

Mosman Municipal Council

Plan of Management

Rawson Park and Surrounds

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- Issues Report
- Bradley Bushland Reserve Field Assessment and Review of Management Strategies

1. Introduction

1.1 Background

Rawson Park and Surrounds is subject to a range of different uses, including a variety of passive and active, organised and unorganised recreation¹ activities. It is a significant area providing an important local and regional recreation resource, valued for its social, cultural, heritage and natural qualities.

To integrate and manage the wide range of different uses that occur and also to protect the natural environment and significant features, there is a need to provide an appropriate management framework. This will ensure Rawson Park and Surrounds remains of value for future generations as well as those who use the area at present.

1.2 Purpose of the Plan of Management

To ensure Rawson Park and Surrounds is managed and maintained appropriately, a plan for the comprehensive management of this significant community resource has been prepared as a Plan of Management under the provisions of the *Crown Lands Act 1989*. The Plan of Management will guide the future use, management and enhancement of the Park.

The Plan recognises the importance of Rawson Park (including its facilities and natural qualities) to the community. Community input has indicated a strong desire for the existing qualities to be maintained and protected, with some improvements, as appropriate, to address identified issues. The Plan will take these needs into account. It is not intended that the Plan establish any significant changes in direction or focus for Rawson Park. The purpose of the Plan is to put in place a pro-active management tool to ensure the protection of this high quality community resource.

The Plan also considers current proposals for additional community use of Rawson Park:

conversion of the (currently unused) Mosman Women's Bowling Club to a long day child care facility; and

- provision of four all weather standard dimension multi-purpose courts (with the possibility of an additional grass court) in the area of the existing grass netball courts.

1.3 Study Area

The Plan of Management applies to Rawson Park and Surrounds, which is an area of Crown Land (approximately 7ha in size) located in the East Ward of

¹ For this reserve, recreation includes the following: organised sport and training (eg cricket, netball, rugby, tennis, croquet, school sports), walking, picnics, dog-walking etc.

the Mosman Local Government Area (LGA), approximately 750m from Mosman Junction (refer Figure 1.1).

Rawson Park and Surrounds includes Rawson Oval, Bradley Bushland Reserve and the area of reserve occupied by the tennis court, croquet club, and bowling lawns. This area will be referred to as 'Rawson Park' for the purposes of the Plan of Management.

Rawson Park is Crown Land, consisting of reserves 53879 and 70340 notified on 1 April 1920 and 10 October 1941 respectively for the purpose of Public Recreation.

Reserve 53879 comprises lots 7062 and 875 in DP752067. Reserve 70340 comprises lot 7163 in DP752067.

Mosman Council is the manager of the 'Rawson Park (R53879 and R70340) Reserve Trust'.

1.4 Preparation of the Plan of Management

The Plan of Management process involves the following steps:

1. Consultation and site review to determine community needs and values and identify issues and concerns;
2. Prepare Basis for Management;
3. Assess issues and prepare Issues Report;
4. Prepare draft Plan of Management (including management strategies, guidelines, and Action Plan);
5. Display draft Plan of Management and receive feedback and submissions;
6. Review submissions; and
7. Prepare final Plan of Management.

The site review included a field assessment of the Bradley Bushland Reserve and review of management strategies, undertaken by Urban Bushland Management Consultants Pty Ltd.

Community consultation activities included:

- telephone discussions with representatives of sporting and other user groups;
- review of the 56 'have your say' forms that were returned (forms were included with the introductory letter distributed by Council in November 1999);
- a meeting with the consultative committee (which includes representatives of Council and key user groups) on 1 December 1999;
- community workshop held on 9 December 1999; and
- display of the draft Plan of Management

- Consultative Group Meeting (August 2001)

1.5 Structure of the Plan of Management

The Plan of Management is a working document which will be used to guide Council activities relevant to the management of Rawson Park. The document is divided into two parts:

Part A - Plan of Management text, and Action Plan

Part A includes four sections. Sections 1-3 contain background information and set out the context and basis for management. Section 4 provides the management framework. An outline of the contents of each section is provided below:

Section 1 - provides an introduction to the Plan of Management;

Section 2 - outlines the context for planning which is provided by the existing environment, history and heritage, the significance of Rawson Park, and statutory requirements. Information on use of the Park and relevant leases and licences is also provided.

Section 3 - the Basis for Management is provided, including community values, the role of Rawson Park, and an appropriate management goal and objectives.

Section 4 - provides the guidelines for managing Rawson Park, identifying relevant issues and recommended management strategies and actions. It also includes the Action Plan.

Part B - Background Reports

Two background reports have been prepared:

- Issues report - summarising issues and concerns associated with the Park; and
- 'Bradley Bushland Reserve Field Assessment and Review of Management Strategies', Urban Bushland Management Consultants, January 2000.

2. Context for Management

The context for the Plan of Management is determined by the following factors which provide the background to, and influence the management of Rawson Park:

- the significance of Rawson Park;
- the existing environment;
- history and heritage;
- existing leases and licences; and
- statutory requirements.

Information on these factors is provided below.

2.1 Significance

Rawson Park is historically significant as a result of its links with the development of the Mosman community, and as one of the first parks established in Mosman.

The statement of significance prepared as part of the Mosman Heritage Review (Godden Mackay, 1996) recognised that ‘Rawson Park is an attractively sited and landscaped area of open space containing a picturesque oval’. The Heritage Review described the significance of Rawson Park as follows:

- Aesthetic significance at a regional level (classified as a comparatively rare example of its type);
- Historic significance at a regional level (comparatively rare example of its type);
- Social significance at a local level as a representative example of its type - demonstrating the important place of recreation in the social history of Mosman; and
- Representative scientific (also known as technical/research) significance at a regional level.

Rawson Park is listed by the Mosman Local Environment Plan 1998 as a heritage item with regional significance.

The Park is also highly valued by the community (see Section 3.1).

2.2 Existing Environment

2.2.1 Access and surrounding land uses

The main access to Rawson Park is via Cross Street, a local street off Bradleys Head Road. An additional access is via Alexander Avenue or Croquet Lane, off Middle Head Road (see Figure 1.1).

Only a small section of the Park actually has street frontage, with approximately 80m of the Bradley Bushland Reserve fronting Middle Head Road (adjacent to Croquet Lane).

Surrounding land uses include residential to the north, east and west. The Sydney Harbour National Park adjoins the Park to the south, with the former Defence Department and Defence Housing Authority (DHA) land adjoining the Park to the east and the old 8th Brigade Headquarters to the south-west (near Cross Street)². The Mosman Private Hospital adjoins the Park to the west.

2.2.2 Physical Environment

Rawson Park is located on a ridgeline at one of the highest points in Mosman, commanding panoramic views over Sydney and Middle Harbour, and the ocean through Sydney Heads.

The underlying geology of the area is Hawkesbury Sandstone, which produces characteristic ridge lines, rock outcrops, steep cliffs and other dramatic landforms. Much of the surface of Rawson Park has changed due to large scale earth works and importing of topsoils. However, the underlying sandstone remains close to the surface, causing drainage problems.

The Park has a number of different levels or terraces which, combined with the variety of facilities and features, create four distinctive areas (refer Figure 2.1) described below.

Rawson Oval

The oval is located on the upper level of the Park (approximately 96 m above sea level) at the western end, near Cross Street. Features include: the oval, grandstand, carpark and surrounding park area (including Council maintenance compound and telecommunications tower).

The landform of the oval area has been shaped to form a slight bowl around which Fig trees have been planted. Drainage within the oval is poor due to this landform and underlying geology.

