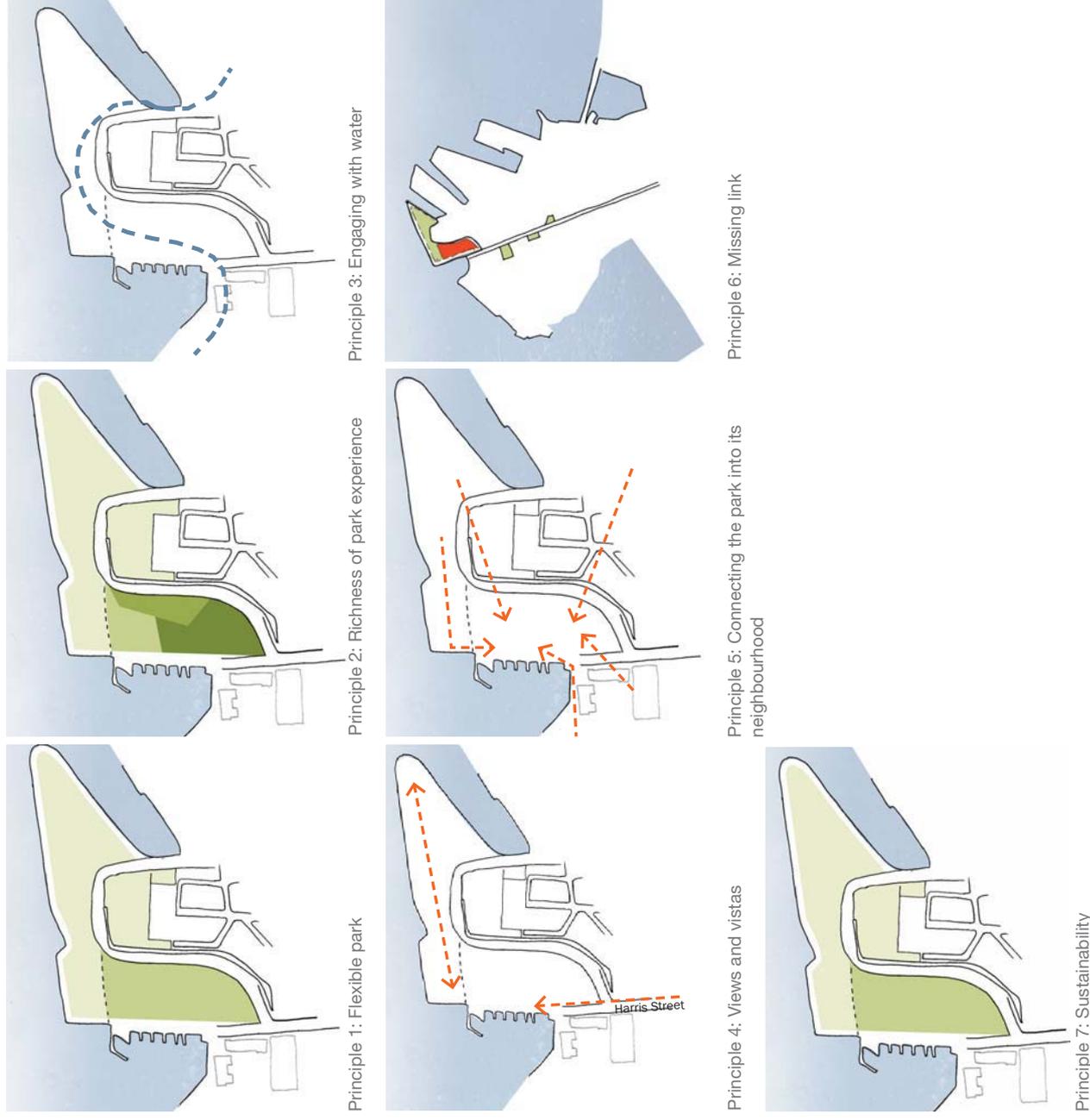


## 3.2 Master Plan Park Design Principles

Information from the technical studies together with outcomes from the initial consultations were used to develop seven design principles for the site. These are:

- Principle One - To create a flexible park that will allow for a range of different activities to occur within it. The park structure can incorporate a range of activities and park spaces, without compromising its scale and use.
- Principle Two - To ensure a richness and variety of the park experience. The park can be designed as a place where people can experience a variety and diversity of activities. i.e. a range of open and sheltered areas, with deciduous and evergreen trees, areas for informal kick about games, exercise or picnicking.
- Principle Three - To engage with the water by providing rich and varied ways to access it.
- Principle Four - To protect and enhance views and vistas to and from the site.
- Principle Five - To connect the park into its neighbourhood. The park structure and design allows for new opportunities for improved pedestrian connections. These opportunities include, foreshore access, improved pedestrian connections from Herbert Street and Point Street.
- Principle Six - The missing link. Recognising the significance and potential of the site as an important missing piece in the 14km Sydney harbour waterfront and completing foreshore access around the Pyrmont Peninsula.
- Principle Seven - Incorporate environmentally sustainable principles into the redevelopment of the site.

Figure 11: Design Principles



3.3 Master Plan Components

The shoreline promenade

Key to the structure of the new park is a diagonal through link connecting Harris Street and the south western edge of the park, to Pyrmont Point Park in the north east. The promenade configuration is loosely designed in alignment with the historical location of the original shoreline. The variation of the existing level changes on the site is enhanced by subtle regrading of the site, creating upper level park spaces to the eastern edge of the shoreline promenade. These upper level spaces are accessible from the promenade, through a series of stairs and paths and are clearly visible for passers by. A series of sinuous walls and stairs define the eastern boundary of the shoreline walk, and allow for variety of access points to and from the promenade.

The western edge of the promenade is defined by the existing concrete retaining wall. A series of stairs located along the length of the wall allow for access from the promenade to the point and the "green". A stormwater filtration channel (bioswale) runs in alignment with the wall, and provide for some filtration of stormwater runoff prior to discharge into the harbour.



Figure 12:  
The shoreline promenade



Figure 13:  
Generously scaled promenade - Hudson River Park, New York, Aspect Image Library



Figure 14:  
Promenade, with access stairs, ramps and natural materials - Waterfront Juan Aparico, Spain, "Carme Pinos" p.121



Figure 15:  
3D Perspective of the Shoreline Promenade ASPECT Studios

The Green and the Point

A large area of turf is located in the centre of the park, providing areas for informal play and picnicking which connects the new park with the existing Pyrmont Point Park. Clusters of port Jackson figs (*Ficus rubiginosa*) are located along the eastern edge of this green and provide shaded areas for park visitors. Along the western edge of the green the existing concrete suspended deck is retained with seating.

The existing play facility is relocated to the southern park area.

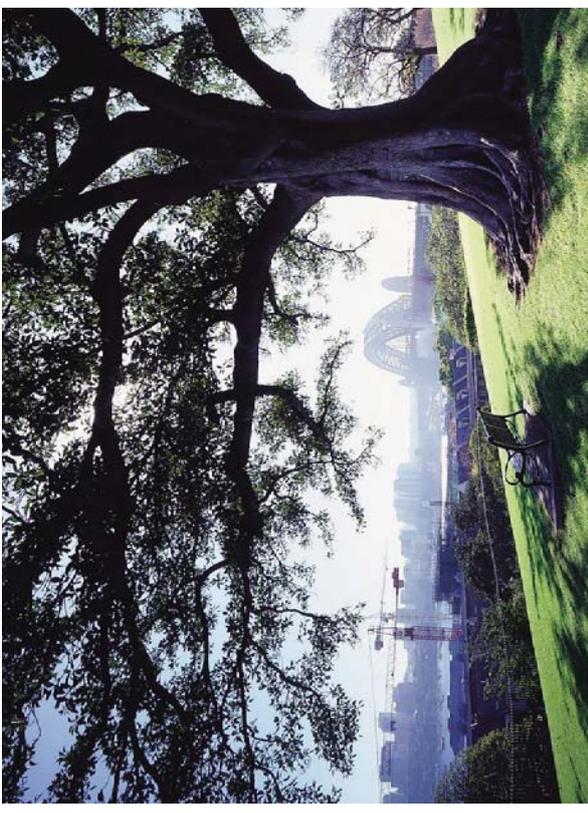


Figure 17  
Open space framed by fig trees - Observatory Hill, Sydney, City of Sydney Online Image Library



Figure 18  
Open space framed by trees - Bradley's Head, Sydney  
"New Conversations with an Old Landscape", p.74



Figure 19  
Boardwalk edge - Oriental Bay, Wellington, NZ,  
"Ultimate Landscape Design p.265

Figure 16  
The green and the point

The Grove

The grove is located between the shoreline promenade and Pirrama Road and is comprised of a large number of native canopy trees in turf. Two shade pavilions provide additional shelter in the park. The pavilions are steel framed, roofed with spaced timber battens and solar collector panels.

This shady landscaped zone dotted with parkland facilities such as barbecues, park furniture, and a children's playground. The playground will provide interactive water play areas, opportunities for climbing, balancing swinging and sliding and spaces for use by toddlers and younger children.



