



**GLADESVILLE RESERVE &
BETTS PARK PLAN OF
MANAGEMENT
SEPTEMBER 2004**



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1.0 EXECUTIVE SUMMARY

The introduction identifies the objectives of the Plan of Management, the format of the Plan of Management document, and existing management background for the study area

1.1 Background

The study area incorporates two reserves located in Huntleys Point in the Hunter's Hill Municipality, approximately 7km from the Sydney CBD. Both reserves are located upstream of the Gladesville Bridge on the northern side of the Parramatta River and are State owned (Crown Land) under the care control and management of Hunter's Hill Council.

The open spaces as a whole provide a significant foreshore corridor on the Parramatta River, providing links to Bedlam Bay Regional Park to the west and Riverglade Reserve to the north.

The plan seeks to balance natural area conservation with passive and active recreation and other community uses of the site. The plan aims to establish a basis for guiding Council's ongoing enhancement and maintenance of this important open space asset and provide a suitable guide for day-to-day and long term decision making.

The Gladesville Reserve and Betts Park Plan of Management was commissioned by Hunters Hill Council in September 2004 and was undertaken by Consultants, Environmental Partnership. The 2008 revision to the Plan identifies a site for the possible construction of a skate area within Gladesville Reserve.



Above: The Study Area

1.2 Land Categorisation

This specific Plan of Management (POM) proposes the following categorisation for the subject reserves:

Gladesville Reserve (Crown Land)

- that the generally sloping areas containing remnant bushland be categorised as *Natural Area (Bushland)*;
- the rocky foreshore, sandy beaches and areas containing remnant bushland adjoining the Parramatta River be categorised as *Natural Area (Foreshore)*;
- the areas in the northern section of the reserve that support active recreation (currently cricket, soccer and netball) be categorised as *Sportsground*;
- the areas that support passive recreation and/or contribute to visual amenity through the presentation of a park-like setting be categorised as *Park*; and
- the category of *General Community Use* is applied to the carparks, Pre-School and land currently occupied by the Henley Bowling and Recreation Club.

Betts Park (Crown Land)

- that the generally sloping areas containing remnant bushland be categorised as *Natural Area (Bushland)*; and
- the rocky foreshore, sandy beaches and areas containing remnant bushland adjoining the Parramatta River be categorised as *Natural Area (Foreshore)*.

Refer section 4.3 for the extent of these categorisations on the site.

Community land categorisations are not required for the reserves which are Crown land and subject to the requirements of the Crown Lands Act. However, in order to provide continuity with Council's open space management and a reference for management decision making, categorisations as for Council Community Lands have been identified.

1.3 Study Area at a Glance

The information following outlines the key details of the Reserves as required by the Local Government Act for Plans of Management.

GLADESVILLE RESERVE	
Address:	Huntleys Point Road, Huntleys Point NSW
Key components:	Lot 40 DP 1000859
Ownership:	Crown land
Relative land categorisation (Draft POM 2004) <i>Categorisation not required under Crown Lands Act</i>	Natural Area (Bushland), Natural Area (Foreshore), Sportsground, Park, General Community Use
Care, control, management:	Hunter's Hill Council
Area:	8.45 Ha
Zoning:	Open Space 6(a)
Assets:	Pre-School, Bowling Club, Amenities Building, Cricket / Soccer Field, Cricket Nets, Netball Courts, 3 No. Carparks, Green Waste Centre, Picnic Areas, , Ferry Wharf & associated covered walkway, Park Furniture (seats, bins, picnic tables). Proposed boardwalk and dingy racks.
Condition of buildings:	Pre-School: constructed 1999, good condition Bowling Club: constructed early 1960s, fair condition Amenities Building: constructed early 1970s, good condition
Existing uses:	Passive recreation: picnics, walking, cycling and fishing Active recreation: cricket, soccer, netball Pre-school, Bowling club (functions / hiring) Access to water, weed removal, bush regeneration
Leases / licenses:	Pre-school, Henley Bowling Club
Caveats / easements:	N/A

BETTS PARK	
Address:	Huntleys Point Road, Huntleys Point NSW
Key components:	Unnumbered Lot and DP
Ownership:	Crown Land

Recommended land categorisation (Draft POM 2004)	Natural Area (Bushland), Natural Area (Foreshore)
Care, control, management:	Hunter's Hill Council
Area:	1.3 Ha
Zoning:	Open Space 6(a)
Assets:	Proposed track down to beach. Proposed dingy racks.
Condition of buildings:	N/A
Existing uses:	Access to water, weed removal, bush regeneration
Leases / licenses:	N/A
Caveats / easements:	N/A

1.4 Key Strategies

The following principal strategies for park management listed below have been derived from the Management Strategy Framework (refer section 5.2.2):

Natural Environment

- 1.1.1 Re-zone all of Betts Park and the riverside edge of Gladesville Reserve to Urban Bushland which will offer the land protection through SEPP 19 – Bushland in Urban Areas
- 1.1.2 Construct boardwalks in areas where informal access is impacting Saltmarsh community
- 1.1.3 Reduce weed cover through a combination of the following methods:
 - a) Hand weeding and controlled spraying of weeds
 - b) Provide buffer zones along the bushland / lawn interface
 - c) Undertake community awareness programme regarding dumping and garden escape (refer 6.1.1)
 - d) Better define and create a more permanent buffer around Council's green waste and chipping pile
 - e) refer 1.3 for urban stormwater strategies
- 1.1.4 The Bushland in Betts Park is considered too narrow to sustain a bush path parallel to the river. Formal pedestrian access in Betts Park is currently provided adjoining Huntleys Point Road.
- 1.1.5 Council proposes to close a number of informal tracks in areas where their provision impacts natural areas
- 1.1.6 Council proposes to formalise a number of path routes with a hard wearing path surface / boardwalk to routes where community desire for tracks is greatest, and it is believed that the adjoining bushland can sustain (and would benefit) from a formalised pathway
- 1.1.7 Proposed formalised path for Betts Park:
 - path between Huntleys Point Road and bay providing access to beach and proposed Dinghy lockers
- 1.1.8 Proposed formalised paths for Gladesville Reserve:
 - path between existing pedestrian/cycle path and the rocky point / informal lookout area adjoining the river
 - path between existing pedestrian/cycle path and the grassed picnic area adjoining the river (currently a vehicle access track that is mulched to reduce erosion) and a perimeter track around the grassed area to serve as a maintenance edge for turf
 - boardwalk from the picnic area around saltmarsh to proposed Dinghy lockers
 - boardwalk over wetland adjoining picnic area and connecting path running parallel to embankment

(below sportsground) and connecting with main pedestrian/cycle path

- 1.1.9 Formalise dinghy storage in both reserves to reduce impacts and improve visual amenity
- 1.1.10 Undertake community awareness program aimed at educating visitors and adjacent land holders on the significance and value of bushland, remnant vegetation and natural systems, and on best management practices for private land to reduce disturbances to bushland (refer 6.1.1)
- 1.1.11 Install interpretive signage to increase awareness of the values of the natural and cultural heritage and to inform recreational user behaviour (refer 6.1.2)
- 1.1.12 Promote aims and objectives of bush regeneration to local residents with the long-term aim of starting a Bushcare group
- 1.1.13 Support, coordinate and supervise assistance by volunteers
- 1.1.14 Continue ongoing bush maintenance of areas already worked and commence bush regeneration in unworked areas
- 1.1.15 Continue hazard reduction and pile burns to improve bush condition, encourage natural regeneration and reduce fire risk to adjoining properties – works to be staged to ensure habitat values are not diminished
- 1.1.16 Reduce mesophyllic species numbers such as *Pittosporum undulatum* during bush regeneration
- 1.1.17 Revegetate with local provenance indigenous species in those sections of the reserve where regeneration will not occur due to prior severe disturbance
- 1.2.1 Improve wildlife habitat through bush regeneration
- 1.3.1 Undertake regular maintenance of wetlands and gross pollutant traps
- 1.3.2 Investigate stormwater impacts from Crown Street and hard stand (carpark) areas within Gladesville Reserve
- 1.3.3 Investigate stormwater impacts and source funding for improvements including potential bank stabilisation, removal of gross pollutants and water filtration with wetlands

Heritage

- 2.1.1 Continue to work with the Metropolitan Local Aboriginal Land Council to ensure bush regeneration / stormwater / recreational activities do not compromise the Aboriginal heritage of the area
- 2.2.1 Improve the abutment as a scenic lookout and park focal point with fig tree planting, upgraded seating and interpretive signage
- 2.2.2 Undertake Landscape Design Development for bridge abutment lookout as a basis for implementing improvement works and sourcing funding

Visual

- 3.1.1 Maintain and improve the natural foreshore vegetation that provides a visual backdrop to harbour views from adjoining areas
- 3.2.1 Retain / consolidate existing planting patterns considering preservation of views from the site
- 3.2.2 Conserve the visual scale of development to the foreshore to ridge zone to reduce visual prominence of new structures

Social / Cultural

- 4.1.1 Encourage continuation of existing natural preservation and passive recreational usage aimed at catering to needs of both the local community and visitors seeking passive recreation in a harbour front setting
- 4.2.1 Undertake community awareness program aimed at educating visitors and adjacent land holders on the significance and value of bushland, remnant vegetation and natural systems, and on best management practices for private land to reduce disturbances to bushland (refer 6.1.1)
- 4.2.2 Install interpretive signage to increase awareness of the values of the natural and cultural heritage and to inform recreational user behaviour (refer 6.1.2)

Recreation / Park Use

- 5.1.1 Approval for development of community facilities subject to conditions listed in the plan of management (refer section 2.6 Leases)
- 5.1.2 Alternative proposals will be considered for the Henley Bowling Club via a future Expression of Interest process.
- 5.1.3 Leasing of Pre-School is considered compatible with the principles of Crown Land management and should continue.
- 5.2.1 Maintain existing playing fields and amenities to enable continued use of the reserve for active recreation
- 5.3.1 Maintain the grassed area adjoining the river in Gladesville Reserve for passive recreation
- 5.3.2 Continue off leash dog use whilst there is no conflict with other park uses. Review ongoing arrangements subject to investigation of any identified issues

Education

- 6.1.1 Undertake community awareness program aimed at educating visitors and adjacent land holders on the significance and value of bushland, remnant vegetation and natural systems, and on best management practices for private land to reduce disturbances to bushland
- 6.1.2 Undertake interpretive signage strategy as a basis for implementing improvement works and sourcing funding. Sign design to be aimed at increasing awareness of

natural/cultural heritage values and informing recreational user behavior. The following sign themes should be explored:

- Aboriginal heritage, previous occupation by the Walumattagal Clan, and Aboriginal life pre-1788
- European heritage, previous uses and evolution of the site, former Gladesville Bridge abutment
- the Natural bushland / foreshore vegetation, significance of natural areas in an urban area, and threatening processes that impact the natural areas

Intrinsic

- 7.1.1 Maintain and improve connections with adjoining open space areas and public transport pickup / setdown points
- 7.2.2 Reinforce the role of the abutment land through appropriate landscape treatments (refer 2.2.1/2)

Management / Maintenance

- 8.1.1 Install backed seating along pathways in the reserves and picnic tables in the riverside picnic area within Gladesville Reserve
- 8.1.2 Upgrade existing furniture throughout the reserves with new type that is of contemporary design, vandal resistant, and has low maintenance requirements
- 8.2.1 Prepare a Concept Masterplan and Staged Action Plan to provide basis for implementing improvement works and sourcing external funding

1.5 Structure of the Plan of Management

The Plan of Management document is presented in two parts:

Part One – Background

2 Review

Review of the existing physical and cultural character of the site as a basis for identification of values, desired outcomes and issues, and subsequent development of planning and management strategies.

