

MORRISON BAY PARK Plan of Management



 City of Ryde



Lifestyle and opportunity
@ your doorstep

ADOPTED AUGUST 2016

DOCUMENT CONTROL

ISSUE NAME	ISSUE DATE	PURPOSE
Adopted	August 2016	Adopted at the Committee of the Whole, 2 August 2016
For Adoption	July 2016	For Adoption
Addendum 1 - For Public Exhibition	May 2016	Amended Section 5.8 Leases, Licences and Other Estates
Adopted	1 December 2009	Adopted at the Committee of the Whole, 1 December 2009
For Adoption	December 2009	For Adoption
For Final Approval	October 2009	Issued to New South Wales Land and Property Management Authority for approval
For Public Exhibition	July 2009	Placed on Public Exhibition, 9 September 2009 - 21 October 2009
For Internal Review	May 2009	Issued to internal stakeholders for review and comment



MORRISON BAY PARK Plan of Management

Morrison Bay Park will provide passive and active recreation opportunities for the Ryde Community through the integration of sports fields, parklands and associated facilities, open spaces and walking trails. The Park will cater for diverse recreation and leisure needs of the community while preserving the interrelationship between the Parramatta River foreshore and the parklands.



Amended By:
Open Space Planning, Strategic City

City of Ryde
1 Devlin Street
RYDE NSW 2112
tel: (02) 9952 8222
fax: (02) 9952 8070
Email: cityofryde@ryde.nsw.gov.au
www.ryde.nsw.gov.au

This page has been intentionally left blank

Executive Summary

Background

Morrison Bay Park is a district level sporting facility and a highly valued area of foreshore open space located in Putney. The Park is a combination of Crown Land, managed under the Crown Lands Act 1989 and Community Land, managed under the Local Government Act 1993. It is zoned specifically for open space / recreation in the Ryde Planning Scheme Ordinance. Within the boundary of Morrison Bay Park is the Putney - Tennyson Bowling and Community Club.

This plan of management has been prepared under the requirements of the *Crown Lands Act 1989* and the *Local Government Act 1993*. Pursuant to Section 112 of the *Crown Lands Act 1989*, City of Ryde as Trust Manager of the Park notified the Minister of its intention to prepare a draft plan of management for Reserve 99771, which makes up approximately 65% of the Park. The Minister consented to the preparation of the Draft Plan of Management. Accordingly, this plan of management satisfies the requirements for content and process in preparing a Plan of Management under Part 5, Division 6 of the *Crown Lands Act 1989* and Section 38 of the *Local Government Act 1993*.

The Morrison Bay Park Plan of Management has been prepared to guide the future development and management of the Park in response to the needs and values of the local community and the users of the Park. When adopted by Council and the New South Wales Land and Property Management Authority (LPMA), this plan of management will replace the current generic plan applicable to Morrison Bay Park.

Preparation of this Plan of Management involved consultation with stakeholders (government, sporting groups), and with the community at an open day in October 2008. The Draft Plan of Management was placed on public exhibition in September and October 2009 and the feedback received during this period has been included in this Plan of Management.

This Plan of Management provides a strategic planning and sustainable management framework to conserve the Parks natural, cultural and indigenous resources; and to promote public recreation, leisure, sport and tourism. Management actions are recommended to meet current and future demands of Park users. Management actions outlined in Part 6 will improve the quality of the park, respond to the needs of the community, satisfy management objectives and reinforce the values of the Park.



Morrison Bay Park is located on Parramatta River and is highly valued by the community as an active sports and passive recreation destination.

Current Status of Morrison Bay Park

Site Name	Morrison Bay Park
Location	Corner of Morrison Road and Frances Road, Putney.
Adjacent landuses	Low density residential
Land parcels	Refer to Table 2.2
Area (ha)	8.8 ha
Ownership	Crown and City of Ryde.
Management	City of Ryde (including the care, control and management of the Crown Land as Trust Manager)
Public purpose of Crown reserve	Public Recreation
Zoning under the Ryde Planning Scheme Ordinance	6(a) Recreation
Catchment	District
Physical characteristics	<ul style="list-style-type: none"> Aspect: Northern foreshore to the Parramatta River. Topography: Most of the Park is flat along the foreshore however the area of park to the west of Frances Road and surrounding the Bowling and Community Club has a steep topography. Soils: Sandy soils along the foreshore and low lying areas. Land reclamation and fill has occurred previously. Drainage: The foreshore area is at the base of the slope with the ridge running along Victoria Road. A significant storm water canal is located within the Park
Flora and fauna	<ul style="list-style-type: none"> Flora: Foreshore edges include regenerating mangroves. Cultural plantings are located within the Park while most of the Park is characterised by mixed park plantings. Fauna: Small mammals such as possums and a variety of land and water birds.
Visual elements	<ul style="list-style-type: none"> Key visual elements: Park-like setting focused on the water edge and mangrove edges. Views into the reserve from surrounding river foreshores and residential areas. Views from the reserve across the Parramatta River to Homebush Bay and Concord, and up the river in some places.
Access	<ul style="list-style-type: none"> Access to the Park is achieved via walking, cycling (on bike route), private vehicle and or public transport - Bus. There is a limited network of formal and informal pedestrian pathways, and carparks in the Park. There is limited access for people with a disability.
Assets and condition	<ul style="list-style-type: none"> Pathways - Fair Sportsgrounds - Fair Park Building - Poor Park Furniture - Fair Playground and Fitness Equipment- Good Car parking - Good
Recent improvements	<ul style="list-style-type: none"> Playground and fitness equipment installed. Additional pathways located in the Park area to the west of Frances Road. Construction of additional bridge over the stormwater canal.



Existing uses	<ul style="list-style-type: none"> Informal recreation including walking and cycling, fitness training, picnic and BBQ, playground, informal active sports. Organised activities including cricket, soccer, touch football.
Licence	Putney - Tennyson Bowling and Community Club for 5 years commencing April 15, 2009
Event / Booking Management	Bookings through City of Ryde Council as Owner and Trust Manager
Maintenance	<ul style="list-style-type: none"> Park quality: grass mowing, garden bed maintenance, rubbish collection Sports: turf cover mowing and watering, Built structures: Line marking in carparks, repairing lighting, bollards and barbecues, path condition, cricket nets, Toilets: maintenance, repairs and cleaning Playgrounds: safety inspections, repairs

Basis for Management

Morrison Bay Park comprises of both Crown Land (Reserve (R) 95771 for public recreation) and Community Land and accordingly the provisions of the *Crown Lands Act 1989* and Section 38 of the *Local Government Act 1993* apply. Care control and management of R95771 is the responsibility of the City of Ryde as trust manager

Other key relevant legislation includes State and Regional Planning Policies (Sydney Regional Environmental Plan – Sydney Harbour Catchment 2005), and the Ryde Planning Scheme Ordinance under the Environmental Planning and Assessment Act 1979. Other legislation such as the Companion Animals Act and Disability Discrimination Act apply to management of the Park.

The local planning framework is governed by the current City of Ryde Management Plan, the Ryde Planning Scheme Ordinance and Development Control Plan. Council's strategic plans such as Parks on Track for People 2025, accessibility and social plans, and cultural initiatives also influence planning and management of the Park.

Community values of the Park are related to the recreation, sports, open space and landscape, environmental, cultural and access and linkages. Key roles for the Park include:

VALUE	ROLE
Recreation	<ul style="list-style-type: none"> District level sports facility providing organised sporting opportunities for local and district sports clubs and associations. Catering for recreation for men and women of all ages: <ul style="list-style-type: none"> A place for local children and young people to play informally. A place for older adults to exercise with safe and sealed walking paths and ancillary facilities, such as seating, shade, bubblers etc. Opportunities for families, workers and groups to enjoy leisure time. A publicly accessible vantage point from which to view the Parramatta River and its surrounds.

VALUE	ROLE
Open Space and Landscape	<ul style="list-style-type: none"> To provide space to accommodate both organised active sports and quieter contemplation spaces. To provide open spaces for residents with little or no backyard. Opportunity for a connection with Parramatta River. An open space within an urban setting.
Environmental	<ul style="list-style-type: none"> Opportunities for environmental education and interpretation along the foreshore. Protection and preservation of significant cultural plantings that define the character of the Park. Opportunities to improve water quality entering Parramatta River. Develop a consistent management and maintenance approach to all planting elements in the park that retains the dominance of Australian species. Protect and manage the vegetation within the Park towards the enhancement of biodiversity linkages within the urban open space system.
Cultural	<ul style="list-style-type: none"> Venue for cultural activities and ceremonies. Awareness and understanding than can be raised through the use of interpretation signage and public art. Engagement and contribution to place making through the inclusion of public art into the landscape.
Access and Linkages	<ul style="list-style-type: none"> Walking and cycling tracks for commuter and recreation use. Connections to surrounding parks and open spaces. Connections to Parramatta River. Connection to surrounding land uses, such as residential areas and schools.

The key management objectives for the Park are as follows:

VALUE	MANAGEMENT OBJECTIVE
Recreation	<ol style="list-style-type: none"> Maintain the use of the Park as a District level sporting facility. To design and plan the future of the Park as a valued recreational asset for the local community. To ensure future sporting uses are compatible with existing uses, carrying capacity of facilities and settings and provides equitable access for both mens and womens sporting groups. To minimise intensification of use which has impacts on reserve users and the local community. Encourage and facilitate recreational pursuits for the local community as well as visitors to the area. Provide for passive recreation activities and for the casual playing of games for individuals and groups. Manage the recreational activities in the Park and ensure minimal impact on the local residential population.

VALUE	MANAGEMENT OBJECTIVE
Cultural	<ol style="list-style-type: none"> 1. Provide a range of opportunities for social and cultural activities for all age groups in a variety of settings. 2. Indigenous and non-indigenous heritage to be identified, conserved and interpreted as appropriate. 3. Provide for a range of sporting opportunities that respond to the social and cultural needs of a multi cultural society.
Open Space and Landscape	<ol style="list-style-type: none"> 1. Define parkland boundary with suitable landscape or paving treatments. 2. Reinforce the visibility of the major Park entrances through landscape and signage. 3. Protect and where possible enhance viewing opportunities within the Park and towards Parramatta River. 4. Provide opportunities for socialising and picnicking. 5. Improve park lighting to accommodate evening walking and informal use of the Park. 6. Review placement and upgrade furniture and fixtures throughout the Park to coincide with the City of Ryde open space furniture palette. 7. Review placement and upgrade furniture and fixtures throughout the Park to improve spectator and player amenity. 8. Provide opportunities to experience peace and quiet in the Reserve.
Environmental	<ol style="list-style-type: none"> 1. Increase awareness and understanding of natural area significance. 2. Ensure the protection of natural areas through the use of fences and barriers. 3. Ensure the maintenance of the sporting surfaces does not have any detrimental impact on the surrounding natural areas. 4. Provide visual and physical access to the River. 5. Develop areas to enjoy the River and parks settings. 6. Conserve biodiversity and ecosystem functioning for the areas contributing to the biodiversity of the River environment.
Access and Linkage	<ol style="list-style-type: none"> 1. Provide adequate parking for vehicles associated with organised sports while maintaining the amenity of the local area for residents. 2. Ensure equitable and easy access to and within Morrison Bay Park for all ages and abilities through a review of all entrances and paths within the Park. 3. Manage access to the Park by private vehicles through improvement to vehicle parking areas. 4. Improved pedestrian safety. 5. Enhance connection to public transport to the Park and reduce the dependency on private vehicles to access Morrison Bay Park. 6. Establish links with other surrounding foreshore parks, recreation areas, residential areas and shopping areas. 7. Upgrade paths and create a path hierarchy within the Park. 8. Continue the implementation of the Ryde River Walk Masterplan. 9. Improve facilities for bicycles.

Vision for Morrison Bay Park

The vision for the Morrison Bay Park is:

Morrison Bay Park will provide passive and active recreation opportunities for the Ryde community through the integration of sports fields, parklands and associated facilities, open spaces and walking trails. The Park will cater for diverse recreation and leisure needs of the community while preserving the interrelationship between the Parramatta River foreshore and the parklands.

Key Issues

There are a number of key issues that were identified during the consultation and preparation of the Plan of Management. These include:

- Provision of car parking for park users and reducing the impact of park users vehicles on the surrounding residential areas.
- The need to provide additional toilet and change room facilities.
- Enhancement of the landscape, foreshore pathway and surrounds.

Strategies and Actions

This Plan of Management has been prepared with a series of Action Plans linked to the values of the reserve. Strategies, actions, priorities, responsibilities, costs, and performance measurement are outlined in Section 6, which will be incorporated into future budgets and work programs.

The key actions in this Plan of Management are:

Short Term: 1 - 3 years

- Prepare a Landscape Masterplan for Morrison Bay Park.
- Implement new fitness trail and parkland loop path.
- Erect entry and directional signage.
- Upgrade toilets and change rooms.

Medium Term: 4 - 6 years

- Widen the foreshore shared pathway.
- Improve picnic, play facilities and tree planting within the Park.
- Improve fencing along sports areas and the stormwater canal.
- Implement additional cricket net.

Long Term: 7 - 10 years

- Develop and install public art and interpretative signage within the Park.
- Determine additional recreation opportunities in response to changing community needs.

Ongoing

- Maintain existing and planned facilities.
- Maintain high quality recreation facilities and high quality landscape.
- Implement the Ryde River Walk Masterplan within the Park.

Contents

1	Introduction	17
1.1	What is a Plan of Management	17
1.2	Why prepare a Plan of Management for Morrison Bay Park?	17
1.3	Land to which this Plan of Management Applies	17
1.4	Objectives of this Plan of Management	19
1.5	Process of preparing this Plan of Management	19
	1.5.1 Legislative Requirements	20
	1.5.2 Consultation	21
1.6	What is included in this Plan of Management?	22
2.	Description of the Park	25
2.1	Location and Context	25
2.2	Significance of Morrison Bay Park	25
2.3	Land Ownership and Management	26
	2.3.1 Park Ownership	26
	2.3.2 Maintenance	28
2.4	Recreation	29
	2.4.1 Recreation Needs	29
	2.4.2 Access and Circulation	29
	2.4.3 Built Facilities and Furniture	32
	2.4.4 Use of the Park	33
	2.4.5 Characteristics of Park Users	36
2.5	Natural	36
	2.5.1 Climate	36
	2.5.2 Soils, Drainage and Water Quality	38
	2.5.3 Flora and Fauna	38
	2.5.4 Visual Assessment	39
3	Planning and Management Context	41
3.1	Introduction	41
3.2	Crown Lands Act 1989	41
	3.2.1 Use and Management of Crown Land	41
3.3	Local Government Act 1993	43
	3.3.1 Land Categorisation	44
3.4	Environmental Planning and Assessment Act 1979	46
	3.4.1 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	47
	3.4.2 Sydney Harbour Foreshores and Waterways Area Development Control Plan	51
3.5	Other Legislation that Applies to Morrison Bay Park	53
3.6	State Government Policies and Initiatives	56
	3.6.1 State Rivers and Estuary Policy	56
	3.6.2 Sharing Sydney Harbour	56

3.6.3	Sydney Harbour Catchment Blueprint	57
3.6.4	Recreation Trails	57
3.6.5	Regional planning context	57
3.7	Local planning context	57
3.7.1	City of Ryde Management Plan 2009 - 2013	58
3.8	Council policies and plans	59
3.8.1	Parks on Track for People 2025	59
3.8.2	Social Plan	59
3.8.3	Access and Equity Policy and Disability Action Plan	59
4.	Core Values and roles for Morrison Bay Park	61
4.1	Community Values of Morrison Bay Park	61
4.2	Vision for Morrison Bay Park	62
4.3	Roles of the Morrison Bay Park	62
4.4	Management Objectives	64
4.4.1	Recreation Objectives	64
4.4.2	Open Space and Landscape Objectives	64
4.4.3	Environmental Objectives	64
4.4.4	Cultural Objectives	65
4.4.5	Access and Linkage Objectives	65
5.	Management Issues	67
5.1	Park Landscape Masterplan	67
5.2	Public Recreation	67
5.2.1	Management of Sportsgrounds and their Use	68
5.2.2	Sportsground Condition and Maintenance	68
5.2.3	Children's Playground	69
5.2.4	Cricket Nets	70
5.2.5	Fitness Trail	70
5.2.6	Dog Exercising	71
5.2.7	Ryde Riverwalk	71
5.3	Park Elements	71
5.3.1	Tree Management	71
5.3.2	Vegetation Management	73
5.3.3	Park Furniture	73
5.3.4	Park Lighting	74
5.3.5	Signage	74
5.3.6	Park Building	75
5.4	Access and Movement	76
5.4.1	Entry Points and Park Loop Path	76
5.4.2	Car Management	77
5.5	Foreshore Open Space	78
5.5.1	Access to the Water	78
5.6	Event Management	80

5.7	Park Maintenance	80
5.8	Licenses	80
5.8.1	Existing Licences	81
5.8.2	Authorisation of Future Tenures	81
5.8.3	Guidelines for Assessing Proposed Uses Under Licence	82
6.	Action Plan	85
6.1	Implementation of the Plan of Management	86
6.1.1	Review of this Plan of Management	87
6.1.2	Funding Sources and Opportunities	87
6.2	Recreation	90
6.3	Park Elements	95
6.4	Access and Movement	99
6.5	Foreshore Open Space	101
6.6	Event Management	102
6.7	Park Maintenance	103
Addendum 1		102
5.8	Leases, Licences and Other Estates	104
Appendix A - Community Submissions		109
Appendix B - Community Submissions on Addendum 1		123
Tables		
Table 1.1	Structure of this Plan of Management	22
Table 1.2	Process of preparing this Plan of Management	23
Table 2.1	Morrison Bay Park from a Pedestrian Context	25
Table 2.2	Morrison Bay Park Land Register	28
Table 2.3	Public Transport Access	30
Table 2.4	Organised sporting use of Morrison Bay Park - Winter Season (Refer to Note)	33
Table 2.5	Organised sporting use of Morrison Bay Park - Summer Season (Refer to Note)	35
Table 3.1	Principles of Crown Land Management	42
Table 3.2	Land Categorisation Core Objectives	44
Table 3.3	Ecological Community Intent and Performance Criteria	52
Table 3.4	Zoning table for Zone RE 1	58
Table 4.1	Values of City of Ryde Residents	61
Table 4.2	Roles of Morrison Bay Park	63
Table 6.1	Priority Rankings	85
Table 6.2	Legislative Compliance	85
Table 6.3	Grant Funding Opportunities	88

Figures

Executive Summary: Location	7
Figure 1.1: Location Map and Open Space Network	18
Figure 2.1: Land Ownership	27
Figure 2.2: Site Analysis - Access and Park Elements	31
Figure 2.3: Site Analysis - Field Layout	34
Figure 2.4: Site Analysis - Park Use and Significant Vegetation	37
Figure 2.5: Site Analysis - Visual Analysis	40
Figure 3.1: Land Categorisation	45
Figure 3.2: SREP (Sydney Harbour Catchment) 2005	48
Figure 3.3: Ecological Community and Landscape Character Types	50
Figure 3.4: Ryde LEP 2008 (draft) - Zoning	60
Figure 5.1: Future Parking Locations	79

Photographs

Photograph 2.1 Interrelationship between Morrison Bay Park and Parramatta River.	26
Photograph 2.2 Active sports, Change Rooms and Amenities at Morrison Bay Park	26
Photograph 2.3 Off Road Cycleway at Morrison Bay Park	30
Photograph 2.4 Cricket Nets and Playground	32
Photograph 2.5 Watercourse and Stormwater	38
Photograph 2.6 Vegetation types within the Park	39
Photograph 5.1 Playground equipment and surrounding Park furniture	69
Photograph 5.2 Fitness Equipment and Trail	70
Photograph 5.3 Significant Trees within Morrison Bay Park	72
Photograph 5.4 Trees maintenance issues in Morrison Bay Park	72
Photograph 5.5 Park furniture styles in Morrison Bay Park	73
Photograph 5.6 Park Building	75
Photograph 5.7 Park Entry Points	76
Photograph 5.8 Pathway Network	77
Photograph 5.9 Foreshore and Sea Wall	80

1 INTRODUCTION

1.1 What is a Plan of Management

A Plan of Management is a formal planning document that provides guidance for the future development and management of public open space. It achieves this by identifying values affecting public open space and outlines how open space can be improved, used, managed and maintained sustainably into the future.

1.2 Why prepare a Plan of Management for Morrison Bay Park?

Morrison Bay Park was included in the Generic Plan of Management for Sportgrounds, Parks, Natural Areas and General Community Use Lands, as prepared and adopted in November 2001. Under this Plan of Management, Morrison Bay Park was assigned the following categories and sub-categories (in accordance with the *Local Government Act 1993*):

- Sportsground,
- Park,
- Natural Area (Sub-categories - Bushland, Watercourse and Foreshore Areas), and
- General Community Use

The 2001 Generic Plan of Management provided broad strategies for the management of many parks across the Ryde Local Government Area (LGA). However with the increasing demands being placed on sportgrounds and foreshore areas within the Ryde LGA, the need for a specific Plan of Management for Morrison Bay Park was identified in Ryde's *Parks on Track For People 2025, 2006*, where the Park was nominated as a District Level Playing Field.

The 2001 Generic Plan of Management did not provide reference to R95771 for public recreation and the *Crown Lands Act 1989*. This Plan of Management has been prepared to ensure the future management and improvements to Morrison Bay Park are completed in accordance with the Principles of Crown land management (Section 11 of the *Crown Lands Act 1989*) and the Core Objectives for Community Land (*Local Government Act 1993*).

The purpose of this Plan of Management is to:

- Identify opportunities for the future sustainable management and development of the Park,
- Ensure the recreation needs of the community are provided for within a high standard landscape setting, and
- Set the management direction for the park for the subsequent 5 - 10 years in accordance with relevant legislative provisions.

1.3 Land to which this Plan of Management Applies

This Plan of Management specifically applies to Morrison Bay Park. It comprises Crown Land and Community Land and has an area of 8.8 hectares (Refer to Figure 2.1). Located in Putney, Morrison Bay



LEGEND

- Morrison Bay Park
- Open Spaces
- Schools
- PG Playgrounds
- Aquatic Centre
- Public Toilets
- B Boat Ramp
- Putney Village



Park is a foreshore park on Parramatta River and is part of a wider open space network that provides active and passive recreation opportunities, Refer to Figure 1.1.

The key characteristics of Morrison Bay Park include:

- Sports fields that can accommodate winter and summer sports.
- Informal recreation opportunities that include walking trails and park areas with limited access to Parramatta River.
- Location on the foreshore of Parramatta River with views across the River to Breakfast Point and Cabarita.
- A range of landscape settings that include sporting fields, recreation areas, playground, fitness equipment, cricket nets and passive areas, including picnic areas and walking paths.
- Stormwater drainage line that connects into Parramatta River that dissects the Park with east west connections provided by pedestrian bridges.
- Community amenity facilities, including change rooms, toilets, off street carparking and kiosk.
- Surrounded by private residences on three sides of the Park.
- Connection to public transport.
- Access to surrounding parks and reserves especially Putney Park, Bremner Park, Tyagarah Park, Mallee Reserve, Olympic Park and Tennyson Park.
- Putney - Tennyson Community and Bowling Club (including 2 bowling greens, clubhouse and community facility).

1.4 Objectives of this Plan of Management

The objectives for this Plan of Management are to:

- Reflect the values and expectations of the local community, Park users and stakeholders in all future uses and development of the Park.
- Provide a practical approach to the planning and management of Morrison Bay Park through the development of a flexible framework that responds to the needs of the community, pressures on use and potential opportunities for recreation.
- Encourage community use and enjoyment of the Park.
- Meet all relevant legislative requirements.
- Be consistent with the Council's Management Plan and its other strategies, plans and policies.
- Embrace environmental conservation and sustainability principles in the future use and planning for the Park.

1.5 Process of preparing this Plan of Management

The process for the preparation of this Plan of Management has followed the legislative requirements of the *Local Government Act 1993* and the *Crown Lands Act 1989*.

1.5.1 Legislative Requirements

The Crown Lands Act 1989

The process required by the Land and Property Management Authority under Sections 112 to 115 of the *Crown Lands Act 1989* and its 2006 Regulation for a Reserve Trust preparing a Plan of Management applying to Crown land is to:

- Refer the draft Plan of Management to the Land and Property Management Authority for comment before the public exhibition (Section 112 of the Act).
- Place a public notice of the public exhibition in the NSW Government Gazette (done by Land and Property Management Authority). Council places notification in local newspapers advising the public of the public exhibition (Section 113 of the Act, and Clause 35 of the Act Regulation 2006).
- Exhibit the draft Plan of Management to the public for not less than 28 days to allow for written submissions to be made to Council on the Plan of Management.
- Refer public submissions regarding the draft Plan of Management to both the Minister for Lands and City of Ryde as Trust Manager for consideration by the Minister.
- Review submissions.
- Incorporate submissions into the final Plan if appropriate.
- Send the final Plan to the Land and Property Management Authority for perusal.
- Make any alterations to the Plan of Management as required by the Minister before finalising the Plan (Section 114 of the Act).
- Refer the final Plan to Council for adoption.
- Adopt the Plan of Management by Council.
- Send the Plan to the Minister for Lands with recommendation for adoption.
- Adopt the Plan by the Minister for Lands (Section 114 of the Act).
- Follow the adopted Plan of Management. All operations (activities, uses and developments) must be in accordance with the adopted Plan (Section 114 (2)(b) of the Act).

Local Government Act 1993

Under the *Local Government Act 1993*, the preparation of a Plan of Management must adhere to the following prescriptive process.

- Place a copy of the draft on public display in accordance with Section 38 of *Local Government Act 1993*, that states:
 - A council must give public notice of a draft plan of management.
 - The period of public exhibition of the draft plan must be not less than 28 days.
 - The public notice must also specify a period of not less than 42 days after the date on which the draft plan is placed on public exhibition during which submissions may be made to the council.
 - The council must, in accordance with its notice, publicly exhibit the draft plan together with any other matter which it considers appropriate or necessary to better enable the draft plan and its implications to be understood.
- Adoption of the Plan of Management is to be in accordance with Section 40 of *Local Government Act 1993*, that states:

- After considering all submissions received by it concerning the draft plan of management, the council may decide to amend the draft plan or to adopt it without amendment as the plan of management for the community land concerned.
- If the council decides to amend the draft plan it must either: (a) publicly exhibit the amended draft plan in accordance with the provisions of this Division relating to the public exhibition of draft plans, or (b) if it is of the opinion that the amendments are not substantial, adopt the amended draft plan without public exhibition as the plan of management for the community land concerned.
- If a council adopts an amended plan without public exhibition of the amended draft plan, it must give public notice of that adoption, and of the terms of the amended plan of management, as soon as practicable after the adoption.
- The council may not, however, proceed to adopt the plan until any public hearing required under section 40A has been held in accordance with section 40A. Following the public display period, consider all submissions received by it concerning the draft Plan of Management and amend the Plan of Management where appropriate.

