

THE SPIT RESERVES PLAN OF MANAGEMENT



FINAL

DECEMBER 2011



phillips|marler

The Spit Reserves Plan of Management was adopted by the Minister under S.114 of the Crown Lands Act on 1 November 2012

MOSMAN COUNCIL

THE SPIT RESERVES PLAN OF MANAGEMENT

DECEMBER 2011

Parkland Environmental Planners

ABN: 33 114 513 647
PO Box 41
FRESHWATER NSW 2096
tel: (02) 9938 1925
mobile: 0411 191866
fax: (02) 9938 1472
email: shoypep@ozemail.com.au

in association with

Phillips Marler

ABN: 43 353 412 187
Suite 203
27 Abercrombie Street
CHIPPENDALE NSW 2008
PO Box 247
BROADWAY NSW 2007
tel: (02) 9698 5933
mob: 0410 487 193
fax: (02) 9698 5944
julie@phillipsmarler.com.au

Executive Summary

Introduction

This Plan of Management has been prepared to guide Mosman Council, as Trust Manager of Crown land, in the future management of The Spit Reserves. The land covered by this Plan of Management is shown in the map below.



This Plan of Management satisfies the requirements for content and process in preparing a Plan of Management under the *Crown Lands Act 1989*.

Background

This Plan of Management is the first such plan to be prepared for The Spit Reserves. This plan was prepared to meet legislative requirements, and to set out a future management direction for the reserves for the next five to ten years.

Preparation of this Plan of Management involved consultation with stakeholders (government, user groups and residents). The Draft Plan of Management was placed on public exhibition for community comment in November-December 2010.

This Plan of Management recommends changes in permitted uses and management direction for The Spit Reserves. It recommends management actions aimed at meeting current demands of reserve users, and highlights the reserve's significance in a regional and local context.

History

Indigenous

Evidence of Aboriginal activity has been found on the foreshore and ridge sites of Middle Harbour, especially from Pearl Bay to Quakers Hat Park.

Non-indigenous

Since the first land grant over The Spit Reserves in 1811, land comprising The Spit Reserves has been used for farming, a pleasure garden, the base for a punt service across Middle Harbour, a sandstone quarry, swimming baths, and a sewerage syphon.

Early development on the Spit peninsula began in 1902 with Graham's Boatshed. Reclamation of Spit West Reserve began in the 1920s.

The first Spit Bridge across Middle Harbour was built in 1925, with the second bridge built in 1958, which improved access to and subsequent recreational development of The Spit.

Current status

Site Name	The Spit Reserves			
Address	Spit Road and Parriwi Road, Mosman			
Adjacent landuses	Residential, commercial			
Land parcels	Shown in Figure 2.2			
Area (ha)	19.5 hectares			
Ownership	Crown. Adjacent land owned by the Commonwealth, or leasehold (Roads and Maritime Services).			
Manager	Mosman Council as Trust Manager of the Mosman Foreshore Reserves Lands Trust.			
Community land categorisation	Not applicable			
Public purpose(s) of Crown land	Public Recreation, Access, Urban Services, Parking, Future Public Requirements, Communications Facilities			
Zoning	Mosman LEP 2012 RE1 Public Recreation RE2 Private Recreation E2 Environmental Conservation SP2 Infrastructure			
Catchment	Regional visitation			
Physical characteristics	Spit East Reserve: sandy beach and grassed area on which commercial boating and food and beverage developments are located at intervals. Parriwi Park: small flat grassed area below a significant sandstone bluff and natural bushland. Spit West Reserve: flat grassed area on reclaimed land bounded by a sea wall. Quakers Hat Park: natural bushland and rocky shoreline.			
Flora and fauna	Indigenous bushland in Parriwi Park, Spit West Reserve and Quakers Hat Park. Mature cultural plantings in Spit West Reserve.			
Visual elements	Elevated sandstone bluff and bushland of Parriwi Park. Open grassed area interspersed with mature plantings and a row of pines along Spit Road in Spit West Reserve. Boating and dining developments along the beach in Spit East Reserve. Rocky foreshore and bushland in Quakers Hat Park.			
Access	The Spit Reserves are accessible by walking and cycling, vehicle, public bus, boat and other watercraft. Links to regional walking tracks.			
Assets	Quakers Hat Park Walking path / boardwalk Steps	Spit West Reserve Picnic, barbecue facilities Amenities building Carpark Amenities building Mosman Rowing Club Dinghy storage racks Pathways Pontoon Sea wall	Parriwi Park Scout hall Guide hall Viewing area Steps, paths	Spit East Reserve Carpark

Key recent improvements	Cycleway / pathway constructed in Spit West Reserve. Extensions to Mosman Rowing Club clubhouse and pontoon. Sea wall upgrade in Spit West Reserve.
Existing uses	Including visiting food and beverage outlets, boating (motorised and non-motorised), watercraft hire, walking, cycling, dog exercise, Scout and Guide activities, picnics and barbecues, junior field sports, special events, access to houseboats, sailing events.
Leases/ licenses/ bookings	Various leases for boating activities, marine services, sailing clubhouse, Scout hall, and restaurants. Licences for boating facilities / activities. Temporary licence for watercraft storage. Outdoor dining approval for restaurant / café.
Maintenance	Tasks include turf management, tree management, bush regeneration, parks and gardens management, litter collection, amenities cleaning, inspection of children's playground, ecological burns, and repairs as required.
Income and expenditure	Trust to report annually to the Crown Lands Division.
Easements	None

Basis for Management

The Spit Reserves comprise Crown public reserves so the provisions of the *Crown Lands Act 1989* apply. Other key relevant legislation includes State planning policies such as Sydney Regional Environmental Plan – Sydney Harbour Catchment 2005 (now a deemed State Environmental Planning Policy), and the Mosman Local Environmental Plan 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 Spit Reserves.

The local planning framework is governed by Future Mosman 2088 in 2020, Council's Management Plan (MOSPLAN), the Mosman Local Environmental Plan, and various Development Control Plans. Council's strategic plans such as the Environmental Management Plan, and recreational and cultural initiatives, also influence planning and management of The Spit Reserves.

Community values of The Spit Reserves are related to natural, recreation / social, aesthetic, open space, access, peace and quiet, and heritage.

The vision for The Spit Reserves is:

The Spit Reserves will continue to be a prominent landmark at the gateway to Mosman from the north. Within the reserves, multiple land and water recreational and social activities will be offered in a highly valued landscaped and waterfront setting that attracts a regional catchment of visitors. Limited additional commercial development will occur in keeping with the community's desire to improve public access to the waterfront, and to retain and enjoy high quality open space and bushland.

Key objectives for The Spit include consistency with:

- Council's vision for Mosman, and for bushland, parks and open spaces.
- the principles of Crown land management.
- the aims and planning principles of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

Future roles of The Spit Reserves relate to the values.

Key issues

A number of key issues were identified through preparation of this Plan of Management:

Value	Issues
Natural	Bushland management, bushland revegetation, weeds in bushland, fire regime, termites, natural rock formations, stormwater runoff, flooding, erosion of Spit East Reserve, sea level rise
Recreation / social	Temporary watercraft storage, informal recreation facilities, picnics and barbecues, children’s playground, toilets, sewerage system, Scout hall, Girl Guides hall, park furniture
Aesthetic	Art works, building waste, citizenship garden, fishing waste, dinghy storage, litter, dog waste, landscaping in Spit East Reserve, tree management, tree trimming
Open space	Encroachments, land stability, sea wall
Access	Vehicle access to Spit West Reserve, Spit West Reserve and Spit East Reserve foreshore access, bushland walking tracks, access for people with disabilities, vehicle access to Sydney Water syphon, signage, steps to water
Peace and quiet	Noise, traffic noise
Heritage	Heritage interpretation, cultural plantings
Management	Reserve Trusts

These issues are addressed in the Action Plan.

Actions

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

Key actions and changes to The Spit Reserves are shown on the landscape concept plan.

High priority actions include to:

- complete improvement works to Spit West Reserve, including upgrading of the picnic, barbecue and play area.
- implement improvement works to Spit East Reserve including upgrading the bus bay and improving pedestrian access and safety.
- address stormwater runoff and geotechnical issues.
- repair the sea wall in Spit West Reserve.
- continue bush regeneration and upgrade bush tracks.



