



## **COUNCIL MEETING**

### **ATTACHMENTS UNDER SEPARATE COVER**

**7.00 PM, TUESDAY 10 DECEMBER 2019**

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**ATTACHMENTS UNDER SEPARATE COVER**

**CM/7.3/19.12            Hugh Bamford and Williams Park - Plan of Management - Leases and Licences**

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# Environmental Partnership & Waverley Council

Williams Park and Hugh Bamford Reserve  
Draft Plan of Management Engagement.

Prepared by: Micromex Research

Date: October 25, 2019

ep | environmental  
partnership



micromex  
research

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# Background



# Background

Environmental Partnership was commissioned by Waverley Council to prepare a Plan of Management (PoM) for Williams Park and Hugh Bamford Reserve. As part of that process, Environmental Partnership partnered with Micromex Research to undertake a community engagement program to:

- Phase 1: Inform the development of the Draft Plan of Management (see separate report: Williams Park and Hugh Bamford Reserve Community Engagement Stages 2 to 6, June 2019)
- Phase 2: Obtain community feedback to the Draft Plan. This report presents the results of this second phase of community engagement, which consisted of:
  - **'Have Your Say' Survey:** A total of N=96 surveys were completed:
    - N=77 online submissions were completed via Council's 'Have Your Say' website. The survey link was promoted by Council and open for completion between 22<sup>nd</sup> August– 3<sup>rd</sup> October 2019. In addition to numerous summary images embedded in the online survey, respondents were able to refer to the 96 page PoM document available on Council's Website.
    - A further N=16 submissions – using exactly the same online questionnaire as above – were completed face-to-face at the 'Have a Say Day' drop-in session on August 31 2019 at Hugh Bamford Reserve. Some respondents were aware of 'Have a Say Day' via Waverley Council or had been informed by the Golf Club, however, some participants simply 'happened' upon the event. Due to windy conditions, a range of interactive activities were not able to be undertaken, so instead Council/Environmental Partnership/Micromex staff administered the online questionnaire as a face-to-face interview, using computer tablets.
    - N=3 unsolicited written submissions to Council were also incorporated into Q3a and Q3b of the online questionnaire.
  - **Tele-depth Interviews with Key Stakeholders:** Five tele-depth interviews were conducted with key stakeholders of the parks between 23<sup>rd</sup> September – 8<sup>th</sup> October. Stakeholders were asked to refer to the Summary Draft Plan of Management document that was emailed to them (by Council) before the phone survey.



# Key Findings





# Key Findings

## The Vision Statement:

- The majority of respondents were supportive of the Vision Statement. Main reasons for supporting it were that it captures the old school and local character of the precinct.
- And whilst references to 'public/community use/shared use between golfers and non-golfers' was another dominant reason for supporting the Vision Statement, the shared use aspect was also the main concern amongst those who were not supportive.

## Support for Strategic Themes:

- Respondents were most supportive/very supportive of the themes 'Design and Setting' (78%), 'Community, Culture and Heritage' (78%) and 'Enhancing the Environment' (75%).
- Across all seven strategic themes, it should be noted that support was highest amongst those who visit Williams Park less often. This could suggest that respondents were more in favour of changes if they had less existing physical/emotional connections to the park (i.e. sport groups/club membership).

## Concerns regarding the Draft Plan of Management:

- Overall, the main concern expressed on both the online and stakeholder engagement was the fear that the current use of the Parks/facilities will be diminished or negatively impacted by some of the proposed actions – for instance:
  - Golf free days at Williams Park – note that this failed to appeal to both frequent and non-frequent WP visitors
  - Walkways through both locations will impact golf usage (Williams Park) and archery practice (Hugh Bamford Reserve) – although this option did appeal to less frequent visitors to Williams Park.
  - The Club House is regarded as a shared hub between golf users and martial arts clubs, users of these were concerned about any club redevelopment changing the current management of the club as well as introducing Council Operations in the facility.



# Key Findings

## Concerns regarding the Draft Plan of Management (cont.):

Respondents were least supportive of the theme 'Playing and Relaxing', with only 60% indicating at least some support - with comments such as 'it will limit golf/encourages shared use/golf free days', 'redeveloping club/park should be considerate of current usage'. There was also concern that 'Playing and Relaxing' will introduce built structures such as viewing platforms and seating areas that will take away from the nature beauty.

Regular users of Williams Park were generally less supportive of the seven themes than were less frequent/non-users – and this pattern was continued on the open-ended 'appeal' questions and the rating of nine specific action options.

## Support for Potential Actions in the Draft Plan of Management:

- When rating their support for nine specifically listed potential actions in the PoM, respondents were most supportive of the actions that did not directly change or impact the usage of the Parks such as introducing a footpath/crossing point along Military Road, installing a coastal lookout at Hugh Bamford and improved planting along both Military Road and the cliff edge:
  - The option generating the least support was 'Golf free days...', which failed to appeal to both regular and non-regular visitors to Williams Park.

## Safety Concerns:

- Safety was a reoccurring theme across both the online submissions and stakeholder interviews in regards to several aspects of the plan. The coastal walk is believed to be dangerous for risk of falling off, meaning large fencing would be required making it unattractive. There are also potential hazards at both Hugh Bamford and Williams Park for visitors as golf and archery takes place and passers by will be exposed to golf balls/arrows.



# Results





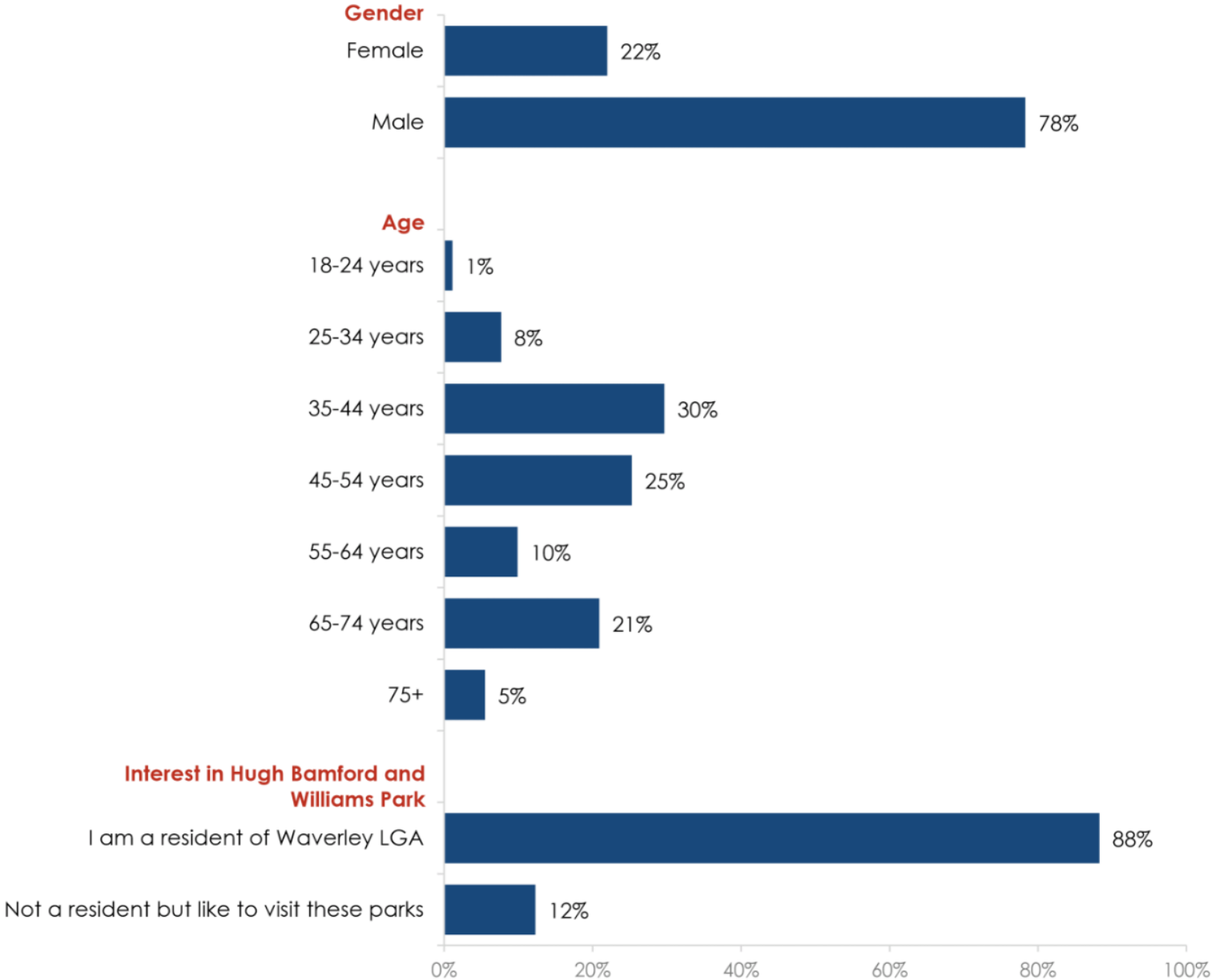
# 'Have Your Say' Survey

A total of N=96 surveys were obtained. N=77 online submissions were completed via Council's 'Have Your Say' website, N=3 written submissions to Council (that were partly incorporated into the online survey) and N=16 face-to-face surveys at Council's 'Have a Say Day' drop-in session (using the online questionnaire template).

As this was a self-completion questionnaire, base sizes for questions can vary – please refer to the base size information at the bottom of each chart/or within each table.

# Sample Profile – ‘Have Your Say’ Survey

The profile of respondents was skewed to males and those who lived in the Waverley LGA.

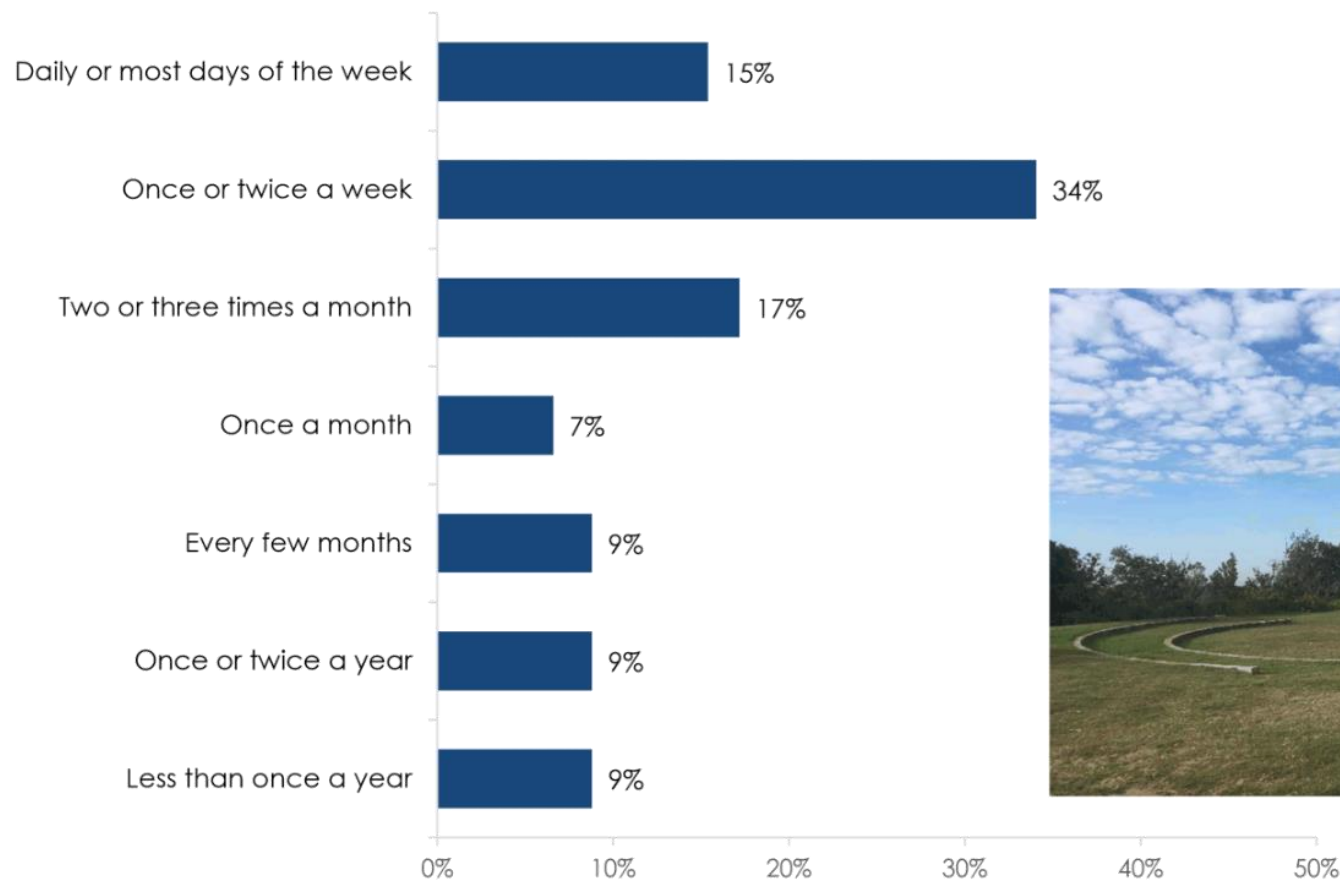


Based on Gender N=91, Age N=91, Interest N=92

# Frequency of Visiting Hugh Bamford Reserve



Q5a. How often, if at all, do you visit Hugh Bamford Reserve?



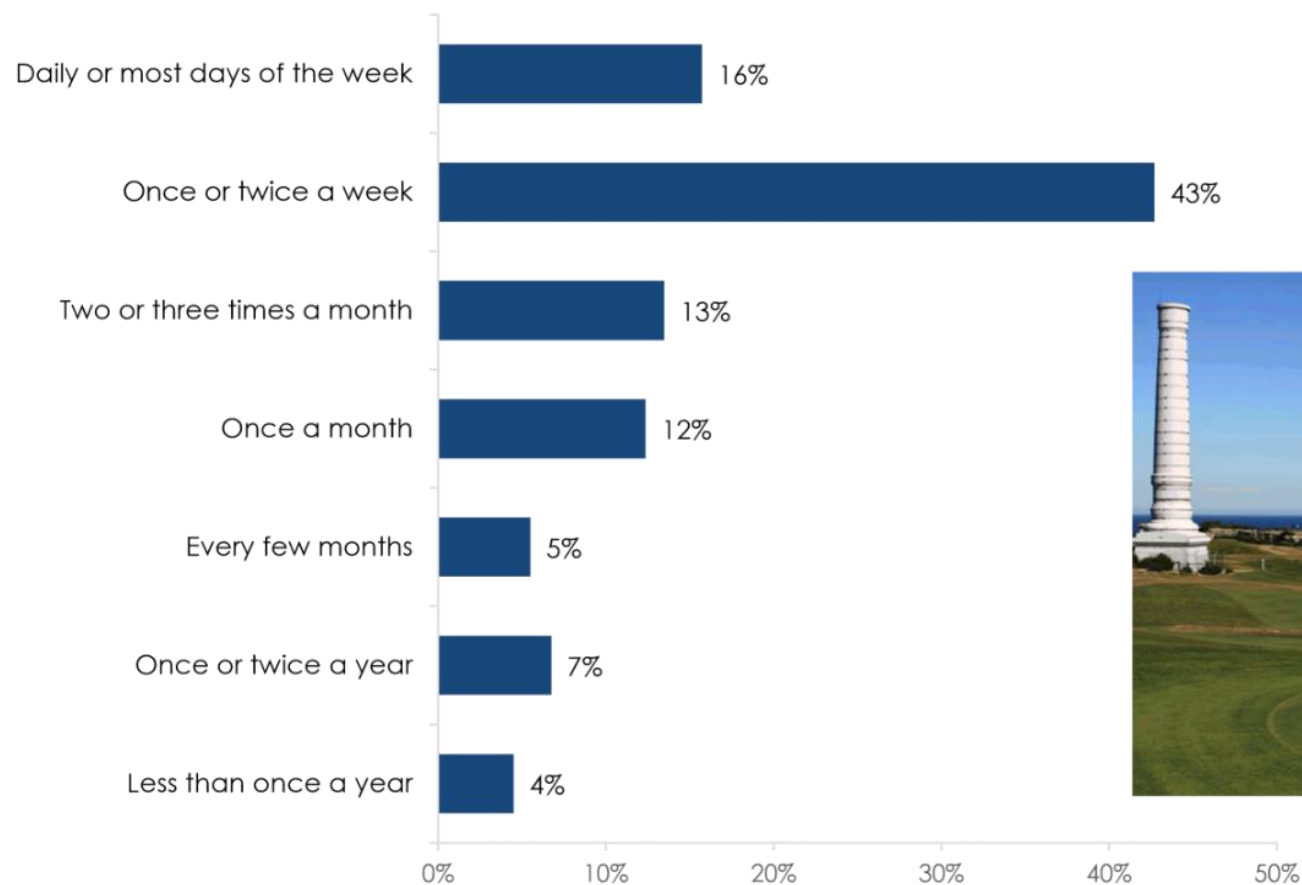
Base: N=91

**Almost half of respondents (49%) visit Hugh Bamford Reserve at least once a week.**

# Frequency of Visiting Williams Park/North Bondi Golf Course



Q5b. How often, if at all, do you visit Williams Park or the North Bondi Golf Course?



Base: 89

**60% of respondents visit Williams Park/the North Bondi Golf Course at least once a week (compared to 49% for Hugh Bamford).**

# Summary of Support



## Q1a. How supportive, if at all, are you of this Vision Statement that will guide all future works and practices within the Parks?

	Overall N=90	Online Submissions N=72	Drop-in Submissions N=16
Vision Statement	4.03	3.92	4.56▲

## Q2a. How supportive, if at all, are you of this theme and the proposed actions?

	Overall Base: N=90	Online Submissions Base: N=72	Drop-in Submissions Base: N=16
Enhancing the Environment	3.55	3.47	3.94
Design and Setting	3.53	3.35	4.38▲
Community, Culture and Heritage	3.48	3.34	4.13▲
Getting to and Around the Park	3.43	3.22	4.38▲
Community Land Categorisation	3.29	3.15	3.93▲
Management and Maintenance	3.16	3.04	3.73
Playing and Relaxing	3.05	3.22	4.38▲

Scale: 1 = not at all supportive, 5 = very supportive  
 ▲ ▼ = A significantly higher/lower rating (by sample type)

**Support for the Vision Statement overall was higher than each of the individual themes and proposed actions.**

**Support was highest for 'Enhancing the Environment' and 'Design and Setting', with submissions made face-to-face at the drop-in session more supportive than those made online.**



# Plan of Management Vision Statement

Williams Park and Hugh Bamford Reserve are much valued and loved open spaces for the local community of Bondi. Nestled above the intense day and night activity of Bondi Beach they provide a **retreat** from that world that is both calming and invigorating with its unique mix of natural and cultural qualities.

At their core the parks are first and foremost valued as **natural places**. The drama and majesty of the plunging sandstone cliffs are juxtaposed with the rolling grasslands shaped by earlier generations.

The experience of this natural landscape and the contrast it provides to the dense urban fabric of the adjoining neighbourhoods is fundamental and essential.

The spectacular panoramic views from the parks reflect this diversity ranging from the rugged natural outlooks of the coastline and ocean (in which Whale sightings are not uncommon) to the iconic views west to Sydney Harbour and the Harbour Bridge, and south across Bondi Beach.

It is recognised that a diverse overlay of past **cultural heritage** influences has had a strong hand in shaping the place, ranging from the rock art and embedded storylines of Sydney's first peoples, to the defences of Sydney Harbour and Sydney's largest ocean sewer outfall.

The parks and the Bondi Golf Club facility also embody a strong **local character**, and are seen as important places for locals to immerse in and experience **local community** away from the frenetic high paced environment of Bondi Beach. The simple "old school" nature of many park features is seen as reflecting and supporting this character and an important quality to be conserved.

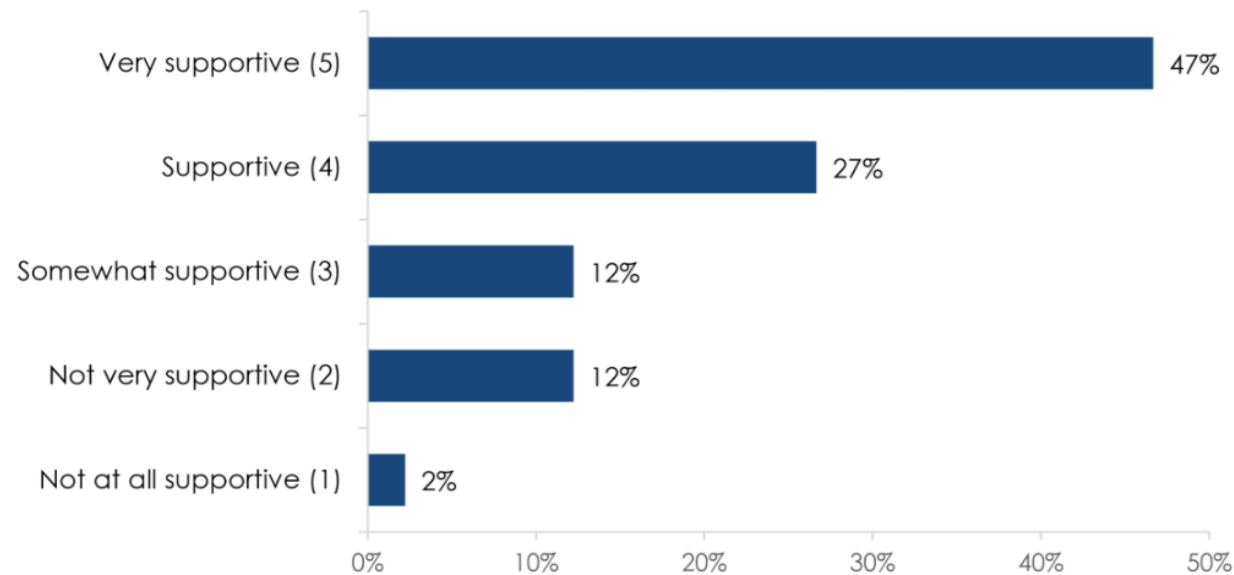


# Perceptions of the Vision Statement



1a. How supportive are you of this Vision Statement?

	Overall	Age		Gender		Visit Hugh Bamford Reserve at least once a week		Visit Williams Park at least once a week	
		18-44	45+	Female	Male	Yes	No	Yes	No
Top 3 box:	86%	89%	83%	79%	87%	86%	84%	83%	89%
Mean rating:	4.03	4.00	4.02	3.95	4.03	4.05	3.98	3.90	4.17
Base:	90	35	53	19	68	43	45	52	36



Base: N=90

Scale: 1 = not at all supportive, 5 = very supportive

**The majority of respondents (86%) are at least somewhat supportive of the Vision Statement for the Williams Park and Hugh Bamford Reserve Plan of Management, with 47% being very supportive.**

# Perceptions of the Vision Statement

Q1a. How supportive are you of this Vision Statement?

Q1b. Why?



Supportive/Very Supportive – (74%)	N=90	Somewhat Supportive - (12%)	N=90
Retains the 'old school' and local character	21%	Not supportive of the proposals for Williams Park	2%
Activates the parks for public community use	14%	Supportive of investment of the golf course and club/improvements are needed	2%
Respects natural green and open space	14%	Supportive of the proposals for Hugh Bamford Reserve	2%
Prioritises preservation and maintenance rather than development	12%	Coast walkway should continue from Coogee and outside water treatment plant	1%
Vision Statement accurately describes the area	11%	Concern that the club will lose its local character	1%
I value the golf course and golf club	9%	Depends on the renewal of the lease for the golf course	1%
Parks are used as an escape from busy life	8%	Does not match the Plan of Management Summary	1%
Acknowledges historical and cultural connections	4%	Doesn't highlight the importance of the Golf/Diggers Club	1%
Shared usage between golfers and non golfers	4%	Good to get more people there	1%
Support the Vision Statement	2%	Green space is necessary	1%
Golf Club should join and leverage with Easts Club	1%	Pedestrian crossings are unnecessary	1%
Plans to make the park safer	1%	Somewhat supportive of Vision Statement	1%
Don't know/nothing	14%	Vegetation should be cleared of fire hazards	1%
		Walking access does need to improve	1%
		Don't know/nothing	1%

Not Very/Not at all Supportive - (14%)	N=90
Don't want the golf course to be affected	8%
Danger of people walking on golf course	2%
"Old school nature" sounds like the area won't be maintained/spruced up	1%
Needs more regulation around camping and the rubbish it leaves behind	1%
Concern of development	1%
Does not clearly explain the intentions for both parks	1%
Do not support the Vision Statement	1%
Do not want concrete paths	1%
Do not want a half court	1%
Proposed work does not reflect the Vision Statement	1%

**Key reasons for respondents supporting the Vision Statement are that it will retain the 'old school' and local character of the parks, as well as activating the parks for public use while also respecting the natural green and open space. The leading reason for a respondent being less supportive of the Vision statement is concern that the golf course will be affected**

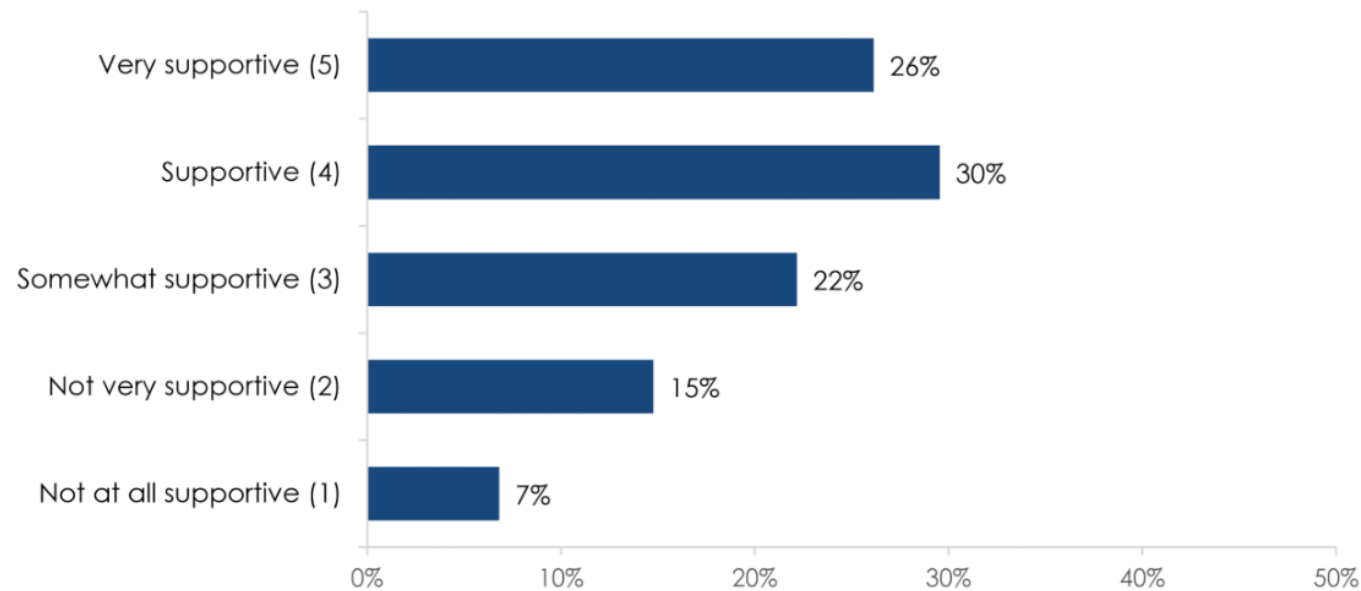


# Design and Setting



2a. How supportive, if at all, are you of this theme and the proposed actions?

	Overall	Age		Gender		Visit Hugh Bamford Reserve at least once a week		Visit Williams Park at least once a week	
		18-44	45+	Female	Male	Yes	No	Yes	No
Top 3 box:	78%	82%	76%	74%	79%	83%	74%	72%	86%
Mean rating:	3.53	3.48	3.56	3.32	3.60	3.59	3.48	3.18	4.00▲
Base:	88	33	54	19	67	41	46	50	37



Base: N=88

Scale: 1 = not at all supportive, 5 = very supportive  
 ▲ ▼ = A significantly higher/lower rating (by group)

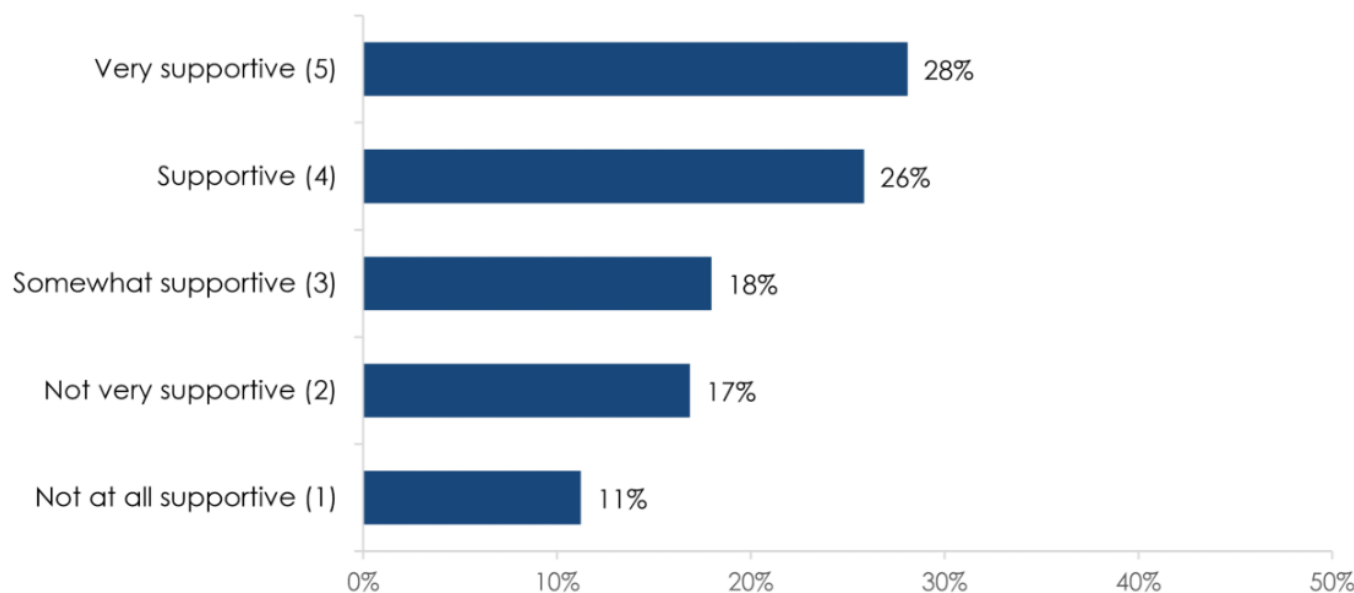
**The majority of respondents (78%) were at least somewhat supportive of the 'Design and Setting' theme – although those who visit Williams Park at least once a week were significantly less likely to support the proposed actions in this theme.**

# Getting to and Around the Parks



2b. How supportive, if at all, are you of this theme and the proposed actions?

	Overall	Age		Gender		Visit Hugh Bamford Reserve at least once a week		Visit Williams Park at least once a week	
		18-44	45+	Female	Male	Yes	No	Yes	No
Top 2 box:	72%	76%	69%	68%	72%	79%	65%	59%	89%▲
Mean rating:	3.43	3.53	3.35	3.32	3.43	3.57	3.28	2.94	4.08▲
Base:	89	34	54	19	68	42	46	51	37



Base: N=89

Scale: 1 = not at all supportive, 5 = very supportive  
 ▲ ▼ = A significantly higher/lower rating (by group)

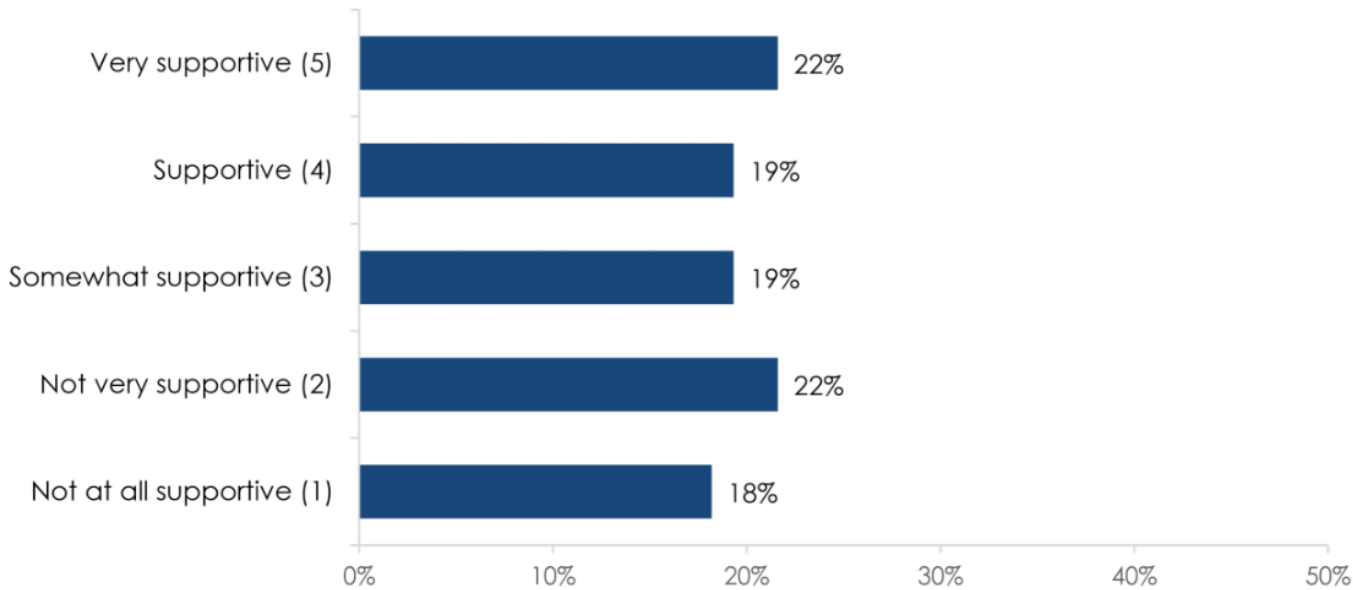
**72% of respondents were 'somewhat supportive' to 'very supportive' of the theme 'Getting to and Around the Parks', although once again those who visit Williams Park at least once a week were significantly less likely to support the proposed actions in this theme.**

# Playing and Relaxing



2c. How supportive, if at all, are you of this theme and the proposed actions?

	Overall	Age		Gender		Visit Hugh Bamford Reserve at least once a week		Visit Williams Park at least once a week	
		18-44	45+	Female	Male	Yes	No	Yes	No
Top 2 box:	60%	62%	58%	74%	55%	68%	52%	45%	81%▲
Mean rating:	3.05	3.06	3.04	3.32	2.96	3.44▲	2.70	2.55	3.75▲
Base:	88	34	53	19	67	41	46	51	36



Base: N=88

Scale: 1 = not at all supportive, 5 = very supportive  
▲ ▼ = A significantly higher/lower rating (by group)

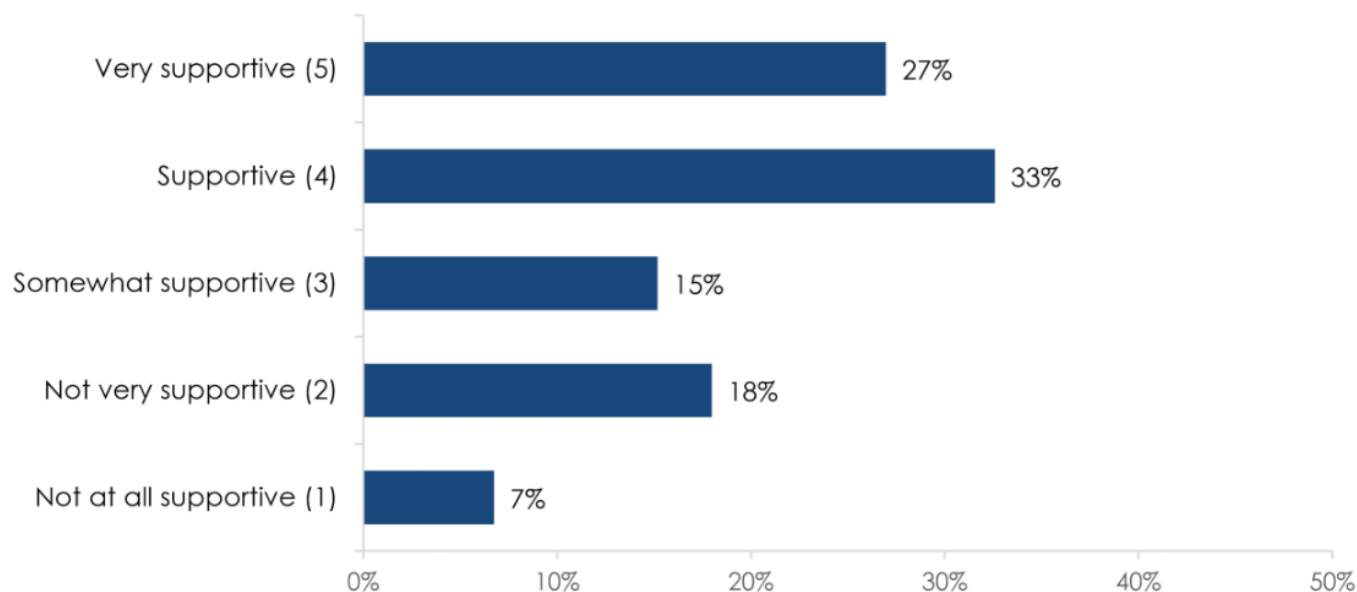
Only 60% of respondents were at least 'somewhat supportive' of the 'Playing and Relaxing' theme – with 40% indicating they were 'not very/not at all supportive' – so to some extent this theme has polarised respondents. Those who frequently visit Hugh Bamford Reserve were significantly more likely to support the 'Playing and Relaxing' theme, whilst once again those who visit Williams Park at least once a week were

# Enhancing the Environment



2d. How supportive, if at all, are you of this theme and the proposed actions?