1.5.2 Consultation

Consultation is an important part of the process of preparing a Plan of Management. Continuous review and incorporation of stakeholder, user and community attitudes, expectations and requirements into the ongoing management of the Park is paramount. Community consultation for this Plan of Management had been in the form of user surveys, stakeholder workshops and review of Integrated Open Space Surveys.

The surveys conducted in April 2009 were utilised to gauge the reasons why the local community use the Park and what improvements they would incorporate into the Park. The surveys provided a means for establishing the broad values of the park and how the community would like to see the park.

The stakeholder workshops provided an opportunity for specific user groups to determine the specific values and a means of transposing those values into ideas. Councillor and Stakeholder workshops took place on 2 October 2008 and 30 October 2008. The consultation for this Plan of Management has also included discussions with internal Council staff. This provided background knowledge and an awareness of the issues related to other integrated elements such as access and drainage.

The public exhibition of the Plan of Management was conducted from 9 September 2009 - 21 October 2009. During this process the following notifications were undertaken:

- All residents living within 400m of the Park were issued an Information Fact Sheet,
- Notification was placed in the Ryde City View on 16 September 2009 and 14 October 2009,
- Notification was placed in the Northern District Times on 9 September 2009,
- Notification was placed on Council's website
- Community Information Day was conducted in the Park on Saturday 19 September 2009,
- Signs were erected in the Park,
- Direct mail sent to all sports clubs who use the Park, Ryde Hunters Hill Flora and Fauna Protection Society, local schools and the Putney Tennyson Progress Association,
- Notification sent to all Council Advisory Committees, and
- Documents on display at Council's Civic Centre and Libraries,

All community submissions received have been considered in the preparation of this Plan of Management.

Details of the community submissions received are contained in Appendix A of this Plan.

1.6 What is included in this Plan of Management?

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

Table 1.1 Structure of this Plan of Management

SECTION	WHAT DOES IT INCLUDE?	
1	Introduction	Background to the Plan of Management.
2	Description of Morrison Bay Park	History, facilities, uses, physical description, maintenance.
3	Planning Context	State government planning legislation, local planning context.
4	Core Values and Roles for Morrison Bay Park	Values of the community, stakeholders and users, vision, roles and policy objectives.
5	Management Issues	Discussion of the key management issues facing the Park.
6	Action Plan	Desired outcomes, actions required to implement management strategies.

As Morrison Bay Park consists of both land under the ownership of the City of Ryde and the New South Wales Government (Crown Land), this Plan of Management has been prepared in accordance with the requirements of the *Local Government Act 1993* and the *Crown Lands Act 1989*. Specifically, this Plan of Management has been prepared in accordance with the following:

- Part 2, Division 2 - Use and Management of Community Land, *Local Government Act 1993*.
- Part 5, Division 6 - Plans of Management, *Crown Lands Act 1989*.

Table 1.2 Process of preparing this Plan of Management

CONSULTATIONS	STUDY TASKS	OUTPUTS
<p>Definition of the project parameters. Letter to NSW Land and Property Management Authority notifying of Councils intent to prepare the Plan of Management</p>	<p style="text-align: center;">INCEPTION</p> <p style="text-align: center;">↓</p>	<p>Scope of Works</p>
<p>Site Inspection, review of background information, visual Park survey and stakeholder identification</p>	<p style="text-align: center;">BACKGROUND REVIEW</p> <p style="text-align: center;">↓</p>	<p>Site Analysis</p>
<p>Local community, park users, stakeholders, Councillors and Council staff Initial community consultation (02/10/08) Local community survey on park use Secondary community consultation (30/10/08)</p>	<p style="text-align: center;">CONSULTATIONS</p> <p style="text-align: center;">↓</p>	
<p>Review by NSW Land and Property Management Authority and City of Ryde</p>	<p style="text-align: center;">DRAFT PLAN OF MANAGEMENT</p> <p style="text-align: center;">↓</p> <p style="text-align: center;">PUBLIC EXHIBITION APPROVAL</p> <p style="text-align: center;">↓</p>	<p>Draft Plan of Management and Council Report</p>
<p>Letters to key stakeholders and community groups (09/09/09 - 21/10/09) Notice placed in the NSW Gazette and local newspapers Documents and plans on display at Council administrative centre, Libraries and website</p>	<p style="text-align: center;">PUBLIC EXHIBITION</p> <p style="text-align: center;">↓</p> <p style="text-align: center;">CONSIDER SUBMISSIONS</p> <p style="text-align: center;">↓</p>	<p>Written Submissions and Revised Plan of Management (re-exhibit if required)</p>
<p>Resolution by City of Ryde Adoption by Minister of Lands</p>	<p style="text-align: center;">FINAL PLAN OF MANAGEMENT</p> <p style="text-align: center;">↓</p> <p style="text-align: center;">ADOPTION</p> <p style="text-align: center;">↓</p> <p style="text-align: center;">IMPLEMENTATION</p>	<p>Plan of Management of Morrison Bay Park</p>

This page has been intentionally left blank

2. DESCRIPTION OF THE PARK

2.1 Location and Context

Morrison Bay Park is located in the suburb of Putney which lies on the southern boundary of the LGA adjoining Parramatta River (Refer to Figure 1.1). The Park is approximately 8.8 hectares in size and it is located on Morrison Road, a major secondary road that parallels Victoria Road as a east west connection between Gladesville and Meadowbank.

Morrison Bay Park is bounded by Parramatta River on the southern side and residential properties on the western and eastern boundaries. The northern boundary is Morrison Road. The park is divided by Frances Road which divides the Park into two areas, an area for passive recreation and the active sports areas. The Park is closely connected to other parks, open spaces and community assets. Table 2.1 provides a summary of the distance between local landmarks and Morrison Bay Park.

Table 2.1 Morrison Bay Park from a Pedestrian Context

TYPE OF LANDMARK	NAME	WALKING DISTANCE (METRES)
Open Spaces and Parks	Bremner Park	20m
	Putney Park	215m
	Tyagarah Park	280m
	Tennyson Park	490m
	Peel Park	700m
	Bill Mitchell Park	700m
	Kissing Point Park	1100m
	Bennelong Park	1300m
	Glades Bay Park	1325m
Leisure / Fitness Centres	Ryde Aquatic and Leisure Centre	580m
Retail Areas	Putney Village	725m
	Gladesville Village	1475m
Public Ferry / Jetty	Mortlake Ferry	800m
	Kissing Point Jetty and Boat Ramp	1265m
Schools	Putney Primary School	650m
	Holy Cross College	1025m
	Gladesville Primary School	1425m

2.2 Significance of Morrison Bay Park

Morrison Bay Park's location on the Parramatta River and its provision of active sporting facilities is significant to both local residents and visitors to the City of Ryde.

With views across the Parramatta River to Kendall Bay, Fairmile Cove, Breakfast Point and Cabarita Point, Morrison Bay Park's location on the River provides Park users with an opportunity to make a visual connection with the land and water. While the access to Parramatta River is physically restrained

with a sea wall, the visual connection to the River is an important feature of the Park. The Park is a part of the Ryde Riverwalk, that runs along the foreshore of the Parramatta River from Meadowbank Park. Furthermore, Morrison Bay Park is located only 215m east of Putney Park, the combination of these two parklands offers the community over 1000 metres of foreshore access to Parramatta River.



Photograph 2.1 Interrelationship between Morrison Bay Park and Parramatta River.

The second significant feature of Morrison Bay Park is the Parks role in the provision for active sports. Accommodating four full size and two mini winter sports fields and three cricket wickets during the summer season, the Park is home to soccer (both winter and summer competitions), cricket, touch football and school sports. With associated car parking and change rooms and canteen, the Park is predominantly used by the Gladesville Sharks as their home fields.



Photograph 2.2 Active sports, Change Rooms and Amenities at Morrison Bay Park

2.3 Land Ownership and Management

2.3.1 Park Ownership

The ownership and management of the various parcels of land that combine to comprise Morrison Bay Park are shown in Table 2.2 and Figure 2.1. Morrison Bay Park is in the Parish of Hunters Hill, County of Cumberland and consists of both Community Land and Crown Land.

The City of Ryde was appointed Trustee Manager of the Crown Reserve 95771 (Lot 7040, DP 752035) on 15 January 1982. This Park has been classified as having the purpose of public recreation and the City of Ryde is charged with the responsibility for the care, control and management of the Crown Reserve.



Crown Land



Sydney Water Land



Community Land



Local Road (public)



The remainder of Morrison Bay Park is Community Land that is owned by the City of Ryde.

Table 2.2 Morrison Bay Park Land Register

ADDRESS	LOT	DP	OWNER	SIZE (m ²)
Frances Road	C	392836	City of Ryde	11,457.66
Frances Road	4	666531	City of Ryde	4661.40
Frances Road	3	666325	City of Ryde	4218.79
Frances Road	8	8642	City of Ryde	448.94
Frances Road	7a	30580	City of Ryde	196.01
Morrison Road	37a	30580	City of Ryde	271.89
Morrison Road (95)	7040	752035	Crown	57,610.24
Morrison Road (140)	Pt 1	107801	City of Ryde	4,527.00
Phillip Road	2	516081	City of Ryde	657.61
Phillip Road	C	404834	City of Ryde	88.52
Stanley Street	36a	30580	City of Ryde	290.86
Stanley Street	2	519366	City of Ryde	404.68
Stanley Street	4	201527	City of Ryde	303.51
Stanley Street	38a	30580	City of Ryde	278.22
Stanley Street	42a	30580	City of Rydel	556.44
Stanley Street	43a	105192	City of Ryde	632.32
Stanley Street	3	201527	City of Ryde	316.16
Teemer Street - CR Res	1	1058077	Crown	38.60
Teemer Street (26)	Pt 1	107801	City of Ryde	553.00
Teemer Street	1	107517	Sydney Water	204.68
Teemer Street	2	1124578	City of Ryde	553.24
			<i>Total Area</i>	<i>88,269.74</i>

It should be noted that DP 666325 Lot 3 and DP666531 Lot 4 that are occupied by the Putney - Tennyson Bowling Club. These areas are licensed to P. T Bowling and Community Club for a period for 5 years commencing on 15 April 2009. A condition of the licence is that the Club allows Council to use the lower function hall for 200 hours annually at no charge to Council for community activities.

There is no other existing lease or licence within Morrison Bay Park. All sports usage is formalised under seasonal and casual hire agreements. For R95771, Section 108 of the Crown Lands Act 1898, permits the "reserve trust" to issue or grant temporary licenses for grazing or prescribed purposes as set out in Crown Land Act Regulation 132.

2.3.2 Maintenance

City of Ryde maintains Morrison Bay Park and regular maintenance tasks undertaken in the reserve are:

- Removing rubbish.
- Lawn maintenance (mowing, edging, line trimming, herbicide application, cleaning drains and paths).
- Sportsfield maintenance.

- Pathways, pavements and car parking area inspections and repairs, line marking etc.
- Garden and tree maintenance (weeding, dead plant removal, pruning, herbicide application).
- Inspecting play equipment.
- Repairs to built structures including amenities, lights, barbecues.
- Inspecting and repairs to fixtures and furniture.
- Cleaning toilets

Maintenance of the water course and Parramatta River is managed and coordinated by NSW Maritime.

2.4 Recreation

2.4.1 Recreation Needs

The demands placed on public open space for recreation is rapidly increasing. As the demographic characteristics of Ryde and its surrounds change so will the needs of the community towards recreation. As outlined in *Parks on Track for People 2025*, the Ryde Local Government Area will experience a reduction in the population group of 0 - 19 years while a substantial growth in the population groups of 50 - 69 and 70 +. From this analysis, the City of Ryde can be described as having an ageing population and while this trend is not unique to the City of Ryde, it does, nonetheless, change the provision of open space and facilities needed by the community.

According to the NSW Department of Sport and Recreation, the most popular sports/physical activities in NSW in 2006 were:

- Walking (other than bushwalking)
- Aerobics/fitness
- Swimming
- Cycling
- Golf
- Running
- Tennis
- Soccer (outdoor)
- Bushwalking
- Touch Football

Morrison Bay Park provides local and district recreation opportunities for the community. The Park offers opportunities for both active and passive recreation. The Park offers a variety of winter and summer active sport opportunities while the passive recreation opportunities include a children's playground, fitness equipment, cricket nets, walking trail and grassed kick about areas.

2.4.2 Access and Circulation

Morrison Bay Park has good access from the local street network for pedestrians, cyclists and vehicles. The Park has a frontage to Morrison Bay Road however the vehicle parking areas are located off Frances Road. Refer to Figure 2.2(a) for access for further details on circulation within the Park.

Along the foreshore there is no direct access to Parramatta River.

Public transport access to Morrison Bay Park is via Sydney Buses, Routes 537 and 507. A bus stop is located within a short walking distance from the Park. These bus routes provide the following linkages as outlined in Table 2.3.

Table 2.3 Public Transport Access

BUS ROUTE	SUBURBS
Sydney Bus 507	Sydney CBD, Gladesville, Ryde, Macquarie University and Macquarie Park
Sydney Bus 537	Gladesville, Ryde and East Ryde

Following the recent opening of the Epping to Chatswood rail line, connection can be made between the City Rail network and Morrison Bay Park.

Vehicle access to Morrison Bay Park is limited to 133 off street car parking spaces along Frances Road. There is on street parking available on Bayview Street, Jetty Road, Phillip Road, Stanley Street, Frances Road and Morrison Road. All of these streets are local residential streets and street parking is very limited.

There are five major pedestrian entry points to Morrison Bay Park. These entries are located on all sides of the Park and provide easy and direct access for local residents and visitors to the park travelling by private vehicles or public transport. A number of small and informal entrances have been created by Park users, such as the western entry from Frances Road and the northern entry off Phillip Road.

The City of Ryde has identified an off road cycleway that is located along the Parramatta River foreshore and the eastern edge of the Park. The cycle path is in the form of a shared pathway and it is frequently used by both pedestrian and cyclists (commuters and recreational). This cycle link connects to regional routes to Macquarie Park and Macquarie University, Gladesville and then on to the Sydney CBD, Concord, Homebush Bay, Strathfield and Botany Bay.



Photograph 2.3 Off Road Cycleway at Morrison Bay Park

Circulation within the Park is focused on the river foreshore and the eastern edge of the Park where the shared path is located. The section of the Park located on the western side of Frances Road has an internal loop path that is used infrequently. In addition to these formal paths, Park users are limited to three pedestrian bridges that cross over the watercourse and consequently there are many informal pathways to these bridges that are used frequently. At times when organised sports are being held within the Park, there is a concentration of activity at the car park, park amenities area, central seating and BBQ area.



Car park for 79 cars
 Car park for 54 cars
 Sydney Buses routes 507, 537

Legend

- Formal pedestrian and cycle path
- - - Informal pedestrian path
- Morrison Road
- Frances Road
- Local road
- Pedestrian crossing
- Formal entry
- Informal entry

(a) Access and Circulation



Putney Tennyson Bowling and Community Club
 Children's playground and BBQ area
 Fitness track
 Cricket nets (3)
 Shared pathway
 Car park
 Bridge
 Seating and BBQ area
 Car park
 Bridge
 Park amenities building
 Park shelter
 Sports fencing
 Sports fencing
 Shared pathway

(b) Park Elements

The eastern area of Morrison Bay Park (that is, the Park to the east of Frances Road) is of an even grade and thus can provide limited access to people of all abilities. Access for all on a fully accessible path is limited to along the foreshore and the eastern side of the Park. However the Park to the west of Frances Road is on a steep grade and consequently limits access opportunities. Improvements are needed throughout the Park to improve access for all abilities. This would include wider footpaths, accessible picnic seats, accessible toilets, bubblers and improved access to and from the car parks.

2.4.3 Built Facilities and Furniture

There is a wide range of built facilities within Morrison Bay Park. Generally these are provided in association with the main recreation areas of the Park and in association with the children's playground area and the foreshore.

The facilities located in the Park include the following:

- 4 adult soccer fields (winter).
- 2 mini soccer fields (winter).
- 3 synthetic cricket wickets (summer).
- Amenity building (including kiosk, change rooms, storage and toilets).
- Children's playground (including climbing unit, slide and swings).
- 8 pieces of outdoor fitness equipment.
- 3 cricket practice nets.
- Signage.
- Picnic tables and seating.
- BBQ.
- Shared pathway.
- Car parking.
- Park shelters.
- 2 bowling greens.
- Bowling and Community club house.

The built structures in Morrison Bay Park are shown in Figure 2.2(b)



Photograph 2.4 **Cricket Nets and Playground**

Most of the facilities within the Park are maintained at a moderate standard however the type of furniture used throughout the Park is inconsistent and quality is quite low and the fencing within the Park is in poor condition. The children's playground and fitness equipment has been recently replaced however there are on going problems with the consistent operation of the fitness equipment.

2.4.4 Use of the Park

The Park is a destination for district and local park users. The users of Morrison Bay Park participate in a variety of informal and organised recreation and social activities with the areas of high visitation being focused on active sports zones and the Parramatta River foreshore.

Informal Activities

Informal uses of Morrison Bay Park include:

- Picnics and barbecues, using picnic shelters, tables and barbecues provided, or on the grassed areas.
- Relaxation and enjoyment of the natural environment.
- Children's play and informal games.
- Walking for pleasure, walking and dog exercising, cycling and jogging.
- Informal sports games such as touch football and frisbee.
- Bike riding on sealed cycle paths.
- Use of the fitness equipment and open grasses areas for fitness training

Organised Use

The use of Morrison Bay Park for field sports: soccer (summer and winter seasons), cricket, touch football is outlined in Table 2.4. The field number for the Park is shown on Figure 2.3(a) and (b).

Table 2.4 Organised sporting use of Morrison Bay Park - Winter Season (Refer to Note)

FIELD	WINTER SEASON	USER	WEEK ENDS	WEEK DAYS
Field 1	Mini Soccer - Mens and Womens	Gladesville Hornsby Football Association North West Sydney Women's Football	Saturday Sunday	
Field 2	Soccer - Mens and Womens	Gladesville Hornsby Football Association North West Sydney Women's Football	Saturday Sunday	Tuesday Wednesday Thursday
Field 3	Soccer - Mens and Womens	Gladesville Hornsby Football Association North West Sydney Women's Football	Saturday Sunday	
Field 4	Soccer - Mens and Womens	Gladesville Hornsby Football Association North West Sydney Women's Football	Saturday Sunday	Tuesday Wednesday Thursday
Field 5	Mini Soccer - Mens Wnd womens	Gladesville Hornsby Football Association North West Sydney Women's Football	Saturday Sunday	
Field 6	Soccer - Mens and womens	Gladesville Hornsby Football Association North West Sydney Women's Football	Saturday Sunday	



- Field 1 Mini Soccer
- Field 2 Senior Soccer
- Field 3 Senior Soccer
- Field 4 Senior Soccer
- Field 5 Mini Soccer
- Field 6 Senior Soccer

(a) Soccer / Rugby League / Union Field Allocation



- Cricket 2/3 Senior Cricket
- Cricket 4/5 Senior Cricket
- Cricket 6 Senior Cricket

(b) Cricket Field Allocation

Table 2.5 Organised sporting use of Morrison Bay Park - Summer Season (Refer to Note)

FIELD	SUMMER SEASON	USER	WEEK ENDS	WEEK DAYS
Field 1	Mini Soccer - Mens and Womens Touch Football	Ryde - Eastwood Touch Football Association Gladesville Sharks Summer Soccer		Monday Tuesday Wednesday Thursday
Field 2	Soccer - Mens and Womens Touch Football	Ryde - Eastwood Touch Football Association Gladesville District Cricket Association Gladesville Sharks Summer Soccer		Monday Tuesday Wednesday Thursday
Field 3	Soccer - Mens and Womens Touch Football	Ryde - Eastwood Touch Football Association Gladesville Sharks Summer Soccer		Monday Tuesday Wednesday Thursday
Field 4	Soccer - Mens and Womens Touch Football	Ryde - Eastwood Touch Football Association Gladesville Sharks Summer Soccer		Monday Tuesday Wednesday Thursday
Field 5	Mini Soccer - Mens and Womens Touch Football	Ryde - Eastwood Touch Football Association Gladesville Sharks Summer Soccer		Monday Tuesday Wednesday Thursday
Field 6	Soccer - Mens and Womens Touch Football	Ryde - Eastwood Touch Football Association Gladesville Sharks Summer Soccer		Monday Tuesday Wednesday Thursday
Cricket Nets	Cricket - Mens	Gladesville District Cricket Association	Saturday Sunday	
Cricket 2/3	Cricket - Mens	Gladesville District Cricket Association	Saturday	
Cricket 4/5	Cricket - Mens	Gladesville District Cricket Association	Saturday Sunday	
Cricket 6	Cricket - Mens	Gladesville District Cricket Association	Saturday Sunday	

Note: These tables represent the usage of the Park at the time of preparing this Plan of Management and will be subject to change in the future as the recreation needs of the community change

Organised Activities and Events

Most areas within Morrison Bay Park are available for casual park bookings. Conditions of use for casual and seasonal hire is set by Council and Council may collect a bond for larger events. The bond is refunded if no damage was done during the booked period when inspected after the event. Personal training is permitted within the Reserve and subject to an application process and annual fees.

Prohibited Uses

Prohibited activities in the Park include:

- Motor vehicles outside parking areas.
- Golf practice.

- Archery practice.
- Unleashed dogs.
- No dogs within 10 metres of playgrounds.
- Consumption of alcohol.
- Flying of model aircraft.
- Using firearms.
- Riding horses.
- Lighting fires.
- Smoking is discouraged.

2.4.5 Characteristics of Park Users

People that currently visit Morrison Bay Park use the park in many different ways, for different purposes and at different times. Figure 2.4(a) provides a snapshot of the frequency of use across the Park. The Park is a destination for local residents and for district visitors. District visitors use the Park for sports and to enjoy the riverside environment. A survey of park users during community consultation generally fell into two categories outlined as follows.

Local Park Users

The majority of local park users visited the Park daily. The main values expressed were the enjoyment and engagement with the quiet park areas, with views to the water and as an escape from the urban environment. The use of the playground and fitness area was very low and during the survey it was clear that many local residents were not aware that a playground and fitness track were located within Morrison Bay Park. Park users tend to focus on the southern and eastern zones of the Park.

Walking, informal ball sports, watching sports and exercising the dog were identified as popular activities within the Park.

Sports Users

The people using the Park for organised sport activities centralised their activities within close proximity to the park amenity building. These users were primarily concerned about access, facilities and amenity around the sports areas for playing and watching sports.

2.5 Natural

2.5.1 Climate

Morrison Bay Park is located between two major meteorological stations at Sydney Observatory Hill and Parramatta and taking an approximate average of Sydney and Parramatta meteorological data, the Park would experience:

- Mean daily maximum summer temperature of 27 degrees C.
- Mean daily minimum temperature in winter of 7-8 degrees C.
- Mean annual rainfall of approximately 1,100 mm.



Legend

- Areas of high or daily use
- Areas of moderate use or more than 3 days per week
- Areas of low use

(a) Park Usage



(b) Significant Vegetation

- 10 - 11 wet days per month.
- Mean wind speed at 9am of 9-10 km/hour.

Morrison Bay Park is at the head of Morrison Bay with Putney and Tennyson Point providing shelter from prevailing westerly and south - westerly winds.

The Park has good solar access and a number of large trees that provide shade to Park users.

2.5.2 Soils, Drainage and Water Quality

Much of the Putney area represents the transition from Sandstone geology from the east to the low-lying clay soils of the west. Winamatta shales dominate the upper ridge of Ryde, and have influence on the foreshore area. The park is predominantly located on an infill site with a concrete lined stormwater drainage line that further divides the active recreational areas.



Photograph 2.5 Watercourse and Stormwater

Water quality is determined by the urban and suburban catchment from Morrison Road and Victoria Road, shedding to the Parramatta River. Water quality issues include sediments, rubbish (gross pollutants) and high nutrients.

An Estuary Management Plan and Floodplain Risk Management Plan for the Parramatta River, including the Reserve, is being prepared by the Sydney Metropolitan Catchment Management Authority.

2.5.3 Flora and Fauna

Morrison Bay Park has a number of large mature trees that help define the character of the Park. This includes large Moreton Bay Figs, *Ficus macrophylla*, located at the entry to the Park at Morrison Road and scattered within the Park. Along the foreshore are stands of mature *Casuarinas*. These trees frame views out across the Parramatta River, (refer to Figure 2.4(b)). No trees in Morrison Bay Park are listed on the City of Ryde's Significant Tree Register.

Across the Park there is a wide variety of vegetation types and fauna habitats, including recent native plantings (located around the children's playground and fitness equipment), grassed open spaces and stands of mature trees, including along the Frances Road boundary and in the north west corner of the Park. Frequent vandalism for view enhancement is committed.

The passive area west of Frances Road is primarily a open grassed area on a sloping surface with toddler and junior play equipment and areas of natural plantings. The car park is used as an overflow for the bowling club and weekend sporting events.

The intertidal mudflats along the Parramatta River foreshore provide important estuarine habitats for birds and fish.



Photograph 2.6 **Vegetation types within the Park**

2.5.4 Visual Assessment

Morrison Bay Park occupies an area along the Parramatta River. Due to its location, the Park is visible from the surrounding foreshore areas and provides for significant vistas to and from the Park, as shown in Figure 2.5.



LEGEND

- ➔
Significant views across Parramatta River
⋯⋯⋯⋯⋯
Visual Impediment
- ➔
Significant views into the Park
▨▨▨▨▨▨▨▨
View of back fences
- ➔
Secondary views into the Park
- ➔
Views within the Park

3 PLANNING AND MANAGEMENT CONTEXT

3.1 Introduction

This section describes the legislative and policy framework that applies to the future management and planning for Morrison Bay Park and the preparation of this Plan of Management. There are two types of land ownership within the Park. Firstly, Crown Land, under the *Crown Lands Act 1989* where the Principles for the Management of Crown Land must be adhered to and secondly Community Land, under the *Local Government Act 1993* where all public land must be categorised and managed to meet specific core objectives for these categories.