Eastern Parklands

The Eastern Parklands are located on the upper level of the Park, to the east of the oval. The area is grassed with some small feature plantings, and includes the grass netball courts, the Scotland-Australia Cairn and the Anderson

² The management of both these areas of Commonwealth owned land has been transferred to the Sydney Harbour Federation Trust. Once management arrangements are formalised, planning for the future use of these areas will commence.

Memorial. The area adjoins the Bradley Bushland Reserve and the National Park, Rawson Oval and the Middle Head area.

The Cairn (30 metres east of Rawson Oval) is the highest point in Rawson Park at approximately 99m above sea level. The area east of the Cairn, a large open mown grass area, gently slopes down along the ridge line. Two terraced areas have been graded out of the slope. Approximately 45m east of the Cairn is the first of these terraces, a small grassed terrace occupied by the Keith Anderson Memorial. Further down the slope is an approximately 55m x 60m grassed platform, currently used for netball and other organised sports (about 92m above sea level). Drainage in this area is poor due to the underlying sandstone shelf and the grass is often damp in patches. This area drains to the adjoining Bradley Bushland Reserve.

Lower Area

The lower area is located below the oval at the northern end of Rawson Park and includes the tennis courts and clubhouse, croquet lawns and clubhouse, the women's bowling club (vacant) and greens (currently used by the croquet club), and children's play facilities.

A steep, approximately 7m high, weed infested bank to the north of Rawson Oval slopes down to the lowest terrace level of the park at approximately 87m above sea level. This area also includes a small carpark and landscaped terrace with steps up to the Oval. Access to the lower area is via Alexander Avenue or Croquet Lane.

Bradley Bushland Reserve

The Bradley Bushland Reserve occupies the north-eastern area of the Park, on the lower level. It adjoins Middle Head Road at the north of the Reserve, and the Eastern Parklands to the south. The Bushland Reserve includes a couple of walking tracks. Information on Bradley Bushland Reserve is provided below.



RAWSON PARK FIGURE 2.1



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 Created by SPH October 2023
 File No. O-Map 2023/Rawson Park Figure 2.1



2.2.3 Existing Vegetation and Bushland

Bradley Bushland Reserve

The information below is summarised from the report 'Bradley Bushland Reserve Field Assessment and Review of Management Strategies' prepared by Urban Bushland Management Consultants in January 2000. The full draft report is included in Part B.

Bradley Bushland Reserve is a small reserve, occupying an area less than 1ha. The Reserve is currently managed on behalf of Council by the Friends of Bradley Bushland Reserve, who have for many years worked voluntarily to both conserve and regenerate the remnant bushland.

The majority of bushland comprises a tall closed-scrub community, about 3-4m in height, dominated by mature *Kunzea ambigua* (White Tick Bush) and *Banksia ericifolia* (Pine-leaved Banksia). *Allocasuarina distyla* (Heath Sheoak), *Hakea teretifolia* (Dagger Hakea) and *Banksia serrata* (Old Man Banksia) are commonly occurring species.

Many of the heathland canopy species are senescent (ageing) and there are a considerable number of dead or degenerating trees in the Reserve. The soil in some areas is heavily shaded (75-80% or higher). As a result, the understorey (ground cover) is sparse over much of the area, with leaf litter, fallen branches and casuarina needles forming a thick mulch over the soil surface.

Pockets of moist soil in shady sites also support mesic (soft-leaved) shrubs. The upper (southern) slopes are generally more open in nature, with pockets of soil between the sandstone ledges supporting a number of trees such as *Corymbia gummifera* (Bloodwood), *Angophora costata* (Sydney Rusty Gum) and shrubs. Understorey species in sites with higher light levels are represented by a variety of native grasses, and in damp sites by native sedges and rushes.

The plant community at the Bradley Bushland Reserve would have originally conformed in structure and floristics to Coastal Sandstone Heath. In the Sydney Region, this community is found on Hawkesbury Sandstone headlands and ridges. Coastal Sandstone Heath communities are noted for their profusion of wildflowers, and for their stunted, wind-sculptured trees, and are regarded as prime fauna habitat, particularly for birds.

The structure of these communities is strongly influenced by fire frequency and the time since the last fire. Along with site hydrology/drainage, fire strongly influences both vegetation structure and floristics.

In the Bradley Bushland Reserve, there has not been a fire since 1981 (almost 20 years, whereas the ideal situation for this community would be 8-12 years). As a result, there has been a simplification of vegetation structure and a steady decline in species diversity.

Impacts on the bushland have resulted from the development of Rawson Park, recreation uses, demands and pressures from nearby residential areas, and of most importance, the suppression of the natural fire regime. These impacts

have acted to increasingly simplify the bushland structure and reduce species diversity.

As a result, the vegetation in the Bradley Reserve may be said to be in the process of 'flux', gradually changing from a dry coastal heathland to a mesic woodland. In the absence of major disturbance (or active intervention), this change will continue for the foreseeable future.

Other areas

Probably the most significant vegetation in the remaining areas of Rawson Park is the ring of Fig trees *Ficus rubiginosa* (Port Jackson Figs) planted around Rawson Oval. The Figs provide a distinct character to the oval and shade through their spreading canopy to adjoining areas. Some of the trees reach up to 15m in height. The condition of the Fig trees on the western side of the oval (which are protected from wind and have a thick layer of leaf litter around their base) is visibly better than those on the eastern side of the oval. The Figs on the eastern side of the oval are unprotected and exposed to winds, with many of the roots exposed and the canopy density much reduced. A small group of *Melaleuca* plantings provides protection from the winds to Figs on the eastern side.

Shrubs and mature *Eucalyptus* species provide shade and screening to vehicles in Cross Street car park while small garden beds with shrub plantings are found around the monuments in the eastern parklands.

Weeds have infested the exposed and steep sloping bank to the north of Rawson oval, while a Privet hedge (*Ligustrum sinense*) outside the Croquet Clubhouse and a row of Coral Trees (*Erythrina sykesii*) along Croquet Lane are a possible source of weed seed for adjoining bushland areas. The Coral trees are listed on the Mosman significant Tree and Vegetation Survey 1996.

Some exotic species can be found around the lower level including a number of Conifers, a large Phoenix Palm and several other shrub species.

2.2.4 Visual Character

The upper levels of Rawson Park, including the oval and eastern parklands, incorporate panoramic views of Sydney Harbour, Headlands and surrounding National Park areas. These views and the range of sports and recreational users attracted to the area contributes to a unique, open parkland character.

Rawson Oval is a picturesque oval surrounded by a picket fence and a periphery of Fig trees. The lush green appearance of the manicured lawn playing surface and formal boundary give a heritage character to this area with the period grandstand and clubhouse building oriented to take advantage of the distinctive vistas from the site. Fig trees around the periphery define the boundary of the area and further establish the distinctive and significant character.

The Eastern Parkland is physically exposed with expansive vistas to the east. The character of this area is informal with mown grass areas, providing a

contrast to the more developed nature of the oval area. The views and exposed nature of the eastern area highlights the significance of the two memorials.

Bushland to the north, south and east of the park provides a backdrop to views from the higher parts of Rawson Park. The bushland areas provide a visual and physical boundary to the open parkland areas.

The lower terrace area of Rawson Park to the north has a different character again, with a focus on active sporting facilities. The area includes roads (Croquet Lane and Alexander Avenue) car parking, hedges and fencing which provide visual and physical boundaries.