3 Relevant Background Information

Appraisal of literature, reports, and studies relevant to the Plan of Management process, along with an identification of key implications of legislation and guidelines pertaining to the reserves.

Part Two – Plan of Management

4 Basis for Management

Outline of project methodology, consultation process, community land categorisation, and crown land management requirements.

5 Management Strategies

Identification of an overall and detailed visions for the Reserves, upon which a Management Strategy Framework is developed. The framework provides the rationale for development of planning and management strategies, along with monitoring and evaluation targets.

6 Planning Principles

Identification of planning principles in response to the identified visions for the Reserves which provide a basis for ongoing improvements.

7 Funding

Potential funding / management responsibilities, and possible funding sources.

Part A Background

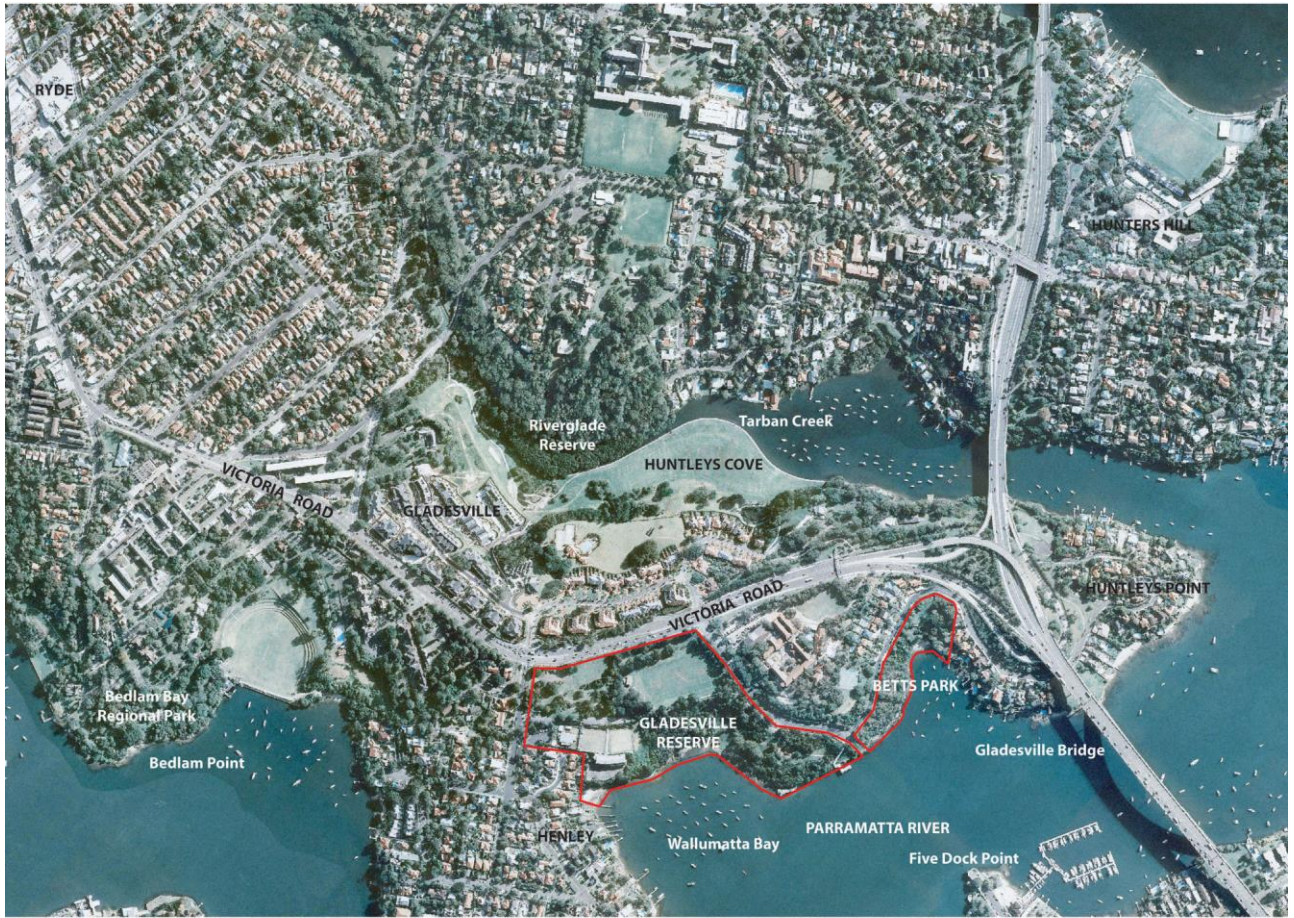
2.0 REVIEW

This section provides a review of the existing and past physical and cultural character as a means of understanding its key values to the community and of major issues for management.

2.1 Site context

Gladesville Reserve and Betts Park are adjoining areas of open space located on the northern foreshores of the Parramatta River. Gladesville Reserve is bounded by Victoria Road to the north, Huntleys Point Road and the Ferry wharf to the east, Crown Street to the west and the Parramatta River to the south. Betts Park is bounded by Huntleys Point Road to the north and west, and the Parramatta River to the east. The northern abutment of the previous Gladesville Bridge currently provides a viewing point (lookout) where the two spaces adjoin.

Gladesville Reserve is the larger of the two reserves at approximately 8.5 hectares, 3 hectares of which is bushland. Betts Park is approximately 1.3 hectares with 1 hectare of that being bushland. The area as a whole affords a significant predominantly natural corridor along the Parramatta River, providing links to Bedlam Bay Regional Park to the west and Riverglade Reserve to the north.



Above: Site context diagram



Above: Panorama view of Gladesville Reserve from Parramatta River



Left: Panorama view of Betts Park from Parramatta River

2.2 Heritage

Pre 1788

It is thought that the Wallumattagal Clan, part of the Eora Nation inhabited Hunters Hill. Their territory extended from Milsons Point in the east to Ryde in the west. The relevant Aboriginal Land Council for the Hunters Hill area is the Metropolitan Local Aboriginal Land Council, and their input is sought on any issues relating to Aboriginal culture and heritage. Heritage significant sites are listed with the NSW National Parks and Wildlife Service.

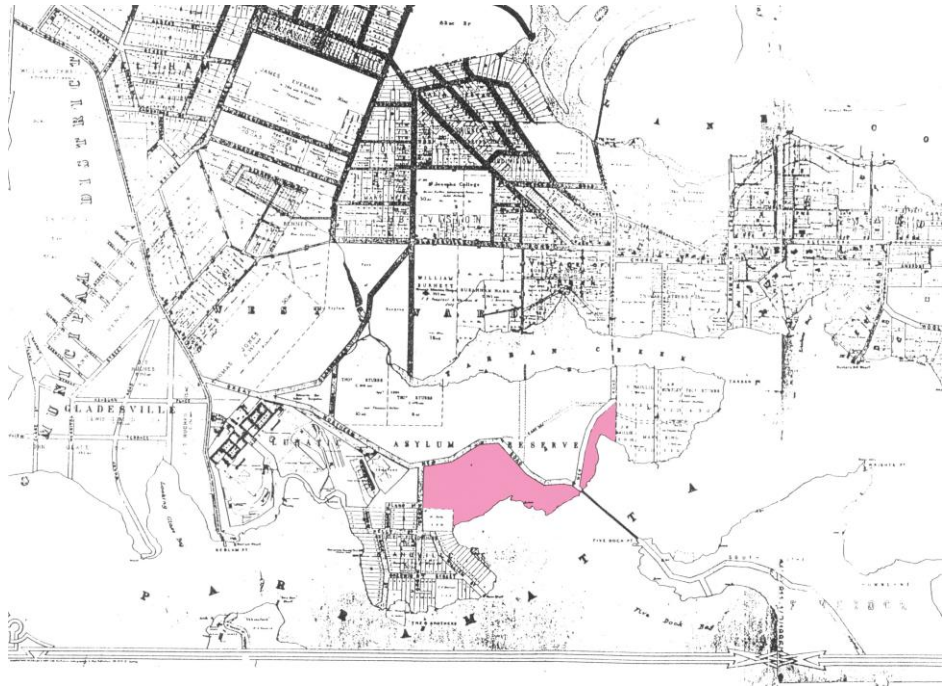
Recent (2004) review and of Aboriginal sites in Hunters Hill LGA have shown that there are Aboriginal heritage sites in both Gladesville Reserve and Betts Park, with some eight sites listed. The significance of the Aboriginal heritage in the area has been commemorated by the renaming of the bay at Gladesville Reserve to Wallumatta Bay. A plaque unveiled in 2002 at a ceremony within the reserve, acknowledges that the Hunters Hill Municipality lies within the Traditional country of the Wallumattagal people.

Post 1788

The first evidence of European influence in the area was the inclusion of the Asylum Reserve, on which Gladesville Hospital was built in 1838. It is possible that the reserves may have been used for farming / grazing as the hospital had extensive agricultural interests. The Asylum Reserve was originally sandwiched between two estates, Henley (bought by William Band in 1837) and Huntley's Point (bought by Alfred Huntley in 1857).

The old Gladesville Bridge was opened in 1881 and was accessed by Great Northern Road (now Huntleys Point Road). This was a busy traffic route until the new Gladesville Bridge was opened in 1965. The original bridge abutment is listed as a heritage site, and provides an informal lookout and good opportunities for interpretation.