This page is left blank intentionally

Table of Contents

Executive Summary

1	<u>INTRODUCTION.....</u>	1
1.1	WHAT IS A PLAN OF MANAGEMENT?	1
1.2	WHY PREPARE A PLAN OF MANAGEMENT FOR THE SPIT RESERVES?	1
1.3	LAND TO WHICH THIS PLAN OF MANAGEMENT APPLIES	1
1.4	OBJECTIVES OF THIS PLAN OF MANAGEMENT	3
1.5	PROCESS OF PREPARING THIS PLAN OF MANAGEMENT	3
1.5.1	LEGISLATIVE REQUIREMENTS	3
1.5.2	CONSULTATIONS	5
1.6	WHAT IS INCLUDED IN THIS PLAN OF MANAGEMENT?.....	5
2	<u>DESCRIPTION OF THE SPIT RESERVES</u>	7
2.1	LOCATION AND CONTEXT	7
2.2	SIGNIFICANCE OF THE SPIT RESERVES.....	8
2.3	LAND OWNERSHIP AND MANAGEMENT.....	8
2.3.1	INTRODUCTION	8
2.3.2	CROWN LAND.....	10
2.3.3	OTHER STATE GOVERNMENT LAND	10
2.3.4	COMMONWEALTH LAND	10
2.3.5	USE AGREEMENTS	10
2.3.6	KEY STAKEHOLDERS IN THE SPIT RESERVES	12
2.4	HISTORY AND CULTURAL HERITAGE.....	12
2.4.1	INDIGENOUS HISTORY AND HERITAGE SIGNIFICANCE.....	12
2.4.2	NON-INDIGENOUS HISTORY AND HERITAGE SIGNIFICANCE	13
2.5	PHYSICAL CHARACTERISTICS.....	15
2.5.1	THE SPIT RESERVES.....	15
2.5.2	SPIT WEST RESERVE.....	15
2.5.3	SPIT EAST RESERVE.....	17
2.5.4	PARRIWI PARK	17
2.5.5	QUAKERS HAT PARK.....	17
2.6	ACCESS AND CIRCULATION	18
2.7	BUILT FACILITIES AND PARK FURNITURE.....	18
2.8	USE OF THE SPIT RESERVES	22
2.8.1	INTRODUCTION	22
2.8.2	INFORMAL ACTIVITIES	22
2.8.3	ORGANISED USE	23
2.8.4	CHARACTERISTICS OF RESERVE USERS	23
2.8.5	PROHIBITED USES.....	24
2.9	MAINTENANCE	24
2.10	FINANCIAL MANAGEMENT	24
2.10.1	COST RECOVERY	24
2.10.2	GUIDELINES FOR EXPENDITURE	24

3	<u>PLANNING CONTEXT</u>	25
3.1	INTRODUCTION	25
3.2	LEGISLATION APPLYING TO THE SPIT RESERVES	25
3.2.1	CROWN LANDS ACT 1989	25
3.2.2	ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979	27
3.2.3	OTHER RELEVANT LEGISLATION	28
3.3	STATE GOVERNMENT POLICIES AND INITIATIVES	28
3.3.1	NSW STATE PLAN	28
3.3.2	METROPOLITAN PLAN FOR SYDNEY 2036	28
3.3.3	SHARING SYDNEY HARBOUR ACCESS PROGRAM	29
3.3.4	SYDNEY HARBOUR CATCHMENT BLUEPRINT	29
3.3.5	WALKING TRACKS	29
3.4	LOCAL PLANNING CONTEXT	30
3.4.1	PLANNING FRAMEWORK	30
3.4.2	FUTURE MOSMAN 2088 IN 2020 AND MOSPLAN	30
3.4.3	LOCAL PLANNING INSTRUMENTS	31
3.4.4	COUNCIL POLICIES AND PLANS	34
4	<u>BASIS FOR MANAGEMENT OF THE SPIT RESERVES</u>	36
4.1	INTRODUCTION	36
4.2	COMMUNITY VALUES	36
4.3	VISION FOR THE SPIT RESERVES	37
4.4	FUTURE ROLES OF THE SPIT RESERVES	38
4.5	MANAGEMENT PRINCIPLES AND OBJECTIVES	39
4.5.1	INTRODUCTION	39
4.5.2	REGIONAL OBJECTIVES	39
4.5.3	LOCAL OBJECTIVES	40
5	<u>ACTION PLAN</u>	44
5.1	LANDSCAPE CONCEPT PLAN	44
5.2	ACTION PLAN	44
5.2.1	INTRODUCTION	44
5.2.2	NATURAL	47
5.2.3	RECREATION / SOCIAL	51
5.2.4	AESTHETIC	53
5.2.5	OPEN SPACE	56
5.2.6	ACCESS	58
5.2.7	PEACE AND QUIET	60
5.2.8	HERITAGE	61
5.2.9	MANAGEMENT	62

6	IMPLEMENTATION AND REVIEW	64
6.1	PERMITTED FUTURE USES AND DEVELOPMENTS.....	64
6.1.1	INTRODUCTION	64
6.1.2	LEGISLATIVE REQUIREMENTS	64
6.1.3	PERMITTED ACTIVITIES	66
6.1.4	SCALE AND INTENSITY OF FUTURE USES AND DEVELOPMENT.....	68
6.2	LEASES AND LICENCES.....	68
6.2.1	WHAT ARE LEASES AND LICENCES?	68
6.2.2	EXISTING LEASES AND LICENCES	68
6.2.3	AUTHORISATION OF FUTURE LEASES AND LICENCES	69
6.2.4	GUIDELINES FOR ASSESSING PROPOSED USES UNDER LEASE OR LICENCE	70
6.3	FUNDING SOURCES	70
6.3.1	INTRODUCTION	70
6.3.2	RESERVE TRUST PROCEEDS.....	71
6.3.3	COUNCIL FUNDING	71
6.3.4	GRANTS.....	72
6.4	REPORTING	73
6.5	IMPLEMENTATION OF THIS PLAN OF MANAGEMENT	73
6.6	REVIEW OF THIS PLAN OF MANAGEMENT	73
	REFERENCES.....	76

Appendices

- A History of The Spit Reserves
- B Legislation applying to The Spit Reserves

Tables

TABLE 1.1	STRUCTURE OF THIS PLAN OF MANAGEMENT	5
TABLE 1.2	CONTENTS OF A PLAN OF MANAGEMENT CONSISTENT WITH THE CROWN LANDS ACT	6
TABLE 2.1	USE AGREEMENTS APPLYING TO THE SPIT RESERVES	11
TABLE 2.2	STAKEHOLDERS IN THE SPIT RESERVES	12
TABLE 2.3	HERITAGE ITEMS IN THE SPIT RESERVES	13
TABLE 2.4	USE OF BUILT ELEMENTS OF THE SPIT RESERVES	19
TABLE 3.1	PRINCIPLES OF CROWN LAND MANAGEMENT.....	26
TABLE 3.2	TEN-YEAR OBJECTIVES FOR RELEVANT COUNCIL PROGRAMS.....	31
TABLE 3.3	ZONING TABLE FOR ZONES APPLYING TO THE SPIT RESERVES.....	33
TABLE 4.1	VALUES OF THE SPIT RESERVES	37
TABLE 4.2	FUTURE ROLES OF THE SPIT RESERVES	38
TABLE 4.3	REGIONAL OBJECTIVES FOR WATERS ADJOINING THE SPIT RESERVES.....	39
TABLE 4.4	LOCAL OBJECTIVES OF ZONES APPLYING TO THE SPIT RESERVES.....	41
TABLE 4.5	OBJECTIVES FOR MANAGEMENT OF THE SPIT RESERVES	42
TABLE 5.1	ACTIONS TO ADDRESS NATURAL ISSUES	47
TABLE 5.2	ACTIONS TO ADDRESS RECREATION / SOCIAL ISSUES	51
TABLE 5.3	ACTIONS TO ADDRESS AESTHETIC ISSUES	53
TABLE 5.4	ACTIONS TO ADDRESS OPEN SPACE ISSUES.....	56
TABLE 5.5	ACTIONS TO ADDRESS ACCESS ISSUES.....	58
TABLE 5.6	ACTIONS TO ADDRESS PEACE AND QUIET ISSUES	60
TABLE 5.7	ACTIONS TO ADDRESS HERITAGE ISSUES.....	61
TABLE 5.8	ACTIONS TO ADDRESS MANAGEMENT ISSUES	62
TABLE 6.1	FUTURE USE AND DEVELOPMENT OF THE SPIT RESERVES.....	66
TABLE 6.2	POTENTIAL SOURCES OF GRANT FUNDING	72

Figures

FIGURE 1.1 THE SPIT RESERVES STUDY AREA	2
FIGURE 1.2 PROCESS OF PREPARING THIS PLAN OF MANAGEMENT	4
FIGURE 2.1 LOCATION OF THE SPIT RESERVES.....	7
FIGURE 2.2 OWNERSHIP OF LAND PARCELS IN THE SPIT RESERVES.....	9
FIGURE 2.3 SITE ANALYSIS.....	16
FIGURE 3.1 ZONING OF THE SPIT RESERVES	32
FIGURE 5.1 LANDSCAPE CONCEPT PLAN	46

Acknowledgements

Parkland Environmental Planners and Phillips Marler particularly wish to thank the following people who contributed towards the preparation of this Plan of Management.

