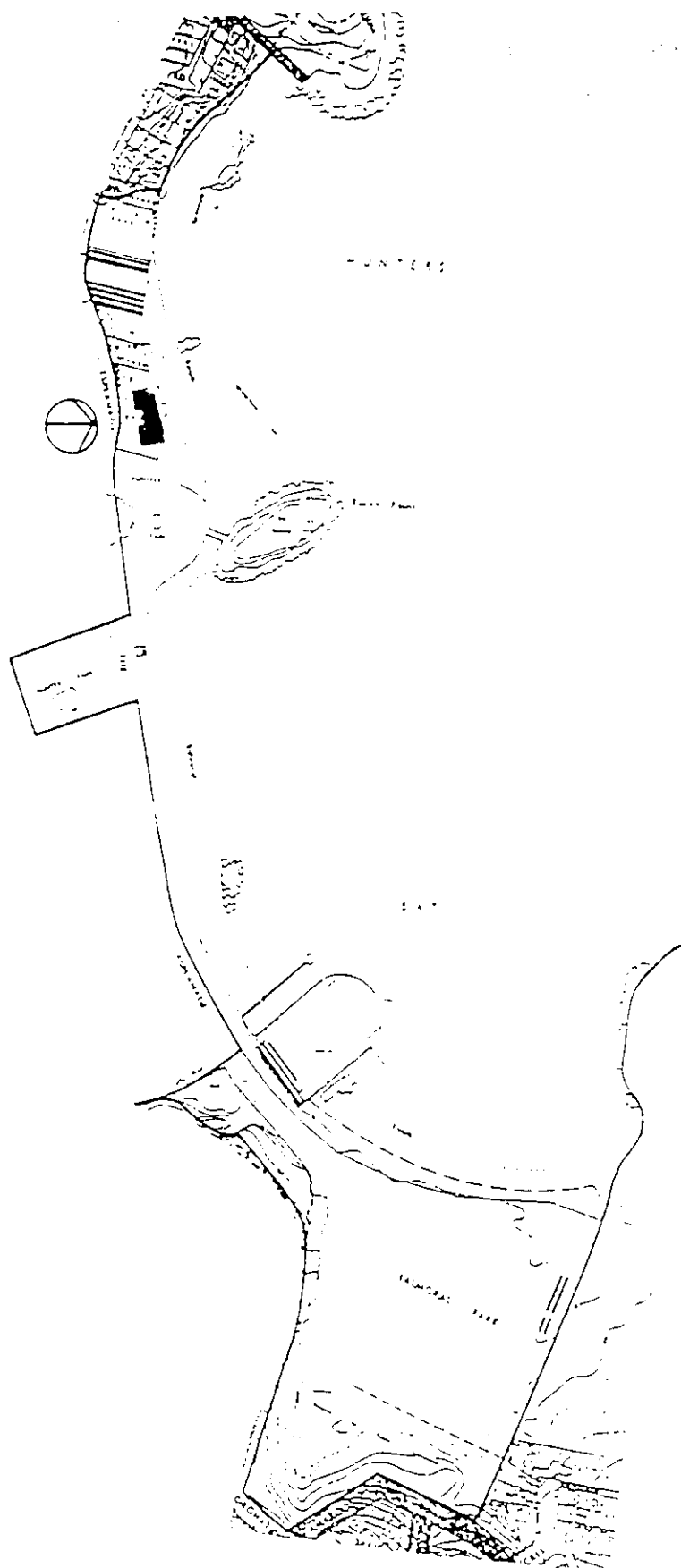
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- 6 Council will take account of all information it obtains in its assessment of its performance with respect to this Plan's objectives and performance targets in any decision it may take in relation to future use of The Bathers' Pavilion on expiration of the term of any lease authorised by this Plan



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SALMAGRAL BEACH PRECINCT

Appendix 2

Granting of a Lease or Licence

Granting a Lease or Licence

The Crown Lands Act and the Local Government Act allows Council to grant leases or licences over all or part of Crown land and Community land respectively.

Leases and licences are a method of formalising the use of land and facilities. Leases or licences can be held by groups such as sporting clubs and schools, and by commercial organisations or individuals providing facilities and/or services for public use.

Where control of all or part of an area or facility for a specific use is proposed or desirable on an exclusive basis, a lease is usually applied. There are also other factors which may influence the granting of a lease. These include the level or scale of investment, the necessity for security measures and the relationship between the activity on the land and the activity of the controller of the land.

The activities undertaken by the lease/licence holder should be compatible with the zoning of the land and Council and Crown requirements, and provide benefits and services or facilities for the users of the land. Terms and conditions of a lease should reflect the interest of the Council and the Crown, protect the public, and ensure proper management and maintenance.

Where short term, intermittent or non exclusive occupation or control of all or part of an area or facility is proposed, a licence is usually applied. Providing there are no conflicts of interest, several licences may apply concurrently.

Further considerations that may affect leases and licences are:

- Fees can be charged as part of a lease or licence and can be commercially based.
- The lessee or licensee should take out public risk insurance and produce notices of policy as required on renewal.
- Use of the premises by the lessee or licensee is restricted to only those activities authorised in the lease or licence.
- Any alteration, transfer or sub-letting etc should not be permitted without Council's or the Crown's consent.
- Ownership of improvements should be dealt with within the lease or licence.
- A licence can be terminated by either party.
- According to Section 47 of the Local Government Act, there are additional requirements relevant to leases and licences of community land for more than 5 years.

Conditions applying to a lease or licence include the following:

- The lessee/licencee is responsible for ensuring the area is maintained to a standard which is acceptable to the Crown and Council.
- Any proposed works or maintenance take into consideration heritage requirements.
- The times the land or facility will be available for use by the lessee/licencee should be defined.
- Any fixed or temporary outdoor lighting of areas should only be allowed between the hours identified in the lease/licence.
- Limits on the use and disposal of polluting substances.

In considering whether to grant or renew any lease or licence Council should take into account the consistency of the proposal with the Plan of Management and the principles of Crown land management. Specifically:

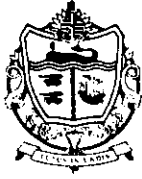
- uses should be conducive and ancillary to the purpose of the reservation, facilities provided should enhance the public use of the reserve and not become the main focus of the reserve;
- the integrity of the reserve in terms of its public purpose and environmental qualities should be preserved; and
- the public's right to access should be preserved.

Other guidelines relevant to the granting of leases/licences on Crown land include:

- food and beverage outlets may not be established for special interest groups or used for functions;
- where relevant, the community use of the building (such as the Sailing Club) should be promoted via the availability of a community hall component;
- areas of exclusive use within the building should not exist other than for ancillary functions (such as storage or office space);
- the public has a right of access to the land and buildings, with restrictions only allowed in terms of public safety/security;
- the DLWC Policy position on 'Food and Beverage Outlets', and the matters for consideration listed, should be referred to in assessing applications for leases/licences; and
- all leases and licences over Crown land need Ministerial approval from the Minister for Land and Water Conservation.