Figure 21  
Informal green space under trees - Macquarie University, Sydney, Aspect Image Library



Figure 22  
Picnic seating and BBQ facilities under Eucalyptus trees - Victoria Park, Sydney, Aspect Image Library



Figure 23  
Diverse options for play - Victoria Park, Sydney, Aspect Image Library

Figure 20  
The grove

**The Sheltered Bay**

The sheltered bay or inlet harbour is located at the southern edge of the park. This inlet bay interprets the alignment and location of the historic foreshore. The area provides an opportunity to access the water's edge in a protected location. On the southern edge of the inlet, large scaled steps provide informal seating along the harbour's edge. A concrete pathway/boardwalk provides a connection from the community square to the green.

At the northern edge of the sheltered bay, a series of steps and terraces provide informal seating areas on the water's edge.

**The Pole Garden and existing wharf structure**

The master plan proposes to remove the existing wharf deck west of the concrete encased piers. The existing timber piles are to be retained where possible as a remnant of the historical use and infrastructure on the site

The eastern extent of the concrete wharf deck will be retained.



Figure 24  
The sheltered bay and pole garden

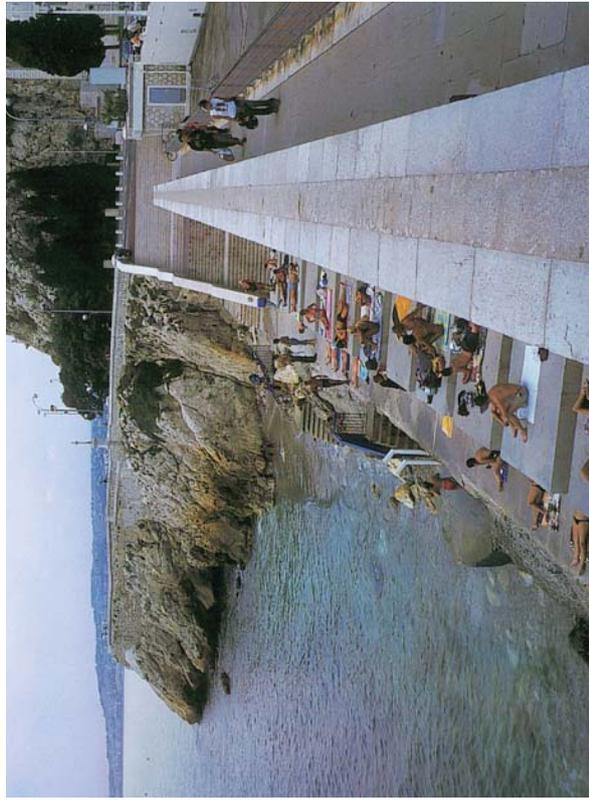


Figure 25  
Concrete block edge and path - Rauba Capeu Pier, Nice France, "Ultimate Landscape Design", p.338



Figure 26  
Constructed block edge - Oriental Bay Wellington, NZ, "Ultimate Landscape Design", p.264



Figure 27  
Natural rock edge - Peacock Point, Balmain, Aspect Image Library

The Community Square

The community square is located at the termination of Harris Street at the harbour's edge. The square includes a public building that will provide café/kiosk/multi purpose building including public toilet facilities. A grove of Lemon Scented Gums (*Eucalyptus citriodora*) provides shaded areas overlooking the sheltered bay and adjacent to the children's play area. The community square allows for flexible use for market stalls and community events.

The master plan locates a new "community square" adjacent to the end of Harris Street. It will link the existing foreshore promenades to the new parklands. Associated with the square would be a new building for function/ meeting uses and toilet and café/ kiosk facilities, north of Pirrama Road.

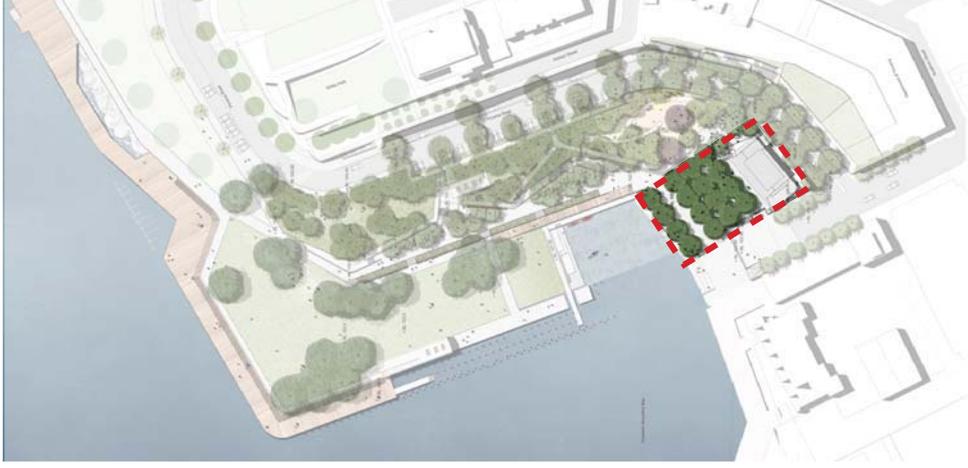


Figure 28  
The community square



Figure 29  
Community square under trees e.g. Placa del Sol, Barcelona, Spain, "New City Spaces", p.33

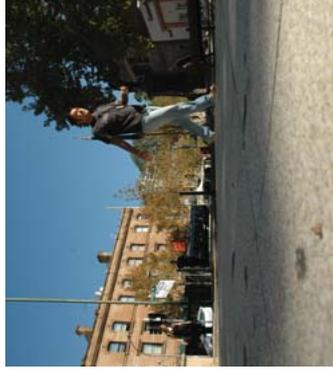


Figure 30  
Urban square edged by buildings - Union Square, Pymont, City of Sydney Online Image Library



Figure 31  
Kiosk centrally located in the parkland with toilet e.g. - Rushcutters Bay Park, Aspect Image Library

**Pirrama Road and Harris Street**

Pirrama Road is realigned to provide the optimum area for parkland, whilst allowing for adequate access and configurations for traffic including buses. Street trees (*Angophora costata*) are proposed along the length of Pirrama Road. The road configuration includes kerbs and gutters has been designed to capture stormwater runoff from the road for filtration in planting areas and tree pits.

**Stair to Herbert Street**

The new public stair connecting Herbert street to Pirrama Road drapes across the face of the sandstone cliff.



Figure 32  
The escarpment and Pirrama Road



Figure 33  
Upper level promenade, Paris, Modern Landscapes p.214



Figure 34  
Light weight mesh bridge and stairs e.g BP Site, Waverton, Sydney Aspect Image Library



## Area South of Pirrama Road

The park works currently under construction as per Consent D/2006/1903 does not include the area south of Pirrama Road.

However the 26 June 2006 adopted Master Plan identifies a future opportunity to establish a new building in front of the existing crib wall located on the corner of Harris Street and Pirrama Road.

This area is physically separated from the park by Pirrama Road and a 4 m level difference to the park below. Ideally the space would be developed to improve the safety and vitality of Pirrama Road, where it meets Harris Street. Such a proposal would resolve the no mans land character of the site.

The proposed building would vary from 1 to 2 storeys maximum in height and activate this residual urban space. The upper level could include a series of roof garden terraces which could further extend the open space network on the Pyrmont Peninsula. The proposal would assist to activate Pirrama Road and has the potential to be a place of great community focus.

Recommended uses from the master plan study include community, cultural, social, educational and café or refreshment rooms in line with the covenant. The provision of quality community facilities and services is one of the eight priority social issues confirmed in the City of Sydney Social Plan 2006- 2010. A key action identified by the Social Plan is the preparation of an Integrated Future Community Facilities Plan (FCF Plan) which will direct the future community facilities development. The FCF Plan will provide directions to align the City's priorities and strategies, budget and capital works planning and delivery. Selection of the facilities mix for any future building located on the south of Pirrama Road site will be determined by the FCF Plan, community consultation and development consent approval.



Figure 35  
Area South of Pirrama Road

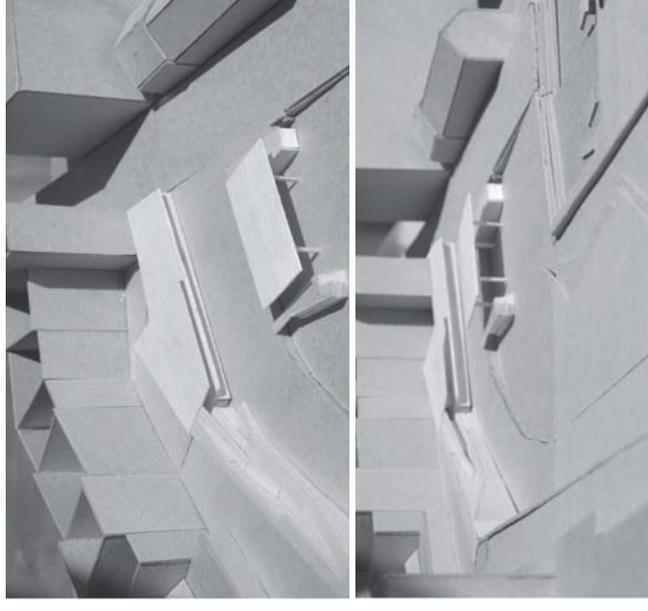
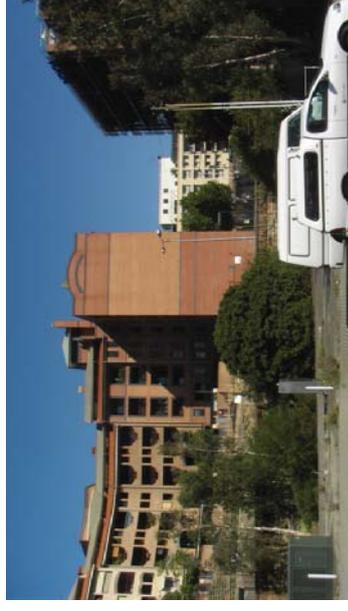


Figure 36  
Existing conditions  
Figure 37 + 38

A building ( maximum 2 storeys in height) to the front of the existing crib lock wall allows for ground floor building uses to Pirrama Road.