North and west of this lower area are a number of large homes while the west adjoins Bradleys Bushland Reserve. The backdrop of bushland vegetation to the west and the vegetated bank to the south generally softens the impact of the very formal uses found in the area. Although this area is lower than the rest of Rawson Park, glimpses of the far hillside can still be seen to the north through trees and houses. The row of Coral trees along Croquet Lane provide a refreshing show of colour.

2.3 History and Heritage

History³

Rawson Park was officially opened on 13 December 1902 by the Governor, Sir Henry Rawson. The Mosman Progress Association had a role in its establishment, as they were at the time active in urging the dedication and development of public reserves.

The eastern area of the Park was subject to a few proposals, including a proposal to build a 200 bed district hospital on the six acres facing Middle Head Road. This did not proceed, and the land was returned to Council in 1966. A hospital was eventually developed adjacent to the Park.

Two open space issues concerning land at Rawson Park became controversial during the 1970s. Both were connected with a resolution of Council in October 1974 that land at the Park should be set aside as the new location for Mosman High School (to be located between the Anderson Memorial and the Georges Heights Defence Reserve).

As a prelude to that long term objective, Council approved the clearance of bushland for the construction of tennis and netball courts. Opinion over the development of the netball courts was divided, with the motion eventually passed at a special meeting of Council. Clearing of bushland for the netball courts commenced the following morning.

³ Information on the history of Rawson Park has been extracted from 'Open Government, Closed Meeting' Community No. 8, Published by the Department of Urban and Regional Development (March 1975) and 'Mosman A History', Gavin Souter, 1994.

Council continued to campaign and in 1977 the Department of Education asked Council to zone the site at Rawson Park for education and recreation. Opinion eventually changed, and Council decided not to pursue the issue.

A portion of Rawson Park was dedicated as the Bradley Bushland Reserve in 1982 to honour local residents Joan and Eileen Bradley for their pioneering work promoting the regeneration of native bushland.

Rawson Park (in its entirety) is listed by the Mosman Local Environmental Plan (LEP) 1998 (gazetted 24 December 1998) as an item of heritage significance.

Heritage items

Rawson Park includes three significant heritage items:

The Grandstand

The Grandstand was constructed in 1927 in association with the oval. The basic construction of the building is brick and roughcast render, with steel columns, decorative brackets and beams supporting a gable roof structure covered in corrugated metal. The Grandstand includes tiered seating, an enclosed upper section with bar and fully glazed front. The lower section includes storage rooms, toilets and other amenities. It was refurbished in 1991.***The Keith Anderson Memorial***

The memorial was constructed in 1930 in memory of Flight-Lieutenant Anderson who died while searching for Charles Kingsford Smith in 1929. The memorial is a monument in the form of a Celtic cross on a square base surrounded by simple planting and a chain railing.

The Scotland Australia Cairn

The Cairn is of traditional Scottish form, circular in plan and roughly bell shaped. It is clad in different stones of a variety of types from different regions in Scotland. The Cairn stands on sandstone paving, beneath which is buried a time capsule. The Cairn is flanked by sandstone steps and balustrade walls. It was erected in 1988 by Mosman Council under the auspices of the Scotland/Australia Bicentennial Cairn Committee and in conjunction with the Scottish Australia Heritage Council.

Heritage Listings

Mosman LEP 1998 (gazetted 24 December 1998 as amended) lists the park, grandstand, Keith Anderson Memorial and the Scotland Australia Cairn.

2.4 Leases and Licences

A number of organisations have tenure (in the form of a lease or licence) over parts of the Park. Leases and licences which apply within the Park are listed in Table 2.1.

Table 2.1 Rawson Park Leases and Licences

Organisation	Facility to which tenure applies	Tenure
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Organisation	Facility to which tenure applies	Tenure
Tennis Courts	Tennis Court Complex comprised of four tennis courts, a clubhouse and surrounding enclosed land.	Five year lease from 1 June 1999.
Mosman Croquet Club	Womens Bowling Club greens.	Temporary licence agreement until 1/3/2002
	Croquet Clubhouse and greens.	Lease from 1 January 1999 to 31 December 2018.
Mosman Rugby Club	Grandstand - establishing priority of use of the facilities from the first Saturday in April to the third Saturday in September.	15 year lease from 1 September 1992 to 31 August 2007 with a five year option.
Cricket Club	Rawson Oval, attendant facilities and pavilion (excluding the area designated for use by Mosman Rugby Club).	(unsigned) licence agreement for the 1998-99, 1999-2000 and 2000-01 cricket seasons.
Telstra telecommunications tower	Easement to and area of land on which the tower is located (behind the Grandstand), and a (26 m ²) portion of the lower level of the Grandstand.	8 year lease from 6 September 1992 to 30 September 2000. Deed of agreement with the trust is under negotiation

It is to be noted that DLWC has now introduced a scheme to fund the Crown Reserves Management Fund (PRMF) which involves a 15% levy on rental collected by the reserve Trust. All new leases/licences of rental greater than \$2000 per annum and will be subject to this policy.

2.5 Statutory and Policy Context for Management

Crowns Lands Act 1989

As Rawson Park is a Crown Reserve, the *Crown Lands Act 1989* governs the planning, management and use of Crown land, including reservation or dedication for a public purpose. Crown land management principles stated in Section 11 of the Crown Lands Act are to:

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

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

- the plan and its outcomes are consistent with Crown land management principles;
- any proposed uses, development and management practices must conform to the public purpose for the reserved or dedicated land;
- the plan addresses any matters required by the Minister responsible for the Crown Lands Act.
- submissions about the draft plan are referred to both the Minister responsible for the Crown Lands Act and the local Council for consideration prior to adoption; and
- the draft plan is exhibited for public comment in accordance with the Crown Lands Act and Regulations.

Management and use of Crown Land

Crown land may be reserved or dedicated for public purposes. This means that the reserve must provide some public benefit, and that the management and use of the reserve is broadly defined by the purpose of the reservation. There are currently 16 types of public purposes used for reserving Crown Land. One of which is 'Public Recreation', the reservation of Rawson Park.

Management by a reserve trust is one of the means by which land reserved or dedicated under the Crown Lands Act is managed. Reserve trusts are established as incorporated bodies charged with the care, control and management of the reserve according to the public purpose of its reservation/dedication.

The most common form of trust management (approximately 75% of trusts) is corporate trust management by local government Councils. Mosman Council is the corporate trust manager of Rawson Park, with the trust established on 16 November 1956.

Crown land must be managed and used in accordance with the following:

- the principles of Crown land management;
- the reservation; and
- any conditions and provisions within the specific zoning in the Council's Local Environmental Plan.

Land uses are then more specifically defined by either a statutory mechanism (a plan of management), contractual agreements (leases or licences), or both. Relevant case law judgements also influence the policy and practice of land managers.

The management mechanism and any agreements (such as a lease) that apply must be consistent with the purpose of the reservation or dedication. This

means that existing or proposed uses/leases etc must be consistent with the existing 'Public Recreation' reservation. If a use is likely to be inconsistent, the reservation must be changed, where appropriate, or an additional reservation added.

The Crown Lands Act requires a land assessment in order for a change to the reservation. However, the need for the assessment can be waived if a proposed use is determined to be in the public interest (demonstrated for example by support for a draft Plan of Management) and if it is consistent with the principles of Crown land management, relevant Council zonings etc.

Use of Rawson Park and existing reservations

The current use of Rawson Park for general sporting and recreation activities (including leases by sporting clubs) is consistent with the reservation for Public Recreation.