Gladesville Reserve was dedicated for public recreation in 1920 and Council was made Trustee in July 1960. It is thought that Betts Park was named after Edward Marsden Betts, a former Mayor of Hunters Hill.



Above: Hunters Hill Parish Map 1886

2.3 Natural systems



Level playing field areas have been created by filling



An area of Saltmarsh is impacted by foreshore access and dinghy storage



Foreshore forest



A weed infested area adjoining the bowling club

2.3.1 Landform

The reserves form a continuous edge of natural rocky foreshore, remnant and semi-natural vegetation and sandy beaches. The topography in both reserves is steeply sloping from Victoria Road and Huntleys Point Road to the Parramatta River foreshores.

2.3.2 Geology / soils

The Parramatta River Foreshores Manual identifies the site soil as the Gymea Soil Landscape, which is typified by undulating to rolling rises and low hills on Hawkesbury Sandstone. Slopes on this group are typically between 1:10 and 1:4. Sandstone often outcrops occur on slopes steeper than 1:4. Vegetation related to the Gymea group includes cleared forest and open woodland. The Henley Peninsula and Huntley's Point are the only locations where the group extends to the foreshore edge. Limitations of this group include localised steep slopes and outcrops, high erosion hazard, and highly permeable soils of low fertility.

The site's natural soils have been largely modified by cutting and extensive filling (landfill) works undertaken to create terraced areas for playing fields, carparks and the bowling club greens.

2.3.3 Vegetation communities

The vegetation communities in the reserves include:

Saltmarsh characterised by: Samphire - *Sarcocornia quinqueflora*, Seablites - *Sueda australis*, Sand Couch - *Sporobolus virginicus*, Sea Rush - *Juncus kraussii* and *Selliera radicans*. The NSW Scientific Committee has listed Saltmarsh as an Endangered Ecological Community under the NSW Threatened Species Conservation Act, due to its reduced status.

Mangroves are also present and are characterised by the Grey Mangrove - *Avicennia marina* in Gladesville Reserve

Rocky Foreshore and Open Forest Vegetation contains canopy trees consisting of Brown Stringy Bark - *Eucalyptus capitellata*, one of only two known occurrences of this species within the Municipality, and Blackbutt - *E. pilularis*, with Port Jackson Fig - *Ficus rubiginosa* and Sydney Red Gum - *Angophora costata* at Betts Park. There is a sub strata of Coast Banksia - *Banksia integrifolia*, whilst stands of Swamp Oak *Casuarina glauca* fringe the river edge in some places.

2.3.4 Bushland regeneration

In the late 1990's with the aid of funding from the Parramatta River Foreshore Improvement Program and assisted by labour from an employment scheme, weed was cleared from the embankment below the oval at Gladesville Reserve and replanting took place using local native plant species.

Bush regeneration of Betts Park begun 2002 with the targeting of good bushland towards the western end which was being overrun, particularly by Bamboo and Asparagus Fern. A number of "unofficial" tracks down to the foreshore responsible for fragmenting this small but significant area of bushland, and introducing weed seed and rubbish dumping. Stands of bamboo were left in place to form protective barriers. Regeneration is progressing steadily westward towards the more weedy areas.

Attempts to interest local residents to form a bushcare group have not met with success to date. On occasions, interest has been expressed and meetings have been held, but no group has resulted. However, in 2004 a local resident who lives at the eastern end of Huntleys Point Road volunteered to clear Asparagus Fern from the western edge of the park adjacent to the road. This primary clearing of the Asparagus Fern has since been completed. Council hopes that this work will create interest in other residents to become involved and learn more about the natural values of the area.



Bush regeneration area in Betts Park

Bush regeneration at Gladesville Reserve commenced in 2004 with the assistance of a Sydney Harbour Access grant. The first area to be targeted was the foreshore, below the gate entrance off Huntleys Point Road. Weed was removed from the Saltmarsh, and Asparagus Fern and non-native grasses are being removed from the bushland behind.

Adjacent to the Bowling Club on the south-east facing foreshores is a particularly weedy section of the reserve. To address the weed disturbance here and rehabilitate the area would require significant resources.



Stormwater outfall is impacting this area

2.3.5 Drainage

In 2001, funding was received from the RTA to undertake Stormwater works at Betts Park. Stormwater, mainly emanating from Victoria Road, surcharged across a grassy slope at the reserve, causing erosion, dumping pollutants into the reserve, onto the sandy beach and straight into the river. Increased capacity piping together with a gross pollutant trap and a wetland were constructed to slow the water, whilst capturing and reducing the pollutant load entering into the river. The constructed wetland has been planted with local indigenous species.

In 2004, the gross pollutant trap was upgraded to a CDS Unit, again with funding from the RTA. A smaller wetland has also been installed in Betts Park, below a stormwater drain located adjacent to Huntley's Point Road. Both wetlands are planted with local provenance macrophyte species.

Stormwater from Crown street flows onto Gladesville Reserve and causes erosion of the bank below the carpark at the bowling club.

Erosion has further been exacerbated by inappropriate clearing treatment of this embankment. An imposed replanting strategy has met with limited success, due to the steepness of the site, the dry weather conditions and poor maintenance.

Stormwater, from Victoria Road is piped through Gladesville Reserve and exits at lower Gladesville Reserve near the base of a steep embankment. Consequently this lower section of the reserve is often saturated, both from the piped run-off and from the natural seepage from the embankment. Landscape treatments in this area currently being undertaken (2004) include the creation of a more controlled path for the water, weed clearing and plantings using locally indigenous, water tolerant species. The aim of these plantings is also help to buffer and protect the saltmarsh community below the stormwater outlet at the water's edge.

2.4 Access

Priorities for walkway/cycleway access in and adjacent to the reserves include developing links to Bedlam Bay Regional Park, Gladesville Hospital grounds and through to Riverglade Reserve. Council has adopted a Cycle Plan for the Municipality and is endeavouring to obtain external funding to implement proposals in the plan.

Gladesville Ferry Wharf and the adjacent bus stop are located at the eastern end of Gladesville Reserve. The wharf provides access to commuter services along the Parramatta River for the local community and Riverside Girls High School, as well as visitor access to the public open space in the vicinity. Safety issues associated with the school students arriving and awaiting public transport have arisen in the past.



Ferry wharf



Informal track

Council has therefore put in place a maintenance regime to ensure that the problem around the wharf is minimised.

A number of moorings are located off the shore from Gladesville Reserve (Wallumatta Bay) and Betts Park. The moorings require path access to the foreshore and storage area for dinghy's. Council is proposing to formalise dinghy storage with the provision of dinghy lockers in both reserves, boardwalk access at Gladesville Reserve, and upgraded path access in Betts Park. It is also hoped that the boardwalk will limit the damage currently being done to the endangered ecological Coastal Saltmarsh community in this vicinity.

Informal tracks forged into the remnant bushland have created a number of problems, impacting on the biodiversity of the reserves through increased fragmentation, spread of weed through the introduction of weed propagules and loss of visual amenity through the introduction of litter to natural areas of the reserves.

Council has received several proposals from the community to create more tracks through the reserves by opening up foreshore bushland. Any such proposal would need to be assessed, taking into account Council's responsibilities to protect and enhance the natural vegetation and Aboriginal cultural heritage sites in this narrow but significant strip of foreshore vegetation (refer Sydney Harbour and Parramatta River DCP for SREP 22 and SREP 23, and core objectives for Natural Area categories of the Local Government Act).

2.5 Park use and recreation

The northern area of Gladesville Reserve has an active recreation focus consisting of two playing field areas with an amenities building located in between. The main playing field is located near the corner of Victoria and Huntleys Point Road and is used for cricket and soccer by Riverside Girls High School (located across Huntleys Point Road), Gladesville United Soccer Club, All Saints Soccer Club and Gladesville District Cricket Association.

Netball courts with a grass surface are located adjoining Victoria Road to the west of the soccer / cricket field, and cricket nets are located north of the amenities block in between the two fields. New lighting for the main field was installed in 2002, and all sporting facilities are generally considered adequate for its present use.

A new adventure Playground has recently been constructed adjacent to the amenities block on the western edge of the playing fields. The playground has been designed to cater for 3 -12 year olds. No additional playground equipment is required on the Reserve.

A maintained grassed area adjoining the foreshore in Gladesville Reserve has good views of the Parramatta River and is a popular location for picnics and passive recreation

Dogs are permitted off-leash in Gladesville Reserve in a sign posted area all day Monday-Friday and until 9.30am Saturday and Sunday.

Council maintains an area in Gladesville Reserve to chip woody debris and store the consequent chipped material. Whilst this does not pose a problem in itself, its impact on the reserve could be lessened through better delineation of the operational area with a buffer zone of local native plants surrounding this, together with improved stormwater and sediment control.



*Pre-School
Bowling Club*

2.6 Existing leases

2.6.1 Pre-School

The Pre-school is situated on land that was once a former bowling green of the adjacent Bowling Club. It was built by Council and the community, and was completed in 1999. The design and construction of the building seek to minimise visual impact of this foreshore location and also use the principles of best practice ecologically sustainable development.

A lease was granted to the Riverside Pre-school Committee in 2000 for a period of ten years with a further ten year option.

2.6.2 Henley Bowling Club

The Henley Bowling Club was constructed in the early 1960's. Since that time utilisation as a Bowling and Recreation Club has waned to the point that in recent years the building is no longer used as a bowling club.

The building is under the care control and management of Hunters Hill Council. The building is currently unused and there are no leases in place for use of the building.

Council at its meeting of 28 July 2008 resolved to;

- Reject all previous Expression of Interest proposals and any further submissions received arising from the process commenced in 2006.
- The EOI documentation be revised, utilising findings of the Community Facilities Study and in consultation with the Department of Lands and the Strategic Planning and Finance Advisory Working Party, including possible future uses and management structures for the reserve and its facilities. Following completion of this a call for new Expressions of Interest be made.
- The existing facility continues to be operated as a community centre under the auspices of Council with no long-term booking commitments to be entered into.

The Department of Lands has previously recommended to Council that Council's Plan of Management for Gladesville Reserve should focus on the expansion of community based activities conducted at the Club and that this should be extended to include other activities undertaken or likely to be undertaken within the Reserve.

Council will consider alternative uses for the land subject to;

- Compliance with the principles for the Crown Land Management and approval by the Department of Lands

- Compliance with the core objectives for the land categorization of General Community Use
- Compliance with the various requirements listed in Council's LEP, DCP and any other State policies.

With pressure for increased sporting facilities constant and set to increase in line with the population of the Sydney Basin, it is timely to review the needs and opportunities presented by level areas within community land. It is necessary for Council to recognise all options when assessing the future of this site.