	Overall	Age		Gender		Visit Hugh Bamford Reserve at least once a week		Visit Williams Park at least once a week	
		18-44	45+	Female	Male	Yes	No	Yes	No
Top 2 box:	75%	76%	74%	84%	72%	81%	70%	69%	84%
Mean rating:	3.55	3.65	3.48	3.63	3.51	3.71	3.39	3.27	3.92▲
Base:	89	34	54	19	68	42	46	51	37



Base: N=89

Scale: 1 = not at all supportive, 5 = very supportive  
▲ ▼ = A significantly higher/lower rating (by group)

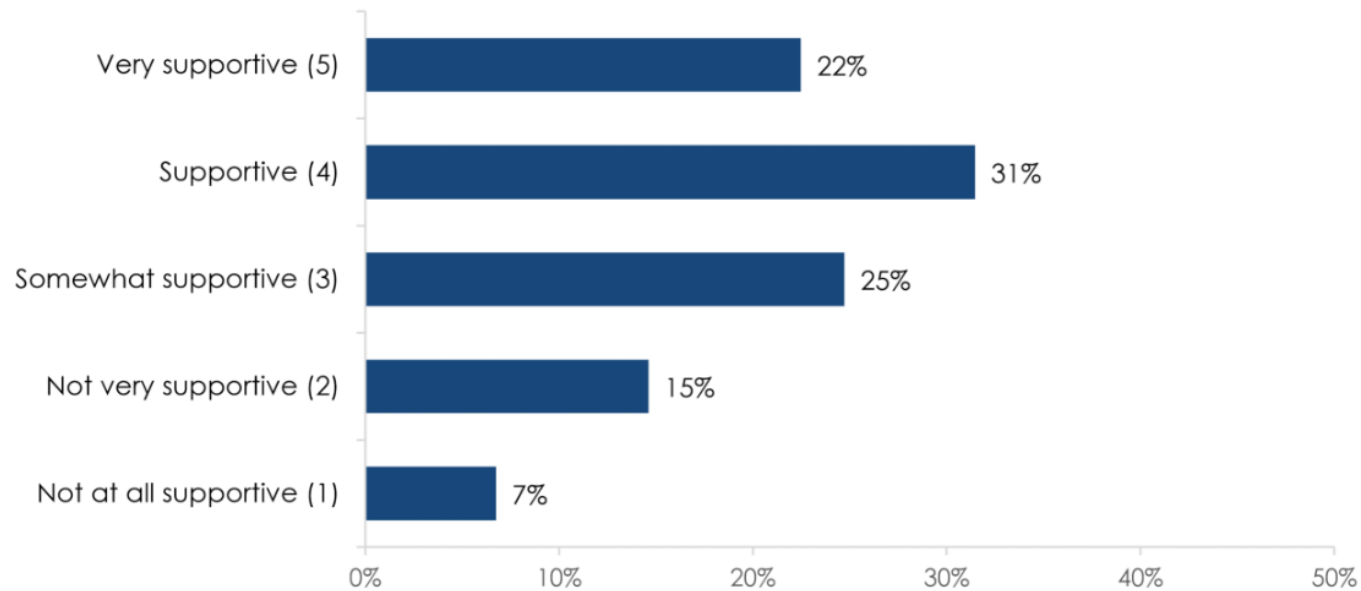
**75% of respondents were at least 'somewhat supportive' of the 'Enhancing the Environment' theme, with those who visit Williams Park at least once a week being significantly less likely to support the theme.**

# Community, Culture and Heritage



2e. How supportive, if at all, are you of this theme and the proposed actions?

	Overall	Age		Gender		Visit Hugh Bamford Reserve at least once a week		Visit Williams Park at least once a week	
		18-44	45+	Female	Male	Yes	No	Yes	No
Top 2 box:	78%	82%	76%	74%	79%	83%	74%	67%	95%▲
Mean rating:	3.48	3.41	3.52	3.42	3.49	3.60	3.37	3.08	4.03▲
Base:	89	34	54	19	68	42	46	51	37



Base: N=89

Scale: 1 = not at all supportive, 5 = very supportive  
 ▲ ▼ = A significantly higher/lower rating (by group)

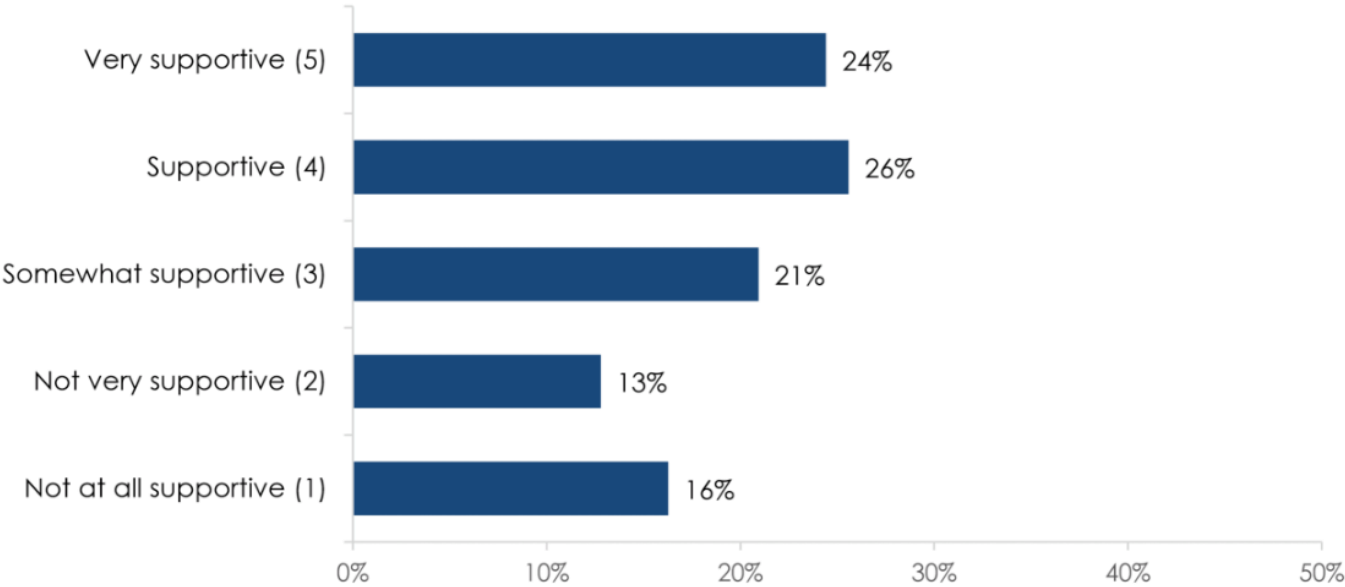
**The majority of respondents (78%) were at least 'somewhat supportive' of the 'Community, Culture and Heritage' theme, with those who visit Williams Park at least once a week being significantly less likely to support the theme.**

# Community Land Categorisation



2f. How supportive, if at all, are you of this theme and the proposed actions?

	Overall	Age		Gender		Visit Hugh Bamford Reserve at least once a week		Visit Williams Park at least once a week	
		18-44	45+	Female	Male	Yes	No	Yes	No
Top 2 box:	71%	72%	70%	74%	69%	73%	70%	61%	84%▲
Mean rating:	3.29	3.19	3.35	3.37	3.25	3.43	3.17	2.90	3.81▲
Base:	86	32	54	19	65	40	46	49	37



Base: N=86

Scale: 1 = not at all supportive, 5 = very supportive  
▲ ▼ = A significantly higher/lower rating (by group)

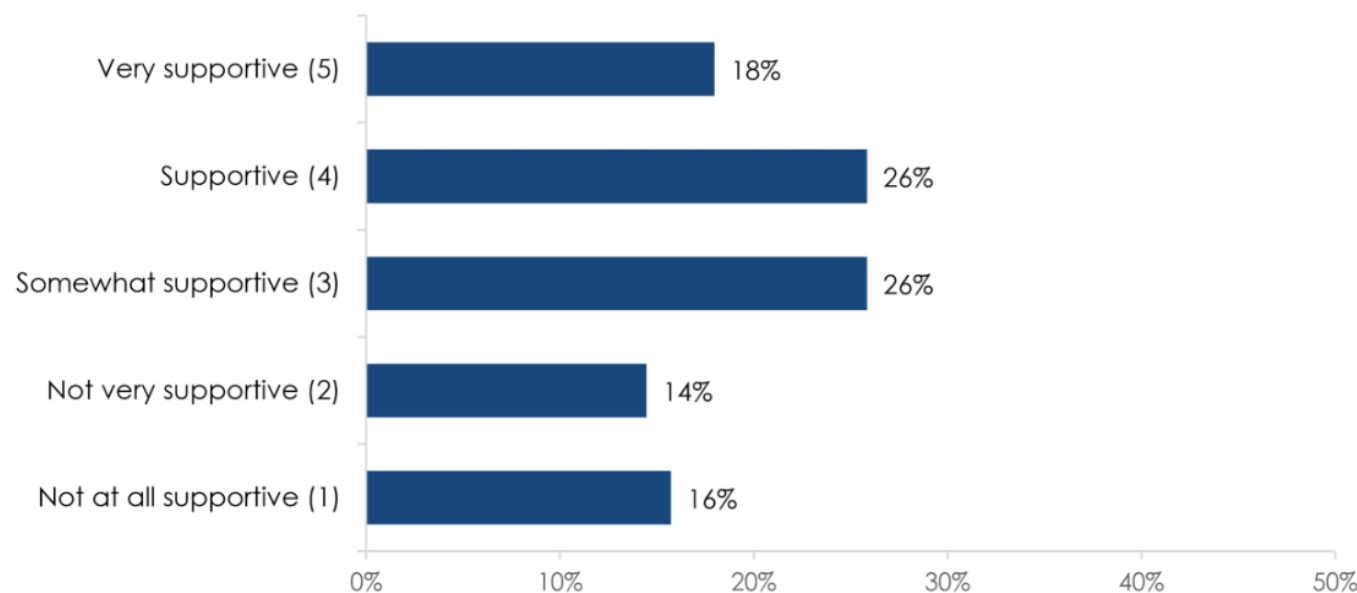
71% of respondents were at least 'somewhat supportive' with the 'Community Land Categorisation' theme, with those who visit Williams Park at least once a week being significantly less likely to support the theme.

# Maintenance and Management



2g. How supportive, if at all, are you of this theme and the proposed actions?

	Overall	Age		Gender		Visit Hugh Bamford Reserve at least once a week		Visit Williams Park at least once a week	
		18-44	45+	Female	Male	Yes	No	Yes	No
Top 2 box:	70%	68%	70%	74%	68%	76%	63%	61%	83%▲
Mean rating:	3.16	3.09	3.19	3.47	3.06	3.48▲	2.85	2.88	3.56▲
Base:	89	34	54	19	68	42	46	51	36



Base: N=89

Scale: 1 = not at all supportive, 5 = very supportive  
 ▲ ▼ = A significantly higher/lower rating (by group)

**70% of respondents were at least somewhat supportive of the 'Maintenance and Management' theme, with those who frequently visit Hugh Bamford Reserve more likely to support the theme, while those who visit Williams Park at least once a week were significantly less likely to support the theme**



# Actions that Appealed to Respondents

Q3a. Across the seven strategic themes/guiding values from either the summary document or the full Draft Plan (i.e. the 96 page document), which, if any, of the directions or actions appealed to you? If so, please record their specific Category Code and reasons below:



<b>Playing and Relaxing (37%)</b>	<b>N=51</b>
Amenities such as toilets and water fountains	12%
Shared use of the park/golfers and nongolfers can coexist	12%
Lookouts/maintain key views	10%
Playing and relaxing appealed to me	6%
I like the half court	2%
Keep park for walking, golf and dog exercising	2%
<b>Enhancing the Environment (27%)</b>	<b>N=51</b>
Increase vegetation and care of bushland	16%
Enhancing the environment appealed to me	6%
Improved fencing	4%
Hydrology and services	2%
<b>Community, Culture and Heritage (20%)</b>	<b>N=51</b>
Preservation of heritage/rock carvings	8%
Cultural enhancement and awareness	6%
Enhance community use of Hugh Bamford Hall	4%
Interpretation noticeboards	4%
<b>Getting to and Around the Parks (20%)</b>	<b>N=51</b>
Footpath and pedestrian crossing on Military Road	10%
Improved access/entrances	8%
Public access to parks and natural environment	2%

<b>Design and Setting (8%)</b>	<b>N=51</b>
Improving and upgrades to the club house	4%
Retaining the use of club after development	4%
Improved presentation of park edge	2%

<b>Management and Maintenance (6%)</b>	<b>N=51</b>
Plans to maintain the golf course	2%
Management and maintenance should not restrict golfing	2%
Prevent illegal access/misuse	2%

<b>Community Land Categorisation (2%)</b>	<b>N=51</b>
Community land categorisation appealed to me	2%

<b>Other (20%)</b>	<b>N=51</b>
No actions appealed to me	16%
Most or all of vision statement/general direction appealed to me	4%

See Appendix A for other responses

**Respondents were asked on an open-ended question about the actions which most appealed to them – results have been grouped according to the seven core themes. The main themes that appealed were ‘Enhancing the Environment’ and ‘Playing and Relaxing’, with specific mention of the maintenance of vegetation, the amenities that would be provided, and the potential for shared use of the parks between**



# Actions that Did Not Appeal to Respondents



23b. Across the seven strategic themes/guiding values from either the summary document or the full Draft Plan (i.e. the 96 page document), which, if any, of the directions or actions did not appeal to you? If so, please record their specific Category Code and reasons below:

Playing and Relaxing (43%)	N=53
It will limit golf/encourages shared use/golf free days	21%
Redeveloping club/park should be considerate of current usage	13%
Do not want seating areas on parks	6%
Dislike half court	6%
Dog walking should be permitted for all of Hugh Bamford Reserve	2%
Walking route will impact archery range	2%

Getting to and Around the Parks (25%)	N=53
Introducing paths on parks	13%
Removes of parking/greenery on Military Rd for footpath	11%
Dislike pedestrian crossings/placement of crossings	8%
Entry points are not as important	6%
Changes the layout of the golf course	4%
Signage not needed	2%

Design and Setting (19%)	N=53
Feasibility of viewing platform/will remove natural feel	15%
Replacement of existing golf club building	6%
Don't need more fencing	4%
Coastal walk too expensive	2%

Enhancing the Environment (8%)	N=53
Don't grade the grass	2%
Don't plant vegetation that will block views	2%
Enhancing the environment does not appeal to me	2%
Restricting public access to bushland	2%

Community, Culture and Heritage (17%)	N=53
Do not like the idea of signage/Council's integration in cultural significance	8%
Community, culture and heritage does not appeal to me	4%
Restricting access to areas of cultural significance	4%
Do not want artwork projects	2%
Needs more protection of Aboriginal carvings	2%

Community Land Categorisation (6%)	N=53
Williams Park not categorised as 'sporting grounds' for golf	4%
Community land categorisation does not appeal to me	2%

Management and Maintenance (23%)	N=53
Use of the club house for Council operations	19%
Installing lighting	8%
Maintenance of park/club by Council operators instead of club staff	8%
Removal of maintenance shed	2%

Similarly, respondents were asked on an open-ended question about the actions which did not appeal to them. The main theme was 'Playing and Relaxing' with concerns around golf free days and impacting on golf usage. In terms of the 'Getting to and Around the Parks' theme, specific mention was made of how introducing walking tracks and footpaths on and around the parks will impact the current usage and take away from the natural feel.

Concerns were also raised about introducing a Council facility operating in the Club House – and the feasibility of a viewing

# Actions that Appealed/Did Not Appeal to Respondents



23a. Across the seven strategic themes/guiding values from either the summary document or the full Draft Plan (i.e. the 96 page document), which, if any, of the directions or actions appealed to you? If so, please record their specific Category Code and reasons below:

23b. Across the seven strategic themes/guiding values from either the summary document or the full Draft Plan (i.e. the 96 page document), which, if any, of the directions or actions did not appeal to you? If so, please record their specific Category Code and reasons below:

	Gross Total	Visit Hugh Bamford Reserve at least once a week		Visit Williams Park at least once a week	
		Yes	No	Yes	No
Appealing Comments – Gross Total	157%	170%	144%	131%	195%

	Gross total	Visit Hugh Bamford Reserve at least once a week		Visit Williams Park at least once a week	
		Yes	No	Yes	No
NOT Appealing Comments – Gross Total	225%	155%	232%	221%	153%

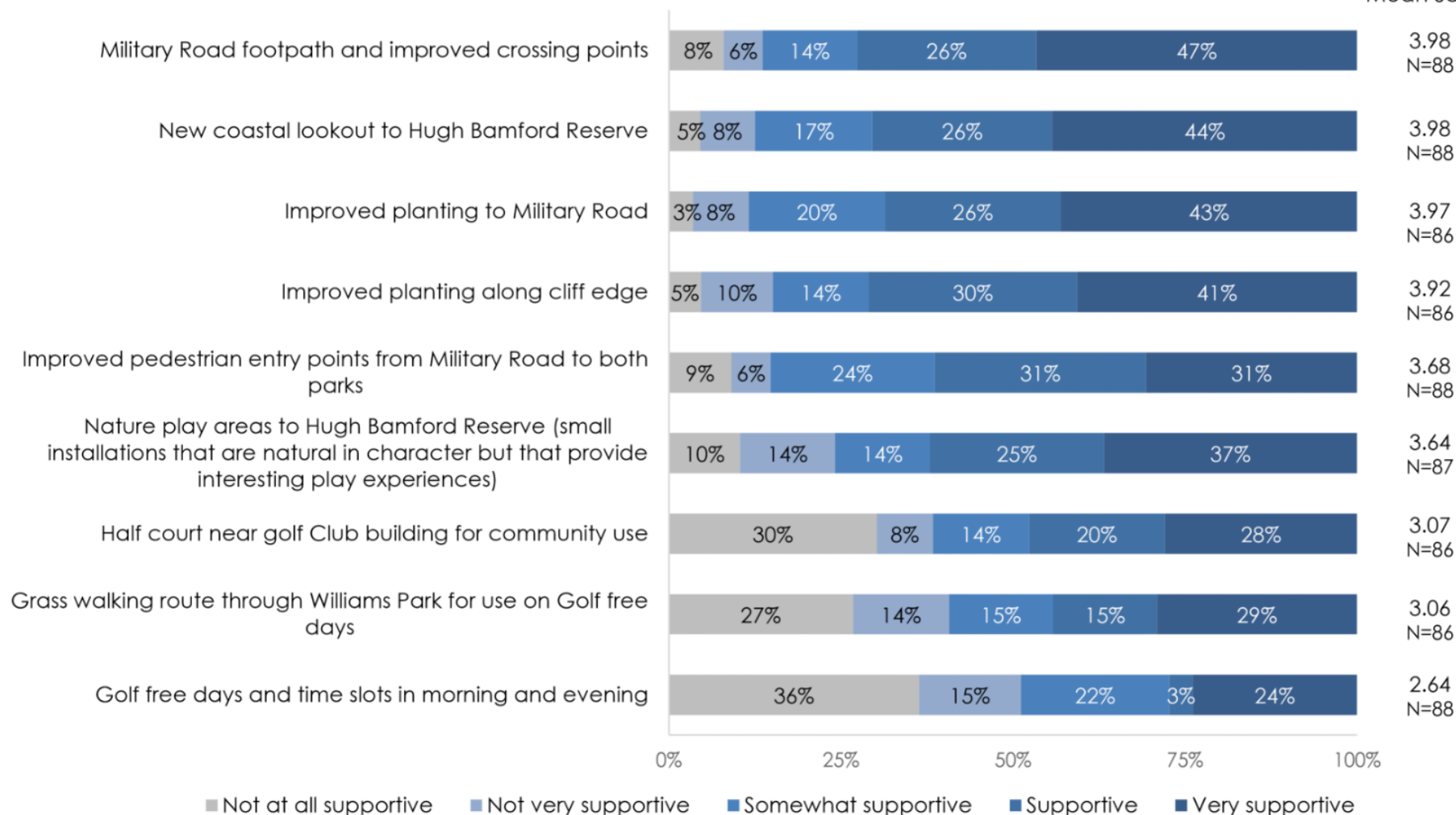
The above table is a summary of total comments from the previous two slides:

- Those who visit Hugh Bamford Reserve at least weekly were marginally more likely to provide positive rather than negative comments – and were more positive than were less frequent visitors to Hugh Bamford.
- However, the reverse is true for Williams Park – those who visit Williams Park at least weekly were less likely to provide positive rather than negative comments – and were less positive than were less frequent visitors to Williams Park.

# Potential Action Plans for the Plan of Management

24. Listed below are some of the specific potential action plans included in the Draft Plan of Management. Please indicate how supportive you are of each of these potential actions, using the scale provided.

Mean Score



**Respondents were more inclined to support the actions that did not directly affect the current usage of the parks, e.g. improved footpath access and crossing points, a coastal lookout and improved planting. 'Golf free days', a 'walking route through Williams Park' and 'a half court' generated the least support.**

# Potential Action Plans for the Plan of Management



24. Listed below are some of the specific potential action plans included in the Draft Plan of Management. Please indicate how supportive you are of each of these potential actions, using the scale provided.

	Visit Hugh Bamford Reserve at least once a week – supportive/very supportive		Visit Williams Park at least once a week – supportive/very supportive	
	Yes	No	Yes	No
Grass walking route through Williams Park for use on Golf free days	61%▲	29%	29%	66%▲
Military Road footpath and improved crossing points	76%	70%	63%	86%▲
New coastal lookout to Hugh Bamford Reserve	69%	72%	57%	89%▲
Improved pedestrian entry points from Military Road to both parks	62%	61%	47%	81%▲
Improved planting along cliff edge	71%	70%	67%	77%
Nature play areas to Hugh Bamford Reserve (small installations that are natural in character but that provide interesting play experiences)	55%	69%	55%	72%
Half court near golf Club building for community use	60%▲	36%	29%	73%▲
Improved planting to Military Road	68%	69%	57%	84%▲
Golf free days and time slots in morning and evening	40%▲	15%	21%	36%

▲ ▼ = A significantly higher/lower rating (by group)

**Consistent with earlier findings, those who visit Williams Park at least once a week are less supportive of all nine actions - significantly so for six of the nine.**

**However, one of the smallest gaps between frequent and less frequent visitors to Williams Park was for the 'golf free days...' option, which in a relative sense failed to excite even the less frequent visitors (when compared with**



# Tele-depth Interviews with Key Stakeholders

5 telephone interviews were conducted with key stakeholders of Hugh Bamford and Williams Park from the 23<sup>rd</sup> September – 8<sup>th</sup> October.

- 2 Representatives of the Sports Field at Hugh Bamford Reserve - Easts Football Club and Maccabi Hakoah Mobile Premier League
- 1 Representative of the Community Hall at Hugh Bamford Reserve – Frances Fester Israeli Dancing
- 1 representing both the Sports Field and the Community Hall at Hugh Bamford Reserve - Sydney Archery
- 1 Representative of the Bondi Golf and Diggers Club House - North Bondi Kyokushin

# Perception of the Vision Statement



Q1a. The Plan of Management has a vision statement that will guide future works, upgrades and uses of the parks. How supportive, if at all, are you of this summary document?

Q1b. Why do you say that?

## All 5 Respondents were at least 'Somewhat Supportive' of the Vision Statement

### Reasons for being Supportive/Very Supportive

#### Modern Approach

"Summary makes a whole lot of sense as it takes into account a modern approach to maintain/improve our outdoors spaces and ensure they continue to be a great place to utilize for the future"

#### Retains Park Offerings/Character

"Important to retain an open area that isn't built up which provides visitors and the general community access to enjoy the magnificent views, walk around the natural landscapes, complete exercise activities while still enjoying the fresh air not surrounded by high rise buildings"

#### Important that Upgrades are Implemented

"Location is used by many and is one of those areas that requires constant attention. This vision outlines why it's important for the users that Council moves forward with these upgrades. Supportive of anything that generates improvements"

#### Currently Works Well

"I only hire the Hall once a week and everything works well the way it is"

### Reasons for being Somewhat Supportive

#### Sceptical whether the Plan will be Implemented

"Sceptical the plan will go ahead. Have seen over the years several plans and proposals come from Council and none of them are ever implemented/progress to actual developments. The plans are beneficial for Hugh Bamford and like the idea that Council are trying to move forward and progress the area"

**All respondents are at least 'somewhat supportive' of the Vision Statement with specific mention to preserving the current park offerings, taking a modern approach to maintenance and/or improvements to the parks. However, one respondent did have concerns whether the plan will be implemented at all, based on the history of Council proposals for the area.**

# Design and Setting



Q2a. Looking at the Design and Setting map: How supportive, if at all, are you of this theme and the proposed actions?

Q2b. Why do you say that you are [Q2a]?

## All 5 Respondents were at least 'Somewhat Supportive' of Design and Setting

### Reasons for being Supportive/Very Supportive

#### Improvements will Benefit the Community

"Very supportive of all the upgrades and changes at Hugh Bamford"

"It looks like the improvements will benefit the local residents"

#### Offers Great Viewpoints of Bondi/the Ocean

"Offering people great lookouts of Bondi and the ocean is taking advantage of a great space"

#### Provides Much Needed Facilities

"Addresses some of the current flaws with the facilities e.g. lack of good lighting, lack of fencing"

"Allowing public access to toilet facilities is vital and will make a significant improvement for the users."

#### Outlines Clear Boundaries for Sport Games/Recreation

"Hugh Bamford isn't suitable for users at the moment as sporting clubs constantly lose balls over the cliff edge and shrubbery. Outlining clear boundaries makes the area more user friendly for everyone"

"Magnificent open recreation area for the public. To upgrade the area is vital for the community"

### Reasons for being Somewhat Supportive

#### Archery Range Affected by Public Thoroughfare

"The whole plan is fantastic, however, from the business perspective it is also very disruptive when trying to play archery. Encouraging more traffic up towards Hugh Bamford because of the look out will become hazardous if there is archery taking place"

**Concerning 'Design and Setting', respondents were supportive of seeing the benefits and upgrades to the area, including much needed facilities and boundaries for open recreation and sports games. Although there was one concern that the archery range will be affected by increased traffic to Hugh Bamford.**

# Getting to and Around the Parks



Q3a. Looking at the Getting to and Around the Parks map: How supportive, if at all, are you of this theme and the proposed actions?

Q3b. Why do you say that you are [Q3a]?

## All 5 Respondents were at least 'Somewhat Supportive' of Getting to and Around the Parks

### Reasons for being Supportive/Very Supportive

#### Shelter Needs

"There isn't much shelter approaching the hall - it would be nice to have a bit more- other than that all is good."

#### Will Provide Seating/Lookout

"Providing seating and a lookout for those moving through and along the paths allows a broader demographic to be able to utilize these great spaces"

#### Defines Clear Passages for Improved Accessibility and Usage

"Outlines and defines clear passages for all the different community groups and users"

"Having better access through Hugh Bamford will make general traffic flow more controlled"

"Pedestrian movement around the area on dedicated pathways...will allow a user friendly space for anyone who accesses either of these locations"

### Reasons for being Somewhat Supportive

#### Archery Range Affected by Public Thoroughfare

"Any walking route around Hugh Bamford basically has a designated right around the reserve, which will be difficult with archery taking place... When archery is not taking place the walkway is a great idea and would utilize this"

**Respondents were receptive to defining the areas in which differing community groups can use the parks together under the theme 'Getting to and Around the Parks'. Again, there were some concerns that encouraging a walking route at Hugh Bamford will impact the archery group.**



# Playing and Relaxing



Q4a. Looking at the Playing and Relaxing map: How supportive, if at all, are you of this theme and the proposed actions?

Q4b. Why do you say that you are [Q4a]?

## All 5 Respondents were at least 'Somewhat Supportive' of Playing and Relaxing

### Reasons for being Supportive/Very Supportive

#### Sporting Field will be Maintained

"Use the sporting field regularly and want to see this maintained and well kept"

#### Greater Community Access/Usage

"Community at large can have more interaction and access to Williams Park rather than just being limited to the golf players"

#### Hall to be Improved

"Hugh Bamford hall needs to be improved to create a better atmosphere and more appealing facility for all types of users, not the regular users who always book the hall"

#### Will Provide Essential Amenities

"Providing essential public amenities is a must (public toilets). The allocation of seating upgrades makes the area more user friendly for parents and potential spectators"

"Urgent need for an upgrade of the current facilities which aren't adequate e.g. toilets, fencing, lighting...."

### Reasons for being Somewhat Supportive

#### Will provide essential amenities

"Providing a day to day public toilet is a fantastic facility to be available for those using the area. This is a great step forward in the right direction, as there currently is no clean drinking water or nearby toilets"

#### Feasibility of Nature Play Landscape

"Unsure if having designated areas for 'nature play landscape' is worth the time and money as it seems useless and potentially disruptive"

#### Park Works Well Already

"It doesn't affect me, but from what I see the park seems to work well already"

**For 'Playing and Relaxing', respondents welcomed the idea of providing much needed amenities and improvements such as public toilets, fencing and lighting to greater utilise the area. One respondent was conflicted whether the 'Nature Play Landscape' would be potentially disruptive and therefore worth the time and money to develop this feature.**

# Enhancing the Environment



Q5a. Looking at the Enhancing the Environment map: How supportive, if at all, are you of this theme and the proposed actions?

Q5b. Why do you say that you are [Q5a]?

## All 5 Respondents were at least 'Somewhat Supportive' of Enhancing the Environment

### Reasons for being Supportive/Very Supportive

#### Important to Maintain Vegetation/Weeds

"Controlling and extending current vegetation is better than having it left to its own vices and taking off or worse being left unattended/maintained"

"Weed management and control needs to be made a priority and a main focus to ensure such a worthy stunning location isn't left to deteriorate"

#### Supportive of Enhancing the Environment

"I am supportive of anything that enhances the environment"

"Anything that is going to enhance the fields and make the use of the locations better I will be supportive of"

### Reasons for being Somewhat Supportive

#### Potential for Vegetation to Impede on Playing Fields

"Anything that is going to reduce the playing/sporting space available isn't necessarily a good thing. Even though the vegetation is going to be along the coast line, the chances are it will end up moving towards the sporting field and take over. These areas should be used for sporting needs, not focusing on the vegetation"

**Respondents recognised the importance of maintaining vegetation as well as enhancing the existing environment at the parks.**

**One respondent mentioned that the playing fields could be reduced in size should the vegetation continued to grow along the coast line.**

# Community, Culture and Heritage



Q6a. Looking at the Community, Culture and Heritage map: How supportive, if at all, are you of this theme and the proposed actions?  
Q6b. Why do you say that you are [Q6a]?

## 4 Respondents were at least ‘Somewhat Supportive of Community, Culture and Heritage

### Reasons for being Supportive/Very Supportive

Considerations for Culture and Heritage	Improvements to Hugh Bamford Reserve
<p>“Feel it is important to consider the culture and heritage of this location as it isn’t just sporting clubs using this spaces”</p> <p>“It is appropriate to benefit the cultural use of this area and maximize benefits for the community.”</p>	<p>“Having upgrades to the Hall means the club could potentially hire it if needed for events or presentations”</p> <p>“Supportive of anything that ‘dresses’ Hugh Bamford up to make it look aesthetically pleasing”</p>

### Reasons for being Somewhat Supportive

Multi-Purpose Room will Affect Current Usage
<p>“Converting this room to a multi-purpose space means there is a high chance the martial arts community will lose its identity not having its own allocated space”</p>

### Reasons for being Not Very Supportive

Danger and Feasibility of Coastal Walk	
<p>“The walkway would be running right over the edge of the cliff... this creates a vantage point for suicide”</p> <p>“Potential cliff walkway is not attractive as I don’t think people should be directed down where the sewerage is dumped”</p>	<p>“The archery group would need to have this walkway shut down as can’t have people walking along in the firing line. Anyone could appear along this walkway which is dangerous”</p>

**Respondents valued the cultural and heritage needs of both locations under the ‘Community, Culture and Heritage’ theme, as well as the benefits it could offer Hugh Bamford Reserve.**

**However, one respondent mentioned that introducing a multipurpose room will impact the martial arts group that currently use the space. Another respondent was concerned of the dangers the coastal walk could pose to the**



# Community Land Categorisation



Q7a. Looking at the Community Land Categorisation map: How supportive, if at all, are you of this theme and its proposed land uses?

Q7b. Why do you say that you are [Q7a]?

## 4 Respondents were at least 'Somewhat Supportive of Community Land Categorisation

### Reasons for being Supportive/Very Supportive

#### Outlines Good Use of Space

"The map outlines a great use of space and allocation of activities that uses each space to the best it can"

"Zoning looks great - outlines good use of space and allocation of activities"

"Zoning looks great, however, not too different from how it currently is"

#### Allows for Broader Community Use

"The more public who have access and opportunity to use these spaces, the better"

"Map shows that these spaces will be accommodating for any user, not just the sporting teams"

"Will be beneficial to have the club open to community use, not just as a golf club"

"Having the orange section allowing a more open space for general community use will be beneficial for the whole community, not just those wanting to utilize the golf club"

### Reasons for being Somewhat Supportive

#### Doesn't Affect my Use

"Again- it doesn't affect my use"

### Reasons for being Not Very Supportive

#### Not Enough Space Allocated to Sports Fields

"Would prefer more space available for playing and fields as there is very little available in the suburbs"

**3 stakeholders were supportive of the zoning and allocation of space proposed, highlighting how this will make the parks inclusive of the whole community and not just sporting groups.**  
**Conversely, one respondent stated they would prefer more space allocated to playing/sporting fields.**

# Management and Maintenance



Q8a. Looking at the Management and Maintenance map: How supportive, if at all, are you of this theme and the proposed actions?

Q8b. Why do you say that you are [Q8a]?

## All 5 Respondents were at least 'Supportive' of Management and Maintenance

### Reasons for being Supportive/Very Supportive

Illegal Access	Supportive of this Theme	Guaranteed Maintenance
"Upgrading fence line will eliminate illegal use"	"Looks like a good plan"	"Council involved in ground maintenance will guarantee it will be looked after and user friendly"
Parks Can be Used by All User Groups		
"To make sure the area remains able to be used by all user groups"		

All respondents were 'supportive' or 'very supportive' of the 'Management and Maintenance' theme, referring to preventing illegal access, guaranteed maintenance and ensuring all users can use the parks equally as advantages.

# Actions that Appealed to Stakeholders



29a. Across the seven strategic themes/guiding values, which, if any, of the ideas or actions particularly appealed to you?

Playing and Relaxing	N=5
Upgrades facilities and offers public toilets and drinking water	4
Maintain current recreational use of half field	1

Design and Setting	N=5
External terrace on Hugh Bamford Community Hall	1

Getting to and Around the Parks	N=5
Allocated walkways through Williams Park	1

Other	N=5
Retaining a large open area	1
Supportive of each strategic theme and approach	1

Stakeholders were most in favour of increasing and upgrading the facilities offered at the parks, such as publicly accessible toilets and drinking water.



# Actions that Did Not Appeal to Stakeholders



29b. And across the seven strategic themes/guiding values, which, if any, of the ideas or actions particularly did not appeal to you?

Design and Setting	N=5
Concern the redevelopment of the club will replace traditional Australian look and feel	1
Getting to and Around the Parks	N=5
Coastal walk over cliff is dangerous	1
Walking routes over Hugh Bamford will create hazards when archery is conducted	1
Playing and Relaxing	N=5
Concerned martial arts space will be replaced with multipurpose hub	1
Community Land Categorisation	N=5
Not enough space allocated to sporting fields	1
Other	N=5
No comment/all options appealed to me	2

Concerns for stakeholders were fragmented – although dangers associated with a Coastal Walk and walking tracks where archery is undertaken were mentioned.

# Comments or Suggestions

Q10. Do you have any other comments or suggestions about how Hugh Bamford Reserve and/or Williams Park could be made more appealing to the community in the future?

Other	N=5
Improve the lighting at Hugh Bamford to allow use of the whole grounds at night	2
Better promotion of these upgrades so people will understand what the spaces have to offer	1
Maintenance of the golf course needs to be a high priority	1
More focus on promoting benefits of training at these locations	1
Shelter/under cover facility needed in the event of storms at Hugh Bamford	1
No comment	1

When given the opportunity to raise any other comments or suggestions in regards to Williams Park and Hugh Bamford Reserve, two respondents stressed the need for improved lighting at Hugh Bamford Reserve to allow use of the grounds at night. One comment suggested to better promote the plans so that the whole community would understand what the spaces have to offer.