Any change to the use of the reserve (such as the proposal to locate a child-care facility in the women's bowling club) would not be consistent with the existing reservation. This does not mean that the use is inconsistent with the other activities occurring within the Park, just that reservation of the relevant part of the Park would need to be appropriately altered (for example to 'Community Purposes') if it is determined to be in the public interest.

The existing use of a portion of the reserve for the Telstra telecommunications tower is inconsistent with the reservation for Public Recreation. As a result, the Minister or Trust (in this case Mosman Council) cannot approve or enter into a lease or licence over the reserved land for this purpose. However, the current DLWC policy position is that the Trust (managed by Council) can enter into a *deed of agreement* with the Telecommunications carriers for an appropriate compensation. It may be appropriate to add an additional reservation 'Environmental Protection' to the Bradley Bushland Reserve to ensure consistency with the actual purpose of this area of Rawson Park reserve (ie Bradley Bushland Reserve is used both for recreation in the form of walking, as well as protection of an area of remnant bushland).

Mosman Local Environmental Plan 1998

According to the Mosman Local Environmental Plan 1998, Rawson Park is zoned 6(a) Public Recreation and 7(a) Environment Protection (Bushland). The 7(a) zone applies to the Bradley Bushland Reserve.

The objectives of the 6(a) 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 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.

The following controls apply to the zone:

Development allowed without consent

- park furniture and lighting;
- exempt development;
- works for the purpose of gardening, landscaping and bushfire hazard reduction;

Development allowed only with consent

- demolition;
- buildings and associated vehicular access for gardening landscaping and bushfire hazard reduction works;
- child care centres;
- drainage;
- kiosks;
- recreation areas;
- recreation facilities;
- recreation, sporting and cultural activities;
- roads;
- utility installations;
- carparking ancillary to another permissible use; and
- subdivision.

Prohibited development

- development on Crown land that does not comply with the public purpose or acceptable uses identified in an adopted Plan of Management for the reserve under the Crown Lands Act; and
- other development not listed above.

The objectives of the 7(a) zone are to:

- retain and manage bushland areas for their scenic and environmental values;
- conserve native plant and animal species through the maintenance of suitable habitats; and
- contribute to the scenic quality of Mosman and the harbour.

The following controls apply to the zone:

Development allowed without consent

- development for the purpose of bushland regeneration and bushfire hazard reduction

Development allowed only with consent

- works to enable pedestrian access to facilitate recreational use of the bushland

Prohibited development

- development not listed above

State Environmental Planning Policy No 19 - Bushland in Urban Areas

The general aim of this Policy is to protect and preserve bushland within urban areas listed in Schedule 1 of the Policy because of:

- its value to the community as part of the natural heritage;
- its aesthetic value; and
- its value as a recreational, educational and scientific resource.

The Policy lists a number of specific aims.

‘Bushland’ is defined as land on which there is vegetation which is either a remainder of the natural vegetation of the land or, if altered, is still representative of the structure and floristics of the natural vegetation.

When preparing a local environmental plan, a Council must have regard to the aims of the Policy and give priority to retaining bushland.

These considerations should apply to the Bradley Bushland Reserve.

Policy for Use and Maintenance of Sporting Fields, Mosman Municipal Council, February 1999

The goal of the Policy (adopted by Council on 9 February 1999) is to ensure the sustainable use of Council’s sporting fields whilst providing equitable access and safe playing conditions for all users. The Policy applies to all groups or individuals wishing to use sporting fields in Mosman on either a casual or regular basis.

The Policy applies to Rawson Oval and the Netball Courts, and contains the following strategies and recommendations:

- Rawson Oval is generally closed in September (no bookings taken) for seasonal changeover and renovations, and along with all ovals in Mosman is closed for two weeks for seasonal changeover during the last week of March and the first week of April. Every endeavour is made to make areas available for seasonal users as soon as possible
- Rawson Oval is one of only two ovals in Mosman where Rugby Union (senior and junior) is permitted;
- Proposed oval usage as follows:
 - Rawson Oval, summer season - cricket (turf wicket and practice wickets), winter season - Rugby Union; and
 - Netball Courts, summer season - T-Ball/Softball, winter season - netball.

Bradley Bushland Reserve and Wildflower Walk, Plan of Management, prepared by The Friends of Bradley Bushland Reserve, November 1990

The Bradley Bushland Reserve is managed on behalf of Council by the Friends of Bradley Bushland Reserve (The Friends) who have for many years worked voluntarily to both conserve and regenerate the remnant bushland.

The Friends prepared the Plan of Management to establish directions for the future management of the Reserve. The Plan identifies a number of issues and management recommendations specific to the Reserve.

Recreation Needs Action Plan (July 2001)

The Action Plans relate directly to the priority actions identified in the Recreation Needs Assessment Study for the next five years and includes provisions for sporting facilities, youth facilities, playgrounds etc in Mosman.

2.6 Current use of Rawson Park

The organised user groups which currently make regular use of the facilities in Rawson Park are listed in Table 2.2.

Table 2.2 User Groups/Clubs Making Regular Use of Rawson Park

Club	Membership	Facility/Use
Mosman Rugby Club (seniors)	217	<ul style="list-style-type: none"> • season April - September, games and use of Grandstand until about 8pm Saturdays • training Tuesday and Thursday evenings
Mosman Junior Rugby Club	265 (18 teams)	<ul style="list-style-type: none"> • games Saturday mornings and Friday evenings
Mosman Cricket Club	170 seniors /others, 280 juniors	<ul style="list-style-type: none"> • training Tuesday and Thursday nights, play on Saturdays
Mosman Netball Club	200	<ul style="list-style-type: none"> • only 9-16 year olds use Rawson Park • training on Wednesday and Thursday evenings from March - September (approximately 50 players each night)
Mosman Croquet Club	60	<ul style="list-style-type: none"> • use club house (open 7 days a week), croquet lawns and the womens bowling lawns
Local schools, including SCEGGS Redlands, Queenwood School for Girls, Queenwood Junior School, Church of England Prep School, Mosman High School	-	<ul style="list-style-type: none"> • school uses include: hockey (oval); t-ball, softball, hockey, netball, Kanga Cricket (netball courts), soccer, rugby, cricket, athletics

Other organised uses, or uses for which formal bookings have been made, include:

- Mosman Highland Scottish Gathering - annual Highland games;
- permanent and casual use of the tennis courts by schools and members of the public; and
- casual hire of the grandstand (eg trivia nights, functions).

The role of Rawson Park is further defined in Section 3.

3. Basis for Management

The Basis for Management provides the framework within which issues and concerns are assessed, appropriate management strategies and actions are determined, and the Plan of Management is developed and implemented. It is an important step in the preparation of the Plan of Management and involves identifying the values, role and management objectives for Rawson Park.

Issues and concerns need to be addressed and considered within the context of community values and the role of Rawson Park to develop appropriate management strategies and actions.

3.1 Values

3.1.1 Overview

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

It is important to approach the management of a public reserve based on an understanding of the community values attached to the reserve, rather than focus directly on the issues and concerns. This is because issues and concerns can change quite quickly, whereas values usually remain relatively constant over time.

Identifying the values, roles and management objectives for a particular area requires the input of the community, Council and key stakeholder/user groups. Community consultation (which has included comment forms, discussions with key user groups and a community workshop) and discussions with Council have provided input to determine the values placed on the area by specific groups as well as the general community.

During the community workshop, and in the ‘Have Your Say’ form (distributed with the introductory letter prepared by Council) people were asked what they thought were the ‘good things about Rawson Park’. This information has assisted with the identification of community values and will provide an input to the development of the Plan of Management.