**3.4 Development Application Approval**

**3.4.1 Development Application No: D/2006/1903**

A Development Application (DA) for the site based on the adopted master plan was approved by Council on 19 February 2007. The Development Application was required as per Sydney LEP 2005 in order for Council to gain approval to build the park and community facilities.

The café/kiosk/ multi-purpose room was not approved as of this Development Application and required a separate Development Application to be prepared and lodged for assessment.

This DA provided further details of the design, materials and finishes of the park including environmentally sustainable initiatives developed during the master plan development phase.

The Conditions of Consent that have implications for this Plan of Management include :

- (4) Café/Kiosk/ Multi – Purpose Building;
- (5) Plan of Management;
- (6) Special Events – Separate DA required;
- (7) Noise (General)
- (36) Gazettal of Pirrama Road;

The area south of Pirrama Road is not included in the Development Application Approval dated 19 February 2007.

**3.4.2 Development Application No: D/2007/2368**

This Development Application gave approval for the kiosk, toilet facilities and shade structures located within the south-western corner of the Park.

The Conditions of Consent that have implications for this Plan of Management include :

- (3) Building Height;
- (4) Fitout, Use and Hours of Use- Separate DA Required
- (5) Plan of Management;
- (6) Special Events- Separate DA Required
- (7) Noise- General;

Figure 39: Refined Master Plan



## 4.0 Basis for Management

This section comprises the Basis for Management for the Water Police Site Park. It describes the legislative and policy framework applying to the Park.

## 4.1 Legislative Framework

The Plan of Management has been prepared in accordance with the requirements of the Local Government Act 1993 and Local Government (General) Regulation 2005.

In addition to the requirements of the Local Government Act 1993, there are a number of other pieces of legislation and Government policies that are relevant to the ongoing development and management of the park. Legislation and policies with direct relevance to the subject site are listed below.

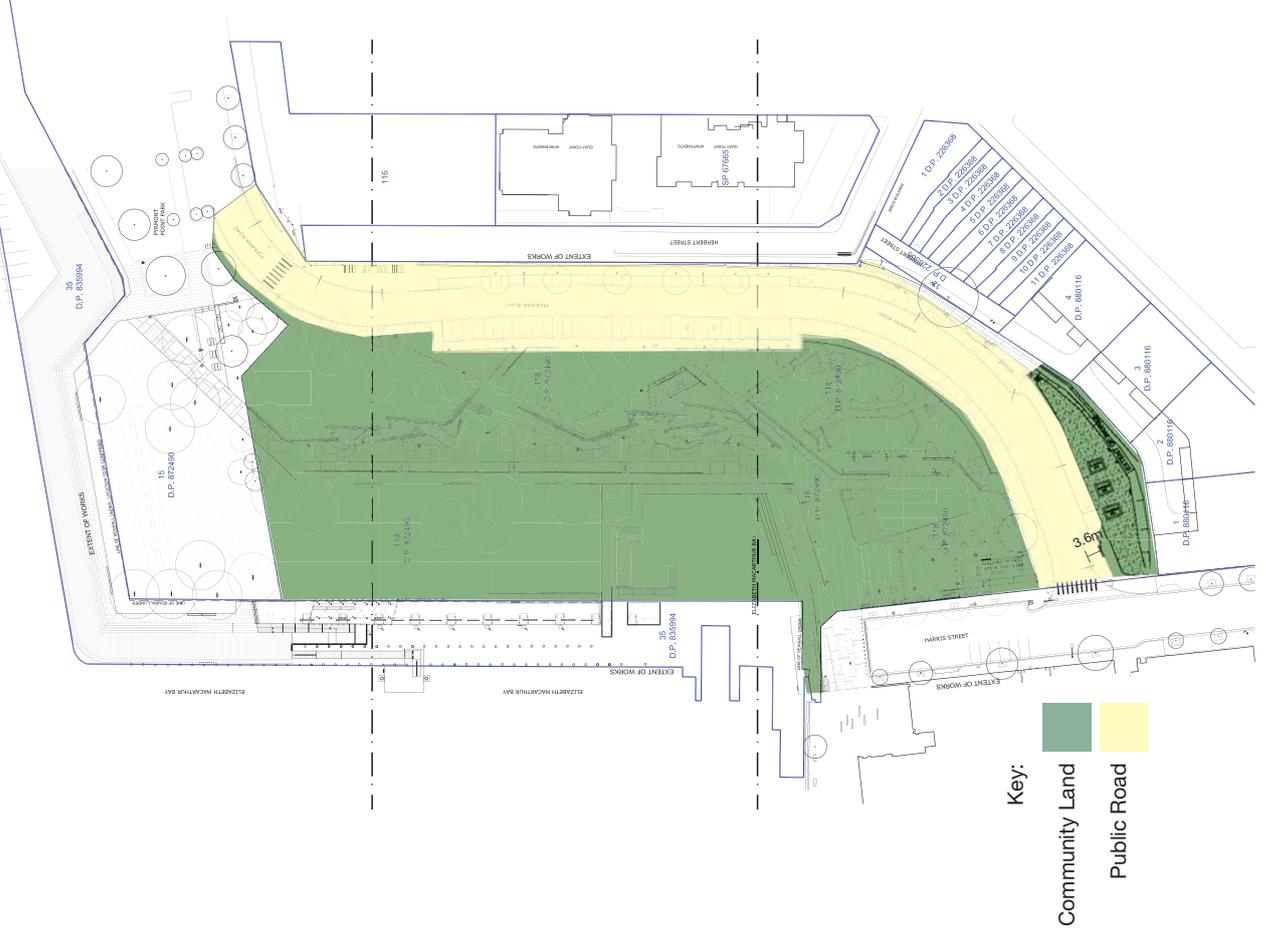
### State Government Legislation and Policies

- The Environmental Planning and Assessment Act 1979 (EPA Act)
- The Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005
- State Environmental Planning Policy No. 55 – Remediation of Land
- Rivers and Foreshores Improvement Act 1948
- Companion Animals Act 1998
- Disability Discrimination Act 1992
- Sharing Sydney Harbour

### City of Sydney Planning Instruments and Relevant Documents

- City of Sydney Strategic Plan 2006/2009
- City of Sydney Corporate Plan 2007-2010
- Sydney LEP 2005
- Ultimo – Pyrmont Urban Development Plan – 1999 Update
- City of Sydney Access Development Control Plan 2004
- Open Space and Recreation Needs Study 2007
- Cycle Strategy 2006
- Sustainable Sydney 2030

Figure 39: Proposed classification



#### 4.2 Future Classification of the Site

The Local Government Act requires all Council owned land to be classified as either Operational or Community Land.

On the 22 August 2005 Council resolved to classify the site as operational land for an interim period in order to progress the remediation of the site and demolition of existing structures park development in a timely manner. (Refer to Section 8 Appendix).

The resolution also requires that a report on future reclassification of the land to community land be provided to Council by Council by July 2007 or the completion of the works, whichever is earlier.

A report was prepared for Council on 25 June 2007 (Refer to Section 8 Appendix) which confirmed Council's intention to classify the former Water Police Site (other than the roads and structures owned by NSW Maritime) as Community Land and that the reclassification would occur concurrently with the exhibition and adoption of the Plan of Management and issue of an Occupation Certificate for the completed constructed works.

One of the aims of this Plan of Management to facilitate the future reclassification of the site to Community Land excluding the section of Pirrama Road that traverses the site.

Pirrama Road will be classified as Public Road as per the requirement of Consent Condition 36 (D/2006/1903) and will be subject to the requirements of the Roads Act 1993 rather than community land management provisions.

The northern section of Harris Street already has a Public Road classification however application under section 116 of the Roads Act 1993 for closure of about 7 metres of the northern end of Harris Street is required.

This Plan of Management proposes the following classifications:  
Refer to Figure 39.

Table 7 Comparison between current and proposed classification status

Area	DP/ Lot Information	Current Classification/ Status (Figure 8)	Proposed Classification (Figure 39)
Former Water Police Site Park	Lot 118 DP 872490	Operational Land	Community Land
Wharves and Floating Pontoons	Part Lot 35 DP 835994	N/A Owned by Maritime Services – Not Subject to Classification under Local Government Act 1993	N/A Maritime Services
Western end of existing Pyrmont Point Park	Part Lot 115 in DP 872490	Community Land	Community Land
Northern end of Harris Street	Within boundaries of Lot 118 DP 872490	Public Road	Public Road
Pirrama Road	Within boundaries of Lot 118 DP 872490	Operational Land	Public Road
South Pirrama Road	Within boundaries of Lot 118 DP 872490	Operational Land	Community Land

### 4.3 Category of Land under this Plan of Management

It is a requirement of the Local Government 1993 to categorise the classified Community Land as per s.36 (4) of the Act.

