



MOSMAN MUNICIPAL COUNCIL

MOSMAN PARK PLAN OF MANAGEMENT



DRAFT REPORT

OCTOBER 2004

Prepared by:



PROUD TO BE MOSMAN PROTECTING OUR HERITAGE PLANNING OUR FUTURE INVOLVING OUR COMMUNITY

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Appendix A Results of community consultation

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1 INTRODUCTION

1.1 What is a Plan of Management?

A Plan of Management is a document that outlines how a park or reserve will be used, improved and managed in the future. A Plan of Management is typically accompanied by a Landscape Masterplan that shows proposed on-the-ground changes to a park or reserve.

It is not intended that this Plan of Management recommends any significant changes in permitted uses or management direction for Mosman Park.

1.2 Land to which this Plan of Management applies

This Plan of Management applies to Mosman Park (the Park), which is 2.5 hectares in area. The Park comprises three main zones defined by physical features and use as follows:

- ❑ Sporting zone (Allan Border Oval and the K.O.E. Pavilion).
- ❑ Children's zone (Mosman Occasional Childcare Centre and Memorial Playground).
- ❑ Informal zone (the remainder of the Park).

Refer to **Figure 1.1** for the location of Mosman Park and the three zones within the Park.

Mosman Park is Crown land that is administered by the Department of Lands. As such, the *Crown Lands Act 1989* applies to its management and to the preparation of this Plan of Management (refer to **Section 3.1**).

1.3 Why prepare a Plan of Management for Mosman Park?

To ensure that Mosman Park is managed and maintained appropriately, a Plan of Management is required to be prepared. This Plan of Management was prepared primarily for two reasons:

- ❑ Mosman Council wish to address a number of management issues. The most pressing issue is that the licence agreement for the Mosman Occasional Childcare Centre expires on 30 September 2004. A Plan of Management prepared under the *Crown Lands Act 1989* is required to authorise the renewal of the licence for occasional childcare if this is considered appropriate.
- ❑ Mosman Park presently does not have a Plan of Management specifically applying to it as a significant park within Mosman.

In June 2004, Mosman Council commissioned Parkland Environmental Planners to prepare this Plan of Management for Mosman Park.

1.4 Objectives of this Plan of Management

This Plan of Management aims to:

- ❑ establish the basis for a consistent approach to the management of Mosman Park, while providing a flexible framework within which Council can respond to current needs and opportunities, as well as to future directions and pressures as demands on the Park change.

Figure 1.1 – location

Mosman
Park boundaries
3 zones

- ❑ meet the legislative requirements for preparation of a Plan of Management for Crown land.
- ❑ be consistent with Council’s Management Plan and other strategies, plans and policies.
- ❑ identify the values of the Park to the Mosman community and other Park users.
- ❑ reflect the values and expectations of the Mosman community and other Park users for future use and enjoyment of the Park.
- ❑ change the Reserve purpose of the area occupied by the Mosman Occasional Childcare Centre from the existing Public Recreation to Community Purposes.
- ❑ address issues, particularly in relation to the preferred mix of recreational facilities, and any conflict between users and surrounding land users.
- ❑ prepare clear and achievable management strategies to guide the future use, management and enhancement of the Park, based on community expectations and a ‘Basis for Management’.
- ❑ recommend performance measures by which the objectives of the Plan can be achieved and the manner by which those measures can be assessed.
- ❑ present a Landscape Masterplan that illustrates the actions required to implement proposed spatial changes and improvements to the Park.

1.5 Process of preparing this Plan of Management

The process of preparing this Plan of Management, consultations with stakeholders, and documents produced at each stage, are shown in **Figure 1.2**.

After Mosman Council approves this Plan, it will be presented to the Minister for Lands for adoption. Once it is adopted, Mosman Council, as Trust Manager of the Crown reserve comprising the Park, is obliged to follow its directions. Council may not undertake or approve any activities, uses or developments that are not provided for in, or consistent with the intent of, the Plan of Management.

1.6 What is included in this Plan of Management?

This Plan of Management is divided into the following sections, as outlined in **Table 1.1**.

Table 1.1: Structure of this Plan of Management

Section	For whom?	Time-frame	What does it include?
1 Introduction	All readers	Up to 5 years	Background to the Plan of Management
2 Description of Mosman Park	All readers	Up to 5 years	History, facilities, uses, physical description, maintenance
3 Basis for Management	All readers	Up to 5 years	State government planning legislation, local planning context
	Decision-makers	20 years	Values of the community and users, vision, roles of the Park, management objectives
4 Overview of issues and actions	Managers	Up to 5 years	Discussion of current issues and options, strategies and actions to resolve issues.
5 Action Plan	Managers, on-site staff	Up to 5 years	Landscape Masterplan, issues, desired outcomes, actions required to implement management strategies
6 Implementation and review	Managers	Up to 5 years	Leases and licences, future uses and developments, maintenance, review
Appendices	All readers	-	Relevant background information, including community consultation results

Figure 1.2 – Process of preparing the Mosman Park Plan of Management

CONSULTATIONS	STUDY TASKS	OUTPUTS
<p>Meeting with senior Council staff Site inspections</p>	<p>Project inception</p>	
<p>Review Council's files Review background reports, plans</p>	<p>Review of background information</p>	<p>Site analysis</p>
<p>Meetings and liaison with Council's strategic planning, children's services, and park planning and operational staff Council stall at Mosman Markets Consultation with sporting, school and community groups Posters placed in the Park Letterbox drop to surrounding residents and businesses Notices in <i>Mosman Daily</i> Community meeting Meeting with child care centre parents Meeting with Council's Project Manager</p>	<p>Consultations</p>	<p>Letters, survey forms, faxes and emails received from community</p>
<p>Review by Council staff Referral to Department of Lands for comment Report to Council</p>	<p>Prepare draft Plan of Management and Master Plan</p>	<p>Draft Plan of Management Draft Masterplan</p>
	<p>Council resolution</p>	
<p>Letters to stakeholders and community groups Notices placed in <i>Mosman Daily</i> Documents and plans on display at Council and other locations (administration centre, libraries, MOCC, Council's website. Public notice in NSW Government Gazette</p>	<p>Public exhibition</p>	<p>Public submissions</p>
<p>Submissions to Department of Lands and Council Meeting with Council's Project Manager</p>	<p>Consider public submissions</p>	
	<p>Prepare final Mosman Park Plan of Management and Master Plan</p>	<p>Mosman Park Plan of Management and Masterplan</p>
<p>Resolution by Mosman Council Adoption by Minister for Lands</p>	<p>Adoption</p>	<p>Report to Council</p>
	<p>Implementation</p>	

2 DESCRIPTION OF MOSMAN PARK

2.1 Significance of Mosman Park

Mosman Park has unique significance as:

- ❑ a central open space within Mosman local government area and close to the Mosman shopping and business district.
- ❑ Mosman's third park.
- ❑ a venue for commemoration of war service.
- ❑ a venue for sporting activities.
- ❑ a reminder of early 20th century park landscape, layout and plantings.
- ❑ a venue for children's activities.
- ❑ a venue for informal recreation activities.

2.2 Locational context

Mosman Park is located in the suburb of Mosman, bounded by The Crescent to the north and east, Gouldsbury Street to the south, and Myahgah Road to the west.

A mix of landuses immediately surround the Park, including:

- ❑ The Crescent: Mosman Council administrative building, carpark, Mosman Library, Mosman Youth Centre, a church, and detached one-storey dwellings.
- ❑ Gouldsbury Street: single and double-storey residential housing, a church, Mosman Bowling Club, and Mosman Public School.
- ❑ Myahgah Road: detached residential housing, Mosman Community Centre and Art Gallery.

Retail and commercial uses front Military Road, which is 50 to 100 metres away from the northern and eastern sides of the Park.

2.3 Land ownership and management

Mosman Park is a Crown Reserve, which is administered by the Department of Lands, and managed on its behalf by Mosman Council. Relevant information about the Reserve is outlined below.

Mosman Council has responsibility for care, control and management of the Park and all structures on it. Under this management responsibility, Mosman Council manages the Park as trustee of the Reserve Trust.

A 1,700m² section of a road closure of Gouldsbury Street adjoins the southern boundary of Mosman Park. This parcel has been closed to traffic where it adjoins Myahgah Road. This land parcel is pleasantly landscaped, with sparse trees and grass on its western side, and a sealed surface which accommodates a ball games practice wall directly in front of Mosman Public School. It is owned by Council, is zoned 6(a) Public Recreation, and classified as an unmade road.

Table 2.1: Crown reserve details

Crown Reserve no.	R500470
Area covered	Mosman Park
Area (hectares)	2.555 hectares
Deposited Plan no's.	Lot 1, DP 919853
Public Purpose	Public Recreation
Reservation	Dedication
Date of gazettal	1 September 1900
Trust	Mosman Park (D500470) Reserve Trust
Trust Manager	Mosman Council
Native Title	Likely to be extinguished
Leases / Licences	Mosman Occasional Childcare Centre (managed by Mosman Council) Mosman Soccer Club Mosman Cricket Club

Source: Department of Lands.

2.4 History

2.4.1 Chronological history

Key dates in the history of Mosman Park are outlined in **Table 2.2** below.

Table 2.2: History of Mosman Park

Pre-1788	Mosman was home to the Borogegal and Gamaraigal clans.
1788	Arrival of the Europeans forced the original inhabitants off their land.
1815	The original inhabitants were no longer living in the area.
1888	John Gouldsbury Lennon owned parcels of land bounded by Military Road, Myahgah Road and Gouldsbury Street, known as "Lennon's Paddock". His land between The Crescent and Military Road was later subdivided into 53 building allotments and a Town hall site.
1900	The Minister for Lands purchased "Lennon's Paddock", part of John Gouldsbury Lennon's subdivision, for a park on 21 June. The purchase price was £3,300, of which £300 was contributed by residents. The purchase was notified in the Government Gazette on 1 September. Mosman Council was appointed as the manager of the park on 22 September 1900. Mosman Park, Mosman's third and most central park, was officially opened on 26 September by the Federal Member for North Sydney, Dugald Thompson.
1903	The <i>Mosman Mail</i> reported that <i>"our attention has been drawn to the neglected condition of Mosman Park, and the fact that since its dedication . . . no steps have been taken to put it in order. Our youth complain that there does not exist a cricket pitch in Mosman, nor yet a football ground. This certainly, if not a reflection, is at least not creditable to us . . . Every suburb around Sydney has its cricket and football grounds, with this exception."</i>
1904	A public meeting to discuss the formation of an oval at Mosman Park was held on 28 March at the newly-completed town hall. As a result of that meeting, an oval was laid out by volunteer labour, and a small pavilion and a circular paling fence were paid for by public subscription of more than £1,000.
1905	Mosman Oval became available for use for rugby football by the Mosman Rugby Club.
1908	Mosman District Cricket Club was formed, with Dr Arthur MLA as patron, and the Mayor, Alderman JJ Glover as President. Although some of the club's members were already playing first grade cricket for North Sydney or Middle Harbour, the NSW Cricket Association did not consider the oval suitable for first grade matches.
1912	The small pavilion built in 1904 was replaced by a larger one.
1918	The idea of a war memorial was first proposed at a public meeting on 20 December. The memorial was designed by Sir Edwin Lutyens. Associated with its design were P. Kaad and W.S. Wak (landscaping). A local poet, J. Grey, wrote the inscriptions.
1921	The NSW Cricket Association admitted Mosman Cricket Club to first grade.

Table 2.2: History of Mosman Park (cont.)

1925	The War Memorial at the corner of Mayahgah Road and The Crescent was unveiled by Major-General Sir Granville Ryrie. The rectangular stone tower is inscribed with the names of 1,141 men from Mosman who had enlisted in World War 1, of which 200 died.
1920's-30s	Mosman District Cricket Club had several notable triumphs, winning the premiership four times.
1939	The Mayor, Alderman Frank Pursell JP, opened a new brick pavilion beside Mosman Oval on 14 October, which replaced the smaller pavilion built in 1912. The pavilion was later named the K.O.E. Johnson Pavilion.
1969	Council legalised Sunday sport, permitting sport on Sundays at Mosman Oval after 12.30pm.
1977	The gates leading to the cricket field from the pavilion were named the Ken Gulliver Gates to mark his 50 th year as a player of the Mosman-Middle Harbour District Cricket Club on 20 November. A plaque next to the gates marks this occasion.
1982	A plaque marks the planting of a Flame Wheel Tree in the south-west corner of the park to commemorate the 21 st anniversary of the Rotary Club of Mosman on 8 May.
1984	The K.O.E. Johnson Pavilion was refurbished.
1986	The refurbishment of the Mosman Oval pavilion to accommodate clubrooms for the Mosman District Cricket Club, Mosman-Middle Harbour District Cricket Club and Mosman Soccer Club, and extensions to accommodate the Mosman Occasional Childcare Centre, were officially opened on 16 November. The Mosman Occasional Childcare Centre was established.
1993	Mosman's centenary was marked by a one-day cricket match at Mosman Oval on 4 April, between a Mayor's XI captained by Allan Border and including one-time Mosman players, and a team led by Greg Chappell. The Mayor's XI won by four runs. A plaque in the home change room inside the pavilion marks this game. Allan Border's connection with Mosman Oval was that he was born in Mosman and lived his first 25 years at 27 The Crescent, across the road from the oval. He made his first century with Mosman under 12s and played through all the grades until his last season with Mosman Cricket Club in 1979-80. Border then moved to Brisbane to play for Queensland, and later become captain of the Australian cricket team. Two days after the centenary match, Mosman Council resolved unanimously to rename Mosman Oval to Allan Border Oval.

Sources: Souter, 1994; Godden Mackay Pty Ltd, 1996; Mosman Municipal Council, 2001

2.4.2 Cultural heritage elements

Mosman Park

The European history of Mosman Park has resulted in a legacy of significant cultural heritage areas and items.

Mosman Park is listed on the Heritage Schedule in the Mosman Local Environmental Plan, and is within a National Trust Conservation Area.

The *Mosman Heritage Review 1996* identified that Mosman Park has particular cultural heritage significance as follows:

- ❑ State significance for environment and sport.
- ❑ representative regionally in terms of its scientific and social significance.
- ❑ regionally rare in terms of its aesthetic and scientific significance
- ❑ local significance for landscape development and recreation.

Several items within the Park are individually listed in the *Mosman Local Environmental Plan 1998* as heritage items, including Allan Border Oval, the pavilion, and War Memorial.

Conservation area

Mosman Park is located in the north-east corner of the Belmont townscape area. The characteristics of the Belmont townscape area include:

- ❑ a gently sloping area characterised by a grid street layout.
- ❑ a feeling of enclosure created by a combination of mature street trees (Brush Box and London Planes) and topography.
- ❑ a consistent scale and form of development, with generally small low-rise dwelling houses oriented to the street.

The eastern side of Mosman Park is included in The Crescent Conservation Area within the Belmont townscape area. This remnant of the Lennon Estate provides excellent evidence of the character of an early subdivision in Mosman. It is historically associated with an important developer of the Federation period, and with the paddock purchased from Gouldsbury Lennon which eventually became Mosman Park.

The Crescent Conservation Area is significant for its aesthetic qualities deriving from the slope and curvature of the street and its relationship with the open space and margin foliage of the park, including some large Banyan-like figs and other fine mature trees. These particular qualities are not combined this way anywhere else in Mosman.

Dwellings fronting Gouldsbury Street and The Crescent have local significance as heritage items identified in the LEP.

Plantings and landscaping

Federation and post-war landscaping are significant elements in Mosman. At the time of Federation, parks and reserves were planted with species such as Brush Box, Figs and Silky Oaks. The interwar period saw plantings include *Washingtonia*, Poplar and Plane trees (Mosman Municipal Council, 1999).