# Appendix A– Other Comments



# Actions that Appealed/Did Not Appeal to Respondents

## - Other

23a. Across the seven strategic themes/guiding values from either the summary document or the full Draft Plan (i.e. the 96 page document), which, if any, of the directions or actions appealed to you? If so, please record their specific Category Code and reasons below:

Other (20%)	N=51
No actions appealed to me	16%
Most or all of vision statement/general direction appealed to me	4%

23b. Across the seven strategic themes/guiding values from either the summary document or the full Draft Plan (i.e. the 96 page document), which, if any, of the directions or actions did not appeal to you? If so, please record their specific Category Code and reasons below:

Other (34%)	N=53
No negatives/all appealed to me	9%
Cost concern/no costings available for what is proposed	6%
Most/all actions did not appeal to me	6%
There is a need for more parking	6%
More regulation around campers/illegal misuse	4%
Greater focus on safety	2%
Hugh Bamford hall is underutilised	2%
Need a cycle route from Hugh Bamford to the beach	2%
Unsure when/what times we can access the golf course	2%
Needs protective netting to prevent golf balls on Military Road	2%



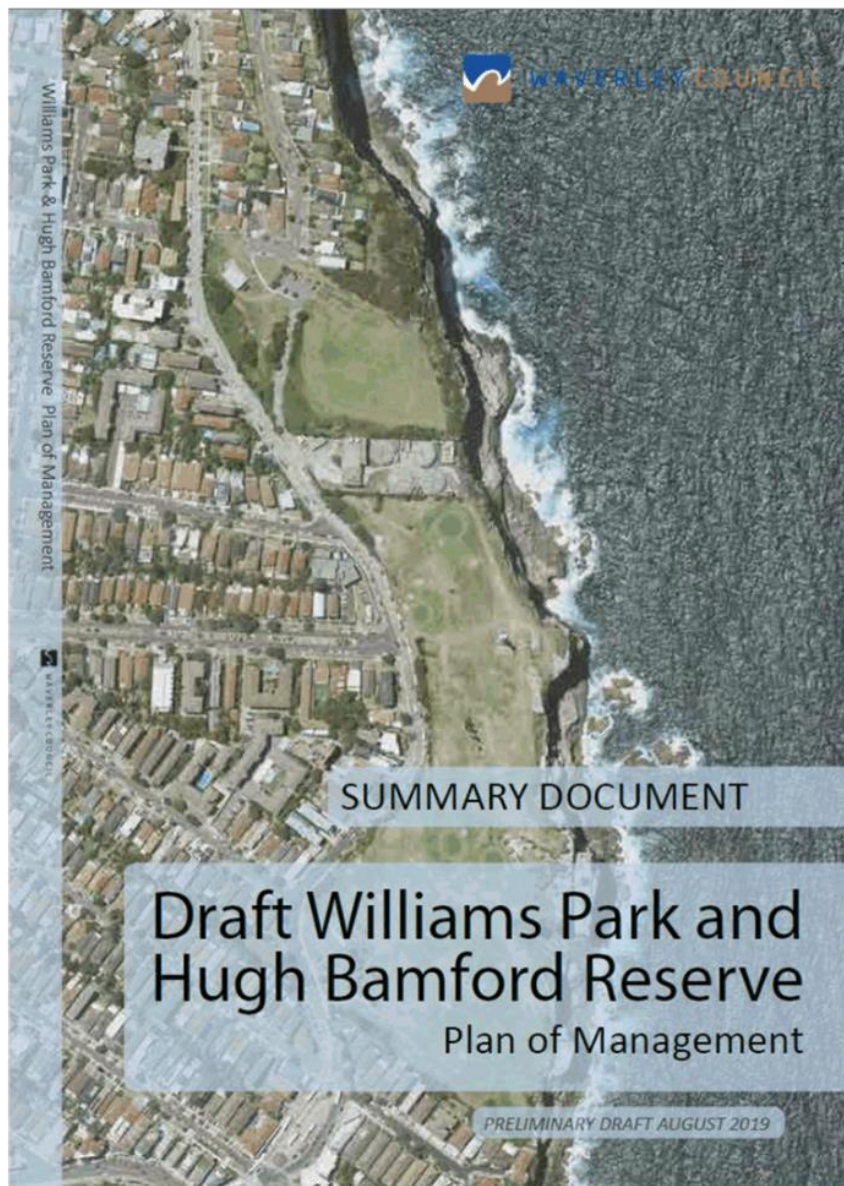
# Appendix B– Stimulus Material Used at the “Have a Say Day” and Stakeholder IDI’s







# Stimulus Material



## 1. Vision and Directions

### 1.1. Vision Statement

A vision for Williams Park and Hugh Bamford Reserve was drafted based on community feedback on what people liked and wanted to see in the future. The vision is essential as it sets the tone for all future works and practices within the two open spaces. The following statement captures the aspects of what people love about Williams Park and Hugh Bamford Reserve and want retained in the future:

Williams Park and Hugh Bamford Reserve are much valued and loved open spaces for the local community of Bondi.

Nestled above the intense day and night activity of Bondi Beach they provide a **retreat** from that world that is both calming and invigorating with its unique mix of natural and cultural qualities.

At their core the parks are first and foremost valued as **natural places**. The drama and majesty of the plunging sandstone cliffs are juxtaposed with the rolling grasslands shaped by earlier generations. The experience of this natural landscape and the contrast it provides to the dense urban fabric of the adjoining neighbourhoods is fundamental and essential.

The spectacular panoramic views from the parks reflect this diversity ranging from the rugged natural outlooks of the coastline and ocean (in which Whale sightings are not uncommon) to the iconic views west to Sydney Harbour and the Harbour Bridge, and south across Bondi Beach.

It is recognised that a diverse overlay of past **cultural heritage** influences has had a strong hand in shaping the place, ranging from the rock art and embedded storylines of Sydney's first peoples, to the defences of Sydney Harbour and Sydney's largest ocean sewer outfall.

The parks and the Bondi Golf Club facility also embody a strong **local character**, and are seen as important places for locals to immerse in and experience **local community** away from the frenetic high paced environment of Bondi Beach.

The simple "old school" nature of many park features is seen as reflecting and supporting this character and an important quality to be conserved.







# Stimulus Material

## 1.2. Directions

The following value statements will guide the future development and management of Williams Park and Hugh Bamford Reserve in line with the vision opposite. The values have been tested and are responsive to the site analysis, consultation feedback and best-practice principles. For ease of reference and consistency the values are focused under themed headings.

### 1.2.1. Design and Setting

- A1. Maintain the pre eminence of the natural setting of the parklands.
- A2. Maintain the casual and "low key" character of the parklands and facilities.
- A3. Enable memorable experiences for all users by celebrating the site's unique character and scenic qualities and providing opportunities to safely enjoy views and outlooks.
- A4. Ensure any built form architectural and landscape design reflects and complements the natural setting and casual / "low key" character along with being best practice and design excellence.
- A5. Ensure materials and finishes fabric is of a high quality, are robust, designed to benefit the setting, and considers the relationship to natural cliffs and vegetation.
- A6. Improve the continuity and coverage of natural vegetation on the site.
- A7. Provide a sense of arrival to the site at the pedestrian access points to the parklands.
- A8. Improve the parks visual relationship with the Sydney Water facility and reduce the visual impact of the facility on park and neighbourhood character.

### 1.2.2. Getting to and around the Park

- B1. Provide easily identified, distinct arrival points into the park.
- B2. Provide compliant all weather access from the Hugh Bamford Reserve carpark to the Community Hall.
- B3. Provide an informal walking route across grass that links to key viewing points and other park features.
- B4. Provide continuous footpath access to western edge of parks (within the Military Road verge).
- B5. Implement a wayfinding strategy for the park. Consider an audience of a range of abilities, literacy levels and languages. Encompass the physical environment, signage, customer service, information, brochures, guides and website.
- B6. Consider over time an adequate proportion and distribution of universally accessible facilities connected by accessible paths of travel where most compatible with landscape character.
- B7. Use vegetation to increase setback from edge situations.
- B8. Investigate potential for a cliff edge link between Hugh Bamford Reserve and Williams Park in liaison with Sydney Water.

### 1.2.3. Playing and Relaxing

- C1. Maintain and enhance sports training and related sports uses within Hugh Bamford Reserve and community rooms within the Club Building to Williams Park.
- C2. Provide adaptable and flexible spaces to accommodate a variety of interest groups.
- C3. Enable increased and safe informal recreational use of Williams Park for such pursuits as walking, sitting and viewing
- C4. Provide high-quality amenities and facilities that support recreational users.
- C5. Prioritise activities that are intrinsic to the place, its natural and cultural values and that complement the physical conditions.

### 1.2.4. Enhancing the Environment

- D1. Enhance and conserve the natural heritage of the site such as vegetation, land form and hydrology.
- D2. Manage park use and access to areas of environmental sensitivity.
- D3. Monitor and adapt to the effects of climate change.
- D4. Promote environmentally sustainable practices in the management and maintenance of the place.
- D5. Consider whole of life-cycle cost in the selection of materials and construction techniques.
- D6. Educate the community about the value of the site's unique environment.

### 1.2.5. Community, Culture and Heritage

- E1. Conserve and maintain the heritage fabric of the park.
- E2. Interpret and tell the story of the place, including Aboriginal and Historical themes and storylines.
- E3. Strengthen and express the community values of the site through maintaining and enhancing its local role and character including its role for community groups and activities.
- E4. Ensure the cultural landscape is expressed in the design and management of the site and appropriately integrated with the natural environment.

### 1.2.6. Management and Maintenance

- F1. Maximise the safety of the park environments for users at all times.
- F2. Recognise the challenges of safety in the coastal cliff edge environment and apply established precedents for managing access that do not compromise the natural experience.
- F3. Facilitate increased community use of Williams Park and its facilities and provide the park and facilities with sustainable ongoing management.
- F4. Ensure facilities are well-maintained and appropriately serviced.
- F5. Review and reinforce compliance and regulations that enable a range of users to enjoy the park safely.
- F6. Manage vehicle access in the park.

## 1.3. Design and Setting: The Masterplan

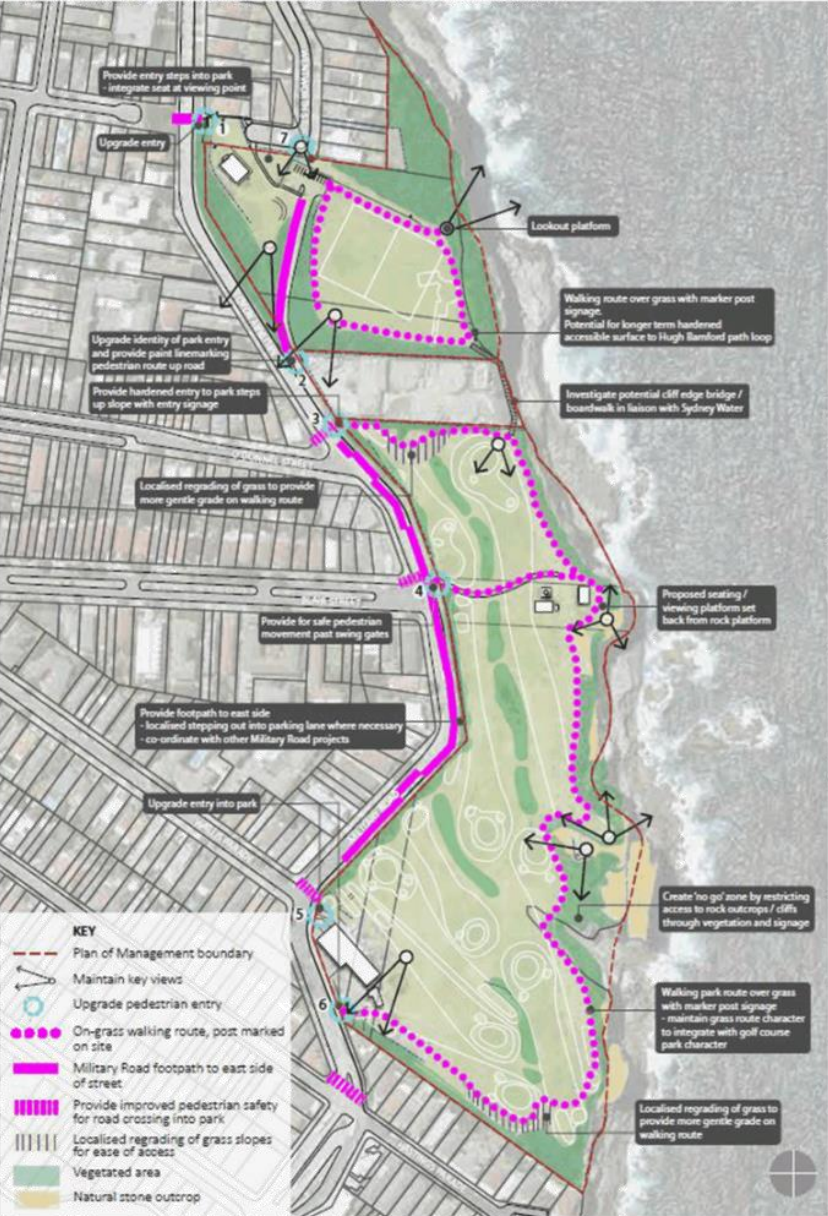






# Stimulus Material

1.4. Getting to and around the Parks: The Masterplan



1.5. Playing and relaxing: The Masterplan





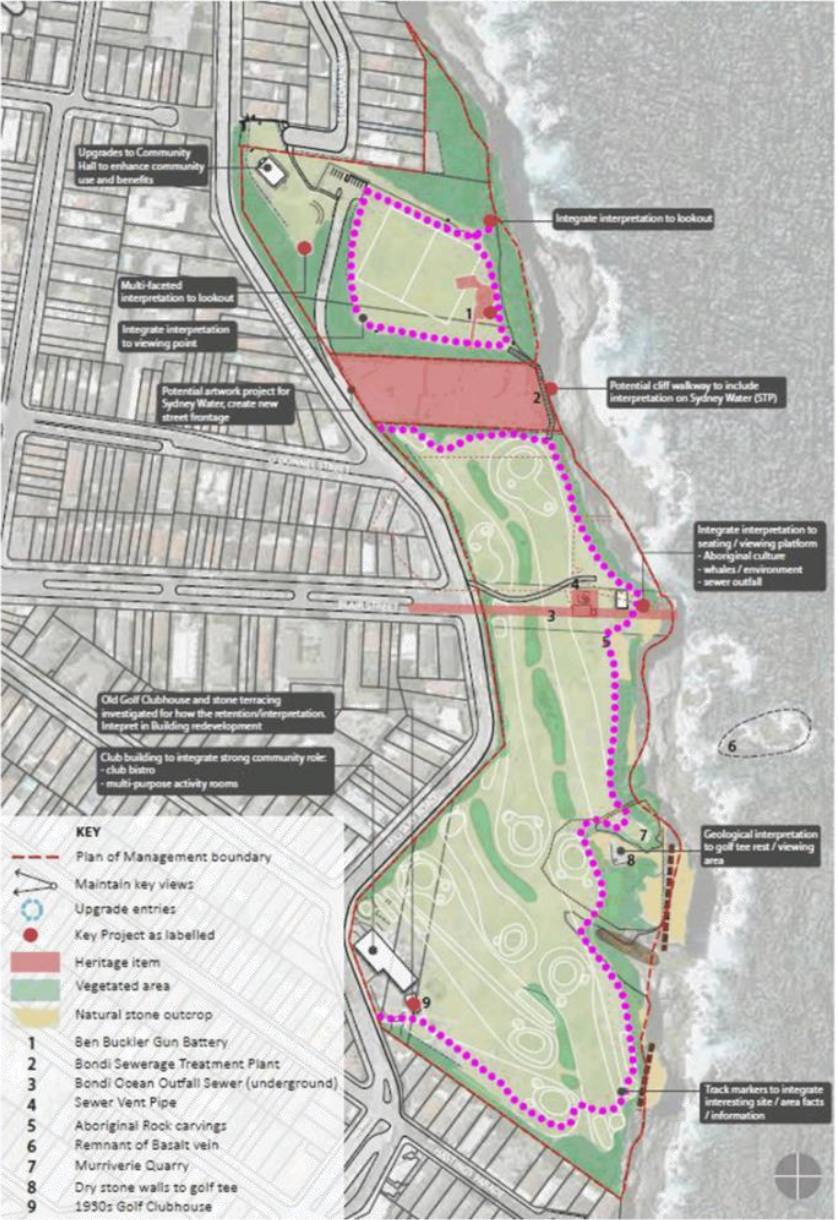


# Stimulus Material

1.6. Enhancing the environment: The Masterplan



1.7. Community culture and heritage: The Masterplan







# Stimulus Material

1.8. Community land categorisation: The Masterplan



1.9. Management and maintenance: The Masterplan





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Williams Park & Hugh Bamford Reserve Plan of Management



WAVERLEY COUNCIL

# Draft Williams Park and Hugh Bamford Reserve Plan of Management

UPDATED DRAFT NOVEMBER 2019



## Caring for Country

Waverley Council respectfully acknowledges our Indigenous heritage and recognises the ongoing Aboriginal traditional custodianship of the land which forms our local government area.

<i>Version</i>	<i>Date</i>	<i>Name</i>	<i>Signature</i>
1	June 2019	Preliminary Draft	Adam Hunter
2	August	Draft POM	Adam Hunter
3	November	Updated Draft POM	Adam Hunter

amendments for issue 3 highlighted in green

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Image: Google Maps Aerial view

# Introduction and Purpose

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# 1. Introduction and Purpose

## 1.1. What is a Plan of Management and Master Plan?

A plan of management is a document providing a strategic framework to guide the sustainable use, improvement, maintenance and management of public land. The plan provides directions and identifies important actions to achieve what is envisioned for the land. These directions and actions are formed through research and consultation with the community to identify an approach to sustainable future use and management of the site. The plan seeks to balance the interests of all users of the land, including the local community, residents, businesses and visitors. Plans of management also serve to consolidate information about a site and its users.

In conjunction with a plan of management, a master plan can be developed. A master plan is a comprehensive long-term plan illustrating an integrated approach and design direction for a site. Together a plan of management and master plan describe the agreed vision and provide strategic and operational direction for the improvement and management of a site for an defined period.

## 1.2. Why is one needed for Williams Park and Hugh Bamford Reserve ?

Williams Park and Hugh Bamford Reserve are much valued and loved open spaces for the local community of Bondi. Nestled above the intense day and night activity of Bondi Beach, they provide a retreat from that world that is both calming and invigorating, with a unique mix of natural and cultural qualities. A Plan of Management for the parks has been prepared to guide community use and manage the natural and cultural values that the parks provide for the Waverley community. The plan addresses both parks because although the Bondi Sewerage Treatment Plant lies between, the parks can and should function as contiguous open space, providing natural systems and recreational opportunities that integrate and complement each other.

The parks are not currently covered by a site specific plan of management but are partially addressed by the following Generic Plan of Management as listed:

- Coastal Reserves POM 2013 -Hugh Bamford Reserve

There are a range of issues that need to be addressed in the parks as part of a holistic long term direction and which are not addressed in these Generic Plans. As such it is appropriate that a Plan of Management be prepared.

The Williams Park and Hugh Bamford Reserve Plan of Management also includes a Master Plan illustrating the key actions under each of the management topics.

## 1.3. Purpose of this Plan

This Plan of Management aims to ensure that the values of Williams Park and Hugh Bamford Reserve are conserved and enhanced, including the environmental, scenic, recreational, heritage, cultural and social values.

There is potential for the parks to play a greater role for community use while conserving existing values. This Plan of Management aims to set out a pathway to appropriately manage the site and improve community facilities to meet current and future demands over the next ten years.

## 1.4. The Plan's Scope and Process

The Plan of Management has been completed in line with the requirements of the Crown Land Management Act 2016 and Local Government Act 1993. It has been developed in partnership with key stakeholders and the community and is based on evidence-based research and background studies.

A broad range of consultation activities were programed over two stages, gaining stakeholder and community feedback to assist in setting the direction, vision and values identified in this plan.

The methodology for developing the Plan of Management is set out below:

**Research and Background Studies:** The first stage focused on information-gathering, including mapping and research to understand current issues and opportunities for the site. Specialist heritage assessment was also undertaken.

**Consultation Stage One:** To clarify the vision, values and design direction for Williams Park and Hugh Bamford Reserve over the next decade, it is essential to engage with residents, local businesses and visitors. A user survey, intercept interviews, Have a Say Day, and Stakeholder Workshop were undertaken to source community input.

**Draft Plan of Management:** From this basis, the Plan of Management and Master Plan were drafted. The draft Plan of Management outlines what future works will take place, their priority, and main actions for delivery.

**Consultation Stage Two:** On approval from Council, the draft Plan of Management was released for a second round of consultation, formally notified as a Public Exhibition.

**Final Plan of Management:** Following exhibition, the Plan of Management will be updated. The Plan will be submitted to the Minister for Lands whose Department has been consulted during development of the plan.

Council will then consider the plan for final approval and adoption.





Figure 1.1 Study Area





# Site Context

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## 2. Site Context

### 2.1. The Study Area and Surrounds

Williams Park and Hugh Bamford Reserve are located in North Bondi several minutes walk from Bondi Beach, and are bounded by steep sea cliffs to the east and Military Road to the west. The Parks are made up of a mix of parcels of land including Community Land, Crown Land and a parcel of road reserve formed by road closures. Council is the Trustee Manager for the Crown Reserve Trust. The gazetted reserve, No. 93444 is known as Hugh Bamford Reserve and Williams Park.

The total combined park area is approximately 9.7 hectares. Williams Park comprises 7.3 hectares of this, and is currently under lease to the Bondi Golf and Diggers Club Ltd. Hugh Bamford Reserve forms the northern precinct of the Crown Trust lands separated from the southern precinct of Williams Park by the Bondi Sewerage Treatment Plant (STP) owned and operated by Sydney Water.

Hugh Bamford Reserve is predominantly cleared land on a highly modified and filled area. Past filling works have created a half size playing field in the east which is complemented by a carpark, community hall, grassed amphitheatre and lookout with spectacular views south towards Bondi and onto Malabar Headland, and west towards the city and harbour. Williams Park is likewise modified over much of its area, in particular in the north where it lies over the subterranean tunnels and chambers of the Bondi STP. The park is typified by an undulating topography sloping towards the south and south west. The elevated location along the sea cliffs and southerly aspect offers spectacular panoramic views over the ocean, to Bondi Beach, and west to the City.

Despite past clearing, remnant vegetation in Hugh Bamford Reserve contributes the largest area of SEPP 19 Bushland in Urban Areas vegetation in the LGA, and the Parks are identified for their corridor potential in Council's Biodiversity Action Plan 2014-2022.

Williams Park and Hugh Bamford Reserve contain locally significant heritage items as listed in the Waverley Local Environmental Plan 2012. The parks adjoin the Bondi Sewage Treatment Plant that is of state heritage significance and is listed on the Register of the National Trust of Australia (NSW).

### 2.2. Regional and Local Context

Waverley Local Government Area (LGA) offers many attractions to locals and tourists, including the internationally recognised beaches of Bondi, Tamarama and Bronte.

Waverley also offers the Bondi to Bronte Coastal Walk, an interconnecting walkway with views that attract joggers and walkers daily. Centennial Parklands is next to Waverley and is one of the most visited urban parks in Sydney.

Williams Park and Hugh Bamford Reserve are located within the eastern suburbs of North Bondi in Sydney, about eight kilometres by road from the Sydney Central Business District. The parks are connected to the Sydney Buses network with local bus routes running along Military Road to and from

Bondi Beach. Refer to Figure 2.1 for regional context.

Waverley LGA lies within the Central District of the Greater Sydney Commission's District Plan. The Eastern City District includes the City of Sydney and extends west to Rhodes and Burwood, south to Sans Souci, and east to the eastern and south-eastern suburbs. The Eastern City District has a population of 1,013,200 people. Residents of the area are attracted to the lifestyle and natural features, including some of Sydney's prime coastline and public parklands. Bondi Junction is a strategic centre within the Eastern City District accommodating retail, employment and local services for the community focussed around a transit interchange.<sup>1</sup>

The Waverley LGA estimated resident population for 2018 is 74,114 with a density of 80.16 persons per hectare<sup>2</sup>. This is higher than the Greater Sydney estimated resident population density of 4.23 persons per hectare.<sup>3</sup> The estimated resident population of the suburb of North Bondi was 10,454 in 2018, and they reside in 3,998 dwellings, with an average 2.6 people per household.<sup>4</sup> This is a density of 85.28 persons per hectare, higher even than current Waverley LGA density.

In North Bondi 82.8% of the dwellings are medium to high density, with 49.6% medium density dwellings. The greater concentration of higher density dwellings is likely to attract more young adults and smaller households.<sup>5</sup>

The age structure of the Waverley LGA provides important insights into the level of demand for age-based services and facilities. Compared to Greater Sydney's average, significant differences exist in the proportion of 25- to 34-year-olds. The 'young workforce' makes up nearly a quarter (23.6 per cent) compared to Greater Sydney's 16 per cent. Waverley also has a slightly lower proportion of 0- to 15-year-olds, and a marginally higher proportion of working age population (15- to 64-year-olds) and residents aged over 85.<sup>6</sup> Although, North Bondi had a higher proportion of pre-schoolers and a lower proportion of persons at post retirement age than Waverley LGA in 2016.<sup>7</sup> The median age of North Bondi is 34, lower than Waverley LGA's median of 35 and Greater Sydney's median of 36.

Waverley's community is highly educated. 44.5 per cent of people in the Waverley LGA have a tertiary qualification, an increase of 4.2 per cent between 2011 and 2016. This is significantly higher than the 28.3 per cent of Greater Sydney.

- 1 Australian Bureau of Statistics 2017, North Bondi Quick Stats, viewed 18 March 2019, [http://quickstats.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/SSC12984?opendocument](http://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC12984?opendocument)
- 2 Waverley LGA Community Profile, viewed 18 March 2019, <https://profile.id.com.au/waverley/about?WebID=150>
- 3 Australian Bureau of Statistics 2017, Greater Sydney (GCCSA) Regional Profile, viewed 18 March 2019, [http://stat.abs.gov.au/itt/r.jsp?RegionSummary&region=1GSYD&dataset=ABS\\_REGIONAL\\_ASGS2016&geoconcept=ASGS\\_2016&measure=MEASURE&dataset=ASGS=ABS\\_REGIONAL\\_ASGS2016&datasetLGA=ABS\\_REGIONAL\\_LGA2017&regionLGA=LGA\\_2017&regionASGS=ASGS\\_2016](http://stat.abs.gov.au/itt/r.jsp?RegionSummary&region=1GSYD&dataset=ABS_REGIONAL_ASGS2016&geoconcept=ASGS_2016&measure=MEASURE&dataset=ASGS=ABS_REGIONAL_ASGS2016&datasetLGA=ABS_REGIONAL_LGA2017&regionLGA=LGA_2017&regionASGS=ASGS_2016)
- 4 Australian Bureau of Statistics 2017, North Bondi Quick Stats, viewed 18 March 2019, [http://quickstats.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/SSC12984?opendocument](http://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC12984?opendocument)
- 5 Waverley LGA Community Profile, viewed 18 March 2019, <https://profile.id.com.au/waverley/dwellings?WebID=150>
- 6 Australian Bureau of Statistics 2017, Greater Sydney (GCCSA) Quick Stats, viewed 18 March 2019, [http://quickstats.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/1GSYD?opendocument](http://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/1GSYD?opendocument)
- 7 Waverley LGA Community Profile, viewed 18 March 2019 <https://profile.id.com.au/waverley/service-age-groups?WebID=150>



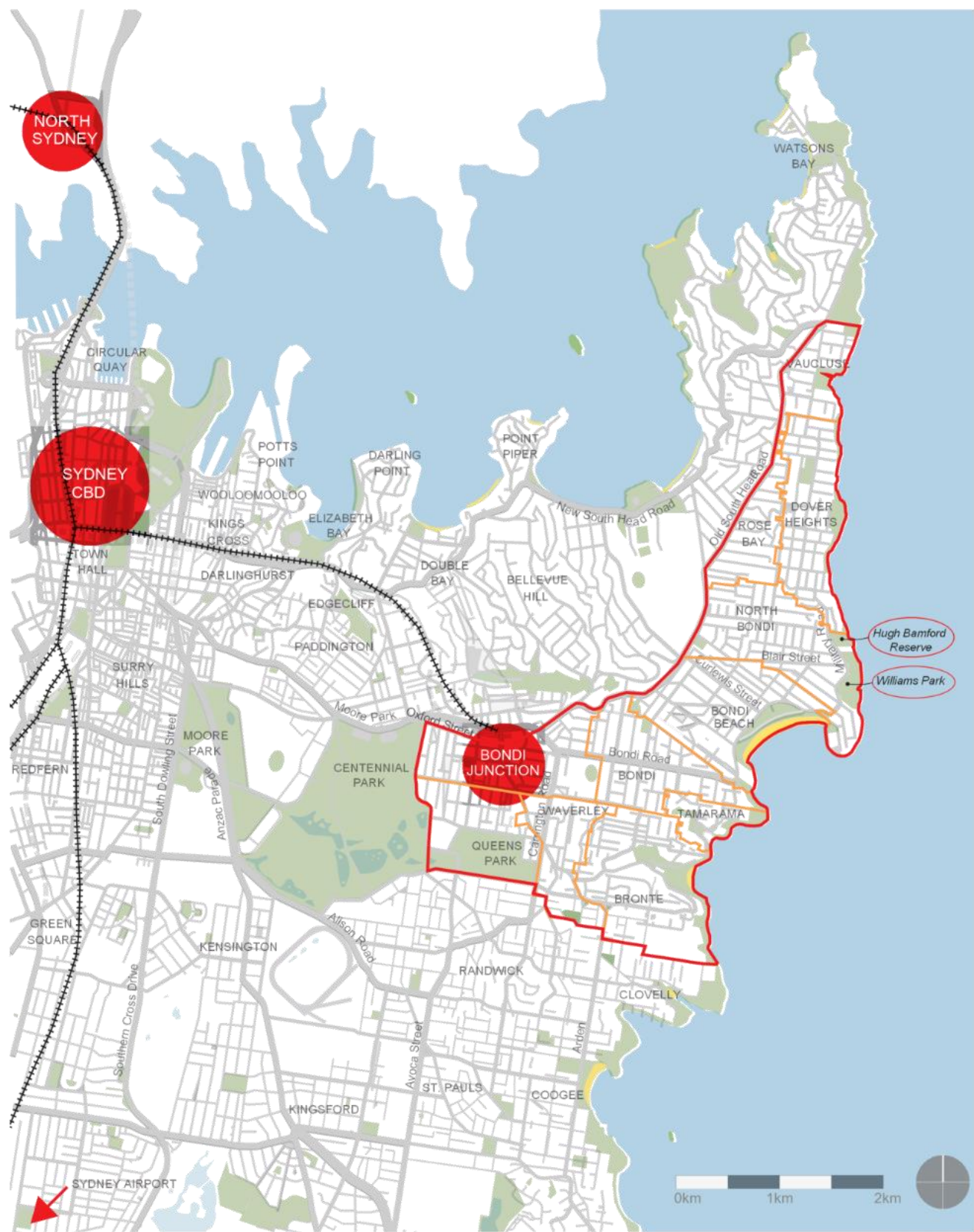


Figure 2.1 Regional Context

A further 9.3 per cent have a diploma or advanced diploma as their highest qualification.<sup>8</sup>

There is a larger proportion (39.9 per cent) of high income households in Waverley (that is, those earning \$2,500 per week or more). This is compared with 28.3 per cent for Greater Sydney households.<sup>9</sup>

## 2.3. Future Population

With an annual growth rate of between 1.3 per cent and 1.4 per cent, Waverley's population is projected to increase by approximately 13,000 to 83,570 by 2026. Waverley's birth rate is predicted to peak between 2020 and 2022 with 1200 to 1300 births expected to occur each year. The natural increase (births minus deaths) is currently around 800–900 per year.

The proportion of under 15-year-olds is set to rise to 18 per cent from 2013s figure of 16 per cent, while the proportion of older people (aged 65 and over) is predicted to increase from 12 per cent to 13 per cent. The proportion of people over 85 is predicted to decrease each year by one to two per cent.

The working population of Waverley is also growing. By 2026, Waverley's working-age population is expected to have increased from 51,000 in 2013 to 57,570.<sup>10</sup> This group will seek active and passive recreation opportunities, particularly on weekends. It can be expected that as a result, open spaces for recreation and exercise will come under further pressure.

Accessible facilities and walkways remain an important planning consideration for Council, particularly with a growing family demographic. While the population is not aging as rapidly as had been predicted, Waverley's proportion of older people is substantial. Accessible facilities for an aging population also requires careful consideration in the upgrade and management of the Parks.

More broadly, an increase in population density in the Eastern City District, as identified by the *Greater Sydney Commission's District Plan*, indicates that use and access to Sydney's parks and recreation spaces will be under greater pressure from a growing population. Williams Park and Hugh Bamford Reserve provide a significantly large coastal open space in Waverley LGA, with a district catchment servicing a dense and growing population. As such the parks will continue to experience increased pressure to service the recreation and leisure needs of the growing community.

<sup>8</sup> Australian Bureau of Statistics 2017, Greater Sydney (GCCSA) Quick Stats, viewed 18 March 2019, <http://quickstats.censusdata.abs.gov.au/census/services/getproduct/census/2016/quickstat/1GSYD?opendocument>

<sup>9</sup> Australian Bureau of Statistics 2017, Greater Sydney (GCCSA) Quick Stats, viewed 18 March 2019, <http://quickstats.censusdata.abs.gov.au/census/services/getproduct/census/2016/quickstat/1GSYD?opendocument>

<sup>10</sup> Resource for Ageing Population Planning, Local Government NSW 2012

## 2.4. Users of the Park and Reserve

Council holds very limited data on visitation to Williams Park and Hugh Bamford Reserve. The half field sports training area and Community Hall both have regular bookings across the year, while the sports and fitness activities that run as commercial and community operations out of the Golf Club in Williams Park are also well patronised. Golf Course use is relatively low in relation to other public nine hole courses in Sydney and this is outlined further in section 4.3.

To inform the Plan of Management process a program of community and stakeholder engagement has been undertaken. This has included:

### STAGE 1 - Understanding

- Council-promotion of the engagement program via letterbox drops, social media, local newspapers
- Council-managed 'Have a Say' on line forum
- Intercept interviews
- Have a Say Day
- Community Workshop
- Liaison with Golf Club
- Structured online survey (as part of Council's 'Have a Say' website)

With finalisation of the Draft Plan of Management, further engagement will be undertaken which will include:

### STAGE 2 - Ideas (Draft Plan of Management)

- Have a Say Day
- Key Stakeholder meetings
- Structured online survey (as part of Council's 'Have a Say' website)

### STAGE 3 - Finalise (Final Draft Plan of Management)

- Key Stakeholder meetings
- Structured online survey (as part of Council's 'Have a Say' website)

An outline of the consultation findings to date follow. This was derived from the *Williams Park and Hugh Bamford Reserve Community Engagement Report* prepared by Micromex, May 2019.

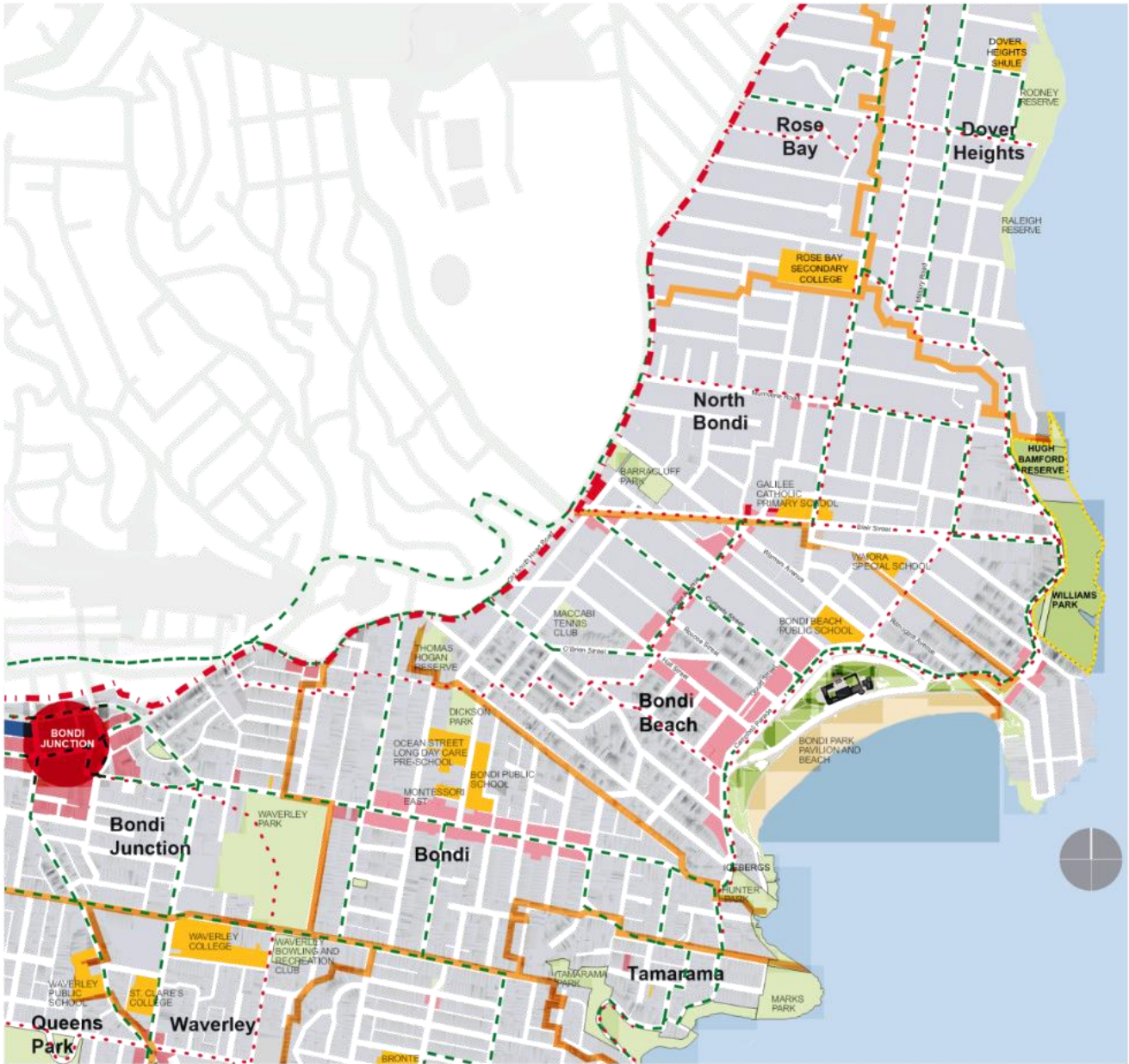
### 2.4.1. Stage 1 Engagement Findings

#### 2.4.1.1. Intercept Interviews

Face-to-face interviewing was conducted during the period 15th March – 25th March 2019 in three interview locations including Hugh Bamford Reserve, Williams Park and Campbell Parade Bus Terminus. The following is a summary of the main themes that emerged from the survey question responses.