The site has been categorised in accordance with the guidelines in the Local Government (General) Regulation 2005.

In summary the proposed categories for community land in this Plan of Management are as follows:

- Park
- General Community Use

The categorisation of the land are in accordance with the guidelines for categorising community land contained in the Local Government (General) Regulation 2005.

The delineation of these category types are shown in Table 6 and Figure 40.

The park management units and sub units are based on character zones that comprise the adopted Master Plan.

Table 8 Category of Land under the Plan of Management

Master Plan Unit	Sub Units	Category	Local Government Regulation 2005 Categorisation Guidelines
PARK	The Green Point The Grove Shoreline Promenade	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 land by others.
WHARFAGE	Sheltered Bay (surrounds)		
COMMUNITY SQUARE	Community Square	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 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.
SOUTH PIRRAMA ROAD	South Pirrama Road	General Community Use	
WHARFAGE	Pole Garden/ Wharfage Structures/ Decking	N/A – Owned by Maritime Services	N/A
STREETSCAPE*	Pirrama Road Harris Street	N/A -Public Road N/A -Public Road	N/A N/A

**4.4 Core Objectives**

The Local Government Act 1993 provides core objectives for all categories of community land. Council must manage the community land according to these core objectives.

The significance of the prescribed core objectives is to ensure that any activities or uses of the land are consistent with the core objectives for that category of land.

This plan hereby adopts the following core objectives specified in the LG Act for the areas in each category noted in below.

**4.4.1 Core Objectives for Management of Community Land Categorised as a Park.**

Categorised as a Park under s 36 (4) the core objectives of this category as per the Act 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.*

**4.4.2 Core Objectives for Management of Community Land Categorised as a General Community Use**

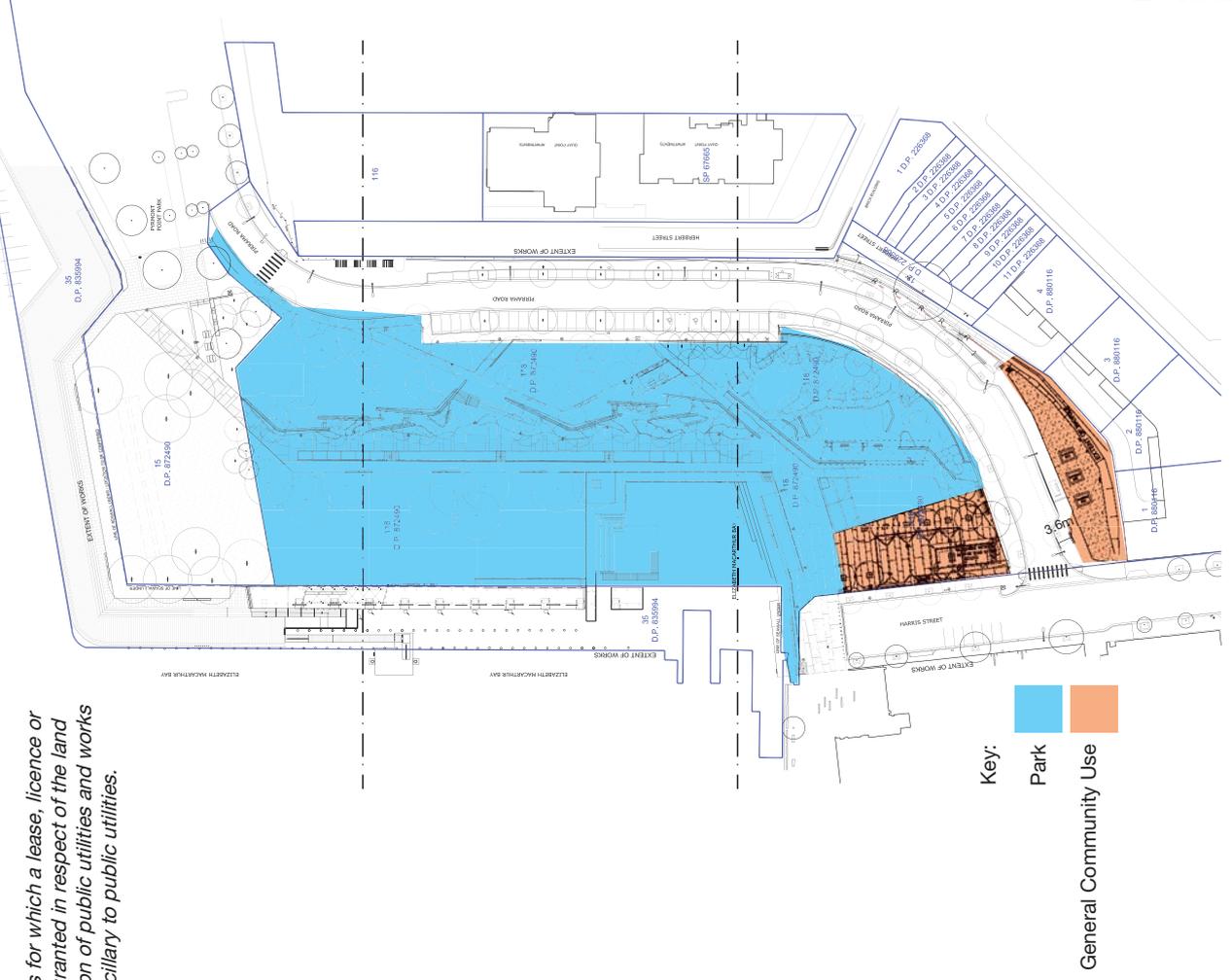
Categorised as General Community Use under s.36(4) the core objectives of this category as per the Act are:

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 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 40: Proposed Categorisation of land



### 4.4.3 Additional Council Objectives for the Water Police Site

The Act allows Council to include additional objectives.

Any additional Council objectives must be compatible with the core objectives established within the Act.

The following Objectives are derived from the master plan design principles for the site that are detailed in Section 3.2 – Master Plan of this Plan of Management. In summary these are:

- To create a **flexible park** that will allow for a range of different activities to occur within it;
- To ensure a **richness and variety** of the park experience. The park can be designed as a place where people can experience a variety and diversity of activities;
- To **engage with the water**;
- To protect and enhance **views and vistas** to and from the site;
- To **connect the park** into its neighbourhood;
- **Harbour foreshore access**;
- **Environmentally sustainable principles**.

The applicability of core objectives to park units and sub units is illustrated in Table 9.

Table 9 Council Objectives for the Water Police Site

Unit	Sub Units	Category	Core Objectives	Council Objectives						Environmentally Sustainable Principles	
				Flexible Park	Richness + Variety	Engage with Water	Protect Views + Vistas	Connect the Park	Missing Link		
PARK	The Green Point The Grove Shoreline Promenade	Park	Refer to Section 4.3.2	●	●	●	●	●	●	●	●
				●	●	●	●	●	●	●	●
COMMUNITY SQUARE	Community Square	Park	Refer to Section 4.3.3	●	●	●	●	●	●	●	●
WHARFAGE	Sheltered Bay (Surrounds)		Refer to Section 4.3.2	●	●	●	●	●	●	●	●
SOUTH PIRRAMA ROAD	South Pirrama Road	General Community Use	Refer to Section 4.3.3	●	●		●	●			
WHARFAGE*	Pole Garden/ Wharfage Structures/ Decking	NSW Maritime	Refer to Section 4.3.3	●	●	●	●	●	●	●	●
STREETSCAPE*	Pirrama Road	Public Road	Requirements of Roads Act 1989				●	●	●	●	●
	Harris Street	Public Road	Requirements of Roads Act 1989			●	●	●	●	●	●

\* not included as Community Land Requirements of this Plan of Management

**5.0 Description of Proposed Development and Permissible Uses**

Table 10: Local Government Act

Section	Requirement
36 (3A) (b) (i)	Specify the purposes for which the land and any such buildings or improvements will be permitted to be used
36 (3A) (b) (ii)	Specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.
36 (3A) (b) (iii)	Describe the scale and intensity of any such permitted use or development.

A description of the Master Plan proposal is provided in section 3.

Upon the site being classified as Community Land the legislation requires a description of the future use and development/improvements that will be allowable in Water Police Site as per the following requirements.

In addition to the requirements of the Local Government Act future development and uses of the parkland will need to:

- meet legislative requirements and Local Environmental Plan.

The LEP specifies the range of uses, activities and developments that will be permitted on the subject land, both with and without development consent, as well as uses and development that is prohibited.

- be consistent with the guidelines and core objectives of the Park category for community land the principles set out in the adopted master plan;

Under the Local Government Act uses and development of community land must be consistent with the Park's categorisation (section 4) and the core objectives (sections 4.3) of each category and any other additional objectives the councils proposes to place on the community land categories.

The following Table makes reference to the specific Local Government Act sections listed in Table 8 and provides a response to the requirements each clause.