Consistent with the federation and post-WWI landscaping, Mosman Park contains many important plantings. The most significant plantings are four specimens (two large, two smaller) of native figs (*Ficus rubignosa* or Port Jackson Fig), thought to have been planted in the 1930s. These particular specimens have a dense umbrella-shaped canopy and massive development of Banyan-like adventurous aerial root structure that set them apart from the local Port Jackson figs. The two larger specimens are enclosed within the children's playground, with the smaller ones in The Crescent opposite the intersection with Albion Lane. These trees are identified in the *Mosman Significant Tree and Vegetation Survey 1996*, and in the 1988 Heritage Study as having aesthetic, historic and scientific values. The trees are regionally rare in terms of aesthetic and scientific values.

The row of poplars on the eastern side of Allan Border Oval are indicative of earlier plantings.

War commemoration

The World War I Memorial is located at the corner of The Crescent and Myahgah Road, at the top of a path that extends down to Allan Border Oval. A flight of stone steps separates the memorial from a widened section of the path containing a World War II memorial sundial on the axis of the path. The War Memorial is an Art Deco design in the manner of the 'standard' memorial designed by Sir Edwin Lutyens, of which variations may be found in many parts of the world. The memorial bears the incised names of all of the hundreds of those who served in World War I. Integrated with the trachyte monument and the steps are light standards, cypresses and tree ferns.

The *Mosman Heritage Review 1996* identified that the War Memorial was significant as follows:

- ❑ State significance in terms of religion and leisure.
- ❑ locally significant in terms of commercial, community and social development in the inter-war period.
- ❑ locally rare aesthetically.
- ❑ locally representative historically and socially.

The review concluded that the War Memorial is a splendid civic monument in a formal axial setting pleasingly related to Mosman Park, the oval, the street and surroundings. It evidences the community's recognition of the sacrifice and death of war service men and women.

2.5 Physical characteristics

Refer to **Figure 2.1** which shows physical characteristics of the Park.

2.5.1 Microclimate

The Park has a generally southerly aspect. Large trees on the eastern, southern and western sides provide extensive shade and shelter on the Park edges, with the open grassed area to the north and the oval being exposed to the sun and winds.

2.5.2 Landform and drainage

The Park's topography is gently undulating, sloping generally north-west to south-east. As a result, drainage of the oval is sometimes an issue after heavy rain. The highest point of the Park is the War Memorial, and the lowest point is the Memorial Playground.

2.5.3 Flora and fauna

Flora

Mosman Park is characterised by formal plantings of the early 20th century, and more recent plantings.

Port Jackson figs are the dominant tree species in the Park, which offer extensive shading and definition of the perimeter of the Park. Four of the fig trees in the Park are identified as significant trees in Council's Significant Tree Register. Larger figs overhang the path along The Crescent, with a clearance of about 2 metres.

A row of Poplars is a distinctive feature of the south-eastern side of the oval.

Mature trees line the park boundary along Myahgah Road, with mulched garden beds under the trees.

An avenue of trees is located next to the path leading from the War Memorial to the oval. Three trees are on the eastern side of the path, and two on the western side, indicating one tree needs to be added. A linear garden either side of the path between the War Memorial and the oval is also associated with the memorials.

Mature trees are a feature of the north-east corner of the park. Semi-mature trees are flourishing in the south-west corner of the Park.

The extensive grassed areas in the Park (the oval and the informal area to the north-east) are patchy, which reflect over-use, poor drainage in the past, and the recent period of low rainfall.

Insert Figure 2.1

SLOPE
vegetation

Fauna

Local residents report that large numbers of birds are attracted to the trees in the Park. Although Mosman Park is not formally recognised as fauna habitat, it should be noted that parkland in developed urban areas can provide important habitat opportunities for native fauna. With this in mind, suitable native tree species that can provide food and nesting opportunities, such as *Eucalyptus robusta*, should be considered in future plantings.

2.6 Visual assessment

Visually defining structures within the Park are Allan Border Oval, the pavilion, the War Memorial, and the Mosman Occasional Childcare Centre shade structure.

Allan Border Oval is the dominant visual element of the Park, with its level expanse of grass at the bottom of a gentle slope down from Myahgah Road. Because of the general fall of the site, the oval is banked up from The Crescent on the eastern side. On that side of the oval, a screen of a single row of Lombardy Poplar trees forms a vertical backdrop of foliage which throws the oval fence and scoreboard into visual relief and encloses the playing area as it is viewed from Myahgah Road and the War Memorial.

The oval is a handsome playing field surrounded by pleasing architectural and landscape elements. Its location, design and excellent condition combine with its amphitheatre-like quality to make the oval and its context a very superior example of a municipal amenity.

The Park is framed by mature trees on its western, southern and eastern edges. The trees around the oval are mixed, dominated by the canopies of Figs, Brush Box and pines.

Views into the Park are available, when not limited by mature trees, from surrounding landuses fronting The Crescent and Myahgah Road. The sandstone wall below the oval on the southern side limits views into the Park from Gouldsbury Street.

Views out of the Park are primarily to Mosman Square, and to dwellings, community facilities located in the surrounding streets.

2.7 Built facilities and park furniture

2.7.1 Allan Border Oval

Allan Border Oval is the dominant feature of the Park, measuring approximately 130 metres north-south, and 120 metres east-west.

The oval itself has a turf cricket wicket used for cricket in summer. The oval is marked out in the winter season for a soccer field with goalposts, and a 300 metre athletics track.

A white wooden picket fence surrounds the oval. Some palings are coming loose, which need to be regularly replaced. One half of the gate leading from the pavilion to the oval is missing.

Sight screens at the northern and southern ends, a scoreboard housed in a brick structure at the southern end, and concrete step seating are on the edge of the oval. Some wooden seating is provided over the concrete steps closest to the pavilion.

The oval is lit for use at night by floodlights on four towers.

2.7.2 KOE Johnson Pavilion

The pavilion comprises two storeys. The ground floor accommodates:

- ❑ the interior of the Mosman Occasional Childcare Centre (play room, nursery, toilets, store room with an area of approximately 95 sqm, and mezzanine kitchen/storage with an area of approximately 19 sqm).
- ❑ public men's and women's toilets.
- ❑ two change rooms for home and visiting teams with hot water four-head showers, sink, mirror and a toilet.
- ❑ referee's room (change room, shower and toilet).
- ❑ small kiosk / kitchenette.
- ❑ groundsman's room.
- ❑ storage rooms for maintenance equipment and sporting club use which are secured by three roller-shutter doors facing the driveway from Myahgah Road.

Facilities on the first floor of the pavilion are:

- ❑ structures for 62 outdoor seats, of which some are missing, broken or in poor condition.
- ❑ a clubroom with a small food preparation / bar area, tables and seats, and storage cupboards used by the Mosman Soccer Club seniors and juniors.
- ❑ male and female toilets.

The pavilion, which was constructed in 1939 and refurbished in 1986, is constructed of brick, concrete, timber and tiles. In June 1999, the facility was considered to be in satisfactory condition (Gardiner Willis and Associates Pty Ltd, 1999). The total useful life of the pavilion as at June 1999 was considered to be 50 years, with a residual life of 30 years.

In 2001, Council identified the need to upgrade storage facilities for equipment at Allan Border Oval by 2005.

2.7.3 Mosman Occasional Childcare Centre

The outdoor section of the childcare centre is an area of approximately 390m², enclosed by the pavilion and two footpaths.

Within the outdoor area of the childcare centre are a maze planted with *Murraya paniculata*, a fort with a bridge, slippery dip, sandpit, play equipment, a small equipment storage shed, and shrubs. The outdoor area is underlain by artificial grass, and is covered by a shade structure. A 1.5 metre-high child-proof fence with a self-locking mechanism surrounds the outdoor area.

The play equipment at the childcare centre was inspected in October 2003. The condition of the shade cloth was found to be satisfactory, but the embankment slide and sand pit needed minor changes which have been addressed.

2.7.4 Memorial Park Playground

The Memorial Park Playground is characterised by entry / exit gates, play equipment, softfall, garden beds, bench seating, a pergola over picnic tables, lighting, bins, bubbler / tap and a flagpole. These features are enclosed by an approximately 60cm high chain wire fence.

The Memorial Park playground was upgraded in 2001. At that time its condition was ranked second among playgrounds in Mosman, after the playground at Balmoral Beach. No additional upgrades to the Memorial Park Playground are planned in the short term.

The play equipment is substantial and is suitable for children up to the age of 12 years. The equipment, underlain by composted bark softfall, includes Ausplay spring equipment, see-saw and unit which are 14 years old; and a Megatoy double swing and senior unit which are four years old.

2.7.5 War memorials

The memorials to those that died in World Wars I and II are located on the north-east corner of the Park. Refer to **Section 2.4** for more information on the memorials. Two flagpoles are located on each side of the World War I Memorial.

2.7.6 Basketball ring

A basketball ring with a backboard is located on the northern side of the pavilion. The ring itself is damaged.

2.7.7 Practice wall

A practice wall for ball games is located in the road closure at the end of Gouldsbury Street.

2.7.8 Park furniture

Seating

Bench seating is provided on the grassy area in the north-west corner of the Park, and under the fig trees along The Crescent side.

Lighting

General lighting of the Park is by pole-top luminaires. The exterior of the pavilion is lit at night for security.

Bubblers and taps

There are no bubblers provided in the Park. A tap is available outside the pavilion and in the Memorial Playground.

Garbage bins

General purpose bins are located throughout the Park. Bins for recyclable waste are placed near the pavilion.

2.8 Access, circulation and parking

Public access to the Park is available via foot, vehicle and public bus. Various pedestrian paths and vehicle driveways allow pedestrian and vehicle access to the Park. Refer to **Figure 2.2** for access and circulation patterns to and around the Park.

2.9.1 Access to the Park

Pedestrian

Pedestrians can easily access the Park from various points on all streets surrounding the Park. The shared pedestrian / traffic zone provides easy pedestrian access from Military Road and the Mosman Civic Centre.

Council resolved in June 2004 to improve pedestrian access to and from the park at the corner of The Crescent and Gouldsbury Street as follows:

- ❑ install a pedestrian refuge at the southern end of The Crescent, with 'No Stopping' signs installed on The Crescent on both sides of the refuge.
- ❑ construct a new short section of concrete path and a ramp within the kerb blister in Gouldsbury Street adjoining the Memorial Playground.
- ❑ extend the 40 km/h speed zone outside Mosman Public School to Military Road, complementing the 40km/h speed limit that applies in Gouldsbury Street and The Crescent.

These works are proposed at the end of the 2004-05 financial year.

Vehicles

The Park may be accessed by people driving to the Park from the three surrounding roads.

No public vehicle parking is permitted in the Park. On-street parking within signposted time zones is permitted on both sides of The Crescent, Gouldsbury Street and Myahgah Road. Four designated 5 minute parking spaces for parents dropping off and picking up children from the Mosman Occasional Childcare Centre are on Myahgah Road. A Council carpark is located off The Crescent between the grassed open area and Mosman Library.

Emergency and maintenance vehicle access to the Park is available via driveways to the oval and the Memorial Playground from The Crescent, and to the oval and pavilion from Myahgah Road.

Public transport

The Park is highly accessible by public transport, being located 50 to 100 metres from Spit Junction where all regional bus services between the city and the northern beaches stop. Local bus routes servicing Mosman and Taronga Zoo stop along Military Road south.

A local bus stop is located on Myahgah Road outside Mosman Public School to the south of the Park. This bus stop is proposed to be relocated further north on Myahgah Road adjacent to the Park.

Insert **Figure 2.2**

Access and circulation

2.9.2 Circulation within the Park

Pedestrian

Pedestrian circulation within the Park is via a network of footpaths linking the surrounding streets, the War Memorials, Allan Border Oval, the pavilion, and the childcare centre. Paths also extend around most of the perimeter of the Park on The Crescent, Gouldsbury Street and Myahgah Road.

The grassed bank at the rear of the pavilion and basketball ring is an unsealed pedestrian desire line that is devoid of grass and is dusty.

Lifting of some paths by tree roots has resulted in changes to surface levels and trip hazards.

People with disabilities

No audit of access for people with disabilities to facilities in the Park has been undertaken. There are a number of obvious shortcomings:

- ❑ the slope of some paths may be too steep to fully comply with the requirements of the Disability Discrimination Act.
- ❑ the war memorial itself needs to be accessed by one step from The Crescent / Myahgah Road.
- ❑ the toilets on the ground floor of the pavilion can only be accessed up some stairs.
- ❑ the first floor seating and clubhouse in the pavilion is not accessible, requiring walking up two flights of steep stairs, with another flight of stairs from the seating area to the clubrooms. The balustrade or railings in front of the pavilion seating also does not comply with legislative requirements for access for people with disabilities.

The western side of the oval, and the Memorial Playground, appear to be accessible.

Vehicles

The taking of unauthorised vehicles on to the Park is prohibited through signage. Authorised maintenance and emergency vehicles use pathways within the Park.

2.10 Services and infrastructure

Utility services (electricity, telephone, water and sewerage) are all available to appropriate parts of the Park. Irrigation and drainage systems have been installed.

2.11 Use of the Park

2.11.1 *Allan Border Oval and pavilion*

Allan Border Oval is frequently used by local schools, sporting clubs, and informal groups for competition, training, and play space. Activities for which the Oval is booked are outlined in **Table 2.3**.

Table 2.3: Bookings for Allan Border Oval 2003-04

Group	Activity	Months	Frequency	Days	Times
Summer					
Mosman Cricket Club	Senior Cricket	Last weekend Sept – 1 st weekend April	7 times / month	Saturday (jnrs, 3 + 4 grade) Sunday (Masters)	8.00am-6.00pm
Balmoral Triathlon Club	Triathlon training	September – April	Weekly	Thursday	6.30pm-8.00pm
	Triathlon	May	Twice	Thursday	6.30pm-8.00pm
Winter					
Mosman Soccer Club	Senior soccer	April-August	Once a week	Saturday	8.30am-5.00pm
	Junior soccer training	April-August	3 times a week	Monday (u/6) Tuesday (u/9) Wed (u/10)	5.00pm-6.30pm
Queenwood School for Girls	Junior sport	April-August	Twice a week	Monday, Wednesday	7.00am-8.00am
Mosman Preparatory School	School sports	June	Three times a week	Various	7.30am-8.15am 2.30pm-4.00pm
Blessed Sacrament Primary School	School sports	June	Once		10.00am-2.00pm
Beauty Point Primary School	School athletics carnival	August	Once	Thursday	10.00am-2.30pm
All year					
Mosman Public School	School sports Athletics carnival	All year	Average once every 2 days in school terms	Various	School hours
Manly-Warringah and District Kennel and Dog Training Club	Dog training	All year	Weekly	Tuesday	7.15pm-9.15pm
Mosman Council staff	Touch football	June-December	Weekly	Tuesday	12noon-1.00pm

Source: Mosman Municipal Council Usage Report from 25/06/2003 to 24/06/2004

Spectators attend cricket and soccer games, and school sports days.

The oval is also used for the Children's Fair held during Mosman's Spring Festival in September every year.

2.11.2 Mosman Occasional Childcare Centre

The Mosman Occasional Childcare Centre (MOCC) is used by up to 20 children aged 0 to 5 years at a time, for occasional childcare. The normal hours of operation of the centre when the children are attending are 9am to 3pm Monday to Friday. After school care occurs on Allan Border Oval in school terms from February to December on Thursdays from 3.15pm to 4.15pm. School holiday activities for children also take place on the Oval. The MOCC playground is not accessible at any other time. More information about the centre is in **Section 4.3.1**.

A survey of parents using the childcare centre in November 2001 showed that the aspects of the centre they most liked were the friendly and caring staff, convenient location, quality and variety of equipment and facilities, flexibility and availability of care, clean and tidy facility, the low cost, the outdoor play area, and the safe environment. Similar results were found from a survey of parents in July 2004 (refer to **Appendix A**).