3.2 Crown Lands Act 1989

The *Crown Lands Act 1989* governs the planning, management and use of Crown land, including reservation or dedication for a range of public purposes, leasing and licensing.

The New South Wales Land and Property Management Authority appointed the City of Ryde as trustee for the Crown Reserves within the boundary of Morrison Bay Park (Government Gazette No. 7 of 15/01/1982). Accordingly, the City of Ryde will ensure that the Crown Land is managed for the benefit of the people of New South Wales, and have regard for the principles of Crown Land management (Sections 10 and 11 of the *Crown Lands Act 1989*).

The City of Ryde, in the role of Trustee, has functions conferred on it under the *Crown Lands Act 1989*, including being responsible, under the oversight of the Minister for Lands, for the care, control and management of the Reserve consistent with the public purpose of Public Recreation.

The Land and Property Management Authority encourages the community to be either directly involved in, or contribute to, the planning and management of the system as trustees of reserved and dedicated land and this Plan of Management has been prepared in consultation with the local community, stakeholders and users of the Park.

3.2.1 Use and Management of Crown Land

The use and management of Crown Land is determined by the following:

- The objects of the *Crown Lands Act 1989* (as outlined in Section 10 of the Act), are that Crown Lands are managed for the benefit of the people of NSW. This encompasses the proper development and conservation of Crown Land; regulation of the conditions under which Crown Land is permitted to be occupied, used, sold, leased, licenced etc. and the management and use of Crown Land reserved or dedicated for public purposes.
- The principles of Crown Land management (as outlined in Section 11 of the Act).
- The public purpose(s) of the Land (as outlined in Sections 80 and 87 of the Act). Crown Land is reserved or dedicated for a public purpose(s), which means the reserve must provide a public benefit. Uses, activities, developments and agreements in a Crown Reserve are defined by the public purpose(s) of the Reserve. All uses of Crown Reserves must be acceptable according to their public purpose(s). Section 87 of the Act gives the Minister the power to reserve land for a public purpose. In preparing a Plan of Management for a Crown Reserve it is essential that the public purpose of the Reserve be identified and used as a basis for planning and management.

Any proposed uses, developments and management practices must be ancillary to or supportive of the public purpose for the reserved or dedicated land, and with any policies of the Land and Property Management Authority applying to Crown Reserves (Section 87).

- Land and Property Management Authority policies, such as the Food and Beverage Outlets on Crown Reserves Policy Position 2004.
- Native title legislation.
- Rental from leases or licences.
- Case law judgements.
- Any conditions and provisions within the zoning in the Council's Planning Scheme Ordinance. The Public Purpose for the Reserve determines acceptable activities and developments, not permissible uses under the zoning.
- An adopted Plan of Management, a contractual agreement (lease or licence), or a combination of both to more specifically define the permitted uses.

The objectives of the Land and Property Management Authority regarding land management directly relate to the principles of Crown Land management listed in Section 11 of the *Crown Lands Act 1989*. These principles, and how this Plan is consistent with those principles, are outlined below.

Table 3.1 Principles of Crown Land Management

PRINCIPLE OF CROWN LAND MANAGEMENT	HOW THIS PLAN IS CONSISTENT WITH THE PRINCIPLES
Observe environmental protection principles in relation to the management and administration of Crown Land.	This plan is supportive of protecting remnant and significant trees, mangrove and woodland communities, and wildlife habitat in the foreshore reserves.
Conserve the natural resources of Crown Land (including water, soil, flora, fauna, and scenic quality) wherever possible.	As above
Encourage public use and enjoyment of appropriate Crown Land.	Recommendations in the Plan encourage public use and enjoyment of the foreshore reserves for a wide range of land and water-based recreational, social and cultural activities, while minimising conflicts between activities.
Encourage multiple use of Crown Land, where appropriate.	Recommendations in the Plan would continue and provide more opportunities for multiple uses of the foreshore reserves.
Use and manage Crown Land in such a way that both the land and its resources are sustained in perpetuity, where appropriate.	The Plan contains proposed actions which would help sustain the land and resources, such as managing the type and extent of activities and developments within the foreshore reserves.
Occupy, use, sell, lease, license, or otherwise deal with Crown Land in the best interests of the State, consistent with the above principles.	This Plan contains prescriptions that would ensure that land owners, managers, lessees and licensees deal with the Reserve in the best interests of the State.

3.3 Local Government Act 1993

All land that is owned by Council is governed under the *Local Government Act 1993*, that specifies that all lands under Council ownership must be classified as either Operational or Community Lands. The *Local Government Act 1993* as amended 1998 requires the following to be completed in the preparation of a Plan of Management for Community Land:

- Determination of the categorisation of Community Land based on its use and/or other ecological and heritage significance criteria.
- Provide a description of the 'condition of the land' and any buildings or improvements proposed for the land.
- Provide a description of the use of the land and any such buildings or improvements, at the date of the adoption of the plan of management.
- Specify the purposes for which the land, any buildings and improvements will be, permitted to be used together with a description of the scale and intensity of such permitted use or development.
- Address and meet the 'core' objectives for each appropriate land category.
- Provide expressed conditions to ensure that the terms of all leases or licences issued will be consistent with the core objectives for the particular land category in which they occur.
- Include performance targets.
- Include actions to achieve objectives and satisfy performance targets.
- Include a means of assessing the success or otherwise of plan implementation.

The purpose of the categorisation of Community Land is to provide the parameters for the planning and management of the land including the permissible uses for the land. Under Section 36 of the *Local Government Act 1993*, Community Land is to be categorised as one or more of the following:

- Natural Area,
- Sportsground,
- Park,
- An area of Cultural Significance, or
- General Community Use.

For all Land that is categorised as a natural area, further categorisation as one or more of the following is required:

- Bushland.
- Wetland.
- Escarpment.
- Watercourse.
- Foreshore.
- A category prescribed by the regulations.

The process for the preparation of a Plan of Management for Community Land is also prescribed in this Act. Section 38 defines the requirements for the public exhibition of a draft Plan of Management, Section 40 and 41 outlines the process for adoption and making amendments respectively.

3.3.1 Land Categorisation

The Generic Plan of Management - Sportsgrounds, Parks, Natural Areas and General Community Use (November 2001) categorised Morrison Bay Park with the following categories:

- Sports ground.
- Park.
- Natural Area.
 - Bushland.
 - Watercourse.
 - Foreshore.
- General Community Use.

Crown Land does not require categorisation, Council must plan for and manage the Crown Reserve component in accordance with the public purpose of public recreation. However, specific characteristics of R95771 can be identified using categories as per the Local Government Act 1993, as shown in Figure 3.1

Table 3.2 Land Categorisation Core Objectives

LAND CATEGORY	CORE OBJECTIVES
Natural Area (LGA 1993 Section 36E)	<ul style="list-style-type: none"> • To conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and • To maintain the land, or that feature or habitat, in its natural state and setting, and • To provide for the restoration and regeneration of the land, and • To provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and • To assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the <i>Threatened Species Conservation Act 1995</i> or the <i>Fisheries Management Act 1994</i>.
Natural Area - Bushland (LGA 1993 Section 36J)	<ul style="list-style-type: none"> • To ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and • To protect the aesthetic, heritage, recreational, educational and scientific values of the land, and • To promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and • To restore degraded bushland, and • To protect existing landforms such as natural drainage lines, watercourses and foreshores, and • To retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and • To protect bushland as a natural stabiliser of the soil surface.



- | | | | |
|---|-----------------------|---|----------------------------|
|  | Sportsground |  | Natural Area - Watercourse |
|  | Park |  | Natural Area - Foreshore |
|  | General Community Use |  | Natural Area - Bushland |



LAND CATEGORY	CORE OBJECTIVES
Natural Area - Watercourse (LGA 1993 Section 36M)	<ul style="list-style-type: none"> To manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows, and To manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and To restore degraded watercourses, and To promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.
Natural Area - Foreshore (LGA 1993 Section 36N)	<ul style="list-style-type: none"> To maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area, and To facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.
Sportsground (LGA 1993 Section 36F)	<ul style="list-style-type: none"> To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and To ensure that such activities are managed having regard to any adverse impact on nearby residences.
Park (LGA 1993 Section 36G)	<ul style="list-style-type: none"> To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and To provide for passive recreational activities or pastimes and for the casual playing of games, and To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
General Community Use (LGA 1993 Section 36I)	<ul style="list-style-type: none"> The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public: In relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and 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).

3.4 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EPA Act) establishes the statutory planning framework for environmental and land use planning in NSW through State Environmental Planning Policies (SEPPs), Regional Environmental Plans (REPs) and Local Environmental Plans (LEPs). The EPA Act also sets out processes for approving development applications for structures and works on public and private land as set out in the Ryde Planning Scheme Ordinance.

3.4.1 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 repealed State Environmental Planning Policy No. 56 – Sydney Harbour Foreshores and Tributaries (SEPP 56) and Sydney Regional Environmental Plan No. 23 – Sydney and Middle Harbours (SREP 23) in September 2005. The SREP (Sydney Harbour Catchment) consolidates the provisions of SEPP 56 and SREP 23. The Development Control Plan for Sydney Harbour Foreshores and Waterways accompanies the SREP (Sydney Harbour Catchment).

Although there is reference in the SREP (Sydney Harbour Catchment) 2005 to environmental planning instruments, environmental studies, and master plans for strategic foreshore sites, there are no specific requirements for the preparation of Plans of Management.

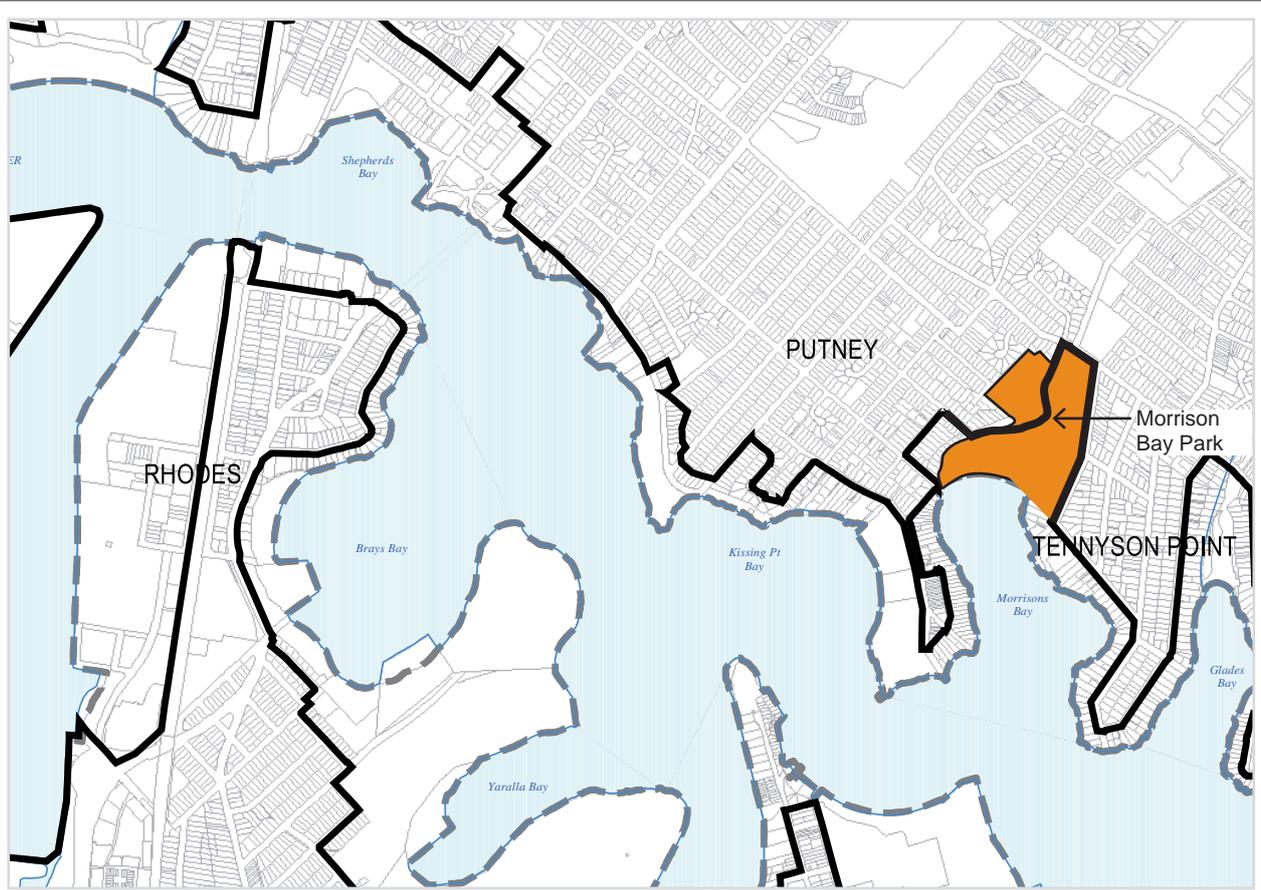
Aims and Objectives

The SREP (Sydney Harbour Catchment) 2005 controls planning and development in the Sydney Harbour catchment which includes Morrison Bay Park. With respect to the Sydney Harbour Catchment, the SREP (Sydney Harbour Catchment) 2005 aims to:

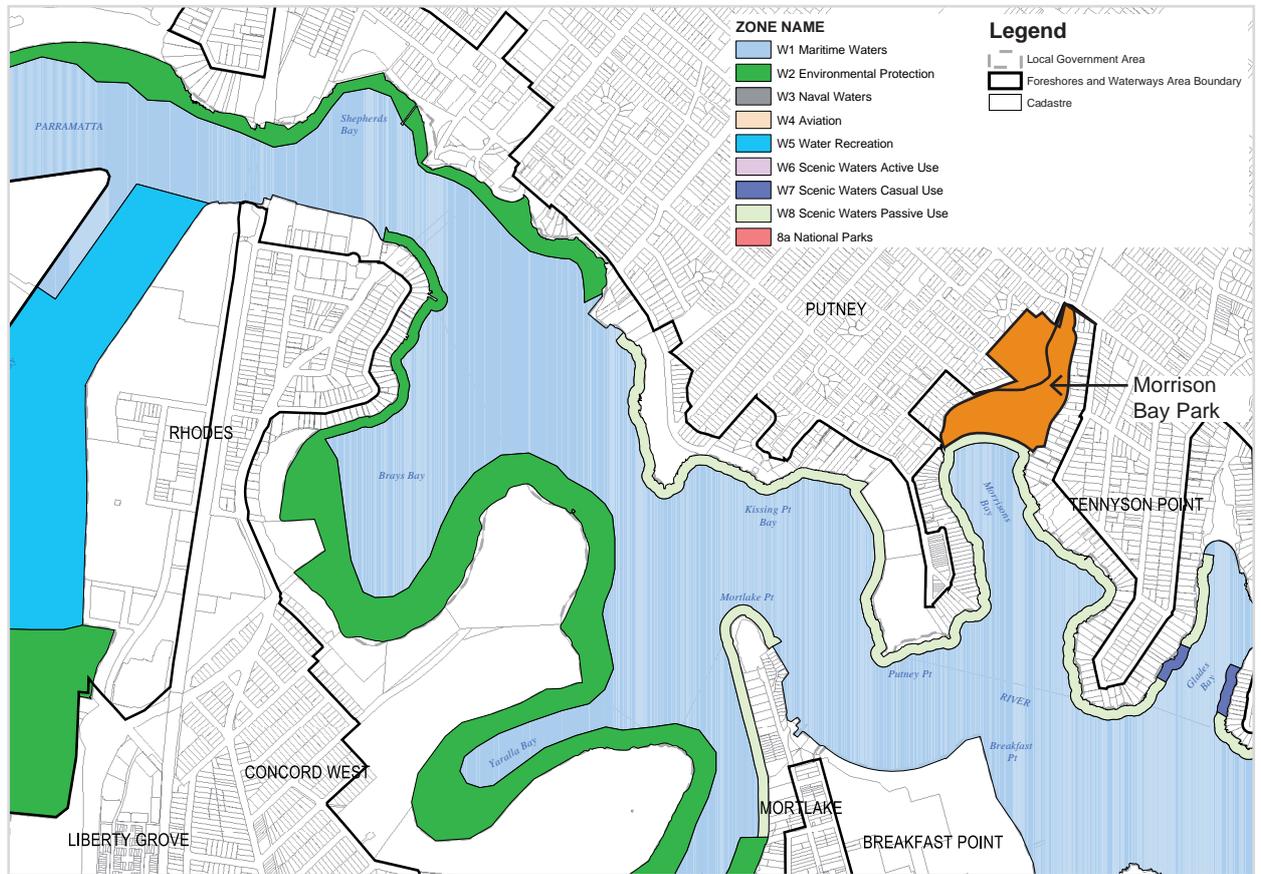
- Ensure the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected, enhanced and maintained as an outstanding natural asset and as a public asset of national and heritage significance for existing and future generations.
- Ensure a healthy, sustainable environment on land and water.
- Achieve a high quality and ecologically sustainable urban environment.
- Ensure a prosperous working harbour and an effective transport corridor.
- Encourage a culturally rich and vibrant place for people.
- Ensure accessibility to and along Sydney Harbour and its foreshores.
- Ensure the protection of, maintenance and rehabilitation of watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity.

The objective of the SREP (Sydney Harbour Catchment) 2005 is to provide a clear set of planning principles to protect the natural assets of Sydney Harbour, ensure appropriate use of foreshore land, and maximise public access to and along the foreshores. These principles need to be considered when preparing environmental planning instruments, development control plans, environmental studies and master plans under the Environmental Planning and Assessment Act 1979. The planning principles for the Sydney Harbour Catchment include to:

- Protect and improve hydrological, ecological and geomorphological processes affecting catchment health.
- Maintain and, where possible, restore the natural assets of the catchment for their scenic and cultural values and their biodiversity and geodiversity.
- Consider the cumulative environmental impact of development within the catchment.
- Achieve the targets of the Water Quality and River Flow Interim Environmental Objectives for Sydney Harbour and Parramatta River Catchments, while being consistent with the guidelines in Australian Water Quality Guidelines for Fresh and Marine Waters.
- Protect the functioning of natural drainage systems on floodplains, and comply with guidelines in the Floodplain Development Manual 2005.
- Protect and enhance the visual qualities of Sydney Harbour.



(a) Foreshores and Waterways Area



(b) Zoning

- Increase the number of viewing points accessible to the public.
- Improve the water quality of urban runoff, reduce the quantity and frequency of urban runoff, prevent the risk of flooding, and conserve water.
- Achieve the objectives and targets in the Sydney Harbour Catchment Blueprint.
- Protect and rehabilitate developed land from current and future urban salinity processes, and prevent or restore land degradation and reduced water quality resulting from urban salinity.
- Avoid or minimise disturbance of acid sulphate soils resulting from development.

Issues such as foreshore access, visual and natural environments, recreation and maritime industrial uses are subject to performance-based criteria and guidelines that aim to:

- Protect ecological communities within the areas covered by SREP (Sydney Harbour Catchment) 2005.
- Ensure that the scenic quality of the area is protected and enhanced.
- Provide site planning and design principles for new buildings and waterside structures within the area.
- Identify potential foreshore access locations in the area.

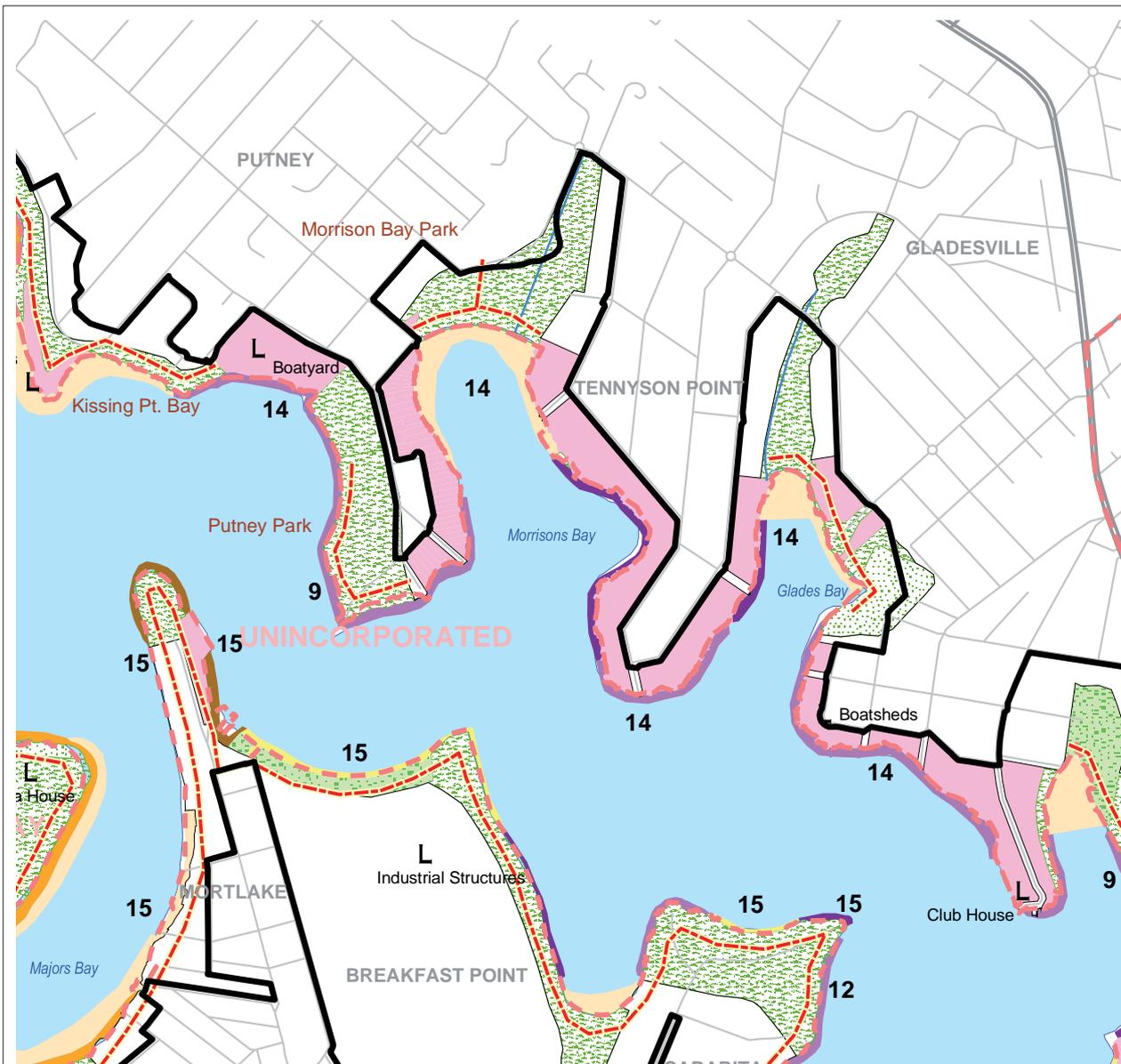
Morrison Bay Park is within the Foreshores and Waterways Area designated in the SREP (Sydney Harbour Catchment) 2005 (refer to Figure 3.2(a)). Matters applying to development decisions need to be considered by consent authorities when they assess development applications under Part 4 of the EPA Act, and by public authorities and others in carrying out proposed activities under Part 5 of the Act. The matters for consideration are aimed at ensuring better development decisions in the immediate harbour area, relating to ecological and scenic quality, built form and design, public access, and recreational and working waterfront uses.

The planning principles for land in the Foreshores and Waterways Area include to:

- Protect, maintain and enhance the natural assets and unique environmental quality of Sydney Harbour, and its islands and foreshores.
- Increase, maintain and improve public access along the foreshore, while minimising its impact on natural environments.
- Increase, maintain and improve access to and from waterways for public recreational purposes.
- Enhance the unique visual qualities of Sydney Harbour, its islands and foreshores.
- Provide public access on foreshore land used for industrial or commercial maritime purposes where such access does not conflict with the use.
- Use foreshore land so that it does not conflict with adjacent land used for commercial maritime purposes.
- Encourage water-based public transport to link with land-based public transport at public spaces along the waterfront.
- Encourage provision and use of public boating facilities along the waterfront.

The SREP defines a series of performance criteria that are aimed at conserving biological diversity within and around Sydney Harbour and its tributaries, including Parramatta River. Within this context, criteria have been devised to ensure that:

- Ecological communities, particularly those which form wildlife habitats, are protected and where



Legend

Foreshores & Waterways Area boundary

Terrestrial Ecological Communities

- Closed Forest/Gully
- Open Forest (Type A)
- Open Forest (Type B)
- Woodland
- Heathland
- Saltmarsh
- Grassland
- Urban Development with Scattered Trees

Aquatic Ecological Communities

- Rocky Platform
- Mixed Rocky Intertidal and Sand
- Mixed Rocky Intertidal and Rock Platform

- Sandy Beaches
- Mudflats
- Mudflats and Mangroves
- Mixed Rock Intertidal and Mudflats
- Seagrass Beds
- Area not mapped: Site Specific Investigations required

15 Landscape Character Type

- Railway Stations
- Railways
- Street Centreline
- Landmark
- Highways and Main Roads
- Local Government Boundaries
- Existing & Future Pedestrian Access: Indicative Locations
- Water



feasible, enhanced.

- Development is sited to retain native vegetation, wetlands and natural foreshores.
- Development is accompanied by revegetation and rehabilitation of degraded foreshores.

Permissible Uses

The SREP (Sydney Harbour Catchment) 2005 includes a zoning system to suit the differing character of the waterways of the harbour and its tributaries. Morrison Bay Park is identified in the SREP with a zoning W8 - Scenic Waters: Passive Use (refer to Figure 3.2(b)). The objectives of this zone are as follows:

- To give preference to unimpeded public access along the intertidal zone, to the visual continuity and significance of the landform and to the ecological value of waters and foreshores,
- To allow low-lying private water-dependent development close to shore only where it can be demonstrated that the preferences referred to in paragraph (a) are not damaged or impaired in any way, that any proposed structure conforms closely to the shore, that development maximises open and unobstructed waterways and maintains and enhances views to and from waters in this zone,
- To restrict development for permanent boat storage and private landing facilities in unsuitable locations,
- To allow water-dependent development only where it can be demonstrated that it meets a demonstrated demand and harmonises with the planned character of the locality,
- To ensure that the scale and size of development are appropriate to the locality and protect and improve the natural assets and natural and cultural scenic quality of the surrounding area, particularly when viewed from waters in this zone or areas of public access.