Table 11 Permissible Uses

Park Units	Sub Units	The purposes for which the land and any such buildings or improvements will be permitted to be used Clause 36 (3A) (b) (i))	The purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise Clause 36 (3A) (b) (ii)	The scale and intensity of any such permitted use or development. Clause 36 (3A) (b) (iii)
PARK	The Green and the Point	Unstructured recreation, picnics, social/ family gatherings, <del>markets</del> Informal active and passive recreation activities	Development only as per approved Development Application D/2006/1903 and D 2007/2368 Conditions of Consent or as amended and/ or future Development Application approvals. Works associated with maintenance and repair of park structures, replacement of seats, lighting, park furniture.	Refer to approved Development Application master plan D/2006/1903
	The Grove	Unstructured recreation, Play ground facility, BBQ /Picnic facilities Informal active and passive recreation activities	Development only as per approved Development Application D/2006/1903 and D 2007/2368 Conditions of Consent or as amended and/ or future Development Application approvals. Works associated with maintenance and repair of park structures, replacement of seats, lighting, park furniture.	Refer to approved Development Application master plan DA 2006/1903
	Shoreline Promenade	Informal active and passive recreation activities	Development only as per approved Development Application D/2006/1903 and D 2007/2368 Conditions of Consent or as amended and/ or future Development Application approvals. Works associated with maintenance and repair of park structures, replacement of seats, lighting, park furniture.	Refer to approved Development Application master plan DA 2006/1903
	Sheltered Bay	<del>Walking, Seating, Launching of non-motorised watercraft such as canoes and kayaks and-rafting to-and from non-motorised boats-</del> Recreational fishing.	Development only as per approved Development Application D/2006/1903 and D 2007/2368 Conditions of Consent or as amended and/ or future Development Application approvals. Works associated with maintenance and repair of park structures, replacement of seats, lighting, park furniture.	Refer to approved Development Application master plan DA D/2006/1903

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COMMUNITY SQUARE	Community Square	Buildings for kiosk use, toilet facilities, shade structures storage/ ancillary to functions Community events and gatherings, markets, café/kiosk use, cultural events and performances, public meetings, festivals, information days, formal/ informal play groups, community gatherings and exhibitions.	Development only as per approved Development Application D/2006/1903 and D/2007/2368 Conditions of Consent or as amended.	Refer to approved Development Application DA D/2007/2368. Height and envelope size as specified by approved DA. Height of building must not exceed RL 111.5 to the top of the building. Fitout, use and hours of operation of Kiosk building to be subject to separate Development Application
SOUTH PIRRAMA ROAD	South Pirrama Road	Landscape treatments	Future community/ recreational building site maximum two stories high. Subject to further consultation and Development Application approval. Mixed use community facility in accordance with restrictive covenant. Use of landscape terraces could allow on grade access from adjoining laneway. Range of facilities could be but not limited to multipurpose community rooms, youth facilities, childcare facilities, indoor recreation facilities. Final facilities mix subject to outcomes of the City's Integrated Future Community Facilities Plan further community consultation and development consent approval.	Refer to approved master plan 26 June 2006. Maximum two storeys building height.
<b>COMMUNITY LAND REQUIREMENTS NOT APPLICABLE TO THESE AREAS</b>				
WHARFAGE*	Pole Garden/ Wharfage Structures/ Decking	Viewing, fishing, <del>launching of non-motorised watercraft such as canoes and kayaks, and alighting to and from boats.</del> Recreational fishing Water taxi access	Permitted Development only as per approved development application and/ or future Development Application approvals.	Refer to master plan
STREETSCAPE*	Pirrama Road/ Harris Street *	Vehicle, pedestrian and cycle access. Stair access along sandstone cut to Herbert Street	Design of Pirrama Road is to make provision for traffic calming devices or the like to decrease the likelihood of excessive vehicle speeds or dangerous driving in the area. Road works or traffic management arrangements approved under the Roads Act 1993.	Refer to master plan

\* not included as Community Land Requirements of this Plan of Management

### 5.1 Specific Use and Management Issues

#### 5.1.1 Dog Management

The City of Sydney Companion Animals Policy 2008 aims to promote harmony and equitable access to the public domain for all. This management will be based on education and information to pet owners and non pet owners alike.

The Water Police Site Park will include off-leash permitted areas, on-leash permitted areas, and some prohibited areas. The on-leash areas include that portion of the park adjacent to the playground, barbecues and kiosk facility at the southern end of the park, as well as the park pathways. The off-leash areas include all the lawn areas in the northern half of the park, as detailed in appendix 6 of this document. Consistent with section 14 of the Companion Animals Act dogs will be prohibited at all times from the childrens' playground and food preparation/ consumption areas such as the kiosk and bbq areas.

Park signage will clearly indicate the areas prohibiting dogs and provide ordinance controls as required by the Companion Animals Act 1998. Low landscape barrier walls and buffer planting has been provided around the playground to restrict uncontrolled dog movements.

### 5.1 Specific Use and Management Issues

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The City of Sydney Companion Animals Policy 2008 aims to promote harmony and equitable access to the public domain for all. This management will be based on education and information to pet owners and non pet owners alike.

The Water Police Site Park will be designated as an on leash park for that portion of the park adjacent to the playground, barbecues and kiosk facility at the southern end of the park and the remainder be designated as off leash, as detailed in appendix 6 of this document. Under section 14 of the Companion Animals Act dogs will be prohibited at all times from the childrens' playground and food preparation/ consumption areas such as the kiosk and bbq areas.

Park signage will clearly indicate the areas prohibiting dogs and provide ordinance controls as required by the Companion Animals Act 1998. Low landscape barrier walls and buffer planting has been provided around the playground to restrict uncontrolled dog movements.

### 5.1.2 Events

This Plan of management authorises:

- **City organised or sponsored community events of up to 800 people without the requirement of a Development Application subject to compliance with the Events Management Policy. Other applicants with proposed events over 250 people will require a separate Development Application.**

However, at the city's discretion events less than 800 people may still require a Development Application.

These requirements will not apply for Sydney wide events such as New Years Eve Fireworks that may attract users to multiple Harbour foreshore locations including the Water Police Park.

An Events Management Policy details the procedures for the use, approvals and management of outdoor events held on land under the ownership and/ or control of the City of Sydney. Events conducted in the Water Police site must comply with the following rules and guidelines in addition to any other conditions outlined.

- The venue must be appropriate to the size and nature of the proposed event, taking into account the sensitivity of the park, the land area available for the event, and the proximity to neighbouring residents and businesses that could be affected by the event of venue;
- Adequate measure must be included in event plans to ensure that the event site will be protected from damage, including:
  - protection of grass through the use of portafloor or similar product to protect all high traffic areas including stalls, bar areas, high traffic areas;
  - protection of sensitive garden beds and plantings through use of barricading to prevent access; protection of trees by not placing any structures within 5 metres of each tree trunk;
- Only vehicles authorised by the City and displaying a valid entry permit are permitted to enter the Park;
- Vehicles are not allowed to drive on grass unless grass protection measures such as portatrack, wooden boards or similar measures are laid;
- Authorised vehicles must be escorted and not exceed walking pace;
- No vehicles can remain in the park or open space during the event, unless specifically authorised;
- The site must be left in the same condition as it was

in prior to the event and the event organiser will be charged for any remedial work or additional cleaning required to achieve this:

- The duration of the event, including bump-in and bump-out, must be scheduled to minimise the amount of time the site is not available for public use. Park Ordinance Regulations

#### Event Security

Crowd security will be required to provide a general event presence, crowd control and protect the event and City of Sydney assets. The cost of these services will be borne by the event organiser.

The event organiser must also comply with any requirement of the local Police command to also employ user-pays police for the event.

#### Event Waste Management

The event organiser will be responsible for ensuring the event site is maintained in a clean and tidy condition during and following the event. The applicant must submit a waste management plan for the approval of the City of Sydney and should include the quantity and type of rubbish bins including recycling stations, and arrangements for the cleaning, collection and removal of all rubbish generated by the event.

Waste generated by an event is to be collected and removed from site immediately after the event and to the satisfaction of the City. Unsatisfactory performance will result in retention of the bond to cover the City's costs for any additional cleaning required.

It is prohibited to use City of Sydney rubbish bins for events (public use only).

Event organisers should engage the services of a waste contractor to ensure all rubbish is collected during the event and removed from the site.

The City of Sydney encourages applicants to recycle waste

as far as practicable and to implement Waste Wise Event strategies – see [www.wastewiseevents.resource.nsw.gov.au](http://www.wastewiseevents.resource.nsw.gov.au)

### Safety

The event organiser must provide appropriate arrangements to ensure the safety and well being of patrons, staff, contractors and volunteers at the event and compliance with all relevant Occupational Health and Safety legislation.

Safety arrangements should ensure:

- adequate fire extinguishing equipment is accessible at all times onsite and in particular in all facilities and to ensure that they comply with all fire regulations;
- LPG containers and electrical cords are certified safe and are properly connected and covered with cable guard where necessary;
- employees' and contractors' work practices do not cause hazards or endanger visitors or staff working on City land and that any work site is safe, with appropriate safety barricades, guards and signage in place where necessary;
- all machinery used on City Land is in a safe working condition with appropriate safety devices fitted and all machinery conforms to appropriate Workcover legislation;
- all employees and contractors are suitably attired (including where relevant wearing company identification, safety boots, hard hats and safety vests), sober and thoroughly trained for the purposes of the event.

### Noise Impacts

Amplification requires specific authorisation and will be strictly monitored and regulated by City of Sydney. In some instances, sound amplification equipment may have to be fitted with a noise limiter and it may be necessary for the event organisers to employ an accredited acoustic consultant to monitor sound levels and ensure that imposed limits are not exceeded.