2.11.3 Memorial Playground

The Memorial Playground is used by children and their carers involved in playgroups, or for casual use.

2.11.4 War Memorial

The War Memorial is used for organised ceremonies by the Mosman Returned Services League Sub Branch on two days per year as follows:

- ❑ a service in the afternoon of the Sunday preceding Anzac Day, involving hundreds of people.
- ❑ a small ceremony on Remembrance Day on 11 November, involving the Mayor, Councillors and Council staff.

2.11.4 Informal area

Surveys of interested local residents and Mosman Market visitors (refer to **Appendix A**) have shown that the frequency of use of Mosman Park ranges from 2 to 3 times a day to never.

Informal activities that take place in the Park include:

- ❑ walking around or through the park, or walking the dog.
- ❑ watching cricket, soccer, or children playing.
- ❑ playing with children at the playground or on the oval.
- ❑ sitting and relaxing, enjoying the sun or reading.
- ❑ running / jogging on the paths and oval.
- ❑ exercise and fitness activities.
- ❑ eating lunch.
- ❑ attending memorial services.
- ❑ playing basketball.

Drinking alcohol is a common activity, as evidenced by empty bottles left around the pavilion and seating areas, and in the sandpit in the MOCC.

2.11.5 Events and functions

Few events and functions are held in the Park, other than regular bookings by schools, sporting and other groups. In 2003-04, two booked functions were held:

- ❑ Children's Fair, which is a free public event held on Allan Border Oval in September each year as part of Mosman's Spring Fair. It attracts over 200 people for a two-hour period.
- ❑ a corporate cricket day for a sponsor of the Australian cricket team.

2.12 Leases and licences

Four licences have been granted for use of facilities within the park as shown in **Table 2.4**.

2.13 Maintenance regime

Contractors are employed by Council to clean and maintain the Park as follows:

- ❑ maintenance of the turf wicket and the playing surface of the oval by Around the Grounds until 2009.
- ❑ maintenance of the gardens and the remainder of the Park, including play equipment, by Marsupial Landscapes until 2009.
- ❑ sweeping of footpaths by Economy Sweepers.
- ❑ cleaning of the pavilion, including the toilets, by Geoff's Cleaning.

Table 2.4: Existing licences in Mosman Park

Lease / licence	Licence	Licence	Licence	Licence
Licensor	Mosman Municipal Council	Mosman Municipal Council	Mosman Municipal Council	Mosman Municipal Council
Licensee	Mosman Cricket Club Inc.	Mosman Cricket Club Inc.	Mosman Soccer Club Inc.	Mosman Occasional Childcare Centre Inc.
Facility	Allan Border Oval (the oval, its surrounds and the pavilion – toilets, change rooms and kiosk, but excluding the club room)	Mosman Oval Pavilion and club room	Mosman Oval Pavilion and club room	Southern end of Mosman Oval pavilion. Part of Mosman Park.
Purpose	Competition cricket matches (Sydney Cricket Association)	Cricket club	Soccer club	Childcare centre. Hours: 8.30am – 3.30pm Mon to Fri. At all other times it must be accessible to the public.
Term	5 years: 2001-02 to 2005-06 cricket seasons October-March. Signed 12 August 2002	5 years from 1 September 2001 to 31 March 2006. Between 1 September and 31 March each year. 9.00am-10.00pm Signed 18 June 2002	5 years from 1 April 2001 to 31 August 2006. Between 1 April to 31 August each year. 9am to 10.00pm Signed 28 May 2002	15 years from 1 October 1986 to 30 September 2001. Signed 26 June 1987. A formal licence agreement is not in place at present, because management of MOCC reverted from Mosman Occasional Childcare Centre Inc. to Council in May 2000. Council now manages MOCC.
Licensor responsibilities	Keep the oval, including the centre wicket area, in proper order for grade cricket. Provide one grounds-person each Saturday morning during the cricket season. Keep the pavilion in order.	The building's structural integrity, including maintenance of the exterior of the building (except broken windows, doors and locks).	The building's structural integrity, including maintenance of the exterior of the building (except broken windows, doors and locks).	Not stated
Licensee responsibilities	Clean and repair any damage to the oval or pavilion	With the Mosman Soccer Club provide new carpet, painting, furniture and fittings. Leave the licensed premises in a clean condition, good order and satisfactory state of repair. Pay for electricity, gas and water and remove waste.	With the Mosman Cricket Club provide new carpet, painting, furniture and fittings. Leave the licensed premises in a clean condition, good order and satisfactory state of repair. Pay for electricity, gas and water and remove waste.	Pay for electricity, gas, water and Council rates. Keep premises and all improvements clean and tidy, and remove rubbish.
Fee	Approx. \$10,000 per year + CPI	\$1,000 per year + CPI	\$1,000 per year + CPI	\$1,000 per year + CPI

Regular maintenance tasks, their frequency and cost vary by area of the Park as follows:

Table 2.5: Maintenance of Mosman Park

Area	Frequency of maintenance visits	Tasks	Maintenance costs 2003-04
Allan Border Oval	Not set schedule.	Overall oval maintenance Turf wicket maintenance and protection Irrigation Fertilising Mowing Aeration Summer Topdressing Winter Line marking Post erection Weed control Irrigation Wicket protection Mowing	\$59,800
Memorial Playground	Not set schedule.	Raking of softfall Remove debris, litter and branches Blow paths Prune vegetation Spray weeds in gardens Hand weed Report on condition of play equipment (including any worn sections, softfall coverage, damage, vandalism, breakages to play equipment or park structures)	
Gardens in the park	Not set schedule.	Remove debris Blow paths Prune vegetation Spray weeds Hand weed	
4 gardens in Myahgah Road behind pavilion	Not set schedule.	Pruning of vegetation Remove debris Blow paths Spray weeds Hand weed	
Mosman Occasional Childcare Centre	Not set schedule.	Mowing Edging Remove debris Blow paths	\$1,400
TOTAL			\$71,600

Broken glass and rubbish is picked up once a week on Monday mornings. If glass is reported as a problem at other times, it is attended to.

Sporting and school groups report that their special needs for preparing the oval for sporting activities are generally met to their satisfaction.

The annual maintenance cost of Allan Border Oval is \$59,800. Income received from oval bookings is \$28,000, resulting in a cost recovery rate from Allan Border Oval of 47%.

Allan Border Oval is closed for maintenance for 3-4 weeks in September.

Subsoil drainage and levelling works to the oval were undertaken in 2002-03 as part of Council's Ovals Capital Improvement Program at a cost of \$20,000.

3 BASIS FOR MANAGEMENT

3.1 Planning context

3.1.1 State government planning legislation

Crown Lands Act

Introduction

As Mosman Park is a Crown public reserve vested in Mosman Council as trustee for its care, control and management, the *Crown Lands Act 1989* applies to the management of the Park.

The *Crown Lands Act 1989* governs the planning, management and use of Crown land, including reservation or dedication for a range of public purposes, and leasing and licensing for various activities. The Department of Lands, together with Reserve Trusts appointed by the Minister for Lands, are responsible for management of the Crown reserve system throughout New South Wales. They ensure that Crown land is managed for the benefit of the people of NSW, and having regard for the principles of Crown land management (refer to **Section 3.4.1**). Reserve Trusts, such as the Mosman Park Reserve Trust, are established under the *Crown Lands Act 1989* as incorporated bodies, and are charged with the care, control and management of the reserve with regard to the public purpose of its reservation or dedication. The Department encourages the community to be either directly involved in, or contribute to, the planning and management of the system as trustees of reserved and dedicated land.

Requirements of a Plan of Management for a Crown reserve

Although Mosman Council is not obliged to prepare a Plan of Management for Crown reserves under its care, control and management, Council has requested that a Plan of Management be prepared for Mosman Park. This Plan of Management has been prepared according to the requirements of the *Crown Lands Act 1989*. A Plan of Management will satisfy the *Crown Lands Act 1989* if the following points are addressed:

- ❑ the Plan of Management and its outcomes must incorporate the principles for Crown land management under Section 11 of the Act (refer to **Section 3.4.1**).
- ❑ the Plan of Management must address any matters required by the Minister responsible for the Crown Lands Act under Section 112 of the Act. No such requirements have been received from the Minister.
- ❑ any proposed uses, developments and management practices must conform to the public purpose of the reserve.

The required process for preparation of the Plan of Management under the Crown Lands Act is:

- ❑ the draft Plan of Management is referred to the Department of Lands for comment before the public exhibition.
- ❑ the draft Plan of Management must be publicly exhibited for at least 28 days, including placing a public notice in the NSW Government Gazette.
- ❑ public submissions regarding the draft Plan of Management will need to be referred to both the Minister for Lands and Mosman Council as the Trust Manager for consideration before adoption of the final Plan of Management.

- ❑ any alterations to the Plan of Management by the Minister under Section 114 are made.
- ❑ adoption of the Plan of Management by the Minister for Lands.
- ❑ the Trust must follow the Plan of Management in managing the Park, with all operations being in accordance with the adopted Plan.

Use and management of Crown land

The use and management of Crown land is determined or influenced by:

- ❑ the principles of Crown land management.
- ❑ the public purpose of the land. Crown land may be reserved or dedicated for a public purpose, which means the reserve must provide some public benefit. Uses, activities, developments and agreements are broadly defined by the public purpose of the reserve.
- ❑ any conditions and provisions within the zoning in the Council's Local Environmental Plan (**Section 3.2.2**).
- ❑ either a statutory mechanism (a Plan of Management), contractual agreement (leases or licences), or a combination of both to more specifically define the land uses permitted.
- ❑ case law judgements. These influence the policy and practice of the Department of Lands and the reserve system's Trust managers, and provide the following guidance:
 - use of the reserve must be consistent with the public purpose for which the land is dedicated or reserved. This includes uses ancillary to or supportive of the reserve purpose.
 - improvements and developments to land which is reserved or dedicated are confined to those which support, or are ancillary to, the public purpose of the reservation. Such improvements and developments would include a kiosk on a Public Recreation reserve.
 - a reserve cannot be used for an activity that is occurring off the reserve and that is not consistent with the reserve purpose, for example car parking on a Crown reserve for public recreation that serves an adjoining land use.
 - land reserved or dedicated for public recreation must be open to the public generally as a right. Exclusive use of the reserve should be minimised to avoid sections of the community becoming alienated from using the reserve. The public may only be restricted from access to parts of the reserve and buildings if it is necessary for the public's enjoyment of the reserve or for health and safety reasons to be excluded, for example from a workshop, equipment storage or operational facilities.
 - access as of right does not mean entirely free access. Reasonable entry fees and charges may be imposed, as well as other legal constraints to entry such as those relating to health and safety for example.
 - a lease or licence must be consistent with the reason or purpose of the land's reservation or dedication.

Implications for Mosman Park being dedicated Crown land

Mosman Park is dedicated for 'public recreation' under the provisions of the Crown Lands Act. However the present and proposed ongoing use of part of the site as an occasional childcare centre is arguably inconsistent with the purpose of its dedication, particularly as other public recreation use is excluded from the centre. An appropriate public purpose for this childcare facility would be 'community purposes'.

Given the 'dedication' status, in order to formalise the present and proposed usage of the site, it will be necessary for the Department of Lands to revoke the whole dedication and re-dedicate the two parts as indicated on Figure 4.1, titled 'Proposed Public Purposes of Mosman Park' within the proposed Mosman Park Plan of Management. By default, Mosman Council's appointment as trust manager would need to be annulled before re-appointed as trust manager of the two parts. One part would have the public purpose of 'public recreation' and the other 'community purposes'.

However, it needs to be noted that provisions of section 84 of the Crown Lands Act require that a copy of the revocation gazettal notice is laid before each house of parliament, either house of which may disallow the proposed revocation.

Companion Animals Act 1998

The *Companion Animals Act 1998* aims to promote responsible animal ownership in NSW. Under the Act, dogs in public places must be on a lead under the effective control of a competent person, except in a declared off-leash area. Dogs are prohibited within 10 metres of children's play areas, food preparation / consumption areas, and recreation areas where dogs are prohibited by the local authority. If a dog defecates in a public place, the owner must remove and dispose of it in a rubbish receptacle.

Environmental Planning and Assessment Act 1979

This Act (EPA Act) establishes the statutory planning framework for environmental and landuse planning in NSW through State Environmental Planning Policies (SEPPs), Regional Environmental Plans (REPs) and Local Environmental Plans (LEPs). The Mosman Local Environmental Plan (LEP) is of most relevance to Mosman Park in terms of permissible activities, developments and works. The EPA Act also sets out processes for approving structures and works as set out in the LEP.

Native Title

As the land was formerly freehold land and was purchased by the State Government, it is reasonable to assume that native title has been extinguished.

3.2 Local planning context

3.2.1 Planning framework

Mosman Council's planning framework guides this Plan of Management as follows:

- ❑ MOSPLAN, Council's Management Plan, sets overall objectives and performance targets for open space and recreation management.
- ❑ The *Mosman Local Environmental Plan 1998* governs uses of and development of facilities within Mosman Park.

- ❑ The *Plan of Management: Parks* which covers all of Council's community land. As Crown land, Mosman Park is not covered by this Plan of Management. However, Council's objectives for parks in general in that Plan are most relevant to Mosman Park.

3.2.2 Zoning and planning controls

Mosman Park is zoned 6(a) Public Recreation under the *Mosman Local Environmental Plan 1998*. The Mosman LEP allows the following activities to occur without development consent in the 6(a) Public Recreation zone:

- ❑ development for the purpose of park furniture (including seats, bins, picnic tables and similar items).
- ❑ development for the purpose of lighting (other than lighting to be used in connection with active recreation, such as sporting activities, or active recreation facilities).
- ❑ exempt development.
- ❑ works for the purpose of gardening, landscaping and bushfire hazard reduction.

Development consent may be granted for demolition, subdivision, or development for the purposes of:

- ❑ beach and foreshore protection works.
- ❑ buildings associated with landscaping, gardening or bushfire hazard reduction and vehicular access to those buildings.
- ❑ carparking ancillary to another permissible use.
- ❑ child care centre: defined as a building or place used for the purpose of supervising or caring for children which:
 - (a) caters for six or more children under 6 years of age whether or not those children are related to the owner or operator of the building or place, and
 - (b) may include an educational function, and
 - (c) may operate for the purpose of gain,but does not include a building or place providing residential care for those children.
- ❑ drainage.
- ❑ kiosk
- ❑ recreation area:
 - (a) a children's playground,
 - (b) an area used for sporting activities or sporting facilities,
 - (c) an area used by the Council to provide recreational facilities for the physical, cultural or intellectual welfare of the community, and
 - (d) an area used by a body of persons associated for the purposes of the physical, cultural or intellectual welfare of the community to provide recreational facilities for those purposes, but does not include a racecourse or showground.
- ❑ recreation facilities
- ❑ recreation, sporting and cultural activities.
- ❑ roads
- ❑ utility installations.

All other developments and activities not listed above are prohibited in the 6(a) zone. Also prohibited is development on reserved or dedicated Crown land that does not comply with the public purpose notified under the *Crown Lands Act 1989*, or development that does not comply with acceptable uses identified in an adopted Plan of Management for the reserve under the *Crown Lands Act 1989*.

3.3 Community values

3.3.1 The Mosman community

Mosman local government area had a population of nearly 26,000 people at the 2001 Census. The majority of Mosman's residents in 2001:

- ❑ were adults aged over 15 years (83%). Compared to the Sydney Statistical Division, Mosman has a greater percentage of mature and older adults aged 55 and over, and a smaller percentage of young people aged 12 to 24 years.
- ❑ spoke English at home (84%).
- ❑ were born in Australia (69%).
- ❑ lived in a family household (62%), most commonly as a married couple with children.
- ❑ had lived in Mosman for less than 5 years (52%).
- ❑ lived in a separate house, townhouse or semi-detached with some private open space (50% of dwellings), closely followed by living in a flat or unit (48%).
- ❑ completed Year 12 (77% of adults).
- ❑ had a tertiary education (60% of adults).
- ❑ owned their dwelling (42%).
- ❑ were in the labour force (69% of working adults).
- ❑ worked as a Professional or Manager / Administrator.
- ❑ worked in Property and Business Services, Finance and Insurance, or Retail Trade sectors.
- ❑ earned a median individual weekly income of \$700-\$799, compared with \$400-499 in Sydney.
- ❑ owned an average of 1.4 vehicles per household, with 13% of households having no vehicle.