Mosman Council

Joe Vertel	Development Advisor and Strategic Planner, Project Manager
John Carmichael	Director Environment and Planning
Craig Covich	Manager Assets and Services
Anthony Fitzpatrick	Manager Governance
John Grady	Team Leader, Open Space
Linda Kelly	Manager Planning and Transport
Polly Makim	Engineering and Transport Planner
Elaine Minty	Senior GIS Officer
Steven Smith	Team Leader, Biodiversity and Landscape
Kellie Stewart	GIS Co-ordinator
Annella Winton	Landscape Architect

Crown Lands Division, NSW Department of Trade and Investment, Regional Infrastructure and Services (DTIRIS)

Ian Ferguson	Senior Environmental Officer – Land Management
Anthony Ryan	Group Leader Natural Resources and Property Services, North East, Sydney Area, South Region

Roads and Maritime Services, Transport for NSW

Simon Lawton	Manager, Corporate, Government and Assets
--------------	---

Community

Residents and interested people who attended the community meetings and commented on the draft Plan of Management.

1 INTRODUCTION

1.1 What is a Plan of Management?

A Plan of Management is a document that identifies issues affecting public open space, and outlines how that open space is intended to be used, improved, maintained and managed in the future. A Plan of Management is typically accompanied by a landscape concept plan that shows proposed on-the-ground changes to that open space.

1.2 Why prepare a Plan of Management for The Spit Reserves?

Mosman Council, as Trust Manager of the Crown reserves comprising The Spit Reserves commissioned Parkland Environmental Planners and Phillips Marler to prepare this Plan of Management and landscape concept plan for The Spit Reserves. The reasons for preparing the Plan of Management were to:

- prepare a Plan of Management for The Spit Reserves that will be adopted by Council.
- comply with the requirements of legislation.
- facilitate proposed improvements to those reserves as shown on the landscape concept plan (Section 5).

This Plan of Management is the first such plan that has been prepared for The Spit Reserves. It sets out a management direction and permitted uses for the reserves. It also recommends management actions aimed at meeting current and future demands of users of the reserves, and highlights the reserves' significance in a regional and local context.

1.3 Land to which this Plan of Management applies

This Plan of Management applies to The Spit Reserves, which together comprise one of the most significant leisure, entertainment and recreation reserves in Mosman, catering for a variety of land and water based recreational activities.

For the purposes of this Plan of Management, The Spit Reserves comprises three reserves – Spit Reserve (East and West), Parriwi Park, and Quakers Hat Park - as shown in Figure 1.1.

The study area is split by Spit Road, a major arterial road linking the Sydney Central Business District, Mosman LGA, and the Northern Beaches, and Parriwi Road a local road. These roads, as well as the unique topography of the area, creates three precincts:

- Western foreshore:** a landscaped open space known as Spit West Reserve, which is used for passive and active recreation. This area contains a regional bicycle route, picnic facilities, amenities building, public car parking, playground, synthetic cricket wicket, and the Mosman Rowing Club Shed and the adjoining d'Albora Marina. Three permanent houseboats and a floating pontoon used to launch rowing boats are connected to the foreshore reserve. Extending westward along the foreshore of Middle Harbour from Pearl Bay to the Pulpit Lane steps is Quakers Hat Park, a strip of bushland approximately 50 metres wide and 1.5 kilometres long.

- ❑ **Middle:** consists of a headland escarpment known as Parriwi Park. This area is approximately 4,000m² of natural bushland, incorporating a Scout hall and Guides hall. Below the escarpment is a flatter grassed area used for civic and recreational purposes, and which is a visual gateway to Mosman.
- ❑ **Eastern foreshore:** consists of commercial boatsheds and marinas, wharf structures, club boating facilities, restaurants and cafes, and public car parking on a narrow strip of land ranging from 20 metres to 70 metres wide with a sandy beach shoreline. Much of the land comprising the north-eastern foreshore is leasehold for boating and food and beverage facilities.

Figure 1.1 The Spit Reserves Study Area



The Spit Reserves are approximately 19.5 hectares in area. Most of the land within The Spit Reserves is owned by the Crown, so this Plan of Management has been prepared in accordance with the requirements of the *Crown Lands Act 1989*. Other land parcels within the boundary of

the Reserves is leasehold and is managed by Roads and Maritime Services. The Commonwealth own a small parcel of land in Spit Reserve East.

1.4 Objectives of this Plan of Management

This Plan of Management aims to:

- set out an appropriate framework to guide decision making regarding the future use and sustainable management of The Spit Reserves.
- establish a sound and balanced approach to the management of The Spit Reserves, while providing a flexible framework in which Council can respond to current needs and opportunities, as well as to future directions and pressures as demands on the reserves change.
- reflect the values and expectations of the local Mosman and wider community and reserve users for future use and enjoyment of the reserves.
- identify management issues and address these in the context of community values and applicable legislation.
- meet all relevant legislative requirements.
- be consistent with Council's Management Plan and other strategies, plans and policies.
- reflect planning and implementation of improvements to the Middle Harbour foreshores.
- present a landscape concept plan that illustrates the proposed initiatives and actions required to implement proposed physical changes and improvements to the reserves.

1.5 Process of preparing this Plan of Management

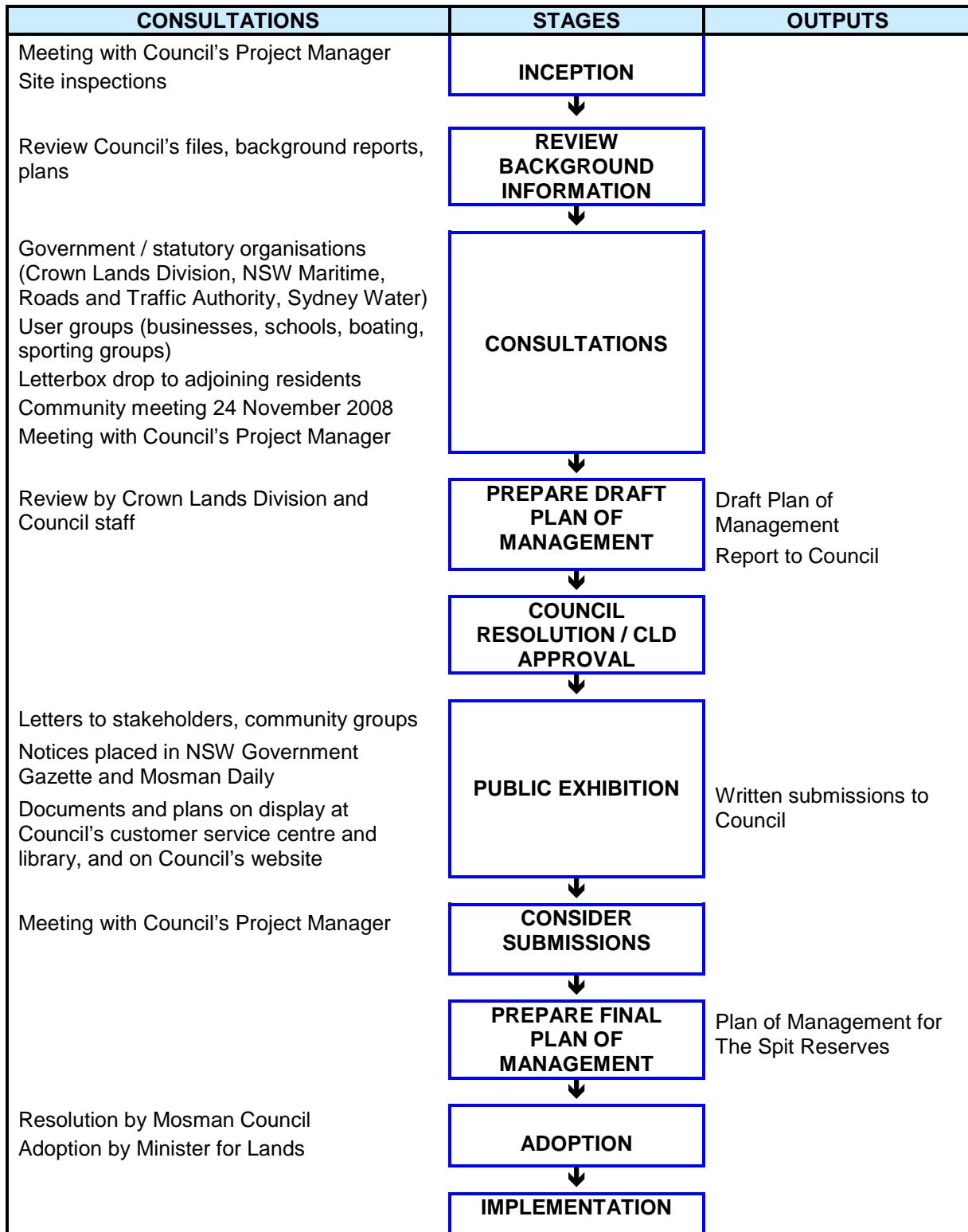
The process of preparing this Plan of Management, consultations with stakeholders, and documents produced at each stage, are shown in Figure 1.2.