3.4.2 Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005

The Sydney Harbour Foreshores and Waterways Area Development Control Plan (DCP) 2005 sets out the detailed design considerations for the use and development of land identified in the SREP (Sydney Harbour Catchment) 2005.

Objectives of the DCP include the stipulation that all development in the harbour foreshores and waterways area should aim to:

- Minimise any significant impact on views and vistas.
- Ensure it complements the scenic character.
- Provide a high quality of built and landscape design.
- Contribute to the diverse character of the landscape.

The DCP identifies ecological communities and their conservation status for the areas to which it applies. These ecological communities are shown in Figure 3.3 and Table 3.3

Table 3.3 Ecological Community Intent and Performance Criteria

ECOLOGICAL COMMUNITY	CONSERVATION STATUS	STATEMENT OF INTENT	PERFORMANCE CRITERIA
Grassland	Low	To conserve and enhance vegetation	<ul style="list-style-type: none"> Mature trees containing hollows are preserved where feasible. Natural watercourses and any special natural features such as cliff faces and rock outcrops are protected. The incremental and cumulative effects of development are considered having regard to the above performance criteria.
		To minimise the risk of predation on native fauna species by domestic pets.	<ul style="list-style-type: none"> Fencing to contain domestic pets is provided.
		To minimise impacts associated with soil erosion, water siltation and pollution.	<ul style="list-style-type: none"> Measures to minimise soil erosion and siltation during construction and following completion of development are implemented. Controls are implemented to prevent pollutants from entering the waterway. Any pollutants and any increase in suspended solids is temporary and does not exceed the current pollution and range of turbidity.
Mudflats	Medium	To minimise impacts on communities from shading.	<ul style="list-style-type: none"> Shading of communities is not increased to an extent that would harm flora and fauna. Food sources for grazing organisms are protected. Light penetration is not reduced so that algal growth in the intertidal zones is protected.
		To minimise the effects from reclamation where it provides the optimum environmental outcome	<ul style="list-style-type: none"> Reclamation mitigation measures outlined in the NSW Fisheries Department's Estuarine Habitat Management Guidelines, Section 3.1—Reclamation and Dredging are to be followed and the applicant will need to demonstrate that the proposal will not adversely affect beach formation. Harmful contaminants will not be disturbed, or only when this will not adversely affect birds, fish and invertebrates.

ECOLOGICAL COMMUNITY	CONSERVATION STATUS	STATEMENT OF INTENT	PERFORMANCE CRITERIA
		To minimise the effects from urban run-off.	<ul style="list-style-type: none"> • Appropriate on-site control measures are to be implemented to ensure that: <ul style="list-style-type: none"> - pollutants are not transferred into the intertidal zone; - the proposal will not increase nutrient levels in the intertidal zone; and - any increase in suspended solids (turbidity) is temporary and does not exceed the current range of turbidity.
		To minimise the effects from dredging.	<ul style="list-style-type: none"> • Mitigation measures outlined in the NSW Fisheries Department's Estuarine Habitat Management Guidelines, Section 3.1—Reclamation and Dredging are to be followed.

Further, Morrison Bay Park is assigned a Landscape Character Type 14. Landscape Character Type 14 applies to the low topographic developed areas of the Lane Cove and Parramatta Rivers. These areas are mostly developed with detached residential development on the upper slopes and boat shed and wharves along the foreshore. Further development in these areas must consider protecting key visual elements including rock outcrops, native vegetation, vegetation in and around dwellings and maintaining the density and spacing of development.

The Performance Criteria for any development within this Landscape Character must satisfy the following criteria:

- Consideration is given to the cumulative and incremental effects of further development along the foreshore and to preserving the remaining special features;
- Development is to avoid substantial impact on the landscape qualities of the foreshore and minimise the removal of natural foreshore vegetation, radical alteration of natural ground levels, the dominance of structures protruding from rock walls or ledges or the erection of sea walls, retaining walls or terraces;
- Landscaping is carried out between buildings to soften the built environment; and
- Existing ridgeline vegetation and its dominance as the backdrop to the waterway, is retained.

3.5 Other Legislation that Applies to Morrison Bay Park

3.5.1 Companion Animals Act 1998

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

At the time of this Plan of Management being prepared, there is no dog off-leash area in Morrison Bay Park, although it has been suggested through community consultation. The nearest off-leash dog areas are at Meadowbank Park and Blenheim Park.

All provision for dog exercise areas should be planned and managed in accordance with the City of Ryde's Companion Animals Management Plan 2007 - 2010.

3.5.2 National Parks and Wildlife Act 1974

Aboriginal heritage (objects and places) in NSW is protected and managed under Part 6 of the *National Parks and Wildlife Act 1974* by the National Parks and Wildlife Service (part of the NSW Department of Environment and Climate Change). The Act defines an Aboriginal object as "any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises NSW, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains." Aboriginal objects include physical objects (stone tools, scarred trees), material deposited on the land such as middens, and the ancestral remains of Aboriginal people. An Aboriginal Place is one declared by the Minister in the belief that the place is or was of special significance to Aboriginal culture.

Section 90 of the Act makes it an offence to damage, deface, destroy, disturb, or collect any Aboriginal object or evidence site without the approval of the Director of the Department of Environment and Climate Change. However, this offence only applies if the action was "knowingly" undertaken by the offender. This section enables a person to seek an authorisation to impact, destroy or remove an Aboriginal object by applying for a Heritage Impact permit from the Director of the Department of Environment and Conservation. The Director may issue such permits with conditions and restrictions, and sets up appeal and deemed refusal provisions for this permit process.

3.5.3 Disability Discrimination Act 1992

The *Disability Discrimination Act 1992* is a Commonwealth Act that aims to eliminate, as far as possible, discrimination against people with disabilities in many areas, including access to premises. The Act also aims to promote recognition and acceptance in the community that people with disabilities have the same fundamental rights as the rest of the community.

The Act covers a range of areas including sport and recreation, and access to premises. The Act requires that people be able to access any building which the public is entitled to enter or use through the primary entrance used by the general public. It further requires that people should have access to any services and facilities provided in those buildings.

The NSW *Anti-Discrimination Act 1997* also makes it unlawful to discriminate on the grounds of disability.

Whilst disabled access should be provided wherever possible as it is required by law, Morrison Bay Park and its buildings were established prior to this Act.

3.5.4 Native Title Act 1993

As a result of the High Court's Mabo decision, the Commonwealth Government enacted the Commonwealth *Native Title Act 1993*, which recognised the interest that indigenous Australians may still hold in some areas of Crown Land. The Act makes provisions for:

- Aborigines and Torres Strait Islanders to lodge native title claims.
- The determination and validation of extinguishment of native title.
- The dealing with land and waters where native title may not have been extinguished.
- Establishing the existence of native title.

The requirements of this legislation must be followed by Reserve Trusts when dealing with Crown

reserves however, native title has been extinguished over the foreshore reserves.

3.5.6 Fisheries Management Act 1994

The *Fisheries Management Act 1994* applies to all waters within NSW below the mean high water mark. Objectives of this Act include to conserve, develop and share the fishery resources of NSW for the benefit of present and future generations, conserve fish stocks and key fish habitats; conserve threatened fish and marine vegetation; promote ecologically sustainable development; promote quality recreational fishing opportunities; appropriately share fisheries resources between users; and provide social and economic benefits for NSW.

Recreational fishing is classed as a designated fishing activity under the Act. This requires the preparation of fishing management strategies, which includes the preparation of an environmental impact statement prepared in terms of Part 5, Division 5, of the Environmental Planning and Assessment Act 1979. These fishing management strategies for recreational fishing are in preparation. Once prepared, they could influence the manner in which the reserve is used or managed because some recreational fishermen use the reserve as a base from which to launch their lines.

There is an intertidal zone (beaches, rock platforms, mudflats) adjoining Morrison Bay Park and it is a protected area under the *Fisheries Management Act 1994*.

The NSW Department of Fisheries has placed a ban on commercial fishing in Sydney Harbour due to dioxin levels as a result of previous industrial activities in the Harbour and Parramatta River. Recreational fishing in the Harbour has not been banned, but fishers are urged to follow dietary advice on the consumption of seafood from Sydney Harbour, Parramatta River and other connected tidal waterways. Based on advice from an expert panel, the Government is recommending that no fish or crustaceans caught west of the Sydney Harbour Bridge should be eaten. Fishers can also continue to practice catch and release.

3.5.7 Threatened Species Conservation Act 1995

The *Threatened Species Conservation Act 1995* seeks to conserve threatened and endangered species, populations and ecological communities of animals and plants. A key objective of the Act is to conserve biological diversity and promote ecologically sustainable development. Under this Act, developments need to consider impacts to threatened species and ecological communities. Assessment under Part 5 of the Act requires a seven-part test.

3.5.8 Rivers and Foreshore Improvement Act 1948

The *Rivers and Foreshores Improvement Act 1948* seeks to control activities which, among other matters, have the potential to cause increased erosion or siltation of streams, lakes or estuaries or to cause ecological deterioration. Proposed development or works on land within 40 metres of the harbour foreshore is 'integrated development' under Clause 91 of the Environmental Planning and Assessment Act 1979 and must be approved by NSW Maritime. A permit is required from NSW Maritime under Part 3(a) of the Rivers and Foreshores Improvement Act 1948 for any excavation or removal of material from land less than 40 metres from the top of the of the bank or shore of the water.

3.5.9 Water Act 1912

The *Water Act 1912* requires that a permit from NSW Maritime is required for any earthworks, embankments or levee that is situated or proposed to be constructed on land that is, or forms part of the bank of the Parramatta River. This will include the Morrison Bay Park sea wall and its immediate surrounds.

3.5.10 Other Relevant Legislation

Other legislation that may address specific issues in the management of Morrison Bay Park may include:

- Protection of the Environment Act
- Waste Minimisation Act

3.6 State Government Policies and Initiatives

3.6.1 State Rivers and Estuary Policy

The objective of the State Rivers and Estuary Policy is:

“To manage the rivers, estuaries and adjacent wetlands of NSW in ways which:

- *Slow, halt or reverse the overall rate of degradation in their systems;*
- *Ensure the long-term sustainability of their essential biophysical functions, and*
- *Maintain the beneficial use of these resources.”* (NSW Government, 1992).”

The policy contains a set of management principles to achieve the objective of the policy. The policy also contains several sub-policies including the State Wetlands Policy.

Recommendations of this assessment and future use and management of the study area and its watercourses and wetlands would need to be consistent with this policy.

3.6.2 Sharing Sydney Harbour

Sharing Sydney Harbour is the NSW Government’s vision for managing the future of Sydney Harbour. The vision is:

“To take wise and comprehensive care of the Harbour as a natural asset belonging to future generations, and sharing the Harbour with nature and for all human activities.”

Four themes underpin this vision:

- Natural harbour – a healthy sustainable environment on land and water.
- Urban harbour – a high quality urban environment.
- Working harbour – a prosperous, working waterfront and effective transport harbour.
- People’s harbour – a culturally rich, accessible, active place for people.

The NSW Government has indicated its desire to improve public access to, and enhance the recreational enjoyment of, Sydney Harbour and its tributaries for the people of Sydney and visitors to the city. The State Government’s intention is to develop and maintain public access to the foreshore of Sydney Harbour and the Parramatta River through the Sharing Sydney Harbour Access Plan (Department of Infrastructure, Planning and Natural Resources, 2003). The Access Plan identifies opportunities to improve access to the foreshores and waterways for a range of recreational users including pedestrians, cyclists and recreational boaters. Typical projects include walking tracks, on-road and off-road cycleways, public domain improvements, wharves, jetties and pontoons, and ‘soft’ access for landing small boats such as pontoons, seawall steps and beaches.

3.6.3 Sydney Harbour Catchment Blueprint

The Sydney Harbour Catchment Blueprint provides the strategic direction and sets priorities for improved natural resource and environmental management in the harbour catchment until 2012. The Blueprint outlines the steps necessary to achieve the objectives for the catchment. It further defines catchment and management targets and management actions for key natural resource and environmental management issues.

3.6.4 Recreation Trails

The State Government has acknowledged the importance of an integrated network of trails connecting public open spaces in Sydney (Hassell, 2005). While not directly connected to the Ryde Riverside Reserve, Morrison Bay Park provides a pathway along the foreshore of the Parramatta River that connects Putney and Tennyson Point.

3.6.5 Regional planning context

Key priorities for recreation in the Northern Sydney region arising from the Northern Sydney regional recreation demand and opportunities study (Parkland Environmental Planners and CD Recreation Services, 2004) that applies to Ryde are:

- Catering for target groups, particularly accessible spaces for recreation and social activities for young people.
- Regional walking, cycling and shared paths and tracks, especially along foreshores.
- District outdoor sporting facilities (more and better quality district sporting fields) and indoor sports courts.
- Informal recreation opportunities, especially family-friendly parks for all age groups.
- Access to water, particularly foreshore parks and boating facilities.

3.7 Local planning context

City of Ryde's planning framework guides this Plan of Management as follows:

- Council's Management Plan, which sets overall objectives and performance targets for activities, budgets and other issues relating to open space and recreation management.
- Planning instruments, particularly the Ryde Planning Scheme Ordinance, and Development Control Plan which govern uses of and development of facilities within the reserves.
- Policy documents, such as Parks on Track for People 2025, Bikeways Plan (1994), Social Plan 2005; Access and Equity Policy; Tree Preservation Order and Tree Management Policy and cultural initiatives.
- The framework and guidelines of the Local Government Act 1993 direct the management of Crown Land by Council as they are expansive without contradicting the principles and objectives of the Crown Lands Act (1989).
- Certain aspects of the Local Government Act 1993 guide the management of Crown Land by the City of Ryde, consistent with the principles and objectives of the Crown Lands Act 1989.

3.7.1 City of Ryde Management Plan 2009 - 2013

Council's Management Plan contains a strategic overview of Council's proposed activities, budgets and other issues relating to community and the environment. This Plan of Management is consistent with the vision formulated by City of Ryde in its current Management Plan for the whole of the City.

3.7.2 2008 Draft Local Environment Plan

The current draft Local Environmental Plan (LEP) guides development control within Morrison Bay Park, with zoning maps and defined categories for development as either permissible or prohibited. This Plan of Management does not override provisions in the LEP. Morrison Bay Park is zoned RE 1 - Public Recreation and E2 under the draft 2008 LEP and the objectives of Zone RE 1 are as follows:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational setting and activities and compatible land uses.
- To protect and enhance the natural environmental for recreational purposes.
- To enable related uses that will encourage the enjoyment of the land for recreational purposes.
- To enhance, restore and protect natural environment for recreational purposes.
- To provide adequate open space areas to meet the existing and future needs for the residents of Ryde.

Table 3.4 Zoning table for Zone RE 1

WITHOUT DEVELOPMENT CONSENT	WITH DEVELOPMENT CONSENT ONLY	PROHIBITED
Environmental protection works	<ul style="list-style-type: none"> • Business identification signs, • Community facilities, • Environmental facilities, • Jetties, • Kiosks, • Recreation facilities (indoor and outdoor), • Restaurants, • Roads, • Water recycling facilities, • Water treatment facilities. 	Anything not listed in this table.

The zoning of the land under the Ryde LEP 2008 (draft) and other planning instruments provides a mechanism to ensure the appropriate development of the land usually through the Development Application process. The zoning table usually indicates what is permissible or not permissible on the site, but for reserved Crown lands, it is the public purpose that determines acceptable uses on the Reserve. The zoning of RE 1 Public Recreation is consistent with the Public Purpose of Public Recreation applying to Morrison Bay Park. Section 112 of the *Crown Lands Act 1989* permits an "additional purpose" to be declared. This plan of management does not propose any purpose other than public recreation.

Council will refer to this Plan of Management as well as the Ryde LEP 2008 (draft) and other relevant legislation in assessing development applications relating to the Park.

Development controls are further defined in Development Control Plans that apply to Morrison Bay Park include:

- City of Ryde Development Control Plan 2006,
- DCP 34 - Exempt and Complying Development,

3.8 Council policies and plans

3.8.1 Parks on Track for People 2025

Council's vision for the parks and open spaces of Ryde will be:

“multi-purpose facilities providing sustainable leisure and recreational opportunities to meet the changing needs of the community”.

Environmental protection and sustainability principles will be observed in relation to the management and administration of parks and open spaces, ensuring that natural resources (including water, soil, flora, fauna and scenic quality) are conserved wherever possible.

The values that the Ryde community puts on its parks and open spaces are:

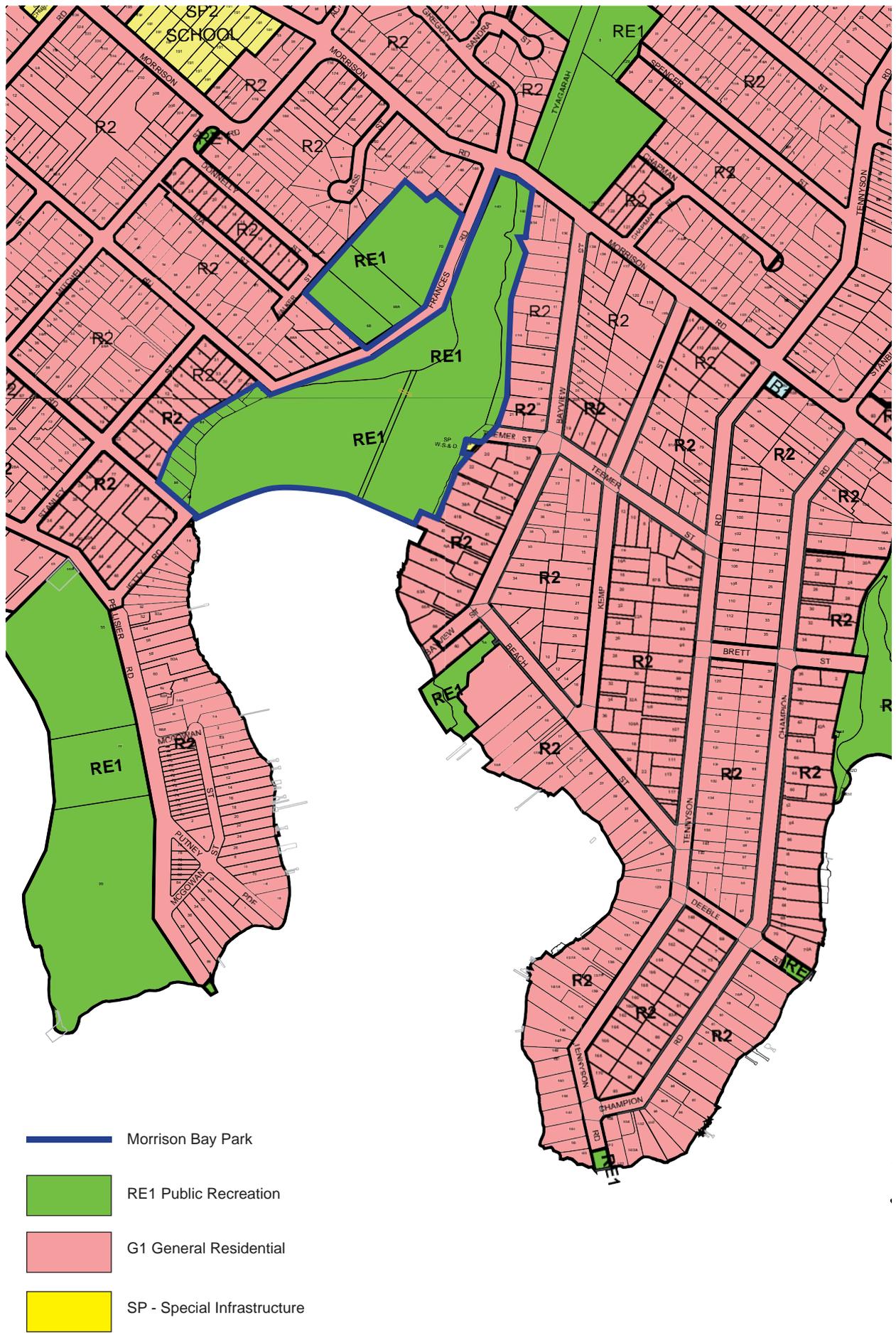
- Recreation and leisure spaces should be well designed allowing multiple use or functionality of facilities.
- Assets are managed and maintained so they are safe, provided at optimum lifetime cost and meet community needs.
- Recreation and leisure facilities are available and accessible to provide an environment that facilitates play, learning and personal development.
- The natural environment, its native flora and fauna, is valued and will have priority in open space design, development and maintenance.
- Volunteers will be actively encouraged to assist in the delivery of quality parks and open spaces.
- Use of spaces by community and charitable groups will be encouraged.
- Continuing engagement between people and parks including enhanced opportunities for all to visit, participate in, learn, respect, enjoy and conserve is a fundamental purpose of management.

3.8.2 Social Plan

Council's Social Plan 2005 includes specific Needs Papers for target groups of children, young people, older people, people of a culturally and linguistically diverse background, men, women and Aboriginal people. A framework for social planning for Ryde 2005-2010 is also presented.

3.8.3 Access and Equity Policy and Disability Action Plan

Both the Access and Equity Policy (2003) and the Disability Action Plan 2006-2008 advocate provision of inclusive, equitable and accessible facilities and services in Ryde for people of all abilities. The Disability Action Plan states that open spaces and facilities throughout the City are intended to be accessible wherever possible and achievable within the landform. A key aim of the Plan is that people with disabilities need to be able to have full access to key parks and linkage routes. Park furniture and signage in key parks need to be accessible.



4. CORE VALUES AND ROLES FOR MORRISON BAY PARK

This Section of the plan of management identifies and defines the specific roles and objectives for Morrison Bay Park based on community values. The needs and requirements of the LPMA (as owner of R95771), City of Ryde (as owner and Trust manager of the Crown Land), residents (as neighbours and users), current and future visitors (as users) and other government stakeholders, are reflected in the management of the Park. These needs and requirements are in addition to the legislative requirements and context that has been outlined in Section 3 of this Plan.

4.1 Community Values of Morrison Bay Park

The local community and users of Morrison Bay Park place value on the Park for various reasons. It is vital for Council to understand the reasons why the community and users value the Park as this informs how the Park will be managed into the future.

This Plan of Management is based on protecting and enhancing the community's values. Management actions and desired outcomes based on these values are recommended later in this Plan.

Using values as the basis of the Plan of Management ensures that this Plan will be valid longer than one based on simply addressing issues. Issues-driven Plans of Management can quickly become out of date. Values change at a much slower pace than issues do. Values may remain constant for up to a generation, therefore once values are documented, issues can easily be dealt with as they arise consistent with the values. New issues that arise over time very often cannot be dealt with easily unless a new Plan of Management is prepared.

The most recent attitudes and views of Ryde residents regarding various aspects of living in the City of Ryde were gained by mail and telephone surveys of residents to develop the City Vision 2022 (City of Ryde, undated; Taverner Research, 2003).

Values of Ryde residents derived from the City Vision 2022 relevant to Morrison Bay Park are as follows.

Table 4.1 Values of City of Ryde Residents

VALUE	VALUED ASPECTS
Recreation	<ul style="list-style-type: none"> • Parks and foreshores • Leisure and recreation that is safe, close and available • Sportsgrounds and sporting facilities • Walking and cycling tracks • Access to water • Children's facilities (such as play equipment) • Youth facilities
Open Space and Landscape	<ul style="list-style-type: none"> • Safe and legible open space areas • High quality and well maintained landscape • Connections to other landscapes and open spaces • Relief from the urban environment

VALUE	VALUED ASPECTS
Environmental	<ul style="list-style-type: none"> • Bushland protection, preservation and maintenance • Foreshore enhancement and protection
Cultural	<ul style="list-style-type: none"> • Community interaction • Community and cultural facilities • Community festivals and events • Youth activities
Access and Linkages	<ul style="list-style-type: none"> • Trails for commuter and recreation use • Connection to surrounding land uses and transport hubs • Water access points

Sources: City of Ryde, undated; Taverner Research, 2006.

The management objectives, issues and actions outlined in this Plan of Management will be presented according to these community values.

4.2 Vision for Morrison Bay Park

Management of Morrison Bay Park is based on a vision statement that is shared by Council as Reserve Trust Manager and the wider community, and is endorsed by the Land and Property Management Authority. The vision is intended to inspire Council to provide a long-term ideal and focus for all management decisions.

The vision for Morrison Bay Park is:

Morrison Bay Park will provide passive and active recreation opportunities for the Ryde Community through the integration of sports fields, parklands and associated facilities, open spaces and walking trails. The Park will cater for diverse recreation and leisure needs of the community while preserving the interrelationship between the Parramatta River foreshore and the parklands.

4.3 Roles of the Morrison Bay Park

The Park is largely used by local residents, as well as people from elsewhere in the City of Ryde and further afield. As such, the Park will be managed for local and district catchments.

Major policy objectives consistent with the reinforcement of the Park's district open space role are to:

- Continue the function as a district **recreation and sporting resource**.
- Enhance and protect the character of the **foreshore** and interrelationship with the Parramatta River.
- Provide the community with open spaces for **socialisation, enjoyment and cultural interaction** with each other.
- Provide the community with **safe and accessible open spaces** as relief from the urban environment.

- Ensure the Park is **available and accessible** to all sections of the local and wider community.
- Contribute to the **healthy lifestyle opportunities** for the Ryde Community.

Following on from the values and vision defined above, the desired future roles of Morrison Bay Park are defined in Table 4.2.

Table 4.2 Roles of Morrison Bay Park

VALUE	ROLE
Recreation	<ul style="list-style-type: none"> • District level sports facility providing organised sporting opportunities for local and district sports clubs and associations. • Catering for recreation for all ages: <ul style="list-style-type: none"> - A place for local children and young people to play informally. - A place for older adults to exercise with safe and sealed walking paths and ancillary facilities, such as seating, shade, bubblers etc. - Opportunities for families, workers and groups to enjoy leisure time. • A publicly accessible vantage point from which to view the Parramatta River and its surrounds.
Open Space and Landscape	<ul style="list-style-type: none"> • To provide space to accommodate both organised active sports and quieter contemplation spaces. • To provide open spaces for residents with little or no backyard. • Opportunity for a connection with Parramatta River. • An open space within an urban setting.
Environmental	<ul style="list-style-type: none"> • Opportunities for environmental education and interpretation along the foreshore. • Protection and preservation of significant cultural plantings that define the character of the Park. • Opportunities to improve water quality entering Parramatta River. • Develop a consistent management and maintenance approach to all planting elements in the Park that retains the dominance of Australian species. • Protect and manage the vegetation within the Park towards the enhancement of biodiversity linkages within the urban open space system.
Cultural	<ul style="list-style-type: none"> • Venue for cultural activities and ceremonies. • Awareness and understanding that can be raised through the use of interpretation signage and public art. • Engagement and contribution to place making through the inclusion of public art into the landscape.