The Gladesville Reserve Plan of Management will be reviewed as part of this process.

With pressure for increased sporting facilities constant and set to increase in line with the population of the Sydney Basin, it is timely to review the needs and opportunities presented by level areas within the community land. These areas, whilst not large enough to support another playing field, could for example, adequately support two netball or basketball courts; or a swimming pool should the community identify the need. It is therefore necessary for Council to recognise all options when assessing proposals and to give consideration to the impact upon the Riverside Preschool of any change or increase in the activities taking place on this section of community land.

2.7 Management and maintenance

Both Reserves are managed and maintained by Hunter's Hill Council. Council personnel carry out the activities described below:

Activity	Frequency
Mowing	Fortnightly in summer, approximately every two months in winter
Weed removal and arboricultural activities	Ongoing as required
Rubbish removal	Daily
Graffiti removal	As soon as possible after it occurs
Building cleaning	Twice per week

3.0 RELEVANT BACKGROUND INFORMATION

3.1 Previous studies

3.1.1 Parramatta River Foreshore Manual 1997

The Parramatta River Foreshores Improvement Manual is a State Government initiative coordinated by the Department of Urban Affairs and Planning (now the Department of Infrastructure Planning and Natural Resources – DIPNR). The Manual is the culmination of background research and review, community consultation and development of planning strategies and actions that provide a basis for improvement of the environmental, recreational, and visual quality of the Parramatta River.

The Manual contains material related to the ongoing enhancement and management of the River foreshore, whilst a second document titled Implementing the Program presents a number of demonstration projects and funding opportunities. Gladesville Reserve and Betts Park was one of these demonstration sites.

The following issues are listed in the Manual for Gladesville Reserve / Betts Park:

- Poor quality of landscape setting – weed encroachment, erosion
- Potential of lower foreshore area as recreation space
- Potential for foreshore access route

The following actions are listed in the Manual for Gladesville Reserve / Betts Park:

- Prepare improvements plan to incorporate improved access for pedestrian/cycle path network and rationalisation of park usage areas

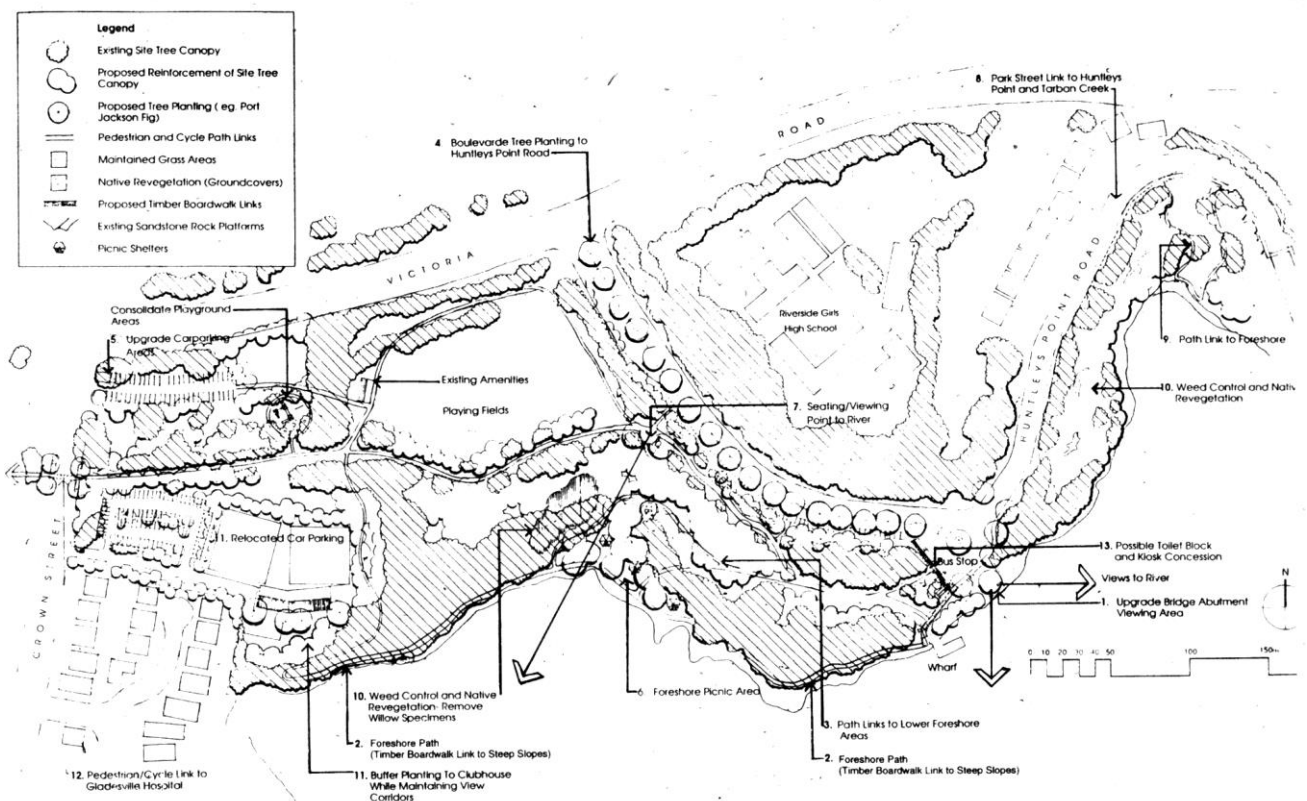
A Concept Plan for the Gladesville Reserve and Betts Park demonstration site is presented in the Implementing the Program section of the Manual. Following is a list of the plans proposed improvement works with Council's position on the proposal listed in *italics*:

1. Old Gladesville Bridge Abutment – fig tree planting, upgraded seating, maintenance of stone work and interpretive signage [*proposal supported*]
2. Path Links Along Foreshore – gravel path and timber deck along foreshore [*proposal not supported due to impact*]

pathway / boardwalk on natural foreshore vegetation and visual amenity]

3. Path Access to Lower Foreshore – asphalt path with brick edge connecting from upper park areas to foreshore *[proposal supported]*
4. Huntley's Point Road – tree planting to central median *[proposal considered a low priority]*
5. Upgrade Carpark Areas – surfacing, stormwater drainage and shade tree planting *[proposal supported, and implemented adjoining Pre-School]*
6. Lower Foreshore Picnic Area – fig tree planting, picnic shelters and furniture *[proposal supported]*
7. Upper Park Lookout – looking viewing point off main path to provide shaded rest area with views to the southwest and Abbotsford *[proposal supported]*
8. Park Street Link – footpath adjoining Huntleys Point Road adjoining Betts Park and linking Gladesville Reserve with Huntleys Point Reserve and Tarban Creek Foreshore Area *[proposal implemented]*
9. Access to Betts Park Foreshores – path link to grassed slopes providing access to sandy beach *[proposal supported and implementation planned for near future]*

10. Weed Control – Weed eradication and control measures along with natural revegetation of steep slopes to the reserves, including removal of Willow specimens from lower foreshore of Gladesville Reserve [proposal supported – ongoing implementation]
11. Bowling Club – liaise with club to enable parking on disused greens and buffer tree planting on lower carpark [this proposal no longer relevant]
12. Access link to Gladesville Hospital – provide pedestrian crossing and path link to Gladesville Hospital site across Crown Street (in conjunction with NSW Dept. of Health) [proposal supported and implemented]
13. Potential Kiosk – adjacent to bus stop incorporating public toilets [considered a low priority]



Above: Concept Plan for Gladesville Reserve / Betts Park from the Parramatta River Foreshores Improvement Manual.

3.1.2 Gladesville Reserve POM 1998

The 1998 POM categorises Gladesville Reserve as *Natural Area (Bushland)*, *Natural Area (Foreshore)*, *Sports Ground*, *Park* and *General Community Use*.

The POM is largely based on the recommendations of the Parramatta River Foreshores Improvement Manual including the following recommendations:

1. Allocation of part of a lease for the Henley Bowling and Recreation Club to a new lease as a Pre-School Kindergarden site
2. Restoration of Natural Areas – a strategy
3. Optimisation of active recreation areas (new additions to amenity buildings)
4. Management of vehicles and paths
5. Implementation of concepts developed in DUAP report on site as demonstration project.
6. Future opportunities

3.1.3 Gladesville Reserve and Betts Park Bushland Regeneration Report 1995

This report by a student at Ryde College of Tafe reviews the sites resources, and makes recommendations for improvements to natural areas through weed removal and bush regeneration.

3.2 Planning Context

3.2.1 Commonwealth Legislation

Environment Protection and Biodiversity Conservation Act 1999

The Commonwealth legislation provides a national framework for environment protection through a focus on protecting matters of national environmental significance and on the conservation of Australia's biodiversity.

Where possible open space should reflect environmental protection and enhancement philosophies although where features of environmental significance are present.

Native Title Act 1993

The expression *native title* or *native title rights and interests* means the communal, group or individual rights and interests of Aboriginal peoples or Torres Strait Islanders in relation to land or waters, where:

- (a) the rights and interests are possessed under the traditional laws acknowledged, and the traditional customs observed, by the Aboriginal peoples or Torres Strait Islanders; and
- (b) the Aboriginal peoples or Torres Strait Islanders, by those laws and customs, have a connection with the land or waters; and
- (c) the rights and interests are recognised by the common law of Australia.

The main objectives of the Act are:

- (a) to provide for the recognition and protection of native title; and

- (b) to establish ways in which future dealings affecting native title may proceed and to set standards for those dealings; and
- (c) to establish a mechanism for determining claims to native title; and
- (d) to provide for, or permit, the validation of past acts, and intermediate period acts, invalidated because of the existence of native title.

The Act recognises and protects native title. It provides that native title cannot be extinguished contrary to the Act. The Act covers the following key areas:

- (a) acts affecting native title;
- (b) determining whether native title exists and compensation for acts affecting native title.

Should a Native Title claim be lodged on an open space reserve this will be assessed under the provisions of the Act and a ruling be made regarding ongoing use and management.

3.2.2 State Government Legislation

Crown Lands Act 1989

Succeeding with Plans of Management - A guide to the Local Government Act and Crown Lands Act, 1996) identifies that a Plan of Management may be prepared for Crown land dedicated or reserved for public purposes.

The Department of Lands land management philosophy directly relates to the principles of Crown land management which are listed in section 11 of the Crown Lands Act 1989. These principles affect all aspects of the departments activities and, specifically, the major elements of land assessment, reservation / dedication of land and preparing plans of management.