Appendix 3

Issues Report



Mosman Municipal Council

Balmoral Reserves Plan of Management

Issues Report

September 1998

Gutteridge Haskins & Davey Pty Ltd

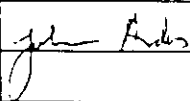
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Document Status					
Rev No.	Author	Reviewer	Approved for Issue		
			Name	Signature	Date
1	A Raleigh	D Laidlaw	L Cole-Edelstein	signed	20/10/97
2	A Raleigh	D Laidlaw	J Ardas		14/11/97

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1 Issues Report

Background

The Balmoral Reserves attract a wide range of different users who visit for the variety of recreation opportunities available. Pressures created by these various users mean there is a need to provide an appropriate management framework to ensure that the Reserves remain of value for future generations as well as those who use the area at present.

To ensure that the Balmoral Reserves are managed and maintained appropriately, a plan for comprehensive management of this significant area of open space is being prepared as a Plan of Management under the provisions of both the *Crown Lands Act 1989* and the *Local Government Act, 1993*.

Preparing a Plan of Management for Balmoral Reserves involves several main steps:

- review previous studies and assess existing conditions;
- prepare Basis for Management;
- assess issues and prepare Issues Report;
- prepare draft Plan (including management strategies, guidelines, action plan) and draft Landscape Master Plan;
- display draft Plan of Management and draft Landscape Master Plan and receive feedback; and
- prepare final Plan and Landscape Master Plan.

The Basis for Management is contained in a separate document.

The Issues Report is therefore the third step in the preparation of the Plan of Management. The Issues Report is an important link between the Basis for Management and the draft Plan of Management and Landscape Masterplan. Issues and concerns identified and summarised within this Report will influence achievement of the desired outcomes proposed in the Basis for Management. Issues need to be addressed and considered within the context of community values and the role of the Reserves to develop appropriate management strategies and actions.

Preparation and structure of the Issues Report

Previous studies and reports on the Balmoral area included review and analysis of the various issues associated with Balmoral Reserves. These Reports were based on the results of extensive community consultation. The

issues include concerns raised, and comments made, by members of the community during the consultation process.

The issues summarised in this Report have been identified based on a review of previous studies; field study and observation; discussions with Council officers; a meeting with the Consultative Committee; and initial input received as a result of the community newsletter. Overall issues associated with Balmoral Reserves are summarised in Section 2, grouped according to several main categories.

As described in the Basis for Management, Balmoral Reserves consists of a number of areas which differ according to their role and the uses which occur. The areas also differ according to the issues or problems of concern (the overall issues outlined in Section 2 are manifest in different ways in the different areas). For this reason, the management focus for each area will differ, and the areas will be considered as 'management zones' by the Plan of Management, forming the basis for recommended management strategies and actions. Specific issues relevant to the different management zones are summarised in Section 3.

2 Overall Issues Associated With Balmoral Reserves

2.1 Recreation and use of the Reserves

Balmoral is regarded as Sydney's most popular harbourside beach. Its sheltered conditions and special environmental qualities make it attractive to a wide range of users. The Reserves are both a local and regional recreation resource, catering for a wide variety of recreation activities. The Draft Technical Report (ERM, 1995) observed that the majority of visitors to the area are from Mosman and the lower north shore¹, with peak visitation on the weekend. The main users of the Reserves include individuals, families and social groups, with organised groups (such as community and sporting groups) focussed around Balmoral Park.

This intensity of use leads to a range of issues:

- reduced recreation experience, as a result of perceptions of congestion, over-crowding and over-development;
- impacts on residential amenity;
- user impacts, including parking difficulties, traffic volumes, pedestrian safety and impacts on the physical environment (such as litter and wear and tear);
- pressure for expansion of commercial uses - during community consultation, the concern about potential impacts (increased visitor numbers, more traffic etc) of commercial expansion were raised.

A number of special events and other activities (such as the Mudgee Food and Wine Festival, triathlons and carnivals) are held in the Reserves. These events attract large numbers of visitors which intensify some of the above issues for the duration of the event, as well as resulting in wear and tear.

The diversity of activities which occur in the Reserves results in conflicts including:

- conflict between different types of activities occurring in the water (eg between swimmers and people involved in water sports, particularly motorised water sports such as jet skis);
- conflict between active and passive recreation on the land (eg between walkers and people skateboarding/roller blading on the promenade); and

¹ Survey period: January to March 1995 - approximately 38.5% of visitors were from Mosman, with around 72% from the lower north shore.

- navigation difficulties for sailing craft attempting to reach the beach through fixed moorings.

Other issues associated with recreation and the use of the Reserves include:

- Linkages between different areas - for example, there is no walkway linking the entire study area from north to south (the existing Promenade extends from the Bathers Pavilion to the Baths), and there is no link between Hunter Park and the beach across The Esplanade.
- Impact of dogs - issues have been raised in relation to dogs (particularly dog droppings, and the presence of dogs in different areas), and the need to develop and enforce policies in relation to dogs.
- Inadequate shade - a concern about the lack of shade for people having picnics etc has also been raised and identified. There is currently a high level of competition for spaces under trees during peak use periods.

Mosman Council undertook a review of playground equipment in 1994 to determine the needs of residents of the Mosman Municipality in relation to playground equipment. The review identified the need for developing major playgrounds with a wide range of equipment and that better facilities should be provided in association with playgrounds for the comfort of parents/guardians. The review determined that Balmoral Beach attracted the highest level of support as the preferred site for the location of the new playground equipment and that Balmoral should be considered as a regional park with equipment able to cater for all ages.

2.2 Natural Environment

The natural environment is a highly valued aspect of Balmoral Reserves, providing the basis for various recreation activities, and the setting for the unique visual and scenic quality of the area. A number of issues relating to the physical environment of the Reserves have been identified in previous studies. These issues are listed below:

- pollution:
 - ♦ litter - both from rubbish left by visitors and that carried by stormwater from surrounding areas;
 - ♦ noise - particularly in terms of impacts on residential amenity, including noise pollution as a result of evening crowds, restaurants and jet skis;
 - ♦ water pollution - water quality impacts (see below);
- erosion and wear - including beach erosion, localised scouring, wear and depletion of vegetation, and localised erosion on slopes;

- concerns with the adequacy of drainage and the impacts of stormwater draining from other areas into the beach; and
- poor grass cover under some fig canopies and the compaction of soil under trees.

Issues specifically relating to remnant bushland and water quality have also been identified:

Bushland

Many of the areas of remnant bushland are in poor condition as a result of the impacts of surrounding urbanisation. These impacts include nutrient enrichment, human disturbance, fragmentation, weed invasion associated with urban development (including exotic plantings in gardens adjoining bushland areas), and the change in the water regime as a result of increased run-off. The northern area of Wygarine Point and the section of bushland directly adjoining Balmoral Oval have experienced significant invasion of the vegetation communities by a variety of weed species, such as Wandering Jew, Asparagus Fern, Fishbone Fern, Pittosporum, and Morning Glory.