1.5.1 Legislative requirements

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

- prepare a draft Plan of Management. The Minister may cause or direct a draft Plan of Management to be prepared; or a reserve trust may, with the Minister's consent, prepare a draft Plan of Management for the reserve.
- refer the draft Plan of Management to the Crown Lands Division for comment prior to the public exhibition.
- place a public notice in the NSW Government Gazette and in local newspapers advising the public of the public exhibition.
- exhibit the draft Plan of Management to the public for not less than 28 days to allow for submissions to be made on the Plan of Management.
- refer public submissions regarding the draft Plan of Management to both the Minister for Lands and Mosman Council as Trust Manager for consideration by the Minister prior to adoption.

Figure 1.2 Process of preparing this Plan of Management



- make any alterations to the Plan of Management as required by the Minister under Section 114 of the *Crown Lands Act 1989*.

- adopt the Plan of Management by Council, and by the Minister for Lands under Section 114 of the *Crown Lands Act 1989*.
- follow the adopted Plan of Management, with all operations (activities, uses and developments) being in accordance with the adopted Plan.

1.5.2 Consultations

Various user groups and interested organisations were consulted during preparation of this Plan of Management, as follows:

- government authorities: Crown Lands Division, NSW Maritime (now Roads and Maritime Services), Roads and Traffic Authority (now Roads and Maritime Services), and Sydney Water.
- interested groups: businesses, boating clubs, sporting groups, other user groups.
- local residents through a community meeting held on 24 November 2008.

The draft Plan of Management was exhibited for public comment in November-December 2010.

13 submissions resulting from the public exhibition of the Draft Plan of Management were received. Of these submissions 9 submissions objected to the proposed removal of the houseboats. Comments were considered, presented to Council, and incorporated into the final Plan as appropriate. Changes made to the final Plan resulting from the public exhibition are to:

- retain the laundry/toilet building north of Fergusons Boatshed.
- retain the kayak storage area south of Fergusons Boatshed.
- retain the houseboats in Pearl Bay.

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 The Spit Reserves	History, facilities, uses, physical description, maintenance
3 Planning context	State government planning legislation, local planning context
4 Values, roles and objectives for The Spit Reserves	Values of the community and users, vision, roles, management objectives
5 Action Plan	Landscape concept plan, discussion of current issues and options, strategies and actions to resolve issues consistent with values.
6 Implementation and review	Leases and licences, permitted future uses and developments, review

The objectives of the Crown Lands Act in Section 10 and the principles of Crown land management in Section 11 ensure that Crown land is managed for the benefit of the people of NSW. This Plan of Management has been prepared according to the requirements of Part 5

Division 6 – Plans of Management of the *Crown Lands Act 1989*. A Plan of Management will satisfy the *Crown Lands Act 1989* if the points in Table 1.2 are addressed.

Table 1.2 Contents of a Plan of Management consistent with the Crown Lands Act

A Plan of Management satisfies the Crown Lands Act if:	How this plan satisfies the Act
The Plan of Management is prepared by the Reserve Trust under Section 112 of the Act.	The Plan of Management is prepared by Mosman Council as Trust Manager of parcels of Crown Land in The Spit Reserves under Section 48 of the Act.
The objects of the Act (Section 10).	Section 3
The Plan of Management and its outcomes must incorporate and satisfy the principles of Crown land management (Section 11).	Section 3
The Plan of Management must address any matters required by the Minister responsible for Crown lands (Section 112).	Requirements received from the Crown Lands Division are addressed in relevant sections of the Plan of 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 Crown Lands Division policies applying to Crown reserves.	Section 6
<p>If the Reserve Trust proposes that a reserve is to be used for an additional public purpose (Section 112), the draft plan must specify or deal with these matters:</p> <ul style="list-style-type: none"> <input type="checkbox"/> the condition of the reserve, and any buildings or other improvements on the reserve. <input type="checkbox"/> existing use of the reserve, and of any buildings or other improvements on the reserve. <input type="checkbox"/> the nature and scale of the proposed additional purpose. <input type="checkbox"/> the nature, scale and term of any lease, licence or other arrangement that is intended to be granted or entered into in relation to the additional purpose. <input type="checkbox"/> any submissions made in relation to the draft plan as a result of the consultation process and public exhibition requirements under Section 113. 	No additional public purposes are proposed.

2 DESCRIPTION OF THE SPIT RESERVES

2.1 Location and context

Figure 2.1 shows the location and context of The Spit Reserves.

Figure 2.1 Location of The Spit Reserves



Scale: nts

Location Plan - The Spit Reserves



The Spit Reserves are located in the suburb of Mosman within the Mosman local Government area. The Spit is situated on Middle Harbour, some 10 kilometres to the north of the Sydney CBD.

The southern boundary of Parriwi Park adjoins residences on Upper Spit Road. Residences on Pearl Bay Avenue, Delecta Avenue and Bay Street adjoin Quakers Hat Park.

The reserves are bisected by Spit Road, which extends as the Spit Bridge across Middle Harbour to Seaforth and Clontarf.

The Spit Reserves are part of a network of larger informal parks on the Middle Harbour foreshores. Such parks include Chinamans Beach and Rosherville Reserve, Wyargine Reserve and Edwards Beach, Balmoral Beach, and Sydney Harbour National Park / Headland Park.

2.2 Significance of The Spit Reserves

The Spit Reserves are regionally significant and high-profile reserves on Middle Harbour for many reasons, including because they:

- are prominently situated on Middle Harbour.
- are the gateway to Mosman local government area from the north.
- are located on the regional Spit to Manly Walk route, which links to Quakers Hat Park and Beauty Point to the west and Sydney Harbour National Park to the east.
- incorporate natural bushland.
- include a row of visually significant and defining mature pines on Spit Road.
- reflect a rich history, including early transport across Middle Harbour and use as a pleasure ground.
- include diverse facilities and settings for various active and informal water- and land-based recreational activities, including:
 - sailing clubs, marinas, and boat sales and repair businesses
 - Mosman Rowing Club
 - watercraft hire
 - restaurants and cafes
 - informal recreation (playground, picnic and barbecue setting)
 - walking and cycling paths.
 - small sporting field for soccer and cricket
 - access to the water by sandy beaches, boat ramps and a floating pontoon
 - Scout and Guide buildings
 - vehicle parking areas.