The principles are listed as:

- Environmental protection principles be observed in relation to the management and administration of Crown land.
- The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible.
- Public use and enjoyment of appropriate Crown land be encouraged.
- Where appropriate, multiple use of Crown land be encouraged.
- Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity.

- Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

Additional requirements under the Crown Lands Act relating to plans of management are:

- that the Minister administering the Crown Lands Act or Minister assisting the Minister for Natural Resources (Lands), gives consent for the preparation of a plan of management and consent for a draft plan going on public exhibition;
- that the plan of management observe appropriate reserve policy applicable to the site along with relevant land management case law; and
- that the draft Plan of Management shall be placed on public display for not less than 28 days to allow for submissions to be made on the Plan of Management.

Local Government Act 1993

The Local Government Act provides the legislative framework for a council's day to day operation. The Act emphasises a council's responsibility to actively manage land and to involve the community in developing a strategy for management. Of particular relevance is the requirement for all council property classified as Community lands to be categorised in accordance with the guidelines for the categorisation listed in the Local Government (General) Regulation (cl.6B-6JA). For lands categorised as Natural Area, specific planning and management strategies are to be provided. Strategies must reinforce and reflect the core objectives for community land listed in the Local Government Act (s. 36E-N).

Fisheries Management Act 1994

Administered by NSW Fisheries, the Fisheries Management Act addresses the conservation of threatened fish and habitats in NSW waters. The Act contains up to date information on endangered/vulnerable species, populations, ecological communities, species presumed extinct, and key threatening processes. Whilst not directly affecting the Reserves, this Act would be relevant if the site was affecting the adjoining waterway.

Rivers and Foreshores Improvement Act 1948

The R&FI Act applies to natural and artificial water bodies, which are known as protected waters, and which include:

- all clearly defined drainage lines
- perennial (flowing) or intermittent (often dry) streams
- modified stream channels
- artificial channels diverting natural stream channels
- estuaries, coastal lakes or lagoons
- any perennial or intermittent lakes having a stream running into or from them and coastal lakes

Part 3A of the Act is designed to control activities that have potential to cause adverse impacts to the water body and also applies to protected land which includes the bank, shore or bed of these water bodies, and adjacent land within 40 metres of the top of their banks. A Part 3A permit is generally required (apply to Waterways Authority) for any works undertaken on, in or under protected land.

3.2.3 Regional Environmental Plans

Sydney Regional Environmental Plan No.22 (SREP 22) – Parramatta River

The document establishes the regional framework from which coordinated planning, development and management of the Parramatta River and its foreshores can take place. It aims to encourage development of facilities for recreation and open space to improve the appearance of the river and to protect the area's natural assets and environmental heritage.

General aims and objectives contained in the plan relevant to this study include:

- establishing consistent and coordinated approach to planning, development and management of the waterway
- efficient and effective development control
- ensure that the special value of certain foreshore areas as access points to the waterway are fully considered in future planning and development control
- recognise, protect and enhance natural, scenic, environmental, cultural and heritage qualities
- fully integrate land and water based recreation activities
- develop boating and recreation facilities and open space achieving a diversity of landscape settings
- identify, conserve and enhance environmental heritage

The plan encourages 'development' which relates to the river's unique uses and characteristics and compliments its scenery.

Sydney Harbour and Parramatta River DCP for SREP 22 and SREP 23

This Development Control Plan (DCP) was prepared for DUAP in 1998 to guide development of land covered under two regional environmental plans (REPs) SREP No. 22 which applies to the Parramatta River and SREP No.23 which applies to Sydney and Middle Harbours.

The plan includes performance criteria for protecting different ecological communities to ensure that:

- ecological communities, particularly those which form wildlife habitats are protected and where feasible enhanced;

- development is sited to retain native vegetation, wetlands and natural foreshores;
- development is accompanied by revegetation and rehabilitation of degraded foreshores, where appropriate; and
- development does not impact adversely on water quality.

The plan identifies performance criteria for development within/adjoining the following ecological communities identified within the reserves:

- Open Forest (Terrestrial) – high conservation status
- Saltmarsh (Terrestrial) – high conservation status
- Rocky Platform (Aquatic) – high conservation status
- Sandy Beaches (Aquatic) – medium conservation status
- Mudflats and Mangroves (Aquatic / Terrestrial) – high conservation status

The Reserves are classified by the DCP as Landscape Character Type 9. The following sections are extracts from the DCP apply to the site.

Statement of Character and Intent

These areas are significant because they contain natural foreshores interspersed with more developed areas and provide a key feature and visual variety to the total landscape. The natural shoreline has significant visual features. However, it is also developed with swimming pools, retained edges and boatsheds. Sections of vegetated skyline have been preserved. The intent is to retain these natural features and only encourage development that is consistent with the scale, design and siting of that which exists.

Performance Criteria

Any development within this landscape is to satisfy the following criteria:

- it is sited so remaining rock outcrops, cliff lines or vegetated shorelines are protected and not obscured;
- it is sited to ensure that the continuous line of any natural feature is preserved and remains the dominant feature in the landscape;
- it is sited and designed to maintain vegetation cover on the upper slopes and ridgelines;
- major points and entrances to the bays are preserved in their natural state;
- existing character, natural, cultural and heritage features of the islands are retained; and
- colours should match native vegetation as closely as possible with trim colours drawn from natural elements such as tree trunks and stone.

Catchment Blueprint – Sydney Harbour Catchment Board (2003)

The Draft Catchment Blueprint has been prepared for the Sydney Harbour Catchment Management Board to establish the strategic direction for natural resources and environmental management (NREM) over the next ten years.

The Blueprint identifies catchment scale objectives and outlines the necessary steps required to achieve them.

The Blueprint is the primary integrating mechanism for all natural resource planning and management related to the harbour. It sets the overarching natural resource priorities for the catchment as a whole, consistent with national and statewide policy.

Key outcomes are natural resource management targets and related actions. The enhancement of natural vegetation systems, and stormwater management are fundamental areas of strategy of relevance to management of the site. The Blueprint has the status of Government policy and will influence all government NREM plans, strategies, programs and activities.

State Environmental Planning Policy No. 19 – Bushland in Urban Areas

Aims to protect and preserve bushland within urban areas. It sets out matters that a consent authority must consider when assessing development within areas zoned for urban bushland or in adjoining areas.

3.2.4 Hunter's Hill Council Planning Policies

Hunters Hill LEP

Under the Hunters Hill Local Environment Plan (No.40) the reserves are zoned *Open Space 6(a)*.

Developments for the following purposes are permitted within that zone without consent: Public drainage works and infrastructure; works for the purposes of landscaping or gardening.

Developments for the following purposes are permitted within that zone with consent: Buildings for the purpose of landscaping, gardening or bushfire hazard reduction; community facilities; private drainage works and infrastructure; recreation areas; refreshment rooms; utility installations (other than gas holders or generating works).

Part B Plan of Management

4.0 BASIS FOR MANAGEMENT

The basis for management describes the approach to determining management strategies for the site. This includes consultation and the identification of values and desired outcomes, based on consultation and the outcomes of Section 2 Review.

4.1 Methodology

In accordance with the guidelines established in "Succeeding with Plans of Management" (DLWC / Manidis Roberts 1996), the Gladesville Reserve and Betts Park Plan of Management has been prepared based on a "values based approach". Using values as the foundation of the Plan of Management process ensures the plan will remain valid for longer.

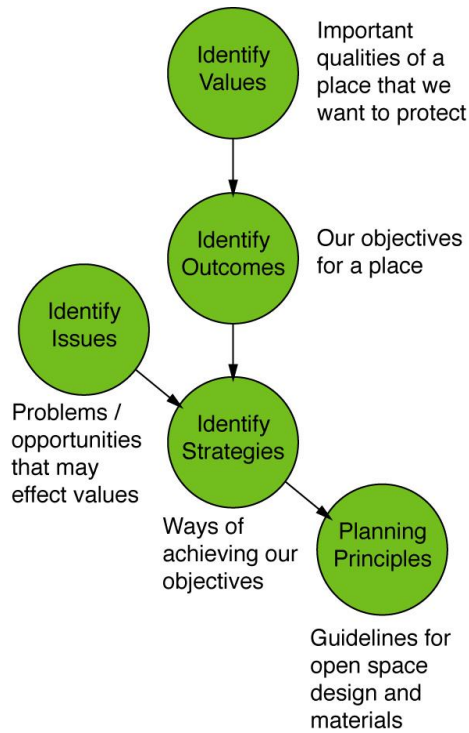
Alternatively an issues based approach (as often followed in plan preparation in the past) whilst dealing effectively with the issues of the day has no flexibility to deal with new issues that arise over time, and may quickly become out of date. This is "based on the assumption that community values change at a much slower rate than issues" (DLWC / Manidis Roberts 1996).

The identification of values for the reserves (refer 4.3) has provided a foundation for decision making which enables each step in plan preparation to relate and cross reference back to the established values.

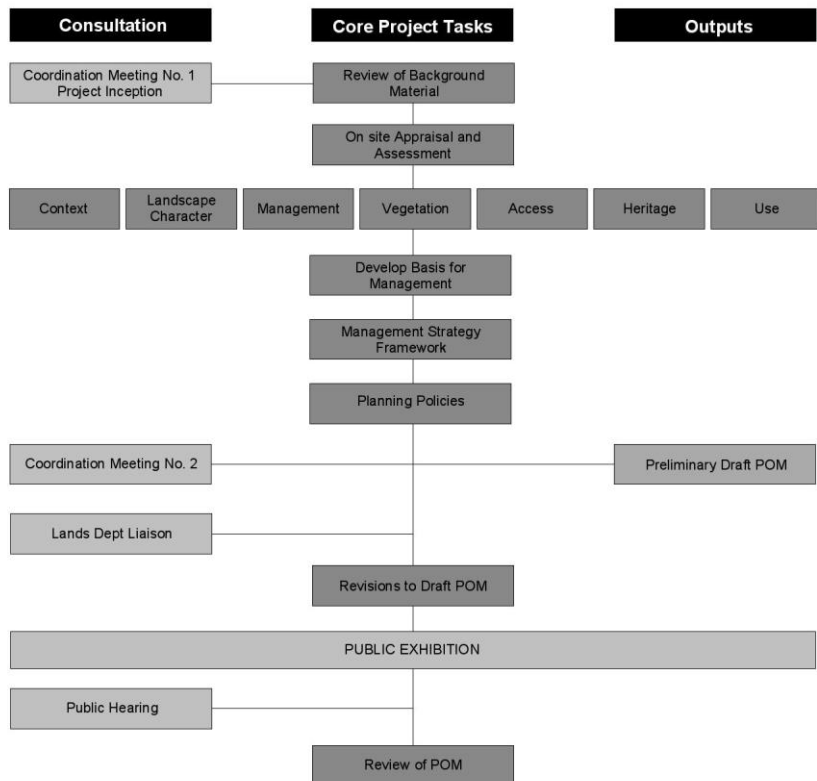
Through a synthesis of the findings of the study team review and assessment phase with the outcomes of the Community Questionnaire, a basis for management has been resolved that identifies:

- values and roles of the reserves;
- issues and opportunities to be addressed in developing, planning and management strategies; and
- desired outcomes for the reserves.