Bushland management initiatives have been undertaken by both contractors and volunteer bushcare groups (these include Urban Bushland Management Consultancy Pty Ltd - Wygarine Point Foreshore Reserve and Balmoral Park; National Trust - Lawry Plunkett Reserve; and Kahibah Creek Bushcare Group - Kahibah Creek behind Balmoral Oval). These initiatives are ongoing and have achieved positive outcomes such as the effective removal of exotic weed species and have addressed a number of bushland management issues. Despite these initiatives a number of issues associated with the bushland are still evident. These include:

- reduction in the natural condition of fauna habitats as a result of the impact of walking tracks (including compaction and drainage problems);
- lack of signage and interpretation in terms of function and significance of the remnant bushland;
- simplification of floristic composition and species diversity;
- undefined and inappropriate access arrangements - the steps from Balmoral Park to Kahibah Road are awkward/unsafe (with exposed posts and narrow treads) and the built tracks at Wygarine Point do not direct runoff effectively, which leads to erosion; and
- poorly defined edges between lawn areas and adjoining bushland (which contributes to weed invasion).

Water Quality

Previous studies identified that poor water quality occurs during and after wet weather periods, mainly due to microbiological contamination as a result

of sewage contamination. The main source of sewage contamination is regional sewage overflows. Local stormwater runoff is also a source of pollution as a result of the illegal connection of sewers to the stormwater system and faulty sewer mains. Water quality impacts also occur as a result of litter and other pollutants (arising mainly from the stormwater drainage system). Previous consultation also identified that water pollution as a result of boats, jet skis and the ferry was a concern.

2.3 Visual and Landscape

Balmoral Beach has a strong landscape character based upon the distinctive 1920/30s civic buildings, structures and plantings (including figs and Phoenix palms), the remnants of natural bushland, and the dramatic view of Middle Harbour. This very significant 'sense of place' has been undermined by incongruous and ad hoc additions to the landscape; the gradual ageing/disintegration of the original structures and facilities (including furnishings); and the impacts of recreation use and visitation.

A number of issues relating to landscaping and the overall visual and scenic quality of Balmoral Reserves are listed below. These include issues identified during previous studies, and issues observed during recent field studies.

- there is no co-ordinated theme to new architecture, signage, street furnishings, landscaping and planting beds - a more integrated approach is needed to ensure compatibility with the significance of Balmoral;
- buildings and developments on the western side of The Esplanade are not always visually consistent with the Reserves;
- poor appearance of rubbish bins and associated litter; and
- lack of consistency in surface treatments and paving.

Specific issues relevant to the different management zones are outlined in Section 3.

2.4 Heritage

One of the important values of Balmoral Reserves is its heritage significance, both overall and in terms of the many individual items of heritage value. Balmoral Beach, Edwards Beach and adjoining areas have historic significance as a result of their association with early settlement and with the program of 'improvements' instituted during the Great Depression. The variety of heritage features found in the area, and the 1920/30s architecture and landscape architecture, are major factors contributing to the overall character and significance of the Balmoral Reserves.

The principal heritage features within the Reserves include the following²:

- promenade and associated wall balustrades and lights
- band rotunda
- bridge to Rocky Point/The Island
- tram waiting sheds
- Balmoral Baths
- Boatshed
- Aboriginal heritage items
- Figs and Phoenix palms

Maintaining and protecting these aspects has been identified as a very important issue. There is a need to determine appropriate actions and priorities to reinforce the heritage significance of the Balmoral Reserves. Heritage issues which will need to be considered in both the development of heritage specific actions and recommendations, and actions relevant to other aspects, include the following:

- reinforcement of 1920/30s character of the Reserves;
- conservation of the principal built environment and landscape elements identified as having heritage significance;
- adequate and appropriate signage and interpretation, including adequate interpretation of the various heritage features and the historic significance of the area overall;
- adequate and appropriate maintenance of significant features;
- ensuring sympathetic landscaping and the protection of significant vegetation (such as the figs and palms) from visitor impacts; and
- ensuring that any new design elements are in character with the heritage significance of the area.

2.5 Infrastructure, Services and Facilities

There is a wide variety of infrastructure, services and facilities in the Reserves. These include various community facilities (such as the buildings in Balmoral Park), rubbish bins, lighting, drainage, toilet facilities, furniture

² the Bathers Pavilion is also located within the Reserves but is subject to a separate Plan of Management.

(such as chairs and tables). The provision of adequate and appropriate facilities is important to the quality of the recreation experience of visitors to Balmoral Reserves. The type, form, design, amount and placement of infrastructure, services and facilities should complement and support the use which occurs in the different areas.

Relevant concerns, many of which were raised during previous studies, include:

- need for an overall plan for the design and location of services and facilities;
- large amount of signage of different styles and levels of usefulness, some of which is visually intrusive;
- need for improvements to lighting and drainage;
- need for more shelter/shade; and
- adequacy, types and locations of rubbish bins.

During previous community consultation, the need for a year round changing room was raised. It was also felt that all toilet facilities could be improved (including the provision of better lighting).

The review of playground equipment undertaken by Mosman Council in 1994 indentified that the following facilities and services should be provided in conjunction with playgrounds:

- shading for the play equipment and parents;
- seating for parents;
- shelter facilities;
- safety fencing around equipment for younger children;
- toilet facilities; and
- drinking fountains and taps.

2.6 Access

The Draft Technical Report (ERM, 1995) identified that most visitors (around 80%) travel to the Balmoral Reserves by car. Significant issues relating to traffic congestion and parking difficulties in the area have previously been raised and were studied in detail in the Draft Technical Report. Although not directly relevant to the current Plan of Management, access and traffic considerations need to be considered in terms of how they relate to issues summarised in this Report, and their impact on the values of Balmoral Reserves.

- the need for better pedestrian access across The Esplanade;
- the need for better access for disabled and aged persons;
- whether there are opportunities for promoting increased public transport (such as the summer ferry and shuttle buses); and
- a number of perceived issues were previously raised in relation to the ferry (which received mixed support), including potential pollution impacts, numbers of visitors, and conflict with swimmers.

Council is currently seeking funding to undertake a Main Street Study for The Esplanade which will look at traffic issues along this street (as well as addressing issues such as street furniture etc).

2.7 Management Issues

Maintenance and Waste Management

The general maintenance of the Reserves was raised as a concern during previous community consultation. Relevant issues included the adequacy and frequency of maintenance of the various facilities and elements of the natural environment (including landscaping and beach cleaning).

A number of issues have been raised in relation to waste management in the Reserves. These include the amount of waste generated by some retail outlets; adequacy of bins provided to collect waste; frequency of collection; and litter pollution. There is a need to ensure that waste management practices in the Reserves are consistent with the directions of Council in relation to waste management for the Municipality as a whole.