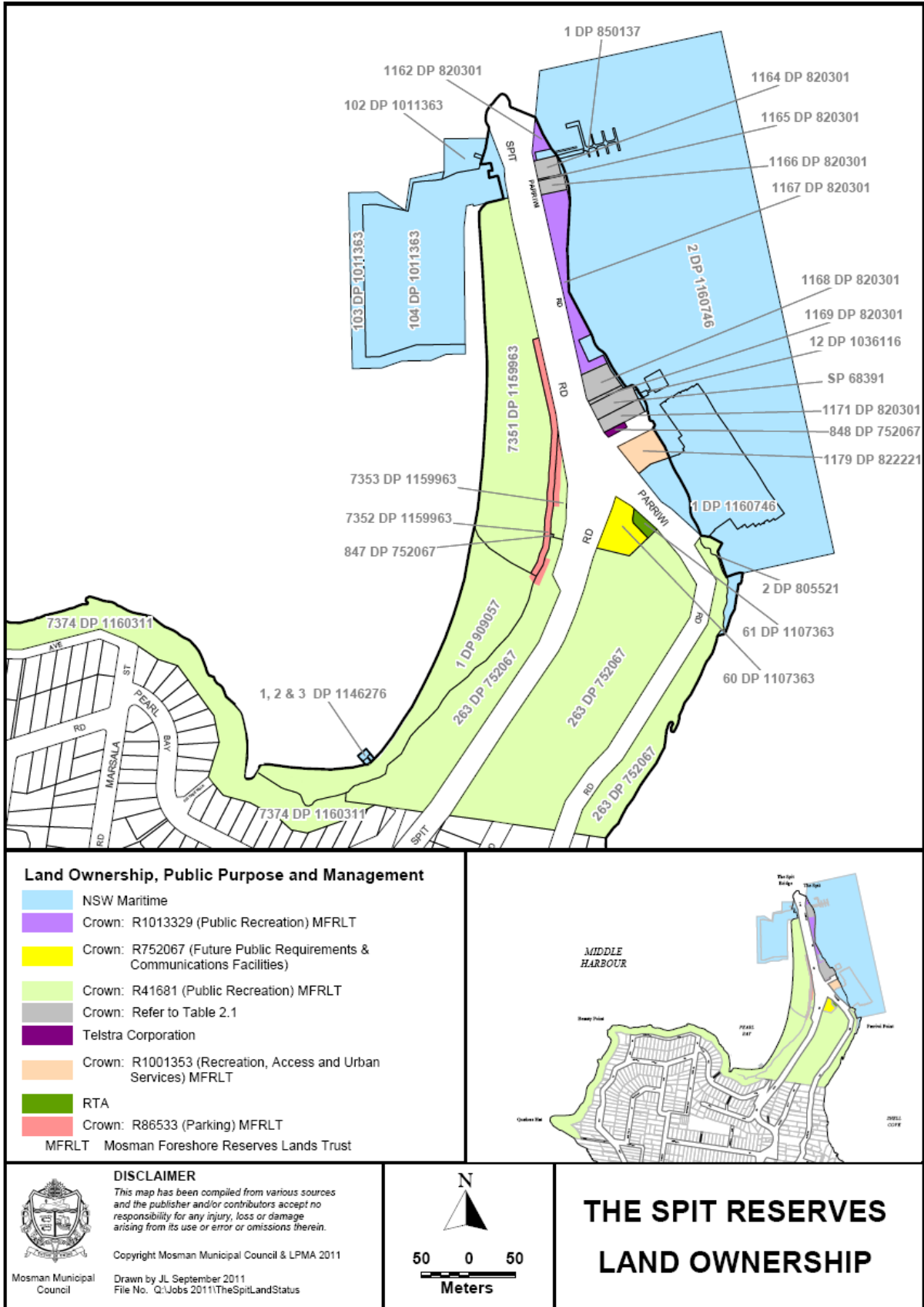
2.3 Land ownership and management

2.3.1 Introduction

The ownership and management of the several parcels of land that comprise The Spit Reserves are shown in Figure 2.2.

Roads and Maritime Services control the land below Mean High Water Mark.

Figure 2.2 Ownership of land parcels in The Spit Reserves



2.3.2 Crown land

The Spit Reserves are in the Parish of Willoughby, County of Cumberland. Crown reserves in The Spit Reserves are shown in Figure 2.2.

The Mosman Foreshore Reserves Lands Trust has been appointed as trustee of most Crown reserves in The Spit Reserves, according to the provisions of the *Crown Lands Act 1989*. Mosman Council has been duly appointed to manage the affairs of that Trust consistent with Section 95 of the Act. Part of Parriwi Park (Lot 60 DP 1107 363 in R752067) is proposed to be added to the land managed by the Mosman Foreshore Reserves Lands Trust.

2.3.3 Other State Government land

Roads and Maritime Services own and lease parcels of land as shown in Figure 2.2.

Three houseboats moored in Pearl Bay are on Roads and Maritime Services land, but have tenure from Mosman Council for access over Spit West Reserve to electricity, telephone, water, sewerage and garbage services; and to place and maintain gangplanks from the houseboats to Spit West Reserve. While Roads and Maritime Services authorises the houseboats on their land, Mosman Council and the Reserve Trust will provide access to land-based utilities and services.

Sydney Water has responsibility for the sewerage syphon in Spit East Reserve, which is covered by a Roads and Maritime Services lease.

2.3.4 Commonwealth land

A Telstra telecommunications facility is on Lot 848 DP 752067.

2.3.5 Use agreements

Leases and licences

Several leases and licenses apply to the use of facilities on land within The Spit Reserves (refer to Figure 2.2 and Table 2.1).



Houseboat



Mosman Rowing Club



Scout hall

Licences for temporary watercraft storage at two locations in Spit East Reserve are issued from time to time.

Houseboats may be moored in Sydney Harbour subject to a licence issued by Roads and Maritime Services.

Mosman Council charge a fee for use of the dinghy racks in Spit West Reserve.

Table 2.1 Use agreements applying to The Spit Reserves

Lot/DP	Type	Lessee / Licensee	Lease / Licence Purposes
Spit East Reserve			
Lot 1164 DP 820301	Crown Lands Lease 391872	McMullen Marine Services Pty Ltd	Business purposes
Lots 1165 and 1166 DP 820301	Crown Lands Lease 394039	Smiths Spit Boatshed Pty Ltd	Business purposes
Lot 1168 DP 820301	Crown Lands Lease 355402	Middle Harbour 16ft Skiff Sailing Club Ltd	Business purposes, club house
Lot 1171 DP 820301	Crown Lands Lease 200070	Wingmode Pty Ltd	Restaurant/business purposes
SP 68391 part Lot 1169 DP 820301	Crown Lands Lease 346640 & Licence 386408	The Owners – Strata Plan 68391	Business purposes boating facility/activity
part Lot 1169 DP 820301	Crown Lands Licence 378581	Rosetti	Outdoor dining
Lot 1 DP 850137	NSW Maritime ¹ Lease 5468 (premise 119)	McMullen Marine Services Pty Ltd	Commercial marina, travel lift and hardstand
Lot 2 DP 1160746	NSW Maritime Lease 7584 (premise 3860)	Smiths Spit Boatshed Pty Ltd	Commercial marina and hardstand
Lot 2 DP 1160746	NSW Maritime Lease 8301 (premise 156)	Volunteer Marine Rescue NSW	Rescue base, land, fixed jetty with multiple berthing
Lot 13 DP 1036116	NSW Maritime Lease 5442	Middle Harbour 16 ft Skiff Club	Timber ramp
Lot 12 DP 1036116	NSW Maritime Lease 5902 (premise 2804)	Catalina Yachts Australia Pty Ltd and Wingmode Pty Ltd	Shared multiple berthing facility-platform, ramp and pontoon
Lot 1 DP 856820	NSW Maritime Lease 8401 (premise 177)	Middle Harbour Amateur Sailing Club	Reclaimed land, stone ramp, clubhouse, timber platform and skid
Lot 1 DP 848503	NSW Maritime Lease 8114 (premise 4127)	Middle Harbour Yacht Club	Clubhouse and marina
Lot 848 DP 752067	Telstra	N/A	Telecommunications facility
Lot 61 DP 1107363	RTA	N/A	Vehicular turning area
Unidentified reclaimed land adjoining Lot 1 DP 856820	NSW Maritime Lease 7032 (premise 185)	Sydney Water Corporation	Pumping station
Spit West Reserve			
Lot 102 DP 1011363	NSW Maritime Lease 6299 (premises 3023)	Trust Company Limited	Services dock and 4 berths
Lot 103 DP 1011363	NSW Maritime Lease 6344 (premises 3049)	Trust Company Limited	Super yacht berths
Lot 104 DP 1011363	NSW Maritime Lease 5445 (premises 113)	Trust Company Limited	Commercial marina
	NSW Maritime Lease 7020 (premises 193)	Mary Young	Houseboat "TANDERRA"
	NSW Maritime Lease 5516 (premise 195)	Neroli Best	Houseboat "LODESTAR"
	NSW Maritime Lease 5490 (premises 194)	D Carlson & K Traill	Houseboat

¹ Now Roads and Maritime Services.