3.3.2 Community values

The Mosman community has expressed how the Park is important or special to them during community consultation undertaken in preparing this Plan of Management. The values of Mosman Park have been obtained from comments made by users of the park, people that attended the community meeting, and people that responded to Council's call for written comments at various times during preparation of the Plan of Management.

By understanding the reasons why the community values the Park, the role that the community expects the Park to play in the future may be determined. Also, as the Plan of Management is based on the community's values, management actions and outcomes that are based on these values will be recommended.

The community values various general aspects of Mosman Park for different reasons, as outlined below in **Table 3.1**.

Table 3.1: Values of Mosman Park

Value	Explanation
Trees and greenery	The large and well established figs and other trees, and the gardens and grass in the park, are valued because they contribute to a green space in an urban and shopping area.
Sporting opportunities	The Allan Border Oval is the home ground of Mosman Cricket Club. It is also regularly used for soccer, triathlon training, and school sport. It provides opportunities to play and/or watch cricket and soccer training and matches. Sporting groups note the comparatively pleasant village atmosphere of the oval, the sunny and pleasant surrounds, flat and even surface for sporting activities, good lighting, and available carparking.
Village atmosphere	Through the playing of cricket on a picket-fence enclosed 'village green' with a scoreboard, and its landscaping and setting, the park has retained the early 20 th century

	history, tradition and 'old-world' village atmosphere of life in Mosman.
Open space	The Park is a public and non-commercial open space in the heart of a residential and commercial area that is a contrast to development, and is unencumbered by fences and few physical structures.
Peace and quiet	Park users and residents appreciate the peace, quietness and tranquillity of being in the Park, away from traffic and shopping areas on Military Road.
Children's play opportunities	The Memorial Playground, the Mosman Occasional Childcare Centre and to a lesser extent the oval provide opportunities for participating in or watching children's play, and for carers and children to have fun and socialise. Parents appreciate the childcare centre for providing occasional care for their children.
Location	The park is central to and convenient to Mosman and Spit Junction.
Recreational opportunities	The park provides recreational opportunities in general for all the family.
Social meeting place	Park users meet old and new friends in the park, especially through the Mosman Markets, walking and walking their dogs.
Aesthetics	The aesthetically pleasing beauty and tidiness of the park is valued.
Remembrance	The War Memorials remind us of the importance of the sacrifices made by past generations.

3.4 Objectives and principles for managing Mosman Park

3.4.1 State government objectives

The objectives of the Department of Lands regarding land management directly relate to the principles of Crown land management listed in Section 11 of the *Crown Lands Act 1989*. These principles are to:

- ❑ observe environmental protection principles in relation to the management and administration of Crown land.
- ❑ conserve the natural resources of Crown land (including water, soil, flora, fauna, and scenic quality) wherever possible.
- ❑ encourage public use and enjoyment of appropriate Crown land.
- ❑ encourage multiple use of Crown land, where appropriate.
- ❑ use and manage Crown land in such a way that both the land and its resources are sustained in perpetuity, where appropriate
- ❑ occupy, use, sell, lease, license, or otherwise deal with Crown land in the best interests of the State, consistent with the above principles.

Management strategies and actions consistent with these principles are in **Sections 4 and 5**.

3.4.3 Local objectives

Mosman Council's vision for Mosman is:

- ❑ *Proud to be Mosman*
- ❑ *Protecting our Heritage*
- ❑ *Planning our Future*
- ❑ *Involving our Community*

Mosman Council's mission is:

To protect and enhance the distinctive qualities of Mosman in a responsive, friendly and caring way.

Following on from the vision and mission, Council has articulated the following objectives and statements related to its various programs in its Management Plan 2004-2007.

Table 3.2: Program objectives and statements

Program	Strategic Town Planning	Community Development and Services	Parks, Recreation and Culture
Broad objective and program statement	<p>Working together to retain the unique characteristics of Mosman by: ...</p> <ul style="list-style-type: none"> ❑ Identifying, protecting and conserving heritage items and areas. ❑ Developing policies which reflect our community's desires for thoughtful complementary development and for preserving and enhancing important open space areas, parks and gardens. 	<p>Relevant, accessible community services for all age groups and levels of fitness provided through: ...</p> <ul style="list-style-type: none"> ❑ Providing appropriate facilities and friendly, professional support. ❑ Anticipating future needs and planning ahead in consultation with our community. 	<p>Celebrating our strong community spirit through:</p> <ul style="list-style-type: none"> ❑ Ensuring high quality and well maintained parks, ovals, other sports facilities and open spaces. ❑ Providing, organising and facilitating recreational and cultural facilities and activities. ❑ Planning and co-ordinating civic and community events <p>all with the involvement of residents for the enjoyment of our community.</p>

The specific aims of the Mosman Local Environmental Plan in relation to open space and recreation are to:

- ❑ provide for a range of recreational and sporting opportunities to meet the needs of residents of and visitors to Mosman.
- ❑ identify land required for community purposes to allow for the improvement of the range of services provided.

Council's objectives relating to the 6(a) Public Recreation zone are to:

- ❑ provide a viable open space system which supports a diversity of leisure and educational opportunities.
- ❑ maintain and provide open space links to a diversity of public and private spaces and facilities as an integral part of the open space system.
- ❑ ensure that the open space is managed on a sustainable basis including the maintenance of ecological processes, genetic diversity and geo-diversity.
- ❑ ensure conservation and proper management of cultural values within the open space system.
- ❑ ensure that open space contributes to the aesthetic quality, experience and image of the community.

3.4.4 Community objectives and management principles

Following on from the values and objectives outlined above, it is important to establish some management principles against which recommendations for actions will also be made.

It has been made clear that Mosman Park is a valued park. Users and the community like the Park generally as it is, but there are some issues that need to be addressed. This gives us a clear message to consider only minimal changes in terms of structures, improvements and permitted activities.

3.5 Future roles of the Park

As Crown land, the Park has a wider significance than just serving as a local park for the residents of Mosman. The Park currently attracts users from the northern suburbs and beaches, as well as local residents. It is anticipated that a similar mix of origins of Park users would continue, resulting in the Park serving a largely district role in the open space system.

Other desired future roles of the Park according to the values of the Park are:

- a sporting venue.
- a central open space for informal recreation.
- children's play opportunities and occasional childcare.
- remembrance of people that passed away in wars and other conflicts.
- a reminder of an early 20th century park.

3.6 Desired future uses of the Park as expressed in the community consultation

Residents and Park users would generally like to maintain the mix of sporting and informal passive recreation activities that are provided for at present.

Examples of activities that Park users and the local community considered should be allowed in the Park include:

- Cricket on the Allan Border Oval
- Other team sports (soccer, athletics, hockey, rugby union, school sport)
- Children's play
- Childcare
- Dog walking (on and off-leash) and dog training
- Jogging / running
- Riding bikes and scooters
- Classical music, opera concerts at night in summer
- Ball games (soft balls)
- Outdoor fitness, exercise and training
- Kite flying
- Markets
- Picnics
- Golf practice
- Special events
- Youth activities.

Activities or uses that the local community considered shouldn't be allowed in the Park are those that:

- encourage anti-social behaviour.
- involve amplified sound, especially in the evenings and late at night.
- impact on cricket being played on the oval.
- involve high volumes of traffic and parking problems.

- ❑ involve construction of structures.
- ❑ use equipment with wheels (skateboards, scooters, bicycles).

Such activities include:

- ❑ skateboarding
- ❑ off-leash dog exercise
- ❑ commercial activities
- ❑ drinking alcohol
- ❑ concerts and outdoor cinema
- ❑ camping
- ❑ fireworks
- ❑ festivals
- ❑ protests

Conflicts occur over whether the community overwhelmingly supports unleashed dog exercise, bicycle and scooter riding, concerts, special events, and golf practice in the Park. It is recommended that unleashed dog exercise (excepting dog training) and golf practice are not permitted in the park for the safety of other park users and due to space constraints in the park. Concerts and special events should not be permitted because they would involve amplified sound. Bicycle and scooter riding could continue, but any complaints from park users should be noted.

3.7 Vision for Mosman Park

Council's corporate goals, user and community values, and the desired outcomes of the community for the Park have culminated in a vision for the future of Mosman Park. The vision is:

“Mosman Park will continue to be a publicly accessible multi-purpose venue for sport, children’s play and care, informal recreation, social activities and remembrance that retains its significant and valued tree cover and early 20th century village green character.”

Sections 4 and 5 outline specific management strategies and actions to achieve the above vision and objectives for the Park, consistent with the community's values.

4 OVERVIEW OF ISSUES AND ACTIONS

This section includes a discussion of issues and proposed actions applying to the Park as a whole,

4.1 Issues relating to the whole park

Issue	Background	Strategy	Actions
Value			
Vandalism	<p>Young people are reported to drink alcohol on the seats of the pavilion and those near The Crescent. Broken bottles left on pathways and around seats, in the Memorial Park playground, and thrown into the childcare centre, result in safety concerns for pedestrians, children and their parents, and dog owners.</p> <p>Damage has recently been caused to the wooden pickets of the oval fence, to the oval gate, and graffiti on a sight screen.</p> <p>Anti-social activity in and behind the scoreboard building has been reported. Rubbish left behind the scoreboard building is an issue.</p> <p>School holidays, Friday nights and weekends are the most common times for vandalism to occur.</p> <p>As under-age drinking is not regulated by Council, Council's rangers have to call the Police if such activity is seen in the park.</p>	<p>Upgrade security in the park at night to reduce vandalism.</p>	<p>Increase ranger patrols of the park at night.</p> <p>Liaise with the Police to report any incidents of breaking glass or noise at night.</p> <p>Remove any broken glass promptly.</p> <p>Provide lights at the outdoor play area of the MOCC.</p>
Peace and quiet			
Maintenance equipment	<p>Local residents have made complaints to Council about the use of noisy maintenance equipment (leaf blowers and mowers) before 7am. Contractors are aware of the 7am curfew, which is included in the conditions of their contract.</p>	<p>Minimise the noise experienced by local residents from maintenance equipment used in the park.</p>	<p>Ensure that contractors continue to comply with the conditions of their contract regarding use of maintenance equipment.</p>
Location			
Parking	<p>Vehicle parking is at a premium around the park during weekdays, and on weekends for the Mosman Markets and when sport is being played.</p> <p>Provision of additional parking spaces by nose-to-kerb parking in surrounding streets is constrained by the root zones of trees within the park. For this reason, it is unlikely that additional parking spaces can be provided in surrounding streets.</p> <p>There is no provision for parking for people with disabilities adjoining the park. Access points for people with disabilities are at the shared pedestrian / traffic zone, and the two driveways on The Crescent.</p>	<p>Provide parking spaces for people with disabilities to access the park.</p>	<p>Designate parking spaces for people with disabilities close to access points to the park.</p>

Issue	Background	Strategy	Actions
Traffic	Traffic on The Crescent is a concern for pedestrians, children and residents. The visibility of traffic on The Crescent is poor when large vehicles are parked near driveways. Council has resolved to construct a pedestrian refuge with associated signage, kerb ramps and speed restrictions at the corner of The Crescent and Gouldsbury Street at the end of the 2004-05 financial year.	Ensure the safety of pedestrians from traffic on surrounding streets.	Construct the pedestrian refuge and implement associated works on The Crescent and Gouldsbury Street.
Recreational opportunities			
Access for people with disabilities	Access for people with physical disabilities to the park is only available at limited points on The Crescent. Access to the War Memorial from the shared pedestrian / traffic zone requires negotiating one step and a concrete lip bordering the grass. Some pathways within the park are being lifted by tree roots and would cause difficulties for people with disabilities. Access to the toilets on the ground floor of the pavilion requires negotiating some steps.	Ensure easy access to and within the park for people with physical disabilities consistent with Commonwealth legislation.	Investigate options for independent access by people with disabilities to the toilets in the pavilion and to the War Memorials. Repair footpaths where tree roots have lifted the path.
Aesthetics			
Litter	Litter is left in the park, especially after market days and sporting events.	Ensure that the park is free of litter as soon as possible after peak use times.	Review the number and location of rubbish bins in the park. Continue to pick up litter once a week.
Plaques	There is a plethora of plaques in the park attached to structures such as the pavilion, and marking tree plantings.	Rationalise the placement of plaques in the park.	Ensure that new and existing plaques comply with Council's Plaques Policy

4.2 Issues relating to the sporting zone

ISSUE	BACKGROUND	STRATEGIES	ACTIONS
Sporting opportunities			
Playing surface	After the winter soccer season, the oval surface is in poor condition, especially in the goal areas. Wear is minimised by the soccer club by not training on the wicket square, and moving the goalposts. The oval is rested from all sports in September so the grass can recover. Returfing occurs if necessary, but sometimes the turf cricket wicket is not ready for first-grade cricket in late spring so Rawson Oval is used instead. The wicket causes variable bounce. The wicket is the lowest point on the oval. Drainage of the area used for soccer has improved after recent works; but after rain there are still poorly drained areas in the north-east corner, and grass clippings washed on to the wicket and build up.	Ensure a quality playing surface for users of Allan Border Oval.	Investigate opportunities to extend drainage works to the entire playing surface of Allan Border Oval. Continue resting the oval in September each year.
Wet weather policy	Council has a policy that sporting ovals cannot be used during or immediately after rain. However, Council allows (on a case-by-case basis) uses such as dog training that have a low impact on the oval surface to use the oval when it is closed to other higher-impact uses during and after wet weather. The dog training club report they cannot use the oval after rain for dog training which has little impact on the surface.	Ensure that the surface of the oval is not damaged from high-impact activities during or after rain.	Communicate to user groups with a low impact on the oval surface that they may be able to use the oval after rain.
Irrigation	The quality of the oval surface is expected to further decline due to water restrictions. Alternatives to mains water should be considered, such as installing a rainwater tank or re-using stormwater runoff.	Maximise the use of stormwater runoff in the park for irrigation.	Investigate opportunities for capturing and re-using stormwater in the park.
Use of the oval	Despite being a major user of the oval, the Mosman Soccer Club do not have a licence agreement to use the oval. Currently the soccer club use the oval on a seasonal basis.	Formalise agreements for use of the oval if desired.	The soccer club to initiate entering into a licence agreement with Council to use the oval if desired.
Sight screens	The sight screens are dangerous, as one half of a screen has fallen, leaving half a screen at one end. The Mosman Cricket Club are looking at replacing the screens at the Mosman end with wider sight screens, with an extra panel on either side.	Provide adequate sight screens at both ends of the oval.	Install the new sight screen.
Fence and gates	The palings of the wooden oval fence and gates are frequently damaged by vandals.	Provide a fence around the oval that is durable and consistent with the park's village green character.	Investigate the need for installing metal picket gates and a metal picket fence around the oval.
Change facilities	The change facilities for home and visiting teams are considered in poor condition. The change rooms are not large enough for 11 cricket players and their kits. Flooding of change rooms occurs after rain.	Ensure the change rooms meet the needs of users.	Investigate the need for renovation of the change rooms. Implement measures to prevent stormwater from entering the change rooms.