The diagram below outlines the key steps in preparing the Plan of Management.



The diagram below outlines the study process for the Plan of Management incorporating the relationship of site values to plan development, and the integration of consultation with the key study phases.



4.2 Consultation

The Plan of Management has incorporated several consultation streams to assist in the sourcing of information, develop planning and management strategies, and to inform relevant stakeholders and the local community of the study outcomes as they have developed.

The revised Plan of Management (2008) has been placed on exhibition and all current users of the Reserve as well as residents of the Municipality have been invited to submit comments.

4.3 Community land categorisation

All Council property classified as Community lands are required to be categorised in accordance with the guidelines for categorisation listed in the Local Government (General) Regulation (cl. 9-19). Management of the land must reinforce and reflect the core objectives for community land listed in the Local Government Act (s. 36E-N). Refer Appendix B for a summary of respective guidelines for categorisation and core objectives.

Whilst only the reserves are Crown Land and therefore not required to be categorised by the Local Government Act, Council have elected to identify a relative categorisation for the reserves to provide consistency in its management with other open space within the Municipality.

The diagram below confirms these categorisations and their extent as they relate to the site.



Above: Land Categorisation Diagram

4.4 How this plan of management satisfies the principles of crown land management

The Crown Lands Act (1989) requires management of Crown Land to be consistent with the principles of crown land management outlined in section 11 of the Act. The following table identifies how the plan of management responds to these principles for the reserves:

Principle of Crown land management	How this Plan of Management is consistent with the principles
a. Environmental protection principles be observed in relation to the management and administration of Crown land.	a. This plan of management incorporates land management strategies aimed at improving the condition of natural areas and minimising impacts on these areas from adjoining uses.
b. The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible.	b. Natural areas within the reserves such as the rocky foreshore, sandy beaches and remnant vegetation are to be protected and where possible improved through measures such as weed removal and bush regeneration.
c. Public use and enjoyment of appropriate Crown land be encouraged.	c. Public use for local and regional visitation is encouraged.
d. Where appropriate, multiple use of Crown land be encouraged.	d. The general level of park development allows for a range of active and passive recreation uses
e. Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity.	e. The balance of proposed uses and management aim to provide a sustainable level of use for current and future generations.
f. Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.	f. The POM permits leasing of land within areas categorised as <i>General Community Use</i> , on the condition that the operation of this land is a direct benefit to the greater community without impacting on the above mentioned principles.

5.0 MANAGEMENT STRATEGIES

Management visions and policies will provide Council and those involved in management and maintenance of the open space with a framework for decision making.

5.1 Vision

Visions provide a basis for long term decision making in the park along with evaluation of potential planning and management strategies. The overall vision for Gladesville Reserve and Betts Park developed through a synthesis of values as identified in the community responses and study team investigations is listed below.

Overall Vision:

Conserve and enhance the natural foreshore and bushland environment of the reserves for use and appreciation by current and future generations, and facilitate a wide variety of passive and active recreation pursuits and community use of the land where it does not conflict with conservation objectives.

5.2 Management strategy & action framework

The framework provides the rationale for decision making in the reserves as open space and related improvements evolve over the next 10 - 15 years. The framework also provides the basis for the establishment of principles for the ongoing management of the reserves.

5.2.1 Definitions

The management strategy framework describes the process of developing recommended management responses under the following headings:

Objectives

Values: as identified with the community working group, are the features / qualities of the park that should be protected or enhanced, and for which measurable outcomes should be established.

Desired outcomes: are objectives for the identified park values that provide a basis and direction to decision making.

Pressures and Opportunities

Pressures may include impacts on the land or environment, and potential conflicts between users or usage and other qualities of the site. Opportunities are the qualities of the site which make it suitable for natural value connection / enhancement, for community or recreational uses or activities, and which may not be fully realised at present.

Means

Strategies and actions to achieve the desired outcome.

Priority

Provides outline prioritisation of strategies based on community concerns and environmental and heritage management issues. Includes:

High (H): target within 2 years
Medium (M): target within 2-5 years
Low (L): target within 2-8 years

Planning Principles

Provide a basis for achieving the identified strategies through the development of appropriate public domain design and materials solutions on the site.

Assessment

Performance criteria: are physical / measurable effects of the desired outcomes usually driving monitoring programs.

Monitoring technique: How the performance criteria are monitored.

Framework Categories

The framework presents the above as a series of site specific categories aimed to provide commentary across Council's site specific open space planning strategies (based upon Succeeding with Plans of Management – DLWC and Manidis Roberts):

- Natural Environment – Physical and environmental factors relating to site quality and usage.
- Heritage – Conservation significance of the historical fabric.
- Visual – Relationship of the park to surrounding areas in terms of internal views and views into and out of the site area.
- Social / Cultural – Factors relating to the role of the site as an amenity for social interaction and use.
- Recreation / park use – Usage of the site for passive and active pursuits.
- Education – Role of the site as a community educational resource.
- Intrinsic – Specific factors contributing to site identity and character.
- Management and maintenance – Factors relating to open space management and maintenance.

5.2.2 Framework

	Objectives		Pressures and Opportunities	No	Means (Strategies)	Priority	Planning Principles	Assessment	
	Values	Desired Outcome						Performance criteria	Monitoring technique
1	NATURAL ENVIRONMENT								
1.1	High significance of natural bushland around Sydney Harbour	Preserve and improve natural bushland areas for benefit and enjoyment by current and future generations	Bushland in the reserves is of high significance as part of the natural area enframing of Sydney Harbour	1.1.1	Re-zone all of Betts Park and the riverside edge of Gladesville Reserve to Urban Bushland which will offer the land protection through SEPP 19 – <i>Bushland in Urban Areas</i>	H	N/A	Land is re-zoned to <i>Urban Bushland</i>	Council meeting minutes, revised LEP
		Protect vegetation communities of national state and regional significance	Saltmarsh occurs in several locations adjoining the foreshore within Gladesville Reserve, and has been listed by the NSW Scientific Committee as an Endangered Ecological Community under the Threatened Species Conservation Act	1.1.2	Construct boardwalks in areas where informal access is impacting Saltmarsh community Refer 1.1.8	H	Refer 1.1.8	New boardwalk structure blends in with natural environment and guides visitors away from Saltmarsh	Visual assessment, survey of site conditions at monthly intervals to monitor health and extent of community
		Reduce impacts on bushland and natural areas	The majority of bush areas suffer from various levels of weed infestation caused by: <ul style="list-style-type: none"> mown areas along bushland interface dumping, garden escapes and nearby weed sources disturbances from Council's green waste chipping site stormwater 	1.1.3	Reduce weed cover through a combination of the following methods: <ol style="list-style-type: none"> Hand weeding and controlled spraying of weeds Provide buffer zones along the bushland / lawn interface Undertake community awareness programme regarding dumping and garden escape (refer 6.1.1) Better define and create a more permanent buffer around Council's green waste and chipping pile refer 1.3 for urban stormwater strategies 	H	<ol style="list-style-type: none"> prioritise weed removal in areas where regeneration has already been undertaken and in new areas where bushland is of high value. provide gravel pathway between maintained grass and bush areas to act as wide maintenance edge N/A provide maintenance edge around green waste chipping pile to define extent and consider re-location elsewhere within Gladesville Reserve where vehicle access is available eg. adjoining carpark in northwestern corner of site refer 1.3 	<ol style="list-style-type: none"> percentage of weed cover reduced pathway provides clear demarcation of turf for maintenance staff and reduces weed escape into adjoining natural areas refer 6.1.1 physical impacts on natural areas area reduced 	<ol style="list-style-type: none"> visual assessment, records of works carried out implementation of works, reduction in weed percentage in bush area adjoining pathway refer 6.1.1 implementation of proposed works
			Community desire for bush walking paths to form looping connection through the reserves	1.1.4	The Bushland in Betts Park is considered too narrow to sustain a bush path parallel to the river. Formal pedestrian access in Betts Park is currently provided adjoining Huntleys Point Road.		N/A	N/A	N/A
			Informal tracks through bushland impact on bush health and condition through increased fragmentation, spread of weed and loss of visual amenity	1.1.5	Council propose to close a number of informal tracks in areas where their provision impacts natural areas	H	Bush regeneration of offending pathways	Path closure discourages pedestrian access. Successful establishment of native plantings	Visual assessment, survey of site conditions

Objectives		Pressures and Opportunities	No	Means (Strategies)	Priority	Planning Principles	Assessment	
Values	Desired Outcome						Performance criteria	Monitoring technique
			1.1.6	Council proposes to formalise a number of path routes with a hard wearing path surface / boardwalk to routes where community desire for tracks is greatest, and it is believed that the adjoining bushland can sustain (and would benefit) from a formalised pathway		Refer below	Refer below	Refer below
			1.1.7	Proposed formalised path for Betts Park: <ul style="list-style-type: none"> path between Huntleys Point Road and bay providing access to beach and proposed Dinghy lockers 	H	Proposed pathway in Betts Park between Huntleys Point Road and the bay providing access to the beach and proposed dinghy lockers. All new pathways to be constructed to reduce erosion and on-going maintenance requirements.	Minimisation of disturbance to adjoining natural areas during construction and later use of path	Plans for improvement works, implementation of works, assessment of path stability / erosion of path surface, ongoing maintenance requirements
			1.1.8	Proposed formalised paths for Gladesville Reserve: <ul style="list-style-type: none"> path between existing pedestrian/cycle path and the rocky point / informal lookout area adjoining the river path between existing pedestrian/cycle path and the grassed picnic area adjoining the river (currently a vehicle access track that is mulched to reduce erosion) and a perimeter track around the grassed area to serve as a maintenance edge for turf boardwalk from the picnic area around saltmarsh to proposed Dinghy lockers boardwalk over wetland adjoining picnic area and connecting path running parallel to embankment (below sportsground) and connecting with main pedestrian/cycle path 	M	Proposed pathways to the following locations within Gladesville Reserve: <ul style="list-style-type: none"> from pedestrian/cycle path to the informal rocky point lookout adjoining the river along alignment of existing informal bush trail from pedestrian/cycle path to the grassed picnic area along alignment of existing mulch track perimeter pathway around edge of grassed picnic area to serve as maintenance edge for turf/bushland boardwalk along foreshore from grassed picnic area to proposed dinghy lockers to avoid impacting Saltmarsh from grassed picnic area to pedestrian/cycle pathway along top of bank adjoining oval via boardwalk over wetland adjoining picnic area, connecting pathway (parallel to embankment below sportsground) and potential timber / steel stairs connecting to existing pedestrian/cycle path <p>All new pathways/boardwalks to be constructed to reduce erosion and on-going maintenance requirements.</p>	Refer above	Refer above