Overall, Rawson Park is valued highly as an important community resource, both as a result of its natural and scenic qualities and the opportunities it provides for a range of passive and active recreation activities. A key theme in the values identified is how ‘special’ the Park is considered to be. This is a result of the combination of the variety of features and recreation opportunities offered, together with its significant natural beauty. Examples of comments received include:

- “(the)...oval, grandstand and bushland setting make this one of the most beautiful parks in Sydney”;

- “(it is a) Mosman landmark renowned all over Sydney and overseas as a beautiful facility”;
- “the whole of Rawson Park is a heritage area which is much loved by the community with few changes required.”; and
- “(it is a) wonderful amenity for the whole community”.

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

3.1.2 Community Values

Recreation

The recreation value of the Park is considered to be one of the key aspects contributing to its significance. This is made up of the following aspects:

- The combination of a range of opportunities for passive and active recreation.
- Good mix of activities.
- Great venue for a range of sporting activities.
- Ease of movement through the park.
- Area for local community use and exercise.
- Facilities are first class - oval, grandstand, seating.
- Good central park, for elderly residents in particular, to meet and exercise.
- Ready availability of parking.
- Opportunities for pleasant walks.
- Mixture of uses and amenities.
- Good place to walk dogs.
- Great for children’s sport, school sport.

Visual/Scenic

The scenic and visual qualities of the Park are highly valued and consist of the following aspects:

- High aesthetic value.
- Panoramic views.
- Great outlook, views to and from the Park.
- Aesthetic quality fits well with surrounding National Park.
- Pretty, secluded park.
- Prettiest cricket oval in Sydney.
- Buildings are few and unobtrusive.
- Open feel, harbour glimpses.
- Oval, grandstand and bushland setting make this one of the most beautiful parks in Sydney.

Natural

Highly valued features of the natural environment include the following:

- Beauty and greenness.
- Remnant bushland.
- Trees (including the significant fig trees).
- Open spaces.
- Location - relationship with surrounding bushland National Park.
- Gateway to Middle Head.
- Ridgeline location.
- Quiet, peaceful and refuge.
- Open space in a built up area.
- Access to National Park and walk to Clifton Gardens.
- Beautiful and clean.
- Open natural space.
- Spacious feeling.

Social and Cultural

Factors contributing to the value of the area from a social and cultural perspective include the following:

- Safe area.
- Meeting place.
- Good general use.
- Natural feeling.
- Well used.
- Feeling of isolation and seclusion.
- Multiple accesses.
- Peaceful, a place to relax.
- Wonderful location, easy access from residential areas.
- Opportunities to spend quality time with children.
- Village atmosphere (Saturday cricket/rugby).
- No traffic.
- Well maintained.
- A haven.

History and Heritage

Rawson Park is valued for its numerous heritage items and as a result of its age and history, and links with the history of Mosman (including the Bradley Bushland Reserve). Factors contributing to this value include:

- It is a heritage area with a number of significant items, including the Anderson Memorial, grandstand, and Scotland-Australia Cairn.
- Old fashioned park.

- Oval is historical.
- Links to Scottish heritage.
- History of the Bradley sisters and the Bradley methods of bush regeneration.

3.2 Role of Rawson Park

The ‘role’ of Rawson Park and Surrounds is the function of the area in terms of the overall system of open spaces in the Mosman area. This is influenced by the opportunities for recreation and visitation that are offered, and the activities people undertake there.

The main role of Rawson Park is to provide a popular local and regional recreation resource for a range of recreation opportunities, both passive and active, organised and unorganised. Recreation use of the Park ranges from local use (eg. organised school sport by local schools, nearby residents walking in the Park) to regional use (Rawson Oval is the home of the Mosman Rugby Club and one of three competition grade turf wickets in Mosman).

Secondary roles of Rawson Park include:

- protection of a number of significant heritage and natural items (including the heritage listed grandstand, Scotland-Australia Cairn, Anderson Memorial and significant fig trees);
- opportunities for social interaction, particularly for residents of the surrounding area.

The role of the Bradley Bushland Reserve focuses on protection of an area of remnant bushland. As a result of the importance of this reserve and its links with the Bradley Methods of bush regeneration, its significance could be classed as regional or greater. A secondary role of the reserve is the opportunities for recreation offered by the walking trails.

The main recreation resources in Rawson Park and Surrounds include:

- Rawson Oval;
- adjoining open flat grassed areas;
- grass netball courts;
- tennis courts;
- croquet greens;
- old lawn bowls greens (currently being used by the croquet club); and
- walking trails through Bradley Bushland Reserve.

The main environmental resource is the Bradley Bushland Reserve.

3.3 Management Goal and Objectives

A management goal and objectives are identified to guide and direct the management of Rawson Park. The goal and objectives can be considered as ‘desired outcomes’ or ‘guiding principles’ which define the fundamental expectations and directions for decision making in relation to the management and use of Rawson Park.

3.3.1 *Management Goal*

A management goal can also be thought of as the ‘vision’ which ‘sits above’ the objectives, providing the overall direction for the Plan of Management. It defines where Council would like Rawson Park to be in the future.

As a result of consideration of community values, the roles of the Park and its context in the Mosman area, a broad goal (or vision) is proposed to guide the implementation of the Plan of Management:

Maintain Rawson Park and Surrounds as a significant community resource which integrates opportunities for a range of recreation experiences and community uses with the natural environment, scenic and historic values, ensuring the protection and enhancement of its character and distinctive quality.

3.3.2 *Management Objectives*

The goal is supported by a number of management objectives which are formulated according to several key areas. Management objectives provide a framework for management. Management strategies and specific actions are proposed in Section 4 to achieve the objectives.

Recreation

- Provide a high quality recreation resource which offers opportunities for a wide range of uses and activities without detrimentally impacting on other values.
- Ensure diversity and flexibility to suit multiple existing and future needs, including multiple use of facilities.

Natural Environment

- Maintain, protect and enhance the natural environment with regard to appropriate ecological principles.
- Improve the quality and integrity of the Bradley Bushland Reserve.
- Consider Rawson Park and Surrounds in the context of its connection to adjoining bushland areas and reserves.

Heritage

- Ensure adequate protection, enhancement and appropriate use of significant heritage items.

- Recognise and increase community awareness of the history of Rawson Park and the Bradley Bushland Reserve.

Visual and Landscape

- Protect and enhance the Park's scenic quality.
- Maintain the open, scenic character of the Park.

Park Facilities, Services and Infrastructure

- Provide and maintain services and facilities to support the range of activities which take place, enabling a high quality recreation experience and appropriate community use.

Management

- Provide a framework for appropriate management which enhances and maintains the character and values of the Park.

4. Managing Rawson Park

4.1 Overview

The guidelines for managing Rawson Park are provided by the management strategies and actions detailed in this section. These have been developed based on analysis of information summarised in the preceding section. Management strategies and associated actions are proposed within the context of the Basis for Management, to address the identified issues and achieve the management objectives.

4.2 Issues and Management Strategies

Issues and concerns identified during the Plan of Management process influence achievement of the management objectives proposed in Section 3. The issues and concerns need to be addressed and considered within the context of community values and the role of Rawson Park to develop appropriate management strategies and actions.

Issues and concerns have been identified based on field study and observation, discussions with Council officers and community consultation activities. The identified issues are described within the Issues Report, included in Part B.