VALUE	ROLE
Access and Linkages	<ul style="list-style-type: none"> • Walking and cycling tracks for commuter and recreation use. • Connections to surrounding parks and open spaces. • Connections to Parramatta River. • Connection to surrounding land uses, such as residential areas and schools.

4.4 Management Objectives

4.4.1 Recreation Objectives

1. Maintain the use of the Park as a District level sporting facility.
2. To design and plan the future of the Park as a valued recreational asset for the local community.
3. To ensure future sporting uses are compatible with existing uses, carrying capacity of facilities and settings and provides equitable access for both mens and womens sporting groups.
4. To minimise intensification of use which has impacts on park users and the local community.
5. Encourage and facilitate recreational pursuits for the local community as well as visitors to the area.
6. Provide for passive recreation activities and for the casual playing of games for individuals and groups.
7. Manage the recreational activities in the Park and ensure minimal impact on the local residential population.

4.4.2 Open Space and Landscape Objectives

1. Define parkland boundary with suitable landscape or paving treatments.
2. Reinforce the visibility of the major Park entrances through landscape and signage.
3. Protect and where possible enhance viewing opportunities within the Park and towards Parramatta River.
4. Provide opportunities for socialising and picnicking.
5. Improve park lighting to accommodate evening walking and informal use of the Park.
6. Review placement and upgrade furniture and fixtures throughout the Park to coincide with the City of Ryde open space furniture palette.
7. Review placement and upgrade furniture and fixtures throughout the Park to improve spectator and player amenity.
8. Provide opportunities to experience peace and quiet in the Park.

4.4.3 Environmental Objectives

1. Increase awareness and understanding of natural area significance.

2. Ensure the protection of natural areas through the use of fences and barriers.
3. Ensure the maintenance of the sporting surfaces does not have any detrimental impact on the surrounding natural areas.
4. Provide visual and physical access to the River.
5. Develop areas to enjoy the River and parks settings.
6. Conserve biodiversity and ecosystem functioning for the areas contributing to the biodiversity of the River environment.

4.4.4 Cultural Objectives

1. Provide a range of opportunities for social and cultural activities for all age groups in a variety of settings.
2. Indigenous and non-indigenous heritage to be identified, conserved and interpreted as appropriate.
3. Provide for a range of sporting opportunities that respond to the social and cultural needs of a multicultural society.

4.4.5 Access and Linkage Objectives

1. Provide adequate parking for vehicles associated with organised sports while maintaining the amenity of the local area for residents.
2. Ensure equitable and easy access to and within Morrison Bay Park for all ages and abilities through a review of all entrances and paths within the Park.
3. Manage access to the Park by private vehicles through improvement to vehicle parking areas.
4. Improved pedestrian safety.
5. Enhance connection to public transport to the Park and reduce the dependency on private vehicles to access Morrison Bay Park.
6. Establish links with other surrounding foreshore parks, recreation areas, residential areas and shopping areas.
7. Upgrade paths and create a path hierarchy within the Park.
8. Continue the implementation of the Ryde River Walk Masterplan.
9. Improve facilities for bicycles.

This page has been intentionally left blank

5. MANAGEMENT ISSUES

The overall management for Morrison Bay Park is to preserve it as a local and district community open space and recreation resource. This can be achieved by maintaining and strengthening the natural features of the Park to maximise opportunities for a wide range of recreational and passive uses. Building on the values and roles of the Park, it is important to establish some management principles against which the opportunities for the future management and development of the Park can be assessed. The following issues for Morrison Bay Park have been identified by users, and are grouped into major headings. The issues are listed in no specific priority order.

5.1 Park Landscape Masterplan

Morrison Bay Park is a large park, located on the foreshore of Parramatta River and provides the community with a combination of active and passive recreation opportunities. Consisting of large open grassed areas, a stormwater channel, large tree plantings, playgrounds, walking paths and other landscape and built elements, the evolution of the Park to date has resulted in a Park that is highly used by the community but not without functional issues and conflicts.

There is little uniformity across the Park and two of the more significant issues is the lack of continuity of the Park created by the bisection of the Park by Frances Road and secondly, the management of car parking and vehicle movement around the Park.

In this Section of the Plan of Management, many of the challenges and design issues within the Park will be discussed and where possible, resolved. A major contributor to the successful management of the Park into the future is the development of a Landscape Masterplan that will provide a design analysis of the Park, identify opportunities and constraints and provide the basic conceptual design for the future placement and design of Park elements. The landscape masterplan will not only address future opportunities for the Park, but it will critically review the existing structure of the Park, critique the current placement and provision of park elements (such as pathways, playgrounds and furniture) and provide a starting point for the implementation of this Plan of Management.

5.2 Public Recreation

The provision of recreation facilities at Morrison Bay Park has encompassed both active and passive styles of recreation. In the past, these facilities have been developed in accordance with expressed needs of sporting groups and the general public and this has extended to include the recently renovated children's playground and fitness track. There is, however a need for increased consideration of the way people use the Park prior to the installation of recreation equipment and walking trails to ensure maximum value to the community.

As Morrison Bay Park is located in a predominately residential area and is designated as a District level sports field, there is a requirement that a balance between sports users needs and the local community needs can be reached and maintained. This requires engagement with both of these groups during the design phase of potential new facilities within the Park, such as extensions to the amenity building and change room facility, sports field lighting and vehicle management.

The quality of the sport fields and spectator amenity has been improved with additional seating however the need for further seating and shade provision has been indicated during the community consultation.

5.2.1 Management of Sportsgrounds and their Use

Council manages all seasonal allocations and casual use of Morrison Bay Park through the Open Space Service Unit. Council's allocation and booking system divides the year into two seasons, Winter - April through August and Summer - September through March. This system works well for the majority of the year but there is an increase in demand of the fields when the two seasons begin to overlap annually in March. This combination of seasons results in an increase in the level of participation which can lead to fields being overused and difficulties of providing adequate access to the Park's facilities.

The major users of Morrison Bay Park are currently:

- Gladesville Hornsby Football Association
- North West Sydney Women's Football
- Ryde - Eastwood Touch Football Association
- Gladesville District Cricket Association
- Gladesville Sharks Summer Soccer

In addition to these users, the Park is frequented by local schools, including Putney Primary School and Holy Cross College for informal school sports, such as cross country running and physical education classes.

The hours of use are limited by the absence of playing field lighting from 7.30pm during the summer months and 5.30pm in the winter months. Across the entire Park, the sportsgrounds are booked up to 136.5 hours per week in the winter season and 124 hours per week in summer. There are opportunities to increase the carrying capacity of the sportsgrounds in the Summer months through the arrangement of the mini fields for summer soccer during the weekday evenings.

The challenge in the allocation of sports grounds is the ever increasing demand being placed on public open spaces. This demand stems from increasing participation levels in sport, new sports becoming popular, older players returning to sport and the realisation by the community of the importance of a healthy lifestyle. The allocation of fields at Morrison Bay Park should continue to be determined through a balance between traditional patterns of use, demand from the community, providing opportunities for new sports and activities for minority sports and groups.

The use of the sportsgrounds is managed under the City of Ryde's wet weather ground management process, whereby the sportsgrounds can be closed during and following wet weather to protect the quality of the playing surface and the safety of the park users. This assessment is made by a Council representative and notifications of sportsground closure is made via the City of Ryde Wet Weather Line and Council's website.

5.2.2 Sportsground Condition and Maintenance

Council's Public Works Group provide maintenance of the sportsgrounds. This includes routine grass mowing, rubbish collection and other routine maintenance tasks. Through the consultation, the community expressed that the sportsgrounds are predominately maintained at an acceptable level, however there were some concerns about the undulations on the playing surfaces. This should be monitored frequently to ensure user safety.

Fertilising, top dressing and other surface improvements are a part of Council's annual Maintenance Program and such improvements should be programmed to ensure the optimum weather and growing conditions for the turf and to cause minimal impact on the Park users.

As Morrison Bay Park has been constructed on landfill, there will continue to be ongoing problems with subsidence and soil quality creating undulations and leading to poor vegetation growth rates. The programming of major field works to rectify these issues does place additional demand onto other surrounding fields however, these works are a priority as they will minimise risk and ensure the safety of the Park users.

Morrison Bay Park is irrigated and ongoing maintenance of the irrigation system is essential to the production of a high quality playing surface.

5.2.3 Children's Playground

Morrison Bay Park provides non sporting recreation opportunities for a range of ages. The Park currently provides the following opportunities:

- 700m shared off road pathway for cycling, roller blading, scooters, walking, jogging etc.
- 300m loop path located around the children's playground for cycling, jogging, walking etc..
- Children's playground consisting of 2 climbing pieces, 2 swings and 1 slide

The Morrison Bay Park playground was recently renovated and provides a play experience for the 5 - 14 age group. It is also well equipped with seating and shade for carers and other people making use of the space. It was observed that the playground has a low use level and during the consultation with the community, it was expressed that many Park users were not aware the playground and the adjoining fitness equipment, was located within the Park.



Photograph 5.1 Playground equipment and surrounding Park furniture

The placement of the playground does separate this activity from the other activities within the Park due to the division of the Park by Frances Road. Improved signage is needed to alert the Park users of the presence of the playground. Continued observation of the use of the playground is needed and if the use of the playground is not increased, consideration must be given to relocating the facility or the provision of an additional playground in a more centralised position within the Park to the east of Frances Road. Any future expansion or relocation of the playground must not impact on the provision of sportsgrounds.

In its current location, the playground could be extended to provide additional play opportunities for other age groups. This could include more advanced climbing equipment and play activities for youth and or tactile play for toddlers. Any redevelopment or expansion of the playground must be done in consultation with the local residents and Park users to ensure minimal impact to residents while achieving maximum opportunities for the users of Morrison Bay Park. This area of the Park should remain dog on leash area.

The City of Ryde has a commitment to ensure all playgrounds across the City are maintained to high standards and to ensure compliance with all of the relevant Australian Standards. Council conducts regular inspections and audits of the Morrison Bay Park playground and these should be continued into the future.

5.2.4 Cricket Nets

Morrison Bay Park currently has three cricket nets that are well used by local cricket clubs and by the general community. During the community consultation process undertaken in the preparation of this Plan of Management, representations were made by local residents, the local cricket club and cricket association for additional cricket nets to be provided within the Park. Consideration should be given to the installation of one additional cricket net, adjoining the existing nets. Funding for the additional cricket net should be included in Council's annual Capital Works Program and partnerships with the local cricket clubs and or associations are encouraged. Irrespective of the source of funding for the existing or future cricket net facilities, the cricket nets are a community asset and will remain freely available to the general public.

Council, as a part of the regular maintenance of the Park, should inspect the surface and netting of the cricket nets and arrange for priority rectification of all safety issues. The replacement of the surfaces should be added to Council's annual Capital Works Program.

5.2.5 Fitness Trail

Located next to the playground is a newly installed set of fitness equipment. This equipment consists of seven pieces that include the following:

- Sit Up
- Mini Ski
- Health Walker
- Power Rush
- Pull Down Challenger
- Handle Boat
- Ski Stepper

The fitness equipment is placed on a trail that is connected by a 300m concrete path that traverses Morrison Bay Park on the west side of Frances Road.



Photograph 5.2 Fitness Equipment and Trail

Consideration should be given to the installation of additional fitness equipment to a location where the community can gain maximum benefit (this could include additional cardio style equipment). Currently, the equipment is infrequently used as the majority of fitness related park activities are being conducted along the foreshore and the eastern edge of the Park. Further improvements to the Park will increase the Park's potential to provide informal fitness training opportunities to the community. The extension of the existing share pathway should be conducted to provide a loop path around the perimeter of the Park. This will provide additional locations for the placement of the fitness equipment and potentially provide a 1.5km off road share path for the community for jogging, bike riding etc.

5.2.6 Dog Exercising

Morrison Bay Park is a heavily used destination for dog walking and exercising in the Putney and Tennyson Point area. While the Park does not provide any off leash areas, the use of the pathways and open grassed areas for on leash exercising is very popular. (The closest dog off leash area is located at Meadowbank Park). During the community consultation, it was clearly expressed that the use of the Park for dog exercising is highly valued.

Morrison Bay Park is not a suitable location for off leash exercising due to the extensive use of the Park for other recreational activities. This, however, should not preclude the Park as a enjoyable and accessible location for the community to exercise their dogs. Water trays and dog waste management systems should be installed within the Park.

The New South Wales *Companion Animals Act* places a number of requirements on Council to promote responsible animal ownership. Accordingly, Morrison Bay Park should be equipped with appropriate signage to educate the community to pick up after and maintain control of their animal at all times.

5.2.7 Ryde Riverwalk

Located within Precinct 6 of the draft Ryde Riverwalk Masterplan, Morrison Bay Park has been identified as an important link of the Walk. Additional pathways and the use of the Morrison Bay Park Amenities Building is noted within the Masterplan. Elements of the Riverwalk Masterplan have been included in the Morrison Bay Park Plan of Management Action Plan including the following:

- Additional shared pathways throughout the Park.
- Improved signage at key locations that educate the community on the location of Morrison Bay Park in the wider Riverwalk.
- Renovated seating and rest areas.
- Improved connections to the surrounding streets and parks.
- Additional park furniture including bubblers, dog water bowls and lighting.

The Landscape Masterplan should include these elements for implementation.

5.3 Park Elements

5.3.1 Tree Management

Throughout the Park there is a combination of tree plantings that range from large formal trees located at the entrance of the Park off Morrison Road, to less formal native tree plantings within the landscape surrounding the playground. These trees not only provide shade for Park users but also contribute to the landscape character of the Park.



Photograph 5.3 Significant Trees within Morrison Bay Park

There are a number of large and significant trees within the Park and these trees should be considered for inclusion on the City of Ryde's Significant Tree Register.

There has been recorded events of tree vandalism within the Park with particular focus placed on the trees along the foreshore. All trees within Morrison Bay Park should be protected from vandalism and all occurrences of vandalism should be investigated and where possible fines placed on the individuals causing the damage.

Future development within the Park should limit any negative impacts on the mature trees within the Park. All future tree planting should be planned so as to limit impacts on the surrounding residents and Park users views into the Park and across the Park to Parramatta River.



Photograph 5.4 Trees maintenance issues in Morrison Bay Park

New Planting Works

New tree planting is proposed in several locations in the park, in accordance with the Plan of Management Action Plan.

- Improve placement and species selection within the carpark near the amenity building.
- Provide additional tree planting along the Frances Road frontage of the western carpark.

5.3.2 Vegetation Management

Morrison Bay Park is dominated, on the east of Frances Road, by open grassed areas with tree plantings within grass. On the west of Frances Road, there are poor quality garden beds located around the perimeter of the Park. There are few opportunities for additional gardens beds and vegetated areas however additional resources should be assigned to improving the quality of the existing garden beds.

The Action Plan identified a few areas where additional planting can be provided. The design of these areas must ensure there are no impacts on sporting activities and significant views and vistas are protected.



Photograph 5.5 Park furniture styles in Morrison Bay Park

5.3.3 Park Furniture

The Park furniture in Morrison Bay Park contributes to the amenity of the Park and offers opportunities for relaxation and viewing activities within the Park. (Note, park furniture includes seating, picnic tables, BBQ's, bollards, bubblers etc.). Over time, the Park has had numerous pieces and styles of park furniture installed across the entire Park resulting in inconsistencies of style and, in some locations, inappropriate placement. These inconsistencies also create a maintenance problem for the Grounds Staff.

The City of Ryde has nominated a style of furniture that is to be used across the City's Parks. This furniture style was recently installed within the new playground in the Park and this furniture palette should be applied across the entire Park. This includes:

- Additional bubblers.
- Additional sports spectator seating.
- Provision of additional shade areas for sports spectators.
- Improved seating along the foreshore.
- Additional picnic areas located along the foreshore and at the playground areas (when required).
- Removal of fences and replace with bollards to improve the look of the Park.
- Provision of bicycle racks.
- Additional bins, including dog waste bins.

The placement of all new furniture must be done to avoid interference with the sports function of the park, limit visual obstruction within and out of the Park and be placed in those areas where the community will gain maximum benefit.

5.3.4 Park Lighting

Lighting in parklands and open spaces increases opportunities for the community to actively participate in recreation outside of daylight hours. Whether it be in the form of lighting along footpaths and or playing field lighting, improvements are needed to the existing lighting at Morrison Bay Park.

Street lighting is located on Frances Road, Phillip Road, Teemer Street, Jetty Road and Morrison Road. This lighting provides a small amount of lighting to the perimeter of the Park. There is also lighting on the existing park building, however this lighting is inadequate and improvements should be made to this during the future development of the building.

Morrison Bay Park is used during the evening by the local community for walking and dog exercising. The Park currently does not provide any lighting along the existing pathways and the community has expressed concerns over the lack of lighting, especially along the foreshore areas and along the shared pathway. The Plan of Management Action Plan nominates lighting along the loop path and along the foreshore area to increase the safety and useability of the Park into the evening. The preparation of a lighting plan is necessary to ensure adequate light coverage and to minimise impacts on the surrounding community.

Furthermore, Morrison Bay Park is used extensively by local sports clubs for organised sports. Currently the Park does not provide playing field lighting and with the continual growth of organised sports and the increasing demand on the City's sportsgrounds, the use of Morrison Bay Park can be increased to meet some of this demand with the addition of training lighting on the playing fields. The installation of any field lighting should be the subject of additional community consultation and Development Application processes.

The design and placement of all lighting in Morrison Bay Park is to be in accordance with all the relevant Australian Standards.

5.3.5 Signage

There are two major types of signage that should be used in Morrison Bay Park.

1. Direction and Regulatory Signs.
2. Interpretation Signs.

Direction and Regulation Signage

A review of all regulatory signage in the Park is necessary so as to eliminate unnecessary signage and to ensure all regulation signs are placed in the correct location. This review should include parking signs, park rules etc..

Morrison Bay Park is significantly lacking in directional signage. The purpose of this type of signage is to provide the park user with information on the facilities within the Park and the location of these facilities. Additional signage is required to inform park users of the car parking available and of the play area in the western area of Morrison Bay Park.

All City of Ryde parks have a standardised approach to signage and the future installation of all signs within Morrison Bay Park should be done in accordance with this standardised approach.

Interpretation Signage

Interpretation Signage within a Park is an important part of the open space experience for the community. Not only can interpretation signage provide interesting historical, geographical and cultural information on the Park, it can also provide information on the Parks surrounding landscape and suburbs. In addition to promoting historical and cultural elements, interpretation signage can also guide the community on how they should use and behave within the Park.

The Ryde Riverwalk signage should also be extended into Morrison Bay Park.

An analysis of the potential for an interpretation strategy at Morrison Bay Park is required. This should include signage and public art.

5.3.6 Park Building

The existing Park building provides facilities for both passive and active users of the park. Equipped with change rooms, toilets, storage areas (for both staff and park users) and a kiosk, the building is centrally located and acts as the central hub of the Park during sports events.

The building has undergone many changes and extensions and it is in need of additional work to meet the needs of the Park users and grounds staff. The current location of the Park building is ideal and any future improvements to the building should be done with attempts to maximise the integration of the Park and the building. This should include:

- Improve the interface between the car park areas and the open space areas.
- Increase the number of public toilets.
- Incorporate the park loop path.
- Minimise loss of car parking spaces.
- Provide space for ground staff storage and amenity.
- Provide adequate storage areas for sports clubs.
- Minimise the loss of views to Parramatta River and the surrounding Park.
- Embody the principles of Crime Prevention through Environmental Design.

The redevelopment of the Park Building should be done in consultation with Park users and the local community.



Photograph 5.6 Park Building

5.4 Access and Movement

5.4.1 Entry Points and Park Loop Path

Morrison Bay Park has five main entry points located at Morrison Road, Jetty Street, Teemer Street and two off the Frances Road carparks. The design of each of the main entry points should be formalised and supplemented with additional signage and pathways. Scattered around the Park are many entry points.

Photograph 5.7 also shows some of the entry points within the Park and illustrates the inconsistencies across the entry points. The Plan of Management Action Plan provides a hierarchy of park entry points in an effort to minimise inconsistencies and respond to the patterns of park use.



Photograph 5.7 Park Entry Points

The pathways within Morrison Bay Park are predominantly asphalt or concrete. The pathway system extends along the foreshore and connects Jetty Road with Morrison Road along the eastern edge of the Park. The community uses this pathway frequently however there is a significant gap in the pathway system. The existing path does not provide a loop within the Park and consequently the Park users have a choice of retracing their steps or walking along Frances Road rather than being offered a loop connection within the Park.

To the west of Frances Road, there is a loop path that surrounds the playground and connects the elements of the existing fitness trail. This pathway is in very good condition.

As the Park is dissected by a stormwater channel, there are three bridges located along the Park to provide access to both sides of the Park. The quality of these bridges is varied and the connection of these bridges into the pathway network is poor.

The following actions are needed to improve the quality and location of the pathway system in Morrison Bay Park.

- Construction of an internal loop pathway. The design and location of the loop path must ensure there is no impact on the existing active sportsgrounds within the Park.
- Increase the width of the designated shared pathway to 3 metres.
- Additional ramp to the south west edge of the northern bridge to improve access within the Park.
- Improve sign posting along the shared pathway.
- Improve connection across Frances Road to connect the two areas of Morrison Bay Park.



Photograph 5.8 Pathway Network

5.4.2 Car Management

Morrison Bay Park contains two existing car parks that provide off street parking for 133 vehicles. This is in addition to the on street parking that is available within the area. As the Park is a destination for many summer and winter organised sports activities, there are approximately 4 - 6 times per year when pressures are placed on the local streets by Park users with increased in traffic and parking demands.

During weekend use of Morrison Bay Park, Park users are making use of on street parking located around Morrison Bay Park. This extends to include:

- Frances Road between Morrison Road and Mitchell Street.
- Phillip Road between Mitchell Street and Jetty Road.
- Jetty Road.
- Teemer Street between Morrison Bay Park and Tennyson Road.
- Bayview Street between Morrison Road and Beach Street.
- Morrison Road

In 2004 a Draft Traffic Management Plan was prepared by Council and this was accompanied by community consultation. The Draft Traffic Management Plan (as shown below) outlined a number of options that would improve the congestion surrounding the Park, improve pedestrian safety and residential amenity. During the community consultation phase of this Plan of Management, the local community expressed concerns over suggestions for additional parking with the opinion that parking and traffic impacts are confined to a couple of weekends per year, usually associated with sports grand finals. The views taken by the local community is that for majority of the weeks, adequate parking is provided in the existing car parks and with the addition of improved signage and pathways to these parking areas, visiting Park users should be mostly accommodated.

In alignment with the views of the local community, and following discussions with the City of Ryde's Traffic Management Section, future extension of parking areas should only occur when there is ongoing documented evidence that all carparks within Morrison Bay Park are running at 100% capacity for 6 consecutive weeks. Upon such evidence being gathered, and when additional parking is determined to be necessary, an additional 41 spaces in Frances Road, as coloured yellow in Figure 5.1 are recommended.

The Plan of Management Action Plan (Figure 5.1) also provides some specific direction on improvements to the existing car parking within the Park. This includes:

Eastern Carpark

- Removal of the storage area at the south of the eastern carpark and convert into 2 additional car spaces,
- Review the landscape treatment and provide additional shade tree planting without the loss of car park numbers,
- Review current car park layout and improve quality of line marking, and
- Inclusion of a Kiss and Ride areas within the existing Park car park to allow Park users to be dropped off in a safe area.

Western Carpark

- Provision of safe pedestrian access to the western area of Morrison Bay Park,
- Review current car park layout and improve quality of line marking, and
- Review the landscape treatment and provide additional shade tree planting without the loss of car park numbers.

All changes to the car parking and traffic surrounding the Park should be done in consultation with Council's traffic engineers and should be planned and designed to comply with all relevant Australian Standards and safety guidelines.

5.5 Foreshore Open Space

5.5.1 Access to the Water

Morrison Bay Park is an important piece of the Ryde River Walk and the accessibility to the Parramatta River foreshore and surrounding environs is regionally significant.

Access to the River foreshore has improved dramatically over the past 20 years and Morrison Bay Park offers views across the River but no direct access to the water. These views are valued by the community and the landscape character of the Park is enhanced by the proximity to the water. Accordingly, all opportunities to protect and enhance the foreshore environment should be taken. This may include the following:

- Relocation of the sports fencing further back from foreshore edge,
- Improvement of park furniture along the foreshore,
- Provision of view areas along the foreshore,
- Installation of interpretation signage,
- Widening of the existing shared pathway to 3m, and
- Installation of public art that responds to the foreshore location and the surrounding environment.



5.5.2 Sea Wall

The existing sea wall will continue to require maintenance and repairs. Over time, areas of the wall will require replacement and the style and character of the sea wall should be retained while improving the safety of the Park users. This should include the improvement of the pathway and landscaped areas at the top of the wall, as shown in Photograph 5.9.



Photograph 5.9 **Foreshore and Sea Wall**

5.6 Event Management

Morrison Bay Park is frequently hired for events that are in addition to the use of the Park for organised sporting activities. The layout, location and facilities in the Park support the use of the Park for cultural activities, filming and other community events. The ongoing assessment, determination and subsequent management of all future events and activities within the Park must be done so as to protect the availability of the Park to the general public and to minimise impacts, such as noise, lighting and access etc. on local residents.

5.7 Park Maintenance

The City of Ryde manages and maintains the landscape of Morrison Bay Park with the goal of providing a safe and clean Park for the community. All maintenance activities are programmed to minimise impacts or conflicts with park users, both informal and organised.

All future large scale works within the Park should be programmed and the community notified alerting them of the works, timing and safety matters. Signage and fencing should be used to ensure community safety.

5.8 Leases, Licences and Other Estates

5.8.1 Community Land

Refer to Addendum 1

5.8.2 Crown Land

Refer to Addendum 1

5.8.3 Long Term Leases, Licences and Other Estates

Refer to Addendum 1

5.8.4 Short Term Leases, Licences and Other Estates

Refer to Addendum 1

5.8.5 Guidelines for Assessing Proposed Uses Under Licence

Refer to Addendum 1

6. ACTION PLAN

The overall management for Morrison Bay Park is to preserve it as a local and district community resource. This can be achieved by maintaining and strengthening the features and facilities of the foreshore to maximise opportunities for a wide range of sporting and recreational uses. Building on from the values and roles of the Park, it is important to establish some management principles against which the opportunities for the future management and development of the Park can be assessed. The following Action Plan (as listed in the tables and shown on Figure 6.1) has been prepared to coordinate the future management of Morrison Bay Park. The Plan contains actions needed to:

- Improve the quality of the Park.
- Respond to the needs of the community.
- Achieve the core objectives of the Local Government Act and the Crown Lands Act.
- Reinforce the values of the Park.