All major events held in the City of Sydney must adhere to Event Licence & Environmental Protection Authority (EPA) guidelines for use of amplification equipment. All steps must be taken to minimise sound disturbance caused to nearby residents, businesses, patrons and licensees. The use of amplifiers is only permitted in specific City of Sydney public domain sites, between the hours of 10am and 10pm unless otherwise authorised by the City.

Reference must also be made to Condition of Consent (7) Noise – General for Development Application D/2007/2368 and Condition of Consent (7) Noise – General for Development Application D/2006/1903 when determining appropriate noise levels for approved events.

### Food

Event organisers must ensure that the provision of food complies with all health regulations, which include minimum standards for stall structure, cooking equipment, protection of food, rubbish disposal, washing facilities and food temperature control. Temporary food vending permits are required for all stalls or events that are preparing or providing food.

### Alcohol Consumption

The City's ordinance signage clearly prohibits the consumption of alcohol in public parks; however, the sale of alcohol will be permitted in exceptional circumstances, such as large-scale public events at the discretion of the City.

When alcohol is to be sold at an event, event organisers must comply with liquor licensing laws. The City of Sydney must be informed of an event organiser's intention to sell alcohol before a booking is confirmed.

The applicant must where necessary apply for and obtain the prescribed licence) and produce a copy to the City of Sydney before the commencement of the use of the open space. Information and application forms are available from the Office of Liquor, Gaming and Racing.

The applicant is legally required to ensure conformity to the responsible service of alcohol provisions. The applicant must also control guests leaving the venue and ensure no undue disturbance of the quiet and good order of the neighbourhood.

Beverages in glass are not permitted on site for safety reasons.

### Toilets

The applicant is to provide an adequate number of toilets including unisex facility for people with a disability and these facilities are to be housed in an area approved by the City of Sydney.

5.1.3 Park Ordinance Regulations

Permissible activities generally include those permissible under Council ordinance, and those that do not interfere with the use and enjoyment of the parkland by other park users.

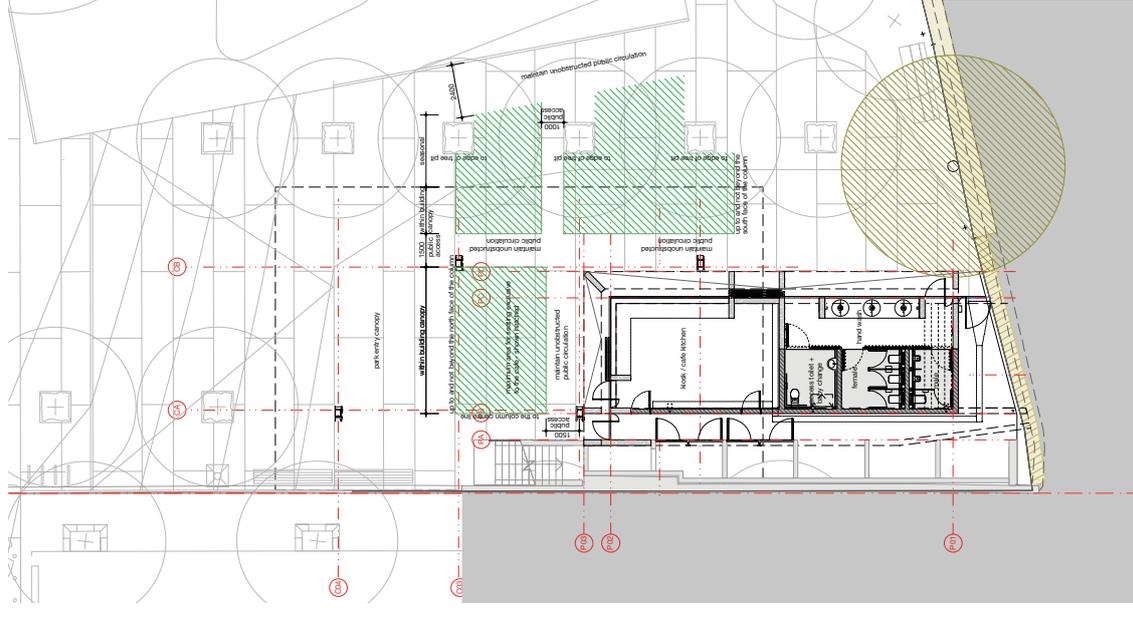
5.1.4 Kiosk

The Fit out and use and hours of operation of the kiosk will be subject to a separate Development Application. This Plan of Management authorises that the allowable span of hours that can be considered by a Development Application is 6am-10pm.

Considerations in the preparation of this Development Application to include:

- Signage to be kept to a minimum product advertising should not dominate the park environment exterior of the building;
- Advertising is not to be affixed to the building
- Extent of outdoor seating to be in accordance with plan Figure 41
- Access to service/ plant room facility to the rear of kiosk to be maintained and accessible at all times for Service Authority, maintenance and operational requirements
- Appropriate management of litter to minimise impact on users. Removal of litter and grease arrestor to be undertaken in low peak and outside peak park operational hours
- Public toilet facilities to be maintained and operated jointly by Council and the kiosk operator subject to lease agreement.
- Additional litter bins to be located with minimal obstruction to park users, adjacent to building and in appropriate colour and finish and subject to approval by Council.
- Cafe furniture to be high quality finish, with a simple uncluttered profile and in a material and finish suitable for exposed coastal locations.
- Storage / securing of City of Sydney seating in plant room storage facility to be undertaken by the Kiosk operator subject to lease agreement.

Figure 41 Extent of Outdoor Seating



### 5.1.5 Safety and Security

Safety and security have been considered in the development of the master plan by providing good sight lines, passive surveillance and lighting.

The strategy for lighting is to provide for adequate lighting to key areas such as the shoreline promenade and roadway. It is proposed that low level lighting be used to light landscape features of the new park such as the cliff face.

The proposed planting strategy has regard to safety and security issues in that it is primarily limited to large trees or low ground covers so as to preserve visual connections between all parts of the site and limit areas which are hidden or a security risk.

The City has a Safe City unit and program which works with a range of stakeholders including the Police, residents and community organisations in taking a coordinated approach with a focus on crime prevention to make the community a safer place.

The Safe City Strategy 2007-2012 recognises that there are many contributing factors to crime and that simplistic solutions such as more police and tougher sentencing do not address the underlying causes of crime. The Strategy has an emphasis on crime prevention recognising that by investing in building and strengthening communities at the local level to create a safer city. Above all the strategy has a focus on shared responsibility – that ultimately all of us are responsible for our own and each other's sense of safety and security.

The Water Police Park will be part of a City park network that comprises of over 187 ha of parkland distributed over 350 separate park sites. Apart from organised events and sporting club licence provisions this park network allows public access 24 hours a day, 7 days a week. In this context of the City's responsibilities and limited resources for its park network it is envisaged that the Water Police site will not be singled out for any unique or particular security patrol measures above currently received by other parks. Currently The City's Rangers and NSW Police currently undertake random patrols through the park network or visit in response to a specific safety/ crime issue or public complaint. The Water Police Park will be placed under a similar regime of random patrols by City Rangers and NSW Police and response to specific incidents.

Once the Park becomes operational it is recommended security and safety issues are regularly reviewed to ascertain any issues

that require attention and action by Safe City. This may include the conduct of Community Safety Audits in partnership with NSW Police.

### 5.1.6 Maintenance

Upon final handover of the completed park by the construction contractors maintenance of the park will be under the responsibility of the City of Sydney.

Maintenance works will then be carried out in accordance with the City of Sydney Parks Maintenance Technical Specifications. The Water Police Park will be classified as an Iconic Park under the maintenance specification. Other City Parks that have an Iconic park classification include Hyde Park, Victoria Park Pyrmont Point Park. Under this classification the park will receive the highest maintenance service level standard required by the specification in the areas of:

- Turf and lawn maintenance;
- Horticultural maintenance;
- Arboricultural maintenance;
- Infrastructure Maintenance;
- Cleansing Maintenance;
- Waste Management;
- Graffiti repair;
- Vandalism repair;

The City of Sydney is in the process developing asset management plans for its parks.

### 5.1.7 Community Consultation and Complaints Handling

The master plan and design development of the Water Police site park involved extensive community consultation and input. (Refer 3.1) Community consultation will be undertaken for any future changes to the design or use of the park that may occur in response to community demands. Specific community consultation plans will be developed for each issue however the format will likely involve the following components depending on the complexity of the issue.

- Mail/ letterbox notification of proposals;
- Community forums on issues concerning the Park;
- Invitation for public submissions;

In some instances the consultation and public submission format process will be determined by legislative requirements such as for Development Applications or for any review or amendment to this Plan of Management.

The City has a customer request management system to receive and electronically track requests and complaints received by the community.

All complaints regarding the Water Police Park will be recorded and allocated a receipt number. The complainant will be advised of this number within 48 hours.

Complaints will be forwarded to the most appropriate actioning officer within the City who will be responsible for keeping the community member updated with the progress of their complaint.

Where an investigation is required the community member will be advised the following within 48 hours of receipt of the complaint:

- The investigating officer's name
- The estimated length of time before the investigation is complete
- When they can next expect an update.

## 6.0 Leases Licences and other Estates

### 6.1 What are leases and licences?

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

### 6.2 Community Land Leasing and Licensing Requirements

The Local Government Act 1993 requires that any lease or licence of community land be authorised by a Plan of Management for purposes consistent with the categorisation and zoning of the land.