Management strategies have been identified, in the context of the proposed objectives listed in Section 3.3, to address the key issues raised. The strategies are what the Plan aims to achieve, through the implementation of appropriate actions. The main issues associated with Rawson Park and proposed management strategies are as follows:

Recreation and Use

Issue	Management Strategy
Netball courts and oval experience drainage problems minimising use. Netball courts are not standard dimensions.	Improve quality and use of major sporting facilities in Rawson Park.
Need for access to Park facilities for school sports. Demands for access to facilities by a range of uses	Ensure that Rawson Park is available for a range of sporting uses.
Impact of dogs, particularly dog droppings and the presence of dogs in the netball court area.	Minimise the impact of dogs on the recreation experience of Park users.
Use of the Oval without Council's consent.	Ensure use of Rawson Park for organised sports/activities is in accordance with standard policies and

Issue	Management Strategy
	procedures.
Future of the currently unused Mosman Womens Bowling clubhouse and greens.	Provide for appropriate additional use of existing disused facilities within the Reserve.
Lack of tennis court lighting prevents night tennis	Investigate opportunity to providing lighting for night at tennis courts

Natural Environment

Issue	Management Strategy
Potential for drainage impacts on Bradley Bushland Reserve as a result of the upgrading of the existing netball courts to multi-purpose courts.	Minimise the impacts of adjoining areas on the ecological integrity of the Bradley Bushland Reserve.
Weed invasion to Bradley Bushland Reserve and Rawson Park from Scout Hall land the Sydney Harbour National Park.	
Change in the vegetation community of the Bradley Bushland Reserve - simplification of vegetation structure and a steady decline in species diversity.	Improve the ecological integrity of the Bradley Bushland Reserve and ensure ongoing protection.
Impacts of walkers leaving tracks in the Bradley Bushland Reserve.	
Significance of the Bradley Bushland Reserve and the need to maintain and protect this area.	
Figs to the east of the oval are exposed to the winds, these and other mature trees require maintenance and management.	Maintain the health and amenity of trees within Rawson Park.

Visual and Landscape

Issue	Management Strategy
Weed infestation on the bank leading down from the oval to the lower area carpark.	Ensure ongoing maintenance of landscaping
Council's material storage area (near the southern boundary) is unsightly and encourages weed growth.	Ensure the visual quality of Rawson Park is addressed in all future works.
Potential visual impacts of the proposed structures associated with the new telecommunications pole.	
Potential visual impacts of the	

upgrading of the existing netball courts to multi-purpose courts.

Lack of a definite boundary between the grassed areas and bushland.

Recognise the boundary between Rawson Park and adjoining areas.

Erosion and compaction of the informal path around the oval.

Minimise the potential for erosion.

Heritage

Issue	Management Strategy
Potential for impacts of use on the heritage character of Rawson Park and associated heritage items. Need to maintain and conserve all heritage items, including the character and appearance of Rawson Park.	Ensure existing and future uses are carried out in accordance with the heritage significance of Rawson Park.
Level of interpretation of heritage items and the Park as a whole is not adequate.	Define Rawson Park's heritage through various interpretive techniques.

Park Facilities and Services

Issue	Management Strategy
Need for maintenance/upgrading of the croquet clubhouse. Potential liability issues associated with children's play facilities.	Improve the quality and safety of all services and facilities.
Damage to oval fence pickets as a result of sporting use of the oval.	Reduce the impacts of sporting use on Park facilities.
Not enough seating or rubbish bins. Need for a facility to house Council park maintenance equipment. Demand for additional parking during peak periods	Provide and maintain adequate facilities throughout Rawson Park.

Management

Issue	Management Strategy
Appropriate use and dedication of Rawson Park, and the need to resolve existing and future uses.	Ensure management arrangements are equitable to Council, community and users and take into account community values, roles and objectives.
There is currently residential access off Croquet Lane which is located on reserve land.	Ensure appropriate use of reserve land.

Issue	Management Strategy
Concerns with general maintenance (such as following landscaping and planting) and rubbish in the Park.	Ensure maintenance of Rawson Park is adequate, consistent and recognises the values of the Park.
Impacts of use on surrounding residents/hospital.	Minimise the impacts of use of Rawson Park on surrounding land uses.
The management of Rawson Park should not be considered in isolation from surrounding reserves.	Ensure that the use and management of Rawson Park is consistent with the management of adjoining reserves.

4.3 Action Table and Plan

Management actions are developed in response to the management strategies and as a direct link to the issues identified. The actions are specific tasks which will achieve the management strategy and address the identified issues, within the context of the management objectives proposed in Section 3.3. In association with each action, management priorities, indicative ‘order of magnitude’ costs and responsibilities are identified.

This information is provided in an Action Table format (Table 4.1). The Action Table is the working part of the Plan of Management and should be updated on a regular basis as the actions are completed.

The Action Plan (Figure 4.1) acts as a visual guide for future management decisions, helping to direct those decisions towards achieving the objectives for Rawson Park. It visualises the major actions to be undertaken at Rawson Park and needs to be considered in conjunction with the Action Table.

The Action Plan includes those actions which relate to specific areas of the Park.

4.4 Appropriate Use of Rawson Park

There are five (5) buildings/structures currently located on Rawson Park (not including the heritage memorials) - the Mosman women’s bowling club building, croquet club house, building associated with the tennis courts, the Grandstand and telecommunications tower.

All buildings, except the bowling club, are subject to leases outlined in Section 2.4.

All uses to which current leases and licences apply are considered acceptable uses according to the Plan of Management, other than the telecommunications tower where there is no current lease but is subject to review.

Comments with respect to the proposed additional uses are provided below:

Conversion of the (currently unused) Mosman Women’s Bowling Club to a child care facility

Need for the facility

Council has had a longstanding objective to provide affordable child care. This issue was raised in Council's MOSPLAN and Council has assessed that there is a high need for the provision of long day care facilities in the Mosman area, particularly for children aged 0-2 years.

A review of the Mosman Women's Bowling Club house and site, and consideration of alternative venues have indicated that this facility provides significant potential for conversion to a child care facility to meet this need.

A child care facility on this site could provide for approximately 30 places, with a certain proportion of these places provided as affordable long care, facilitated by Council.

Use of Crown Land

The proposal to locate a child care facility in the bowling club building is considered to be not inconsistent with community values for Rawson Park, and compatible with the community and recreational uses of the Park. The building is located at the north-eastern edge of the lower area of the Park, and the proposed use will not impact on the qualities and values of this area, or the identified qualities and values of the upper area (Oval and Eastern Parklands).

The facility will provide a valuable community service for which there is an identified community need and is considered an acceptable use. According to Mosman's LEP, the proposal is also a permissible use (with development consent) in the 6(a) zone.

The use of Crown land for the purposes of a childcare centre is however, not compatible with the current reservation of the land for 'Public Recreation'⁴. As a result there will be a need to change the reservation of the land on which the facility is located from 'Public Recreation' to 'Community Purposes' (refer Section 2.5). The following is DLWC's position on the child care facility:

1. The land proposed to be leased for the Child Care facility should be revoked from the current reservation for *Public Recreation* and a new reserve for *Community Purposes* be notified. In the event that in the future this area of land is no longer needed for *Community purposes*, the reserve should be added back into the parkland reserve. The new reserve is to be managed by the same Council trust that manages the overall reserve parklands such that the rental returns from the childcare centre can assist in the on-going management of the overall Rawson Park reserves.
2. In the tendering for the lease for the management of the child centre preference should be given to non profit organisations such that the commercialisation of the reserve is minimised. The provision of "affordable places" may also provide an opportunity to minimise the commercialisation of the reserve.