ISSUE	BACKGROUND	STRATEGIES	ACTIONS
Club room	<p>The Mosman Cricket and Soccer Clubs have requested improvements to the club room in the pavilion, including extensions to increase its size and renovations for a bar area. The room is also cold and draughty.</p> <p>Despite having a licence agreement to use the club room, the soccer club use the larger Warringah Bowling Club for senior club activities.</p> <p>Council have no plans to refurbish the club room. Any refurbishment would be contributed to on a user-pays basis.</p>	Upgrade the club room to maximise its use.	Liaise with the cricket and soccer clubs and other interested user groups about financing improvements to the club room.
Storage	<p>Some groups, such as the dog training club and Mosman Soccer Club, store equipment in the equipment storage rooms in the pavilion. However, there is vacant space and items stored in this area that cannot be identified.</p> <p>Council recognise the need to have more control over what is stored in the pavilion, particularly considering fire safety.</p> <p>In 2001, Council identified the need to upgrade storage facilities for equipment at Allan Border Oval by 2005.</p>	Ensure the efficient and safe use of storage space in the pavilion.	Request that user groups tidy up their current equipment storage area. Review the storage space allocated to user groups in consultation with the groups.
Seating	<p>Many plastic seats in the pavilion grandstand are missing or damaged from vandalism. Other materials, such as aluminium, are more durable than plastic for seating.</p>	Provide adequate and durable seating for sporting spectators in the grandstand.	Investigate providing new aluminium seating in the grandstand.
Toilets	<p>Sporting and other user groups report that the toilets in the pavilion are in poor condition and require cleaning. Parents of children have requested that the toilets accommodate room for prams and strollers.</p> <p>Council has no current plans to upgrade the toilets as it is considered a low priority.</p>	Ensure the toilets in the pavilion are adequate for the general needs of park users.	Review the frequency of cleaning of the toilets.
Access by dogs	<p>The oval is used for dog training classes once a week, and by park users to walk their dogs. Participants in the dog training classes clean up their dog's waste before leaving the oval. Some park users have requested that dogs not be permitted on the oval for health reasons.</p>	Ensure the health and safety of users of the oval.	Continue to prohibit dog exercise on the oval, except for approved dog training classes.
Access to the roof	<p>Young people are reported to access the roof of the pavilion from the grandstand seating area near the childcare centre, and on the western side of the pavilion.</p>	Restrict unauthorised access to the roof of the pavilion for safety reasons.	Investigate installing a metal cage to enclose access points from the grandstand to the roof.

4.3 Issues relating to the children's zone

4.3.1 Mosman Occasional Childcare Centre

Background

The Mosman Occasional Childcare Centre (MOCC) was first established resulting from strong representation by a group of parents to Council in the mid-1980s for a service that would allow children a space to play, and 'time-out' for parents.

The MOCC has operated since 1986 under a Deed of Lease between Mosman Council as Trust Manager and approved by the former Department of Land and Water Conservation from part of the ground floor of the Allan Border Oval Pavilion and an adjacent outdoor playground.

Council, State government and community funding was invested in the initial upgrade, subsequent upgrades, and maintenance of part of the pavilion and grounds for the purpose of occasional childcare.

A licence agreement between Mosman Municipal Council and MOCC to operate an occasional childcare centre was signed on 26 June 1987 for a term of 15 years until 30 September 2001.

The Department's position in 1995 was that the use of the pavilion for child care was only approved to be a short-term solution to overcome an emergency faced by the childcare centre, and that longer term needs for child care needed to be planned for beyond the expiry of the existing licence. In 1996, the Department advised Council that the licence agreement with MOCC would not be renewed when it was due to expire on 30 September 2001.

In late 1999, Council sought to renew the licence agreement that was due to expire on 30 September 2001. The response of the Department of Land and Water Conservation was that child care centres are a Community Purpose which is not conducive or ancillary to use of a reserve dedicated for the purpose of Public Recreation; and that after 2001 the existing occupation should be returned as a recreational area for the people of Mosman.

MOCC was run by a voluntary parent Management Committee on a not-for-profit basis from its beginnings until May 2000, when 89% of the parent members voted for Council to manage the service for the community. Parents felt the voluntary commitment and meeting the responsibilities of the licence were onerous, and that the expertise needed to run a childcare centre and business was significant and available within Council. The Committee resigned because parents felt they did not have the necessary skills, experience or time to handle the increasing demands of legislative changes on day-to-day operations of the centre. After a four-month transition period, including transfer of assets from the Committee to Council and formation of a Parent Advisory Group, the management and operation of the centre was then taken over by Council. At that time, Council was seeking to extend the licence agreement for a further 3 years.

In August 2000, Council advised the Department that it was examining available options for the long term use and management of Mosman Park, which it recognised may take some time to finalise. Accordingly, the Department agreed to extend the licence agreement for a further three-year period from September 2001 until September 2004. This Plan of Management has been prepared to address the use of part of the pavilion and a small outdoor area for Community Purposes, taking into account the community's wishes.

Demand for occasional childcare in Mosman

Mosman Council has a long-standing objective to provide affordable child care. This issue has been raised in MOSPLAN. Council has assessed that there is a significant need for the provision of occasional care facilities in Mosman, particularly for children aged 0 to 5 years.

Recent demand for childcare at MOCC and in Mosman generally has steadily increased. Between 1991 and 2001, there was an 18% increase in the number of children in the Mosman local government area in the 0-5 year age group. The number of childcare places available in Mosman has not kept pace with the demand by families with working parents needing child care, which is reflected by long waiting lists.

In response to this demand, the MOCC Management Committee decreased the maximum hours available to each family in 2000 to allow more families to access the centre. In 2003, 275 families were registered to use the 20 places available. In 2004 the number of registered families is capped at 150, and 100 more are on the waiting list (as of August 2004). As a result of the demand, families need to share the places available, and so can use the centre for a maximum of 12 hours per week.

In November 2002 and March 2004, Council's Vacancies Register showed there were no vacancies at any childcare centres, pre-schools or family day care in Mosman, with waiting lists of up to 3 years. This situation will worsen as two childcare centres are destined to close, thus losing 64 places.

MOCC is the only occasional childcare centre operating in Mosman. MOCC has continued to experience pressure from families having little or no access to other childcare or preschool options for their children to access occasional childcare.

Current operation

MOCC caters for sessional and/or all day care for children aged 6 weeks to 5 years. This enables parents to attend appointments, go shopping, study or work casually.

In 2004 there are 150 children that are registered to use the centre. The maximum number of children that can be cared for at any time is 20 (8 places for 0-2 years, 12 places for 3-5 years).

The days and hours of operation are Monday to Friday (8.00am to 4.00pm for staff, and children 9.00am to 3.00pm). Families are limited to a maximum of 2 morning sessions per week per child. Each child can use the centre for a maximum of 12 hours a week if a place is available. Bookings are taken one week in advance of when care is required.

The playground is used by MOCC and is locked after hours to deter vandalism and ensure it is safe for children to use.

5 permanent staff are employed to work at the centre:

- 2 full-time with tertiary diploma and degree in early childhood education.
- 2 part-time (32.5 hours per week).
- 1 part-time (15 hours per week).

The staffing level exceeds the minimum standards required by Department of Community Services (DoCS) Regulations. The staff and service have an excellent reputation amongst parents and in the community.

The centre operates on a fee-for-service, not-for-profit and break-even basis. Families pay \$50 per year membership, and \$7.50 per hour (\$42 all day) per child. Recurrent financial assistance is received from Mosman Council, and from an annual operational subsidy from DoCS.

Council maintains the facility, and as licensee is responsible for ensuring that the centre meets DoCS Regulations. Under the licence, the centre must comply with NSW Department of Community Services Regulations for Centre-Based and Mobile Child Care Services Regulations (No. 2) 1996. A revised version of the Regulations, concerning staffing and physical standards and other matters, will soon be in place. The current operation would only be subject to changed requirements by revised Regulations issued by DoCS.

Shade and enhancements to the playground are planned, which are being funded by Council. New DoCS Regulations require parent interview space, so there may need to be some internal changes made to the upstairs area to accommodate space for interviews. To cater for this, an extension of approximately 12 square metres is envisaged within the mezzanine area of the existing pavilion.

Alternative locations considered

Mosman Park

The Mosman Occasional Childcare Centre has been operating in Mosman Park since 1986. The advantages of the current location include that it is:

- ❑ convenient for parents who use the centre for short sessional childcare while they shop, attend appointments, need 'time out', study, work, and participate in recreational activities.
- ❑ close to the Mosman shopping centre and business district
- ❑ close to Council's administrative building.
- ❑ close to Fitness First gym.
- ❑ close to a major public bus stop at Spit Junction.
- ❑ safe, peaceful and surrounded by green space.

Community views opposing the continuation of MOCC include:

- ❑ it is an exclusive use of part of the park, which should be available to everyone.
- ❑ it has a 'temporary' appearance.
- ❑ the shade structure is too dominant and permanent, and appears to offer little protection from the sun.

The support for continuing the operation of MOCC in Mosman Park far outweighs opposition to it.

Other locations

Alternative locations for occasional childcare in Mosman have been considered by Council over the past 5 years. There are few options in Mosman, where there are competing demands on available land. To overcome this problem, Council considered that dual use of public land and facilities is one way of making the best use of available resources. To this end, childcare centres have been established in Balmoral and Rawson Parks.

Other childcare centres that have been recently approved are:

- ❑ the former Mosman Women's Bowling Club site in Alexander Avenue has approval for a 40-place long day care centre for children aged 2 to 5 years.
- ❑ the former Ballykins Long Day Care Centre at south Balmoral. Upon the expiry of the lease of this site, Council called tenders to meet its long day care objectives. Pippies at Balmoral is now operating under licence and providing 10 affordable spaces.

Potential sites that are no longer being considered for childcare are:

- ❑ the Mosman Bowling Club, which has been acquired by Council. The site is not suited to occasional care, being situated on busy Belmont Road with restricted parking for parents dropping off and picking up children. In a report to Council in November 2002, the cost of building works to establish a long day childcare at the western end of the heritage-listed clubhouse was estimated at a prohibitive \$1 million. The bowling club was still being used by its members who would need to be accommodated elsewhere.
- ❑ Mosman Public School. A vacant floor of the school was assessed for access, outdoor play areas and indoor space requirements. However a subsequent increase in pupil numbers caused this space to revert back to use for primary school classrooms.

Use of Crown land for childcare

The proposal to continue use of the Mosman Occasional Childcare Centre in Mosman Park is consistent with the community values for the Park, is compatible with the recreational uses of the park, and reflects public access principles.

The facility provides a valuable community service for which there is an identified community need. In its 18 years of operation, approximately 3,000 children have been cared for at the centre.

The centre occupies part of the pavilion building on the western side of the park, as well as an outdoor extension to the south of the pavilion. The current use does not impact on the activities or circulation of other users of the park. Use of only part of the pavilion for childcare allows public use of the remaining space in the pavilion for meetings, changing, and for storage of equipment.

Location in a park surrounded by relatively quiet streets is an advantage for a childcare centre. Child care centres are a permissible use (with development consent) in the 6(a) Open Space zone under the Mosman Local Environmental Plan.

However, the use of Crown land for the purposes of a childcare centre is not compatible with the current reservation of the land for 'Public Recreation'. This means that the land should be open to the public generally for recreation purposes. As a result, there will be a need to change the reservation of the part of the pavilion and the land on which the centre is located from 'Public Recreation' to 'Community Purposes', or designate the subject land as both 'Public Recreation' and 'Community Purposes'. The former option involves revoking the land from the "Public Recreation" reserve and reclassifying and reserving the land for 'Community Purposes'. The extent of the land that would be revoked from the 'Public Recreation' reserve is shown in **Figure 4.1**

The Crown Lands Act requires a land assessment in order to change the reservation of a public reserve. A land assessment may be waived if a proposed use is determined to be in the public interest (demonstrated for example by support in a Plan of Management), and if it is consistent with the principles of Crown land management and the zoning.

If the use of part of Mosman Park for a childcare centre is supported, the Department of Lands has stipulated that:

- ❑ the new reserve for Community Purposes is to be managed by the same Reserve Trust that manages Mosman Park. It is proposed that Mosman Council on behalf of the Mosman Park Reserve Trust will continue to manage the park for Public Recreation and Community Purposes as appropriate.

Insert Figure 4.1

Community Purposes reservation

- ❑ This facility will continue to be a Council run and managed facility operating on a not for profit basis.
- ❑ Fees charged by MOCC are at a lower cost than those of private childcare centres, and as such are considered “affordable” and should remain so during the term of Council management.
- ❑ It would be appropriate for Council to review the charges of MOCC from time to time.
- ❑ If the land occupied by MOCC is no longer needed for ‘Community Purposes’ in the future, the land should be returned to the ‘Public Recreation’ reserve
- ❑ The Reserve Trust should continue to be funded for the maintenance of the facility and reserve generally.
- ❑ Upon change of reservation, the Reserve Trust should formalise the use arrangement with the relevant areas of Council.

4.3.2 Other issues

ISSUE	BACKGROUND	STRATEGIES	ACTIONS
Children's play opportunities			
Mosman Occasional Childcare Centre			
Continuation of use	See Section 4.3.1 above	Continue the occasional childcare service in Mosman Park.	Change the reservation of part of Mosman Park for Community Purposes instead of Public Recreation.
Public access to the centre on weekends	Some park users would like to use the play facilities at the centre on weekends. The centre is closed on weekends for security purposes.	Restrict public access to the childcare centre play facilities on weekends.	Continue to close the childcare centre play facilities on weekends.
Security	In response to security concerns, a security system was installed at the childcare centre in July 2004. There have been requests for lighting of the childcare centre and outdoor play facilities to add to the security of the centre. Council has not yet installed lighting.	Ensure security of the childcare centre at night.	Install lighting of the childcare centre and outdoor play facilities.
Shade	A shade structure currently provides shade for children using the outdoor play area. However it does not completely shade the play area because it is too high. Community complaints have been received about the size, visual dominance and effectiveness of this structure.	Construct shade structures that provide adequate shade, and are visually sympathetic with the park setting.	Install an additional shade structure. Consider replacing existing shade structure with a more effective and sympathetic structure
Parent interview area	Department of Community Services regulations require a parent interview room at childcare centres. Some internal changes to the centre may have to be made to accommodate such space.	Comply with Department of Community Services Regulations for childcare centres.	Expand the mezzanine area to accommodate additional space for parent interview rooms.
Memorial Park Playground			
Play equipment	Renovation of the playground in May 2000 resulted in complaints about removal of play equipment that children liked to use. Parents consider the current play equipment does not cater for all age groups – the older children are not challenged, and younger children could be at risk of using equipment beyond their capabilities. The toddler swings are too high off the ground. Orientation of the equipment to the west causes glare. Council are not considering improvements to Memorial Park Playground in its Playground Improvement Program in the short-term, given the improvements made 4 years ago.	Cater for a range of ages in the choice of play equipment.	Consider improvements to the range of play equipment at Memorial Park Playground in the long term.
Softfall	Parents have complained to Council that the bark softfall is dirty when dry and muddy when wet, which stains children's clothes. Bark softfall is typically put in playgrounds if trees are overhead. Leaves, twigs and branches falling into sand softfall results in needing to clean the plant matter out of the sand several times a week, thus increasing maintenance costs.	Provide softfall in the playground consistent with Australian standards and appropriate to the setting.	Consider replacing the bark softfall with another appropriate material in the longer term.