The maximum period for licences/ leases on community land allowable under the Local Government Act is 21 years. Community land may only be leased or licensed if public notice is given as per the requirements of the Local Government Act 1993.

Where a lease arrangement has been entered into with Council for community land, subleasing of the land must be in accordance with the requirements of section 47C of the Local Government Act.

Licences and leases for the use of Water Police site for activities need to be permissible under this Plan of Management, Sydney Local Environmental Plan 2005, The Local Government Act 1993 and pursuant to Council Resolution and if required Development Consent.

Subject to the required approvals this Plan of Management authorises the lease, licence or grant of any other estate over Water Police Site for purposes as outlined in the following Table.

Table 12 Leases, Licences and other estates

Type of Arrangement Authorised	Land and Facilities covered Management Units	Purposes for which long term leasing/licensing will be granted
Lease	Park	No long term leases of park permitted. Short Term Casual Hire provisions (refer to 6.3)
Lease/ Licence	Community Square	Lease for Kiosk/café facilities serving food and beverages. Allow for outdoor seating / tables areas for 20 people or as determined by Fitout/Use/ Hours of Operation Development Application. Facility to be ancillary and supportive to the use of the park Hours of operation 8am – 10:0pm or as determined by Fitout/Use/ Hours of Operation Development Application. Short Term Casual Hire provisions (refer to 6.3)
	Wharfage	Water taxi stop (subject to Maritime Services requirements)
	South Pirrama Road	Short term hire provisions (Refer to 6.3)
Grants of Estate	Park Community Square Wharfage South Pirrama Road	This Plan of Management allows Council to grant “an estate” over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the Local Government Act 1993. Estates may also be granted across community land for the “provision of pipes, conduits, or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility of the Council or other public utility provider that is situated on community land.

## 6.3 Short Term Casual Hire

Licences will be granted for casual events including, but not limited to the purposes listed in Table 11. These events may generally be held within the hours of 8am and 10pm.

All short term casual hire will be in accordance with Section 116, 117, 118 of the Local Government (General) Regulation 2005. However the Park may be used for civil emergency purposes when the need arises.

The *Local Government and Environmental Planning and Assessment Amendment (Transfer of Functions) Act 2001* transfers approvals formally required under section 68 of the Local Government Act to the Environmental Planning and Assessment Act. These transferred approvals include installing temporary structures on land.

Consequently casual use hire of the park may require a Development Application if the proposal includes the erection of temporary structures such as tents, booths, stage areas and mobile structures.

In assessing Water Police site as a venue for events the City should apply the following criteria:

- The event should not result in physical damage to the Park
- The event should be available to all sections of the community
- The event should not result in a significant impact on adjoining residents;
- Organisers of the site should be responsible for cleaning up the site and repairing any damage that may occur.

Fees for short term casual bookings will be charged in accordance with Council's adopted Fees and Charges at the time.

Table 13 Leases, Licences and other estates

Type of Arrangement Authorised	Land and Facilities covered	Purposes for which short term casual licences will be granted
Short Term Casual Use Licence	Park	Purposes of community events / festivals; Playing a musical instrument, or singing for fee or reward, picnics and private celebrations such as weddings and family gatherings, filming for cinema/television, conducting a commercial photography session, public performance, engaging in trade or business, delivering a public address.
	Community Square	
	Sheltered Bay Surrounds	
	South Pirrama Road	
	Streetscape*	Uses regulated by Roads Act 1993
	Wharfage	Maritime Services requirements

\* not included as Community Land Requirements of this Plan of Management

### 6.4 Liquor Licenses

Granting of temporary Liquor Licenses are subject to other approvals and are not at the sole discretion of Council. However this Plan of Management allows Council to give permission as a landowner for liquor licenses subject to other necessary approvals. Applications for such licenses will be considered on individual merit and only once all relevant criteria have been met.

7.0 Strategy + Action Plan

Section 36 of the Local Government Act requires that a plan of management for community/land manages the land according to the objectives and methods set out below.

- (a) the category of the land (refer to Section 9),
- (b) the objectives and performance targets of the plan with respect to the land ,
- (c) the means by which the council proposes to achieve the plans objectives and performance targets,
- (d) the manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets,

The Plan of Management will require regular review in order to be consistent with community values and changing circumstances.

The following review process is recommended:

- An review to assess progress and implementation of actions after one year of the Park's opening for public use.
- An review to assess progress and implementation of actions after two years of the Park's opening for public use.
- A complete review and revision after 5 years.

Table 14 Performance Targets

Objectives and performance targets of the plan with respect to the land s.36(b)	Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c)	Manner in which Council proposes to assess its performance with respect to the plans objectives and performance targets s.36(d)
<p><b>Protection of public land</b> Appropriate LEP zoning and classification</p>	<p>Undertake Classify Community Land as per LEP Zoning to reflect open space recreation use</p>	<p>Community Land Classification undertaken at completion of Park construction works. City Plan provides appropriate Open Space/ Recreation Zoning for the Park.</p>
<p><b>Context</b> Expansion of the park network Complete a missing link in the waterfront promenade</p>	<p>The master plan identifies the new park as an extension of the existing Pyrmont Point and Gibba Parks, and seeks to integrate and improve connections with these public parks and spaces.  The master plan provides new paths through the site to continue the water front promenade around Pyrmont foreshore and beyond. The plan reinstates the historic relationship between Harris Street and the Harbour and uses the opportunity to create a new public gathering space on the Pyrmont Point waterfront.</p>	<p>Completion of Park construction. Pathways/ Harbour foreshore access and links provided to adjacent parklands.</p>
<p><b>Ownership and Tenure</b> To ensure that ownership , tenure and permitted use arrangements allow the widest possible community access to the Park and are orientated to mutually compatible recreational activities</p>	<p>All future leases and licences to meet the requirements of Local Government Act 1993</p>	<p>Appropriate review and compliance of leases and licences in accordance with the Local Government Act.</p>

Table 14 Performance Targets

Objectives and performance targets of the plan with respect to the land s.36(b)	Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c)	Manner in which Council proposes to assess its performance with respect to the plans objectives and performance targets s.36(d)
<p><b>Uses and Recreation</b></p> <p>Provide for a range of informal / unstructured activities in the Park.</p> <p>To optimise public access to all areas of the Park.</p> <p>To create a flexible park that will allow for a range of different activities.</p>	<p>Provide improved facilities for the range of occasional events that occur within the Park so that these events may be accommodated without adversely affecting park values.</p> <p>Provide permanent toilet facilities that are robust, in character with the Park, and a design that discourages anti social activities.</p> <p>Undertake audit of facilities ensure compliance with Council's Equitable Access Code.</p> <p>Enforce dog management provisions as per requirements of Council's Companion Animal Management Plan.</p>	<p>Identified increased participation numbers over 5 year period as measured by survey and observation.</p>
<p><b>Access and Circulation</b></p> <p>Provide easy pedestrian access into the Park.</p> <p>Providing a new pedestrian walk way around the foreshore.</p> <p>To connect the Park to its neighbourhood</p> <p>To ensure access to and within the Park for people with disabilities.</p> <p>To allow through access for cyclists.</p>	<p>The site has been designed to maximise public access and ensure appropriate connections with surrounding development. The design provides for a continuation of the foreshore promenade which currently exists on the waters edge adjacent to the Jackson's Landing development and connects to the pedestrian pathway system within Pyrmont Point Park to the north. The Park provides a range of pathway options including timber boardwalk on the water's edge and the new Shoreline Promenade.</p> <p>New access stair is provided to connect the site with Herbert Street on top of the cliff face above the site.</p> <p>Proposed ramps , paths and stairways will comply with relevant council and BCA requirements consistent with Australian Standard AS1428 and Council's Access DCP.</p>	<p>Completion of Park construction works that conform to all relevant Australian Standards and Codes for disability access.</p> <p>Minimal conflict between pedestrians and cyclists.</p>

Table 14 Performance Targets

Objectives and performance targets of the plan with respect to the land s.36(b)	Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c)	Manner in which Council proposes to assess its performance with respect to the plans objectives and performance targets s.36(d)
	<p>Potential for water taxi pick up and drop-off pontoon to enhance transport options to the area.</p> <p>Two regular bus routes (443 and 449) travel along Pirrama Road linking the site with the City and with Broadway.</p>	
<p><b>Experience water edge</b></p> <p>Provide for a variety of experiences of the waters edge</p> <p>To engage with the water</p>	<p>The master plan proposes to create multiple conditions and spaces at the water edge, allowing for various degrees of access to the harbour. Specifically there is a strong desire to encourage views to the water, and enable physical access by allowing park users to dangle feet, paddle or wade in the water.</p>	<p>Completion of wharfage upgrade</p>
<p><b>Traffic, Parking</b></p> <p>Provide adequate parking provision for park visitors</p>	<p>Ensure that maintenance vehicular access to the Park will not result in inconvenience to park users or damage to the park</p> <p>Proposed foreshore promenade paved pedestrian path vehicles for park maintenance purposes</p> <p>Ensure diligent enforcement of Council's parking restrictions through regular ordinance patrols during park events.</p> <p>Currently Pirrama road has approximately 20 parallel parking spaces adjacent to the site.</p> <p>Proposed 42 parking spaces along Pirrama Road mainly through the introduction of 90 parking on the road's western side.</p> <p>In addition 7 spaces are proposed in Harris Street</p>	<p>Completion of Pirrama Road car parking works.</p> <p>Minimal conflict between park users and service vehicles.</p>