Appropriate Use (Leases and Licences)

There is a need to resolve the issue of appropriate lease and licensing arrangements for the Balmoral Reserves and facilities. Current leases/licences include:

- Ballykin Kindergarten - Five year lease terminating 31 August 1997.
- Balmoral Sailing Club - Five year lease terminating 30 June 1999.
- The Boatshed - Four year lease terminating 30 June 1999.
- Boy Scouts Association - Twenty year lease from 1 January 1985.
- Balmoral Triathlon and Swimming Clubs (including the Balmoral Amateur Swimming Club, the Spit Amateur Swimming Club and the North Sydney Anzac Memorial Swimming Club) - Five year licence terminating 30 September 1998.

- Watermark Restaurant - Eight year lease (to Hunters Beach Investments Pty Ltd) terminating on 28 February 2002, with 2x10 year options.
- Kiosk in the Balmoral Baths Building - sublease of the lease to Hunters Beach Investments terminating 27 February 2002, subject to a further sublease to Cy King terminating 31 July 1997 (with a three year option).

Relevant issues include:

- the need for criteria to guide the review of leases and licences;
- ensuring that uses are consistent with the reservation/dedication of the land and are consistent with the overall role of the various areas; and
- the need to develop a framework for consideration of development proposals (such as the redevelopment proposal for the Boatshed) within the context of community values and the Basis for Management.

Administration and Funding

An issue which must be considered during the preparation of the Plan of Management is the method of funding of future actions proposed within the Plan. Possible funding sources include government grants, special events, general revenue, user pays, volunteer work and lease payments. Funding needs to be considered in relation to the priority of proposed actions and whether the action is for ongoing maintenance or for a specific project.

Issues relating to funding include the following:

- the need to determine funding sources both for ongoing maintenance and one-off improvements;
- overlaps in functions and budgets;
- funding one-off improvements in comparison to ongoing management and maintenance;
- budgetary constraints which mean that community expectations can not always be met; and
- the potential for special events and functions to act as sources of revenue and the perception that revenue obtained as a result of these activities should only be used for the improvement of that facility.

Concerns raised in relation to administration include the range of organisations which have management responsibilities in the Balmoral area (ERM, 1995), and the need to ensure their actions and programs are coordinated and appropriate.

The management of Hunter Park (D500228) and two parcels of land located on the eastern side of The Esplanade at the end of Mandolong Road (D500230) is devolved to Council by section 48 of the Local Government

Act. Under this form of management, Council is able to lease or licence these areas and therefore earn income (for this to occur, Council should be gazetted as reserve trust managers under the Crown Lands Act).

The permissibility of fund raising activities within the Reserves also needs to be considered in the context of the Environmental Planning and Assessment Act requirements and the provisions of the Mosman Local Environmental Plan.

Reserve Boundaries

As well as resolving the details of various uses and reservations within the Reserves, there is also a need to resolve the accuracy of the current Reserve boundaries:

- at certain places (where Botanic Road and Coronation Avenue join The Esplanade) the road has been built over the Reserve; and
- several unmade road reserves (at the end of Awaba Street and Mandolong and Hunter Roads) have been included in the Reserve.

The possibility of land swaps should be investigated (as long as there is no net loss of land from the Reserve), with the revocation of reserve land occupied by roads in exchange for the unmade road reserves.

The study area is currently made up of a number of reserves which have been acquired and reserved at different times. Crown Land is made up of ten reserves which are dedicated/proclaimed for public recreation, plus Crown Land (being Lots 8 & 9 DP 5853). To facilitate the management and administration of the Reserves the amalgamation of existing Crown Reserves into a single reserve should be considered.

3 Specific Issues Associated With the Management Zones

3.1 Balmoral Park (including the Oval)

Balmoral Oval is well used by a range of groups and organisations (such as Scouts, Junior Soccer and Rugby, Queenwood School and Mosman Cricket Club). The use is particularly heavy during the Winter season. The path around the Oval is also well used for more informal activities (such as jogging and cycling). Issues associated with the Oval include:

- the perception of over use and the impact of the wide range of activities which occur on the condition of the Oval, including compaction and wear;
- the Oval needs regrading and releveled after the Winter season;
- a decision relating to a proposal for the construction of a turf wicket at Balmoral Park (which is currently being considered by Council) needs to be made;
- the irrigation system is not functioning as well as it should due to deterioration in the wiring;
- conflict between people undertaking different activities on the path around the Oval (such as cyclists, walkers and joggers) and between users at transitional periods between seasons (with some games extending into the next season) have been identified;
- concerns have also been expressed over the drainage and adequacy of surface cover and the regularity of mowing; and
- grass planted on bushland side of the path escapes into bush.

3.2 Bushland

Areas of remnant bushland are found in Lawry Plunkett Reserve; at Wyargine Point; and on three sides (with the most significant portion to the north west) of Balmoral Park. Issues relevant to bushland areas are described in Section 2.2. Specific issues associated with these areas include:

Balmoral Park

- significant weed infestation;
- drainage problems;

- inappropriate access arrangements between the Park and Kahibah Road;

Lawry Plunkett Reserve

- exotic plantings spreading from adjoining houses;

Wyargine Point

- weed infestation;
- soil compaction;
- poor drainage on paths resulting in erosion; and
- conflict between natural bushland values and residential desires to maintain/improve views.

3.3 Pocket Parks (around Lawry Plunkett Reserve)

Three pocket parks (consisting mainly of lawn areas) are located around Lawry Plunkett Reserve: in the old tramway cutting off Plunkett Road; on Botanic Rd; and on The Esplanade opposite Balmoral Beach. Relevant issues include:

- lack of shade and facilities at the parks on Botanic and Plunkett Roads;
- exotic planting beds along Botanic Road are inappropriate;
- the pocket park on Botanic Road is under-utilised; and
- the interpretation sign relating to the Aboriginal heritage place in the pocket park on The Esplanade is obscured by vegetation.

3.4 Southern Balmoral Beach and adjoining Grassed Area

This area is located between the Baths and the south eastern extremity of the Study area near Middle Head. Issues associated with this area include:

- unsightly boundary with the HMAS Penguin buildings;
- paths and access across the grassed area are inadequate;
- various tracks have been worn in the grassed area behind the beach and from the carpark to the beach, and there has been a loss of grass cover at the main Beach access points;
- the sand is spreading across the grass (due to the lack of defined paths);
- lack of a defined edge between the beach and the grassed area;
- beach erosion, particularly at the southern end near the boatshed; and

- existing trees require ongoing maintenance.

3.5 Promenade, adjoining Beach and Grassed Areas

The promenade extends from the Baths to the Bathers Pavilion. Issues in this area include:

- maintenance concerns with the Balmoral Baths;
- a path has been eroded along The Esplanade edge from the Watermark Restaurant to Esther Rd;
- the Promenade is exposed to sunlight (both reflected and direct) where there are gaps in the Fig canopy;
- the besser brick paving to the west of the Watermark Restaurant lacks consistency with the concrete path systems elsewhere; and
- Concerns regarding the adequacy and usefulness of the shark net at Edwards Beach, which is frequently destroyed by storms and not always replaced. The amount of water within the netted area is reducing over time and the net can also act as a litter trap, requiring regular maintenance.
- the toilets in the brick amenities building behind the Old Tram Shed are small and dark, and the building is not consistent with other structures/buildings along the Promenade;
- lack of signage on the Balmoral Baths building indicating the location of the toilets; and
- potential impacts associated with the operation and use of the Bathers Pavilion on the study area.