ISSUE	BACKGROUND	STRATEGIES	ACTIONS
Fence	The fence is not high enough to keep older children in the playground.	Ensure the safety of children using the playground.	Consider replacing the existing fence with a higher fence at the end of its economic life.
Gates	The entry gate to the playground at the corner of The Crescent and Gouldsbury Street is not wide enough for double prams. Council has installed a wider gate at The Crescent entry. Higher locks on the gates are needed.	Ensure the safety of children using the playground.	Provide higher locks on both gates to the playground.
Seating	Council received a request to repair seating in the playground in April 2004.	Provide safe park furniture in the playground for carers.	Repair the damaged seating in the playground.
Garden beds	The raised garden beds introduced in 2000 preclude children running around the play equipment, and have caused injuries to children. The garden beds were upgraded in June 2004, and will be retained.	Provide an attractive setting for children's play in the playground.	Retain the raised garden beds.
Shade	Mature trees growing inside and outside the playground provide shade to the playground. Some parents have identified that there is little shade over the play equipment in the central area at some times of the day.	Ensure shade over play equipment for most of the day.	Monitor the tree cover and the shade it provides in the playground.
Barbecues	Some parents have requested barbecues next to the picnic tables in the playground. Council's policy is that no gas barbecues are installed in parks in Mosman, but people who wish to have a barbecue in a park can bring their own portable barbecue.	Provide opportunities for social interaction in the playground.	Continue to allow park users wishing to have a barbecue in a park to bring their own portable barbecue.
Access to the oval	Parents supervising children both in the playground and on the oval have requested a better connection between both areas. Due to differences in levels and sight lines between both areas, this is difficult to achieve.	Connect the playground and the oval.	Continue the current arrangement regarding access between the playground and the oval.

4.4 Issues relating to the informal zone

ISSUE	BACKGROUND	STRATEGIES	ACTIONS
Trees and greenery			
Falling branches	Branches fall off the trees in the park along Myahgah Road. A person was hit by a falling branch outside MOCC in January 2004. Some of the trees on the western side of the park are growing into trees next to them.	Ensure park users are safe from falling tree branches. Preserve existing healthy trees, while planning for their eventual replacement in keeping with existing plantings.	Regularly inspect the health of trees in the park. Include Mosman Park in the Parks Trees Management Program for Mosman. Prepare a strategy for replacement, management and maintenance of trees in the park.
Avenue of trees	The avenue of trees lining the path leading from the War Memorials to the oval is incomplete, as one tree is missing.	Maintain the historical avenue of trees.	Add a tree to continue the avenue of trees at the War Memorials.
Gardens	Calls have been made for flower beds to add colour to the park. However, annuals require additional watering which is not desirable during water restrictions, nor are the gardens in the park irrigated. Native shrubs would be more appropriate. Also, it is not desirable to change the plantings in the existing gardens as they are thriving, and plantings of native rosemary in the gardens are significant for Anzac Day ceremonies.	Add colour to the park through appropriate planting.	Consider using native flowering shrubs in future plantings in the park outside the memorial gardens.
	A pedestrian desire line between the pavilion and Myahgah Road is devoid of grass, and becomes dusty or muddy.	Encourage pedestrian access on footpaths rather than grassed areas between Myahgah Road and the pavilion.	Plant a low hedge and revegetate the bare area between Myahgah Road and the pavilion.
Location			
Vehicle parking	Drivers park across the vehicle entrance on The Crescent, obstructing access for maintenance and emergency vehicles.	Ensure that vehicle entrances to the park are not obstructed.	Install clear signage instructing drivers not to park across the vehicle entrance at The Crescent.
Recreation opportunities			
Recreational facilities	Some residents have requested a skate park and exercise equipment in Mosman Park. However, despite Mosman Park being a central and accessible park, such facilities are not consistent with the community desire for minimal additional structures in the park, nor with current uses. It is considered that these facilities would be more appropriate in other parks. A skate park is being constructed at Balmoral Oval.	Provide appropriate recreational facilities in the park.	Provide recreation facilities such as a skate park and exercise equipment elsewhere.
Seating	Calls have been made for more seating on the open grassed area at the north-east corner of the park and in the south-west corner. Additional seating should either be shaded or allows users to enjoy the sun.	Provide sufficient seating for park users.	Investigate the demand for additional bench seating in the north-east and south-east corners of the park.

ISSUE	BACKGROUND	STRATEGIES	ACTIONS
Basketball ring	The basketball hoop is in poor condition. Its location outside the pavilion is not ideal, with little space to avoid conflict between people practising basketball and other park users.	Provide for activities that interest young people in the park.	Investigate an alternative location for a basketball hoop when replacement of the existing hoop is required.
Lighting	Calls have been made to increase lighting along the paths in the park. Additional lighting would be an advantage in highlighting paths at night, but it can encourage anti-social behaviour and cause annoyance to adjoining residents.	Ensure adequate lighting of the park at night.	Retain the existing level of lighting in the park.
Remembrance	The Mosman Returned Services League Sub Branch wish to upgrade the War Memorial to properly recognise those who served in wars and conflicts other than World Wars I and II.	Recognise the important role of remembrance in the park.	Liase with the Mosman Returned and Services League Sub Branch about options to upgrade the World War II Memorial.

5 ACTION PLAN

5.1 Landscape Master Plan

The Landscape Master Plan for Mosman Park is presented in **Figure 5.1**. The Landscape Master Plan illustrates the physical works and actions in the following Action Plan that are proposed to be implemented to achieve the objectives and desired outcomes for the Park.

5.2 Action Plan

The management actions to resolve the management issues (consistent with the community's values of the Park) from Section 4 and to implement the Master Plan over the next 10 years are presented in the following tables. Table headings are explained as follows:

Action – specific task required to resolve the issue.

Priority – importance or urgency of the action, rated as:

Immediate
High
Medium
Low

Responsibility – section or staff position within Council, or another organisation responsible for implementing the action.

Council staff

AS Assets and Services
PA Property and Assets
RA Rangers
PT Planning and Transport

Other organisations

Lands Department of Lands
DVA Department of Veterans Affairs
MSC Mosman Soccer Club
MCC Mosman Cricket Club

Cost – capital costs of each action.

Performance target – how Council intends to implement and achieve the action.

Means of assessment – how the achievement of the performance target can be measured and assessed.

Figure 5.1 – Landscape Master Plan

Zone: Whole park

Action	Priority	Responsibility	Capital cost \$	Performance target	Means of assessment
Increase ranger patrols of the park at night.	High	RA	-	Reduction in vandalism.	Reduction in complaints to Council. Reduction in vandalism in the park.
Liaise with the Police to report any incidents of vandalism or noise at night.	High	RA	-	Reduction in vandalism.	Reduction in complaints to Council. Reduction in vandalism in the park.
Remove any broken glass promptly.	High	PA/AS	-	Reduction in broken glass found in the park.	Reduction in complaints to Council. Reduction in broken glass in the park.
Ensure that contractors continue to comply with the conditions of their contract regarding use of maintenance equipment.	Medium	PA/AS	-	No noise from maintenance equipment prior to 7am.	Reduction in complaints to Council.
Designate parking spaces for people with disabilities close to access points to the park.	Medium	PT	\$2,000	Improved access for people with disabilities to the park.	Positive comments to Council. Observations.
Construct the pedestrian refuge and implement associated works on The Crescent and Gouldsbury Street.	High	PT/AS	\$7,000	Construction of the refuge and implementation of associated works. Reduction in pedestrian / traffic conflicts on The Crescent.	Construction complete. Observations.
Investigate options for independent access by people with disabilities to the toilets in the pavilion and to the War Memorials.	Medium	PA	-	Recommended options for independent access for people with disabilities to the park.	Report completed and approved by Access Committee.
Repair footpaths where tree roots have lifted the path.	Medium	AS		Footpath surfaces are smooth.	Observation.
Review the number and location of rubbish bins in the park.	Low	PA	-	Adequate numbers of rubbish bins are located where they are required.	Park users use the rubbish bins.
Ensure new and existing plaques comply with Plaques Policy for Mosman LGA	Low	PA	-	New and existing plaques comply with the Plaques Policy.	Additional plaques comply with the Plaques Policy.

Zone: Sporting

Action	Priority	Respons- ibility	Capital cost \$	Performance target	Means of assessment
Investigate opportunities to extend drainage works to the entire playing surface of Allan Border Oval.	Medium	AS	\$30,000	Drainage installed to entire playing surface.	Positive comments from user groups about drainage of playing surface. Observations.
Communicate to user groups with a low impact on the oval surface that they may be able to use the oval after rain.	Medium	AS/PA	-	Low-impact user groups are made aware that they can apply to use the oval after rain.	Reduction in requests to Council for low-impact use of the oval after rain.
Investigate opportunities for capturing and re-using stormwater in the park.	Medium	AS	-	Feasible options for capturing and re-using stormwater in the park are presented.	Options report completed.
The soccer club to initiate entering into a licence agreement with Council to use the oval if desired.	Low	MSC	-	Licence agreement between Council and Mosman Soccer Club signed if desired.	Licence agreement in place.
Install the new sight screen.	High	PA, MCC	\$20,000	Sight screen is installed.	Observation.
Install metal picket gates and a metal picket fence around the oval.	Low	PA	\$72,000	New gates and fence are installed.	Observation.
Investigate the need for renovation of the change rooms.	Low	PA	-	Recommendation about renovation of change rooms.	Recommendation made.
Implement measures to prevent stormwater from entering the change rooms.	Medium	PA		Stormwater does not enter the change rooms.	Reduction in reports of stormwater in the change rooms.
Liaise with the cricket and soccer clubs and other interested user groups about financing improvements to the club room.	Medium	PA	-	Relevant user groups are consulted.	Decision about funding improvements to the club room is made.
Request that user groups tidy up their current equipment storage area.	High	PA	-	Storage areas are clean and tidy.	Observations.
Review the storage space allocated to user groups in consultation with the groups.	Medium	PA	-	Relevant user groups are consulted.	Positive comments from user groups.
Investigate providing new aluminium seating in the grandstand.	Low	PA		New seating is installed in the grandstand.	Observations. Increased use of the grandstand.
Investigate installing a metal cage to enclose access points from the grandstand to the roof.	Medium	PA	\$15,000	Metal cage is installed.	Reduction in incidence of people accessing the pavilion roof.

Zone: Children's

Action	Priority	Responsibility	Capital cost \$	Performance target	Means of assessment
Change the reservation of part of Mosman Park for Community Purposes instead of Public Recreation.	Immediate	Lands	-	The Mosman Occasional Childcare Centre becomes reserved for Community Purposes.	-
Install lighting of the childcare centre and outdoor play facilities.	High	PA		Lights installed. Reduction in entry to and vandalism of the play area.	Reduction in reports of vandalism.
Consider replacing shade structure in the MOCC outdoor playground.	Medium	PA		Shade structure installed.	Increased shading of the play area.
Expand the mezzanine area in the childcare centre to accommodate space for parent interviews.	Medium	PA	-	Adequate space for parent interviews is provided	-
Consider improvements to the range of play equipment at Memorial Park Playground in the long term.	Low	AS	\$30,000	Increase in the range of equipment in the playground within the next 10 years.	Equipment installed. Positive comments from children and parents.
Consider replacing the bark softfall with another appropriate material in the longer term.	Low	AS		Bark softfall is replaced with another appropriate material.	Softfall replaced. Positive comments from children and parents.
Consider replacing the existing fence with a higher fence at the end of its economic life.	Low	PA		A higher fence is installed.	Fence installed. Positive comments from parents.
Provide higher locks on both gates to the playground.	Medium	PA		Child-proof locks on both gates are higher than at present.	New locks are installed. Positive comments from parents.
Repair the damaged seating in the playground.	Medium	PA		Damaged seating is repaired.	Increased use of seating.
Monitor the tree cover and the shade it provides in the playground.	Medium	AS	-	Adequate shade of the playground.	Positive comments from parents.

Zone: Informal

Action	Priority	Responsibility	Capital cost \$	Performance target	Means of assessment
Include Mosman Park in the Parks Trees Management Program for Mosman.	Medium	AS	-	Mosman Park is included in the Parks Trees Management Program for Mosman.	Trees in the park are maintained, or replaced if necessary.
Prepare a strategy for replacement, management and maintenance of trees in the park.	High	AS	-	Strategy is prepared.	Trees in the park are managed, maintained or replaced as appropriate.
Add a tree to continue the avenue of trees at the War Memorials.	Medium	AS	\$500	Tree is planted. The avenue of trees is complete.	Observations.
Consider using native flowering shrubs in future plantings in the park outside the memorial gardens.	Medium	AS	-	Increase in native flowering shrubs used in future plantings.	Positive comments from park users and neighbours.
Plant a low hedge and revegetate the bare area between Myaghah Road and the pavilion.	Medium	AS	\$2,000	The currently bare area is revegetated.	Reduction in pedestrian traffic across this area.
Install clear signage instructing drivers not to park across the vehicle entrance at The Crescent.	Medium	PA	\$1,000	Signage installed. Vehicles do not park across the vehicle entrance at The Crescent.	Observations. No reports from maintenance contractors or emergency services about parking across the driveway.
Investigate the demand for additional bench seating in the north-east and south-east corners of the park.	Low	PA	-	Adequate seating is provided in the SE and NE corners of the park.	Observations at peak use times.
Investigate an alternative location for a basketball hoop when replacement of the existing hoop is required.	Medium	PA	\$2,000	An appropriate location for the basketball hoop is agreed.	Increased use of the basketball hoop.
Liaise with the Mosman Returned and Services League Sub Branch about options to upgrade the World War II Memorial.	Medium	PA	-	A plan for upgrading and funding the memorial is agreed between Council, the MRSLSB and the Department of Veterans Affairs.	An agreed plan for upgrading the memorial is implemented.

6 IMPLEMENTATION AND REVIEW

6.1 Permitted future uses and developments

6.1.1 Introduction

It is not possible to forecast every activity, development or structure that may occur at Mosman Park in the future. New activities, developments and structures may be proposed in response to an application for use of the Park, or because funding or another opportunity becomes available, or to address a management issue that may not become evident until after preparing this Plan of Management.

Guidelines for assessing the appropriateness of new activities, developments and structures in Mosman Park are outlined below.

6.1.2 Use of public recreation reserves

Crown land must be used and managed according to the principles of Crown land management (refer to **Section 3.4.1**). As Mosman Park is reserved for the purpose of Public Recreation and the area occupied by the Mosman Occasional Childcare Centre is proposed for Community Purposes, the uses, activities, developments and agreements for its use are broadly guided by the definition of Public Recreation and Community Purposes defined by this Plan of Management, in conjunction with any conditions and provisions within Council's Local Environmental Plan. The permitted land uses are then more specifically defined by either a statutory mechanism (a Plan of Management), contractual agreement (lease or licence), or a combination of both.

The Department of Lands has stated that the definition of 'Public Recreation' and 'Community Purposes' is to be determined in this Plan of Management. Public Recreation is thus defined as sporting and informal recreational activities, and social and cultural activities. Community Purposes is defined as being for the purpose of an occasional child care centre consistent with the definition of a childcare centre in the Mosman Local Environmental Plan.

In addition, case law judgements influence the policy and practice of the Department of Lands, and Mosman Council as the Reserve Trust's manager, to assist in defining acceptable uses and activities on public recreation reserves. Refer to **Section 3.1.1** for a summary of the principles established by case law judgements. For example, the Department of Lands does not support the use of Crown Reserves for private functions.

Any proposed use of Mosman Park must be consistent with the above guidelines.

6.1.3 Permitted use of parks in Mosman

The *Mosman Local Environmental Plan 1998* allows various uses to occur without development consent in the 6(a) Public Recreation zone. Development consent may be granted for some other activities. All other developments are prohibited. Definitions of 'recreation area' and 'recreation facilities' are in **Section 3.2.2**.

Under Clause 24 of the LEP, Council must consider the following factors in considering whether to grant consent to the carrying out of development on land within the 6(a) zone:

- ❑ the need for the proposed development.
- ❑ the impact of the proposed development on the existing or likely future use of the land.
- ❑ the need to retain the land for its existing or likely future use.

Council has conditions for hire of ovals, covering hours of use, use of pavilions and floodlights, payment of hire fees, cleaning, damage, public liability insurance, closure of grounds in wet weather, and sale of food and drinks.