Objectives		Pressures and Opportunities	No	Means (Strategies)	Priority	Planning Principles	Assessment	
Values	Desired Outcome						Performance criteria	Monitoring technique
		Dinghy storage in foreshore areas is poorly defined and impacts on natural and cultural heritage values	1.1.9	Formalise dinghy storage in both reserves to reduce impacts and improve visual amenity	H	Proposed lockable dinghy storage racks for Betts Park and Gladesville Reserve to reduce visual clutter and impact on bushland	Minimisation of disturbance to adjoining natural areas during construction. Dinghy owners are using new storage system	Plans for improvement works, implementation of works, assessment of impact on natural areas during construction and later during use of lockers, visual assessment, survey of dinghy owners regarding the new storage system
	Increase public awareness of bushland values	Lack of recognition of natural (and cultural) values in the reserves, including endangered ecological communities	1.1.10	Refer 6.1.1 Undertake community awareness program aimed at educating visitors and adjacent land holders on the significance and value of bushland, remnant vegetation and natural systems, and on best management practices for private land to reduce disturbances to bushland		N/A	Refer 6.1.1	Refer 6.1.1
			1.1.11	Refer 6.1.2 Install interpretive signage to increase awareness of the values of the natural and cultural heritage and to inform recreational user behaviour.		Refer 6.1.2	Refer 6.1.2	Refer 6.1.2
		There is currently no active Bushcare group to work on bush regeneration within the reserves	1.1.12	Promote aims and objectives of bush regeneration to local residents with the long-term aim of starting a Bushcare group	H	N/A	Response of community to proposals, formation of a bushcare group, group are undertaking bush regeneration in the reserves	Community meeting minutes, monitoring of improvement works on site
			1.1.13	Support, coordinate and supervise assistance by volunteers	M	N/A	Bushcare group are benefiting from ongoing Council support	Survey of bushcare members
	Bushland restoration and reinstatement	Some good bush regeneration work has been carried out to date, however additional work is required to maintain these areas and improve bush condition in adjoining areas	1.1.14	Continue ongoing bush maintenance of areas already worked and commence bush regeneration in unworked areas	H	N/A	Improving bushland condition in new and existing areas	Visual assessment, monthly surveys of bush condition
		Lack of appropriate fire regime	1.1.15	Continue hazard reduction and pile burns to improve bush condition, encourage natural regeneration and reduce fire risk to adjoining properties – works to be staged to ensure habitat values are not diminished	M	N/A	Staged burning undertaken under controlled conditions, no damage to adjoining property, works improve condition of bushland, threat to wildlife minimised	Programme for burning works, assessment of natural regeneration, reduction in natural fuel load

	Objectives		Pressures and Opportunities	No	Means (Strategies)	Priority	Planning Principles	Assessment	
	Values	Desired Outcome						Performance criteria	Monitoring technique
			Spread of mesophyllic species such as <i>Pittosporum undulatum</i>	1.1.16	Reduce mesophyllic species numbers such as <i>Pittosporum undulatum</i> during bush regeneration	M	N/A	Reduction in mesophyllic species numbers as a percentage of the bushland community	Bush regeneration records, ongoing assessment of plant community composition
			Some areas of the reserve have been disturbed to a level where natural regeneration is not possible	1.1.17	Revegetate with local provenance indigenous species in those sections of the reserve where regeneration will not occur due to prior severe disturbance	M	N/A	Plant stock is from local provenance indigenous species	Records of plant propagation
1.2	Native Fauna	Improve habitat for native wildlife	Loss of native species diversity and decrease in habitat due to weed infestation	1.2.1	Improve wildlife habitat through bush regeneration	H	N/A	Bush regeneration improves habitat for wildlife, leading to an increase in fauna population	Ongoing assessment of fauna population
			Kunzea sp provides good habitat for native birds						
1.3	Urban Storm Water	Maintain and improve the health of receiving waters of the Parramatta River	Detrimental impact of upslope activities upon downslope bushland and foreshores in the form of increased run-off and pollutants from developed areas upslope and the upper catchment area	1.3.1	Undertake regular maintenance of wetlands and gross pollutant traps	H	N/A	Maintenance ensures that wetlands / gpt's are operating effectively (ie. Reducing nutrient/rubbish flow to Parramatta River)	Ongoing assessment of litter levels, testing of water quality in wetlands
			Stormwater from Crown Street flows onto Gladesville Reserve and causes erosion of the bank below the carpark at the bowling club	1.3.2	Investigate stormwater impacts from Crown Street and and hard stand (carpark) areas within Gladesville Reserve	M	N/A	Source of stormwater impacts determined	Onsite assessment of erosion, site visit during/after rainfall
			A stormwater pipe outlet is located on the fill batter above the foreshore picnic area within Gladesville Reserve and causes erosion and weed distribution impacts	1.3.3	Investigate stormwater impacts and source funding for improvements including potential bank stabilisation, removal of gross pollutants and water filtration with wetlands	M	N/A	Source of stormwater impacts determined	Onsite assessment of erosion, site visit during/after rainfall
2	HERITAGE								
2.1	Aboriginal heritage	Protect areas of Aboriginal cultural heritage	It is thought that the Wallumattagal Clan, part of the Eora Nation inhabited Hunters Hill.	2.1.1	Continue to work with the Metropolitan Local Aboriginal Land Council to ensure bush regeneration / stormwater / recreational activities do not compromise the Aboriginal heritage of the area	H	N/A	Integrity of heritage fabric, community awareness	Records of liaison with Aboriginal Land Council, ongoing assessment of heritage fabric onsite, community comments/observations
			There are eight known Aboriginal sites located within the bushland of Gladesville Reserve and Betts Park						

	Objectives		Pressures and Opportunities	No	Means (Strategies)	Priority	Planning Principles	Assessment	
	Values	Desired Outcome						Performance criteria	Monitoring technique
2.2	European heritage	Protect areas of European cultural heritage	The old Gladesville Bridge abutment is a significant feature of European Cultural Heritage	2.2.1	Improve the abutment as a scenic lookout and park focal point with fig tree planting, upgraded seating and interpretive signage	H	Undertake improvement works to create a formal lookout and park focal point incorporating interpretive information for the reserves, the former bridge abutment and the surrounding views	Improvement works are of a high quality and simple contemporary design	Review of design drawings,
				2.2.2	Undertake Landscape Design Development for bridge abutment lookout as a basis for implementing improvement works and sourcing funding	H	N/A	As above	As above
3	VISUAL								
3.1	Views to the site	Conserve and protect the visual character of the site as it relates to views from the Parramatta River	The natural foreshore vegetation contributes greatly to the overall visual amenity of the area	3.1.1	Maintain and improve the natural foreshore vegetation that provides a visual backdrop to harbour views from adjoining areas	H	N/A	Health and extent of foreshore vegetation	Ongoing visual assessment
3.2	Views from the site	Conserve and protect views from the site to surrounding areas	The site offers good views of Parramatta River and Gladesville Bridge	3.2.1	Retain / consolidate existing planting patterns considering preservation of views from the site	H	N/A	As above	As above
			Possible redevelopment of Bowling Club site	3.2.3	Conserve the visual scale of development to the foreshore to ridge zone to reduce visual prominence of new structures	H	N/A	Visual scale conserved	Visual assessment
4	SOCIAL / CULTURAL								
4.1	Role of the site	Sustain the site's role as a setting for local and metropolitan visitor use	The reserves are used by local residents of the Hunter's Hill Municipality along with visitors from other suburbs in Sydney	4.1.1	Encourage continuation of existing natural preservation and passive recreational usage aimed at catering to needs of both the local community and visitors seeking passive recreation in a harbour front setting	H	N/A	Level and type of visitor usage for recreation	Park user survey
4.2	Community role in conservation of natural areas	Increase public awareness of bushland values	Refer 6.1.1 Lack of recognition of natural (and cultural) values in the reserves, including endangered ecological communities	4.2.1	Refer 6.1.1 Undertake community awareness program aimed at educating visitors and adjacent land holders on the significance and value of bushland, remnant vegetation and natural systems, and on best management practices for private land to reduce disturbances to bushland		N/A	Refer 6.1.1	Refer 6.1.1
				4.2.2	Refer 6.1.2 Install interpretive signage to increase awareness of the values of the natural and cultural heritage and to inform recreational user behaviour.		Refer 6.1.2	Refer 6.1.2	Refer 6.1.2