- The majority (88%) of respondents visit the parklands as a destination, not a thoroughfare.
- The predominant form of transport used to get to the parklands is a car (60%).
- Over two-thirds of users (67%) were using the open space of Hugh Bamford Reserve. 16% were using the Community Hall at Hugh Bamford Reserve and 16% were using the open spaces of Williams Park.





- KEY
- Waverley LGA Boundary
  - Study Area Boundary
  - Bus Route
  - Bicycle Routes / On street
  - Bondi Junction Transport Interchange
  - Residential Area
  - Commercial / Shops
  - Education
  - Open Space
  - Commercial Centre

Figure 2.2 Local Context

Most common activities,were:

- Both parks: -dog walking / exercise (34%)  
-walking (28%).
- Hugh Bamford Reserve: -walking (42%)  
-dog walking / exercise (38%)
- Williams Park: -walking (50%)  
-sitting/ relaxing (26%).
- 72% of users stay at the parklands for up to one hour.
- Of users of the parklands, 18% visit Hugh Bamford Reserve daily or most days of the week.
- Of users of the parklands, 16% visit Williams Park daily or most days of the week.

#### 2.4.1.2. On line survey

An online survey was open from April 11 to May 16, 2019. A total of 273 online responses were obtained (including 32 that were obtained from the Stage 1 'Have a Say Day' participants). The profile of respondents was skewed towards males and those who had lived in LGA for more that 10 years.

As well as more targeted questions in relation to potential ideas for the parks, respondents were encouraged to provide more open ended feedback on issues that interested them. Some key findings are listed below for each of the reserves:

#### Hugh Bamford Reserve

- highly valued for views
- is a local treasure, hidden away
- like it as it is
- like having views but also enclosed feel to park
- could do with an upgrade to facilities generally
- hall needs a face lift.
- make toilets publicly accessible
- provide more opportunities for children's play such as hard court, low key play equipment
- ensure any access routes take into account current user groups such as Archery group

#### Williams Park

- highly valued for views and natural character
- Golf Course valued by community for natural qualities and low key character
- The club (bar and bistro) is valued by the local community
- Is a local community hub away from the intensity of Bondi Beach
- People like the laid back "old school" character of the club
- Did not want to see club become too big or modern
- Most recognised that work needs to be done to the building
- Multi-purpose spaces used for martial arts, fitness and the like were highly valued
- A general perception that the golf course is under used
- Locals do walk on the course - informal coexistence that seems to work
- Others do not walk on the course due to perceived danger or do not know they can

Responses in relation to ideas raised in the online and drop in forums are also summarised:

#### Should Council explore wider community use of Williams Park ?

Supportive	Not supportive
48.6%	44.7%

#### Should Council explore continuation of the coast walk through the parks ?

Supportive	Not supportive
57%	40%

#### Should vegetation management including weed control be a high priority ?

Supportive	Not supportive
80%	17.5%

#### Can heritage be better celebrated and interpreted in the parks ?

Supportive	Not supportive
71%	27%

Broadly the responses indicate that local residents in particular are concerned about change. More specifically, how other uses or increased use of Williams Park might affect local amenity. At its core this response also reflects a strong valuing of the low key undeveloped nature of the parks, and the natural qualities and character they provide. A key example of this is a concern about structured pathways and the impact that these could have on the natural character of the parks, in particular Williams Park.

## 2.4.2. Stage 2 Engagement Findings

A Draft PoM was put out to public exhibition between 22nd August to 3rd October 2019. 77 on line submissions were completed via Council's 'Have Your Say' website, and a further 17 through Council's 'Have Your Say' Pop Up on site at Hugh Bamford Reserve on August 31st

The following is a summary of the responses, as documented by Micromex in their Engagement Report 25th October 2019. The format of the on line and pop up survey prompted responses to the PoM vision and the key management themes. Follow up observations by the study team have been added in response to comments and are listed in *italics*.

#### The Vision Statement:

The majority of respondents were supportive of the Vision Statement. The main reasons for supporting it were that it captures the old school and local character of the precinct.

References to 'public / community use / shared use between golfers and non-golfers' was another dominant reason for supporting the Vision Statement, at the same time for others the shared use aspect was also the main concern amongst those who were not supportive.

#### Support for Strategic Themes:

Respondents were most supportive / very supportive of the themes 'Design and Setting' (78%), 'Community, Culture and Heritage' (78%) and 'Enhancing the Environment' (75%).

Figure 2.3 On line survey - respondent profile summary



Across all seven strategic themes, Micromex noted that support was highest amongst those who visit Williams Park less often. This could suggest that respondents were more in favour of changes if they had less existing physical / emotional connections to the park (i.e. sportgroups / club membership).

#### Concerns regarding the Draft Plan of Management:

Overall, the main concern expressed on both the online and stakeholder engagement was the fear that the current use of the Parks / facilities could be diminished or negatively impacted by some of the proposed actions – for instance:

- Golf free days at Williams Park
- Walkways through both locations could impact golf usage (Williams Park) and archery practice (Hugh Bamford Reserve) –although this option did appeal to less frequent visitors to Williams Park.
- The Club House is regarded as a shared hub between golf users and martial arts clubs, users of these were concerned about any club re development changing the current management of the club as well as introducing Council Operations in the facility.

#### Observations:

The study team observes the following in regard to the concerns expressed by respondents to the have a say forums.

*The concept of shared use and “golf free days” is based around the current reality that Council needs to consider how open space offers the maximum potential benefit to the community. The level of golfing use of Williams Park has been marginal now for a number of years while at the same time constraining other public use of this large open space. The shared use concept is a means of maintaining the golf use on site and the landscape character of the course while enabling broader public access use and benefit of this site.*

*The concept of walking access through Williams Park as outlined in this PoM focuses on minimal infrastructure and change to the character of the site. No formalised walking paths are proposed and it is illustrated that walking access is proposed to be over the existing grassed surfaces - other than some minor works at existing park entries to prevent further degradation erosion that is currently occurring. The plan does foreshadow potential to consider a future formalised walking loop / path around Hugh Bamford Reserve that would cater for universal access - as currently both parks provide minimal opportunity for disable users to use the parks. Such a path could link to potential future lookout points at the cliff edge - as currently disabled members of the community are not afforded this opportunity*

*The over grass access on Golf Free Days will not impact on golf use on golf days by creating new path infrastructure. If Council did consider future universal access around Hugh Bamford Reserve this should be designed to consider other uses of the field area.*



Image: Have a Say Day at Hugh Bamford Reserve

*Finally the proposals for the redevelopment of the aged Golf and Diggers Club as outlined in sections 6.1 and 6.6 emphasise the protection of the clubs community hub role, and the opportunity for the building to make a positive contribution to the character of the park. Supporting this is Councils preference to redevelop the building itself and then curate the leasing of the facility. This aims to ensure the retention of existing community roles to cater for existing and future demand for services (as outlined in section 6.1).*





# Planning Context

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## 3. Planning Context

### 3.1. Ownership and Management

Crown land is governed by the Crown Land Management Act 2016 (CLM Act). It provides a framework for the NSW Government, local councils and community members to work together to care for, control and manage Crown reserves. It ensures that Crown reserves are responsibly managed and that natural resources such as water, flora and fauna and scenic beauty are conserved, while still encouraging public use and enjoyment of the land. The CLM Act 2016 abolished reserve trusts and reserve trust managers under the Former Act, and provided for the appointment of local Councils (and others) as 'Crown land managers' in respect of land which was previously held by reserve trusts.

### 3.2. Crown Lands Management

The Crown Land Management Regulation 2018 provides clarity and certainty for Crown land managers, tenure holders, and users of Crown land about how parts of the CLM Act are implemented. Importantly, the Regulation covers a range of operational matters relevant to Crown land managers including:

- the protection of Crown land—including activities prohibited and penalty notice offences on Crown land
- the management of Crown land—including the requirements of non-council CLMs
- information on activities, dealings and holdings.

The objectives and principles of Crown land management are key values that guide the management of Crown land to benefit the people of NSW, and to ensure that Crown land is managed for sustainable, multiple uses.

#### 3.2.1. Objectives of Crown land management

The Objectives of the Crown Land Management Act 2016 under section 1.3 are identified as:

- Provide for the ownership, use and management of the Crown land of NSW
- Provide clarity concerning the law applicable to Crown land
- Require environmental, social, cultural heritage and economic considerations to be taken into account in decision-making about Crown land
- Provide for the consistent, efficient, fair and transparent management of Crown land for the benefit of the people of NSW
- Facilitate the use of Crown land by the Aboriginal people of NSW because of the spiritual, social, cultural and economic importance of land to Aboriginal people and, where appropriate, to enable the co-management of dedicated or reserved Crown land
- Provide for the management of Crown land having regard to the principles of Crown land management

#### 3.2.2. Principles of Crown land management

The principles of Crown land Management as identified in the Crown Land management Act section 1.4 include:

- (a) that environmental protection principles be observed in relation to the management and administration of Crown land,
- (b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible,
- (c) that public use and enjoyment of appropriate Crown land be encouraged,
- (d) that, where appropriate, multiple use of Crown land be encouraged,
- (e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- (f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

#### 3.2.3. Public Purpose

Crown lands are to be used for the original purpose for which they were dedicated or reserved. Multiple uses of reserves are encouraged, where those uses are consistent with the original purpose of the reserve and the use does not impact on native title rights and interests under the Native Title Act 1993.

The public purpose for Hugh Bamford Reserve and Williams Park are Crown Reserves is Public Recreation.

#### 3.2.4. Leasing and Licencing on Crown Reserves

Under the Crown Lands Management Act 2016, a lease or licence is a type of tenure that gives permission to occupy and use Crown land for a specified purpose and term. The CLM Act enables council Crown land managers to enter into leases and licences under the LG Act once a compliant plan of management is in place or the land is classified as operational, whichever occurs first. Council cannot enter into agreements for use, as lessor or licensor, on devolved reserves. The leasing and licensing of Crown land ensures there is legal and suitable occupation of Crown land.

The Council Crown land manager is required to ensure all monies received from the use of community land is directed to maintaining and sustaining long-term use and enjoyment of the reserve/s. The income generated from leasing and licencing is a primary form of funding for a Crown land manager. It allows a Crown land manager to cover long-term running costs (at a minimum) and invest over the long term for future generations to use and enjoy the Crown land in their community.

All Crown land managers should have lease and licence agreements in place with users of the reserves that they manage. Refer to section 6.7 for leases and licenses authorised by this Plan of Management.





Figure 3.1 Land Ownership



### 3.2.5. Classification and Categorisation of Crown Lands

The document *Developing plans of management for community land Crown reserves - guidelines*, December 2018, identifies that Council managers of Crown Reserves must ensure there is a compliant Plan of Management for all Crown land that they manage as community land. This must be in place within three years of the commencement of Part 3 of the Crown Lands Management Act (that is, by 30 June 2021). This is to ensure that Crown land is lawfully used and occupied, which is an essential part of Council's role as the manager of Crown land.

Under the Crown Lands Management Act, Council managers must assign to all Crown land under their management one or more initial categories of community land referred to in Section 36 of the Local Government Act. The initial category must be assigned as soon as practicable after a council's appointment as a Crown land manager. It is important that the initial category aligns closely with the original gazetted reserve purpose, and this should be the over-arching consideration of a council manager when notifying the initial category. The Local Government Act requires Plans of Management to identify:

- the category of land;
- objectives and outcomes for the land;
- the means by which Council proposes to achieve objectives and outcomes; and
- the way by which council proposes to assess its performance.

The nature and use of community land may not change without an adopted Plan of Management. A Plan of Management for community land must identify management categories for the open space. The Local Government Act sets out a framework for making decisions around categorisation:

#### Local Government Regulation 2005 - Guidelines for categorisation

Provide criteria for deciding which categorisations are most applicable to a piece of community land.

#### Local Government Act Amendment 1993

Identifies core objectives for categories. Objectives provide goals towards which management efforts are directed. A Plan of Management must identify how it is going to achieve these and any other objectives.

The guidelines for categorisation and core objectives for management are listed in section 6.6 of this PoM for the categorisations applicable to Williams Park and Hugh Bamford Reserve. These are also illustrated on Figure 6.6 Community Land Categorisations in section 6.

### 3.2.6. Plans of management and native title

As outlined in the document *Guidelines For Council Crown Land Managers* December 2016, Plans of Management for Crown reserves must be compliant with the statutory requirements prescribed by the both Crown Lands Management Act and Local Government Act. This includes a requirement for council crown land managers to obtain written advice from a qualified native title manager that any Plan of Management covers Crown Land that is not 'excluded land'.

Excluded land is defined in the Crown Lands Management Act (CLM) to include:

- a) Land subject to an approved determination of native title (as defined in the Native Title Act 1993 of the Commonwealth) that has determined that:
  - i. All native title rights and interests in relation to the land have been extinguished, or
  - ii. There are no native title rights and interests in relation to the land,
- b) Land where all native title rights and interests in relation to the land have been surrendered under an indigenous land use agreement (as defined in the Native Title Act 1993 of the Commonwealth) registered under that Act,
- c) An area of land to which section 24FA protection (as defined in the Native Title Act 1993 of the Commonwealth) applies,
- d) Land where all native title rights and interests in relation to the land have been compulsorily acquired,
- e) Land for which a native title certificate is in effect.

Section 8.7 of the CLM Act and the Native Title Manager Workbook (available from [industry.nsw.gov.au/lands/what-we-do/our-work/native-title](http://industry.nsw.gov.au/lands/what-we-do/our-work/native-title)) clearly set out that written native title manager advice is required before a council Crown land manager does any of the following:

- a) Grants leases, licences, permits, forestry rights, easements or rights of way over the land
- b) Mortgages the land or allows it to be mortgaged
- c) Imposes, requires or agrees to covenants, conditions or other restrictions on use (or removes or releases, or agrees to remove or release, covenants, conditions, or other restrictions on use) in connection with dealings involving the land
- d) Approves (or submits for approval) a plan of management for the land that authorises or permits any of the kinds of dealings referred to in paragraph (a), (b) or (c). Accordingly, native title manager advice must be obtained prior to the approval (or submittal for approval) of a POM that allows a dealings in (a)–(c) and the execution of any lease, licence, permit, etc. that may be authorised under that plan.

Councils Native Title manager has been and will continue to be consulted in all relevant aspects of Native Title pertaining to the land that is covered by this PoM.



### 3.3. Heritage Significance

As part of the Plan of Management a Heritage Review Study was undertaken by GML Heritage. Detailed findings of this study are provided in section 4.5, however the following Statement of Significance encapsulates the important heritage conservation values of the parks:

*"Williams Park and Hugh Bamford Reserve are recreational and scenic public coastal clifftop landscapes of natural and cultural value, which include items of state and local heritage significance".*



Image of Aboriginal rock engravings at Williams Park (Source GML Heritage Review 2019)



Images of the excavation of the Ben Buckler gun battery by Sydney Water in 1984 (Source GML Heritage Review 2019)

### 3.4. State Planning Context

The principal planning legislation in New South Wales is the *NSW Environmental Planning and Assessment Act 1979* (EP&A Act) that governs planning and development assessment. The Act requires a determining authority to have written consent from the legal owner of any affected land before granting consent for development. Development on Crown Land in Williams Park and Hugh Bamford Reserve and would require Crown Lands approval for any development application. The NSW Environmental Planning and Assessment Act 1979, regulations, state planning policies and the Waverley Local Environmental Plan 2012 apply to all development in Williams Park and Hugh Bamford Reserve. This legislation defines the process that any proposal must follow. When managing Williams Park and Hugh Bamford Reserve, Council must comply with all relevant laws that apply to the use of the community land. This includes the [Crown Land Management Regulation 2018](#) as outlined in section 3.2 along with:

- **Local Government Act 1993:** requires plans of management to be prepared for public land and reserves under the responsibility of local councils. It requires that Council-owned community land be 'categorised' according to the function desired by the community. Councils must manage this land in accordance with the 'core objectives' specified in the Act.
- **State Environmental Planning Policy (Infrastructure) 2007:** provides for development permitted without consent and exempt development on State land.
- **State Environmental Planning Policy (Exempt and Complying Development Codes 2008):** provides for development permitted without consent and exempt development of State land. Exempt development includes works such as compliant access ramps, play equipment, fences, bollards, paths, barbecues and signs.
- **Coastal Management Act 2016 No 20:** The objects of this Act are to manage the coastal environment of New South Wales in a manner consistent with the principles of ecologically sustainable development for the social, cultural and economic well-being of the people of the State.
- **State Environment Planning Policy (Coastal Management) 2018:** guides development in coastal areas, including land adjacent to beaches, estuaries, coastal lakes, coastal wetlands and littoral rainforests. Hugh Bamford and Williams Park falls within a Coastal Environment Area and Coastal Use Area (the Coastal Vulnerability Area has not been mapped at the time of drafting this Plan). The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including but not limited to the following management objectives: managing development in the coastal zone and protect the environmental assets of the coast, and establishing a framework for land use planning to guide decision-making in the coastal zone.
- **State Environmental Planning Policy 19 – Bushland in Urban Areas:** Williams Park and Hugh Bamford Reserve contain bushland covered by this Policy. In this Policy, 'bushland' means land on which there is vegetation that 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. The PoM should be consistent with the aims of this Policy.

- The Disability Discrimination Act (DDA) 1992: applies to existing premises, including heritage buildings, those under construction, and future premises. It extends beyond the building to include outdoor spaces in Williams Park and Hugh Bamford Reserve. This Act recognises the importance of providing equality, dignity and independence to people with a range of abilities. This Act means it is unlawful to discriminate against people with a disability in the provision of access to premises.
- The Companion Animals Act 1998: requires environmental initiatives by Councils to promote responsible animal ownership. Williams Park and Hugh Bamford Reserve are used by dog walkers.

## 3.5. Regional and Local Planning Context

### 3.5.1. Regional and Metropolitan Planning

The following regional and metropolitan plans are relevant to this Plan of Management.

*The Sydney Regional Coastal Management Strategy 1998* aims to ensure that ecological integrity is maintained and when available, coastal zone resources are fairly and equitably used by the public and commercial interests alike, so that the long-term benefits derived by the community can be optimised. The Strategy also aims to maintain adequate and appropriate access to the coast, so that it is possible to enjoy a range of recreational opportunities.

The NSW Department of Planning and Environment sets out metropolitan plans that inform Waverley's Local Environmental Plan and Council's policy position by providing direction on matters including housing, jobs, affordable housing and open space. Relevant metropolitan plans include:

- Greater Sydney Region Plan: A Metropolis of Three Cities. Aims to re-balance growth and deliver its benefits more equally and equitably to residents across Greater Sydney. A Metropolis of Three Cities will transform land use and transport patterns, boosting Greater Sydney's liveability, productivity and sustainability by spreading the benefits of growth to all its residents. Some of the objectives of the plan are to:
  - Objective 25. The coast and waterways are protected and healthier
  - Objective 27. Biodiversity is protected, urban bushland and remnant vegetation is enhanced.
  - Objective 28: Scenic and cultural landscapes are protected
  - Objective 31. Public open space is accessible, protected and enhanced
- Eastern City District Plan: provides the 'district-level planning that connects local planning with the longer-term Greater Sydney Region Plan. Some relevant priorities include:
  - Planning Priority E18. Delivering high quality open space

### 3.5.2. Local Planning Context

The following local planning documents are of specific relevance to this Plan of Management.

*The Waverley Local Environmental Plan (2012)*: Williams Park and Hugh Bamford Reserve are zoned RE1 Public Recreation. The northern lot adjoining Hugh Bamford Reserve is zoned E2 Environmental Conservation. The LEP contains a listing of environmental heritage referred to as Schedule 5. This includes Williams Park - North Bondi Golf Course which is identified as a Local Landscape Conservation Area. Refer to Figure 3.2.

The Local Environmental Plan makes provision for development of land within the coastal zone for the purpose of implementing the principles in the NSW Coastal Policy. The LEP outlines conditions of development consent within the coastal zone such as: providing and maintaining public access along the foreshore; suitability of the development in relation to the surrounding area and the natural scenic quality (including the location and bulk, scale, size); impact on the amenity including overshadowing and view loss; visual amenity and scenic qualities of the coast; and biodiversity and ecosystems.

*Waverley Development Control Plan 2012*: Williams Park and Hugh Bamford Reserve contain recognised habitat, habitat corridor and habitat buffer.

*Draft Waverley Community Strategic Plan*: is Council's overarching strategic plan. This guides Council in responding to change, challenges, and opportunities in a consistent, sustainable, and coordinated way. Several directions within this plan apply to Williams Park and Hugh Bamford Reserve including *Recreation and Open space*:

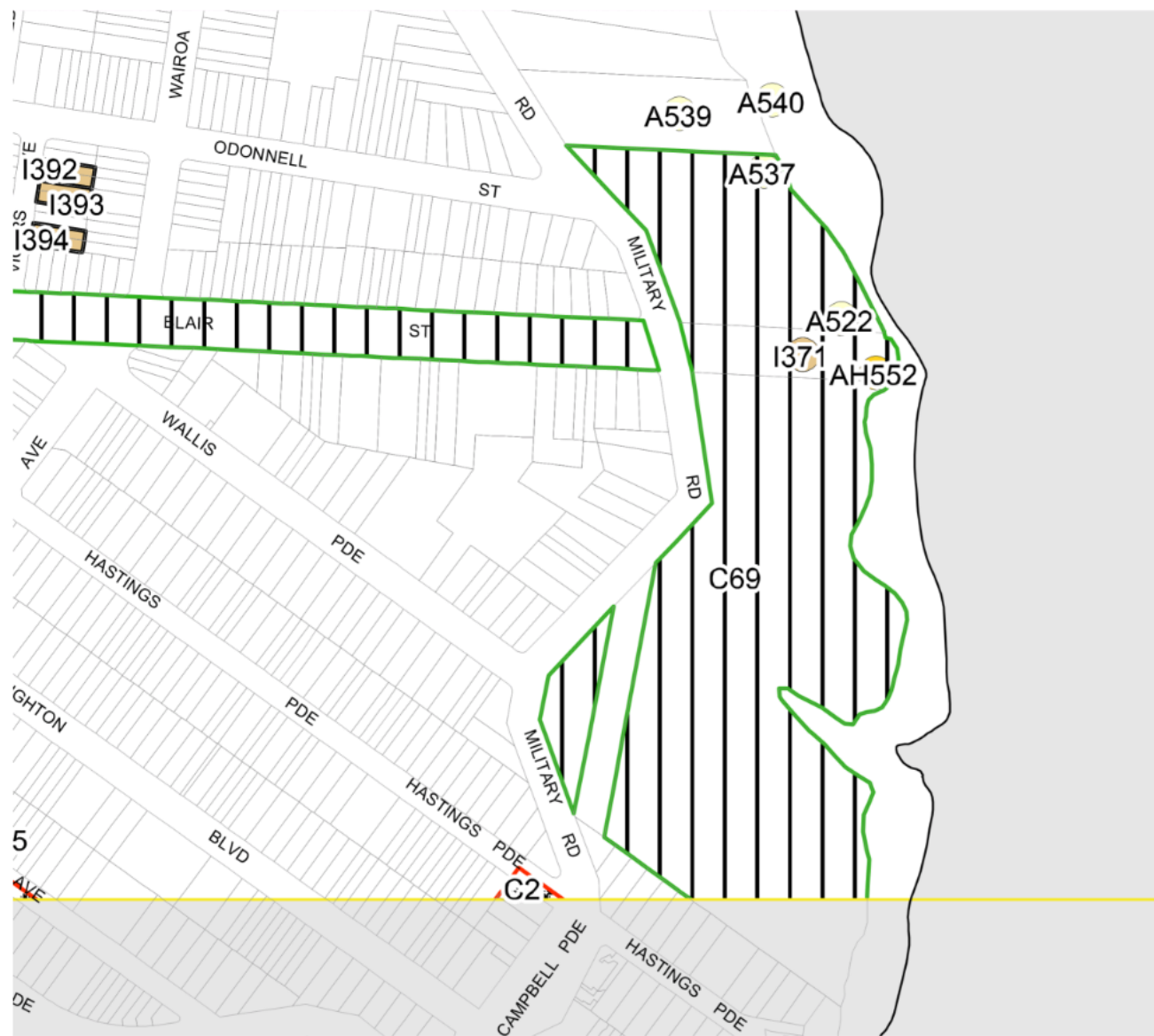
- 3.1. Improve health and quality of life through a range of recreational opportunities and quality open spaces
- 3.2. Expand the network of parks and open spaces, sporting and recreational facilities

*The Waverley Coastal Risk Management Policy 2012*: the geotechnical risk map applies to Williams Park and Hugh Bamford Reserve.

Other Council Policies and Guidelines recognised in planning and management of Hugh Bamford and Williams Park include:

- The Access and Mobility Policy 2011–2015
- Waverley Coastal Risk Management Policy 2012
- Waverley Council Recreation Needs Study 2008
- Waverley Public Domain Technical Manual

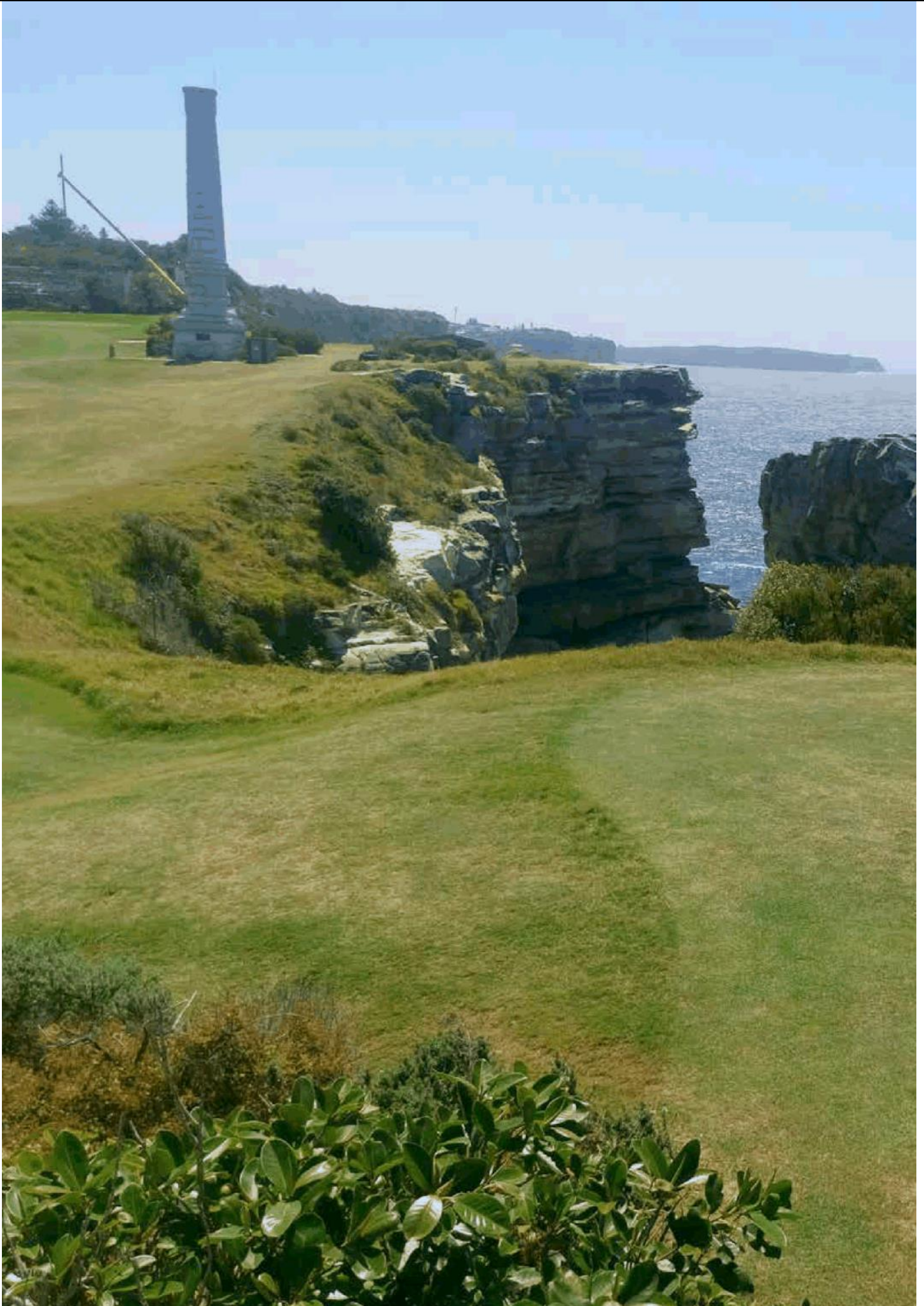




- Heritage**
- Conservation Area - General
  - Conservation Area - Landscape
  - Item - General
  - Aboriginal Object
  - Item - Archaeological
  - Item - Landscape
- Cadastral**
- Cadastral 11/09/2017 © Waverley Council

Figure 3.2 Excerpt from the Waverley LEP 2012 Heritage Map





# Site Analysis

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## 4. Site Analysis

The following chapter brings together information gathered from site investigations and specialist reports. To coordinate information and ensure important aspects are adequately addressed, the chapters have been organised into major themes:

- Design and Setting;
- Getting to and Around the Park;
- Playing and Relaxing;
- Enhancing the Environment;
- Community, History and Culture; and
- Management and Maintenance

### 4.1. Design and Setting

This section provides an analysis of the site's visual and physical characteristics. Such characteristics are considered to be defined by the design of spaces and buildings, planting types and design, and the types of materials used. People's experience of the place is also considered. Consequently, safety and community values, views and landscape setting are also considered to characterise a site.

#### 4.1.1. The Setting

The suburb of North Bondi is characterised by its coastal location and elevation. The well established low to medium density suburb is bounded by Ramsgate Ave, Mitchell St, Muriverie Rd, Military Rd, Bondi Golf Course and the Pacific Ocean. At the north end of Campbell Parade, the North Bondi Beach bus terminus and associated strip of local shops and cafes is less than 500m to the south of Williams Park. Refer to Figure 2.2 for local context.

The western boundary of both Williams Park and Hugh Bamford Reserve adjacent Military Road varies from low grassed embankments to steeply vegetated slopes which limit clear views into the open spaces. The north and south boundaries are fringed by detached residential properties. The eastern edges are flanked by the coastal cliff edge which rises up to 40m above the Pacific Ocean. In Hugh Bamford Reserve this edge is typified by a mix of remnant vegetation, regeneration planting and weeds. To Williams Park the edge is more open with predominantly mown grass up to the cliff edge and only small patches of low remnant vegetation, weeds or rocky outcrops.

The open space within both parks is characterised by extensive areas of maintained grassland.

The elevation of both spaces provide spectacular views of the ocean, southern coast line, Bondi Beach and Sydney CBD. The key interruption to these views is the Bondi STP Buildings which also physically separate the parks.

#### 4.1.2. Landscape Character

The unique topography and size of the parks generate a series of zones with distinct landscape characters. These zones support certain types of recreational uses. Consideration of these characters in planning and design is essential in reducing conflicts between use and users.

The parks are separated physically by the Bondi STP facility, which acts as a margin between their varied characters. Hugh Bamford Reserve is largely a level open grass area bordered by steep embankments or vegetated areas creating a sense of enclosure. Williams Park is an undulating and expansive open grassed space exposed to the weather and providing expansive panoramic views.

Within these two broad characters several sub zones can also be identified. These areas are generally well defined by topography and site elements, such as planting and fences. The areas suit particular uses such as organised sports, relaxing, walking, dog walking, or informal ball games and exercising. Figure 4.1 defines six landscape character areas: the Coastal Cliff Edge, Park, Embankment/Slopes, Bushland Edge, Golf Course and the Club Building Precinct. These areas are further defined below:

##### Coastal Cliff Edge

The Coastal Cliff Edge lies along the eastern boundary of both Hugh Bamford Reserve and Williams Park. These areas are semi-accessible with fences and /or gated access in Hugh Bamford Reserve, while the zone in Williams Park is easily accessible. The cliff edge in Hugh Bamford is adjacent a vegetated area, which varies in quality from good remnant vegetation to heavily weed impacted and poor quality vegetation. Through Williams Park the zone varies from mown grass, rocky outcrops, remnants of historic quarrying activities, flat rock areas with historic carvings to remnant vegetated areas and weedy areas.

The zone provides views up and down the coastline, to the cliff faces, wave cut rock platform at the base of the cliffs and to the remnant of the basalt vein at the cliff base which once ran through the park.

##### Park

Park comprises the filled level area at the top of the access road / ramp from Military Road. This area provides for passive recreation, parking and a half playing field area used by a wide range of community groups. Panoramic views are available from the park to the City CBD, Harbour bridge, southern coastline and across the Waverley LGA. Sub-areas of the park include:

- Upper Park: passive open grassed area which includes a small amphitheatre and viewing node, carpark, and community hall
- Active Park: level playing field area, fenced or barrier on 3 sides, partial views across the LGA and to the coastal headlands south of Bondi.





Figure 4.1 Design and Setting - Existing Conditions



### Embankment / Slopes

The south and western embankments of the parks are steeply sloped. The slopes are heavily vegetated by woody weeds, native vegetation and trees. There is limited public access, with an existing gate in the aris / steel mesh style fencing located in the fenceline adjacent the Community Hall in Hugh Bamford Reserve, and several informal track accesses through the Williams Park edge to Military Road.

### Bushland edge

The Bushland Edge is an area of predominantly remnant vegetation which is listed under SEPP19 - Bushland in Urban Areas. This area can be accessed from Wentworth Street via a grassed lane which opens out into a small enclosed grassed space to the rear of residential properties. The remnant vegetation is separated from this area by a fence which is in poor condition. Public access to this area is problematic, does not serve a recreational purpose, and should be reviewed.

### Golf course

An undulating open grassed landscape with dramatic ocean views and views to southern headlands. The area integrates the natural sandstone cliffs with the modified grasslands beyond. To the periphery of the golf course on the north, west and southern boundaries, modified levels and in places a steep inaccessible embankment, limit views from Military Road into the parkland. Mixed vegetation including shrubs, trees and weed encroachment typifies the road edge.

### Club building precinct

Site of the original 1930s club building in the south west corner of Williams Park adjoining Military Road. The precinct includes the Golf and Diggers Club building, remnant Sandstone Clubhouse (currently used for storage) and associated facilities, and landscaped garden areas including stone block retaining walls.

## 4.1.3. Views

The elevated topography of the study area enables spectacular views over Bondi Beach, the coastal headlands, the Pacific Ocean and Sydney CBD and Harbour. There are a variety of vantage points which provide varied visual experiences from very natural coastal views to strongly cultural views over a dense town scape. The major views moving from north to south are described following and are indicated on Figure 4.2 opposite.

Arriving at the top of the stairs near the Hugh Bamford Community Hall and from the Wentworth Street edge of the park, a framed view toward the Sydney CBD and 180 degree views over the reserve and south are available. There is a structured viewing space south of the Community Hall in Hugh Bamford Reserve which captures the view south towards Bondi Beach and provides glimpses of Williams Park.

There are various vantage points within Williams Park providing spectacular views of the coastal cliffs and across the golf course to Bondi Beach and beyond. The most notable of these is from the rock above the raised Golf Tee (number 5) which provides 360 degree views, and at the north eastern boundary of the golf course, above hole number 5.



Coastal cliff edge



Park



Embankment



Bushland



Golf course



Club building precinct





Figure 4.2 Design and Setting - Key views from the site



The view from the Golf Club House dining area also provides very attractive views towards Bondi Beach.

Views to the parks are also significant considerations in park planning and management. Figure 4.3 on the opposite page outlines key views to the site. The elevation and distinctive form of the Sewer Vent Stack provides a distinctive landmark from a number of locations. Local views and vistas into the parks include:

- along Blair Street from the intersection of Gould Street;
- Wallis Parade; and
- Campbell Parade near the intersection of Brighton Boulevard (glimpses of the golf course and club building).