3.6 Hunter Park

Issues associated with Hunter Park include:

- lack of adequate and appropriate facilities including age suitable play equipment, safety fencing, shaded seating areas and bubblers;
- no pedestrian crossing linking the Park with the Beach across The Esplanade;
- difficulty in establishing new shade trees; and
- need for improvements to landscaping.

3.7 Rocky Point - The Island

Issues associated with The Island include:

- the existing path on The Island is not in scale or sympathetic with the natural form of the area, the gravel is not appropriate visually or functionally (not contained within timber edging);
- native replanting areas are not edged;
- the surface cover and vegetation at Rocky Point is patchy, there is a need for improvements to landscaping;
- localised scouring and erosion; and
- grass intermingles with native planting and rock outcrops;

3.8 North Edwards Beach and adjoining Grassed Area

This zone extends north from the Bathers Pavilion to Wyargine Point. Issues include:

- inadequate linkage between this area and the southern beach areas;
- the appearance of the toilets north of the Bathers Pavilion is not satisfactory and the toilets are perceived as unsafe;
- lack of shade and need for improvements to landscaping; and
- localised scouring on grassed areas.

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- lack of shade and need for improvements to landscaping; and
- localised scouring on grassed areas.

Appendix 4

Landscape Masterplan

NORTH EDWARDS BEACH AND ADJOINING GRASSED AREA TO BE A PASSIVE RECREATION AREA PROVIDING AN 'ESCAPE' FROM THE MORE ACTIVE AREAS.

ROCKY POINT - THE ISLAND TO HAVE A DISTINCTIVE NATURAL QUALITY, PROVIDING OPPORTUNITIES FOR PASSIVE RECREATION AND WATER VIEWS.

WYARGINE POINT

CONTINUE ONGOING BUSHREGENERATION INITIATIVES TO MINIMISE THE INVASION OF EXOTIC WEED SPECIES.

INVESTIGATE THE USE OF FIRE AS A MANAGEMENT TOOL TO PROMOTE SPECIES DIVERSITY AND REGENERATION OF NATIVE PLANT SPECIES.

IMPLEMENT CONTROLS TO MINIMISE THE DUMPING OF RUBBISH AND GARDEN REFUSE IN ALL BUSHLAND RESERVES.

INVESTIGATE POSSIBLE MANAGEMENT OPTIONS TO MINIMISE THE IMPACTS OF STORMWATER RUNNING DOWN THE SLOPES OF THE REMNANT BUSHLAND WITHIN BALMORAL PARK.

ENCOURAGE CONTINUED COMMUNITY INVOLVEMENT IN THE MANAGEMENT OF BUSHLAND AREAS.

UNDERTAKE AN ARCHAEOLOGICAL ASSESSMENT OF ALL IDENTIFIED HERITAGE SITES.

IMPROVE PATHWAYS AND STAIRS AT WYARGINE POINT RESERVE TO ENSURE DRAINAGE IS ADEQUATE.

CONTINUE THE PROGRAM OF STAGED REMOVAL OF COAL TREES.

INVESTIGATE THE POTENTIAL FOR IMPROVING STORMWATER QUALITY PRIOR TO DISCHARGE AT THE STORMWATER OUTLETS ON THE BEACH.

CONSIDER THE INSTALLATION OF POLLUTANT TRAPS WHERE THESE DO NOT INTERFERE WITH THE USE AND ENJOYMENT OF BALMORAL RESERVES.

PROVIDE APPROPRIATE STORAGE WITH GUIDANCE ON THE AREAS WHERE DIFFERENT WATER SPORTS SHOULD BE INDICATED.

UNDERTAKE AN ASSESSMENT OF THE COSTS OF MAINTAINING THE SHAM NET, INCLUDING ITS REMOVAL AND REPLACEMENT, AND TO DETERMINE OPTIONS FOR THE FUTURE.

INCREASE PLANTINGS OF NATIVE SPECIES.

CONSOLIDATE THE AREAS OF GRASS AND INSTALL EDGING TO PREVENT GRASS SPREADING.

REPLACE GRAVEL PATH WITH SUITABLE PATH MATERIAL.

UNDERTAKE A PROGRAM OF CONTINUAL WATER MONITORING AND ACHIEVE RESULTS PERIODICALLY.

REINSTATE ORIGINAL LIGHTING ON THE BRIDGE.

PROVIDE THE PLANTINGS CONSISTENT WITH THE SURVEY OF FIGS AT BALMORAL BEACH.

IMPROVE TOILETS INCLUDING GREATER PROVISION OF ACCESSIBLE TOILETS.

- LEGEND:**
- EXTENT OF STUDY AREA
 - EXISTING BUSHLAND
 - PROPOSED PAVING
 - EDGING BETWEEN BUSHLAND AREAS AND LAWN
 - EXISTING FIGS
 - PROPOSED PLUS BUSHGROSA PLANTINGS
 - PROPOSED AREAS OF WEED SENSITIVE PLANTINGS
 - PROPOSED SEATING
 - EXISTING STORMWATER OUTLETS.
 - INVESTIGATE OPTIONS FOR IMPROVING

INCREASE TREE PLANTING TO BOUNDARIES AND SCREEN PLANTING ALONG BOUNDARY OF BEACH.

PROVIDE INTEGRATED RUBBER RECYCLING FACILITIES LOCATED IN CONJUNCTION WITH EXISTING AND PROPOSED FURNITURE OF A DESIGN CONSISTENT WITH THE SIGNIFICANCE OF BALMORAL RESERVES.

COORDINATE LANDSCAPE MATERIALS TO RESERVE THEMES FOR BALMORAL.

UNDERTAKE A SURVEY OF THE USERNESS AND APPROPRIATENESS OF EXISTING STORAGE WITH A VIEW TO CONSOLIDATING STORAGE AS FAR AS POSSIBLE.

PROVIDE ADDITIONAL PLANTINGS OF FIGS AND INCORPORATE INFORMATION ON THE HISTORY OF BALMORAL INTO THE EXHIBITION AT THE BATHERS' BATTLON.

ALLOW FOR REINSTATEMENT OF EXISTING PLANTING SYSTEM AS RECOMMENDED BY THE PLAN OF MANAGEMENT FOR THE BATHERS' BATTLON, WITH APPROPRIATE VENDOR ACCESS RESTRICTIONS INCLUDING PHYSICAL BARRIERS AND RESTRICTIONS ON THE SERVICE PROVIDERS WHO WILL USE THE PATH.

REDISEIGN PLANTING LEADING TO THE ISLAND SUTHERLAND MEMORIAL.

PREPARE A HERITAGE MANAGEMENT PLAN OF THE BATH BATTLON AND BATHSHED.

INVESTIGATE ROAD ADJOURNING OF THE ESPALADE FOR REINSTATEMENT OF THE ROAD'S ENVIRONMENTAL ADAPTATION OF THE EX-ROAD FLASHLIGHT STUDY.