All actions have been assigned a priority rating.

Table 6.1 Priority Rankings

TERM	ACTIONS
Short Term 1 - 3 years	<ul style="list-style-type: none"> • Safety issues • Park function improvements • Severe environmental rectifications
Medium Term 4 - 6 years	<ul style="list-style-type: none"> • Preventative and remedial maintenance • Resolution of park user conflicts • Moderate environmental rectifications • Improve park user use and enjoyment
Long Term 7 - 10 years	<ul style="list-style-type: none"> • Long term quality improvements • Reduction of maintenance costs
Ongoing	<ul style="list-style-type: none"> • Regular actions for the life of the Plan of Management

Each action is also accompanied by a indication of legislative compliance as listed in Table 6.2.

Table 6.2 Legislative Compliance

LEGISLATION	DETAILS	ACTION PLAN NOTATION
Crown Lands Act		
Section 11	Observe environmental protection principles in relation to the management and administration of Crown land.	1
	Conserve the natural resources of Crown land (including water, soil, flora, fauna, and scenic quality) wherever possible.	2
	Encourage public use and enjoyment of appropriate Crown land.	3
	Encourage multiple use of Crown land, where appropriate.	4
	Use and manage Crown land in such a way that both the land and its resources are sustained in perpetuity, where appropriate	5
	Occupy, use, sell, lease, license, or otherwise deal with Crown land in the best interests of the State, consistent with the above principles.	6

LEGISLATION	DETAILS	ACTION PLAN NOTATION
Section 102	Consent for sale, lease, easement, license etc.	
Section 106	Proceeds on R95771 will be retained by the Trust and respend on the Reserve.	
Local Government Act		
Section 36F	To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.	36F (a)
	To ensure that such activities are managed having regard to any adverse impact on nearby residences.	36F (b)
Section 36G	To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities.	36G (a)
	To provide for passive recreational activities or pastimes and for the casual playing of games.	36G (b)
	To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.	36G (c)
Section 36I	in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public.	36I (a)
	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).	36I(b)
Section 36M	To manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows.	36M (a)
	To manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability.	36M (b)
	To restore degraded watercourses.	36M (c)
	To promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.	36M (d)
Section 36N	To maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area.	36N (a)
	To facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.	36N (b)

6.1 Implementation of the Plan of Management

Once the City of Ryde adopts this plan of management for the community lands making up Morrison Bay Park, it is incumbent on Council to carry out its recommendations. The Lands Minister adopts this plan of management for the R95771 and it is incumbent on the Reserve Trust to "carry out and give effect to it" (Section 114 of the *Crown Lands Act 1989*). The Trust must only allow operations or development that is in accordance with the Plan of Management.

Implementation of the Plan will be monitored annually with the preparation of annual performance standards and capital works programs. Performance standards and works programs for administration, maintenance and upgrading works are revised each year to meet allocated budgets and works priorities determined in Council's Management Plan.

6.1.1 Review of this Plan of Management

Alteration of the adopted Plan of Management may be undertaken under Section 115 of the *Crown Lands Act*, and may be required after a period of five years to keep abreast of government legislation and policy, Ministerial directions, to cater for the changing expectations and requirements of the community, to recognise completed actions, and to ensure the Plan of Management remains useful and relevant.

Review of this plan of management should also take into account the outcomes of periodic reviews of Council's strategic and operational plans. The Action Plan tables have a shorter life and therefore require more frequent reviews and updating. The Action Plan tables should be reviewed and revised yearly in accordance with Council's budgets, Capital Works Program and changing priorities.

Funding for management of the Reserve will be sought from a range of Government, Council and community sources.

6.1.2 Funding Sources and Opportunities

There are a number of approaches that Council and Crown Reserve Trusts can take in funding the implementation of this Plan of Management. City of Ryde, as Trust Manager and Owner, is likely to fund most of the proposed improvements to the Reserve.

Reserve Trust Proceeds

Under Section 106 of the *Crown Lands Act 1989*, the Minister may direct that proceeds from a sale, lease, easement or licence (including a temporary licence) of a Crown reserve be paid to:

- Another Reserve Trust to be used for care, control and management of the other Trust's reserve.
- The Consolidated Fund or to a Public Reserves Management Fund under the *Public Reserves Management Fund Act 1987*.

The Public Reserves Management Fund provides loans or grants that assist Crown Reserve Trusts in the management, planning and development of Crown reserves. The fund principally relies on levies on coastal caravan parks, and repayments of loan principal and interest. A 15% levy on the proceeds from leases and licenses that can then be applied for the care and maintenance of reserves also contributes to the Public Reserves Management Fund. Funds are distributed on a merit basis to Trusts that apply for grant funds for specific projects.

Council Funding

The implementation of this Plan of Management is achieved through its linkage with Council's Management Plan, Operational Budget, and Capital Works Program. Funding is integral to implementing the Plan.

Funding arrangements for the foreshores need to address recurrent costs of management and maintenance, together with capital costs for new facilities or upgrading works. Council currently funds management and maintenance costs through its annual budget allocation, and uses capital funds and Section 94 funding for capital and non-recurrent works.

Funding for construction of new facilities is generally through the annual budgeting process, but special projects may be partly funded through State Government grant allocations, which may involve matching funding from Council.

Staging of works will need to occur because Council cannot meet the cost of every single item of work proposed at one time, due to other financial commitments throughout the City. Actions listed in the Action Plans have been prioritised, which will assist in preparing forward open space work programs and annual budgets. This Plan will therefore provide direction for future works in the foreshore parks.

- Section 94A contributions - Council currently enters into planning agreements, or levies contributions or works in kind from developers towards the cost of upgrading facilities, including parks, to meet the needs of new development.
- Partnerships - Local residents and corporate groups participate in bushcare activities. There is an opportunity to develop further partnerships with residents and interested people in relation to park improvements and ongoing management.
- Rental income - Income from the Reserve is generated by lease and licence fees, and from applicants for approved functions and events.
- Rationalisation and disposal - Revenue for park projects and improvements may be raised from the sale of assets, such as surplus or inappropriate land.

Grants

A number of Commonwealth and State government grants are available to assist with capital works along the foreshore area. While not exhaustive, the following list gives an indication of the range of available grant programs through which improvements to the Reserve consistent with its size, catchment and intended uses could be funded.

Table 6.3 Grant Funding Opportunities

GRANT	ORGANISATION	PURPOSE
Commonwealth		
Natural Heritage Trust	Department of Environment and Heritage	Bushcare Program: conserving and restoring habitat for native flora and fauna.
Public Art Program	Ministry for the Arts	Grants of up to \$4,000 are available to assist in the commissioning of concept proposals by artists. Matching grants of up to \$20,000 are available for commissioning public art.
Australia Council for the Arts	Australia Council	Community cultural development, visual arts / crafts, theatre, dance, music.
State		
Public Reserve Management Fund	Land and Property Management Authority	Assists Crown Reserve Trusts in the management, planning and development of Crown reserves.
Metropolitan Greenspace Program	Department of Planning	Planning and improvement of regionally significant open space in Sydney.
Capital Assistance Program	Department of Tourism, Sport and Recreation	Community-oriented sporting and / or recreational facilities.
Regional Sports facilities Program	Department of Tourism, Sport and Recreation	High quality sporting facilities with a regional catchment.
Environmental Trust: Integrated Environmental Program	Department of Environment and Conservation	Environmental restoration and rehabilitation to prevent or reduce pollution, waste or other environmental degradation.
Regional Cycleway Network	Roads and Traffic Authority	The RTA matches Council funding for regional cycleway routes.

GRANT	ORGANISATION	PURPOSE
Heritage Study and Promotion Projects	NSW Heritage Office	Studies, promotion, interpretation and presentation, histories and other projects for heritage items in NSW.
Sharing Sydney Harbour Access Program	Department of Planning	Improve public access to and enhance the recreational enjoyment of Sydney Harbour and its tributaries for the people of Sydney and visitors to the city. Funding for specific capital works projects such as walking tracks, cycle paths, new public waterfront parks, jetties, pontoons and boat launching facilities.

6.1.3 Reporting

Under Section 122 of the *Crown Lands Act* 1989, a Reserve Trust must furnish a report on its activities for the previous financial year. Contents of the report are listed in Clause 32(2) of the *Crown Lands Regulation* 2006.

6.2 Recreation

ITEM	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE MEASURE(S)	PARK VALUE	LEGISLATIVE COMPLIANCE	
						CROWN LANDS ACT PRINCIPLE	LOCAL GOV'T ACT CORE OBJECTIVE
Sportsgrounds	To provide sportsgrounds that meet the recreation needs of the local community.	Prepare a landscape masterplan that ensures flexibility in sportsground layouts to accommodate a variety of sports and the changing needs of the community.	Short	Location of new facilities does not adversely impact on sportsground layout/use. Community satisfaction with recreation facilities.	Recreation	3, 4	36F (a)
		As a part of the landscape masterplan, conduct a review of the layout of the sportsgrounds to ensure compliance with State and National Sports field Guidelines.	Short	Community satisfaction with recreation facilities and improved sportsground positioning	Recreation	3	36F (a)
		Ensure all future changes to the sportsgrounds layouts are done in accordance with State and National Guidelines for dimensions and safety zones.	Ongoing		Recreation	3	36F (a)
		Review and formalise existing casual local school use of the Park.	Short		Recreation	3, 4	36F (a)
	To provide safe and quality sportsgrounds maintained at a level appropriate to their use, acceptable to their main users, and within Council's budget abilities.	Conduct an annual review of maintenance performance and cleaning standards to ensure they are relevant and meeting community needs. Update as required.	Ongoing	User satisfaction	Recreation Open Space and Landscape	3, 5	36F (a)

ITEM	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE MEASURE(S)	PARK VALUE	LEGISLATIVE COMPLIANCE	
						CROWN LANDS ACT PRINCIPLE	LOCAL GOV'T ACT CORE OBJECTIVE
		Develop a program for improvements to the sportsgrounds that includes improvements to drainage, top dressing, irrigation, playing surface etc. Ensure all improvements do not impact on the surrounding passive open spaces and Parramatta River environs.	Medium	Improved condition of sportsgrounds.	Recreation Environmental	1, 2, 3, 5	36F (a) 36N (a) 36N (b)
	To ensure a balance between the use of the Park for organised sports, passive sports and the reasonable carrying capacity of the sportsgrounds.	Park bookings and seasonal allocations to be considered to ensure the sustainable management of a safe sporting facility. Regular audits of use, as required, to compare actual use to allocation to ensure compliance and to correlate use levels to maintenance and field condition.	Ongoing	Park used for informal and formal recreation activities.	Recreation	3, 4, 5	36F (a) 36G (a) 36G (c)
	To reduce impact on local residents.	Ensure all park bookings have minimal impacts on surrounding residents.	Ongoing	Community satisfaction	Recreation	3, 4, 5	36F (b)
		Ensure all future development and upgrading of the sportsgrounds area is planned and designed to minimise any possible negative impacts on local residents.	Ongoing	Community satisfaction	Recreation	3, 4, 5	36F (b)
		Ensure compatibility of sporting use with the surrounding environment when allocating fields or providing additional facilities.	Ongoing	No complaints from adjoining residents due to misuse of fields or maintenance issues.	Recreation Open Space and Landscape	3, 4, 5	36F (b)

ITEM	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE MEASURE(S)	PARK VALUE	LEGISLATIVE COMPLIANCE	
						CROWN LANDS ACT PRINCIPLE	LOCAL GOV'T ACT CORE OBJECTIVE
		Encourage communication between Council and adjoining properties	Ongoing	Reduction in vandalism, loitering, illegal drainage, illegal access, and encroachments	Recreation Open Space and Landscape	3, 4, 5	36F (b)
Informal Recreation	Develop and define areas within the Park that are not designated as sportsgrounds for informal use and passive recreation and gathering	Extend the picnic and playground facilities at the western end of the park closest to the Park Building.	Short	Increased use of the Park for informal and passive recreation, and use by spectators	Recreation Open Space and Landscape	3, 4	36G (a) 36G (b)
		Provide new picnic and informal areas near the foreshore edge and between the sports fields	Medium	Increased use of the Park for informal and passive recreation, and use by spectators	Recreation Open Space and Landscape and Environmental	3, 4	36F (a) 36G (a) 36G (b) 36N (a)
		Provide additional trees within the Park between the sports fields for shade for informal areas and for sports spectators	Medium	Increased use of the Park for informal and passive recreation, and use by spectators	Recreation Open Space and Landscape	3, 4	36F (a) 36G (a) 36G (b)
	To provide a range of unstructured active play opportunities.	Install facilities such as playgrounds, loop pathway etc.	Medium	Increased use of the Park for information unstructured recreation.	Recreation	3	36G (a) 36G (b)
		Maintain existing cricket nets to a safe standard.	Ongoing	Community satisfaction and increased use.	Recreation	3	36F (a) 36G (a) 36G (b)
Children's Playground	To ensure playground facilities are safe for use.	Review and audit the playground regularly for compliance with the relevant safety standards.	Ongoing	Playground equipment and surrounds comply with relevant Australian standards and inspection regime.	Recreation	3	36G (a) 36G (b)
	Provide a playground facility that meets the needs of the community.	Review the current playground's frequency of use and modify playground as necessary.	Medium	Completion of review.	Recreation	3	36G (a) 36G (b)

ITEM	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE MEASURE(S)	PARK VALUE	LEGISLATIVE COMPLIANCE	
						CROWN LANDS ACT PRINCIPLE	LOCAL GOV'T ACT CORE OBJECTIVE
		Prepare a feasibility study that considers the installation of an additional playground on the Eastern side of Frances Road.	Medium	Preparation of a feasibility study and subsequent playground designed and installed (if appropriate).	Recreation	3	36G (a) 36G (b)
		Install additional signage to inform Park users of the location of the current playground.	Short	Installation of signs.	Recreation	3	36G (a) 36G (b)
Cricket Nets	To provide additional cricket training facilities within the Park.	Install an additional cricket net (adjoining the existing nets).	Medium	Installation of the Cricket Net.	Recreation	3	36G (a) 36G (b)
	To provide adequate and safe cricket training facilities for the community.	Review the condition of the cricket nets and repair / replace any safety issues.	Ongoing	Safe cricket facilities.	Recreation	3	36G (a) 36G (b)
Fitness Trail	To provide opportunities for informal fitness within the Park.	Relocate the existing fitness trail located on the western side of Frances Road to the eastern park area. The pieces of the trail should be spaced along the Park loop path to encourage cross training activities.	Short	Relocation of fitness trail and community satisfaction.	Recreation	3	36G (a) 36G (b)
		Install a loop path that connects the northern area of the park (at Morrison Road) through the central Park area and around to the western Park area (Jetty Road).	Short	Installation of a loop path and community satisfaction.	Recreation Open Space and Landscape	3, 4	36G (a) 36G (b)
		Provide markings along the trail at 100 metre intervals to support cross fitness training and provide the community with opportunities to measure their fitness levels.	Short	Installation of markings on the loop path and community satisfaction.	Recreation	3	36G (a) 36G (b)

ITEM	ACTION			PRIORITY	PERFORMANCE MEASURE(S)	PARK VALUE	LEGISLATIVE COMPLIANCE	
	SPECIFIC OBJECTIVE	ACTION	PRIORITY				CROWN LANDS ACT PRINCIPLE	LOCAL GOV'T ACT CORE OBJECTIVE
	To ensure fitness trail is safe for use.	Review and audit the fitness equipment regularly for compliance with the relevant safety standards.	Ongoing	Fitness equipment and surrounds comply with relevant Australian standards and inspection regime.	Recreation	1, 2, 3, 4	36G (a) 36G (b)	
Dog Exercising	To provide a safe and accessible park for dog walking that is free from dog waste.	Install and maintain signage that encourages dog owners to act responsibly in the Park and to pick up after their dog. Consider the installation of a dog waste bin and collection bags to encourage responsible dog owner behaviour.	Short Medium	Minimal complaints from Park users and community satisfaction. Minimal complaints from Park users and community satisfaction.	Recreation Open Space and Landscape	1, 2, 3, 4	36G (a) 36G (b) 36N (b)	
	To minimise the potential conflicts between dog owners and other Park users.	Maintain regular and prompt attention by Council Rangers to matters relating to dogs acting contrary to notices at the Park.	Ongoing	Minimal complaints from Park users and community satisfaction.	Recreation Open Space and Landscape	3, 4	36G (a) 36G (b) 36N (b)	
	To improve the facilities in the Park for dog walkers	Installation of dog water bowls in conjunction with bubblers.	Short	Installation of water bowls.	Recreation Open Space and Landscape	3, 4	36G (a) 36G (b) 36N (b)	
Ryde Riverwalk	To apply the Ryde Riverwalk Masterplan to Morrison Bay Park.	Apply the desired outcomes of the Ryde Riverwalk Masterplan to the future development and management of the Park. This may include the installation of additional pathways, signage, seating and improved access to surrounding streets.	Ongoing	Implementation of the Ryde Riverwalk Masterplan in the Park.	Recreation Open Space and Landscape Environmental	1, 2, 3, 4, 5	36G (a) 36G (b) 36M (a) 36N (b)	

6.3 Park Elements

ITEM	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE MEASURE(S)	PARK VALUE(S)	LEGISLATIVE COMPLIANCE	
						CROWN LANDS ACT	LOCAL GOVT ACT CORE OBJECTIVE
Tree Management	To protect the significant trees planted within the Park.	Identify all significant trees located within the boundary of Morrison Bay and register these trees on the City of Ryde Significant Tree Register.	Short	Significant trees registered and protected.	Open Space and Landscape Cultural Environmental	2	36G (c) 36I (a) 36N (a)
	Manage the tree assets.	Conduct regular inspections and monitor the health and condition of the trees as a part of regular Park maintenance. Undertake tree surgery, removal and replanting as required.	Ongoing	Tree management works are identified early and action taken as required.	Open Space and Landscape Environmental	2	36G (c) 36I (a) 36N (a)
		Conduct regular inspection as a part of regular Park maintenance, to identify the occurrences of tree vandalism and report to the regulatory officers for action.	Ongoing	Reduction of vandalism incidents.	Open Space and Landscape Environmental	2	36G (c) 36I (a) 36N (a)
	Enhance the landscape character of the Park.	Ensure all replacement tree plantings are consistent with the landscape character of the Park and maintain Park users safety.	Ongoing	Unhealthy trees are removed and replaced with appropriate species.	Open Space and Landscape Cultural	2	36G (c) 36I (a) 36J 36N (a)
		Use only high branching tree habits for tree plantings along the Parramatta River foreshore to protect views to the River.	Ongoing	Protected views to the River.	Open Space and Landscape Foreshore Open Space	2, 3	36G (c) 36I (a) 36N (a)
Vegetation Management	To provide a safe and aesthetic landscaped areas within the Park.	Ensure all replacement landscape plantings are consistent with the landscape character of the Park and maintain Park user safety.	Ongoing	Community satisfaction	Open Space and Landscape Environmental	2, 3	36G (c) 36I (a) 36J 36N (a)

ITEM	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE MEASURE(S)	PARK VALUE(S)	LEGISLATIVE COMPLIANCE	
						CROWN LANDS ACT	LOCAL GOVT ACT CORE OBJECTIVE
	Eliminate inappropriate landscape plantings.	Remove all inappropriate plantings, such as the palm trees planted along the foreshore pathway.	Short	All inappropriate plantings removed.	Open Space and Landscape	2, 3	36G (c) 36I (a) 36J 36N (a)
Park Furniture	Develop a strategy for park furniture that is suitable for a foreshore location and a palette complementary to other parks in Ryde.	Adhere to the Council standard material palette.	Short	Consistent park furniture. Park furniture is installed where needed.	Open Space and Landscape Environment	2, 3	36G (c) 36I (a) 36N (a)
	Develop new areas with tree planting, seating, picnic, BBQ and shelters	Provide new picnic and informal areas near the foreshore edge and between the sports fields (where possible) and near the Park building.	Medium	Increased use of the Park for informal and passive recreation, and use by spectators.	Open Space and Landscape	3, 4	36G (a) 36G (b) 36G (c)
	Ensure fencing serves its purpose.	Review condition of fencing along stormwater channels and along the foreshore.	Medium	Repair and replace fencing as required.	Open Space and Landscape	3, 4	36G (a) 36G (b) 36G (c)
		Review the location and condition of all sportsground fencing	Medium	Repair and replace fencing as required.	Open Space and Landscape Recreation	3, 4	36F (a) 36G (a) 36G (b) 36G (c)
Park Lighting	Improve safe evening access to the Park.	Complete a study on the feasibility and design of pathway and field lighting within the Park to increase the useability of the Park into the evening.	Short	Completion and implementation of the Study	Open Space and Landscape Recreation	3, 4	36F (a) 36F (b) 36G (a) 36G (b) 36G (c)
		Incorporate lighting controls to control use and allocate costs.	Medium	Lighting controls in place.	Open Space and Landscape Recreation	3, 4	36F (a) 36F (b) 36G (a) 36G (b) 36G (c)
		Install all lighting in accordance with the relevant Australian Standards	Medium	Standards adhered to.	Open Space and Landscape Recreation	3, 4	36F (a) 36F (b)

ITEM	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE MEASURE(S)	PARK VALUE(S)	LEGISLATIVE COMPLIANCE	
						CROWN LANDS ACT	LOCAL GOVT ACT CORE OBJECTIVE
Signage	Increase legibility of Park activities and connections	Install entry signage and directional signage	Short	Signage implemented	Open Space and Landscape	3, 4	36G (a) 36G (b) 36G (c)
		Install signage that provides information to Park users of the location of car parking areas within the Park.	Short	Signage implemented	Open Space and Landscape	3, 4	36G (a) 36G (b) 36G (c)
		Install appropriate signage.	Long	Signage implemented enhances connections	Open Space and Landscape Environment	3, 4	36G (a) 36G (b) 36G (c) 36N (b)
Park Building	Increase legibility of the foreshore pathways, connection, regional links and connections to public transport	Develop an interpretation signage strategy for the Park and its surrounds.	Short	Strategy completed and implemented.	Cultural Open Space and Landscape Environmental	1, 2, 3	36G (a) 36G (b) 36G (c) 36M (d) 36N (b)
	Provide information on the history, both natural and cultural, of Morrison Bay Park.	Review and upgrade existing toilets and change rooms at the Park.	Short	Facilities to cater for planned sports use.	Recreation	1, 2, 3, 4	36F (a) 36F (b) 36G (c) 36I (a)
	Provide quality facilities for large numbers of sporting players and spectators at the Park	Provide additional toilets and change rooms at the Park.	Short	Facilities to cater for planned sports use.	Recreation	1, 2, 3, 4	36F (a) 36F (b) 36G (c) 36I (a)
		Provide adequate storage facilities for the sporting clubs that utilised the Park.	Medium	Facilities to cater for planned sports use.	Recreation	1, 2, 3, 4	36F (a) 36F (b) 36G (c) 36I (a)
	Provide kiosk facilities.	Medium	Facilities to cater for planned sports use.	Recreation	1, 2, 3, 4	36F (a) 36F (b) 36G (c) 36I (a)	

ITEM	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE MEASURE(S)	PARK VALUE(S)	LEGISLATIVE COMPLIANCE	
						CROWN LANDS ACT	LOCAL GOVT ACT CORE OBJECTIVE
	Embrace environmental design principles.	Incorporate environmental design principles in the future development of the Park Building.	Medium	Development of a sustainable building	Recreation Environmental	1, 2, 3, 4	36F (a) 36F (b) 36G (c) 36I (a)
General	Identify indigenous and non-indigenous heritage to be conserved and interpreted as appropriate	Review and follow agreed recommendations of the Ryde Foreshore Natural and Cultural Heritage Study	Long	Agreed recommendations included into LEP.	Cultural Open Space and Landscape Environmental	2, 3, 4	36G (a) 36G (b) 36G (c) 36M (d) 36N (b)
	Animate the parks in the Reserve with public art to enhance the cultural environment	Public art implementation developed from Art Strategy within River Walk master plan	Medium	Program for engagement of artists and implementation over time	Cultural Open Space and Landscape Environmental	2, 3, 4	36G (a) 36G (b) 36G (c) 36M (d) 36N (b)
	Install artwork in public open spaces and parks. (Meadowbank s94 Plan 2005)	Install artwork in public open spaces and parks. (Meadowbank s94 Plan 2005)	Medium	Engage artists and install artwork	Cultural Open Space and Landscape Environmental	2, 3, 4	36G (a) 36G (b) 36G (c) 36M (d) 36N (b)

6.4 Access and Movement

ITEM	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE MEASURE(S)	PARK VALUE(S)	LEGISLATIVE COMPLIANCE	
						CROWN LANDS ACT PRINCIPLE	LOCAL GOV'T ACT CORE OBJECTIVE
Entry Points and Pathways	Enhance the connections along the foreshore linking between the existing parks for recreation and commuter use	Widen the existing pathway along the foreshore to a minimum width of 3m in accordance with the City of Ryde Bike Plan.	Medium	Path is widened	Recreation Access and Linkages Open Space and Landscape.	3, 4	36G (a) 36G (b) 36M (d) 36N (b)
	Improve access for all people within the parks.	Incorporate even-surfaced paths, pedestrian ramps and accessible grades.	Short	Upgrade parking, pathways and connections along the length of the Reserve	Recreation Access and Linkages Open Space and Landscape.	3, 4	36G (a) 36G (b) 36M (d) 36N (b)
		Design and install a loop path around Morrison Bay Park that connects the northern and western boundaries of the Park	Short	Installation of a new path.	Recreation Access and Linkages Open Space and Landscape.	3, 4	36G (a) 36G (b)
	Provide appropriate physical access to recreation facilities	Identify illegal vehicle access points and provide barriers	Ongoing	Illegal access prohibited	Access and Linkages	3, 4	36G (a) 36G (b) 36G (c) 36I (b)
	Provide formalised entry points into the Park	Review all current entry points and rationalise and formalise where necessary.	Short	Reduced number of entry points.	Recreation Access and Linkages Open Space and Landscape.	4	36G (a) 36G (b) 36G (c)