	Objectives		Pressures and Opportunities	No	Means (Strategies)	Priority	Planning Principles	Assessment	
	Values	Desired Outcome						Performance criteria	Monitoring technique
5	RECREATION / PARK USE								
5.1	Leases and licences to enhance public usability	Appropriate leasing of Crown Land for community use	The lease on Henley Bowling Club has been relinquished. Council planning for future use of the site.	5.1.1	Approval for development of community facilities subject to conditions listed in the plan of management (refer section 2.6 Leases) A future Expression of Interest process will be undertaken.	M	Potential re-development of club site for community usage incorporating sustainable visual scale, ESD principles in addition to implementing creek bank improvements including weed removal, re-grading to reduce batter slope, stabilisation with erosion control mat and revegetation to create indigenous plant community	Compliance with Commonwealth/State legislation, State/Council planning policies	Assessment of proposals for improvement, and the final improved works
			A lease was granted to the Riverside School in 2000 for a period of ten years with a further ten year option	5.1.3	Leasing of Pre-School is considered compatible with the principles of Crown Land management and should continue.	H	N/A	As above	As above
5.2	Active recreation	Conserve and enhance active recreation role of Gladesville Reserve	The northern area of the reserve is used for cricket, soccer and netball	5.2.1	Maintain existing playing fields and amenities to enable continued use of the reserve for active recreation	H	N/A	Field condition and level of community use	User survey, community comments to Council
		Conserve and enhance active recreation role of Gladesville Reserve	Community demand for level spaces to suit a range of passive / active recreational activities	5.2.2	Should the Bowling Club proposal not proceed or the current lease be relinquished Council will consider alternatives for this land	H	Refer 5.1.1	Refer 5.1.1	Refer 5.1.1
			Consider construction of youth recreation facility eg. skateboard area.	5.2.3	Develop a design that is sympathetic to the natural environment and compatible with the existing uses.	M	Construct with good sight lines to provide passive surveillance, have low maintenance requirements, comply with relevant Australian Standards and is sympathetic to the environment.	Location of facility and level of usage.	User survey
5.3	Passive recreation	Conserve and enhance passive recreation role of Gladesville Reserve	The grassed area adjoining the foreshore in Gladesville Reserve has views of the Parramatta River and is a commonly used for picnics	5.4.1	Maintain the grassed area adjoining the river in Gladesville Reserve for passive recreation	H	Retain existing turfed picnic area adjoining river foreshore and construct gravel pathway around perimeter to form a wide edge for turf maintenance adjoining bushland	Level of visitor usage and satisfaction with facilities	User survey
			Potential to enhance passive recreation experiences with interpretation of heritage	5.4.2	Refer 6.1.1		N/A	Refer 6.1.1	Refer 6.1.1
		Manage dog access in accordance with Companion Animals Act	An off-leash dog exercise area is located in Gladesville Reserve	5.4.3	Continue off leash dog use whilst there is no conflict with other park uses. Review ongoing arrangements subject to investigation of any identified issues	H	N/A	Compatibility with over-riding passive/active recreation, and natural objectives	User survey, letters to Council
6	EDUCATION								
6.1	Natural and Cultural heritage	Improve visitor awareness of site significance	There are a range of natural and cultural heritage features within the reserves that many visitors would not be aware of	6.1.1	Undertake community awareness program aimed at educating visitors and adjacent land holders on the significance and value of bushland, remnant vegetation and natural systems, and on best management practices for private land to reduce disturbances to bushland	H	N/A	Community awareness of environmental issues	Community feedback to Council, community survey

	Objectives		Pressures and Opportunities	No	Means (Strategies)	Priority	Planning Principles	Assessment	
	Values	Desired Outcome						Performance criteria	Monitoring technique
				6.1.2	Undertake interpretive signage strategy as a basis for implementing improvement works and sourcing funding. Sign design to be aimed at increasing awareness of natural/cultural heritage values and informing recreational user behavior. The following sign themes should be explored: <ul style="list-style-type: none"> Aboriginal heritage, previous occupation by the Walumattagal Clan, and Aboriginal life pre-1788 European heritage, previous uses and evolution of the site, former Gladesville Bridge abutment the Natural bushland / foreshore vegetation, significance of natural areas in an urban area, and threatening processes that impact the natural areas 	H	Install vandal resistant interpretive signs along pathways adjoining features of natural/cultural heritage	Coordinated approach to sign design and integration with a suite of furniture elements for the reserves. Sign location to consider factors to minimise vandalism and integration with landscape elements	Ongoing assessment of sign condition and vandalism
7	INTRINSIC								
7.1	Adjoining open spaces	Improve connections with adjoining areas and general access to the site	The site provides an important link in a network of open space between Gladesville Hospital, Bedlam Bay Regional Park and Huntleys Point Reserve	7.1.1	Maintain and improve connections with adjoining open space areas and public transport pickup / setdown points	M	N/A	Access to adjoining areas and forms of transport are improved	Review of any proposals for areas adjoining the reserves
7.2	Access within the site	Rationalise access provision within the site	Improve internal site access with consideration for impact on the natural environment	7.2.1	Refer 1.1.5-1.1.8		Refer 1.1.5-1.1.8	Refer 1.1.5-1.1.8	Refer 1.1.5-1.1.8
			The former Gladesville Bridge abutment connects the two reserves	7.2.2	Reinforce the role of the abutment land through appropriate landscape treatments Refer 2.2.1/2		Refer 2.2.1/2	Refer 2.2.1/2	Refer 2.2.1/2

8	MANAGEMENT / MAINTENANCE								
8.1	Provision of recreation facilities	Functional unified character of furniture elements throughout the reserves	Minimal level of park furniture currently provided	8.1.1	Install backed seating along pathways in the reserves and picnic tables in the riverside picnic area within Gladesville Reserve	M	New seat and picnic furniture along pathways and in passive recreation areas	New park furniture installed	Review of improvement works
			Existing furniture provision is dated and in need of replacement	8.1.2	Upgrade existing furniture throughout the reserves with new type that is of contemporary design, vandal resistant, and has low maintenance requirements	M	N/A	Furniture type has simple, vandal resistant design and minimal ongoing maintenance requirements	Review of furniture options prior to purchasing, ongoing assessment of furniture performance

	<i>Objectives</i>		<i>Pressures and Opportunities</i>	<i>No</i>	<i>Means (Strategies)</i>	<i>Priority</i>	<i>Planning Principles</i>	<i>Assessment</i>	
	<i>Values</i>	<i>Desired Outcome</i>						<i>Performance criteria</i>	<i>Monitoring technique</i>
8.2	Funding	Secure adequate resources for ongoing control and maintenance	Potential for external funding through State Government programmes (eg. Metropolitan Green Space, Heritage Commission, etc.)	8.2.1	Prepare a Concept Masterplan and Staged Action Plan to provide basis for implementing improvement works and sourcing external funding	H	N/A	Documents are suitable for sourcing funding and implementing improvement works	Review of documents, assessment of funding proposals, assessment of implementation works

6.0 PLANNING PRINCIPLES

6.1 Planning principles for the Reserves

Planning principles are listed in the Management Strategy and Action Framework. The principles establish a basis for achieving the identified Visions through the development of appropriate open space design and materials solutions. The principles are identified on the Principles Plan following (Figure 6.1).

The principles plan provides a framework for development of design solutions for the park.

The following principles have been identified for the site:

Natural Environment

- 1.1.3 a) prioritise weed removal in areas where regeneration has already been undertaken and in new areas where bushland is of high value.
 - b) provide gravel pathway between maintained grass and bush areas to act as wide maintenance edge
 - d) provide maintenance edge around green waste chipping pile to define extent and consider re-location elsewhere within Gladesville Reserve where vehicle access is available eg. adjoining carpark in northwestern corner of site
- 1.1.5 Bush regeneration of offending pathways
- 1.1.7 Proposed pathway in Betts Park between Huntleys Point Road and the bay providing access to the beach and proposed dinghy lockers. All new pathways to be constructed to reduce erosion and on-going maintenance requirements.
- 1.1.8 Proposed pathways to the following locations within Gladesville Reserve:
 - from pedestrian/cycle path to the informal rocky point lookout adjoining the river along alignment of existing informal bush trail
 - from pedestrian/cycle path to the grassed picnic area along alignment of existing mulch track
 - perimeter pathway around edge of grassed picnic area to serve as maintenance edge for turf/bushland
 - boardwalk along foreshore from grassed picnic area to proposed dinghy lockers to avoid impacting Saltmarsh
 - from grassed picnic area to pedestrian/cycle pathway along top of bank adjoining oval via boardwalk over wetland adjoining picnic area, connecting pathway (parallel to embankment below sportsground) and

potential timber / steel stairs connecting to existing pedestrian/cycle path

All new pathways/boardwalks to be constructed to reduce erosion and on-going maintenance requirements.

- 1.1.9 Proposed lockable dinghy storage racks for Betts Park and Gladesville Reserve to reduce visual clutter and impact on bushland

Heritage

- 2.1.1 Undertake improvement works to create a formal lookout and park focal point incorporating interpretive information for the reserves, the former bridge abutment and the surrounding views

Recreation / Park Use

- 5.1.1 Further planning and Expression of Interest process for future use of Club site incorporating community usage, sustainable visual scale, ESD principles in addition to implementing creek bank improvements including weed removal, re-grading to reduce batter slope, stabilisation with erosion control mat and revegetation to create indigenous plant community
- 5.2.3 Construct a new skate facility on northern edge of Gladesville Reserve, adjacent to Victoria Road. Ensure that the facility is sympathetic to the natural environment, compatible with existing reserve users and meets necessary design requirements.
- 5.4.1 Retain existing turfed picnic area adjoining river foreshore and construct gravel pathway around perimeter to form a wide edge for turf maintenance adjoining bushland

Education

- 6.1.2 Install vandal resistant interpretive signs along pathways adjoining features of natural/cultural heritage

Management / Maintenance

- 8.1.1 New seat and picnic furniture along pathways and in passive recreation areas

7.0 IMPLEMENTATION FUNDING

7.1 Implementation funding for improvement works

In addition to funds available from Council's capital works program and maintenance budgets, there are opportunities for grants and corporate sponsorship that could contribute to the completion of development works to the reserves.

A Sydney Harbour Access Grant was recently received to fund the following improvement works in Gladesville Reserve:

- Extend a grassed area adjacent to the foreshore by the mechanical removal of woody and other weeds.
- Extend wetland species vegetation behind saltmarsh to create a buffer and improve the health of the existing remnants.
- Create a buffer track around an area of saltmarsh to link with the proposed boardwalk. Undertake bush regeneration along the rocky foreshore vegetation behind the saltmarsh.
- Interpret the natural and cultural heritage significance of the area.

The review below, outlines applicable sources of external funding that should be pursued by both Council and the parks active stakeholders, to hasten the progress of park improvements.

Name of grant	Purpose	Administrating agency	Scope and limits of assistance
Public Reserves Management Fund Programme - Local Parks and Reserves Public Reserves Management fund Programme - Showgrounds Assistance Scheme	Improvements to Crown Reserves	NSW Department of Lands	Dollar for dollar funding but level of assistance is limited.
Job Skills	Over 21 year old trained labour for revegetation work	Dept. of Employment, Education and Training	Labour to assist in documented revegetation work. Grant covers funding for a co-ordinator and approx. 20 trainee staff for 12 months.
Heritage 2001	Funding for physical conservation works on heritage sites & structures	NSW Heritage Office	Additional funding for items being directly from State Treasury. Capital works/project specific funding only, with expectation that Council or other authority will manage and maintain.

Figure 6.1:
Planning
Principles

Metropolitan Greenspace	Funding for development and enhancement of open space	Planning NSW	1 million plus total per year - average funding \$50-100,000.00 on dollar for dollar basis with council.
Australian Government Envirofund	Conserve Australias environment and natural resources	Natural Heritage Trust	Grants of up to \$30,000.00 to carry out on ground actions to target local problems

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