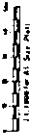
LOCATE APPROPRIATE SHERAGE NEAR SIGNIFICANT HERITAGE ITEMS PROVIDING INFORMATION ON THESE ITEMS.

STAGED REMOVAL OF *Scaevola divaricata* TO IMPROVE VIEWS AND AMENITY.

HUNTER PARK

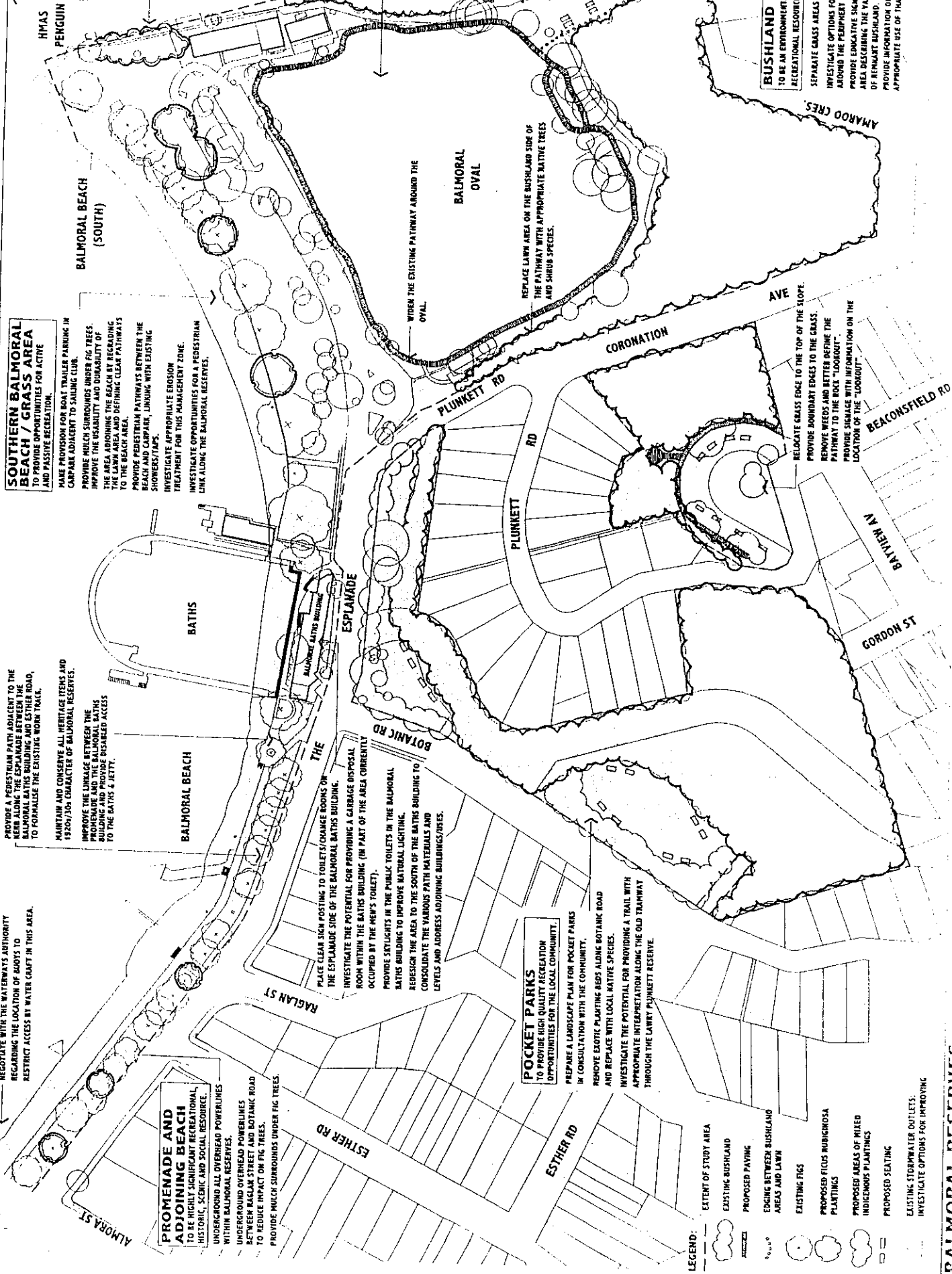
INVESTIGATE PLANTING OPPORTUNITIES FOR PASSIVE RECREATION AND CHILDREN PLAY AND AN ESCAPE FROM THE MORE ACTIVE BEACH AREAS.

PRODUCE A LANDSCAPE PLAN FOR HUNTER PARK IN CONSULTATION WITH THE COMMUNITY.



BALMORAL RESERVES PLAN OF MANAGEMENT

MASTERPLAN 27/04/2010 DEC DATE: AUGUST 1998



SOUTHERN BALMORAL BEACH / GRASS AREA
TO PROVIDE OPPORTUNITIES FOR ACTIVE AND PASSIVE RECREATION.
MAKE PROVISION FOR BOAT TRAILER PARKING IN CARPARK ADJACENT TO SAILING CLUB.
PROVIDE MULCH SURROUNDS UNDER FIG TREES.
IMPROVE THE USABILITY AND DURABILITY OF THE AREA ADJOINING THE BEACH BY REGRADING THE LAVA AREA AND DEFINING CLEAR PATHWAYS TO THE BEACH AREA.
PROVIDE PEDESTRIAN PATHWAYS BETWEEN THE BEACH AND CARPARK, LINKING WITH EXISTING SHOWERS/TAPS.
INVESTIGATE APPROPRIATE EROSION TREATMENT FOR THIS MANAGEMENT ZONE.
INVESTIGATE OPPORTUNITIES FOR A PEDESTRIAN LINK ALONG THE BALMORAL RESERVES.

PROVIDE A PEDESTRIAN PATH ADJACENT TO THE KERB ALONG THE ESPLANADE BETWEEN THE BALMORAL BATHS BUILDING AND ESTHER ROAD, TO FORMALISE THE EXISTING WORK TRACK.
MAINTAIN AND CONSERVE ALL HERITAGE TREES AND 1920s/30s CHARACTER OF BALMORAL RESERVES.
IMPROVE THE LINKAGE BETWEEN THE PROMENADE AND THE BALMORAL BATHS BUILDING AND PROVIDE DISABLED ACCESS TO THE BATHS & JETTY.

PROMENADE AND ADJOINING BEACH
TO BE HIGHLY SIGNIFICANT RECREATIONAL, HISTORIC, SCENIC AND SOCIAL RESOURCE.
UNDERGROUND ALL OVERHEAD POWERLINES WITHIN BALMORAL RESERVES.
UNDERGROUND OVERHEAD POWERLINES BETWEEN RAGLAN STREET AND BOTANIC ROAD TO REDUCE IMPACT ON FIG TREES.
PROVIDE MULCH SURROUNDS UNDER FIG TREES.