ITEM	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE MEASURE(S)	PARK VALUE(S)	LEGISLATIVE COMPLIANCE	
						CROWN LANDS ACT PRINCIPLE	LOCAL GOVT ACT CORE OBJECTIVE
		Improve signage at Park entry points.	Short	Additional signs installed.	Recreation Access and Linkages Open Space and Landscape.	4	36G (a) 36G (b) 36G (c)
	Enhance the connections along the foreshore linking between the existing parks for recreation and commuter use	Improve quality and accessibility of pathways and connections	Medium	Increased accessibility in the Park.	Recreation Access and Linkages	3, 4	36G (a) 36G (b) 36M (d) 36N (b)
		Upgrade lighting of parks in the vicinity of the public transports nodes surrounding the Park.	Medium	Improved and consistent lighting conditions.	Recreation Access and Linkages	3, 4	36G (a) 36G (b)
	Increase facilities catering for non-motorised modes of transport	Install bicycle parking facilities along the foreshore.	Short	Installation of bike facilities.	Recreation Access and Linkages	3, 4	36G (a) 36G (b)
Car Management	Provide equal access for legitimate park use and increase range of patronage in the parks	Provide equal access for legitimate park use and increase range of patronage in the parks	Short	Develop park treatments for entries and access easements	Recreation Access and Linkages	2, 3, 4	36F (b) 36G (c)
		Formalise access requirements for maintenance, emergency and other vehicles as required.	Short	Improvements made to access points.	Recreation Access and Linkages	2, 3, 4	36G (a) 36G (b)
	Monitor parking needs for Park users.	Conduct traffic investigations for the provision of additional parking as outlined in Section 5.4.2.	Long	Prepare traffic investigation and carpark designs. Undertake community consultation as required.	Recreation Access and Linkages	2, 3, 4	36F (b) 36G (c)
	To provide a safe and convenient area for dropping off of Park users.	Create a kiss and ride area within the central car park	Short	Installation of a kiss and ride zone within the car park.	Recreation Access and Linkages	2, 3, 4	36F (b) 36G (c)

6.5 Foreshore Open Space

ITEM	SPECIFIC OBJECTIVE	ACTION	PERFORMANCE MEASURE(S)	PARK VALUE(S)	LEGISLATIVE COMPLIANCE	
					CROWN LANDS ACT PRINCIPLE	LOCAL GOV'T ACT CORE OBJECTIVE
Access to the Water	Increase access between land and water to allow peaceful enjoyment of the harbour and its environment.	Improve the pathways close to the foreshore.	Short Pathways in parks increase access to a variety of open space areas along the water edge	Recreation Access and Linkages Environmental	1, 2, 3, 4	36M 36N
	Conserve biodiversity and ecosystem functioning contributing to the Parramatta River environment	Identify the areas of natural values along the Reserve and develop management strategies in particular the mangrove areas	Ongoing Categorisation and mapping of vegetation communities to inform restoration	Recreation Access and Linkages Environmental	1, 2, 3, 4	36M 36N
Sea Wall	Ensure the sea wall is in good repair.	Repair the sea wall between the road and rail bridges.	Long Implement upgrades to sea walls	Environmental	1, 2, 3, 4	36M 36N
General	Monitor the extent of mangroves along the foreshore	Review quality and growth of mangroves along the foreshore in consultation with Dept of Lands and NSW Maritime	Ongoing Ecological surveys of mangrove area and adjacent habitats	Environmental	1, 2, 3, 4	36M 36N
	Increase public access to and appreciation of natural area significance	Interpretation of past, present and future values of natural systems along the Parramatta River.	Ongoing Interpretation signage along the Reserve	Environmental	1, 2, 3, 4	36M 36N

6.6 Event Management

ITEM	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE MEASURE(S)	PARK VALUE(S)	LEGISLATIVE COMPLIANCE	
						CROWN LANDS ACT PRINCIPLE	LOCAL GOV'T ACT CORE OBJECTIVE
Event Management	Provide a range of opportunities for social and cultural activities	Park amenities and services to accommodate a range of size gatherings including shelters, food preparation areas	Ongoing	Parks well used by a diverse range of groups	Cultural Environmental Recreation Open Space and Landscape	3	36G (a) 36G (b)
		Develop parks with spaces and services suitable for catering for events	Ongoing	Event spaces established	Cultural Environmental Recreation Open Space and Landscape	3	36G (a) 36G (b)
	Establish a program of events and festivals focused on the use of the Park	Coordinate existing program of events and develop potential new events with a publicised calendar	Ongoing	Yearly events throughout the Reserve	Cultural Environmental Recreation Open Space and Landscape	3	36G (a) 36G (b)

6.7 Park Maintenance

ITEM	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE MEASURE(S)	PARK VALUE(S)	LEGISLATIVE COMPLIANCE	
						CROWN LANDS ACT PRINCIPLE	LOCAL GOV'T ACT CORE OBJECTIVE
Park Maintenance	Carry out turf maintenance	Implement mowing program. Undertake turf maintenance as required.	Ongoing	High quality and durable grass cover	Recreation Open Space and Landscape	3, 4, 5	36F 36G 36I 36M 36N
	Ensure healthy and attractive garden beds	Minimum monthly garden bed maintenance. Clean up and mulch garden beds. Undertake horticultural maintenance.	Ongoing	Garden beds are free of weeds and rubbish, well-mulched. Healthy, viable plants	Environmental Open Space and Landscape	3, 4, 5	36F 36G 36I 36M 36N
	Ensure safe surfaces of footpaths and steps	Maintain footpaths and steps. Remove weeds. Barricade dangerous / broken pavement and arrange for repairs	Ongoing	Paths and steps are clear of obstructions and weed free. Path surface are even, free draining and clean.	Recreation Access and Linkages	3, 4, 5	36F 36G 36I 36M 36N
	Ensure maintenance of lighting furniture and fixtures	Check lighting monthly. Repaint damage annually. Replace or repair items within 2 weeks of being notified	Ongoing	All lights are operational and with posts and fittings of good quality	Open Space and Landscape	3, 4, 5	36F 36G 36I 36M 36N
	Provide comfortable and safe, drinking fountains, picnic shelters and seats	Check seating monthly. Replace or repair or clean as required.	Ongoing	Seats are good quality, clean and fixed to ground.	Open Space and Landscape	3, 4, 5	36F 36G 36I 36M 36N
	Ensure signs are functional	Check signage monthly for damage and cleanliness	Ongoing	Signs are clean and undamaged	Open Space and Landscape Access and Linkages	3, 4, 5	36F 36G 36I 36M 36N

ITEM	L E G I S L A T I V E C O M P L I A N C E					
	SPECIFIC OBJECTIVE	ACTION	PRIORITY	PERFORMANCE MEASURE(S)	PARK VALUE(S)	
	Ensure maintenance, operation and cleanliness of toilets	Check toilets daily for cleanliness, replacement of items and other repairs as required.	Ongoing	Toilet buildings are clean and in good condition, toilet paper and soap available, lights working.	Recreation 3, 4, 5	36F 36G 36I 36M 36N
	Provide quality turf surface for sport	Undertake programmed maintenance	Ongoing	High quality playing surface	Recreation 3, 4, 5	36F 36G 36I 36M 36N
	Minimise use of water on turf sporting fields.	Investigate opportunities for water harvesting and reuse in the Park.	Long	Develop plan for water management practices to be implemented	Environmental 3, 4, 5	36F 36G 36J 36I 36M 36N
	Discourage encroachments on the open space of the Park.	Identify park boundaries and determine encroachments. Remove encroachments and dumped refuse.	Ongoing	No reports of encroachments.	Open Space and Landscape 3, 4, 5	36F 36G 36J 36I 36M 36N
	Minimise effects of flooding and stormwater	Implement the Ryde Stormwater Drainage Strategy in relation to stormwater control at sportsgrounds.	Ongoing	Improved quality of sports fields	Environmental 1, 3, 4, 5	36F 36G 36I 36J 36M 36N

MORRISON BAY PARK Plan of Management

Addendum 1



 City of Ryde



Lifestyle and opportunity
@ your doorstep

ADOPTED AUGUST 2016

This page has been intentionally left blank

ADDENDUM TO MORRISON BAY PARK PLAN OF MANAGEMENT

NOTE: This Addendum is to be read and replace Section 5.8 of the Morrison Bay Park Plan of Management (PoM), adopted by Council on 1 December 2009.

5.8 Leases, Licences and Other Estates

Morrison Bay Park consists of both Community Land and Crown Land. Leases, licences and other estates for Community Land are governed by *the Local Government Act 1993* and Crown Land is governed by the *Crown Lands Act 1989*. The requirements for granting leases, licences or other estates over these two types of land vary. This Section provides guidance on these requirements.

This PoM encourages innovation and new ways to activate and utilise Community land. Due to the complexities associated with the approval process of leases, licences and other estates over Community Land and Crown Land, proponents should refer to the applicable Act and/or seek independent advice to ensure their proposal meets all legislative and policy requirements such as the *Environmental Planning and Assessment Act 1979*, *Food and Beverage Outlets on Crown Reserve (Department of Lands)* or the *Food Act 2003*. Should a proponent identify a proposal outside the provisions of this PoM, they should contact the City.

This PoM does not permit subleasing of any leased or licenced area without relevant consent.

5.8.1 Community Land

The *Local Government Act 1993* requires that any lease, licence or other estate of Community Land be expressly authorised by a Plan of Management and that the purpose for the lease, licence or other estate be consistent with the land categorisation (Section 3.3.1) and zoning (Section 3.7.2) of that land. The City may grant leases, licences and other estates over Community land for a maximum of 21 years. The City can apply for the Minister's consent to enter into a lease, licence or other estate for a longer term.

This PoM expressly authorises existing lease and licence arrangements until the end of their current term. These leases and licences may be renewed, extended or changed in the future subject to relevant legislative requirements and the leased/licenced areas may be reconfigured to reflect the evolving community needs.

This PoM expressly authorises the granting of leases, licences and other estates for the purposes identified in Table 5.1 and Table 5.2 or that are considered consistent/compatible with those purposes.

5.8.2 Crown Land

Trust licensing/leasing will be in accordance with the objectives and principles for leasing Crown land, and with relevant Council policies.

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

A licence/lease over a Crown reserve must be consistent with the purpose of the land's reservation or dedication. As such, any licence granted over Crown land in Morrison Bay Park must be consistent with the definition of Public Recreation, and guidelines for use of Crown reserves. Otherwise, the Minister cannot

approve any licence/lease granted by the Reserve Trust.

The Trust can grant a temporary licence for the purposes prescribed under Clause 31 of the *Crown Lands Regulation 2006*, which includes activities such as access through a reserve, advertising, camping, catering, emergency occupation, entertainment, equestrian events, exhibitions, filming, functions, grazing, hiring of equipment, holiday accommodation, markets, meetings, military exercises, mooring of boats to wharves or other structures, sales, shows, sporting and organised recreational activities, stabling of horses, and storage. A temporary licence does not require the Minister's consent, but can only be granted for a maximum period of one year. Temporary licences could include mobile food and beverage vendors catering for specific events with the consent of Council.

The Reserve Trust has the power to license uses within a Park. Licenses/Lease can be established for public or private purposes, providing they are consistent with the major objectives of this Plan of Management, and that the residential and environmental amenity of these areas is maintained. Any licence must be in accordance with the gazetted purpose, a licensee/leasee must not provide any facilities that create barriers or adversely impact on other facilities within the Park.

The Trust Manager has a responsibility to notify Crown Lands Office of any licences, under Section 108 of the *Crown Lands Act 1989*. Consent must be obtained from the Minister for Lands before any licence on Crown land is granted. Licence agreements of less than 1 year (temporary licences) do not require the consent of the Minister and may be approved and issued by the Trust.

Other licences may be considered during the life of this Plan and will be assessed against the reserve purpose, other legislation and planning documents, The Land and Property Management Authority Food and Beverage Policy and other applicable policies and this Plan. Any proposed use of the Reserve that requires consent from Council will be subject to a Development Application. Approval may be required in the case of an "activity" under Part V of the *Environment Planning and Assessment Act 1979*.

5.8.3 Long Term Leases, Licences and Other Estates of Community Land

Table 5.1 Long Term Leases, Licences

All proposals will be assessed having consideration to the community benefit, compatibility with this PoM and the capacity of the area to support that activity subject to relevant statutory requirements and approvals. Refer to Section 5.8.5.

TYPE OF AUTHORISED ARRANGEMENT	LAND AND FACILITIES COVERED	PURPOSES FOR WHICH A LONG TERM LEASE/LICENCE WILL BE AUTHORISED
Lease	General Community Use	Sympathetic, compatible uses include; <ul style="list-style-type: none"> - Childcare including vacation care, - Health and medical practitioners ancillary to the primary facility such as physiotherapy or nutrition, - Education such as libraries, classes or workshops, - Cultural purposes such as concerts, theatre, galleries, - Recreational and leisure pursuits such as sporting clubs, fitness and dancing classes, games, - Structured and non-structured sporting activities such as ball sports, - Sporting uses developed/operated by a private operator, - Low intensity café/kiosk/restaurants including internal/external seating and tables, - Management of facilities, - Public utilities and/or works associated with or ancillary to, pursuant to relevant legislation such as <i>Telecommunications Act 1997 (Cth)</i>, and - Associated ancillary facilities such as sale/hire of sports goods.
	Park, Sportsground	Sympathetic, compatible uses include; <ul style="list-style-type: none"> - Low intensity café/kiosk/restaurants including internal/external seating and tables, - Management of facilities, - Public utilities and/or works associated with or ancillary to, pursuant to relevant legislation such as <i>Telecommunications Act 1997 (Cth)</i>, and - Ancillary associated facilities such as sale/hire of sports goods.
Licence	General Community Use	Sympathetic, compatible uses include; <ul style="list-style-type: none"> - Social purposes, - Childcare including vacation care, - Education such as libraries, classes or workshops, - Recreational and leisure pursuits such as sporting clubs, fitness, dancing classes and games, - Structured and non-structured sporting activities such as ball sports, - Low intensity café/kiosk/restaurants including internal/external seating and tables, - Management of facilities, - Public utilities and/or works associated with or ancillary to, pursuant to relevant legislation such as <i>Telecommunications Act 1997 (Cth)</i>, and - Associated ancillary facilities such as sale/hire of sports goods.
	Park, Sportsground	Sympathetic, compatible uses include; <ul style="list-style-type: none"> - Low intensity café/kiosk/restaurants including internal/external seating and tables, - Recreational and leisure pursuits such as sporting clubs, fitness and dancing classes, games, - Structured and non-structured sporting activities such as ball sports, - Management of facilities, - Public utilities and/or works associated with or ancillary to, pursuant to relevant legislation such as <i>Telecommunications Act 1997 (Cth)</i>, and - Associated ancillary facilities such as sale/hire of sports goods.

5.8.4 Short Term Leases, Licences

Table 5.2 Short Term Casual Uses

These arrangements are for short durations ranging from a few hours to a few days. Fees charged for short term uses will be in accordance with Council's adopted fees and charges. All proposals will be assessed having consideration to the community benefit, compatibility with this PoM and the capacity of the area to support the proposed use subject to relevant statutory requirements and approvals. Refer to Section 5.8.5.

COMMUNITY LAND CATEGORY	PURPOSE FOR WHICH A SHORT TERM, CASUAL LICENCE MAY BE AUTHORISED
Park	Sympathetic, compatible uses may include; <ul style="list-style-type: none"> - Community events and festivals, - Picnics and private celebrations including weddings and family gatherings, - Filming and photography, including cinema and television, - Public performances, - Approved commercial or trade business, - Public address such as speeches, and - Fairs, markets and similar activities.
Sportsground	Sympathetic, compatible uses may include; <ul style="list-style-type: none"> - Community events and festivals, - Sporting fixtures and events, - Personal and group fitness training and classes, - Broadcasting of filming of sporting fixtures, - Uses associated with promotion of sporting groups such as gala days and club meetings, - School hiring for sporting and recreational purposes, - Picnics and private celebrations including weddings and family gatherings, - Filming and photography, including cinema and television, - Public performances, - Approved commercial or trade activities, - Public address such as speeches, and - Fairs, markets and similar activities.
General Community Use	Sympathetic, compatible uses may include; <ul style="list-style-type: none"> - Community events and festivals, - Sporting fixtures and events, - Personal and group fitness training and classes, - Broadcasting of filming of sporting fixtures, concerts or public speeches, - Uses associated with promotion of sporting groups such as gala days and club meetings, - School hiring for sporting and recreational purposes, - Picnics and private celebrations including weddings and family gatherings, - Filming and photography, including cinema and television, - Public performances, - Approved commercial or trade business, - Functions such as commemorative, book launches and similar activities, - Public address such as speeches, meetings, seminars and presentations, - Fairs, markets, auctions and similar activities, and - Associated trade or business dealings for delivery of the public events listed.
Natural Area and its sub categories	Sympathetic, compatible uses may include; <ul style="list-style-type: none"> - Environmentally focused community groups, and - Filming or photography, including cinema and television.

The uses conducted may vary significantly in scale and intensity of use dependant on location. This PoM expressly authorises short term agreements for the use of Community land subject to relevant Council policies and procedures. Council will review all applications to determine suitability of proposed use and location. This review will include assessment of potential damage to the park, accessibility for all of the community, potential of the event to affect adjoining land owners, and the responsibility of the organiser to ensure the site is returned to a suitable condition.

5.8.5 Other Estates

This PoM expressly authorises the creation of Other Estates as provided for under the relevant provisions of the Community Land section of the *Local Government Act 1993*.

5.8.5 Guidelines for Assessing Proposed Uses Under Licence

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

- Whether the use/activity is in the public interest.
- Whether the use / activity is consistent with the public purpose of Crown land and / or the categorisation of community land.
- Whether the use/activity would not cause any significant detrimental impact on the reserve or on the local community.
- In the case of sporting uses, that equal access for both men and womens sporting groups is provided.
- The impact of the licence on the public/private space of the reserve.
- The impact on maintaining the reserve as one cohesive open space.
- Compatibility with zoning and other Council requirements.
- Provision of benefits and services or facilities for the users of the land.
- Responsibility of the licensee for ensuring the area is maintained to a standard which is acceptable to Council.
- The need to define the times the land or facility will be available for use by the lessee/licensee.
- Any fixed or temporary outdoor lighting of areas to be allowed only between the hours identified in the lease/licence.

Further considerations that may affect licences are:

- Fees can be charged as part of a licence and can be commercially based.
- The licensee must take out public risk insurance and produce notices of the policy as required on renewal.
- Use of the premises by the licensee is restricted to only those activities and times authorised in the licence.
- Any alteration, transfer or sub-letting etc. will not be permitted without Council's consent.
- Ownership of improvements should be dealt with in the licence.
- A lease (5 years or more) should be registered on the land title.
- A licence can be terminated by either party where specified by the licence.

Appendix A - Community Submissions

ATTACHMENT 1: Analysis of the Public Exhibition Period for the Morrison Bay Park Draft Plan of Management

SUBMISSION DETAIL

DISCUSSION

Submission by: Miss Madeline Karakaidos, Tennyson Point (10 September 2009)

Improve Councils "indigenous" resources – "My proposal is this: I believe that indigenous beliefs are crucial, so by installing signs or boards along the tracks or throughout the park informing people of the lands traditional custodians and their way of life. This can teach our residents of the land this park is placed, and get them to respect and acknowledge the traditional peoples that called this land home."

- The PoM provides a discussion on this issue, refer to Section 5.3.5.5, page 76-7.
- The PoM proposes a short term action – "Provide information on the history, both natural and cultural, of Morrison Bay Park, refer to Section 6.3, page 99."

Submission by: Mr Chris Verdon, 20a Bayview Street, Tennyson Point (10 September 2009)

Council should review the management and improve rubbish removal of Morrison Bay - "I think it worth the council viewing the bay at low tide. The bay at low tide displays many years of rubbish & building materials dumped that are out of sight at high tide, these detract from the area at low tide and it would be good to see resources spent on a clean up say out to the low tide mark as a one off in conjunction with the other works being undertaken."

- The management of the Morrison Bay is outside the scope of the Morrison Bay Park Plan of Management. The rubbish within the Bay is managed by New South Wales Maritime. This issue will be referred to NSW Maritime for addressing.

Submission by: Mr Danny John, Ryde Hunters Hill Cricket Club, PO Box 3370, Putney 2112 (9 September 2009)

Condition of the artificial cricket wickets, namely Morrison 2 and 7 – "We would welcome the replacement and minor re-siting of the wickets at Morrison 2 and 7 since they are now showing their respective ages and are not in generally condition"

- The PoM provides a discussion on this issue, refer to Section 5.2.2, page 70 – 1.
- The PoM proposes an ongoing action that aims to provide a safe and durable playing surfaces at Morrison Bay Park. Refer to Section 6.7, page 105.
- The PoM also contains a number of actions that address the ongoing need to manage and upgrade the playing surfaces, refer to Section 6.2, page 92 - 4.
- This maintenance concern has been forwarded to Council's Works Department for action.

Condition and maintenance of the cricket nets – "these are now sub-standard and are in need of a major overhaul. But in brief, the nets should ideally be enclosed in their entirety by fencing with an entry gate, completely surfaced in artificial grass with extended concrete base run-ups and longer top fencing to prevent cricket balls being hit out of the nets and therefore causing a danger to other park users"

- An additional section has been included in the PoM that provides a discussion on the cricket net facilities in the park. This includes a discussion on the need to maintain a high quality surface within the nets to ensure user safety. Refer to Section 5.2.4, page 72 and Section 6.2, page 95.
- This maintenance concern has been forwarded to Council's Works Department for action.

SUBMISSION DETAIL

DISCUSSION

Condition of the changing room and public facilities – “We would recommend a substantial upgrade with a small stand or part-enclosed seating areas, upgraded changing rooms, a kiosk/café and a better canteen for use by the specific sports on event days.”

Morrison Bay Park is scheduled for Capital Works renovations to the change rooms and public facilities. The PoM endorses these works, refer to Section 5.3.6, page 77.
 Additional spectator seating is proposed in the PoM, refer to Section 5.3.3, page 75 and Figure 6.1 Morrison Bay Park Action Plan.

Maintenance of the playing fields – “On the whole the condition of the sporting fields has been reasonably good although the over-use of the football pitch next to the river from Morrison 2 cricket wicket continues to cause concern, particularly in the ability of the grass to recover.”

- The PoM provides a discussion on this issue, refer to Section 5.2.2, page 70 – 1.
- The PoM proposes an ongoing action that aims to provide a safe and durable playing surfaces at Morrison Bay Park. Refer to Section 6.7, page 105.
- The PoM also contains a number of actions that address the ongoing need to manage and upgrade the playing surfaces, refer to Section 6.2, page 92 - 4.
- This maintenance concern has been forwarded to Council’s Works Department for action.

Submission by: Councillor Maggio on behalf of Mr Danny John, Inner West Harbour Cricket Association (5 September 2009)

Poor condition of the cricket nets – “I would like to ask Council to use this opportunity to consider a complete overhaul including a total re-surfacing, extended concrete run-ups and entire fencing around the nets with an entry gate to make them a facility that the community and local cricket clubs can be proud of.”

- An additional section has been included in the PoM that provides a discussion on the cricket net facilities in the park. This includes a discussion on the need to maintain a high quality surface within the in nets to ensure user safety. Refer to Section 5.2.4, page 72 and Section 6.2, page 95.
- The PoM does not propose to install gates on the cricket nets as this they are facilities that Council provides for the entire Ryde Community to use freely.
- This maintenance concern has been forwarded to Council’s Works Department for action.

Submission by: Councillor Maggio on behalf of Mr Terence Kelly, President Inner West Harbour Cricket Association (1 September 2009)

Poor condition of the cricket nets - “The Morrison Bay master plan does not cover repairs to the cricket nets. Is there a fund that can cover this in Council and if so can council consider repairs this season?”

- An additional section has been included in the PoM that provides a discussion on the cricket net facilities in the park. This includes a discussion on the need to maintain a high quality surface within the in nets to ensure user safety. Refer to Section 5.2.4, page 72 and Section 6.2, page 95.

Alignment of cricket fields - “... the Association understands that the Pitch No5 is to be remodelled again to cater for the Soccer? Can the pitch be realigned?”

- The PoM proposes the preparation of a Masterplan for Morrison Bay Park where the location and the alignment of all sports pitches, including cricket, will be reviewed to ensure player safety and improved use of the Park (refer to Section 6.2, pages 92 - 4).

SUBMISSION DETAIL

DISCUSSION

Submission by: **Mr Andy Brown, Putney (15 September 2009)**

Support of the relocated fitness trail, loop pathway and lighting - "I welcome the idea of the fitness trail loop and fitness stations and lighting of the trail which will assist with winter usage. There is probably an opportunity to review the type of equipment (particularly cardio as strength and stretching equipment is more apt for a trail of this type.) instead of a straight transfer from the existing equipment in the playground more in line with similar type facilities elsewhere."

- An addition to the PoM has been made to enable additional equipment to be included in the Fitness Trail if funding is available. Refer to Section 5.2.4, page 73.

Installation of additional cricket nets – "One additional piece of feedback is that you might like to consider increasing the number of cricket nets from 3 to 4 or 5. I am personally not a user of them but they all seem to be used extensively"

- An additional section has been included in the PoM that provides a discussion on the cricket net facilities in the park. This includes a discussion on the need to maintain a high quality surface within the in nets to ensure user safety. Refer to Section 5.2.4, page 72 and Section 6.2, page 95.

Submission by: **Ms Cathy Szczyielski, 156 Morrison Road, Putney (18 September 2009)**

Additional parking is not necessary – "While there are a lot of cars on weekends there does not seem to be a real parking issue except perhaps on grand final day for soccer once a year. Therefore it seems unnecessary to add all this extra parking. The Frances Rd car park for instance is hardly ever used... Putting parking bays coming off Morrison Rd will increase traffic coming on and off Morrison Rd near the round about. This roundabout already has regular accidents occurring at it. It is also difficult for children to cross there due to the number of directions cars can approach.The suggested parking bays near the bend in Frances road will also create a dangerous spot for pedestrians and drivers. Having cars reversing into or out those spaces near a bend is hazardous. It also makes it more difficult for people to try and cross there."

- The proposed overflow parking area located at the northern end of Morrison Bay Park (off Morrison Road) has been removed from the PoM.
- The Plan of Management has been altered to reflect the opposition to the additional parking. The Plan now identifies a criterion that must be met prior to the consideration of additional parking along Frances Road. The Plan still identifies the areas where parking can be considered in the future to allow for a quick response to car parking needs when required. Refer to Section 5.4.2, page 79 – 80.
- Additional discussion has been included in the PoM about the installation on signage to alert park users of the existing parking proposed off Frances Road, refer to Section 5.3.5, page 76 and Section 6.3, page 99.