Table 14 Performance Targets

Objectives and performance targets of the plan with respect to the land s.36(b)	Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c)	Manner in which Council proposes to assess its performance with respect to the plans objectives and performance targets s.36(d)
<p><b>Cultural and Historical Significance</b></p> <p>Interpretation of the heritage significance of the site in terms of both natural and cultural components.</p> <p>Interpret the parks rich history for its visitors and users.</p> <p>Dedicate a name for the Park.</p>	<p>Undertake a process either through a naming competition/ public submissions for a dedicated name for the Park. Name should reflect the unique cultural, historical or social significance of the site or Pymont area. Name to be adopted by Council resolution and submitted to Geographical Names Board.</p> <p>Use of indigenous flora: Port Jackson Fig Trees (<i>Ficus rubiginosa</i>) and Sydney Red Gum (<i>Angophora costata</i>)</p> <p>Cut sandstone cliff is conserved as a major component of the new parkland landscape composition.</p> <p>Industrial waterfront character maintained by retention of much of existing seawall, foreshore apron and low retaining wall outboard of the original shoreline.</p> <p>Topography of reclamation, seawalls and retaining walls is conserved as part of the extant industrial fabric of the place as is the remnant piles and wharf structure.</p> <p>Proposed shoreline promenade approximates the line of the 1788 shoreline.</p> <p>The master plan interprets the site's history of change and represents elements such as historic shorelines, rock shelves, previous structures etc. This is done in deliberate ways such as creating an inlet and more subtle ways such as a promenade on the alignment of the historic shoreline.</p> <p>The Master Plan retains most of the existing seawall, part of the concrete wharf's concrete encased piles and the sandstone wall/ embankment below Pirrama Road.</p>	<p>Completion of Park redevelopment works.</p> <p>Name dedicated for the Park.</p> <p>Increased appreciation of the Park as measured by a park user survey and <b>positive</b> comments received by Council</p>

Table 14 Performance Targets

Objectives and performance targets of the plan with respect to the land s.36(b)	Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c)	Manner in which Council proposes to assess its performance with respect to the plans objectives and performance targets s.36(d)
<p><b>Public Art and Interpretation</b></p> <p>Encourage locals and tourists to use and enjoy the park;</p> <p>Instill understanding and appreciation of the site and history it represents</p>	<p>Interpretation Strategy</p> <p>Five zones for interpretation</p> <ol style="list-style-type: none"> <li>1. Harris Street public access</li> <li>2. The pole garden totems</li> <li>3. Harbour inlet platforms</li> <li>4. Shoreline promenade</li> <li>5. Public art</li> </ol> <p>Based on the significance of the water's edge it is suggested that public art be situated on, or near the water. Harbour's edge and harbour inlet platforms site's history and land water connection.</p>	<p>Increased appreciation of the Park as measured by a park user survey and <b>positive</b> comments received by Council</p>
<p><b>Landscape Character and Visual Quality</b></p> <p>To ensure a richness and variety of the park experience.</p> <p>To protect and enhance views and vistas to and from the site.</p>	<p>Proposal will transform a site with poor amenity and visual character into a new harbour foreshore park</p> <p>Visual quality of the foreshore will be enhanced with a new park and replanting</p> <p>Views from harbour will be maintained by high quality, architecturally designed building elements and new</p> <p><b>A Diversity of Park Spaces</b></p> <p>The master plan creates a park structure with multiple spaces, from broad scale to the intimate. Level changes across the site are used in subtle ways to create discreet areas that allow for different uses and create park "rooms".</p>	<p>Appreciation of the Park as measured by a park user survey and <b>positive</b> comments received by Council</p>
<p><b>Environmentally sustainable principles</b></p> <p>Address water management , energy efficiency and improved habitat.</p> <p>Integrate best practice in environmental design.</p>	<p>Include sustainability features such as:</p> <ul style="list-style-type: none"> <li>• reducing potable water consumption through harvesting stormwater for toilet flushing and irrigation;</li> <li>• reducing stormwater pollution by capturing and treating</li> </ul>	<p>Completion of Park redevelopment works with environmental sustainable design features incorporated.</p>

Table 14 Performance Targets

Objectives and performance targets of the plan with respect to the land s.36(b)	Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c)	Manner in which Council proposes to assess its performance with respect to the plans objectives and performance targets s.36(d)
<p>The park design embraces innovative water recycling and stormwater management as well as maximising impervious surfaces and using endemic species.</p> <p>Proposed buildings will incorporate environmentally sustainable design</p>	<p>stormwater in a series of filtration units; generating park lighting from solar collectors on the foreshore shade pavilion which "bank" electrical power on the mains power grid.</p> <ul style="list-style-type: none"> <li>• Use of solar hot water systems</li> <li>• Tree planting – endemic and native trees and understory planting which provides opportunities for habitat for native fauna.</li> <li>• Collection of stormwater from Harris Street for irrigation reuse within parks.</li> <li>• Roof water reuse for toilet flushing</li> <li>• Introduction of solar panels for park lighting</li> <li>• Planted bio retention stormwater filtration swales as a landscape feature;</li> <li>• Reuse of site material including wharf timber, sandstone and concrete slab where feasible;</li> <li>• Permeable pavement where possible;</li> </ul>	
<p><b>Safety and Security</b></p> <p>To ensure that the Park is a safe and secure place for its visitors both day and night</p>	<p>Seek specialist assistance to review lighting and park security to create well lit pathways through the Park to accommodate major night time movements and maintain daytime safety for park users.</p> <p><b>Safety, lighting and accessibility</b></p> <p>Safety and security have been considered in the development of the master plan by providing good sight lines, passive surveillance and lighting.</p>	<p>Completion of Park redevelopment works in accordance with relevant Australian Standards.</p> <p>Safe park with no reported incidents.</p>

Table 14 Performance Targets

Objectives and performance targets of the plan with respect to the land s.36(b)	Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c)	Manner in which Council proposes to assess its performance with respect to the plans objectives and performance targets s.36(d)
	<p>The strategy for lighting is to provide for adequate lighting to key areas such as the shoreline promenade and roadway. It is proposed that low level lighting be used to light landscape features of the new park such as the cliff face.</p> <p>Proposed planting strategy has regard to safety and security issues. Plantings to be primarily limited to large trees or low ground covers so as to preserve visual connections between all parts of the site and limit areas which are hidden or a security risk.</p> <p>Security and safety issues to be regularly reviewed to ascertain any issues that require attention and action by Safe City</p>	
<p><b>Management and Maintenance</b></p> <p>To provide a clean, well maintained Park.</p>	<p>Maintenance programs carried out in accordance with maintenance specifications.</p> <p>Maintenance specification service level to be Iconic Park classification under the City of Sydney Parks Maintenance Technical Specification.</p> <p>Prepare Asset management plans <del>for wharffage/see wall structures</del> for all park elements (buildings, wharriage, sea wall structures, playground etc) under the responsibility of City.</p>	<p>Maintenance works carried out in accordance with the City of Sydney Parks Technical Specifications.</p> <p><b>Positive</b> Community feedback received <b>and in accordance with objectives</b></p>

Table 1:	Contents of a Plan of Management required under the Local Government Act 1993
Table 2:	Consent Conditions
Table 3:	DP/ Lot Information and Ownership for the Former Water Police Site and associated areas
Table 4:	Existing zoning
Table 5:	Local Government Act
Table 6:	Description of Existing Study Area and Current Permissible Uses
Table 7:	Comparison between current and proposed classification status
Table 8:	Category of Land under the Plan of Management
Table 9:	Council Objectives for the Water Police Site
Table 10:	Local Government Act
Table 11:	Permissible Uses
Table 12:	Leases, Licences and other estates
Table 13:	Leases, Licences and other estates
Table 14	Performance Targets

Figure 1: Location Plan	Figure 16: The Green and the Point
Figure 2: Lot/DP Parcels Diagram	Figure 17 Open space framed by fig trees - Observatory Hill, Sydney, City of Sydney Online Image Library
Figure 3: Site Photo	Figure 18 Open space framed by trees - Bradley's Head, Sydney "New Conversations with an Old Landscape", p.74
Figure 4: Existing wharf structure, Pymont Point Park	Figure 19 Boardwalk edge - Oriental Bay, Wellington, NZ, "Ultimate Landscape Design p.265
Figure 5: Existing sandstone escarpment	Figure 20 The grove
Figure 6: Jacksons Landing	Figure 21 Informal green space under trees - Macquarie University, Sydney, Aspect Image Library
Figure 7: LEP Map Depicting Zoning	Figure 22 Picnic seating and BBQ facilities under Eucalyptus trees - Victoria Park, Sydney, Aspect Image Library
Figure 8: Current Classification	Figure 23 Diverse options for play - Victoria Park, Sydney, Aspect Image Library
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### References

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### Appendices

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2. Council Resolution 22 August 2005
3. Council Resolution 26th June 2006
4. Council Resolution 27th June 2007
5. [City of Sydney Parks Maintenance Specification for Parks designated Iconic Parks](#)
6. [Pymont Point Dog Management Plan](#)