The study area is also visible from other key landmarks in the LGA including:

- Bondi Beach, Notts Avenue;
- Marks Park/Mackenzie's Point;
- Bronte/Calga Place;
- Waverley Cemetery/Coastal Walk; and
- Ocean Street/ Clovelly Bowling Club.

#### 4.1.4. Parks and Planting Design

Both Williams Park and Hugh Bamford Reserve are predominantly modified landscapes typified by large areas of maintained grassland. Both contain areas of remnant vegetation predominantly along the cliff top edge. The condition of the areas of remnant vegetation varies from good to very poor.

There has not been major planting undertaken in the parks in recent times although bush care activities are carried out through the Hugh Bamford Reserve area. Council landscape plans for Hugh Bamford Reserve from 1990 and 1995 proposed cultural tree plantings of a mix of exotic and native species. These plans appear to have never been fully implemented.

The steep embankments from Military Road up to the level grassed areas of Hugh Bamford Reserve contain a small area of remnant vegetation with the remainder planted species and / or woody weeds. As noted above the volunteer Bushcare group and Council employed professional bushcare workers carry out revegetation works in these areas.

There are some larger canopy trees present at the top of the embankment adjacent to the Community Hall. The level open space areas consist of mown grass.

The embankment above the Bondi STP adjoining Hugh Bamford Reserve has been determined as unstable with slumping issues going back to 2012. Interim stabilisation measures were installed in 2013 but it is necessary for a long term solution to be implemented to protect the adjoining sewer infrastructure. Sydney Water have previously prepared options for Council approval for the works and are currently re-reviewing options to determine the best way forward. The embankment will require revegetation after any stabilisation works are implemented.

The Williams Park golf course area contains zones of planted vegetation around the club house terraces, maintenance shed and Sewer Vent Stack. These include a mix of native and exotic shrub species. Some of the shrub planting around the club house has been formally hedged. Other areas are overgrown including to the front of the old club house building.

The boundary along Military Road has been planted with a mix of native and exotic shrub and tree species. The quality and condition of planting varies and there is weed encroachment including golf course grasses.

#### 4.1.5. Built Form

The Community Hall in Hugh Bamford is a single-storey brick building located in the north west corner of the reserve below Wentworth Street. The building includes a timber floored hall with capacity for 100 people, change rooms with toilets, shower, kitchen facilities, and storage room for trestle tables and chairs. The building was designed and built in the 1950s by Waverley Council. The building is set into the surrounding topography with a stone retaining wall to the north and eastern facades.

Plans for the Bondi Golf Club house building were first made in 1935 with the shell of the original club building still standing today in the south western corner of the course. The adjoining Golf and Diggers Club building was built in the 1960s. The Club is a two-storey brick and concrete structure with a service area and some parking located beneath the building. The building is leased by Council to the golf club and there are multiple users which utilise the facilities and fitness rooms. The Club building is excavated into the natural topography on the eastern and northern edges. The building is in a state of disrepair and is at the end of its safe and useful life.

A single storey, green corrugated iron maintenance shed for the golf course is located to the east of the Sewer Vent Stack. The shed is surrounded by a landscaped shrub garden.

The heritage listed sewer vent stack originally from the 1880s and then rebuilt in the early 1900s is visible across the site and from adjoining areas. The structure is surrounded by cyclone fencing with a barbed wire top course. Just south of the stack is associated infrastructure including a painted brick generator shed, ventilation chimneys and series of concrete hatches to access the underground treatment plant. The concrete surface of the hatches has been painted green.

#### 4.1.6. Urban Furnishing/Materials and Finishes

Hugh Bamford Reserve has a range of park furnishings including seating, rubbish bins, bollards, and vehicle access gates to serve recreational use and access.

The primary paving material throughout the reserve is concrete. Retaining walls are generally constructed from natural sandstone blocks. Fencing and balustrade types vary through the reserve including: arris rail fencing; arris rail fencing with chain mesh infill; steel post and chain mesh fence; and galvanised steel balustrades.



Image: View from Notts Avenue, to the south of Icebergs (1)



Image: View from path above Clovelly Bowling & Recreation Club (4)

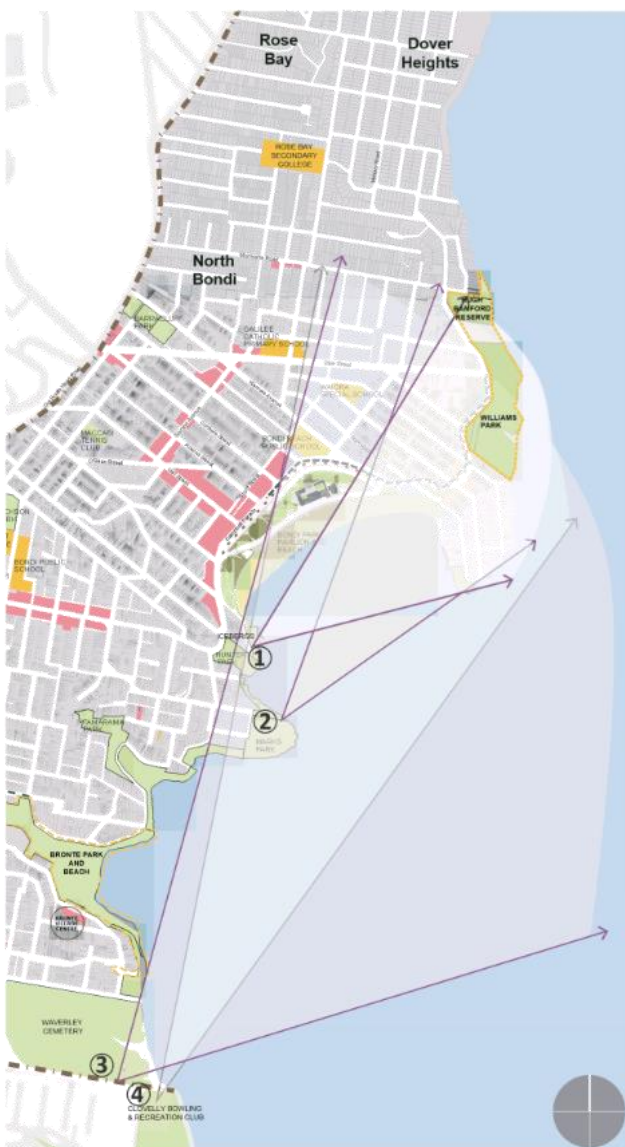


Figure 4.3 Design and Setting - Views to Study Area



Image: View from Marks Park, Tamarama (2)



Image: View from Waverley Cemetery (3)



The perimeter chain mesh fencing to the remnant vegetation and the cliff edge is in poor condition. Council have plans in place to replace this section of fence.

There are minimal park furnishings in Williams Park reflecting its informal role for general public use and ongoing management by the Golf Club lessees. There are varying types of retaining walls across the Golf Course site including sandstone walls of different styles and quality, dry-stone basalt walling and concrete walls. The limited pathways vary in material including asphalt, concrete and stone flag paving.

The original stone flag paving around the old club house is in poor condition with missing stones and an uneven surface. There are sections of chain mesh fencing along the western boundary of the golf course and to the east of the club house which act as ball stop safety fences. These fences are in generally poor condition.

#### 4.1.7. Lighting

There is sports lighting to the playing field in Hugh Bamford Reserve. This includes one lighting mast with a second set of lights positioned on the Emergency Communications Tower, this infrastructure only lights a part of the field limiting the useful area of the field at night. There is no other external lighting provided in the reserve carpark, around the community hall or to the access road.

The steps (the 'rock-cut stairway') down to Military Road are not lit and only receive limited light spill from street lights due to the step orientation and overhanging tree canopy. Council plans for the carpark upgrade do not currently include lighting.

Signage indicates that the Hugh Bamford Carpark is shut at 9:30pm. However when the field is booked for training the road access remains open with field lights programed by Council staff.

The golf course in Williams Park is not lit. There is limited external lighting in the vicinity of the club house building.

#### 4.1.8. Safety

The *Intercept Survey 2019* suggested that most people felt safe in the parks. Although not promoted as publicly accessible, there is daily use of the Golf Course area in Williams Park for walking, and some community members and golfers believe that this is an acceptable co-existence. Walkers and golfers can access freely the steep cliff edges and despite the inherent danger.

#### 4.1.9. Community Values

Community values of the reserves were canvassed in the consultation program for the Plan of Management. This is detailed in the *Williams Park and Hugh Bamford Reserve Community Engagement Report* prepared by Micromex in May 2019. The key consultation activities were outlined in section 2.4 of the plan.

Those engagement activities along with liaison with Council officers and elected Councillors enabled an understanding of the key community values of the parks. These are listed below:

##### Natural

The parks have a strongly natural character integrating dramatic natural features with parkland landscape.

##### Casual

The parks are largely undeveloped and have a low key casual character.

##### Refuge and respite

The parks provide a peaceful retreat from the intensity of Bondi Beach.

##### Local

The parks have a local character and exemplify the qualities that locals value about "old school" Bondi. In addition the facilities including Hugh Bamford Reserve and the multi-purpose spaces to the Club are very popular.

#### 4.1.10. Major Issues - design and setting

- i. The natural qualities and low key local character of the parks are highly valued by the community. Any park improvements should have regard for these unique characteristics.
- ii. The parks provide key viewing points to the natural coastline and across the harbour and Bondi. Any park improvements or new facilities have regard for views.
- iii. There is limited lighting to access paths for night sports use of Hugh Bamford Reserve.
- iv. The lighting of the playing field currently limits the useful area of the field at night.
- v. The Golf and Diggers Club building is dated, requires major maintenance works, and needs to be significantly or most likely replaced.
- vi. There is no public access to toilet amenities in Hugh Bamford Reserve unless the hall is booked.
- vii. There is a lack of shade in the parks
- viii. Weedy infested areas, poorly maintained vegetation detract from the landscape setting and natural character.





Image: natural qualities are highly valued by the community



Image: Golf Club building is dated and requires major remediation



Image: Limited shade is available in the parks



Image: Weed encroachment is a major influence on landscape character



## 4.2. Getting to and around the Park

This section looks at the various modes of movement to and from the park; entry and exit points; and wayfinding and circulation in and around the park. Refer to Figure 4.2 for the location of entries and other access issues.

### 4.2.1. Getting to the Park

The pedestrian access points to Hugh Bamford Reserve include:

- the low key stairway access from Military Road;
- the access road ramp from Military Road; and
- from the Wentworth Street interface in the north.

Williams Park access points include:

- the informal entry from the verge near the Sewerage Treatment boundary (which links to an informal track across the golf course);
- the asphalt service access road; and
- several entry points either side of the Golf and Diggers Club building at the south end of the park.

Entrances range from formal signposted accessways to informal tracks and can include steps, step-free access, kerb ramps, sloping concrete paths, informal dirt and grass tracks, and shared vehicle accessways. Existing entrances with steps are not deemed compliant with current National Building Code and Australian Standards (lack of tactile warning markers, step nosings and handrail dimension compliance).

There are some car-share pods in the North Bondi area, as an alternative to travelling by bus, private vehicle, or walking. A carshare space is located adjacent Williams Park, opposite the junction with Blair Street. The Randwick Waverley Community Transport (RWCT) service also provides transport services for the frail, aged, people with disabilities and the transport disadvantaged. Presently RWCT owns and operates seven vehicles and provides around 55,000 trips per year.

#### Walking

The Coastal Walk continues south through North Bondi by deviating away from the coastline along Military Road. The route continues adjacent to Williams Park and Hugh Bamford Reserve, connecting to the north end of the Bondi Beach promenade, and linking to the south via the Campbell Parade footpath as identified on Council's *Walking in Waverley & Woollahra* map and information brochure.

#### Public Transport

Waverley is serviced by a comprehensive and well used public transport system with regular trains to Bondi Junction and numerous bus routes connecting the locality to the City, Bondi Junction, Dover Heights, and Bronte. Bondi Junction is on the Eastern Suburbs and Illawarra train line operated by CityRail. Frequent suburban train services operate to and from Bondi Junction Bus and Rail Interchange.

Sydney Buses currently run a number of regular bus services from Bondi Junction to North Bondi with three routes passing adjacent to the study area along Military Road.

Routes 379, 323 and 380 provide access to the Williams Park / golf course with Routes 323 and 380 continuing on Military Road past Hugh Bamford Reserve. Another three services, Routes 333, 379 and 323, commence and terminate at the bus stand on Campbell Parade to the south of Williams Park/ golf course. Bus stops for services heading toward Bondi Beach are not served by a single connecting footpath on the Williams Park verge and there is no provision of pedestrian ramps for crossing the road.

#### Cars and Parking

The Hugh Bamford Reserve carpark provides 15 spaces. This carpark is closed each evening at 9:30pm or when booking users finish use of the field and Community Hall. Current council plans to upgrade the carpark allow for the provision of one additional bay for 16 spaces in total (including one marked accessible bay).

Parking is also possible along the access ramp to the carpark. There is a parking area beneath the Golf and Diggers club building in Williams Park providing 11 spaces. There is on street parking both sides of Military Road and adjoining local streets with varied time restrictions.

There are currently no taxi ranks servicing North Bondi.

#### Bike Routes

The *Waverley Bike Plan 2013* identifies the section of Military Road adjacent the study area as part of the Coastal Cycleway recreation route that runs along the coastline to connect Sydney Harbour to Botany Bay. This route is designated as a mixed-traffic cycle path. This bike route also connects mixed-traffic cycle routes on Blair Street and Campbell Parade.

It is possible to access Hugh Bamford Reserve by bicycle via Military Road and the access road to the carpark and or via Wentworth Street on the north side of the park. Both entrances are gated and locked at sunset with no provision for cyclist access around the gate on the Military Road entry/exit.

Current Council proposals to upgrade the Hugh Bamford carpark indicate that the gate on the footpath from Wentworth Street would be replaced with removable bollards.

There is currently no provision for cycle parking in either Hugh Bamford Reserve or in Williams Park near the Golf and Diggers Club building.

### 4.2.2. Getting around the Reserve / Park

The *Intercept Survey* revealed that a high proportion of people did not have difficulty getting around the area. However commonly cited impediments include the steep gradient on the vehicular access up to Hugh Bamford ramp, no connecting footpaths to facilities, and minimal directional signage on Military Road to announce park entrances and location.

#### Walking

Within Hugh Bamford there is one formal pathway leading from Wentworth Street to the carpark up to the access road.





Figure 4.4 Getting to and Around the Park - Existing Conditions



The steps in the north west corner of the reserve from Military Road are connected to Wentworth Street by a separate concrete pathway. In addition there is a paved pathway around the east, north and west sides of the Community Hall, but no connecting paths to park entries and or the carpark. Access to the amphitheatre, viewing area and around the playing field is informal across grassed areas. Pedestrians can walk up the vehicular road, but this can be hazardous at times with service vehicles manoeuvring into the Bondi STP, and vehicles accessing the Hugh Bamford carpark.

Within Williams Park there are formal path routes either side of the club building from Military Road. Access across the golf course is informal with some routes more evident through wearing of the grass. There is a small section of concrete pathway on the north side of the raised tee at hole number 5.

Formal path materials around the club building vary from asphalt, concrete, to sandstone flagging.

### Universal Access

Universal Access in the built environment takes into account the needs of people of all ages and abilities so that each visitor has equitable access.<sup>11</sup> As part of the development of the Plan of Management an on site review of existing access arrangements was undertaken. This review revealed that most of the entries and access points into the parks do not comply with standards such as the *National Construction Code 2016* and *Australian Standards 1428 Design for Access and Mobility (2009)*. Furthermore, the condition of existing paths and stairs is often poor with cracked and uneven surfaces.

Some of the facilities provided within Hugh Bamford Reserve are not accessible from a formalised path and do not cater for those with mobility impairments. These facilities include the community hall, seats and viewing areas.

Public access to the golf course is not permitted without authority. However apart from signage there are no physical barriers preventing informal access and the course is regularly traversed by local walkers. There are no formal paths within the golf course, with the exception of a section of concrete path at the base of the raised tee (number 5). Stairway access into Williams Park does not comply with standards and there are no connecting formal paths to points of interest or facilities. Access to all areas of the Club house and surrounds do not cater for people with mobility impairments. Steps and paths are in varying materials and condition and do not meet current standards.

### Vehicle Access in the Park

The primary service vehicle access to Williams Park is located off Military Road at the junction of Blair Street. This access also provides for large vehicle access to the rear of the Bondi STP for maintenance operations.

Service vehicle access to Hugh Bamford Reserve is located within the carpark at the top of the access road from Military Road. A secondary vehicle access point is located on Wentworth Street.

The following vehicles typically access Hugh Bamford Reserve:

- garbage trucks, to empty garbage bins from the bin collection area;
- parks maintenance vehicles, to deliver supplies such as mulch and remove green waste, sportsfield grass maintenance;
- service vehicles, to maintain existing building assets such as the community hall;
- emergency vehicles; and
- helicopter, in the case of medical emergency.

### Signage and Wayfinding

Both Williams Park and Hugh Bamford Reserve have painted timber park name signs located within the verges adjacent the open spaces.

Hugh Bamford Reserve has small park information signs positioned on posts at either end of the concrete footpath on the west side of the reserve which include an aerial plan and information on the off leash dog area and dog prohibited areas. In addition, there are several stand-alone compliance signs detailing dog compliance and no camping. There is no park signage on Military Road to indicate access to Hugh Bamford or announce the presence of the reserve.

Signage in Williams Park is limited to compliance signage with to regards authorised access into the park. There is also currently a range of advertising signage and banners displayed by the Golf Club and its sub-lessees in various locations along the Military Road boundary.

There is a plaque commemorating the re-engraving of the Aboriginal rock engravings by Waverley Council adjacent to the engravings. On the sewer vent stack a plaque commemorates the erection of the stack by the Metropolitan Board of Water Supply and Sewerage. Other signage within the golf course relates to the operation and use of the golf course, for example tee numbers.

### Cliff Edge Access

The cliff edge in Williams Park is unfenced. While there is no formal pathway along the edge, visitors are often seen walking and dog walking in the area. The cliff edge varies from mown grass on fill, rock slabs, rocky outcrops and some remnant vegetation with varying degrees of erosion to the edges.

Public access to the cliff edge adjacent Hugh Bamford Reserve playing field is limited. The edge is fenced off and there is a buffer zone of vegetation. There has been ad-hoc access into the bushland vegetated area to the north of the half playing field, by people and dogs as well as for illegal camping.

The 2010 Coastal Risks Hazards Vulnerability Study identified the cliff edge as a risk to people and recommended that signs warning of cliff face instability were installed at a minimum and preferably fencing installed.<sup>12</sup>

<sup>11</sup> The Australian Institute of Architects, 2008, Universal Access Policy

<sup>12</sup> Worley Parsons EcoNomics, December 2011, Waverley Coastal Risks and Hazards Vulnerability Study

## Major Issues - getting around the park

- i. There is no marked provision for an accessible parking space in Hugh Bamford Reserve.
- ii. There is no existing provision for compliant access to the Community Hall or into the hall (however this is incorporated in current Council works plans)
- iii. Pathways do not connect to facilities.
- iv. Existing stairs and handrails are not compliant with current standards.
- v. Access to facilities including toilets in Hugh Bamford Reserve is only permitted if the hall is booked - there is no general public access.
- vi. Pedestrian access into to the parks is limited. There is no provision for pedestrians on the access road ramp to Hugh Bamford Reserve.
- vii. There is limited way finding signage and or references to the coastal walking route on existing park signage.
- viii. There is limited interpretative signage for either the natural and cultural heritage items or views within either the park or reserve.
- ix. Access to the cliff edge within the golf course is un-restricted with a lack of warning signage.



Image: Existing stairs are not compliant

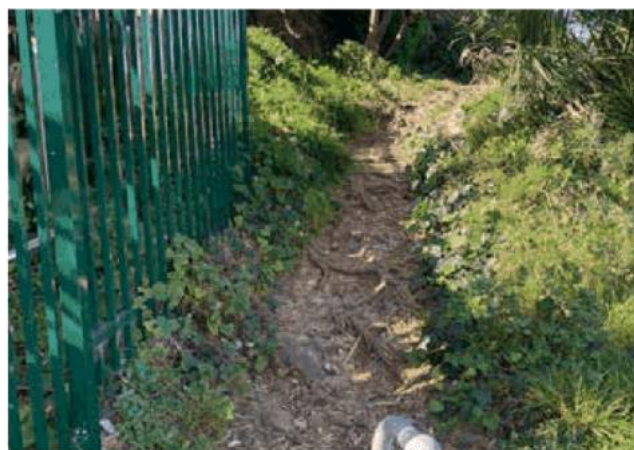


Image: Some access points into park are simple 'goat tracks'



Image: There is limited wayfinding signage



Image: Access to the cliff edge is un-restricted



### 4.3. Playing and Relaxing

Hugh Bamford Reserve is a well used parkland and supports a wide range of active and passive recreational activities including sports training, archery, exercising, walking, jogging, viewing, dog walking and relaxing. The predominant use of Williams Park is for golf although there is informal use by walkers, dog walkers and by visitors to view the aboriginal carvings and panoramic views. Refer to Figure 4.3 for the location of current recreational facilities and park uses.

#### 4.3.1. Recreation Facilities

##### Hugh Bamford Reserve Hall

- situated in the north west corner of the reserve
- timber floored hall (20m x 9m) with capacity for 100 people, change rooms with toilets, shower, kitchen facilities, and a storage room for trestle tables and chairs
- accessed via steps from Military Road or via the driveway and carpark.
- no direct path link from either access and there is a step to enter into the building which is not compliant with the Disability Discrimination Act (DDA).
- can be booked Monday to Friday 8am to 9pm, Saturday and Sunday 8am to 5pm.
- suitable for multisport activities, low impact exercise classes and children's birthday parties.

##### Hugh Bamford Reserve:

- half size playing field with flood lighting for night training
- amphitheatre and viewing space

##### Williams Park :

- Club building leased to Bondi Golf and Diggers Club Ltd
- golf course leased to Bondi Golf and Diggers Club Ltd

The Golf Club and Course lease states the purpose of the lease is for: *The playing of golf on the golf course and the social and recreational gatherings of Club members, guests and visitors in the Clubhouse and for no other purpose. (Council - Lease)*

#### 4.3.2. Recreation Activities

The *intercept surveys* and *have a say day* indicated the following in relation to existing park use:

##### Walking

Walking is one of the most popular activities in the parks. This mainly comprises informal walking over grass through Hugh Bamford Reserve or through the Golf Course in Williams Park.

##### Dog Walking

Dog walking is a very popular activity. Hugh Bamford Reserve has a designated off-leash area to the south east of the Community Hall.

##### Exercising

Hugh Bamford Reserve is a popular destination for exercise and fitness. Visitors typically exercise in the morning. Waverley Council sets guidelines for commercial fitness operators and manages commercial training permits. Councils policy sets the limit for groups in Hugh Bamford Reserve at 18.

##### Organised Recreation

Hugh Bamford's level grassed area is often used as an informal kick-about area in addition to a training space for organised ball sports, rugby and archery. The field must be booked for formal sports and recreation use. The field is booked for approximately 20 hours per week in winter and only 4 to 7 hours a week in summer. The Community Hall is booked for a variety of activities including dance groups, and health and fitness classes all catering for a range of age groups.

##### Golf Course use

The Bondi Golf Course is an established and well known and loved presence in North Bondi. Its low key character and level of activity is valued by local residents as contributing to an attractive ambience and character.

However statistics indicate that the North Bondi Golf Course is under used in relative terms. Figures onwards from 2014 indicate that there have been between 10,000 - 12,000 starts during the last five years per annum. Generally public nine hole courses are expected to average 30,000 starts on the basis of the report commissioned by Council by Fair Play in 2016 which noted the following benchmarks:

- 20,000 starts per annum (poorly performing)
- 35,000 starts per annum (very well performing)

Waverley Council is under pressure for open space areas for both organised recreation and informal recreation as reinforced by Councils *Recreational Strategy 2019* in progress at time of writing of this plan. Williams Park is one of the larger open spaces managed by Council, and Council is obligated to consider how it can best meet the needs of the local and district community. This plan must consider how Williams Park can best meet the needs of Council and the community working within the constraints of the site's natural and cultural values.

In addition to ensuring that the open space offers a sustainable range of recreational benefits, there are a number of environmental objectives that should be pursued within Williams Park. The eastern edge of Williams Park is a zone of environmental sensitivity encompassing the cliff edge of varied stability, Aboriginal and European heritage sites, and pockets of coastal heathland. It would be desirable to consolidate this zone to make it more viable and resilient.

Finally as with all urban golf links, there are potential safety issues not just with public walkers through the course, but to cars and properties along the Military Road edge. A significant amount per annum has been paid out in damages since 2010 by the club for balls leaving the course area. The *Well Played report 2016* says the arrangement of the course should be reviewed with potential for it to be played clock-wise rather than anti clockwise in addition to other potential refinements that could aid safety.





Figure 4.5 Playing and relaxing - existing conditions

**Bushcare**

A volunteer Bushcare group has operated in Hugh Bamford since in 1999 and continue to meet monthly. Council also employs professional bushcare workers to undertake works.

**Events**

Based on the Council's approved Fees and Charges, the approval for the use of Hugh Bamford for 'one-off temporary events' is based on the impact and time of the proposed activity as detailed under the *Waverley Council Events Policy 2015*.

Williams Park is currently operated under lease therefore the use of it's facilities for private events are under the terms and conditions of the current lease.

Hugh Bamford Community Hall can be booked for children's birthday parties in 4 hour time slots on weekends.

**4.3.3. Major Issues - playing and relaxing**

- i. Limited shade trees to support passive recreational use.
- ii. Conflict of dogs off-leash with other users.
- iii. Dogs accessing vegetated embankment area below the viewing area and the bushland in the north east corner of Hugh Bamford Reserve.
- iv. People and dogs accessing remnant bushland areas causing disturbance and damage to these areas.
- v. No linking footpath to Community Hall which makes it difficult to access in wet weather.
- vi. No access compliant entry to building.
- vii. Lack of natural light and ventilation to Community Hall building.
- viii. No drinking water availability.
- ix. Community benefit and equity of Golf course use of Williams park with relatively low number of playing starts per annum.
- x. Sub leasing of multi purpose spaces to Golf Club is currently management by Golf Club with limited Council input and control.





Image: Unauthorised access to remnant bushland areas



Image: worn grass areas and dogs accessing vegetated embankment below viewing area



Image: no accessible entry to community building



## 4.4. Enhancing the Environment

This section analyses the key natural conditions and assets of the site including micro-climate, geology and soils, topography, hydrology, flora and fauna, and sustainability. It is noted for context that the natural environment and setting (including views, open space, peace, greenery / nature / wildlife) are the most highly ranked of community values identified through the consultation for the Plan of Management undertaken during 2019. Refer to Figure 4.4 for reference.

### 4.4.1. Micro Climate

Sydney's climate is generally temperate, with four reasonably discernible seasons. It is mainly sunny throughout the year with cool, mild winters and hot, humid summers. Sydney's mean annual rainfall is 1,212mm. Average temperatures range from between 14.13 - 20.3 degrees celsius in winter, to 23 - 29 degrees celsius in summer.<sup>13</sup> Williams Park and Hugh Bamford Reserve adjoin elevated sandstone cliffs exposed to all weather conditions in particular to the south and west. The coastal environment presents extreme conditions including salt spray, strong winds, and heavy wind driven rainfall. The northern perimeter of the Hugh Bamford Reserve playing field is afforded some protection to easterly winds by the fringing bushland, but winter southerly or westerly conditions can be uncomfortable in both parks.

### 4.4.2. Topography

The landform of both parks have undergone major modification since European settlement. This is as a result of various activities from quarrying stone, military use, and excavation for sewerage infrastructure. Filling works were carried out within Williams Park over the sewerage infrastructure and adjoining rocky and thin soils to enable grass establishment for the golf course from the 1930s. Filling works were also required to create the level half field area at Hugh Bamford Reserve. This included the covering of the remnants of the Ben Buckler Gun Battery which is conserved under the fill material. The cliff edge ranges up to RL 52 AHD in Williams Park and RL 65 AHD in Hugh Bamford Reserve. The sandstone cliff edge is approximately 830m in total length.

Hugh Bamford Reserve is characterised by an elevated position above Military Road. The playing field and steeply vegetated slopes fall to the south and west. There is a level difference of approximately 15m from the road access on Military Road to the top of the reserve. Williams Park is characterised by an undulating landform shaped for the golf fairways and greens. The course generally slopes from north to south with a difference in elevation of approximately 18m. The park edges to the west and south are relatively steep and are either grassed or vegetated. The far south western edge of the site contains a series of stone retaining walls around the elevated club house precinct.

There are other smaller walls within the course used to retain fill and create level golf tees and greens.

### 4.4.3. Geology and Soils

The cliff faces comprise Hawkesbury Sandstone bedrock of Triassic age (between 251 million and 199 million years old). Uplift and deformation of the Sydney Basin has led to the pattern of jointing and faulting in the rock faces, along with the different erosion rates of the igneous dykes that cut through the rock strata. The wave cut platforms observed along the bases of many of the cliff faces are likely to have developed during inter-glacial sea level highs.<sup>14</sup>

A Coastal Risk and Hazards Vulnerability Study undertaken in 2011 identified that the cliff face below Hugh Bamford Reserve was characterised by an undercut feature over the base of the cliff. Intermittent overhangs were recorded over the remainder of the cliff face and in particular at the base of the vegetated upper portion of the cliff top area. Overhangs are features that will require ongoing monitoring for the long term stability in this highly erosive environment.

The cliff face below Williams Park contains a number of different geological features. These include :

- a continuous not quite horizontal shale band (max height about 2m), which is more erodable than adjoining materials and as a result has formed overhang features within the sandstone at or above the shale band.
- a not quite vertical cliff face of stepped profile with numerous blocks of sandstone (typically boulder size) scattered along the wave cut platform.
- a not quite vertical gully feature representing an igneous dyke which is more eroded than surrounding material.
- a not quite vertical sided gully feature near the crest of the gully within the golf course which reveals sandy fill material.

The presence of these features and the ongoing differential weathering (by wave and wind action) contribute to the potential for geotechnical hazards such as cliff line collapses.<sup>15</sup> Evidence of the basalt vein which once extended through the site but was mined extensively in the past, is still visible from the wave cut platform at the base of the cliffs in the central portion of the cliff face to Williams Park.

The southern half of Williams Park is also located in an area of acid sulphate soils potential (Class 5) as defined by the Acid Sulfate Soils Risk Mapping by NSW Office of Environment and Heritage.

Beyond the natural geological factors of the site, the presence of underground tunnels and operational spaces under the golf course and half field areas as indicated on Figure 4.4 need to be considered in any plans for the site. The structural and waterproofing requirements identified by Sydney Water engineers suggest that there is limited scope for change or construction over these areas.

<sup>13</sup> <http://www.weatherzone.com.au/climate/station.jsp?lt=site&lc=66062>, viewed 21/01/17

<sup>14</sup> Worley Parsons EcoNomics, December 2011, Waverley Coastal Risks and Hazards Vulnerability Study

<sup>15</sup> ibid





Figure 4.6 Enhancing the Environment - existing conditions



#### 4.4.4. Hydrology and Services

Williams Park and Hugh Bamford are not directly impacted by tides. The Coastal cliff edge and rock shelf below is impacted by wave action, tides and ultimately by any changes in sea level.

Sea level rise is a gradual process and will have medium-to long-term impacts. National and international projections of sea level rise along the New South Wales coast estimate a rise of up to 40cm by 2050 and 90cm by 2100, relative to 1990 mean sea levels. There is no scientific evidence to suggest that sea levels will stop rising beyond 2100 or that the current trends will be reversed. It is difficult to assess the potential impact of predicted more intense storm events as a result of climate change and sea level rise on cliff face stability it is considered reasonable to assume that more intense storm events and elevated sea levels will result in elevated erosion rates over a greater height of cliff face. This may affect buildings, infrastructure, recreational facilities and amenity.<sup>16</sup>

The sites are identified as at risk of geotechnical hazard in the geotechnical hazard map detailed in Council's *Coastal Risk Management Policy 2012*, and Part B4 of the *Waverley Development Control Plan 2012*. Accordingly a geotechnical risk assessment will need to be done as part of any future development applications for park buildings or other major works.

There is limited stormwater infrastructure in both parks. Hugh Bamford Reserve has stormwater infrastructure within the carpark and access road. Sydney Water is reviewing the drainage to the embankment along the southern side of the half field grassed area as part of its retaining wall review.

There is evidence of a proposed drainage or sewer line on the southern boundary of the golf course according to sketch plan from 1949, '*Proposed improvements to Drainage of Williams Park. Sewer Infrastructure*' although this has not been verified.

#### 4.4.5. Sustainability

Council and external consultants have been investigating the feasibility of using non-potable water to meet the irrigation demands of Bondi Golf course and Hugh Bamford Reserve. To date, those investigations have concluded that there is no cost effective alternative water supply option for North Bondi Golf Course or Hugh Bamford Reserve. Options investigated included:

- Sewer mining - via Sydney Water
- Stormwater Harvesting
- Groundwater Harvesting

Groundwater harvesting based on the research to date was the only option was seen as potentially viable. However preliminary investigations in 2004, 2009 and 2017 all concluded there is a high degree of uncertainty that a sustainable yield could be harvested to meet irrigation demands.

In order to confirm if a sustainable yield could be harvested, a test bore would be required which would cost approximately fifty thousand dollars to construct. In 2017, Council received advice from geotechnical consultants that the construction of a test bore in the locality was not recommended given the geology of the area and the coastal cliff location.

A further option that should be closely explored is the potential for roofwater harvesting of the redeveloped or new buildings on site. This has potential to contribute to the irrigation water supply for the parks but it appears unlikely that it could fully meet these requirements. It is expected that careful use of a proportion of mains water would be needed to supplement any harvested water solution.

In addition to rainwater harvesting any new buildings should seek to be best practise in terms of energy efficiency with potential for solar collection one of many strategies that should be integrated to design and feasibility.

#### Fauna and Flora

Flora and Fauna are important values for the parks. The following outlines the key aspects for each of the park areas:

##### Remnant Vegetation

Remnant native vegetation at Hugh Bamford Reserve occurs in two (2) distinct areas, as Sea-cliff Scrub and Heath between the sea-cliffs and the residential properties on Wentworth Street, and as two patches of Moist Heath on the south-west facing cliff-line between the field areas and Military Road.

The small parcel of bushland on the north eastern boundary of Hugh Bamford Reserve contains remnant Sydney coastal heath vegetation. Remnant vegetation is managed under Council's *Biodiversity Action Plan 2014-2020*. This area contributes the largest area of SEPP 19 Bushland in Urban Areas vegetation in the LGA.<sup>17</sup>

Vegetation condition across all remnant areas ranges from 'Very Poor' to 'Good' (SBRC, 2010) although a large portion of the remnant is in good condition as a result of bush regeneration activities regularly undertaken by professional contractors and a local bushcare group.

Nine (9) of the thirty four (34) indigenous plant species recorded within the remnants<sup>18</sup> (SBRC, 2010) are considered rare in the Council area. Those include *Banksia marginata*, *Banksia serrata*, *Billardiera scandens*, *Callistemon citrinus*, *Callistemon linearis*, *Lambertia formosa*, *Parsonsia straminea*, *Pimelea linifolia* and *Platysace lanceolata*.

Waverley Council has adopted and is implementing the Biodiversity Action Plan - Remnant Sites (BAP) to protect remnant vegetation and re-establish native species in areas dominated by exotic weeds. Works are carried out by the Bushcare groups, and professional bushcare workers employed by Waverley Council.

<sup>16</sup> Worley Parsons EcoNomics, December 2011, Waverley Coastal Risks and Hazards Vulnerability Study

<sup>17</sup> Total Earth Care, 2014, Reserve Biodiversity Action Plan - Remnant Sites 2014-2020

<sup>18</sup> Sydney Bush Regeneration Company, 2010, Waverley Flora Study Report



Connectivity planting is recommended in the BAP to support the remnant vegetation in numerous locations.<sup>19</sup>

The cliff edge along Williams Park supports a significant corridor of linked Sydney coastal heath vegetation. Although lacking in species diversity an opportunity exists to protect and restore this vegetation community. Remnant vegetation in Williams Park is not currently covered under Council's Biodiversity Action Plan (BAP) 2014-2020 but will be accounted for in future revisions of this plan.

#### Habitat

The diverse bushland occurring at Hugh Bamford Reserve supports a range of high quality habitats for both native flora and fauna species. Dense native (and exotic) undergrowth interspersed with exposed sandstone and low-growing groundcovers provides foraging, shelter and basking habitats for native skinks and small birds. Open and closed shrubby and taller vegetation provides perching and nesting opportunities for small to medium sized native birds, and other nectar producing plant species present as a food resource, attract insects - an important food source for small birds.

Permanently moist cliff-soak areas within and surrounding the moist heath vegetation supports habitat, of low-moderate quality for native frogs. The majority of the soils within the Hugh Bamford Reserve remnant are considered to be original and provide unique habitat on cliff-tops and upper cliff-faces for native flora species considered rare elsewhere across the LGA.<sup>20</sup>

Additionally, the cliff edge along Hugh Bamford Reserve and Williams Park forms part of the biodiversity corridor identified and protected in Councils Local Environmental Plan 2012 and DCP 2012. The corridor aids wildlife movement, interbreeding and recolonisation through the provision of habitat and buffer vegetation. The 2011 Biodiversity Study of the Waverley LGA identified those potential habitat corridors which link the best habitat within the LGA and have the greatest potential for corridor improvement.