Amplified sound and consumption of alcoholic beverages are not permitted on public reserves. Erection of tents and marquees is not permitted without Council approval.

Conditions that Council places on corporate events on Council-controlled land include:

- ❑ rubbish is to be removed.
- ❑ amplified sound is prohibited.
- ❑ no vehicles are permitted.
- ❑ horses and ponies are not permitted.
- ❑ parking conditions are complied with.
- ❑ pegs or poles are prohibited except in designated areas. Council may approve erection of marquees where pegs and poles will not damage drainage and irrigation systems.

6.1.4 Future uses of Mosman Park

Any proposals for future uses of Mosman Park should be consistent with:

- ❑ Relevant legislation (Section 3.1)
- ❑ Case law judgements for the use of Crown land (Section 3.1)
- ❑ The zoning under the Mosman Local Environmental Plan (Section 3.2)
- ❑ Community values of the Park (Section 3.3)
- ❑ The principles of Crown land management (Section 3.4)
- ❑ The objectives for management of the Park (Section 3.4)
- ❑ Community objectives for the Park (Section 3.4)
- ❑ The future roles of the Park (Section 3.5)
- ❑ Additional guidelines for assessing future uses and developments (Section 6).

6.1.5 Proposed developments and building works

All proposed development and building works consistent with the values and actions in this Plan of Management (excluding activities which are permitted without development consent under the Mosman Local Environmental Plan and the Section 117 Direction of the Director of the Department of Infrastructure, Planning and Natural Resources) would be subject to normal development and building applications in accordance with the *Environment Planning and Assessment Act, 1979* and the Mosman Local Environmental Plan. This Plan of Management would be an important supporting document for the required Development and Building Applications for the proposed works.

6.2 Authorisation of leases and licences

Leases and licenses can be established by the Council for public or private purposes, providing they are consistent with the major objectives of this Plan of Management, and that the residential and environmental amenity of these areas is maintained.

6.2.1 What are leases and licences?

A lease will be typically required where exclusive use or control of all or part of Mosman Park is desirable for effective management. A lease may also be required due to the scale of investment in facilities, the necessity for security measures, or where the relationship between a major user and facilities in the Park justify such security of tenure.

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of the Park is proposed. A number of licences for different users can apply to the same area at the same time, provided there is no conflict of interest.

6.2.2 Existing leases and licences

This Plan of Management authorises the following existing licences until the expiry of their current terms:

- Mosman Occasional Childcare Centre (part of pavilion, and outdoor area).
- Mosman Cricket Club (use of Allan Border Oval and pavilion).
- Mosman Soccer Club (use of pavilion).

6.2.3 Authorisation of future leases and licences

All tenures over part or all of a Crown reserve are made between the Reserve Trust and the lessee / licensee, and are subject to the provisions of the *Crown Lands Act 1989*. Lease agreements are modelled on the standard Crown lease conditions applying to the leasing of Crown land under Section 34 of the *Crown Lands Act 1989*.

A lease or licence over a Crown public reserve must be consistent with the reason or purpose of the land's reservation or dedication. As such, any lease or licence granted over Mosman Park must be consistent with the definitions of Public Recreation and Community Purposes, and the guidelines for use of Crown reserves, otherwise the Minister cannot approve any leases or licences granted by the Reserve Trust.

Under any lease, the construction of facilities on Crown land will be permitted, provided:

- the facilities that are proposed to be constructed are in accordance with a Plan of Management adopted for the Reserve under the *Crown Lands Act 1989*.
- any lessee will obtain the consent of both the Minister and the Reserve Trust for any development applications or proposals for activity made by it to enable the construction of the premises.

Any future leases and licences or renewal of existing licences for use of the Park are authorised by this Plan of Management, provided the proposed use is consistent with:

- Relevant legislation (Section 3.1)
- Case law judgements for the use of Crown land (Section 3.1)
- The zoning under the Mosman Local Environmental Plan (Section 3.2)
- Community values of the Park (Section 3.3)
- The principles of Crown land management (Section 3.4)
- The objectives for management of the Park (Section 3.4)
- Community objectives for the Park (Section 3.4)
- The future roles of the Park (Section 3.5)
- Additional guidelines for assessing future uses and developments (Section 6).

Consent must be obtained from the Minister for Lands before any long term licence on Crown land is granted. A temporary licence can be granted only for the purposes prescribed under the *Crown Lands Regulation 1990*, which includes activities such as grazing, advertising, camping, catering, hiring of equipment, entertainment, equestrian events, exhibition functions, markets, meetings, sales, shows, sporting activities and stabling of horses. A temporary licence does not require the Minister's consent, but can only be granted for a maximum period of one year.

Council must register any leases and licences on Crown land with the Department of Lands.

6.2.4 Guidelines for assessing proposed uses under lease or licence

In considering whether to grant any lease or licence, Council should take into account the consistency of the proposal with the values and objectives of this Plan of Management, particularly regarding:

- whether the use/activity is in the public interest.
- whether the use/activity would not cause any significant detrimental impact on the park or on the local community.
- the impact of the lease/licence on the public/private space of the parks.
- the impact on maintaining the parks as one cohesive open space.
- compatibility with zoning and other Council requirements.
- provision of benefits and services or facilities for the users of the land.
- responsibility of the lessee/licensee for ensuring the area is maintained to a standard which is acceptable to Council.
- the need to define the times the land or facility will be available for use by the lessee/licensee.
- any fixed or temporary outdoor lighting of areas to be allowed only between the hours identified in the lease/licence.

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 the policy as required on renewal.
- use of the premises by the lessee or licensee is restricted to only those activities authorized in the lease or licence.
- any alteration, transfer or sub-letting etc should not be permitted without Council's consent.
- ownership of improvements should be dealt with in the lease or licence.
- a lease (5 years or more) should be registered on the land title.
- a licence can be terminated by either party.

6.3 Resources

There are a number of approaches that Council can take in funding the implementation of this Plan of Management for Mosman Park.

6.3.1 Grants

A number of Commonwealth and State government grants are available to assist with capital works in parks such as Mosman Park. Sporting and other user groups may be able to apply for grants for improved facilities from their peak bodies.

6.3.2 Section 94 Contributions

Council currently collects funds from developers towards the cost of upgrading facilities, including parks, in Mosman to meet the needs of new development.

6.3.3 Partnerships

There is an opportunity to develop partnerships in relation to improvements to the Park. For example, sporting groups could financially contribute towards upgrading facilities.

6.3.4 Rental income

Income from the Park is generated by licence fees, and from applicants for approved functions and events.

6.4 Maintenance regime

The current level of maintenance of the Park is considered adequate, except for removal of broken glass and the playing surface of the oval at times. Recent changes in maintenance contractors and contracts will further improve the level of maintenance, as it is now based on agreed outcomes, not the frequency of maintenance.

6.5 Review of this Plan of Management

This Plan of Management shall be reviewed every five years, and updated as necessary to reflect changing community and Council priorities and issues, and to recognise completed actions. Review of this Plan of Management should also take into account the outcomes of periodic reviews of Council's strategic and operational plans.

The Action Plan tables have a shorter life and therefore require more frequent reviews and updating. The Action Plan tables should be reviewed and revised yearly in accordance with Council's budgets, Capital Works Program and changing priorities.

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APPENDICES

A *Results of community consultation*

Mosman Park Plan of Management

Results of survey of Mosman Market visitors and resident responses to local letterbox drop

Number of responses = 51

1 Do you use Mosman Park?

Frequency of use ranges from 2-3 times a day, daily, several times a week, weekly to less often.

Never (resident more than 20 years). Wouldn't know what happens there. Walking in circles? Dog training? Cricket?

We live on the "other side" of Mosman on the Spit side, so we have to cross Military Road to get there. Also, we can't park once we get there.

If yes, why do you use the park, and how often?

Attend memorial services 1

- Memorial services on Remembrance Day and Anzac Sunday.

Children's play 9

Children's play 5
Take grandchildren to play areas 3
Play on oval with grandchildren

Childcare 1

MOCC

Coffee 1

Eat lunch 2

Picnic lunches
Eat lunch from the markets

Exercise / fitness 3

Exercise 2
Basic training class at Fitness First uses the park

Meet friends 1

Read 2

Read
Read books on the benches

Relax 2

Relax
Relax and admire the beauty of the area

Running / jogging 4

Run on the oval
Run around the paths
Jogging
Run the dog

Sitting 8

Sitting 4
Sit on the benches
Sit on the grass
Sit in the sun in winter 2

Walking 28

Walking for exercise around the park 10
Walk the dog 8
Walk around the paths 6
Walk through 3
Walk around the oval on summer evenings because it is cooler than the streets or gardens surround it.

Watching activities 25

Watch cricket 10
Watch sport in general 8
Watch soccer / football 5
Watch children play 2

Work 1

Work reasons

If no, why don't you use the park?

It is boring for my children (11 and 13).
Memorial Park is dangerous. The fence is not safe, and the equipment is unsafe for children under 3.
We have a nice garden, and are not interested in watching sport on the oval.
Don't use the park at night because maybe hooligans lurking and vandals making trouble.

2 What aspects or features of Mosman Park do you particularly like, or are important to you?

Trees and greenery (20)

Trees 7
Beautiful trees 2
Grass and trees 2
Large trees
Fig trees
The surrounds and gardens
Foliage
Well established trees
A green, tree-lined oasis in an increasingly urban area
Green space in front of our property
Lungs of the area
Green oasis in a shopping precinct

Sporting opportunities (12)

Park and oval
The oval
The oval for sport and ball activities for young children
Space to play sport
Cricket games on the oval
Watching cricket on the oval
Good for cricket and soccer
Sporting events on the oval
Access to the oval for soccer practice and running
A pleasant amphitheatre for sport with a regular passing parade of people
Entertainment – spectator sport

The sights and sounds of cricketers in summer is a joy and attracts dozens of spectators with rugs and picnic baskets. On a brisk winter day, the soccer players have the same effect, with both players and spectators adding to the enjoyment of life in Mosman.

Peace and quiet (10)

Tranquillity 3
Peaceful 2
Peace
Peace and quietness away from main roads
Enjoy the feeling of being away from the traffic in Military Road.
Quiet place to sit
Good 'time-out' place for the shopping precinct.

Open space (7)

Open space 3
Space
Spaciousness
Open space in the middle of a residential and commercial area.
Openness of the area – lack of physical structures or perimeter fencing

Children's play opportunities (6)

Children's playground 2
Good playground for children
Play equipment is great
The infants park on the corner of The Crescent and Gouldsbury Street
Small playing area for children and their parents to meet friends with children.
Children
I like to see the children playing and doing sports

History / tradition / village atmosphere (6)

History
The "Federation feel" the oval gives to the area
Retains the charm of old Mosman with human-scaled buildings surrounding it.
First-grade cricket on Mosman Oval is of historic importance stretching back over a century
Village atmosphere
The aesthetic view – very English and in relation to the "Mosman Village atmosphere".

Central / convenient location (5)

Central
Central to and close to the hub of Mosman and Spit Junction.
Convenient
Very close to home
Handy locality

Fence (4)

White picket fencing
Picket fence
The fence around the park
Fully enclosed

Sunny aspect (3)

Sun / shade
Sunshine
Sunny

Social / meeting place (3)

Friendly people I meet
Dogs can run leash free – it's great socialising for the dogs and owners.

The pathways are an integral part of the park, from bike riding as a child to strolling today you always meet people on the paths as they converge on an open grassy patch.

Aesthetics (3)

Beauty
Aesthetically pleasing
Very well kept

Remembrance (2)

The memorial – reminder of the importance of community to past generations
War Memorial

Natural setting for wildlife (2)

Attraction of wildlife (e.g. birds) to the area and surrounding trees.
Birds

Other

The sloping hill
Access to clean and safe public toilets
Daycare centre - reminder of the importance of community to future generations
Sit under the trees in summer.
Seats
Mosman Occasional Childcare Centre
Attractive centre for the administrative centre.
It is 'simple' with easy access, and enough shade and space for everyone.
Whether by design or default the paths also section off areas offering an open space and privacy.

3 Are there any problems or issues with the park that Council should address in the Plan of Management?

No – it's perfect

If yes, how should these issues be resolved?

4 Can you suggest any improvements that should be made to Mosman Park?

Sometimes 'improvements' mean restrictions and reduced free space. It's great as it is.

Issue	Way to resolve / improvement desired
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Drinking

Underage drinking, the youth centre and vandalism. Youths drinking and smashing bottles at night. Occasionally there's a lot of broken glass around. Dirty oval surrounds, broken bottles near the seat at the bend of The Crescent. Bottles and broken glass near the playground in Gouldsbury Street. Rubbish in one corner has been there for over a year.	Need more Police patrols. Regular patrol by rangers More ranger / police patrols to stop all the broken bottles from being thrown around especially on weekend nights. More Police and Ranger patrols, especially at night Better Friday night supervision to decrease teenage drinking and vandalism. Bottles and other rubbish in the seating areas and around the oval fence need to be cleaned up more frequently.
The area behind the scoreboard is used by young teens as a hiding place, smoking and drugs area.	It needs a good clean up under the large fig tree and routinely checked by rangers.
Keep school kids on holidays off the oval and the grandstand at night.	Locking the gates is silly, and encourages vandalism. Better lighting may help. More lighting around the school side of the park.

Traffic

	Speed humps in The Crescent.
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Parking

Parking on The Crescent is a big problem.	Better parking facilities
	More disabled parking nearby.

Seating

The seats opposite Albion Lane are being obscured by tree branches and roots, and should be removed because they are too close to residences.	More seating could be provided on the current cemented stepped area below the War Memorial.
	Put wooden slats on the curved concrete seating so it is not so cold.
	More seating on the external grass area on the NE side, and possibly SW side. Greatly increased shaded seating.
	More seats on the Myahgah Road side.
	More seats for the elderly as they enjoy watching the activities.

Safety and security

	Remove the curtain roots on the fig trees which block sight-lines.
	Increase path lighting.

Litter

Untidiness	Tidy it up every day as it used to be. The surrounds should be swept before 7 every day. Clean every day at the Gouldsbury Street end of the children's park. Broken glass and rubbish needs to be removed daily.
	More rubbish bins to accommodate rubbish from peak times such as market and sports days. There should be more dustbins in strategic places.
	Cigarette bins at the end of the park.

Children's playground

The bordered gardens and play areas in the infants park cause more accidents and difficulty to the children and mothers. We live opposite and see the stupidity of the current design.	Remove the hard-edged borders to the play and garden areas.
	Put sand not bark as softfall
The children's play area lacks stimulation for older children 7 to 10 years.	Better equipment in the children's park, like in Countess Street. Facilities for older children, not just toddlers. Adventure playground for primary school children, and exercise bars for primary kids and teens.
	More swings for babies
	Make Memorial Park a safer park for pre-schoolers.
	Safer fence around the playground with better gates. Higher fences in the park, and higher locks on gates.
	The Australian flag should be flying at all times in the kiddies playground to promote patriotism in our youngest Australians.
	More shade, especially over the children's play equipment

Dog exercise and training

There are some silly rules like no dogs on the oval, but Tuesday nights are dog obedience classes.	
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Maintenance

	Maintain the grandstand and public toilets up to standard.
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Oval fence

	Regular maintenance of the oval fence
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Pavilion

	Redesign the pavilion and dressing rooms.
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Sporting activities

	More activities for children around kindy age to inspire children to play more sport and a healthy outlook.
	Mature sports activities e.g. Masters sporting events and/or training.