Enhancement of public transport connections – "Can you provide me with any further information on what this will actually mean? If I have missed the detail in the plan can you direct me to the part of the report that has that detail."

- The enhancement of public transport connections is in the form of improved pathways and cycle way connections to public transport nodes. Refer to Section 5.2.7, page 73 and Section 5.4, page 78 - 80.

Submission by: **Mr Richard Smith, 136 Morrison Road, Putney (20 September 2009)**

Overflow parking area – "The proposed overflow carparking at the northern end is the most ridiculous idea that we could imagine. Aside from not being needed, it cuts into precious green space and is a safety hazard."

- The proposed overflow parking area located at the northern end of Morrison Bay Park (off Morrison Road) has been removed from the PoM.

SUBMISSION DETAIL

Support of the loop pathway and lighting – “Great idea to have a loop trail circling the park. Suitable low-level lighting should accompany this proposal.”

Support for the additional carparking along Frances Road – “The proposed 90 degree parking spots on Francis Rd are long overdue, particularly on the Western side of the road, utilising land that is currently not fit for any purpose. This will effectively widen Francis Road, making it easier to drive through during busy periods when cars are parked on either side of the road. Currently there is only 1 lane for through traffic when cars are parked on both sides of the road.”

Support for the pedestrian crossing on Frances Road and required for traffic calming measures on Frances Road – “A pedestrian crossing over Francis Rd at the base of the northern bridge over the stormwater drain is long overdue, and should come with its own traffic calming measures to make the crossing as safe as can be.”

Proposed changes to the small area of Park on the west of Frances Street – “The car park and play equipment in Morrison Bay Park West is under-utilised. To get better utilisation of this area, may we suggest that a few changes be made to make the park suitable for ‘Mothers Group’ activities

.....Suggested changes:

- the park should be fenced with dogs excluded
- possibly the addition of a new toy or two specifically for under 2's
- current picnic tables are good, but would need to be added to if the area becomes popular
- better shade and soft fall could also be added for safety”

Inclusion of a pedestrian crossing across Morrison Road – “A zebra crossing should be installed where the pedestrian walkway through Morrison Bay Park crosses Morrison Rd. for the safety of pedestrians. There is a high volume of cars on Morrison Rd and they reach excessive speeds coming down the hills on either side. The current pedestrian island is better than nothing, but a full pedestrian crossing will be much safer.”

Renaming of Morrison Bay Park – “I would also like to see the park on the western side of Francis Rd be named Morrison Bay Reserve, to have a different identity to Morrison Bay Park (in much the same way that Bremner Park has a unique identity).”

DISCUSSION

- A note of support and no change to the Plan is required
- The Plan of Management has been altered to reflect the opposition to the additional parking. The Plan now identifies a criterion that must be met prior to the consideration of additional parking along Frances Road. The Plan still identifies the areas where parking can be considered in the future to allow for a quick response to car parking needs when required. Refer to Section 5.4.2, page 79 – 80.
- A note of support and no change to the Plan is required
- Section 5.2.3, page 71 provides a direction on the inclusion of additional play equipment for toddlers.
- A statement has been included in the Plan to ensure the playground area in the western area of the Park remains a dog on leash area. Refer to Section 5.2.3, page 71.
- A statement has been included to Section 5.3.3, page 75, that provides direction on the placement of additional park furniture as needed throughout the Park.
- This area is outside the scope of the Plan of Management; however details of this request will be forward to the Ryde Traffic Committee for consideration / action.
- The renaming of the are of the Park to the west of Francis Road would be the subject for further investigation and consultation in accordance with the Geographic Names Board of New South Wales.

SUBMISSION DETAIL

DISCUSSION

Submission by: **Mr Tony Smith, 8/19 Dick Street, Henley (25 September 2009)**

Replace the wire fences with planted areas – 'I would like to see mass planting of shrubs along the canal, playing field boundaries and streets. Replace the ugly wire fence. More picnic tables and bbqs.'

- The wire fences are in place to stop balls from entering the Bay and the Canal during sports and to prevent children from entering the canal. Replacement with plants will not replace the need for fences however when replacing the fences, a colour that blends into the surrounding environment should be preferred.

More picnic tables and bbqs – "More picnic tables and bbqs"

- The PoM recommends the placement of additional seating, picnic tables and BBO's throughout the Park, refer to Section 5.3.3 page 75.

Submission by: **Mr John Swinfield, 14 Bayview Street, Tennyson Point (19 September 2009)**

Opposition to the overflow parking area – "No new carpark in Morrison Bay Park."

- The proposed overflow parking area located at the northern end of Morrison Bay Park (off Morrison Road) has been removed from the PoM.

Extend the carpark in the Park located to the West of Frances Road – "Extend existing car park in small park in Francis Road, next to the Bowling Club. Add 2 or 3 additional rows of parking."

- The feedback from the community with regard to car parking is that additional parking in not a high priority. The Plan retains direction for future parking if necessary and extension of additional parking into the Park is not necessary at this time.

Tree Removal – "Do not removal and major existing trees."

- No trees are proposed to be removed in this Plan. However in the course of design and managing the future of the Park, all major decisions on the management of the tree in the Park will be made with community engagement.

Submission by: **Mr Guatam Jain, c/o Suite 333/71 Jones Street , Ultimo (25 September 2009)**

Additional carparking – "I would strongly recommend & urge council not to waste rate payers money on additional parking on Frances Rd but improve the means of crossing from the car park next to the bowling club to Morrison Bay park".

- The Plan of Management has been altered to reflect the opposition to the additional parking. The Plan now identifies a criterion that must be met prior to the consideration of additional parking along Frances Road. The Plan still identifies the areas where parking can be considered in the future to allow for a quick response to car parking needs when required. Refer to Section 5.4.2, page 79 – 80.

Submission by: **Barry and Penny Willis, 12 Frances Road, Putney (5 October 2009)**

Additional carparking – "We are concerned that the proposed 90 degree parking areas (regardless of whether parking is front or rear to kerb) will be a safety hazard due to the bend in the road and also when there is high traffic density due to the number of organised sporting activities being held at the park. Inset parallel parking would be much safer and would reduce the congestion when traffic is often illegally parked on both sides of Frances Road, making it impossible for two vehicles to pass. This is a particular problem when sporting finals are underway. We request that consideration be given to the parking options in Frances Road."

- The Plan of Management has been altered to reflect the opposition to the additional parking. The Plan now identifies a criterion that must be met prior to the consideration of additional parking along Frances Road. The Plan still identifies the areas where parking can be considered in the future to allow for a quick response to car parking needs when required. Refer to Section 5.4.2, page 79 – 80.

SUBMISSION DETAIL

DISCUSSION

Submission by: Gillian Scott, 11 Gregory Street, Putney (5 October 2009)

Opposition to the overflow parking area – "I am writing concerning the recent notification of the upgrade of Morrisson Bay Park. I am a Putney resident living in Gregory street and am concerned over the proposal to put an additional layover carpark at the north end of the park bordering Morrison road. The stretch of Morrison rd prior to the roundabout which intersects with Gregory st is already very busy and is quite difficult and dangerous to cross. Whilst there is a traffic island the high volume of traffic makes it hard to cross the road safely. This is particularly so on weekends when sporting games are on and on weekdays in the morning and evening peak hours."

The proposed overflow parking area located at the northern end of Morrison Bay Park (off Morrison Road) has been removed from the PoM.

Inclusion of a pedestrian crossing across Morrison Road – "If the car park is to be built then I request that council puts a marked pedestrian crossing where the current traffic island is to ensure that residents can safely cross Morrison road. This is a popular place to cross and I am very concerned that if a pedestrian crossing is not included as part of the proposal then it may put pedestrian lives in danger."

This area is outside the scope of the Plan of Management; however details of this request will be forward to the Ryde Traffic Committee for consideration / action.

Submission by: John and Jocelyn Curteis, 166 Tennyson Road, Tennyson (7 October 2009)

Recreation objectives – "Allied to point 1., level and maintain even playing surfaces - eg. Field 3 has its slight craters and valleys, which detract from football/cricket matches being played. Noticed today that 2 is being relaid – good. Also, don't realign cricket pitch between 2 and 3. If you did, you'd create shorter boundaries for shots square of the wicket between 2 entries. So, there's no need to move Field 2"

The PoM provides a discussion on this issue. refer to Section 5.2.2, page 70 – 1.
The PoM proposes an ongoing action that aims to provide a safe and durable playing surfaces at Morrison Bay Park. Refer to Section 6.7, page 105.

The PoM also contains a number of actions that address the ongoing need to manage and upgrade the playing surfaces, refer to Section 6.2, page 92 - 4.

This maintenance concern has been forwarded to Council's Works Department for action

Opposition to proposed additional carparking – "The car parking area proposed adjacent to cnr of Morrison and Francis Roads is unnecessary at this point of time, with possible exception of football finals days. So it should be a long-term consideration, perhaps allied to city's population growth."

The proposed overflow parking area located at the northern end of Morrison Bay Park (off Morrison Road) has been removed from the PoM.

Opposition to the proposed loop pathway connection – "Loop pathway extension is unnecessary between main pathway and newest canal bridge - we contend walkers/cyclists are more than happy with existing perimeter pathway, while most joggers or cross trainers exercise on grass. Sports patrons go directly from car to team group on nominated Morrison field. So, no need to relocate mini field."

The loop path will provide increase recreation opportunities and access to more of the Park for people will abilities.

A number of minor adjustments to the field will be needed to accommodate the loop path but the outcomes outweigh the cost of these minor relocations.

SUBMISSION DETAIL

Materials selection for pathway in the Park – “We suspect ‘upgrade’ means concrete. Compare the broad swathes of concrete recently put through Bennelong and Kissing Point Parks with the asphalt paths in Putney and Morrison Bay Parks. Plain concrete plus aluminium backed-seat street furniture, gives a developed and artificial feel to Kissing Point which detracts from its natural waterfront reserve setting. By contrast, asphalt - being black and neutral, blends in. The seating within Morrison comprises limber benches and tabics and a few waterfront timber backed-seats, plus newer and longer aluminium benches. The natural/painted timber blends: the aluminium benches are less obvious than Kissing Point seating and so, less intrusive”

Opposition to the widening of the Shared Path – “Two reasons we strongly object to this: 1) There are numerous trees and shrubs in close proximity to the high fence below Morrison 5 and low fencing below mini field and 8. Also, on both sides of existing path along the foreshore section. All you’ll achieve is damage to root systems and more impenetrable coverage of these. That doesn’t make any sense in an increasingly dry climate facing warming 2) We happily share the path with cyclists, including riding groups, now. We regularly observe others doing likewise at different times of the day. A widened path in the proposed medium term (as in Action Plan) is frankly, unnecessary”

Removal of Trees and use of CCTV to monitor tree vandalism – “install CCTV security camera to cover zone lopped, (usually occurs every couple of years or so - most recently, a month or so back). We’re thinking of similar CCTV cameras installed in Putney Park near path entrance and within sail area covering pool and slide. Obviously, security surveillance of this foreshore area has numerous safety benefits too, especially at night.”

Opposition to additional BBQ area at the waters edge – “Picnic/BBQ facilities above Morrison 5 are central. Whether people would regularly go south and out of their way after sport to the new areas proposed below 3 and 8, is questionable.”

Submission by: **Amanda and Phil Thomas, 15 Stanley Street, Putney (10 October 2009)**

Support for the loop Path and path widening – “Glad that you are having a path around the park. Really good for small kids as getting to the “dead-end” of busy Morrison Rd is dangerous. Good idea that the bike/pedestrian path is being widened and maybe the trip hazards taken out where the tree roots have uplifted the section near the water is an improvement.”

DISCUSSION

- The selection of materials will be considered during the design phase of the project. Consideration will be given to the setting and material selected will compliment the foreshore setting of Morrison Bay Park.

- The widening of the Share path is outlined in the Ryde Bike Plan and the River Walk Masterplan. Both of these documents have been adopted by Council and will improve the safety of path users. The widening of the path will increase the safety of path users and it will comply with the design guidelines for off road share paths across New South Wales.

- Council has a CCTV program and consideration of placement of CCTV at Morrison Bay Park has been referred to Council’s Manager of Building for future consideration.

- The proposed picnic area at the eastern end of the River foreshore has been suggested to improve the amenity of the foreshore and to support use of the Park by users not participating in the active sports within the Park. Furthermore, this space provides an additional area for users that is separated from the central active hub of the Park.

- A note of support and no change to the Plan is required

SUBMISSION DETAIL

DISCUSSION

Support of the proposed parking management – “Hopefully the 90 degree parking may improve things. As a local, I try and take the long way round to Morrison Rd. The dangerous driving that occurs and the effective one car lane of traffic, especially on the weekends, is horrendous.”

Support of additional BBQ area at the waters edge – “Making a picnic area under the trees on the South Gladesville water end is a good thing. Really nice in summer when its hot.”

Suggestions – “Could the Phillip St footpath have a curve to meet up with the bike path instead of everyone cutting the corner across the grass? Could the fences be black so they blend more with the landscape?”

Submission by: **Nina Still, 149 Morrison Road, Putney (13 October 2009)**

Inclusion of a pedestrian crossing across Morrison Road - “This point is also marked in the Draft management plan as a ‘major point of entry’, if the plan is to ‘ensure equitable and easy access to and within Morrison Bay Park for all ages and abilities.’ It is critical that a pedestrian crossing be included on Morrison Road. Pedestrian access should be encouraged; it is after all linked to the Ryde River Walk.”

Opposition to proposed additional carparking - “I strongly object to the proposal of additional layover car-parking within Morrison Bay Park. There is sufficient car-parking in 2 car-parks and ‘on street’ within the vicinity of the park. Particularly as all houses have off street parking.”

Submission by: **Marjorie Ferguson, 18 Teemer Street, Tennyson Point (16 October 2009)**

Support for the widening of paths and the provision of additional seating and BBQ’s – “The park is extremely well used and it is great to see that the walkways are to be widened and more BBQs and seating are provided.”

Opposition to proposed additional carparking – “Please don’t provide any more car parking there is plenty on and off street parking around.”

• A note of support and no change to the Plan is required

• A note of support and no change to the Plan is required

• The design of the loop path will incorporate the Phillip / Jeitty Street entry and resolve the circulation issues in this location.

• This area is outside the scope of the Plan of Management; however details of this request will be forward to the Ryde Traffic Committee for consideration / action.

• The proposed overflow parking area located at the northern end of Morrison Bay Park (off Morrison Road) has been removed from the PoM.

• A note of support and no change to the Plan is required

• The proposed overflow parking area located at the northern end of Morrison Bay Park (off Morrison Road) has been removed from the PoM.

SUBMISSION DETAIL

DISCUSSION

Submission by: The McKay Family, 58 Frances Road, Putney (21 October 2009)

Opposition to proposed additional carparking – “Provision could be made in the existing car park area for a drop off zone for less mobile spectators and equipment. At the moment the area is blessed with a green outlook, and provision of more concrete car parking would be unnecessary, unsightly, expensive and detrimental to the environment. In the event that 90 degree parking is added on the park side of the road, consideration should be given to keeping grass as the surface and just providing a low concrete gutter so that cars can pull in and park at peak times, but the area remains grass for the other 6 and a half days a week. Parking bays in front of houses are not acceptable to residents”.

Traffic Management - “The road is narrow and through traffic is often stopped while parking takes place. This will be compounded if additional parking spaces are provided in the proposed 90 degree angle parking bays, and will make getting in and out of the street difficult.”

Support for the loop Path and path widening – “Provision of a loop track around the path would be a welcome addition; however consideration needs to be given to restricting the speed of through-cyclists.”

Support for the additional ramp on the northern bridge – “As an interim, until the loop is created and the ramp is redirected and joined to a path in the car park, a gate would be a welcome safety measure as the current ramp goes straight out onto the road. Toddlers (and dogs) can be up there, and headed for the road, very quickly while their parents are distracted watching sporting matches.”

Tree planting and Vandalism – “More consideration needs to be given the types of trees planted, and management of the existing ones. There have been repeated instances of tree vandalism in the park. This is possibly related to the fact that council tends to have a “bloody minded” attitude about the trees. There is no provision for trees to be trimmed or even controlled. Requests from residents are not met, no matter how reasonable.”

Support for additional lighting – “A small amount of additional lighting for paths may be appropriate; however, any substantial increase in lighting could encourage unwanted usage well into the evening. Intoxicated groups of people occasionally gather in the cabanas on summer evenings, and any increase in this would be unwelcome.”

- A drop off zone is proposed in the Plan of Management; Refer to Section 5.4.2, page
- Parking bays are not proposed in the front of residents along Frances Street
- The Plan of Management has been altered to reflect the opposition to the additional parking. The Plan now identifies a criterion that must be met prior to the consideration of additional parking along Frances Road. The Plan still identifies the areas where parking can be considered in the future to allow for a quick response to car parking needs when required.

- This area is outside the scope of the Plan of Management; however details of this request will be forward to the Ryde Traffic Committee for consideration / action.

- A note of support and no change to the Plan is required

- A note of support and no change to the Plan is required

- The PoM outlines the need for ongoing vegetation management, refer to Sections 5.3.1 and 5.3.2, page 73 – 5.

- A note of support and no change to the Plan is required

SUBMISSION DETAIL**DISCUSSION**

Dog Management – "Provision of taps, water trays and dog poo disposal bins would be appreciated in all parks. In the event that play and exercise equipment are removed from the western section of the park this section could easily be fenced across the front and become a small off-lead area."

"If council makes an off-lead area in the district perhaps they could consider a drinking trough big enough that a large dog could get in and cool off, or even swim. The dogs would be in heaven and we wouldn't need to frequent the other riverside parks so much."

Taps and access to potable water – "Taps need to be reinstated in all parks in the Ryde area. Picnic areas and barbeques are provided in parks but taps have had handles removed. This is a basic hygiene consideration when you can't even wash a child's hands or rinse a piece of fruit. Refilling a water bottle at a sports field is also a basic requirement."

- A note of support and no change to the Plan is required
- The provision of dog off leash areas and dog beaches is the subject of a another report that considers the location of dog facilities across the City.

- A note of support and no change to the Plan is required

Submission by: **Sandra Donovan, 45a Bayview Street, Tenmyson Point (21 October 2009)**

Concerns over the placement of additional picnic facilities at the south east corner of the Park – "We have viewed the implementation plan and have only one concern with regard to the proposed new picnic area with seating, BBQs, bins etc. on the foreshore under the canopy of the existing trees on the south eastern end of the park. Council would be aware of the picnic table which already exists in this area. During the day it is a quiet spot to sit and contemplate and is used at times by walkers. However, at night this has become a mecca for late night and underage drinkers"

"Any picnic areas should be located closer to the road, in more well lit areas to discourage this sort of behaviour at night."

- There is limited space available in Morrison Bay Park for improving the interface between the Park and the River. The proposed picnic area at the eastern end of the River foreshore has been suggested to improve the amenity of the foreshore and to support use of the Park by users not participating in the active sports within the Park. Furthermore, this space provides an additional area for users that is separated from the central active hub of the Park.
- The design and the placement of park furniture in this area will follow Crime Prevention through Environmental Design (CPTED) principles and ongoing monitoring of the space would be recommended.)
- Additional parkland lighting also proposed in the Plan.

SUBMISSION DETAIL**DISCUSSION**

Submission by: **Alf Torrisi, 6 Macquarie Place, Denistone East (21 October 2009)**

Support for the Shared Pathways and suggestions for design and placement for the path – “Please make the park safe for bicycle riders by considering the following recommendations:

- Paths (SUPs) should be at least 2m wide
- SUPs should be marked with cycle logos, centrelines & edgelines and have behavioural signs
- Path lighting should be provided.
- Sharp bends should be avoided.
- Path design should comply with NSW Bicycle Guidelines
- Compliant bicycle parking rails should be provided
- Water bottle filling points should be provided.
- Paths should connect to the local roads via lipless ramps
- Bollards can be dangerous and should be avoided wherever possible. If absolutely necessary, bollards must comply with NSW Bicycle Guidelines re size, colour and spacing.
- No off-leash dogs should be permitted near any Shared User Path unless fenced off.
- Consider additional canal crossings to avoid overcrowding at crossing points”

- A note of support and no change to the Plan is required

Submission by: **Anne and Philip Scott, 43 Bayview Street, Tennyson Point (21 October 2009)**

Concerns over the placement of additional picnic facilities at the south east corner of the Park – “We would like to voice our concerns regarding the proposed picnic tables to be located under the trees, between field 3 and the water in the Morrison Bay Park development proposal. Our house backs onto Morrison bay park, at the water end of the park..... Whilst we certainly appreciate what a fantastic community asset this park is, and enjoy families making use of the area, our concern is that placing picnic benches in this dark secluded location will attract certain groups that wish to congregate away from sight to undertake in potentially unsavoury and dangerous behaviour.”

- There is limited space available in Morrison Bay Park for improving the interface between the Park and the River. The proposed picnic area at the eastern end of the River foreshore has been suggested to improve the amenity of the foreshore and to support use of the Park by users not participating in the active sports within the Park. Furthermore, this space provides an additional area for users that is separated from the central active hub of the Park.
- The design and the placement of park furniture in this area will follow Crime Prevention through Environmental Design (CPTED) principles and ongoing monitoring of the space would be recommended.)
- Additional parkland lighting also proposed in the Plan.

Submission by: **Philip Gray, c/o- Philip.gray@optusnet.com.au (21 October 2009)**

Suggestion to cover the canal

- The idea of covering the canal has been considered many times by Council in the past. While it is agreed that covering the canal will improve the look of the park and provide an increase in the park area, the cost of doing this is prohibitive. It is estimated that the cost of covering the canal is upwards of \$4,000,000.

SUBMISSION DETAIL

DISCUSSION

Support to move the pedestrian crossing in alignment with the northern bridge

- A note of support and no change to the Plan is required

Install a security camera to prevent tree vandalism – “Install a security camera on the trees along the foreshore and in the park to stop the person poisoning and illegally cutting them. A few simple solar powered wireless video cameras will do the trick. Plus replant the trees which were poisoned in the park.”

- Council has a CCTV program and consideration of placement of CCTV at Morrison Bay Park has been referred to Council’s Manager of Building for future consideration.

LATE Submission by: **Philip Towler, 149 Morrison Road, Putney (26 October 2009)**

Opposition to proposed additional carparking and support for improved pedestrian access across Morrison Road - “The access point for the northern carpark is not provided in the plan provided for public comment. Given that Grove Creek cuts off access to the carpark from Frances Road, I assume that access will be from Morrison Road. Vehicles entering or leaving the proposed car park at the north end of the park will significantly increase the risk of using Option 2 to the point where it is no longer safe for us. We will then be isolated from a park 60 m from our front door. This equally applies to pedestrian access for anyone from the north side of Morrison Road, particularly for those with children, the elderly or those with impaired mobility. Does this meet the objectives of providing a ‘safe and accessible open space’ or ensuring ‘the park is available and accessible to all sections of the local and wider community?’”

- The proposed overflow parking area located at the northern end of Morrison Bay Park (off Morrison Road) has been removed from the PoM.
- This area is outside the scope of the Plan of Management; however details of this request will be forward to the Ryde Traffic Committee for consideration / action.

This page has been intentionally left blank

Appendix B - Community Submissions on Addendum 1

ATTACHMENT 1: Analysis of the Public Exhibition Period for the Morrison Bay Park Draft Plan of Management – Addendum 1

SUBMISSION DETAIL

Submission by: Miss Donna Gaskill, Tennyson Point (30 June 2016)

All leases, licence and other estates must consider environmental impacts – Morrison Bay Park forms a critical part of the Parramatta River to Lane Cover River Wildlife Habitat Corridor. It has been identified after extensive studies as a High Priority Biolink and is frequented by the endangered Powerful Owl and Grey Headed Flying Foxes. Any proposed uses/leases/licences of any land at Morrison Bay Park, whether Crown or Community Land, needs to take environmental impacts into account, especially night-time uses which create noise, light and activity impacts on the Park and its environs.”

Addendum 1 should not increase the use of sports field lighting for other purposes – “The newly installed floodlights for the playing fields are the result of Ryde City Council’s DA for the purpose of night time training and social sport. The addendum should not be used to allow use of the lights for any other purpose.”

Addendum 1 should not allow for increased noise impacting on neighbouring residents – “Any potential noise impacts on residents needs to be addressed specifically as residents are already experiencing noise levels from park uses that exceed EPA noise guidelines. Council chose to ignore the recommendations of its independent consultants engaged to assess impacts of the DA in this regard, and subsequently approved the DA to install floodlights in the Park. The proposed Addendum should not allow any further noise impacts that exceed noise guidelines.”

Vegetation should not be removed to allow for additional parking – “Increased traffic generation should not be allowed to the extent that further parking will be required. Putney Bowling Club is adjacent to remnant forest/bushland which is valuable habitat for the Corridor. No further paving or felling of trees should be allowed so as to help ensure preservation of the remnant forest. There are other significant trees in the Park as highlighted in the Plan of Management (and recommended for inclusion in the significant tree register) and any impacts on these trees need to be considered if any proposed uses are in their vicinity or produce parking/traffic/activity impacts near these trees.”

Addendum 1 relates to Community land and not Crown Land – “The Addendum to the POM relates to Community Land as Crown Land is subject to NSW State Government controls. Hence it should be expressly understood that the playing fields are not subject to these proposed changes and cannot be used for any other uses than existing uses. It is understood that this Addendum is for the purpose of the land occupied by Putney Bowling Club.”

DISCUSSION

- Addendum 1 only relates to leases, licences and other estates of Community Land.
- Council currently assesses environmental impacts of proposed leases, licences and other estates during negotiations. All leases, licences or other estates are subject to Council approval. No change to the Plan is required.
- Addendum 1 only applies to Community Land and not Crown Land. All sports fields are located on Crown Land. No change to the Plan is required.
- Addendum 1 only relates to leases, licences and other estates of Community Land.
- All leases or licences are subject to Council approval. Council considers potential noise impacts on surrounding residents during the review of any proposed lease or licence. No change to the Plan is required.
- Addendum 1 does not propose any vegetation removal or expanding existing car parking. No change to the Plan is required.
- Addendum 1 only relates to leases, licences and other estates of Community Land.
- Agreed. No change to the Plan is required.

This page has been intentionally left blank