The coastal areas of the LGA vegetation communities (including Williams Park and Hugh Bamford Reserve) are unique within the LGA and record the highest abundances of small bird species while native reptile diversity was high. There is opportunity to strategically replant these areas without comprising their value as open space.<sup>21</sup>

Improvements to these areas would go toward meeting Council's target of forty per cent of remnant vegetation in good condition by 2030 as setout in the *Waverley Environmental Action Plan 2018-2030*.

#### 4.4.6. Major Issues - enhancing the environment

- i. Remnant vegetation no longer being discernible from replanted areas
- ii. Extensive edge zones between maintained grass and natural bushland that require management
- iii. Weed control is difficult to effectively and safely manage on cliff edges
- iv. Areas in poor condition require resources to control weeds
- v. Priority weed infestations requiring treatments by professional contractors until infestation is sufficiently controlled.
- vi. From time to time foxes and other pest animals require management.
- vii. From time to time stormwater quality needs to be managed.
- viii. Continued and further support required for volunteer Bushcare groups and resourcing for professional contractors.



Image: Embankment planting in poor condition requires weed control

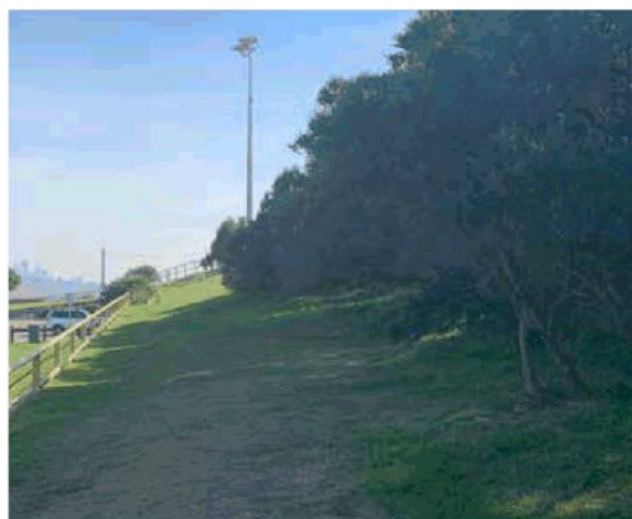


Image: Extensive edge zones between maintained grass and natural bushland

<sup>19</sup> Total Earth Care, 2014, Biodiversity Action Plan - Remnant Sites 2014-2020

<sup>20</sup> ibid

<sup>21</sup> Australian Museum Business Services, 2011, Biodiversity Study of the Waverley Local Government Area.

## 4.5. Community, Culture and Heritage

The cultural heritage qualities of Williams Park and Hugh Bamford Reserve were amongst the most highly ranked of community values identified through the consultation for the parks undertaken during 2019.

As part of the Plan of Management process, a heritage study was prepared by GML Heritage. The following summary has been derived from the *Williams Park and Hugh Bamford Reserve Heritage Review Study 2019*.

### 4.5.1. Statements of Heritage Significance

The park's possess a range of cultural heritage values which must be conserved and managed but which can add value to community and recreational experiences the parks can offer. As part of the plan of management process new Heritage Inventory Sheets have been prepared by GML for the Ben Buckler Gun Battery and for the Sewer Vent Stack.

A Statement of Significance for Williams Park and Hugh Bamford Reserve was provided in the *Williams Park and Hugh Bamford Reserve Heritage Review Study 2019* by GML Heritage:

*"Williams Park and Hugh Bamford Reserve are recreational and scenic public coastal clifftop landscapes of natural and cultural value, which include items of state and local heritage significance.*

*The former Murrivierie Quarry was utilised by both the Darug Aboriginals and settlers, and has natural heritage value as it was formed by a significant geological event in the Triassic creating the topography. The geological monument of the former Murrivierie Quarry is an aesthetically distinct and rare natural feature. The area of natural vegetation in Hugh Bamford Reserve is a rare example of original coastal vegetation in the Waverley LGA.*

*The extant rock engravings represent past customs and associations with the place which have historical and aesthetic values, as well as continuing significance to the Darug people today. Evidence of additional engravings, use of the quarry, cultural material, or Aboriginal remains, are important to the Darug's community and to the history of Waverley.*

*The Sewer Vent, as part of the greater Bondi Ocean Outfall Sewer (BOOS) infrastructure, was the first completed major sewerage line to cater for both the city and suburbs of inner Sydney. Its construction was a key factor in the establishment of the Metropolitan Board of Water Supply and Sewerage. The Sewer Vent, along with the BOOS system, are rare surviving examples of functional nineteenth-century public infrastructure.*

*Williams Park and Hugh Bamford Reserve were named after individuals who were strong advocates of public open space and recreation in the local area. The Inter-War style club house facilities designed and built by the Municipality of Waverley represents a commitment to public open space and recreation by the council in the 1930s. The Bondi Golf Links demonstrates key characteristics of a Links course.*

*The Ben Buckler gun emplacement and the Ben Buckler battery site is the best surviving example of the three outer-coastal batteries built at the turn of the twentieth century and has potential to provide significant insights into late-Victorian defence technologies.*

*The rock-cut stairway and other archaeological features within the study area have potential to yield information not otherwise obtainable from historic resources regarding use and occupation.*

*Individually and combined, Williams Park and Hugh Bamford Reserve are distinctive open coastal landscapes on the dramatic ocean cliff escarpment of North Bondi. They provide visually appealing sweeping views of the Pacific Ocean, to Bondi Beach and across Rose Bay to Sydney Harbour."*

### 4.5.2. Aboriginal Heritage

For over 1000 generations Aboriginal people have lived in the area that now forms the Eastern Suburbs. They lived in Sydney before and during the depths of the last ice age (25,000–15,000 years ago). They witnessed the formation of the coastal dune systems and the rapid rise in sea levels. The density of Aboriginal occupation of this area is supported by ethnohistoric sources that provide a picture of coastal Aboriginal life.

Rock engravings at Hugh Bamford Park, Bondi Golf Club, Ben Buckler, Mackenzie's Point and the South Bondi Cave attest to Aboriginal cultural life that sought to document not only the natural world and their interaction with it, but a rich mythology that was brought to life in song, ceremony and oral tradition. The carvings south in Williams Park, next to the sewage treatment plant, show various fish species. The largest group shows an eight-metre-long figure of a shark attacking a male figure that resembles an iguana/lizard figure—perhaps the first record of a shark attack at Bondi. More controversial are the carvings at the northeast of the site, considered to be non-Aboriginal in origin. In 1912, Lawrence Hargrave, aviator and historian, claimed the carving of a ship resembled the Santa Maria which Columbus sailed to America in 1492. It is believed that the carving is actually the product of quarrymen working at the nearby Murrivierie Quarry.<sup>22</sup>

The Bondi Basalt is likely to have been harvested and crafted into objects such as axe and hatchet heads by Aboriginal peoples and traded over great distances with groups that did not have access to such materials.

With the arrival of the First Fleet came the introduction of diseases and growing pressure on land use as Aboriginal people were progressively prevented from accessing their traditional sources of food and raw materials. However, almost a century after the First Fleet arrived, Aboriginal people continued to live and work in Sydney. They continued to gather oysters and fish with traditional spears, adapting new materials such as umbrella wires to act as the prongs. Nine small Aboriginal settlements also appeared between Rushcutters Bay and Vaucluse, where personal and economic relationships were established with European landowners.

<sup>22</sup> GML Heritage, 2019, Williams Park and Hugh Bamford Reserve Heritage Review Study





Figure 4.7 Community, Culture and Heritage - existing conditions



Members of Eastern Suburbs families like the Wentworth, Cooper and Hill families encouraged Aboriginal people to camp at their residences, engaging local Aboriginal men as servants or boatmen.

Some Europeans learnt and understood Aboriginal languages. Reciprocal obligations between European and Aboriginal people in this area led to coexistence on estates at Rose Bay and Vaucluse and along New South Head Road for decades after the 1850s.

A network of sites along the eastern coastline, including campsites, fishing spots and hunting grounds as well as ceremonial sites and tribunal grounds, remained mostly accessible as did travel between Bondi and Rose Bay up until the 1870s. Other oral history accounts locate Aboriginal families still camping at North Bondi in the 1920s before the wider upgrade of the area. Aboriginal people were known to camp at Ben Buckler and enjoy 'the ocean waves, with their wives and children'. Bondi resident, Obed West, recalled as late as 1925 that 'young Aboriginal men in football jumpers [were] spearing fish and lobsters around the Bondi Baths area.' These accounts demonstrate the centuries-old continuity of Aboriginal cultural and economic connections to this landscape.

## Summary Timeline



The view from Hugh Bamford Reserve over the gully to Bellevue Hill and North Bondi, leading to the Rose Bay tribunal area and through to Sydney Harbour, is visually striking and believed to have been important for Darug Aboriginals, providing visual connections between Aboriginal places.<sup>23</sup>

### 4.5.3. European Heritage

The broader suburb adjoining the study area was Crown land until subdivided in 1854. Lots were subsequently bought by settler Francis O'Brien which encompassed Hugh Bamford Reserve and Williams Park. O'Briens grants were later acquired for military purposes before 1893. Francis O'Brien began quarrying the basalt and sandstone from Murrivierie Quarry in the 1850s. To facilitate the mining of the basalt, he built a tramway from Old South Head Road to cart away the stone, however, it is unknown whether the tram tracks extended into Williams Park. O'Brien reportedly quarried the entire basalt vein from the dyke and his son lamented that the significant beauty of the area had been impacted by his undertaking.

#### Sewage Works

The Bondi Ocean Outfall Sewer is a large, underground gravitational sewer constructed by the NSW Public Works Department between 1880 and 1889 to service the population and businesses of the City of Sydney and surrounding suburbs. The line of the gravitational sewer extends eastwards from the city to the northern (Ben Buckler) headland of Bondi Beach where it originally discharged below the cliffs (Williams Park). The original underground chamber and sewer vent were constructed at Ben Buckler headland in 1888. The chamber, measured approximately 9m by 7m by 9.5m, was carved out of sandstone 43m below ground level.

23 GML Heritage, 2019, Williams Park and Hugh Bamford Reserve Heritage Review Study

The chamber was connected to a vent running vertically up to ground level, above which a circular brick stack reached a further 17m in height above ground. As early as 1910 the original sewerage stack at Ben Buckler was experiencing structural difficulties. The discharge from artillery from the adjacent coastal fortress was a likely culprit. The original stack was also considered too low to effectively dissipate odours. In 1910 the original stack was demolished and replaced with a 30m-high stack made with 42cm thick reinforced concrete walls. The hydrogen sulphide gas produced by the sewage continued to cause cracking and spalling in the concrete throughout the twentieth century which has necessitated numerous repair works. The above ground sewerage treatment plant located between Hugh Bamford Reserve and Williams Park was commissioned in 1953 and included the extension of existing underground chambers to develop a state-of-the-art subterranean sewage treatment plant (STP), and diverted all flows away from the original outlet. The Sewer vent no longer acted over the main sewer, but continues to assist with air circulation for the underground areas of the STP.

#### Coastline Defence

During the 1890s, the focus of Sydney's military defence shifted from the harbour to fortifications along Sydney's Eastern Suburbs in reaction to anticipated assaults from new iron-clad, steam powered warships. As a result, anti-bombardment guns were installed at a number of clifftop locations with the first of three 'disappearing guns' delivered to Ben Buckler. The gun was manned at the outbreak of the First World War in 1914 and again in 1918 in response to two German raiders on the coast. However the facility subsequently became disused. Elements of the Ben Buckler Gun Battery extended from Rodney Park to the north of Hugh Bamford Reserve and to Williams Park in the south. (Refer Figure 4.8 below)



Figure 4.8 Potential heritage items within Hugh Bamford Reserve (GML 2019 - Figure 5.2)



These included a Fire Command Post, a 'married quarters' and several undocumented structures visible on aerial photography from 1943.

A letter dated 16 March 1928 from the Department of Defence in Canberra to Mr W. M Marks Esq. M.P indicates that Council had requested that the military owned land of Williams Park and Hugh Bamford Reserve be subdivided for the use by council for a public park, residential developments or a combination of both. The initial request in 1928 was rejected, but a later dated letter from 1928 indicates that permission to subdivide in the area was granted. By 1935 the southern portion of the battery had become Williams Park and contained the Bondi Golf Links.

The gun was officially de-commissioned in 1945 and the military vacated the site in the early 1950s. By 1954 several public open space schemes were being discussed by Waverley Council for the remaining portion of the battery in Hugh Bamford Reserve. Works to cover the battery with fill to create a level playing field, passive recreation area and gymnasium were completed by the late 1950s and early 1960s. Earthworks undertaken by the Water Board in 1984 to construct the Bondi Submarine Outfall Declined Access Tunnel (BSODAT) accidentally uncovered part of the gun emplacement. The top of the central portion of the structure, the outer walls and some internal rooms of the structure were exposed by machine excavator and labourers. The site was reburied and the playing field reinstated once the Water Board works were completed.<sup>24</sup>

#### 4.5.4. Community and Cultural History

##### Public Lands and their Protection

From the mid-nineteenth century, Sydneysiders were drawn to the Waverley seaside for picnics, recreation and entertainment. During the 1930s, beach culture boomed against the backdrop of the Depression. Families could find affordable and leisurely entertainment along the beach promenades. Bondi was especially popular and able to draw up to 50,000 people to the beach on summer days. Public consciousness of protecting the coastline and it's environment began as early as 1880 with the NSW Anti-Pollution of Air and Water League. They were dismayed that the Bondi Ocean Outfall Sewer installed in 1890 would only channel Sydney's raw sewage back onto the beaches. Their fears were confirmed as human waste from 5,000 acres of Sydney was sent into the ocean at North Bondi's cliffs. Surfers and swimmers made the link between their own health and that of the beach. However it was not until the 1960s that greater global awareness of the environment began to shape government policy. A treatment plant was completed in 1966 but was viewed as inadequate by environmental standards. Increasing social commentary during the 1970s and 1980s, the prominence of sewage at Sydney beaches, and the overwhelming smell at beaches like Bondi sparked community activism. Action groups such as STOP (Stop the Ocean Pollution) and POOO (People Opposed to Ocean Outfalls)

lobbied government to produce alternative ways to manage the waste problem.

Bondi became the very public face of this campaign as businesses rallied together to articulate the negative economic impacts on their livelihood. In 1989, 200,000 people gathered for a concert at Bondi to protest the beach pollution, a groundswell that could no longer be ignored. The same year, the water monitor Beach Watch was instigated which conducted twice-weekly water quality sampling and daily pollution assessments. Later Beach Watch was incorporated into the Environmental Protection Authority.

Today this part of coastline remains an integral part of cultural and recreational life. Sydneysiders and many from further abroad 'continue to think of time spent at the beach as healthy recreation – good for mind, body and soul.'<sup>25</sup> Public accessibility to the coast and the pleasures afforded to the community has led to a push over centuries to maintain this environment for future generations to enjoy.

The petitioning by Waverley Council for the subdivision of part of the Ben Buckler Gun Battery as an area of public recreation began as early as 1928. Plans to convert the area into the Bondi Golf Links did not eventuate until 1935. The Links style, having originated during the fifteenth century refers to coastal area that includes sand dunes and few trees. A links style course uses the terrain, including windswept dunes, to create golf holes with minimal intervention. In Scotland, links style courses emerged on coastal farmland where the infertile sandy soil was not suitable for grazing or agriculture. The Bondi course consists of nine holes and boasts spectacular scenery and a challenging layout. The original club house is still extant today and plans for a cloak room and starters box exist. It is unknown if it was ever constructed but based on the plans it would be located under the current Golf and Diggers Club which was built in the 1960s.

Hugh Bamford was the president of the Bondi Public School Parents and Children's Committee (P&C committee) from 1942 until his sudden death in 1958. He was a tireless advocate for local facilities and amenities for furthering the education of the children at the school. The petition for the naming of the Hugh Bamford Reserve began before his death and is representative of his standing in the community. The current playing field and community hall in Hugh Bamford Reserve was designed in the early 1950s, but not constructed until the early 1960s. The community hall, designed as a gymnasium with change rooms and toilets for the playing field by the Municipality of Waverley engineers remains an important community facility.

Hugh Bamford Reserve and Williams Park are used by locals and visitors alike. People visiting the park enjoy the off leash dog walking areas, half field, walking and the scenic views out to the ocean and across to Bondi Beach and harbour. The Bondi Golf Club continues to be accessible to both local residents and tourists as a sporting facility and open landscape and continues to have a local member base.<sup>26</sup>

<sup>24</sup> GMI Heritage, 2019, Williams Park and Hugh Bamford Reserve Heritage Review Study

<sup>25</sup> *ibid*

<sup>26</sup> GMI Heritage, 2019, Williams Park and Hugh Bamford Reserve Heritage Review Study

## Major Issues - Community, Culture and Heritage

- i. Varied community awareness of historical and cultural significance of the site, including Aboriginal cultural significance.
- ii. Limited public access to sites within Williams Park due to hazards associated with use as a golf course.
- iii. Potential loss of rock engravings and geological monuments due to weathering, erosion and degradation
- iv. Existing park facilities do not meet community needs.
- v. Not all heritage items identified by GML Heritage in 2019 study are identified as items of local significance in Council's Local Environmental Plan and some items listed in the LEP are duplicated and or difficult to locate.
- vi. Public access to areas of remnant natural vegetation is negatively impacting the regeneration process.



Image: Bondi Golf Links Club House from Military Road, c 1930.



Image: Partially uncovered Ben Buckler gun emplacement in Hugh Bamford Reserve, October 1984.



Image: Detail of Murriverie Quarry before the use of the site by Bondi Golf Links showing examples of prismatic sandstone, columnar sandstone and basalt. (Source: Waverley Library photo No. 1692)



## 4.6. Management and Maintenance

Hugh Bamford Reserve including the associated Community Hall and stormwater infrastructure is maintained and managed by Waverley Council. Williams Park is currently leased to the Bondi Golf and Diggers Club and Council is not (under the terms of that lease) involved in any maintenance of the Golf Course area. Council has maintained an ongoing role in management issues related to the coastal edge and to heritage items such as the Aboriginal rock engravings. Council has however recently needed to become involved in the maintenance of the Golf Club building as assessments identified serious issues with the condition of masonry and structural elements. Council has funded a series of stabilising works that will enable the building to continue to be used for the next 5 years. However in the longer term the most practical and cost effective solution will be to replace the building.

Details of the on-site facilities and their use is documented in the preceding chapters. This section of the report outlines the services that Council provides in managing and maintaining the site to ensure the place is well kept. Refer to Figure 4.7 for reference.

In maintaining and managing the parks the following considerations apply:

### Activities and Events:

- licenced fitness trainers are permitted to use Hugh Bamford Reserve in accordance with Council's Commercial Fitness Training Policy.
- Hugh Bamford Reserve can also be used for 'one-off temporary events' – the approval for events is assessed on the potential impact and time of the proposed activities, detailed under Council's Use and Hire of Public Open Spaces.
- Use of both parks for commercial photography is subject to application and approval and must be undertaken in accordance with Council's policies.

### Waste Services:

- Bins are collected by garbage trucks daily, both garbage and recycling trucks enter the park.
- Waste is collected from the Community Hall when cleaned by Council staff on a weekly basis.
- Two general waste bins are located either side of the carpark.
- Waste is collected from the bin collection area beneath the golf club building adjacent Military Road.

### Park Maintenance:

- Council oversee all the maintenance requirements of Hugh Bamford Reserve.
- Council currently utilise equipment stored at the shed in Williams Park to assist with maintaining the park. Council is generally responsible for maintaining assets such as turf, gardens, paving, roads, fences and handrails.
- Council is also responsible for cleaning the facilities and amenities throughout Hugh Bamford Reserve.

- Williams Park / golf course is under lease and the golf course maintenance is undertaken by the Bondi Golf and Diggers Club.

### Building Maintenance:

- Council maintain and repair the Hugh Bamford Reserve Community Hall including the amenities within the building.
- The Golf Club Building is the responsibility of the Bondi Golf and Diggers Club under the terms of their lease
- Due to the age and condition of the building Council are assisting in 2019 with some critical remedial works.

### Parking:

- Parking to High Bamford Reserve is managed by Council, refer to Getting to and Around the Park for details.
- Parking to the Golf and Diggers Club is managed by the Club

### Environmental Services:

- Council is responsible for identifying and implementing energy, water savings and renewable opportunities within Hugh Bamford Reserve. This includes identifying ways to reduce waste to landfill; encouraging visitors to use sustainable transport options; educating the community on the environmental significance of the area; and preparing for the future impacts of climate change.
  - Waverley Council has adopted and is implementing the *Biodiversity Action Plan - Remnant Sites 2014-2020* to manage and protect the remnant vegetation and bush regeneration with a combination of works by professional bushcare contractors and an active volunteer bushcare group.
  - Williams Park remnant vegetation is not currently covered under Council's Biodiversity Action Plan (BAP) 2014-2022 but will be accounted for in future revisions to this plan.
  - **Safety and Regulations:** Council Park Rangers patrol Hugh Bamford Reserve, enforcing regulations to promote safety and equitable access for visitors. Activities that adversely affect other patrons' pleasure of the park are regulated. On occasion rangers and other Council staff need to manage antisocial behaviour.
  - Controlled activities include dog walking, consumption of alcohol, commercial training, ball games, bicycle riding, skateboard riding, use of portable barbecues and littering. Dogs are allowed off-leash in the grassed area around the Hugh Bamford Community Hall.
  - Dogs are prohibited from the playing field area. Dog regulation signage could be improved to assist in owner education and enforcement.
- The following regulations are enforced in the park:
- No camping or staying overnight
  - No organised ball games
  - No commercial activities
  - No skateboards or rollerblades
  - No kites or kite activities
  - No portable barbecues or open fires
  - Dogs are prohibited on the playing field.





Figure 4.9 Management and Maintenance - existing conditions



**Leases, Licences and Hire:**

- Various licences exist within the park to deliver services and products including those for mobile vendors and fitness trainers.

**Williams Park / Golf Course:**

- the Golf Course including the club building is under its own lease arrangements with Council that expired in late 2018
- Golf use is operated and managed by the Golf Club.

**Sydney Water Sewer Infrastructure:**

- Sydney Water holds a number of easements within both Williams Park and Hugh Bamford Reserve.
- Figures 4.6, 4.7 and 4.9 illustrate the extent of underground tunnels/chambers constructed as part of the Bondi STP which lie underneath the northern section of Williams Park and under Hugh Bamford Reserve.
- Removal of material above tunnels/chambers has potential for impacts on stability of underground structures. Any changes to above ground conditions would require assessment of the Geotechnical and Geological risks in liaison with Sydney Water.
- Occasional access is required by a large vehicles to the rear of the Sydney Water Treatment Plant via the vehicle access into Williams Park (and the Bondi Golf Course) adjacent the Blair Street junction.

**Service and maintenance access**

- Service vehicles access the reserve from Military Road or Wentworth Street. The access is gated and locked at 9:30pm.
- Vehicles that require access include the garbage truck, Parks staff with utilities.
- Access to the playing field is gated and generally left locked unless maintenance tasks are being undertaken to the playing field.
- Occasional access is required by a large vehicles to the rear of the Sydney Water Treatment Plant via the vehicle access into Williams Park adjacent the Blair Street junction.
- Emergency vehicle access is available to Hugh Bamford Reserve during daylight via the carpark access road
- Emergency vehicle access is available to Williams Park at the maintenance access road opposite Blair Street

Consultation as part of the plan of management in 2019 identified that the community recognises the major challenge of weed management in the parks and would like to see better outcomes in this and other aspects of landscape maintenance.

**4.6.1. Major Issues**

- i. Poor condition of Golf Club building
- ii. Funding of building replacement
- iii. Identifying preferred management approach for replacement club building
- iv. Developing strategy for maintenance of edge zone between maintained grass and natural bushland
- v. Accommodation for Parks maintenance staff is not adequate - in particular if Council is to assume greater involvement with Williams Park maintenance
- vi. Visual / spatial impact of existing maintenance shed near Sewer Vent Stack is detrimental to park character
- vii. Irrigation of golf course is not adequate to reduce compaction of grass
- viii. There is a wide spectrum of views about dog access and use of the parks, from too lenient to too strict.



Image: The existing club is nearing the end of its useful and practical lifespan

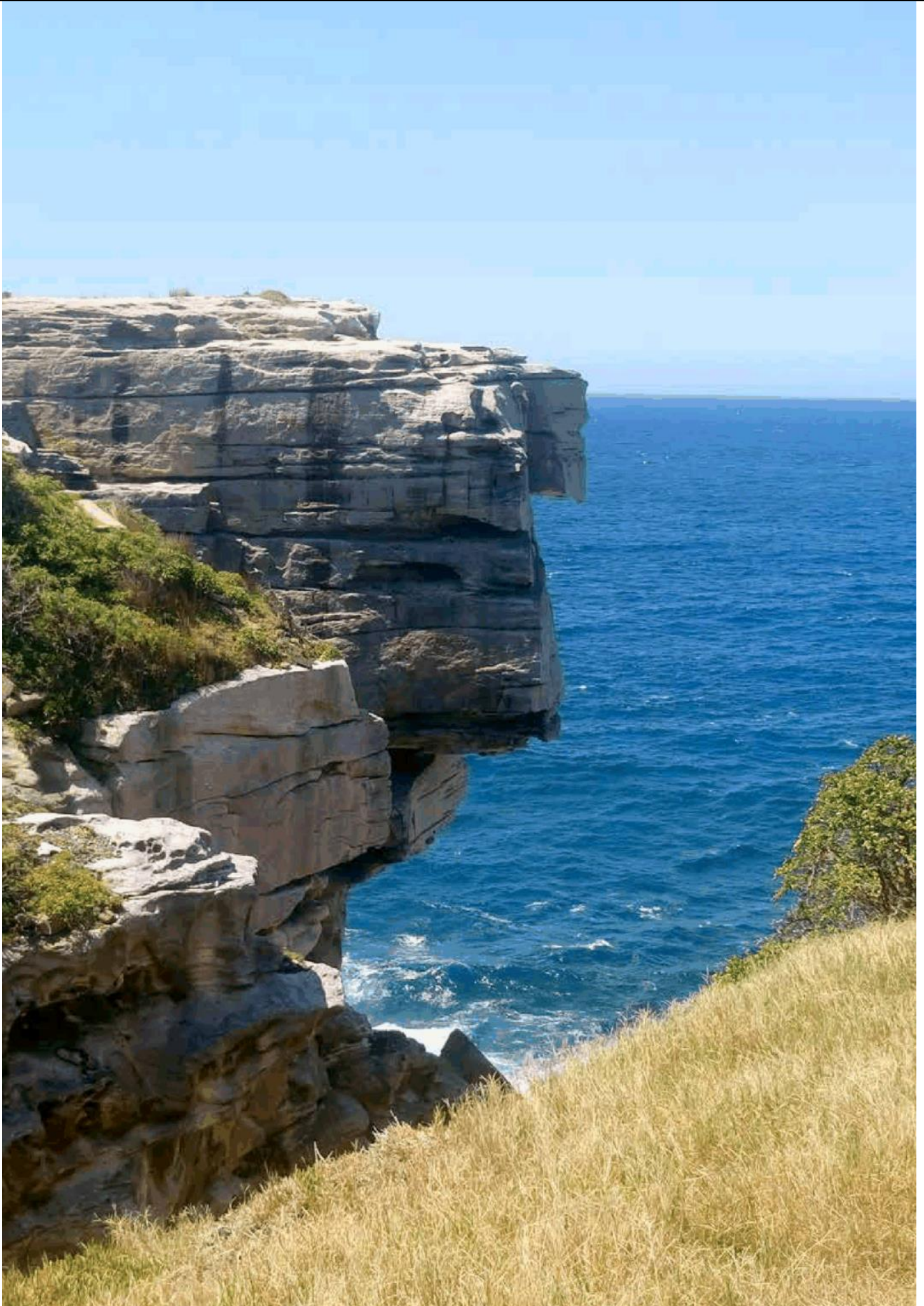


Image: The existing maintenance shed blocks and detracts from views at this key cliff top location



Image: Council currently maintains an involvement in maintenance issues in Williams Park related to the cliff edge





# Vision and Directions

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## 5. Vision and Directions

### 5.1. Vision Statement

A vision for Williams Park and Hugh Bamford Reserve was drafted based on community feedback on what people liked and wanted to see in the future. The vision is essential as it sets the tone for all future works and practices within the two open spaces. The following statement captures the aspects of what people love about Williams Park and Hugh Bamford Reserve and want retained in the future:

Williams Park and Hugh Bamford Reserve are much valued and loved open spaces for the local community of Bondi.

Nestled above the intense day and night activity of Bondi Beach they provide a **retreat** from that world that is both calming and invigorating with its unique mix of natural and cultural qualities.

At their core the parks are first and foremost valued as **natural places**. The drama and majesty of the plunging sandstone cliffs are juxtaposed with the rolling grasslands shaped by earlier generations. The experience of this natural landscape and the contrast it provides to the dense urban fabric of the adjoining neighbourhoods is fundamental and essential.

The spectacular panoramic views from the parks reflect this diversity ranging from the rugged natural outlooks of the coastline and ocean (in which Whale sightings are not uncommon) to the iconic views west to Sydney Harbour and the Harbour Bridge, and south across Bondi Beach.

It is recognised that a diverse overlay of past **cultural heritage** influences has had a strong hand in shaping the place, ranging from the rock art and embedded storylines of Sydney's **first peoples**, to the defences of Sydney Harbour and Sydney's largest ocean sewer outfall.

The parks and the Bondi Golf Club facility also embody a strong **local character**, and are seen as important places for locals to immerse in and experience **local community** away from the frenetic high paced environment of Bondi Beach.

The simple "old school" nature of many park features is seen as reflecting and supporting this character and an important quality to be conserved.



Image: The drama of the natural setting is a key community value

## 5.2. Objectives

The following **objectives** will guide the future development and management of Williams Park and Hugh Bamford Reserve in line with the vision opposite. The objectives have been tested and are responsive to the site analysis, consultation feedback and best-practice principles outlined throughout this report. For ease of reference and consistency the objectives are focused under the same themed headings as previous chapters.

### 5.2.1. Design and Setting

- A1. Maintain the pre eminence of the open green space and natural setting of the parklands.
- A2. Maintain the casual and “low key” character of the parklands and facilities.
- A3. Enable memorable experiences for all users by celebrating the site’s unique character and scenic qualities by providing opportunities to safely enjoy views and outlooks.
- A4. Ensure any built form architectural and landscape design reflects and compliments the natural setting and character along with being best practice and design excellence.
- A5. Ensure materials and finishes fabric is of a high quality, are robust, designed to befit the setting, and considers the relationship to natural cliffs and vegetation.
- A6. Improve the continuity and coverage of natural vegetation on the site.
- A7. Provide a sense of arrival to the site at the pedestrian access points to the parklands.
- A8. Improve the parks visual relationship with the Sydney Water facility and reduce the visual impact of the facility on park and neighbourhood character.

### 5.2.2. Getting to and around the Park

- B1. Provide easily identified, distinct arrival points into the park.
- B2. Provide compliant all weather access from the Hugh Bamford Reserve carpark to the Community Hall.
- B3. Provide an informal walking route across grass that links to key viewing points and other park features.
- B4. Provide continuous footpath access to western edge of parks (within the Military Road verge).
- B5. Implement a wayfinding strategy for the park. Consider an audience of a range of abilities, literacy levels and languages. Encompass the physical environment, signage, customer service, information, brochures, guides and website.
- B6. Consider over time an adequate proportion and distribution of universally accessible facilities connected by accessible paths of travel where most compatible with landscape character.
- B7. Use vegetation to increase setback from cliff edge situations.
- B8. Investigate potential for a cliff top walkway between Hugh Bamford Reserve and Williams Park in liaison with Sydney Water.

### 5.2.3. Playing and Relaxing

- C1. Maintain and enhance sports training and related sports uses within Hugh Bamford Reserve and community rooms within the Club Building to Williams Park.
- C2. Provide adaptable and flexible spaces to accommodate a variety of interest groups.
- C3. Enable increased and safe informal recreational use of Williams Park for such pursuits as walking, sitting and viewing.
- C4. Provide high-quality amenities and facilities that support recreational users.
- C5. Prioritise activities that are intrinsic to the place, its natural and cultural values and that complement the physical site conditions.

### 5.2.4. Enhancing the Environment

- D1. Enhance and conserve the natural heritage of the site such as vegetation, land form of the cliff line and hydrology.
- D2. Manage park use and access to areas of environmental sensitivity.
- D3. Monitor and adapt to the impacts of increased frequency and/or severity of extreme weather events including climate change on the natural and built fabric of the parks.
- D4. Promote environmentally sustainable practices in the management and maintenance of the place.
- D5. Consider whole of life-cycle cost in the selection of materials and construction techniques.
- D6. Educate the community about the value of the site’s unique environment.

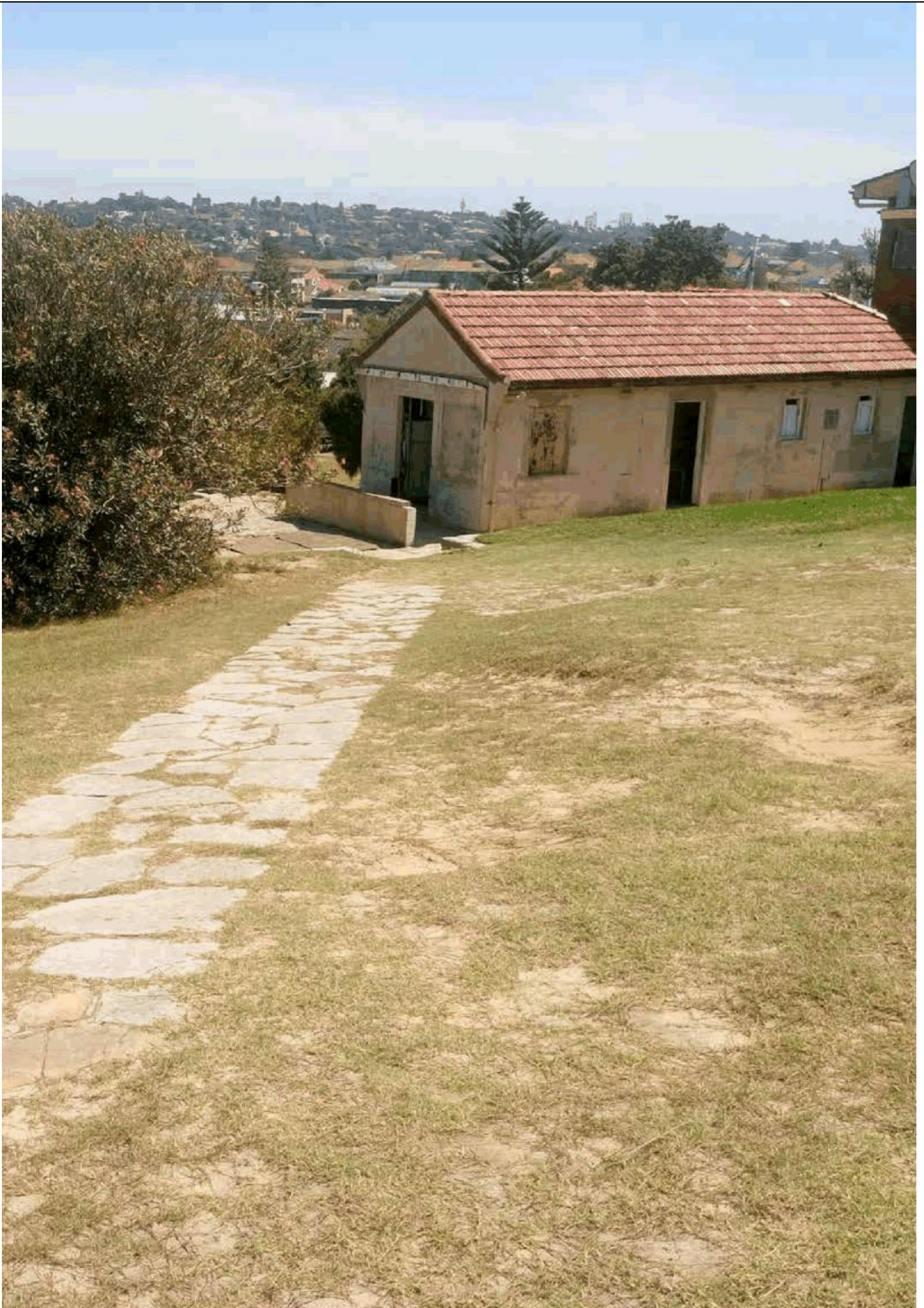
### 5.2.5. Community, Culture and Heritage

- E1. Conserve and maintain the built and cultural heritage fabric of the park.
- E2. Interpret and tell the story of the place, including Aboriginal and Historical themes and storylines.
- E3. Strengthen and express the community values of the site by maintaining and enhancing its local role and character including its role for community groups and activities.
- E4. Ensure the cultural landscape is expressed in the design and management of the site and appropriately integrated with the natural environment.