Childcare centre

The Occasional Care Centre, although a very worthy facility, encroaches on public land, and has an eyesore of a sun shade which was erected without any consultation with residents. As it is unclear whether the play area is for general use or only for those at the childcare centre, it is frequently used at the weekends by parents who are using the oval, and is often vandalised.	The childcare centre could be relocated and that piece of land returned for public use. If it is to remain, any additions should be carefully designed to blend in with the landscape of the park, not just erected unthinkingly for the few.
The childcare centre in no way fits into the scheme of the park. Every time I pass I see the kids on the fake grass with sand windblown everywhere. It is a poor facility in such an affluent suburb.	If the centre is included, it needs upgrading.
	Expansion of childcare facilities

Plantings

The straggling garden beneath the War Memorial does not seem to be properly maintained.	Perhaps in view of the water shortage a grove of semi-matured native plants could replace this garden, giving a little more shade in summer when that piece of land is very exposed.
	Some flower beds and shrubs to add a little colour. More colour in the gardens surrounding the park.
	Landscape the park with better plants. More native shrubs to attract birds.
	Less trees would be an advantage, to enable viewing of events from the car as my wife is disabled.
Some of the trees on the western side are growing into other trees near them.	Move these trees.

Footpaths

	The state of the footpaths needs monitoring.
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Toilets

Toilets	Better toilets. Clean up the toilets and provide more toilet paper.
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Recreation facilities

	More recreation facilities
	As a basic training devotee, how about some equipment, such as monkey bars, steps, ramps etc. as a training area.
	A cycling track for young children to use.
	More adventurous play equipment in the playground.

Youth recreation facilities

Council does very little for youth apart from the youth centre, pool and art show. No wonder there's so much graffiti and vandalism. The Balmoral area is too far away for a skate park which needs supervision.	Provide a skate park for the youth of Mosman. Another ideal site is the children's playground adjacent to Mosman Park. There are plenty of other kids' areas, especially Memory Park.
	The long-discussed skateboard facility should be erected without further delay, possibly on the SW side of the oval.

Barbecue facilities

Barbecue facilities	Barbecue area next to the picnic tables
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Use of water

	Build a water tank under the surface of the oval to use rainwater runoff.
	Put a slab of concrete under the tap at the bottom of the park, so the area doesn't get muddy.
The sprinkler watering schedule on the oval should not go on while children are training.	

Noise

It is peaceful in the daytime, except on weekends and after hours when skateboarders make a bit of noise and destroy seats.	
Why use blowers to move leaves from one spot to another instead of raking and using mulch or compost?	As a neighbour I'd appreciate a few mornings when mowing and leaf blowing (which should be banned) starting later than 6.30-7am.

Shade

	More shade would be nice.
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Fence

	Maintain the fence. Maintenance of the outer woodwork and boundaries.
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War Memorial

	Upgrade the War Memorial to properly recognise the Boer War, WWII, Korea, Vietnam and other minor conflicts.
	Greater exposure to the War Memorial from World War 2.

Cricket wicket

	The wicket / square in spring is often late in being able to be used for cricket.
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Grass

	Some of the lawn needs replacing.
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Marketing

	Incentive marketing information to encourage the public to use the park.
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Dog exercise

	Council could provide doggy doo bags, but this may encourage an activity imbalance. Most dog walkers are responsible locals who enjoy their local park.
	Stricter enforcement of 'No Dogs' on the oval except for dog training night.

5 What activities do you think should be allowed in the park?

All types

Happy with present activities

Present use seems ideal

Any reasonable usage should be allowed.

The park is currently well used with a good mix of activities. More of the same if possible.

It is the Allan Border Oval and cricket should be the pre-eminent activity.

Always keep first-grade cricket at Mosman Oval in summer. Don't transfer cricket to out-of-sight Rawson Oval. Cricket is a beautiful game and the Mosman first-grade team should play in the centre point of the suburb on one of the most beautiful ovals in Australia.

Athletics 3

Ball games – seem to be harmless and allow free expression of outdoor life.

Bike riding

Children's play 3

Any kid fun thing

Childcare centre – a huge boon for parents

The little modest daycare centre

Concerts at night – classical music 2

Concerts like Opera and Symphony in the Park in the summer months.

Cricket 9

Dog training 2

Dog walking 3

Fitness

Football 3

Frisbee

Games

Golf practice two times a week – early morning, early evening

Gymnastics

Hockey

Jogging / running 2

Kite flying

Markets

Off-leash dog walking

Outdoor exercise classes

Pedestrian activities

Picnics 3

Rugby

School sports 8

Scooters

Soccer 7

Soft ball activities

Special events

Sports 6

Team sports 3

Teenage meeting place

Training

Walking 2

Youth-oriented activities

6 What activities shouldn't be allowed in the park, and why?

Anything that may encourage bad behaviour and/or destructive activities.

Anything noisy that spoils a peaceful place where all can enjoy.

Activities that impact on cricket being played on the oval.

Any activity that causes traffic / parking chaos, anti-social behaviour, property damage or noise.

Do not build 'equipment'.

Frequent late night activities which would disturb neighbours too often.
Nothing noisy after 8pm in winter or 9pm in summer to enable residents to quietly enjoy the serene surrounding.
Anything that generates a lot of noise, especially in the evenings and night.
Amplified sound 2
Parties and meetings that provide amplified music that would detract from the prime enjoyment of the park as a vital 'lung' area for reflection away from the increasing traffic.

Bike riding 2
too dangerous for all the pedestrian activities and too close to housing.

Camping
Commercial use / activities 2
Concerts
Dogs 4 – should not be allowed to run free
Drinking alcohol 2
Fireworks
Golf
Large crowds
Festivals
Night-time entertainment such as rock bands or loud music 6
Off-leash dog walking
Outdoor cinema 2
Parking
Playground
Protests
Scooters
Skateboarding 6
dangerous and noisy
noise attracts suspect types from suburbs near and far. Increase in crime and burglary.
too dangerous for all the pedestrian activities and too close to housing.

Smoking
Wheeled activities such as skates, unless specifically provided for.

7 Do you have any other comments about Mosman Park?

- Leave it as it is – it is a “classic” suburban park.
- We like it just the way it is.
- Maintain and leave it is it is without added unnecessary things.
- We are lucky to have it just as it is. There are so many other things of beauty that should be left as they are for the future.
- Don't over-manage and develop it.
- Keep as is.
- Very appealing.
- It's a very pretty park and a great asset for Mosman.
- A great place in which to relax.
- It is a gem for Mosman.
- Improve support for local sporting teams.
- Please do not install parking meters.
- Avoid damage – leave it the experts.
- I love it.
- I love the park. I grew up here and I own a dog. Living in Gouldsbury Street the park was our front yard. We roller-skated, and rode bikes, skateboards and billycars around 'the circuit'. We played spies, ninjas, hide and seek and treasure hunts. We climbed all the trees and threw water bombs and mushy cumquats from the front yard at our friends. We planted a tree which can now be seen from across the park. That was 25 years ago. I am very nostalgic – more so since moving back into my family home and realising that though much has changed, the park still evokes such emotion.
- A credit to the Council.

- ❑ Thank you for supplying the doggy doo bags. Although I always carry my own, it's nice to have yours in case of emergency.
- ❑ I support the youth centre, but the 'smoking' activities should be curtailed.
- ❑ We compliment you for the maintenance of the oval and the care of the grass.
- ❑ The surrounding areas to the park must be left as is and improved. No more buildings that intrude into the overall vision of the oval and park.
- ❑ It is always very busy and really appreciated and needed in this area.

Other comments

Aspects of Mosman that are liked are its beauty, particularly Balmoral Beach and natural bush areas, up-market facilities, sense of community, and opportunity to participate in planning.

Do not allow any more unit construction in the immediate areas, and please keep the English-Australian atmosphere and ambience. The park is unique in its position in relation to the village and availability to Mosman residents.

This questionnaire gives cause for alarm – the area that the park occupies may be valuable, but the number of people entering Mosman in the increasing medium density housing being built require more natural open spaces, not less. Those of us living in houses surrounding Mosman Park are currently being asked to approve a development that would increase traffic in Albion Lane and affect the tranquillity significantly.

Mosman Park Plan of Management

Summary of Community Information Evening 21 July 2004

Values

Open space

Open space

Open, public space

Open space in the heart of Mosman, providing unique amenities to the residents.

Openness – lack of physical structures or perimeter fencing.

Recreational opportunities

Recreation

Family recreation

Recreational opportunities for all the family

Children, the elderly and athletes appreciate the ambience of the park.

Green space for our children to play in.

Fun for kids

The children's playground

Trees and greenery

Green space (2)

Lovely green outlook from our front yard and beautiful trees.

The park is an oasis in an increasingly urban environment – green, calm, tree-fringed.

The green space and outlook.

Fabulous trees.

Very special fig trees.

Preservation of mature trees.

Great streetscape.

Oxygen-creation

Pollution absorption

Traditional setting / history

Traditional quaintness – picket fence, circular oval, scoreboard

Retains cottage character and small-scale streets.

Sense of timelessness – traditional character of the oval, fig trees

“Classic” suburban park village atmosphere.

“Old world” setting in a “village green”

Memories – War Memorial, Allan Border, children playing

Sporting focus

Sporting area

Sport – spectating and participation

Village oval for local cricket and soccer.

Great sporting venue near homes.

Arguably the most beautiful cricket oval in Sydney.

Home ground to Mosman Soccer Club.

Home ground of a famous cricket club that has produced many first-class and international cricketers.

Link with Mosman town centre

Community feel for the area, with local sport, markets etc.
Connectivity of the town square, community facilities and green space.
A great space that makes the town centre.
Good to have such open space in a village centre.

Other

Public area
Non-commercial nature
Peaceful

Vibrant, active, vitalization by many users through most of the day, resulting in security and peace of mind.

The park is an open place in the middle of an increasingly built-up area. It provides breathing space. The oval is essential for children, young adults and adults as a place for outdoor recreation and exercise. The children's playground is a vital area for children's recreation and for socializing of children and adults. It is the lovely area opposite our front door. I like to walk there, watch people walking their dogs, and listen to the children playing on the open spaces either inside the oval or on the grass.

Issues

Status quo

Retain green oasis
No changes wanted
Retain same form

Childcare centre

Childcare centre should be removed.
The canopy is ugly, too large and high, is permanent, and interrupts trees. It cost \$36,000.
The canopy could be more visually sympathetic with the park.
How much sun protection does the canopy offer?
Childcare centre provides for exclusive use of part of the park – public land should be available to everyone.
Temporary appearance.
The increasing number of apartments in Mosman will result in increased demand for childcare.
The centre should be multi-purpose.
People using the park on weekends want to be able to use the childcare centre.
The centre should be larger for use by the community.
An alternative site for a childcare centre is the Middle Head commando site.

Vandalism

Under-age drinking/drugs – associated with youth centre, especially during school holidays.
Vandalism problems – bottles being smashed.

There is always broken glass around seating. Seats opposite 23 and 25 The Crescent are collection points for bottles. Move these seats to the grassed area near the War Memorial.

More cleaning up of broken glass is required.
Noise – security – policing.
Weekends and school holidays are the worst times for trouble.

Security and supervision is needed at night.
Rangers have to call the police, because under-age drinking is not regulated by Council.
Police will target “hot spots”, so rangers should ring police when they see trouble happening.
More but subdued lighting in the playground and around the perimeter of the park.
More surveillance at night.

Seating

The seating opposite Nos 23, 25 The Crescent is too close to houses – should be moved.
The existing concrete seating is too cold – timber seats should be provided.

Traffic and parking

Parking problems.
Large verge for properties in the Crescent – opportunity for nose to kerb parking.

Children’s safety is a concern.
Visibility of traffic on The Crescent is poor when large vehicles are parked near driveways.
Delivery trucks drive fast in Albion Lane. Trucks conflict with children.
Make The Crescent a one way street.
40kmh speed limit should be enforced.
Speed humps were suggested to slow traffic, but vehicles make noise when they are driven over them.

Pedestrian crossing required opposite the war memorial.

A pedestrian crossing on Gouldsbury Street near the playground was requested by a Councillor. The RTA and Police agreed that a pedestrian crossing there was intended to be a pedestrian refuge. Pedestrian crossing stripes are needed to make drivers stop to ensure safety. People just ‘wander’ across the road at the pedestrian refuge at Gouldsbury Street and Military Road. No funding for the refuge yet / A pedestrian refuge will be constructed in Gouldsbury Street this financial year.

Use of the oval

Too much emphasis on cricket.

Future uses

No commercial activities.
No noisy activities, such as outdoor concerts.

Playground

Playground is dirty - wood chips should be removed and replaced with sand.
Play equipment not suitable or stimulating for over 5 year olds.
Upgrade equipment for older children such as in Countess Park.
The fence is not high enough to keep older children in.
The gardens have been destroyed.
Connect the playground and oval for parents supervising both younger and older children.

South-west corner

The south-west corner of the park is not used much, although people sit and walk there because it is sunny.

A grove of Poplars used to grow there.

Basketball ring – move to near tennis wall.

War memorial

War memorial – landscaping should be improved.
Flower beds are needed so the park would look more cheerful.

Plantings

More landscaping is needed.

A Tree Replacement Policy is needed to preserve existing trees, and plan new and replacement planting in keeping with existing planting.

Irrigation

The quality of the oval will deteriorate because of water restrictions.
Times of watering – water hammer problem in pipes along Gouldsbury Street.
Opportunity to recycle water with a rainwater tank or using stormwater.

Scoreboard

Anti-social activity in the scoreboard building was mentioned.

No changes – maintain status quo

Other

There were plans for a skate park in the park at one time.

The oval has been subdivided into housing blocks since 1913. (check details – The Crescent and surrounding area was subdivided on the 1900 plan, but the park itself was 2 lots that were sold in 1900 to become Mosman Park).

COMMENTS FROM PARENTS USING MOSMAN OCCASIONAL CHILDCARE CENTRE

July 2004

Responses = 51

1 Why do you choose to use the Mosman Occasional Childcare Centre rather than another centre?

Responses in descending order of mention:

- Flexibility
- Staff
- Convenience
- Location
- Cost
- Small centre
- Atmosphere
- Child happy
- Cannot get a place at another centre

2 For what personal reason/s do you use the centre?

Responses in descending order of mention:

- Attending appointments
- Time out
- Work
- Social opportunity for child
- Study
- Attend to other children
- To get jobs done at home that you can't do with small children around
- Shopping

3 What do you like about the occasional childcare centre in Mosman Park?

Responses in descending order of mention:

- Staff
- Location
- Activities
- Play facilities
- Park surroundings
- Atmosphere
- Outdoor play area
- Quiet
- Clean
- Parking
- Cost
- Friendly

4 What don't you like about the occasional childcare centre in Mosman Park?

Nothing really

The thought of not being able to operate as of September 2004.

Responses in descending order of mention:

- Booking system (see responses to next question)
- Hours
- Parking
- Difficulty getting a place
- Small indoor space

**5 How easy / difficult is it to book a time at the centre when you need it?
Have you had to make alternative arrangements when the centre is fully booked when you need to use it?**

Responses in descending order of mention:

- Difficulty in getting through on the phone
- Difficulty booking a week in advance
- Difficult to book at Christmas
- Had to make alternative arrangements
- Lack of places
- Have to book in person
- Generally easy to get a place

6 What are your thoughts about the fees?

- Reasonable (80%)
- High (15%)
- Low (5%)

**7 Does your child / children use the Memorial Playground in the Park?
If so, what are your thoughts about the playground?**

General – positive

Great park for all ages

The playground is very pleasant.

My boys are 3 and 5 and demand to go to Memorial Park straight after attending occasional care or Ballykins where they also attend.

Great, my children really enjoy it.

It's a great facility.

Great variety for all ages

It is a very nice sunny place in winter.

Fantastic equipment

Good park for toddlers and pre-schoolers.

Love the grass area for picnics and running around.

Fully enclosed

General – negative

This playground was better before the makeover.

Responses in descending order of mention:

- More swings
- Softfall
- More shade
- Play equipment
- Gates
- Higher fence
- Provide basketball area
- More seating
- Provide toilets for parents with prams

Other comments

Please keep the centre running. It is vital for people like myself who have no family close by to help look after my children.