⁴ There is not formal definition of the 'public recreation' reservation applied by the Crown. Relevant case law has established appropriate uses for this reservation and provides that the land should be open to the public generally for recreation purposes.

3. The term of the lease should be at a minimal level to allow continued review of the need for the facility but at the same time be long enough to provide continued assurance of access by users and be a viable term for the lessee. The lease should be for a period of no more than 10 years.
4. Where Council intends to provide affordable places at the child care facility, Council should define what are affordable places with the appropriate flexibility to change that definition from time to time as necessary.
5. The lease is to provide for affordable places throughout the term of the lease.
6. Rates should reflect the normal market cost for this service. It may be appropriate for Council to review these charges from time to time.
7. At the end of the lease Council will review the need for the continuation of childcare facilities on the site prior to calling for new tenders.
8. At the end of the first lease, Council when re-tendering, should in its tender process again give preference, to non profit organisations.

Potential impacts

It is anticipated that the existing building could be converted with minimal change to the external structure and footprint. There will however be a need to ensure that potential issues associated with the proposal are addressed. These issues, which were summarised in the Issues Report, include the potential for:

- aesthetic impacts (linked with facility design);
- traffic, parking and access to the facility, including the need for a recessed set-down area and off-street staff parking;
- impact on local residents and the hospital (including traffic, parking and potential noise generation);
- loss of a recreation facility;
- any costs to Council of the development.

Approximately 650 m² of land is required for the centre comprising:

- land occupied by the building;
- outdoor play area; and
- parking/drop-off area.

This land would need to be removed from the existing reserve (with the reservation of 'Public Recreation') and reclassified and reserved for 'Community Purposes' as per the position of DLWC as described above. The extent of the land to be revoked from the Reserve is shown on Figure 4.2.

Replacement of the existing telecommunications pole (behind the grandstand) with a new taller pole in the same location

This facility has now been constructed. The proposal (summarised in the Issues Report) replaced the existing 22m telecommunications pole with a taller 32m pole, and the provision of associated structures (including a small building to house ancillary equipment and a building to house Council's maintenance equipment) and was not considered to be inconsistent with community values for Rawson Park.. It was considered likely that the new pole, being slimmer than the existing facility, would be less visually intrusive. The equipment shed (to be constructed in the future), designed to be compatible with the grandstand, is also likely to be less visually intrusive than the existing 'chain mesh' compound. Residents however have recently expressed concern over the visual intrusion of the pole.

The Development Application was considered by Council on 7 March 2000 and approved. The Department of Land and Water Conservation (DLWC) advise that this use is inconsistent with the existing reserve purpose (of Public Recreation). As a result, as outlined in Section 2.5, the Minister or Trust (in this case Mosman Council) cannot approve or enter into a lease or licence over the reserved land for this purpose. However, the current DLWC policy position is that the Trust can enter into a *deed of agreement* with the Telecommunications carriers for an appropriate compensation. Compensation may be in the form of a rental or works on the reserve.

The current DLWC policy position in this matter is subject to further review to be implemented at a later date. The review may impact on the management arrangements between the trust and the carriers on this site.

Provision of four all weather multi-purpose courts in the area of the existing grass netball courts

Council has recently considered a proposal to convert the existing grass netball courts to all-weather standard dimension multi-purpose courts. Council has determined that the courts should take the form of multi-purpose courts, with opportunity for use by a variety of sports. Issues identified during the Plan of Management process (including those identified through community input) have indicated that the location is not ideal for all-weather courts, and a number of issues and concerns have been raised (refer Issues Report, including drainage, impact on views and reduction in potential for other uses). However, it is recognised that there are currently few (if any) suitable alternative locations, and that there is a high need for such a facility within the Mosman area. Council has also approved the upgrading, and funds have been made available. Consideration of a Development Application is pending.

The proposal is consistent with the reservation of the land for 'Public Recreation' and consistent with the zoning under Mosman Local Environmental Plan 1998.

The proposal may have some impact on community values of this area, including potential impacts on scenic quality, drainage/run-off impacts on adjoining areas, and opportunities for alternative sporting use.

There is also a risk of further intensification of supporting facilities associated with the upgrade. It is considered that further intensification of use in this area

(such as provision of supporting facilities, fencing, parking etc) would not be acceptable in this area due to the level of potential impacts. These matters will be considered as part of the Development Application for this proposal.

The issues and concerns raised will need to be carefully considered as part of the design and management of the courts.

If the Development Application fails, Council should continue to investigate appropriate locations for an improved netball facility (with appropriate supporting facilities). These investigations could include negotiations with the Sydney Harbour Federation Trust with regard to opportunities for the provision of needed recreation facilities on this land. The adjoining site (the old 8th Brigade Headquarters and 1 Commando site) could be an appropriate long term future addition to Rawson Park, or be developed with complementary recreation uses (such as a netball facility). If alternative facilities are found the existing netball courts should be removed and rehabilitated in accordance with a detailed Landscape Masterplan.

Croquet Lane

Croquet Lane is located just inside the northern boundary of Rawson Park with the reserve boundary. As well as providing a minor point of access to the Park, the Lane also provides private access to three residential properties. The Crown considered that this is not an appropriate use of reserve land and this issue should be addressed in the context of the Plan of Management.

Two options were considered to address this issue:

1. The Reserve boundary could be altered to lie along the southern side of the road (with the road excised from the reserve - this would potentially involve some compensation to the Crown); or
2. Investigate the potential to appropriately alter access arrangements for properties along the lane to prevent future additional residential access.

Council, in consultation with DLWC, has determined that the best option is Option 1. In this case Council should acquire the lane for the purpose of creating a road using the provisions of the *Land Acquisition (Just Terms) Compensation Act*. The terms of the acquisition will be subject to negotiations between Council and the DLWC.

Table 4.1 Action Table

MANAGEMENT STRATEGIES	ACTIONS	PRIORITY	PERFORMANCE INDICATOR	RESPONSIBILITY	INDICATIVE COST
<i>Recreation And Use</i>					
Improve use of major sporting facilities in Rawson Park.	Install an appropriate sub-soil drainage system under Rawson oval.	High	Drainage system is provided and there is an increase in the overall level and range of use of the oval.	Council	check Council's estimates and proposed costs
	Ensure proposed upgrading of existing netball courts to multi-purpose courts provides adequately drained courts of standard dimensions.	High	Courts are upgraded to standard dimensions.	Council	
	Investigate option for lighting of Rawson Park tennis courts in consultation with community	medium	A decision is made as to whether the court can be lit subject to a Development Application	Council	
Ensure that Rawson Park is available for a range of different sporting uses.	Discuss with Schools currently using existing grass netball courts for other sports the potential to relocate some of these uses to the oval if the courts are upgraded.	High	Schools maintain at least the same level of access to Rawson Park.	Council	-
	Investigate the potential future use of the women's bowling club greens and the needs of the proposed childcare centre.	High	A decision is made on the most appropriate use and the area is used to capacity.		-
Minimise the impact of dogs on the recreation experience of Park users.	Council Rangers continue to enforce Council policies in relation to dogs.	Ongoing	Records of complaints show that complaints have reduced.	Council	\$5,000
	Install additional dog bins in appropriate locations.	High			
Ensure use of Rawson Park for organised sports/activities is in accordance with standard policies and	Draft a licence agreement for all uses who should be licensed.	High	All regular uses occur according to an agreed lease/license where	Council	-