2.3.6 Key stakeholders in The Spit Reserves

Stakeholders responsible for management of land and facilities in The Spit Reserves are in Table 2.2.

Table 2.2 Stakeholders in The Spit Reserves

Organisation	Responsibilities
Crown Lands Division	Land owner
Mosman Council / Reserve Trusts	Land owner (Parriwi Road) Management Bookings Maintenance
Roads and Maritime Services	Statutory responsibility below Mean High Water Mark (MHWM). Consent authority for all developments on waterways in Sydney. Lessor of developments below MHWM including Middle Harbour Yacht Club and d'Albora Marina. Spit Road and Spit Bridge.
User groups, including lessees, licensees, marinas and associated businesses, clubs (sailing, rowing), restaurants / cafes, equipment hire	Meet requirements of leases, licences, use agreements as appropriate.
Telstra	Own a small parcel of land for a telecommunications facility.
Sydney Water	Owner of the sewerage syphon.

2.4 History and cultural heritage

2.4.1 Indigenous history and heritage significance

Mosman local government area has diverse evidence of artefacts and evidence of Aboriginal habitation documented in two reports. The first in 1991 was *Aboriginal sites in Mosman Municipality* by Margrit Koettig, 1991 and the second *Aboriginal Heritage Study of the Mosman Local Government Area* by Australian Business Services - Matthew Kelleher and Alison Nightingale, 2005. Locations of artefacts and mapping should be referred to from the later study.

The history of the Mosman area has been well documented also because of the life of Bungaree (1775-1830), who was a significant figure in the early colony. Bungaree was known for his participation in the voyages of Matthew Flinders, culminating in the circumnavigation of Australia from 1802-1803. He was rewarded for his services with the gift of a farm at Georges Head where he stayed until 1818 (Souter, 1994).

The majority of the remaining Aboriginal artefacts are clustered on the foreshore and ridge sides of Middle Harbour where Aboriginal activity was subject to seasonal change and cultural events. Middle Harbour provided the Aboriginals with a wide range of flora and fauna from which they gained food and medicine, raw material for tools, shelters, weapons and body decorations.

The Spit, known as Burrabra, in Darug means the narrowest point between the land and Middle Harbour (Kelleher and Nightingale, 2005). Aboriginal activities in the Spit Reserve area varied according to the location of available resources. There is an abundance of Aboriginal artefact evidence in Middle Harbour, and in the vicinity of Spit Reserve there are 17 recorded sites (Kelleher and Nightingale, 2005) located from Pearl Bay to Quakers Hat Park. The archaeological sites primarily dominating foreshore and ridge sides suggest the activities and movements of Aboriginal communities. Interconnecting ridges often contain the Aboriginal archaeological sources and provide easier accessibility and movement throughout the area. The recorded

Aboriginal sites in this vicinity include shelters with middens, shelters with art and open middens. Shelter middens were primarily located along the natural topographical axis of ridgelines and the dominance of middens also suggest frequent Aboriginal use for many activities.

In accordance with Kelleher and Nightingale’s report (AMBS, 2005), the 17 Aboriginal sites recorded in 1990-91 at Pearl Bay and Beauty Point are middens with or without shelters. One site is a shelter with art / midden. The indigenous archaeological open middens within the study area have an even spread along the foreshore from Pearl Bay to Quakers Hat Bay. Primarily, the shelter/middens are located at Pearl Bay and Quakers Hat Bay where there is more protection. The indigenous archaeological shelter/art location is in Quakers Hat Park.

2.4.2 Non-indigenous history and heritage significance

The history of The Spit and its context in Mosman is well documented in various books and reports (refer to the reference list). The Spit has a rich and varied history dating back to Sydney’s early days, summarised in Appendix A.

Since the first land grant over The Spit Reserves in 1811, land comprising The Spit Reserves has been used for farming, a pleasure garden, the base for a punt service across Middle Harbour, a sandstone quarry, swimming baths, and a sewerage syphon.

Early development on the Spit peninsula began in 1902 with Graham’s Boatshed. Reclamation of Spit West Reserve began in the 1920s.

The first Spit Bridge across Middle Harbour was built in 1925, with the second bridge built in 1958, which improved access to and subsequent recreational development of The Spit.

Numerous heritage items in The Spit Reserves are listed in Table 2.3 below.

Table 2.3 Heritage items in The Spit Reserves

Location	Heritage item	Level of significance	Listing
Spit East Reserve Parriwi Road	Middle Harbour Sewerage Syphon	National	Register of National Trust Australia (non-statutory)
		State	State Heritage Register
		Regional	Regional Environmental Plan – Sydney and Middle Harbour No.23 (repealed 2005)
		Local	Mosman Local Environmental Plan (Schedule 2 – Heritage items)
Spit Road, Balgowlah/Mosman	The Spit Bridge	State	Sydney Regional Environmental Plan – Sydney Harbour Catchment
Spit East Reserve Between 191 and 193 Spit Road and 30 and 32 Parriwi Road	Quarry Steps	Local	Mosman Local Environmental Plan (Schedule 2 – Heritage items)
Spit East Reserve Spit Road	Site of former Explosives Wharf	Local	Mosman Local Environmental Plan (Schedule 3 – Archaeological sites)
Spit East Reserve Parriwi Road	Remains of Grant’s Wharf	Local	Mosman Local Environmental Plan (Schedule 3 – Archaeological sites)
Spit West Reserve Spit Road	Remains of former bridge and seawall	Local	Mosman Local Environmental Plan (Schedule 3 – Archaeological sites)

Location	Heritage item	Level of significance	Listing
Quakers Hat Park Pearl Bay Avenue	Site of former Pearl Bay Pleasure Grounds	Local	Mosman Local Environmental Plan (Schedule 3 – Archaeological sites)
Parriwi Park Lot 263 DP 752067	Parrawi Park	Local	Mosman Local Environmental Plan (Schedule 2 – Heritage items)
Parriwi Park End of Upper Spit Road	Site of former road to The Spit	Local	Mosman Local Environmental Plan (Schedule 3 – Archaeological sites)
			Mosman Local Environmental Plan (Schedule 4: Original estate roads)
Parriwi Road	Burke's Steps	Local	Mosman Local Environmental Plan (Schedule 2 – Heritage items)
Parriwi Road	Middle Harbour Sewerage Syphon	Local	Mosman Local Environmental Plan (Schedule 2 – Heritage items)
Pearl Bay Houseboat No.3	Pearl Bay, Middle Harbour	Local	Mosman Local Environmental Plan (Schedule 2 – Heritage items)
Pearl Bay Avenue Lot 26 DP 8492	Pearl Bay Avenue	Local	Mosman Local Environmental Plan (Schedule 2 – Heritage items)
Marsala Street	Pearl Bay Avenue/Delecta Avenue	Local	Mosman Local Environmental Plan (Schedule 2 – Heritage items)
Upper Spit Road Lot A DP 339624	Upper Spit Road	Local	Mosman Local Environmental Plan (Schedule 2 – Heritage items)
Upper Spit Road/ Parriwi Road	Steps	Local	Mosman Local Environmental Plan (Schedule 2 – Heritage items)

The Spit Reserves adjoin the Spit Bridge, which is of State heritage significance. The Spit Bridge is also listed as a heritage item in Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

Various plaques in Spit West Reserve and Parriwi Park mark important people and historical events, including:

- a memorial to the ten Spit Diggers Amateur Swimming Club members who died in World War II, marked by a row of ten plaques and associated palm trees at the back of the 'Mosman' sign in Parriwi Park.
- Les Darcy, a boxer, who trained in Spit West Reserve.
- remnants of Captain Arthur Phillip's house in Spit Reserve West, commemorating Phillip's exploration of Middle Harbour in 1788.