BALMORAL PARK
TO PROVIDE OPPORTUNITIES FOR ACTIVE RECREATION, INCLUDING ORGANISED SPORTS, WITH HIGH QUALITY CONDITIONS AND FACILITIES.
INSTALL LIGHTING BEHIND THE BUILDINGS AT THE SOUTHERN END OF BALMORAL PARK.
IMPROVE THE SURFACE COVER OF THE OVAL.
INVESTIGATE THE POTENTIAL FOR PROVIDING IMPROVEMENTS TO THE DRAINAGE OF THE OVAL.
RESURFCE AND RELEVEL THE OVAL AFTER THE WINTER SEASON.
IMPROVE THE OPERATION OF THE IRRIGATION SYSTEM.
PROVIDE FORMALISED PATHWAY IN BUSHLAND AREAS WHERE APPROPRIATE TO MINIMISE THE IMPACTS OF SOIL COMPACTION.
IMPROVE AND BETTER DEFINE THE ACCESS PATHWAY BETWEEN BALMORAL PARK AND BALMORAL BEACH.

BUSHLAND
TO BE AN ENVIRONMENTAL, VISUAL AND RECREATIONAL RESOURCE OF HIGH QUALITY.
SEPARATE GRASS AREAS AND BUSHLAND BY EDGING.
INVESTIGATE OPTIONS FOR IMPROVING DRAINAGE AROUND THE PERIMETER OF BALMORAL PARK.
PROVIDE EDUCATIVE SIGNS AT EACH BUSHLAND AREA DESCRIBING THE VALUE AND SIGNIFICANCE OF REMnant BUSHLAND. SIGNAGE SHOULD ALSO PROVIDE INFORMATION ON THE ROLE AND APPROPRIATE USE OF THAT BUSHLAND AREA.

POCKET PARKS
TO PROVIDE HIGH QUALITY RECREATION OPPORTUNITIES FOR THE LOCAL COMMUNITY.
PREPARE A LANDSCAPE PLAN FOR POCKET PARKS IN CONSULTATION WITH THE COMMUNITY.
REMOVE EXOTIC PLANTING BEDS ALONG BOTANIC ROAD AND REPLACE WITH LOCAL NATIVE SPECIES.
INVESTIGATE THE POTENTIAL FOR PROVIDING A TRAIL WITH APPROPRIATE INTERPRETATION ALONG THE OLD TRAMWAY THROUGH THE LARNEY PLUNKETT RESERVE.

RELOCATE GRASS EDGE TO THE TOP OF THE SLOPE.
PROVIDE BOUNDARY EDGES TO THE GRASS.
REMOVE WEEDS AND BETTER DEFINE THE PATHWAY TO THE ROCK "LOOKOUT".
PROVIDE SIGNAGE WITH INFORMATION ON THE LOCATION OF THE "LOOKOUT".

- LEGEND:**
- EXTENT OF STUDY AREA
 - EXISTING BUSHLAND
 - PROPOSED PLANTING
 - EDGING BETWEEN BUSHLAND AREAS AND LAWN
 - EXISTING PEGS
 - PROPOSED FILLODENDRON PLANTINGS
 - PROPOSED AREAS OF MIXED INDIGENOUS PLANTINGS
 - PROPOSED SEATING
 - EXISTING STORMWATER OUTLETS
 - INVESTIGATE OPTIONS FOR IMPROVING

Appendix 5

Recommended Species List

Recommended species for planting indicated by Masterplan

Feature Trees (for areas east of The Esplanade)

Ficus macrophylla (Moreton Bay Fig)

Ficus rubiginosa (Port Jackson Fig)

Phoenix canariensis

Trees in Park Areas

Angophora costata (Smooth-Barked Apple)

Eucalyptus eximia (Yellow Bloodwood)

Eucalyptus gummifera (Red Bloodwood)

Eucalyptus haemastoma (Scribbly Gum)

Eucalyptus punctata (Grey Gum)

Native Screen Plantings

Banksia serrata (Old Man Banksia)

banksia spinulosa (Hairpin Banksia)

Dodonaea triquetra (Hop Bush)

Grevillea linearifolia

Grevillea sericea (Silky Spider Flower)

Leptospermum attenuatum

Persoonia levis

Native planting for Rocky Point Island

TREES

Angophora costata (Smooth-Barked Apple)

Eucalyptus haemastoma (Scribbly Gum)

SHRUBS (note: shrubs all low in height)

Actinotus helianthi (Flannel Flower)

Actinotus minor (Smaller Flannel Flower)

Banksia oblongifolia

Doryanthes excelsa (Gynea Lily)

Grevillea biternata

Leptospermum arachnoides

Leptospermum scoparium (low varieties)

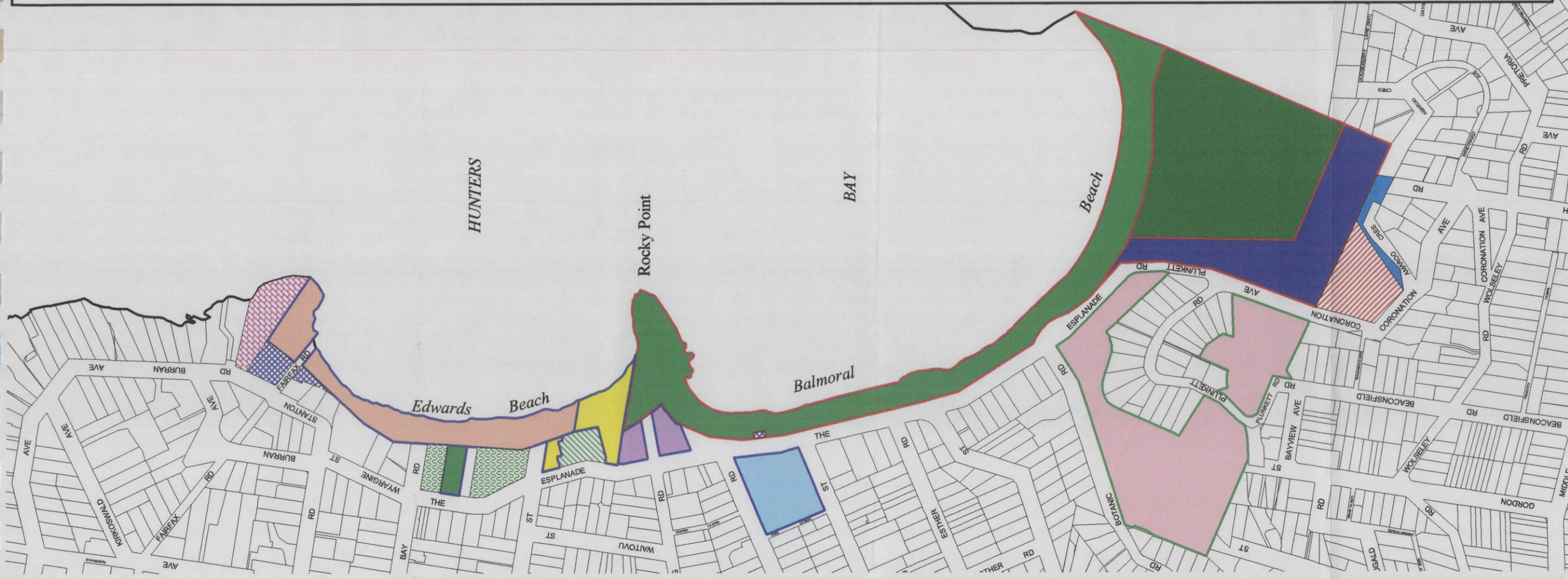
Thryptomene saxicola (Heath Myrtle)