MANAGEMENT STRATEGIES	ACTIONS	PRIORITY	PERFORMANCE INDICATOR	RESPONSIBILITY	INDICATIVE COST
procedures.	Council Rangers continue to enforce Council policies in relation to use of facilities.	Ongoing	appropriate.	Council	-
Provide for appropriate additional use of existing disused built facilities within Rawson Park.	Further progress the redevelopment of the bowling club for a childcare centre. Change the reservation of the land (on which the women's bowling club (building and surrounding land) is located) from 'Public Recreation' to 'Community Purposes' to allow for the proposed child care centre.	High High	Child care centre established in Women's Bowling Club. Applications documented and approved in accordance with DLWC policy.	Council Council, DLWC	
Natural Environment					
Minimise the impacts of adjoining areas on the ecological integrity of the Bradley Bushland Reserve.	Install an appropriate drainage system in association with the upgrade of the existing netball courts to multi-purpose courts. Continue ongoing bush regeneration to minimise the invasion of exotic weeds. Remove weeds from Scout Hall land and ensure ongoing maintenance and management of this land.	High High High	Comparative vegetation surveys indicate that the presence of exotic weed species is reduced and there is evidence of regenerating indigenous plant species.	Council Council , The Friends Council, Scouts	Included in cost of upgrading - \$3,000 for one year with ongoing mainenance
Improve the ecological integrity of the Bradley Bushland Reserve and ensure ongoing protection.	Liaise with EPA to schedule a prescribed burn for the Bradley Bushland Reserve. Continue to support the regeneration activities of The Friends of Bradley Bushland Reserve. Negotiate with DLWC to add an additional reservation 'Environmental	High High Medium	Future survey show improvement in species diversity Additional reservation applied	Council, The Friends, EPA DLWC	- ongoing grant

MANAGEMENT STRATEGIES	ACTIONS	PRIORITY	PERFORMANCE INDICATOR	RESPONSIBILITY	INDICATIVE COST
	Protection' over parts of the reserve to protect existing vegetation.				-
Maintain the health and amenity of trees including significant figs within Rawson Park.	Arrange for an Arborist to review the health of all trees.	High	Tree inventory established with appropriate actions and recommendations.	Council	\$5,000
	Provide mulch cover to the base of trees.	Medium		Council	\$4,000
	Plant additional screening species to provide wind cover to figs on the eastern side of the Oval.	Medium		Council	\$5,000
Visual And Landscape					
Ensure ongoing maintenance of landscaping.	Maintain embankment using appropriate treatment.	Medium	General appearance of landscaped areas improves.	Council	\$3,000
	Provide appropriate replacement planting.	Medium			\$2,000
	Include maintenance of landscaping in general Park maintenance.	ongoing			-
Ensure the visual quality of Rawson Park is addressed in all future works.	Consolidate amount of land occupied by Council building materials.	Medium	Impact on visual quality minimised.	Council.	-
	Remove weeds and rubbish and tidy up materials area.	High			\$3,000
	Find a more appropriate location for the storage of materials.	Medium			-
	Review any proposed development for impact on visual quality and landscape character.	High			-
	Any detailed design of multi-purpose courts, should consider elevation, viewlines, materials, and compatibility	High			-

MANAGEMENT STRATEGIES	ACTIONS	PRIORITY	PERFORMANCE INDICATOR	RESPONSIBILITY	INDICATIVE COST
	with surrounding structures etc				
Recognise the boundary between Rawson Park and adjoining areas.	Provide an appropriate edge treatment between Rawson Park and adjoining bushland. Work with user/sporting groups and volunteers to initiate a general tidy up/weed reduction in areas of land immediately adjoining the Park.	Medium Medium	Edge treatment provided and appearance of boundary areas improved.	Council	\$10,000 -
Minimise the potential for erosion.	Provide a formal pedestrian path of appropriate material around Rawson oval. Pave the areas between the oval and the Grandstand.	Medium Medium	Pathways constructed and maintained Bare earth areas paved.	Council Council	\$10,000 \$5,000
Heritage					
Ensure existing and future uses are carried out in accordance with the heritage significance of Rawson Park.	Ensure any future uses within Rawson Park, and facilities provided, have regard to the heritage significance of Rawson Park.	High	All future development/works is consistent with the heritage significance of Rawson Park	Council	- -
Define Rawson Park's heritage through various interpretive techniques.	Locate appropriate signage at the entrance to Rawson Park providing information on the history of the park. Provide educational/interpretive facilities within the park (such as at the Grandstand) to allow for dissemination of information relating to the Park's history and heritage.	Low	Information on the significance of Rawson Park is available	Council	
Park Facilities and Services					

MANAGEMENT STRATEGIES	ACTIONS	PRIORITY	PERFORMANCE INDICATOR	RESPONSIBILITY	INDICATIVE COST
Improve the quality and safety of all services and facilities.	Work with Croquet Club to improve safety of their facilities. Ensure play equipment is provided to Council standards.	Medium Low	Facilities meet required standards	Council, Croquet Club Council	
Reduce the impacts of sporting use on Park facilities.	Continue to ensure sporting groups responsibly use facilities. Council Rangers continue to enforce Council policies in relation to use of facilities.	ongoing ongoing	Amount of complaints about facility conditions decrease.	Council, sporting groups	- -
Provide and maintain adequate facilities throughout Rawson Park.	Provide additional seating and bins as indicated in the Action Plan.	Low	Appropriate facilities provided	Council.	
Management					
Ensure appropriate use of reserve land.	Address the issue of residential access off Croquet Lane by :Acquire reserve land occupied by the road and open as legally dedicated road. Negotiate terms of acquisition of Croquet Lane with DLWC in accordance with the (Just Terms) Compensation Act. 1.	High	DLWC is satisfied that use of Croquet Lane is in accordance with relevant policies	Council, DLWC	-
Ensure maintenance of Rawson Park is adequate, consistent and recognises the values of the Park.	Review and update existing maintenance strategies to ensure they address actions recommended by the Plan of Management.	Medium	Rawson Park is well maintained. Reduction in number of complaints about maintenance.	Council	-
Ensure that that the use and management of Rawson Park is	Continue to input to planning processes undertaken by the Interim Sydney	High	Future management arrangements adequately address the links between	Council	-

MANAGEMENT STRATEGIES	ACTIONS	PRIORITY	PERFORMANCE INDICATOR	RESPONSIBILITY	INDICATIVE COST
consistent with the management of adjoining reserves.	<p>Harbour Federation Trust.</p> <p>Hold discussions with the Sydney Harbour Federation Trust regarding the future of the 8th Brigade land and 1 Commando site its potential links to Rawson Park and the development/provision of complementary facilities (such as parking, and the potential relocation of the netball courts and provision of an improved multi-purpose facility).</p> <p>Continue to discuss appropriate management arrangements with National Parks and Wildlife Service.</p>	<p>Medium</p> <p>Medium</p>	Rawson Park and adjoining reserves.		
Minimise the impacts of use of Rawson Park on surrounding land uses	<p>Continue to negotiate with adjoining land owners and residents in relation to the childcare proposal.</p> <p>Ensure design of facilities addresses issues raised and is communicated to the community.</p>	<p>High</p> <p>High</p>	Reduction in the number of negative submissions.	Council	-

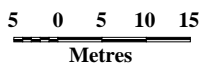


Mosman Municipal Council

DISCLAIMER

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Drawn by CB August 2001
File No. Q:\Jobs 2001\Rawson Park Reserve Land to be Revoked



**Figure 4.2
Rawson Park Reserve
Land to be Revoked
for Child Care Centre**

PART B - BACKGROUND REPORTS