Spit Diggers Amateur Swimming Club memorial



Remnants of Captain Arthur Phillip's house



Lucinda monument

2.5 Physical characteristics

2.5.1 The Spit Reserves

A site analysis of The Spit Reserves is in Figure 2.3.

The Spit Reserves consist of a collection of parkland areas including Spit Reserves East and West, Parriwi Park and Quakers Hat Park. There are pedestrian connections between these parklands along the foreshore.

Hawkesbury Sandstone is the underlying geology, with its prominent expression in the rock face of Parriwi Park. Soils are a combination of Gynea / Lambert soil landscapes, with miscellaneous fill on the western side of The Spit. The soil surface is highly modified due to landscaping.

2.5.2 Spit West Reserve

Spit West Reserve is filled land supported by a constructed concrete sea wall. A large turfed area to the south has mounding to the east to reduce noise from the adjacent Spit Road. Built elements on Spit West Reserve include Mosman Rowing Club, sporting fields, children's playground, and toilets. The d'Albora marina adjoins the reserve to the north. At its northern end, the reserve is characterised by mature cultural plantings including *Araucaria*, Figs, *Livistona* and camphor laurels. Bushland fringes the eastern and southern boundary of the reserve.

The 206-space public car park (including 2 spaces and access through the carpark for people with disabilities) is accessed from Spit Road and dissects the reserve in half. The public car park is used by visitors to Spit Reserve East and West, in addition to providing access for visitors to regional facilities such as the Spit to Manly Walk. Pedestrian and bicycle access is via Pearl Bay or Spit Road with a series of formal and informal paths which run through the reserve, including the Bicentennial Trail.

There is also a scattered collection of plaques and other elements, including a large stone monument to the ship, the *Lucinda* inaugurated during the Bicentenary.

Council commenced upgrades to Spit West Reserve in May 2009, which include a regional bicycle and pedestrian path, seawall repairs, new interpretative signage, tree planting and park furniture, viewing platform, and upgrading of access for people with disabilities.



Sandstone outcrop – Spit West Reserve

Figure 2.3 Site analysis



2.5.3 Spit East Reserve

Spit East Reserve is significantly smaller in size in comparison to Spit West Reserve. The northern end is characterised by a small natural beach, grass and trees; the southern end supports commercial and business activities. The topography is on-grade, similar to Spit West Reserve. Vehicular and pedestrian access is via Spit Road and Parriwi Road.

Public parking is available on Spit Road and in the Spit East Reserve carpark near the Middle Harbour Yacht Club.

Council is considering a proposed shared zone and path to improve access for pedestrians. There is opportunity to widen the parkland strip to the beach and to upgrade the foreshore edge. There is also the opportunity for connection to the southern end of Spit Reserve East to Chinaman's Beach along the foreshore at low tide. Currently, existing pedestrian access is provided along Parriwi Road, however further opportunity for expansion could be made on Parriwi Road along the sandy peninsula and rocks.

2.5.4 Parriwi Park

Parriwi Park is located on Parriwi headland overlooking Middle Harbour, and is an important bushland area in Mosman LGA. The elevated topography has minimised the effect of urban development resulting in a relatively weed free environment. The dense vegetation and developed tree canopy screen views and noise from the adjacent Spit Road. Built elements in Parriwi Park include two community halls along the ridgeline – one used by Scouts and the other by Girl Guides. Pedestrian access is via Parriwi Road and Upper Spit Road. There are various informal paths leading throughout the park, leading to filtered and long views onto Middle Harbour and Sydney Heads. The pathway along the ridgeline is on the alignment of the former northern part of Upper Spit Road, which once carried traffic to Spit Road.

2.5.5 Quakers Hat Park

Quakers Hat Park is the western-most reserve in The Spit Reserves and is a foreshore park. The park is located at the end of the foreshore walk from Spit Reserve West along Middle Harbour to the west.

The foreshore walk through Quakers Hat Park is located on two separate land allotments: firstly the foreshore bushland walk beginning at Pearl Bay and ending at Pulpit Lane; and secondly the majority of Quakers Hat Park which extends west from Pearl Bay Avenue and ending at Pulpit Rock.

The foreshore bushland on the first land allotment runs parallel to Bay Street, Delecta Avenue and Pearl Bay Avenue where the topography slopes down to the harbour edge. The walk is accessed through several informal paths from Bay Street, Delecta Avenue and Pearl Bay Avenue. The bushland walk has a natural character and is meandering in form. The bushland is predominantly weed-free and provides strong aesthetic qualities from the rock outcrops and tree canopy of mainly *Angophora costata*. The vegetation creates a separation between residences and the bushland walk.

The western-most section of Quakers Hat Park is also a bushland reserve, and is primarily used as a foreshore walking track. The park is also used for storing small boats, and is bordered by residential development along Bay Street. The park is open in character and is criss-crossed with drainage lines. Quakers Hat Park is accessed through Pulpit Lane, Bay Street and Beauty Point foreshore walk from the north, and is board-walked in several sections. There is excessive weed infestation, and the flat topography enhancing weed growth is due to the close proximity of

residential gardens. There is opportunity for improved access, steps and directional signage into surrounding streets.

2.6 Access and circulation

Refer to Figure 2.3 for access routes to and circulation within The Spit Reserves.

The Spit is easily accessible by foot, bicycle, private and authorised vehicles, public bus services, and by water.

The Spit Reserves are a starting point and destination of the Manly to Spit Bridge Scenic Walkway, and the Beauty Point Foreshore Walk and the Bicentennial Trail. Construction of a pedestrian link between Spit West Reserve and North Sydney commenced in May 2009. It is possible to walk from The Spit to Chinamans Beach at low tide.

Pedestrian and cyclist access points are also shown in Figure 2.3.



Formal off-street vehicle carparks are also shown in Figure 2.3. Limited on-street parking is available on Parriwi Road, Upper Spit Road and streets south of Quakers Hat Park.

Several bus routes directly service The Spit Reserves along Spit Road. Buses on this route operate between the Sydney CBD and the northern beaches. Bus stops are located on both sides of Spit Road.

The Spit Reserves are also accessible from the water by yachts, boats and non-motorised watercraft such as kayaks. High-masted yachts accessing the d'Albora Marina and Pearl Bay from the east must wait for the Spit Bridge to open at defined times during the day. Water taxis service the Middle Harbour Yacht Club and marinas.

2.7 Built facilities and park furniture

The built structures in The Spit Reserves, and their use, are set out in Table 2.4 and shown in Figure 2.3.

Table 2.4 Use of built elements of The Spit Reserves

Structure	Description	Use
Western foreshore		
Deck	Constructed in wood	Viewing, fishing
d'Albora Marina	165 berths distributed over 5 arms. More berths and another arm are proposed at d'Albora Marina. Slipway to the north of the building. Building houses administrative offices, with various marine tenancies including boat dealers and brokers, a restaurant and café, and boat maintenance operations.	Commercial marina, associated boating repairs and maintenance, and dining
Carpark	Dates from the 1970s. 206 vehicle parking spaces and associated signage and ticket machines. Paid parking applies on weekends and public holidays.	Vehicle parking
Amenities building	Internal wall of the toilet block is crumbling	Public amenities
Picnic tables	Concrete	Picnicking
Seats	Wood / concrete	Sitting
Lucinda memorial	Metal and stone structure.	Public art, historical interpretation
Cricket wicket	Synthetic grass	Junior cricket
Mosman Rowing Club buildings	Storage, clubroom, kitchen Apron / compound between two buildings for storage of boat trailers	Clubhouse for members and guests, rowing coaching, private coaching, storage of boat trailers
Pontoons	Two floating structures connected to the shore. One is accessible for people with disabilities.	Watercraft launching
Dinghy storage racks	Two locations in Quakers Hat Park.	Dinghy storage
Telephone	Telephone	Public telephone
Various plaques	Plaques marking people and events associated with the reserve	Interpretation Remembrance
Sea wall	Concrete sea wall from d'Albora Marina to Quakers Hat Park	Buffer between land and water
Viewing platform	Wooden platform constructed in 2009.	Viewing
Middle		
Scout hall	Kitchen, storage, composting toilet with disabled access	Scout activities; storage of canoes, camping gear, and competition equipment; storage of medical supplies for Lions Club of Mosman; Mosman SES lectures, training, barbecues
Guide hall	Wooden building	Guide activities
Lookout	Metal rail at top of escarpment of Parriwi Park	Scenic viewing
Seat	Timber	Sitting, resting