## Management and Maintenance

- F1. Maximise the safety of the park environments for users at all times.
- F2. Recognise the challenges of safety in the coastal cliff edge environment and apply established precedents for managing access that do not compromise the natural experience.
- F3. Facilitate increased community use of Williams Park and its facilities and provide the park and facilities with sustainable ongoing management.
- F4. Ensure facilities are well-maintained and appropriately serviced.
- F5. Review and reinforce compliance and regulations that enable a range of users to enjoy the park safely.
- F6. Manage vehicle access in the park.





# The Master Plan and Action Plan

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## 6. The Master Plan and Action Plan

The Master Plan illustrates how the vision and directions may be realised over the next 10 years. Where specific proposals may turn out to be impractical due to changing circumstances, reference will be made to the vision and values in formulating amendments. The Master Plan has been broken down into a series of maps that address each theme. The Master Plan and Action Plan is the working part of a plan of management. It details the key actions and implementation priorities needed to achieve the vision of the Plan of Management for Williams Park and Hugh Bamford Reserve. The following tables describe the objectives of the Action Plan, how they will be achieved, who will be responsible, the timeframe, the availability of funding, the desired outcomes and the monitoring and reporting required. Each table detailing the Action Plan is broken down into the following headings:

**Directions (ie A1, A2, A3 etc):** In order to achieve the vision for Williams Park and Hugh Bamford Reserve, a series of values were developed as identified in Section 5. The values provide the main reference point for each set of actions and combine to achieve the vision.

**Who:** There are many Council divisions involved in carrying out the actions of this Plan. The Executive Managers of these areas are responsible for ensuring the actions are undertaken. These include:

• Infrastructure Services	IS
• Waste and Cleansing	WC
• Major Projects	MP
• Urban Planning Policy and Strategic	UPPS
• Environmental Sustainability	ES
• Human Resources, Risk and Safety	HRRS
• Engaging	EW
• Community Services	CS
• Property Services	PS
• Open Spaces	OS

Other organisations responsible for the implementation of the Plan of Management include:

- Bondi Golf and Diggers Club

**Time:** The actions are prioritised and will be achieved in the:

- Short term (S) 0–1 year
- Medium (M) 1–5 years
- Long term (L) 5–10 years
- Ongoing (O)

**Funding implications (\$):**

- Existing funding (E) is mainly associated with recurrent park maintenance costs, planning and development. Works identified need to be prioritised annually and take into account the maintenance and upgrades required in all of the parks in the Waverley Local Government Area.
- Other works are to be included in the Long-Term Financial Plan (LTFP). These LTFP projects will need to be prioritised by Council.
- To-be-determined funding (TBD) involves an initial investigation and preparation of a business case to Council. Further details of funding opportunities are outlined in Chapter 7.
- Opportunities to obtain grant funding (G) are also noted.

**Performance:** The Action Plan identifies suggested performance targets and measures for each action.

### 6.1. Design and Setting

The community values of Williams Park and Hugh Bamford Reserve are defined by the space's natural setting and landscape character. To conserve and enhance the place future design works will need to carefully consider both the functions and uses to be addressed, and respond to the natural and cultural landscape characteristics.

There are a range of opportunities to conserve and at the same time enhance these values while improving the usability of the parks for the community. The plan aims to draw from the existing character influences and optimise the experiences provided by both natural and cultural views and vistas from a range of locations. Refer to Figure 6.1 for key recommendations. The plan seeks to expand the usability of the open spaces in particular to Williams Park. However this must be facilitated in a manner that conserves the nature and quality of experience that the natural landscape provides. The positioning and type of facilities is to be carefully considered and the conservation of a landscape character where the natural landscape is dominant is to guide planning and design and related decision making.

To guide future development building controls have been drafted in the following section. Future building works must comply with these controls and guidelines.

#### 6.1.1. Buildings in the Park – Building Controls

This plan allows for building upgrades and includes guidelines for the design of building work.

##### 6.1.1.1. General Requirements

Development consent must not be granted to development within Williams Park and Hugh Bamford Reserve unless the consent authority considers that the development conforms to the current *State Environment Planning Policy* (SEPP), *Waverley Local Environment Plan* (LEP), exhibits design excellence, and reflects the character goals set out in this plan. In determining whether the development exhibits design excellence, the consent authority must consider the following matters:

- Development Applications must conform to the SEPP. With particular emphasis on:
  - SEPP (Coastal Management) 2018, *Part 2 Development Controls for Coastal Management Areas*
- Development Applications must conform to the Waverley LEP. With particular emphasis on:
  - *Part 5, Clause 5.5 Development within the Coastal Zone, and*
  - *Part 5, Clause 5.10 Heritage Conservation.*
- Development Applications should be referred to the Design Excellence Panel.
- Whether the form and external appearance of the development will improve the quality and amenity of the public domain.





Figure 6.1 Design and setting: The Masterplan



- v. Whether the development has a detrimental impact on view corridors.
- vi. How the development addresses the following matters:
  - The suitability of the land for development.
  - Existing and proposed uses, and mixing uses.
  - Heritage issues and site constraints.
  - The relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form.
  - Bulk, massing and modulation of buildings.
  - Environmental impacts such as sustainable design, overshadowing, wind and reflectivity.
  - The achievement of the principles of ecologically sustainable development, refer to actions under Enhancing the Environment for guidance.
  - Pedestrian, cycle, vehicular and service access, circulation and requirements.
  - The impact on, and any proposed improvements to the park.
  - Principles of View Sharing.<sup>27</sup>

#### a. The Williams Park Club building

The Club building to Williams Park has historically been aligned with the Bondi Golf Club and has housed the Golf Club operation, a bistro and bar to the upper level and a series of community spaces leased for community sports and other activities. To the east of the main building is a 1935 sandstone shed structure that housed the original club. This has a local heritage listing in the Waverley LEP.

The buildings as of mid 2019 are in poor condition, Council has undertaken works to stabilise the structure. An Engineering report indicated that a knock down and re-build was the most practical option functionally and financially for Council in the medium to long term.

As such this plan recommends that a Council owned facility is redeveloped when it comes to the end of its useful life. A new building is anticipated to be on the existing club building site and can cater for existing and expanded community use and benefits. Future development must be designed to accommodate sporting and community organisations and support the recreational activities in the park by providing toilets and staff amenities with space for a Council parks office.

In summary, future development should consider the following Building uses

- Community bistro and bar
- Leased space for golf club operations
- Community activity spaces for leasing / rental by service providers to sports recreation activities
- Council parks office to support parks operations staff and their activities
- Publicly accessible toilets to serve Williams Park
- Multipurpose half court space adjoining upper level within Williams Park for ball games and event use

In addition to the General Requirements, the following building controls must be considered in the redevelopment of the Williams Park club building:

- i. Setbacks
  - Setbacks and building envelope to be identified by separate Council study.
- ii. Basement Parking
  - Provide basement parking to serve tenants of the building
  - provide access to the Council Parks office facility
- iii. Massing, Design and Visual impact.
  - Building heights (with the exception of existing structures, proposed balustrade or, proposed lifts, or proposed plant) to be determined by future Council study.
  - Building plant and machine rooms must be screened.
  - Consider key view corridors from the park to Bondi Beach
- iv. Access and vehicles.
  - Maintain unrestricted and direct pedestrian access along Military Road footpath.
  - Provide direct pedestrian access from the Williams Park walking routes either end of the new development.
  - Not allow vehicle maneuvering or parking to cross pedestrian building entrances and pedestrian paths of travel
- v. Environment and Heritage
  - Building upgrade must consider the impact on the cliff and coastal environment in accordance with the relevant State and Local Government policies on heritage and environment.
  - Building must conserve or interpret as determined by future Council studies the heritage value of the Golf Club shed and path / stair access east of the building to Military Road.<sup>28</sup>

#### b. Hugh Bamford Community Hall

This plan recommends investigation of the following improvements to the community hall building:

- i. Provide publicly accessible toilets
- ii. Introduce windows on some facades for natural light
- iii. Investigate potential deck area adjoining building to extend functionality of internal space

#### 6.1.1.2. Alternative Designs

Notwithstanding any of the building development controls, alternative designs will be considered where it is demonstrated that the building development controls above do not result in the best planning and design outcome. Alternative designs can be prepared subject to compliance with the criteria listed below and consistency with the *Vision and Directions* in Section 6, and the *General Requirements* in *Design and Setting* of the Williams Park and Hugh Bamford Reserve Plan of Management.

- i. Alternative designs should demonstrate there are no additional adverse impacts, when compared to the building development controls, relating to heritage, views, visual bulk, access, overshadowing, and the public domain.
- ii. Alternative designs should demonstrate rationale and quantifiable evidence for deviating from the building development controls.

<sup>27</sup> NSW Caselaw, Tenacity Consulting vs Warringah Council [2004] NSWLEC 140, Viewed 27 April 2018, <https://www.caselaw.nsw.gov.au/decision/549f893b3004262463ad0cc6>

<sup>28</sup> GML Heritage, Heritage Assessment of Williams Park and Hugh Bamford Reserve 2019

### 6.1.2. Action Plan

Item	Action	Time	Who	Performance Targets & measures	\$
<b>A1. Maintain the pre eminence of the natural setting of the parklands</b>					
A1.1	Ensure building design address future needs, is visually unobtrusive, does not detract from the natural landscape character of the park, is in keeping with the Landscape Conservation Area status of Williams Park.	O	IS, MP, PS, UPPS	Design realises objectives <i>Design review at key milestones</i>	LTFP
A1.2	Ensure landscape design: i. Maintains the natural topography; ii. Maintains and reveals views through the parks and to the beach and cliff line; iii. Maintains areas of exposed natural rock where practical; iv. Maintains the natural character of Williams Park; v. Maintains the natural character of views at the cliff edge; vi. Uses informal planting design in the parks; and vii. Maintains the landscape conservation area status of Williams Park	O	IS	Design realises objectives <i>Design review at key milestones</i>	LTFP
A1.3	Maintain and reveal views through the site.	O	IS, OS, ES	Views maintained <i>Design review &amp; Monitor vegetation on site</i>	LTFP / E
<b>A2. Maintain the landscape character of the parklands and facilities</b>					
A2.1	Consider the design and materials fabric of any proposed works in the context of the desired retention or the landscape character to the parks.	O	IS	Character conserved <i>All implementation works subject to design review</i>	LTFP
A2.2	Consider Hugh Bamford Reserve for the potential future provision of a universally accessible all weather path loop that can provide a walking loop around the park and access to the proposed viewing points.	L	IS, CS	Universal access improved while character maintained <i>Implementation of access &amp; review</i>	LTFP
<b>A3. Enable memorable experiences for all users by celebrating the site's unique character and scenic qualities and providing opportunities to safely enjoy views and outlooks</b>					
A3.1	Investigate design and implement small viewing platform at north east corner of Hugh Bamford Reserve to view natural coast and ocean from top of cliff.	L	IS	Level of use Illegal bush access reduced <i>Assessment on site Community feedback</i>	LTFP
A3.2	Investigate design and implement new park entry off Wentworth Street to view panoramic views across Bondi Beach and bay and south along coast.	M	IS	Level of use <i>Assessment on site Community feedback</i>	LTFP
A3.3	Design and implement upgrade of existing semicircular viewing area over Bondi Beach and bay including paved apron and view / heritage interpretation. Interpret significance of views to harbour from various points for Aboriginal people.	S	IS	Level of use <i>Assessment on site Community feedback</i>	LTFP
A3.4	Investigate design and implement seating and viewing platform set back from rock platform near existing maintenance shed and heritage sewer stack. Design to encourage viewing from setback location due to greater elevation.	L	IS	Level of use Reduced access near cliff edge <i>Assessment on site Community feedback</i>	LTFP
A3.5	Investigate design and implement minor upgrade of golf tees as sitting and viewing areas in liaison with Golf Club - to enable enhanced use on "golf free days" or at "golf free times".	M	IS, PS	Level of use <i>Assessment on site Community feedback</i>	LTFP



Item	Action	Time	Who	Performance Targets & measures	\$
<b>A4. Ensure any built form architectural and landscape design reflects and complements the natural setting and casual character along with being best practice and design excellence</b>					
A4.1	Ensure future building works are complimentary to their surroundings. Works to ensure compliance of new building works to the building controls outlined in the Master Plan.	O	IS, PS	Design realises objectives <i>Design review at key milestones</i> <i>Post occupation assessment</i>	TBD
A4.2	Develop a detailed Landscape Master Plan for the site. Works must ensure: <ul style="list-style-type: none"> <li>i. Design meets objectives outlined in the Plan of Management;</li> <li>ii. Access routes integrate with new / existing park features; and</li> <li>iii. Proposals integrate with coordinated approach to interpretation.</li> </ul>	S	IS	Design realises objectives <i>Design review at key milestones</i> <i>Post occupation assessment</i>	E
A4.3	Investigate, design and implement upgrades to the Hugh Bamford Community Hall to address a range of issues as outlined in 6.1.1.3: <ul style="list-style-type: none"> <li>i. Provide publicly accessible toilets;</li> <li>ii. Introduce windows on some facades for natural light; and</li> <li>iii. Investigate potential deck area adjoining building to extend functionality of internal space</li> </ul>	M	MP, IS, PS	Design realises objectives <i>Design review at key milestones</i> <i>Post occupation assessment</i>	LTFP
A4.4	Develop a planting schedule and materials palette based on Council's Public Domain Technical Manual that preserves the integrity of the site and considers significant view corridors.	S	IS	Schedule completed <i>Vegetation assessment on site</i>	E
A4.5	Develop a lighting plan for the park that considers: <ul style="list-style-type: none"> <li>i. Pole top lighting to major pathways in area of Williams Park Community Club building and Hugh Bamford Reserve Community Hall;</li> <li>ii. Lighting the entire area of training field at Hugh Bamford Reserve;</li> <li>iii. Lighting to the access routes to Hugh Bamford Reserve; and</li> <li>iv. Lighting to buildings.</li> </ul>	S	IS	Lighting plan completed Lighting recommendations implemented <i>Assessment on site</i>	LTFP
<b>A5. Ensure materials and finishes fabric is of a high quality, is robust, designed to befit the setting, and considers the relationship to natural cliffs and vegetation.</b>					
A5.1	Ensure future planting design is consistent with the character areas / vegetation types identified in A.4.	O	IS, OS, ES	Design realises objectives <i>Design review at key milestones</i> <i>Assessment on site</i>	LTFP
A5.2	Ensure the selection of materials is appropriate to its setting as per A2.1.	O	IS	Character & functional objectives met <i>Design review at key milestones</i>	E
<b>A6. Improve the continuity and coverage of natural vegetation on the site</b>					
A6.1	Plan and implement consolidation of vegetation corridors as per actions identified in D.	S	ES, IS	Corridors implemented <i>Assessment on site</i>	LTFP
<b>A7. Provide a sense of arrival to the site at the numerous pedestrian access points to the parklands</b>					
A7.1	Upgrade existing access points as per B1 having regard for character objectives identified at A2.	S	IS	Entries implemented <i>Assessment on site</i>	LTFP
<b>A8. Improve the parks visual relationship with the Sydney Water facility and reduce the visual impact of the facility on park and neighbourhood character</b>					
A8.1	Supplement buffer vegetation as per D1.	S	IS, ES	As for A6.1	LTFP
A8.2	Liaise with Sydney Water for potential to enhance the visual treatment of the facility frontage to Military Road. This could include modifications to the gate and buildings facade beyond to provide an enhanced visual frontage.	M	IS	Character of frontage improved <i>Assessment on site</i>	LTFP Syd Wat





Image: Bondi Golf & Diggers Club House from Williams Park



## 6.2. Getting to and around the Park

Williams Park and Hugh Bamford Reserve provide a challenging environment for decision making regarding access and accessibility. In addition to generally being undulating to steep topography, key community values around the natural setting and an undeveloped character dictate that any access needs to be sensitively planned and implemented. This plan generally recommends that in the short to medium term no hard surfaced paths or tracks are provided through Hugh Bamford Reserve and Williams Park. This is with the exception of the accessible path link to the Community Hall from the carpark at Hugh Bamford Reserve, and at the threshold of entries into the parks where a hard surfaced apron is necessary.

The plan recommends that in the longer term a hard surfaced path loop might be considered to the perimeter of Hugh Bamford Reserve which could provide universal access to the proposed coastal viewing points, and take advantage of the carpark and manageable gradients. Within Williams Park generally hard surfaced paths are to be avoided in order to conserve the natural landscape character of the coastal cliff edge. Access to the proposed redeveloped Community Club facility from Military Road on the site of the existing Golf Club building should be upgraded, taking into account the local heritage values of the existing sandstone steps and walling to the east of the club site. Generally all entry points to the park should be upgraded to be more visible and welcoming and provide a safe and functional access into the park. A paved threshold and relevant signage should be provided at each of these locations.

To the eastern side of Military Road it is proposed to consolidate the existing fragmented verge footpath to provide a continuous pedestrian linkage along the park frontage. This will provide safe access from kerbside parking to park the entry points and to existing bus stops. In several locations the slope of the existing bank and existing trees will preclude working within the existing verge to provide a pedestrian path. In these locations it is proposed to widen the verge by removal of some kerbside parking (estimated as 7-8 spaces overall) to facilitate the pedestrian path. This work should also consider the safety and functionality of pedestrian access crossing Military Road from east-west streets including Murrieverie Road, O'Donnell Street, Blair Street and Walls Parade. Where possible the works can integrate safe crossing facilities at these locations. The Military Road works should be considered in early conceptual design in integration with other proposed traffic initiatives to Military Road, to ensure that a considered and coordinated solution is provided.

To the access road to the Hugh Bamford Reserve carpark it is proposed that a pedestrian walking zone is defined through line marking to provide a safer walking route for those who use this steep access.

Refer to Figure 6.2 for a summary of these key recommendations.



Image: View south of cliff edge to Williams Park / Golf Course





Figure 6.2 Getting around the parks: The Masterplan



### 6.2.1. Action Plan

Item	Action	Time	Who	Performance Targets & measures	\$
<b>B1. Provide easily identified, distinct arrival points into the park</b>					
B1.1	<b>Military Road at Murrieverie St</b> i. Upgrade existing entry with improved handrails. ii. Make good walking steps. iii. Provide signage.	S	IS	Quality of access improved Level of use <i>Assessment on site</i>	E
B1.2	<b>Military Road at access road to Hugh Bamford Reserve carpark</b> i. Provide pedestrian transition from footpath to designated shared zone to access road. ii. Paint mark shared zone as preferred zone for pedestrian movement. iii. Provide signage.	S	IS	Quality & safety of access improved Level of use <i>Assessment on site</i>	LTFP
B1.3	<b>Military Road at south boundary of Sydney water facility near O'Donnell Street</b> i. Provide hard surfaced threshold at entry and up slope to rear of golf tee to prevent erosion at entry. ii. Provide signage.	M	IS	Quality & safety of access improved Level of use <i>Assessment on site</i>	LTFP
B1.4	<b>Military Road at Blair Street maintenance road</b> i. Provide hard surfaced walkable access past boom gate. ii. Provide signage.	M	IS	Quality & safety of access improved Level of use <i>Assessment on site</i>	LTFP
B1.5	<b>Military Road at Walls Parade</b> i. Provide hard surfaced access path from Military Road footpath as part of Club building redevelopment. ii. Provide signage.	L	IS	Quality & safety of access improved Level of use <i>Assessment on site</i>	LTFP
B1.6	<b>Military Road at sandstone steps east of club</b> i. Provide hard surfaced access path from Military Road footpath as part of Club building redevelopment. ii. Provide signage. iii. Review potential for interim works to make this entry safer and easier to use	L	PS, IS, MP	Quality of access improved Level of use <i>Assessment on site</i>	LTFP
B1.7	<b>New Entry at Wentworth Street</b> i. Investigate potential for provide new pedestrian entry to park directly to carpark level. ii. Carry out community consultation. iii. Integrate viewing area with steps as per 6.1.1.3. iv. Provide signage.	L	IS	Quality of access improved Level of use <i>Assessment on site</i>	LTFP
<b>B2. Provide compliant all weather access from the Hugh Bamford Reserve carpark to the Community Hall</b>					
B2.1	i. Implement compliant universal access and all weather path access from carpark to doors of Community Hall as per current Council works plan.	S	IS	Quality of access improved Level of use <i>Assessment on site</i>	E
<b>B3. Provide an informal walking route across grass that links to key viewing points and other park features</b>					
B3.1	<b>Investigation and planning</b> i. Review precedents of grassed walking routes to identify likely management challenges and develop approach. ii. Review and confirm the walking route and map as basis for implementation and promotion iii. Coordinate opening and implementation with "Golf Free" day implementation to Williams Park as per 6.3	S	IS, PS	Level of use Informal character maintained <i>Design review</i> <i>Assessment on site</i>	LTFP
B3.2	i. Implement localised regrading of golf course embankments at key locations to improve ease of walking access: -adjacent Sydney Water boundary near Military Road (entry 3) -to residential boundary in the south east corner of Williams Park	M	IS	Level of use Informal character maintained <i>Design review</i> <i>Assessment on site</i>	LTFP

Item	Action	Time	Who	Performance Targets & measures	\$
B3.3	<b>Signage and marker strategy</b> i. Develop integrated approach to wayfinding and walking route markers with heritage interpretation as per B3.5 - build in potential to retrofit heritage interpretation component to marker posts. ii. Develop materials and design approach and prototype	S	IS	Wayfinding approach developed <i>Implementation on site</i>	LTFP
B3.4	<b>Hugh Bamford Reserve</b> i. Implement supporting actions where possible - related to other park features on the walking loop (such as viewing point, fence upgrades) ii. Implement walking route marker posts	M	IS	Interpretive experience improved Level of use <i>Assessment on site</i>	LTFP
B3.5	<b>Williams Park</b> i. Coordinate with investigation and planning of Golf Free days / Golf free times i. Implement supporting actions where possible - related to other park features on the walking loop (such as viewing point, infill planting) ii. Implement walking route marker posts	M	IS	Golf free days enable quality walking use <i>Assessment on site</i>	LTFP
<b>B4. Provide continuous footpath access to western edge of parks (within the Military Road verge).</b>					
B4.1	<b>Investigation and design coordination</b> i. Identify and coordinate with related projects to Military Road. Pursue effective compromise between traffic bus and pedestrian objectives ii. Undertake community consultation	S	IS	Coordinated design framework available <i>Design review</i>	LTFP
B4.2	<b>Design</b> i. Develop design for implementation of integrated project taking into account: -continuous pedestrian path adjoining kerb -integration with park entries -integration with safe crossing points to Military Road -integration with other Military Road traffic works	S	IS	Design realises objectives <i>Design review at key milestones</i>	LTFP
B4.3	<b>Implementation</b> i. Implement works on site	M	IS	Works complete <i>Assessment on site</i>	LTFP



Image: Steep verge areas on Military Road will require localised earthworks and low walling to enable pedestrian path construction. To specific areas removal of parking is required to continue path



Item	Action	Time	Who	Performance Targets & measures	\$
<b>B5. Implement a wayfinding strategy for the parks.</b>					
B5.1	<b>Wayfinding System</b> Implement a wayfinding strategy for Williams Park and Hugh Bamford Reserve with consideration of the following: <ol style="list-style-type: none"> <li>Support legibility and cohesion to and throughout the park by using consistent sign systems, colour/contrast, street furniture, trees, landmarks and other landscape features;</li> <li>Improve signage locations so they are placed at major decision-making points and all primary and secondary points into the park;</li> <li>Ensure that the physical placement, installation and illumination of signs enhances legibility when viewed from a distance;</li> <li>Create an informed and complete user experience by ensuring the coverage of signage throughout the entire park area;</li> <li>Use consistent signage text, graphic style, pictograms and locations. Increase font and map size and contrast, use a plain background for printed information;</li> <li>Improve communication of directional and warning messages for all park users, including people who are blind or have a vision impairment. Consider using Braille and tactile elements/information at major access points;</li> <li>Incorporate interactive wayfinding technology into signage and information;</li> <li>Ensure sign mapping identifies and provides information on accessible paths and step-free paths;</li> <li>Provide information at an optimal height so that it is clearly visible by a person while either seated or standing;</li> <li>Provide adequate colour contrast between the sign and the symbol and the surface surrounding the sign – eg. wall or background; and</li> <li>On Green Links signage, provide information on accessible pathway networks and links.</li> </ol>	S	IS	Wayfinding experience improved Level of use <i>Assessment on site</i> <i>Community feedback</i>	TBD
B5.2	<b>Promotion and awareness</b> <ol style="list-style-type: none"> <li>Provide off-site information on access and mobility to and within the parks. Develop an Access Guide that includes information on transport options, accessible parking and transport, drop-off area, access pathways and the like.</li> <li>Provide detailed information on Council's website on accessible compliant public transport links and how to arrive at the parks.</li> </ol>	O	CS, ES	Level of use Level of awareness <i>Assessment on site</i> <i>Community feedback</i>	TBD
<b>B6. Consider over time an adequate proportion and distribution of universally accessible facilities connected by accessible paths of travel where most compatible with landscape character</b>					
B6.1	<b>Hugh Bamford Reserve</b> <ol style="list-style-type: none"> <li>Monitor potential for a partial connection or full access loop to Hugh Bamford Reserve providing all weather compliant access.</li> <li>Connect to park features such as lookouts, nature play and the like implemented to date and which may be implemented in the future.</li> </ol>	L	IS	Level of use Informal character maintained <i>Design review</i> <i>Assessment on site</i>	TBD
B6.2	<b>Williams Park</b> <ol style="list-style-type: none"> <li>Provide at grade access from Military Road frontage into redeveloped Club Building.</li> <li>Provide lift access from basement parking into redeveloped Club Building.</li> </ol>	L	IS	Level of use Safe & equitable access available <i>Design review</i> <i>Assessment on site</i>	TBD

Item	Action	Time	Who	Performance Targets & measures	\$
<b>B7. Use vegetation to increase setback from edge situations.</b>					
B7.1	<ul style="list-style-type: none"> <li>i. Review locations where safety or environmental conditions make it desirable to set back / control pedestrian movement.</li> <li>ii. Plan and implement wider vegetation buffer at identified embankment / cliff edges or other control measures.</li> </ul>	O	IS	Level of use Informal character maintained <i>Design review</i> <i>Assessment on site</i>	TBD
<b>B8. Investigate potential for a cliff edge link between Hugh Bamford Reserve and Williams Park in liaison with Sydney Water</b>					
B8.1	<b>Investigation and liaison</b> <ul style="list-style-type: none"> <li>i. Liaise with Sydney water for the potential provision of a cliff boardwalk access across the seaward side of the Sydney Water facility to create an iconic park experience and optimum viewing point to cliffs and ocean.</li> <li>ii. Explore funding opportunities.</li> <li>iii. Investigate geotech and structural constraints</li> <li>iv. Benchmark other similar coast walk scenarios and examine security and safety strategies.</li> </ul>	L	IS	Feasibility established Project supported <i>Investigation outcomes</i> <i>Project status</i>	TBD
B8.2	<b>Design</b> <ul style="list-style-type: none"> <li>i. Undertake engineering design in liaison with Sydney water.</li> <li>ii. Develop design integrating walking platform and sitting / viewing opportunities.</li> </ul>	L	IS	Design completed Objectives met <i>Design review</i>	TBD
B7.3	<b>Implementation</b> <ul style="list-style-type: none"> <li>i. Secure funding.</li> <li>ii. Implement.</li> <li>iii. Manage in liaison with Sydney Water.</li> </ul>	L	IS	Quality of access improved Level of use <i>Assessment on site</i>	TBD

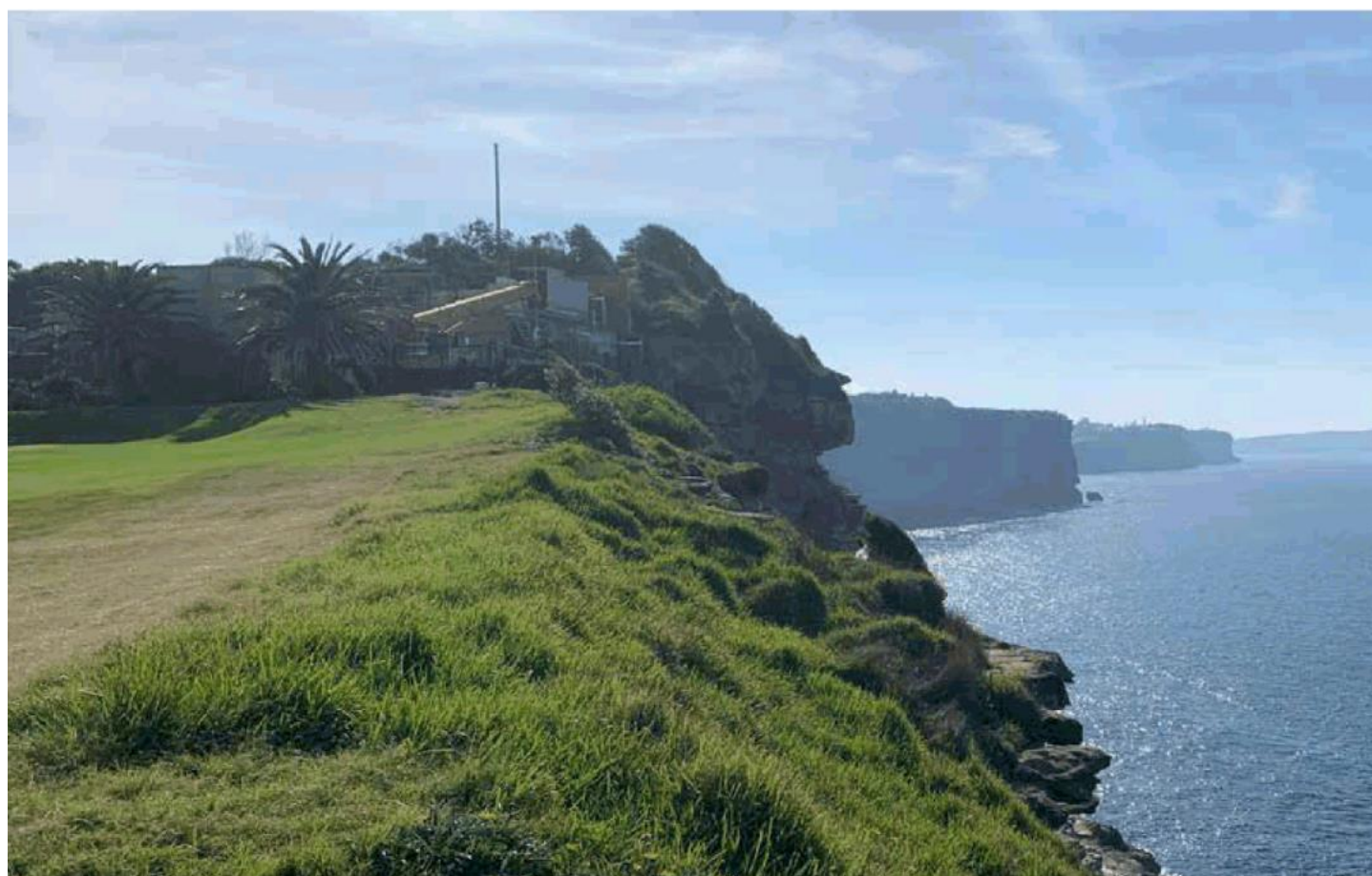


Image: View north towards Sydney Water facility and proposed location of cliff walk  
 Also in foreground zone of potential widening of vegetation buffer adjoining embankment edge / cliff edge



### 6.3. Playing and Relaxing

The plan of management seeks to ensure that Hugh Bamford Reserve and Williams Park maximise recreation and leisure benefits for the Waverley community. This has to be achieved in the context of the conservation of the key natural and heritage values of the parks.

At the time of writing in 2019 Waverley Council was in the process of developing an Open Space and Recreation Strategy for the LGA. Interim outcomes from this work confirmed that the Council area is significantly under resourced for sports fields in relation to local demand for sports activities. Council is focussed on supporting active recreation in the community and as one of the larger open spaces in the Council area Williams Park should come under consideration for its potential to help address broader recreational needs. This could be further justified by the relatively low usage levels of the Bondi Golf Course in relation to other public nine hole courses in Sydney, and the need to consider uses that could increase the community use and benefit of the open space.

To inform such a discussion the plan of management process has included the investigation of Williams Park for potential sports field development. This identified that the undulating landform and available space make the provision of a sports field even at minimum senior competition size problematic. In particular the context of landscape and visual management requirements for the site under the Landscape Conservation Area listing in the Waverley LEP, means that the scale of earthworks and potential civil structures would likely create unsustainable impacts.

In addition the need to provide for off street parking to support a sports field facility adds to the potential impacts both to the landscape setting and to local traffic and amenity.

As such the plan recommends that while the existing sports usage of the half field at Hugh Bamford Reserve is maintained and enhanced with better access to toilets and drinking fountains, a playing field at Williams Park is not supported.

To address the anomaly of the limited use of Williams Park beyond golf, it is proposed that a shared use regime is planned and implemented. In this proposed approach Golf remains as a core use of Williams Park but on specific days and at specific times Williams Park is proposed to be "Golf Free". The aim is to encourage broader walking and passive recreational use of the park which does occur currently but is constrained due to the safety issues with walking access over an active Golf Course.

Refer to Figure 6.3 for key recommendations.



Image: walking over grass - one of the key proposed recreational pursuits for Williams park and Hugh Bamford Reserve





Figure 6.3 Playing and relaxing: The Masterplan



### 6.3.1. Action Plan

Item	Action	Time	Who	Performance Targets & measures	\$
<b>C1. Maintain and enhance sports training and related sports uses within Hugh Bamford Reserve and community rooms within Club Building to Williams Park</b>					
C1.1	<b>Hugh Bamford Reserve recreational use</b> <ol style="list-style-type: none"> <li>Continue sports club and community group use of Hugh Bamford Reserve for sports and related uses.</li> <li>Maintain day to day use of level grassed area at Hugh Bamford as a community village green.</li> <li>Continue community group use of Hugh Bamford Reserve Community hall for community activities.</li> </ol>	O	IS, PS	Level of use Role in district provision <i>Strategic assessment</i> <i>Community feedback</i>	E
C1.2	<b>Dog access</b> <ol style="list-style-type: none"> <li>Maintain current off leash dog controls to Hugh Bamford Reserve.</li> <li>Monitor potential for time managed off leash dog access to sports field area of Hugh Bamford Reserve (for example off leash dog access allowable up till 6.30am and after 7.00pm in summer).</li> <li>Golf free public access to Golf Course area to be on leash only.</li> </ol>	O	IS	Dog access sustainably maintained <i>On site assessment</i> <i>Community feedback</i>	E
C1.3	<b>Williams Park</b> Maintain and enhance the capacity of a Williams Park Community Club facility to provide for a variety of community group usage.	O	IS, PS	Club retained Club Patronised <i>Assessment</i>	E
<b>C2. Provide adaptable and flexible spaces to accommodate a variety of interest groups.</b>					
C2.1	<b>Hugh Bamford Reserve</b> Provide adequate facilities to support day to day recreational use but avoid enhancements or facilities which can limit the long term flexibility of use.	O	IS, PS	Diverse use maintained <i>On site assessment</i> <i>Community feedback</i>	TBD
C2.2	<b>Williams Park</b> Investigate enhancements which facilitate passive recreational access and use of the park without unduly impacting golf usage.	O	IS	Diverse use facilitated <i>On site assessment</i> <i>Community feedback</i>	TBD
<b>C3. Enable enhanced informal recreational use of Williams Park for such pursuits as walking, sitting and viewing</b>					
C3.1	Liaise with Golf Club to plan and manage Golf Free days and time slots.	S	IS	Effective plan established <i>Plan in place</i>	TBD
C3.2	Review golf course layout in collaboration with Golf Club and identify and implement opportunities to reconfigure layout and playing format to enhance safety to Military Road and on course.	S	IS, PS	Course function & safety improved <i>Design review</i>	TBD
C3.3	Trial and refine Golf Free days and time slots.	S	IS	Feasibility established <i>Assessment</i>	TBD
C3.4	Enhance passive recreational amenity through seating and other elements to Williams Park.	S	IS	As for C2.2	TBD
<b>C4. Provide high-quality amenities and facilities that support recreational users</b>					
C4.1	<ol style="list-style-type: none"> <li>Monitor the provision of facilities across the parks to cater effectively for / and support community use.</li> <li>Ensure facilities provision and use is compatible with the conservation of natural qualities and low key character within the parks.</li> </ol>	O	IS	Park use and experiences enhanced <i>On site assessment</i> <i>Community feedback</i>	TBD

Item	Action	Time	Who	Performance Targets & measures	\$
C5. Prioritise activities that are intrinsic to the place, its cultural values and which complement the physical location					
C3.1	Do not permit overtly commercial use of the park or any high-impact events that are inappropriate to the location. Do not permit high-impact events as classified in <i>Waverley Councils Events Policy 2015</i> .	O	EW	Informal park character maintained <i>On site assessment</i> <i>Community feedback</i>	E
C3.2	Support occasional community events and not-for-profit organisations hosting charity events, in accordance with the <i>Waverley Council Outdoor Events Management and Delivery Guidelines</i> , <i>Waverley Council Events Policy</i> , and <i>Waverley Council Venue Hire Grants Program</i> .	O	EW	Community role of parks enhanced <i>Strategic assessment</i> <i>Community feedback</i>	E
C3.3	Plan and implement nature based play environments to the fringes of Hugh Bamford Reserve.	M	IS	Family play role of parks enhanced <i>Level of family use</i> <i>Community feedback</i>	LTFP
C3.4	Plan and implement half court facility integrated with redevelopment of Williams Park Club building. Develop as shared use hard stand space suitable to be used for community events with potential community arts component.	L	IS, EW	Youth role of parks enhanced <i>Level of youth use</i> <i>Community feedback</i>	LTFP



Image: View south from golf tee in area of tee for hole 5. Views from the course are highly valued as part of passive recreational experiences



## 6.4. Enhancing the Environment

In planning for the future, the key intrinsic value of Williams Park and Hugh Bamford Reserve is the unique natural environment.