Westringia fruticosa (Coast Rosemary)

Zanthorroea arborea (Grass Tree)

Appendix 6

Crown Reserves



LEGEND

Balmoral Park

- Dedicated 3/5/1878 for public purposes. Proclaimed Public Park 9/3/1886 (3.465ha) - "Balmoral Park" - D500226
- Proclaimed Public Park 22/1/1908 - D500500
- R64664 for Public Recreation, notified 20/7/1934
- Trust - Balmoral Park (R64664, D500226 & P500500) Reserve Trust Manager - Mosman Council Gazetted - 18 February 1994

Hunter's Park

- Hunters Park Proclaimed 14/6/1911 (2 parts 1.764ha)
- Dedicated for Public Recreation 28/1/1916 (6943sqm) - D500228
- Dedicated for Public Recreation 21/12/1923 (1714sqm) - D500231
- Dedicated for Public Recreation 1/11/1929 (3098sqm) - D500230
- Addition 19/1/1996 (5387sqm) - D500231

"Hunter Park" Proclaimed 14/6/1911(2 Parts)
Council has the control & management as a public recreation ground conferred pursuant to LGA 1906
Gazetted - 14 June 1911

Management of D500228, D500230 Council has care control,
sec 48 LGA

Reserve Trust Management D500231
Trust Name - Balmoral Public Recreation (R500231) Reserve Trust
Manager - Mosman Council
Gazetted - 29 February 1924

Lawry Plunkett Reserve

- R64565 for Public Recreation Notified 25/5/1934 & 2/7/1965
- Trust - Balmoral Public Recreation (R64565) Reserve Trust Manager - Mosman Council Gazetted - 1 April 1966

R100184

- R100184 for Public Recreation, Notified 12/5/1989 (1.65ha)
- Mosman Council has care, control, sec 48. LGA

Council Freehold

- Resumed for Public Recreation 28/3/1947 & vested in Mosman Council
- Acquired for Local Government Purposes 4/9/1992
- Acquired by Mosman Council for the purposes of Public Recreation 4/4/1996
- Council Freehold Land

DLWC Freehold

- Freehold land in the name of the Minister for Lands



DISCLAIMER

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Drawn by SPH June 2001



Balmoral Reserve Land Status

Appendix 7

Criteria for affordable child care

ADMINISTRATION OF AFFORDABLE PLACES - PIPPIES AT BALMORAL CHILDCARE CENTRE

▪ RATIONALE

According to the tender for the Upgrade, Maintenance and Management of a Childcare Centre at Balmoral, the operator will make provision for at least 10 affordable places. The affordable fee is deemed to be \$48.00 per child per day. The reason for the provision of the affordable places is to enable access for parents of low to moderate income who may not otherwise be able to access childcare in Mosman.

▪ ACCESS/ ELIGIBILITY

Access will be available to parents living or working in Mosman and Mosman Council employees based firstly on family income Family and secondly according to the Department of Community Services Priority Of Access Guidelines. Eligibility will be determined by using the family's eligibility for Child Care Benefit (CCB).as assessed by Centrelink. ie

Families with 1 dependent	\$45,000 or less annual family income/ 73.52% CCB or more.
Families with 2 dependents	\$47,000 or less annual family income/ 82.28% CCB or more.
Families with 3 dependents	\$49,000 or less annual family income/ 92.34% CCB or more

Please refer to CCB Ready Reckoner (attached)

▪ ADMINISTRATION

Calculation of Daily Fee: \$65 minus CCB entitlement minus \$17 'affordability levy' (The 'affordability levy' to be shown as a credit to child's account)

▪ REPORTING

Monthly report to Council showing details for the month prior on:

1. Number of families and children accessing affordable places
2. Number of days of affordable places accessed
3. Total 'affordability levy' for the period

Appendix 8

Estimated annual income and expenditure

Balmoral Reserves Plan of Management Indicative Budget

Income 2000/2001

\$000

Foreshore parking	85
Childcare centre	30
Ovals bookings	33
Watermark	30
Scout hall	1.6
Anzac Swimming club	0.3
Triathlon club	0.3
Spit Swimming club	0.3
Sailing Club	1.3
Balmoral Boat Shed	8.4
Total	190

Projected Income Future Years.

2001/2002	400
2002/2003	400
2003/2004	400
2004/2005	400
2005/2006	400

Note: Projected income is based on existing income and is stated in 2001 dollar value terms. The rise shown between the current year and 2001/2002 has regard to the likely increase in the rental of the Watermark and trend increases in pay and display incomes.

Balmoral Reserves Plan of Management Indicative Budget

Expenditure 2000/2001

	\$000
<u>Property Maintenance Recurrent</u> (includes beach cleaning, amenity cleaning, street sweeping Baths maintenance, and building maintenance)	352
<u>Landscape Maintenance Recurrent</u> (includes grass cutting, tree planting and maintenance, irrigation, oval maintenance, weed control)	110
<u>Capital Works Property</u> (Baths structure and bin surrounds)	421
<u>Capital Works Arising from Plan of Management Actions</u>	
Water quality monitoring	7.272
Water quality education	20.8
Install gross pollutant traps	535.413
Balmoral Creek Ecology Survey	7.050
Install, maintain figs	24.895
Stage 2 Esplanade Adaption	397
Pathways	1.8
Erosion Treatment Balmoral Creek	23.349
Playground Upgrade	100
Seawall upgrade	138
Total	2,140

Balmoral Reserves Plan of Management Indicative Budget

Projected Expenditure Future Years.

2001/2002	\$000
Existing recurrent expenditure	462
Water quality improvement (Plunkett & Stanton)	66.125
Esplanade Adaption Project	226.55
Total	755
2002/2003	\$000
Existing recurrent expenditure	462
Water quality improvement (Botanic)	267.375
Bin Surrounds (Balmoral South)	15
Total	744
2003/2004	
Existing recurrent expenditure	462
Creek rehabilitation	63.25
Water quality improvement (Hunter's Park)	57.5
Floodlighting Balmoral Oval	64.8
Total	647
2004/2005	
Existing recurrent expenditure	462
Water quality improvement (Lawry Plunkett)	37.95
Total	500
2005/2006	
Existing recurrent expenditure	462
Playground refurbishment Hunter and Balmoral	150
Total	612

Note: Expenditure is stated in 2001 dollar value terms and cover items included in existing recurrent budgets and currently programmed capital expenditures. Figures have not been included for expected bushland expenditure, one-off capital items or works arising from the actions identified in the Plan of Management. In every year the rate of expenditure will exceed existing or projected income.