Consequently, environmental values are at the forefront of any future works in the park and integrate with many proposals identified under other themes and their respective action plans.

To date, Council has completed strategic plans and are underway implementing actions that aim to conserve remnant vegetation and to support and improve the existing bushland of the parks.

This Plan of Management does not provide actions that relate directly to the management of bushland or remnant vegetation, but aims to support these works by aligning the master plan and action plan with the works scheduled, particularly in the Biodiversity Action Plans and Ecological Restoration Action Plans. Council will continue to coordinate, support and engage Professional Bush Regenerators and liaise with volunteer bushcare groups to undertake the actions identified in these environment and ecological specific plans.

There is more work to do, particularly in managing weeds within the parks, and in ensuring that recreational use effectively co-exists with the natural environment.

Consequently, the Master Plan and Action Plan focuses on these works. Refer to Figure 6.4 for major recommendations.



Image: enhanced vegetation buffer zones to edges can assist in management of access and of invasive grasses to embankments





Figure 6.4 Enhancing the environment: The Masterplan



### 6.4.1. Action Plan

Item	Action	Time	Who	Performance Targets & measures	\$
<b>D1. Enhance the natural heritage of the site such as vegetation, land form and hydrology.</b>					
D1.1	Support actions identified in the Biodiversity Action Plan - Remnant Sites 2014-2020.	O	ES	Actions implemented <i>Strategic review</i>	E
D1.2	Update the Council wide Biodiversity Action Plan 2014-2020 to include Williams Park.	O	ES	Plan revision completed <i>Monitor completion</i>	E
D1.3	Support habitat by increasing connectivity and width of native vegetation zones and by progressively managing weed encroachment to the coastal edge.	O	IS, ES, OS	Habitat zones increased Weed % reduced <i>On site assessment</i>	LTFP
D1.4	Support habitat by increasing connectivity and width of native vegetation zones and by progressively managing weed encroachment to the Military Road edge of the site and to boundaries of the Sydney Water facility and residential edges.	O	IS, ES, OS	Habitat zones increased Weed % reduced <i>On site assessment</i>	LTFP
D1.5	Continue to support the Bushcare program and professional contractors to undertake regeneration to remnant vegetation in accordance with the Biodiversity Action Plan - Remnant Sites 2014-2020.	O	ES	Bushcare activity continues <i>On site assessment</i>	E
D1.6	In liaison with Golf Club to investigate opportunities to introduce narrow drifts of native groundcover and shrub planting through the golf course between holes. Implement planting.	O	IS, PS	Habitat zones increased <i>On site assessment</i>	LTFP
D1.7	Coordinate replacement of fencing to locations in Hugh Bamford Reserve and Williams Park with actions D1.4 and D2.1 and provide planted zone to the front of fencelines where possible to reduce visibility.	S	PS, IS	Fencing replaced Reduced visibility <i>On site assessment</i>	LTFP
D1.8	Retain the rolling natural landform and character of the site in particular to Williams Park, minimising any regrading, or walling construction that has potential to change the character of the site and views to it.	O	IS	Natural character maintained <i>Design review</i> <i>'On site assessment</i>	TBC
<b>D2. Manage park use and access to areas of environmental sensitivity</b>					
D2.1	Provide vegetation buffers to edge of steep embankments and cliffs to assist with access management and enhance habitat values.	S	IS, ES, OS	Habitat zones increased Weed % reduced <i>On site assessment</i>	LTFP
D2.2	Improve management of junction of maintained grass to native vegetation areas to control exotic grass infestation of natural vegetation zones as part of bush regeneration works.	S	ES, OS	Sustainable edge management Weed % reduced <i>Liaise with maintenance staff</i> <i>On site assessment</i>	LTFP
<b>D3. Monitor and adapt to the effects of climate change.</b>					
D3.1	Reduce demand for potable water for management of recreational grassed areas within the parks.	O	ES	Potable water use reduced <i>Assess usage</i>	TBD
D3.2	Design buildings and landscape works to consider environmental sustainability and adaptation to future climatic conditions.	O	ES, MP, PS	Sustainability objectives met <i>Design review</i>	TBD
<b>D4. Promote environmentally sustainable practices in the management and maintenance of the place.</b>					
D3.1	Assess the condition of the existing irrigation system to the Golf Course and repair/replace as required.	O	IS, PS	Conditions improved Potable water use reduced <i>Assess status</i>	TBD

Item	Action	Time	Who	Performance Targets & measures	\$
D3.2	Investigate extending the irrigation system to Hugh Bamford Reserve and integrating stormwater harvesting.	S	ES, IS, OS	Conditions improved Potable water use reduced <i>Assess status</i>	TBD
D3.3	Develop a sustainable waste management plan for the parks.	S	ES, IS	Plan in place Plan implemented <i>Assess status</i>	LTFP
D3.4	Reduce and minimise water use and waste-water generation, works to consider: <ul style="list-style-type: none"> <li>i. Continue to harvest water from the stormwater system and monitor rates and use to ensure adequate supply for park irrigation and building use;</li> <li>ii. Ensure staff awareness of the importance of resource conservation;</li> <li>iii. Visitor education on the importance of water conservation through appropriate signage; and</li> <li>iv. Installation of water-saving devices on taps and use of water-saving appliances.</li> </ul>	S	ES	Conditions improved Potable water use reduced Energy use managed <i>Assess status</i>	TBD
D3.5	Conserve energy and resources throughout the park and buildings, works should: <ul style="list-style-type: none"> <li>i. Generate renewable energy; and</li> <li>ii. Use energy-efficient fixtures and appliances.</li> </ul>	O	PS, ES, MP	Conditions improved Potable water use reduced Energy use managed <i>Assess status</i>	TBD
<b>D4. Consider whole of life-cycle cost in the selection of materials and construction techniques.</b>					
D4.1	Explore options for the improvement and implementation of environmental sustainability through such measures as site design, layout and building design: <ul style="list-style-type: none"> <li>i. Consider the use of local materials in the construction of buildings and infrastructure;</li> <li>ii. Design buildings with the local climatic conditions in mind, with consideration of local heating and cooling requirements; and</li> <li>iii. Minimise impact on the environment through appropriate footprint design and techniques.</li> </ul>	O	ES, PM, PS	Sustainability performance improved Potable water use reduced Energy use managed <i>Assessment of environmental performance</i>	TBD
<b>D5. Educate the community about the value of the sites unique environment.</b>					
D5.1	Support programs that provide environmental education on-site.	O	IS, ES	Awareness and understanding improved <i>Community feedback</i>	E
D5.2	Incorporate environmental information on promotional materials and signs.	O	IS, ES	Awareness and understanding improved <i>Presence of signage and availability of promotional material</i> <i>Community feedback</i>	TBD



## 6.5. Community, Culture and Heritage

Williams Park and Hugh Bamford Reserve present a unique suite of cultural heritage qualities which need to be effectively conserved and managed. At the same time there is also great potential to add to the recreational experience of the parks and the local area, through the expression and celebration of those heritage qualities.

The Plan of Management aims to reveal the site's heritage values by integrating interpretative mediums to draw attention to, and explain the origins and heritage value of, the heritage items within the parks.

Each of the heritage features in the parks has potential to be interpreted as part of a coordinated approach that places that element in the broader natural contexts of the natural environment, Aboriginal Cultural Heritage and European Cultural Heritage. It is recommended that the heritage approach to the parks is multi-layered explaining the integration between the natural, Aboriginal and European narratives.

Potential to plan and implement interpretive "events" that provide an ephemeral but impactful awareness of heritage values with the community should also be explored as part of the heritage interpretation approach.

Additionally, the plan recommends to continue supporting existing and future community uses and groups that benefit from the site and its facilities.

Heritage conservation, management and interpretation must be undertaken in consideration of the *Heritage Study Review for Williams Park and Hugh Bamford Reserve 2019* by GML heritage which is appended to this Plan of Management

Refer to Figure 6.5 for key recommendations.



Image: In 1910 the original Bondi sewer stack (1888) was demolished and replaced with a 30m-high stack made with 42cm thick reinforced concrete walls. It remains a major landmark to the district





Figure 6.5 Community culture and heritage: The Masterplan



### 6.5.1. Action Plan

Item	Action	Time	Who	Performance Targets & measures	\$
<b>E1. Conserve and maintain the heritage fabric of the park.</b>					
E1.1	<b>Approach</b> <ol style="list-style-type: none"> <li>The heritage significance of Williams Park and Hugh Bamford Reserve is conserved and managed for future generations.</li> <li>The full range of identified and potential heritage values will be considered including natural and cultural.</li> <li>The parks will be managed as a continuous and integrated cultural landscape.</li> <li>Any works on the ground will be guided by heritage inputs</li> <li>Any physical works proposed shall be assessed so as not to give rise to a material impact. A heritage Impact Statement is required for any works proposed in the park.</li> </ol>	O	UPPS	Heritage elements conserved and appreciated <i>Design review</i> <i>Heritage review</i> <i>On site assessment</i>	TBD
E1.2	<b>Conserve heritage significance</b> <ol style="list-style-type: none"> <li>Undertake a cautious approach - change as little as possible.</li> <li>Avoid constructions that would adversely affect the heritage significance of Williams Park and Hugh Bamford Reserve.</li> <li>Regularly inspect heritage items to assess condition and identify any actions required.</li> <li>Use most recent technologies to record engravings and monitor condition periodically.</li> <li>Prepare conservation strategies for individual heritage items where significant change is proposed.</li> <li>The natural cultural and social values of the parks should be weighted equally.</li> <li>manage to enhance presentation and public appreciation of heritage values.</li> </ol>	O	UPPS	Heritage elements conserved and appreciated <i>Design review</i> <i>Heritage review</i> <i>On site assessment</i>	TBD
E1.3	<b>Engage with community</b> <ol style="list-style-type: none"> <li>The coexistence of Aboriginal and historical values needs to be considered and given equal weight during planning.</li> <li>The significant associations between the place and people who value the place need to be respected, retained and not obscured.</li> </ol>	O	CS	Effective aboriginal community engagement <i>Consultation occurs</i> <i>Consultation evaluated</i>	TBD
E1.4	<b>Encourage research and enquiry</b> <ol style="list-style-type: none"> <li>Facilitate and encourage engagement and involvement of people for whom the parks have significant association and meanings.</li> <li>Understand the research potential of various heritage elements within the parks.</li> </ol>	O	IS, CS, UPPS	Research encouraged Research potential optimised <i>Monitor research</i>	TBD
E1.5	<b>Keep good records</b> <ol style="list-style-type: none"> <li>Where changes or works are undertaken ensure decisions are recorded and made available.</li> </ol>	O	IS, UPPS	Recording undertaken and maintained <i>Monitor records</i>	TBD
E1.6	<b>A continuous cultural landscape</b> <ol style="list-style-type: none"> <li>As per E1.1 manage as a continuous cultural landscape - explore potential physical connections between the parks.</li> <li>The visual relationships between the parks including views and landscape should be protected and enhanced.</li> </ol>	O	IS, UPPS	Physical links optimised Visual links optimised <i>Monitor on site</i>	TBD
E1.7	<b>Heritage listings</b> <ol style="list-style-type: none"> <li>Update Waverley LEP Heritage Map and schedule 5 with current information to remove duplicate sites and adjust location of known items.</li> <li>Visual relationships between the parks including views and landscape should be protected and enhanced.</li> </ol>	O	UPPS	LEP updated Visual links conserved <i>Design review</i> <i>Monitor on site</i>	TBD

Item	Action	Time	Who	Performance Targets & measures	\$
E1.8	<b>Ben Buckler Gun emplacement 1893</b> i. Commission a CMP for the complete Ben Buckler gun battery site not just the gun emplacement. ii. Investigate potential impacts of uncovering of remnant emplacement infrastructure as a potential long term interpretation strategy. iii. Interpret Ben Buckler gun battery site	M	UPPS	CMP prepared Interpretation implemented Design review Assess on site	TBD
E1.9	<b>Rock cut stairway</b> i. Ensure weed management and condition management of built elements. ii. Provide interpretation to explain history.	S	UPPS IS	Effective management Design review Assess on site	TBD
E1.10	<b>Vegetation remnant to north east corner of Hugh Bamford Res</b> i. Close area to public access including upgraded fencing. ii. Provide signage and surveillance and policing of no access.	S	IS	Bush condition improved Illegal access reduced Assess / monitor on site	TBD
E1.11	<b>Aboriginal engravings Williams Park</b> i. Use latest technology to scan & record Aboriginal engravings. ii. Liaise with NPWS and Aboriginal stakeholders to review best measures to improve drainage around rock outcrop.	S	CS, UPPS	Scanning complete Liaison complete Drainage improved Completion Assess on site	TBD
E1.12	<b>European engravings Williams Park</b> i. Use latest technology to scan & record European engravings.	S	UPPS	Scanning complete Completion	TBD
E1.13	<b>Vent Sewer stack</b> i. Provide interpretation as part of coordinated approach. ii. Remove maintenance shed with creating of Parks Office at redeveloped Club building.	M	IS	Interpretation implemented Shed removed Completion	TBD
E1.14	<b>Murrieverie Quarry and geological feature</b> i. Undertake structural assessment of the geological monument for its protection, preservation and interpretation. ii. Provide interpretation of geological significance and Aboriginal and European use in coordinated approach.	S	IS, UPPS	Assessment completed and actioned Interpretation implemented Completion	TBD
<b>E2. Interpret and tell the story of the place including Aboriginal themes and 'storylines'.</b>					
E2.1	Develop an integrated approach to signage on the site that integrates wayfinding with interpretation.	M	IS	Integrated signage Design review Completion	TBD
E2.2	Continue consultation with the La Perouse Local Aboriginal Land Council (LALC) on matters such as conservation and interpretation.	O	CS	Effective engagement Ongoing liaison	E
E2.3	Provide information on the Indigenous heritage of the area and incorporate these stories within the existing Waverley heritage trails network.	M	UPPS CS	Interpretation implemented Completion	TBD
E2.4	Integrate natural and cultural heritage themes including European heritage of STP and Gun battery and the naming of the two parks.	M	UPPS IS	Interpretation implemented Completion	TBD
<b>E3. Strengthen and express the cultural values through supporting community groups and activities.</b>					
E3.1	Continue Council's bush care program to support Bushcare groups, providing materials and volunteer support and training.	O	ES	Bushcare continues Ongoing activity	E
E3.2	Collaborate with Bondi Golf Club to plan and implement Golf Free Days and in the ongoing management and maintenance of Williams Park related to broader public use.	O	IS, PS	Shared use realised Assess trials Refined approach	E
E3.3	Continue to support the sports clubs and community activity groups which use the park and club / hall facilities.	O	PS	Use continues Review of use	E
<b>E4. Ensure the cultural landscape is expressed in the design and management of the site.</b>					
E4.1	Ensure the visual setting of the park and beach are conserved by considering main views when assessing and/or designing new development or rebuilding existing infrastructure in the park.	O	IS	View conserved Design review and assessment	TBD



## 6.6. Management and Maintenance

As outlined in section 3.4, under the Crown Reserves Management Act 2016, Council managers must assign to all Crown land under their management one or more categories of community land referred to in section 36 of the Local Government Act. It is important that the category aligns closely with the original reserve purpose. The reserve purpose for Williams Park and Hugh Bamford Reserve is 'for public recreation'. The recommended categorisations for the parks as identified on Figure 6.6 have regard for this reserve purpose in addition to the specific natural and cultural characteristics and values of the site. Categorisations have taken into account the *Local Government Regulation 2005 - Guidelines for categorisation* as outlined in the table on the following page. This table also outlines the core objectives for management of each of the recommended community land categorisations.

Maintenance responsibilities across Williams Park and Hugh Bamford Reserve currently lie across a number of stakeholders. The Golf Course area of Williams Park is currently maintained by the Bondi Golf Club as a requirement of its lease agreement. Similarly it is responsible for maintenance of the club building. However due to the financial challenges of the club, Council has had to step in to fund a range of stabilisation works in the club building in 2019 to make it suitable for ongoing habitation.

Council maintains Hugh Bamford Reserve in accordance with its sport field maintenance regime and has ongoing commitments related to vegetation management and the cliff edge zone in Williams Park. Across both parks one of the key maintenance and management challenges is the maintenance of the junction of maintained grass with natural vegetation, and the encroachment exotic grasses and weeds into natural areas.

With the implementation of Golf Free days that will increase general community access to and use of Williams Park and the proposed redevelopment of the Williams Park club building recommended by this plan of management, it is necessary the existing maintenance and management responsibilities within Williams Park be reviewed.

This plan recommends that Council in collaboration with the Golf Club assume an agreed role in ongoing maintenance of the Golf Course area of Williams Park in particular in relation to the operation and follow up to Golf Free days / times. Further the plan recommends that the existing Golf Club building complex be redeveloped by Council as a Council asset that can serve a range of community uses as outlined in 6.1.1.2.

Refer to Figure 6.7 for key management and maintenance recommendations.



Image: maintenance of the margin between maintained grassed park areas and natural vegetation is a key maintenance priority





Figure 6.6 Community land categorisation: The Masterplan



## Community Land Management :

Guidelines for categorisation: *Local Government Regulation 2005*Core Objectives for Community Land Categories: *Local Government Act Amendment 1993*

Category	Guidelines for Categorisation	Core Objectives for Community Land Categories
Natural Area (Bushland)	<p>(1) Land that is categorised as a natural area should be further categorised as bushland under section 36 (5) of the Act if the land contains primarily native vegetation and that vegetation:</p> <p>(a) is the natural vegetation or a remainder of the natural vegetation of the land, or</p> <p>(b) although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegetation in the locality.</p> <p>(2) Such land includes:</p> <p>(a) bushland that is mostly undisturbed with a good mix of tree ages, and natural regeneration, where the understorey is comprised of native grasses and herbs or native shrubs, and that contains a range of habitats for native fauna (such as logs, shrubs, tree hollows and leaf litter), or</p> <p>(b) moderately disturbed bushland with some regeneration of trees and shrubs, where there may be a regrowth area with trees of even age, where native shrubs and grasses are present in the understorey even though there may be some weed invasion, or</p> <p>(c) highly disturbed bushland where the native understorey has been removed, where there may be significant weed invasion and where dead and dying trees are present, where there is no natural regeneration of trees or shrubs, but where the land is still capable of being rehabilitated.</p>	<p>The core objectives for management of community land categorised as bushland are:</p> <p>(a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and</p> <p>(b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and</p> <p>(c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and</p> <p>(d) to restore degraded bushland, and</p> <p>(e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and</p> <p>(f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and</p> <p>(g) to protect bushland as a natural stabiliser of the soil surface.</p>
Natural Area (Escarpment)	<p>Land that is categorised as a natural area should be further categorised as an escarpment under section 36 (5) of the Act if:</p> <p>(a) the land includes such features as a long cliff-like ridge or rock, and</p> <p>(b) the land includes significant or unusual geological, geomorphological or scenic qualities.</p>	<p>The core objectives for management of community land categorised as a Natural Area (Escarpment) are:</p> <p>a) to protect any important geological, geomorphological or scenic features of the escarpment, and</p> <p>(b) to facilitate safe community use and enjoyment of the escarpment.</p>
Sportground)	<p>Land should be categorised as a sportsground under section 36 (4) of the Act if the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games</p>	<p>The core objectives for management of community land categorised as a sportsground are:</p> <p>(a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and</p> <p>(b) to ensure that such activities are managed having regard to any adverse impact on nearby residences</p>

Category	Guidelines for Categorisation	Core Objectives for Community Land Categories
Park	Land should be categorised as a park under section 36 (4) of the Act if the land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others	The core objectives for management of community land categorised as a park are: (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
Category	Guidelines for Categorisation	Core Objectives for Community Land Categories
General Community Use	Land should be categorised as general community use under section 36 (4) of the Act if the land: (a) may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and (b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under clauses 102–105 for categorisation as a natural area, a sportsground, a park or an area of cultural significance	The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public: (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities)





Figure 6.7 Management and maintenance The Masterplan



### 6.6.1. Action Plan

Item	Action	Time	Who	Performance Targets & measures	\$
<b>F1. Ensure that the park and beach environments are safe for users at all times.</b>					
F1.1	<b>Shared use of golf course</b> Maintain and promote awareness of the co-operative use of the Golf Course area of Williams Park for Golf and walking day to day. Provide signage at park entries advising of golf course use and hazards along with golf free times. Plan and implement Golf Free days / time slots as per actions C3.1-3.3.	S	IS, PS	Shared use successfully implemented <i>Assessment of trials</i> <i>Refined approach</i>	TBD
F1.2	Review golf course layout in collaboration with Golf Club and identify and implement opportunities to reconfigure layout and playing format to enhance safety to Military Road and on course as per C3.2.	S	IS, PS	Function and safety improved <i>Design review</i> <i>On site monitoring</i>	TBD
F1.3	Investigate, plan and implement measures to improve safety of park users including increased vegetation buffers, provision of defined lookout points at key locations and provision of viewing / seating that encourage use as per F2.1-2.3 below.	S	IS, PS	Function and safety improved <i>Design review</i> <i>On site monitoring</i>	TBD
F1.4	Ensure safety is considered in all design projects with the parks and buildings and continue to work with relevant stakeholders (local Police and Safety Committee) to address identified safety concerns.	O	IS	Function and safety improved <i>Design review</i> <i>On site monitoring</i>	E
F1.5	Provide information on park regulations and access.	O	IS	Regulations are understood <i>On site monitoring</i> <i>Community liaison</i>	E
F1.6	Improve passive surveillance at north east corner of Hugh Bamford Reserve with provision of coastal outlook platform to encourage safe use in this area.	L	IS	Vandalism reduced Experiences enhanced <i>Vandalism records</i> <i>Usage review</i>	LTFP
<b>F2. Recognise the challenges of safety in the coastal cliff edge environment and apply established precedents for managing access</b>					
F2.1	Investigate, plan and implement increased native vegetation buffer to already vegetated embankments that prevents / discourages access closer to cliff edge.	S	IS, ES	Safe use by public <i>Design review</i> <i>Monitoring of illegal access</i>	LTFP
F2.2	Provide discrete structured lookout at north east corner of Hugh Bamford Reserve that enables safe viewing of dramatic sandstone cliffs.	L	IS	Park experiences enhanced <i>Usage review</i>	LTFP
F2.3	To open sandstone cliff outcrop just south of sewer vent provide sensitively design elevated deck / platform set back from cliff edge that enables viewing overlook from higher perspective, interpretation and sitting edge and provide an alternative to getting close to the cliff edge. Support with appropriate level of warning signage.	L	IS	Level of safe use Safe access near cliff edge <i>Design review</i> <i>Assessment on site</i> <i>Community feedback</i>	LTFP
F2.4	Provide warning signage along the coastal edge that guides users as to the safe route to walk and advises of hazards	S	IS	Safe access near cliff edge <i>Design review</i> <i>Assessment on site</i> <i>Community feedback</i>	E
<b>F3. Facilitate increased community use of Williams park and its facilities and provide the park and its facilities with sustainable ongoing management</b>					
F3.1	Plan and implement Golf Free days / time slots as per actions C3.1-3.3.	S	PS, IS	Shared use successfully implemented <i>Assessment of trials</i> <i>Refined approach</i>	TBD



Item	Action	Time	Who	Performance Targets & measures	\$
F3.2	Redevelop the Golf Club building as a Council owned Community Club facility. Refer to section 6.1.1.2 of this plan.	L	PS, MP	Needs addressed Park character enhanced <i>Design review</i> <i>Usage review</i>	TBD
<b>F2. Ensure facilities are well-maintained and appropriately serviced.</b>					
F2.1	As part of collaboration with Golf Club regarding Golf Free days - develop agreement for Council assistance / support with maintenance through Golf Course area.	S	PS	Effective and sustainable park maintenance <i>Assessment of maintenance</i>	TBD
F2.2	Investigate and implement improved maintenance of exotic grass edge to natural bushland and implement to surrounds of Williams Park and Hugh Bamford Reserve	S	OS, IS	Reduced grass encroachment <i>Assessment on site</i>	TBD
F2.3	Investigate stormwater harvesting to new building works and other sources.	M	ES, MP, PS	Water harvesting contributes to site water supply <i>Assessment / monitoring</i>	LTFP
F2.4	Relocate on site parks storage to new facility within proposed redevelopment of Golf Club building precinct. Demolish existing shed near Sewer Stack.	M	PS, IS	Impact of depots on local area reduced <i>Design review</i>	LTFP
F2.5	Monitor waste management within the parks and in particular the potential for enhanced rubbish management in Williams Park.	O	ES, IS	Sustainable waste management <i>Monitoring</i>	LTFP
F2.6	Document maintenance regime to buildings and implement.	O	PS	Effectiveness and cost <i>Monitoring</i>	E
F2.7	Undertake a regular planned maintenance program for the parks.	O	OS	Effectiveness and cost <i>Monitoring</i>	E
F2.8	Ensure a continual upgrade of grassed areas, entries, signage vegetation and other park assets in line with Strategic Asset Management Plan (SAMP).	O	IS	Quality of park use Effectiveness and cost <i>Monitoring</i>	E
F2.9	Undertake reactive maintenance of the park such as graffiti removal.	O	OS	Effectiveness and cost <i>Monitoring</i>	E
<b>F3. Review and reinforce compliance and regulations that enable a range of users to enjoy the park and beach safely.</b>					
F3.1	Continue to monitor the use of the dog off-leash areas. Undertake any necessary campaigns to educate dog-walkers about regulations and dog-owner responsibilities. Enforce regulations as required.	O	IS, HRRS	Sustainable use <i>Monitoring</i> <i>Community liaison</i>	E
F3.2	Integrate compliance signage with a signage and wayfinding strategy and update signs accordingly. Ensure the relevant information to allow for practicable enforcement of regulations, such as timed dog off leash.	M	IS	Effective awareness and understanding <i>Monitoring</i> <i>Community liaison</i>	TBD
F3.3	Review, monitor, and actively enforce the commercial fitness groups' and personal trainers' lease agreements and agreed use of the park. To manage and reduce wear and tear on the lawn and park infrastructure, and ensure groups are in compliance with the agreement terms.	O	EW	Sustainable use <i>Monitoring</i> <i>Community liaison</i>	E
<b>F4. Manage vehicle access in the park</b>					
F4.1	Maintain current vehicular and emergency access to Hugh Bamford Reserve via access road.	S	IS	Access available <i>Monitoring</i>	TBD
F4.2	Review emergency access requirements for Williams Park in context of Golf Free days (emergency access potentially via maintenance access at Blair Street intersection.	S	IS	Access available <i>Monitoring</i>	TBD

## 6.7. Leases Licenses and other estates

Leases and licenses formalise the use of community land by groups such as sporting clubs, community groups and schools, or by commercial organisations and individuals providing facilities or services for public use.

Council's ability to lease or licence Crown reserves managed as community land such as at Hugh Bamford Reserve and Williams Park, is authorised by section 3.22 of the CLM Act, which requires the preparation of a community land plan of management, adopted by council, to authorise the occupancy and use agreement.

To ensure that usage or occupation of the reserve is appropriate for the lease or licence, a council Crown Land manager must always consider:

- compliance with the legislation, related policies and guidelines
- compatibility with the purpose (any tenures not considered compatible with the reserved Crown land purpose should be discussed with the Department of Industry)
- environmental impacts of the activities to be permitted by the lease or licence
- appropriate term (period of occupation) of the lease or licence
- land capability of the reserve to support the proposed lease or licence
- current and future use of the land
- native title rights
- Aboriginal land claims
- if development consent is required and has been obtained (and other consents under the Environmental Planning & Assessment Act 1979)
- obtaining market value (or applying a rebate to market value) and providing a proper return to the public for use of the public land. For more information about market value and granting of rebates please refer to the fact sheet for market rent and rebates
- provisions for periodically updating (annually using the Consumer Price Index) and reviewing the rent (minimum rent review period of at least three years), the termination of the lease or licence in the event of a revocation of the reserve, the indemnification of the council Crown land manager, the Crown and the NSW Government against claims for compensation, and that appropriate insurances are in place

Refer to the following page for express authorisation of leases and licenses under this plan of management.



Image: The existing North Bondi Golf and Diggers Club undergoing stabilising structural works during 2019



## Express Authorisation of leases, licences and other estates

As stipulated by the Local Government Act 1993 Council may only grant a lease, licence or other estate if:

- The plan of management expressly authorises the lease, licence or other estate; and
- The purpose of the lease licence or other estate is consistent with the core objectives for the category of land (Local Government Act S.46(2)); and
- The lease, licence or other estate is for a purpose listed in section the Local Government Act S.46(1) (b).

The Local Government Act 1993, section 46 requires that a lease or license applying to community land to be granted in accordance with an express authorisation contained within a plan of management. A lease will be required where exclusive occupation or use of all, or part, of an area is proposed unless it is exempt by the provisions of section 47D of the Local Government Act 1993.

The purposes of any leases and license must be consistent with the core objectives of the category of land as applicable and any reservation or dedication purpose(s), and as outlined in the Local Government Act 1993 and other applicable legislative requirements. As outlined in section 3.2.3 of this document, the public purpose for Hugh Bamford Reserve and Williams Park is Public Recreation.

This Plan of Management authorises leases or licences for community purposes as determined by Council, for a term not exceeding thirty (30) years. For leases and licences exceeding twenty one (21) years the provisions of section 47 of the Local Government Act must be applied and the approval of the Minister for Local Government sought.

## Existing Leasing and Licencing and other Arrangements in the Reserves

The following leasing and licencing and other arrangements take place in the reserve and are intended to continue under this Plan of Management:

- The Bondi Golf Club was founded in 1935. In 2004 the Bondi Golf Club and the Bondi Diggers (founded in 1926) amalgamated to form the Bondi Golf & Diggers Club (the Club). The Club currently operates under an expired lease at the Hugh Bamford and Williams Park Reserve. Facilities include the golf course, two-storey clubhouse, adjacent storage building (original golf clubhouse) and a small number of car-parking spaces (11).

Services provided by the Club to its members, local community and visitors include golf play (competition and social play), golf retail (equipment and merchandise), food and beverage, functions and gaming. It has a small number of 'sub-leases' with local organisations (requiring consent of Council) including a martial-arts school, community radio station and entertainment agent.

The continued operation of the Golf Club may be permitted under this Plan of Management. As such this plan of management expressly authorises a new lease for the purpose of operating the Golf Course including Pro Shop and Golf Course maintenance and food and beverage in accordance with the park use recommendations as outlined in this PoM

- The Hugh Bamford sports field is used for training purposes, from time to time the field has been used by sporting clubs under a licence agreement or a regular/casual hire agreement. It is intended that the field will continue to be used under either of these arrangements. This plan of management expressly authorises the use of the sports field for sports and recreational activities by sporting and recreational clubs and organisations.

- Hugh Bamford Reserve is authorised for use on a non-exclusive basis by Personal Trainers. Such Trainers require a permit and must agree with the conditions under Councils Commercial Fitness Group and Personal Trainers Policy. The intent in this Plan of Management is that personal trainers will continue their use of the reserve. This Plan of Management expressly authorises the use of Hugh Bamford Reserve for fitness activities by commercial fitness groups and personal trainers.

- The Community Hall in Hugh Bamford is suitable for multisport activities, low impact exercise classes and children's birthday parties. The Hall can currently be booked Monday to Friday 8am to 9pm, Saturday and Sunday 8am to 5pm.

Hirers require a regular/casual hire agreement, regular hire is allocated through an annual Expression of Interest process to ensure equity of access. Casual bookings are accepted on an ad hoc basis. It is intended that the hall will be hired out for continued use suitable for multisport activities, low impact exercise classes, meetings and children's birthday parties.

- Events are also permitted with an events permit, events must comply with the conditions under Councils Events Policy and Outdoor Event Management and Delivery Guidelines.

Future Express Authorisation of leasing, licencing and other estates allowed by this Plan of Management

In addition to the ongoing use of the reserve as indicated above, from time to time other leases and licences may be granted in line with the reserve purpose which is for Public Recreation and the categorisation objectives of the land as outlined below.

## Williams Park

Williams Park includes the categorisation of 'park'. This plan of management authorises the lease, licence or grant of any other estate over the land categorised as 'park' for use as park, recreation and the casual playing of games, consistent with the objectives of the categorisation such as to 'encourage, promote and facilitate recreation, cultural, social and educational past times and activities and passive recreational activities or pastimes and for the casual playing of games'.

## Williams Park Building

As outlined in section 6.1.1 of this PoM it is recommended that the existing building is redeveloped by Council to maintain current or similar functions and services within a new purpose designed building. The building and curtilage has been categorised as 'general community use', this plan of management expressly authorises the lease, licence or grant of any other estate over the area and building for the operation of community and recreation organisations consistent with the objectives of this category for public

recreation 'to meet the current and future needs of the local community and of the wider public in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public'.

The holder of the Community Club lease or licence may be responsible for management of subleasing of community activity spaces within the building for community activities consistent with the core objectives of General Community Use. Prior approval from Council would be required for any subleasing.

### **Hugh Bamford Sports Field**

It is proposed that the half sports field be allocated on up to a four year basis for each summer and winter season subject to Council's terms of hire agreement. As such the area identified as 'sportsground' this plan of management expressly authorises the lease, license or grant of any other estate over the land categorised as 'sportsground' for sporting and recreational uses consistent with the objectives of the categorisation such as to 'encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and to ensure that such activities are managed having regard to any adverse impact on nearby residents.'

### **Easements and other estates**

Easements across community land for the purpose of public utilities, providing pipes, conduits or other connections under the surface of the ground, for the connection of premises adjoining the community land to a facility on the community land shall be authorised by this plan of management, and shall be subject to the following criteria:

- there is no feasible alternative to connecting to a facility on the community land,
- there is no significant impact on the reserve, and,
- where the proposal involves the creation of an easement and/or a restriction on the future development potential of the property, compensation assessed by the Valuer General's Office shall be payable to Council.

In all cases, the applicant is to be responsible for all costs incurred by Council in the creation of the easement.

## **6.8. Compliance restrictions**

Compliance and regulation in open spaces such as; parks, reserves, urban centres and beaches, are an important part of keeping the community safe and our environmental assets clean and sustainable.

Regulations of permitted or prohibited activities should be outlined in Council's Plans of Management and on the Council website. Compliance information is also currently found on park signs.

The following activities are prohibited in Hugh Bamford Reserve and Williams Park based on Council's revised compliance framework for parks of February 2019.:

- No portable barbecues or open fires
- No camping.





# Implementation and Funding

A dark blue square with rounded corners, containing a large white number 7.



## 7. Implementation and Funding

### 7.1. Funding Sources

Funding for implementing the Plan of Management will either be allocated for future upgrade works (capital works) or maintenance and management of the parks. Funding for the management and maintenance is currently provided through Council's annual budget allocation.

To fund the proposed upgrade works Waverley Council plans to set aside Capital Works funds in future years that will cover a number of the proposals in the shorter-term plan.

Council's budget for the Plan of Management is not expected to accommodate all proposals in the short- or long-term plan. Additional funding options that may be investigated include:

- State and Federal grants
- Voluntary Planning Agreements
- Section 94 planning contributions
- Partnerships with community groups or businesses.

The amount of funding through these streams is difficult to anticipate as it is dependent on development and grant programs. Regardless of the type of current or future enterprises Council must also ensure that legitimate costs of upgrading the park are recouped wherever possible.

### 7.2. Performance Indicators

To effectively implement the Action Plan performance indicators are required to demonstrate that the desired outcomes from the plan have been achieved.

**The Action Plan identifies suggested performance targets and measures for each action. In addition the following means are considered practical survey methods to supplement and complement monitoring the progress and performance of the Action Plan:**

- i. **Surveys:** Carry out surveys and questionnaires periodically (approximately every five years), accompanied by a survey of user numbers in various parts of the area; qualitative and quantitative in nature. This survey/questionnaire should establish any changes in park usage, visitor experience and perceptions, etc. Additionally, online surveys could be undertaken to request feedback on the implementation of particular programs and management strategies.
- ii. **Register of correspondence:** review of letters, emails and community requests received each year (positive and negative) on various subjects related to the park, pavilion and beach. This register can be used to indicate general trends and changes in issues and opportunities and the management of the space.
- iii. **Photographic survey:** taken at key and consistent locations every five years to establish degrees of change (either positive or negative). This could be compared with aerial photographs reviewed every five years.

### 7.3. Review and Monitoring

If the Plan of Management is to remain relevant in the future it is essential that its implementation is reviewed on a regular basis to ensure any relevant changes are incorporated.

Changes that may need to be addressed include new legislation, changes in community values, project priorities, funding resources and new opportunities for future upgrades.

Given that community expectation and requirements change over time, this plan also needs to have some flexibility to adapt to any changes of circumstance.

It is recommended that the plan be reviewed in the following sequences and time spans:

- i. Annually; review progress of action plan.
- ii. Every two years: review management and administration structures and update priorities.
- iii. Every five years: undertake a major review of all values based on revised analysis and issues and amended planning legislation. Review outcomes against survey information, photographic record and register of correspondence.
- iv. Every ten years: review the Plan of Management.