Structure	Description	Use
Small park	Sandstone wall	Gateway to Mosman, gatherings
Eastern foreshore		
Ferguson's/Smith's Boatshed Marina	Northern-most building in Spit East Reserve.	Boat storage, repairs
Harry's Fish Café		Dining
Sydney Harbour Kayaks		Kayak tours, lessons, sale, hire
Royal Volunteer Coastal Patrol building	Stand-alone building	Sydney base for providing assistance to the boating public on Sydney Harbour
Middle Harbour 16ft Skiff Club	Group of buildings in central Spit East Reserve.	16 foot skiff sailing and junior sailing
Shores Restaurant		Indoor and outdoor dining for weddings, functions, groups
Orso		Restaurant
Telstra communications tower	Communications tower	Telecommunications
Middle Harbour Yacht Club	Clubhouse and restaurant; floating marina (casual berthing facilities, storage for small dinghies, kayaks)	Sailing and associated activities, clubhouse, dining
Boat ramp	Bitumen	Boat launching and retrieval
Middle Harbour Amateur Sailing Club	Stand-alone brick building	Sailing and associated activities
Pumping station	Sydney Water heritage-listed syphon	Water pumping
Carparks	Sealed	Vehicle parking
Postbox	Australia Post postbox	Post
Sea wall	Beach south of Ferguson's Boatshed Marina, and Parriwi Point	Land retention



Sea wall



D'Albora Marina



Spit West carpark



Picnic table



Cricket wicket



Pontoon



Viewing platform



Mosman Rowing Club



Houseboat



Dinghy storage



Scout hall



Guide hall



Spit East buildings



Buildings at Spit East Reserve (north)



Middle Harbour 16 Foot Skiff Club



Retaining wall



Coastal Patrol building



Middle Harbour Yacht Club carpark



Middle Harbour Yacht Club



Middle Harbour Amateur Swimming Club



Sewer pumping station

All utility connections (electricity, gas, telephone, sewage, drainage) connections are available in The Spit Reserves.

2.8 Use of The Spit Reserves

2.8.1 Introduction

Users of The Spit Reserves participate in a variety of informal and organised recreation and social activities.

2.8.2 Informal activities

Informal uses of The Spit Reserves include:

- picnics and barbecues, using picnic shelters and tables provided, and the grassed areas.
- children's play and informal games in the playground and on grassed areas.
- boat launching, retrieval and mooring.
- walking for pleasure and bushwalking.
- walking dogs. Spit West Reserve is a restricted dog off-leash area, which is permitted when junior sport is not being played between 8.30am and 2.30pm on Saturdays. Unleashed dog exercise is permitted in Spit West Reserve and Spit East Reserve on the beach and in the water all day Monday to Friday, and before 9am and after 4pm on weekends and public holidays.
- cycling and jogging.
- birthday parties.
- social sport and recreational ball activities.
- sitting and relaxing.
- base for rowing, sailing, canoeing (training, competition and events) and kayaking.
- bushwalking in Parriwi Park and Quakers Hat Parks.
- rock climbing practice holds on rock faces and cornices west of the boat ramp near the houseboats at Pearl Bay.
- relaxing.
- swimming.
- picnics.
- general exercise.
- fishing.



2.8.3 Organised use

Various settings in The Spit are used for a range of activities for which bookings are required or fees are paid. These activities include:

- Junior sport in Spit West Reserve. Cricket is played on Saturday mornings until midday in summer by Mosman Church of England Preparatory School and Mosman Junior Cricket Club. In winter from April to August Manly Warringah Football Association and Mosman Church of England Preparatory School use the reserve for junior soccer on Saturdays until 2pm. Field is booked for pre-season training during the week. The cricket wicket and oval are available to other users at other times.
- Scout and Guide activities in Parriwi Park. The Scout hall, Freeston Hall, is used for scouting activities by the 1st Mosman 1908 Scout Group on Tuesday and Wednesday evenings, and on the occasional weekend.
- Special events, such as a breakfast for Bike Week in Parriwi Reserve.
- Access to houseboats.
- Dinghy storage.
- Commercial filming in Spit West and Spit East Reserves.
- Weddings and ceremonies on the beach in Spit East Reserve and a small area at Pearl Bay off Pearl Bay Avenue.
- Sailing events from Spit East Reserve.
- Paid parking.
- Corporate team building in Spit West Reserve.
- Navy diving exercises off Spit East Reserve.

Marquees and amusement devices are permitted in Spit West Reserve

2.8.4 Characteristics of reserve users

A recent survey of reserve visitors has not been undertaken.

2.8.5 Prohibited uses

Prohibited activities in The Spit Reserves include:

- Spit West Reserve: no smoking, littering, golf or hard ball games, fishing from the pontoon, camping, unauthorised motor vehicles, open fires, amplified sound, commercial or group activities without Council approval, and unleashed dog exercise outside specified times.
- Parriwi Park: no dogs or smoking.

2.9 Maintenance

Council's parks are maintained and upgraded according to:

- Open space capital improvements program.
- Public gardens upgrade program.
- Playground upgrade program.

Contracts are let for parks and gardens management, turf management and tree management.

Regular maintenance tasks in the parkland of The Spit Reserves include lawn, garden and tree maintenance; rubbish collection; amenities cleaning; and inspection of the children's playground. Other tasks, such as line marking in carparks and fence repairs, are done as required.

Playground safety is assessed by an external inspector at least twice per year.

Bush regeneration and revegetation is undertaken in Spit West Reserve, Quakers Hat Park, and Parriwi Park / Parriwi Point by Urban Bushland Management Projects under Council's Bushland Restoration Contracts 2001-2011. Bushcare volunteers assist in maintaining Bushcare sites in the reserves. Key bushland maintenance tasks are weeding (primary, secondary and maintenance), and planting native species.

Ecological burns for fire management are carried out in Parriwi Park during which Council clears hazards from the rear of properties. A controlled burn was carried out in November 2007, which protected the Guide Hall from an unplanned fire in early 2009.

2.10 Financial management

2.10.1 Cost recovery

Income and expenditure associated with management and maintenance of The Spit Reserves in will be reported annually to CLD.

Council has allocated \$1.2 million for works to upgrade the reserves (cycleways, sea walls, etc.) in mid-late 2009.

2.10.2 Guidelines for expenditure

Under Section 106 of the *Crown Lands Act 1989*, income generated from a Crown reserve must be spent on improving that reserve or for the general purposes of the reserve trust, or unless the Minister makes a specific direction. Such income must not be placed in general revenue of the trust manager, in this case Mosman Council.

3 PLANNING CONTEXT

3.1 Introduction

This section describes the legislative and policy framework applying to The Spit Reserves. Full versions of the legislation referred to below is found on-line at www.legislation.nsw.gov.au and www.austlii.edu.au. Mosman Council's website is www.mosman.nsw.gov.au.

3.2 Legislation applying to The Spit Reserves

3.2.1 Crown Lands Act 1989

Introduction

As The Spit Reserves incorporate Crown reserves, the *Crown Lands Act 1989* applies to their management.

The *Crown Lands Act 1989* governs the planning, management and use of Crown land, including reservation or dedication for a range of public purposes, and leasing and licensing. The Crown Lands Division, together with Reserve Trusts appointed by the Minister, are responsible for management of the Crown reserve system throughout New South Wales to ensure that Crown land is managed for the benefit of the people of New South Wales, and having regard for the principles of Crown land management.

A Reserve Trust is a corporation established and appointed to manage a Crown reserve. Trusts are nominated by the Minister for Lands (Section 92 of the *Crown Lands Act 1989*). Under Section 92 of the Act, the Minister appoints Reserve Trusts as trustees of the Crown reserves. Reserve Trusts are responsible for the care, control and management of those reserves. Mosman Council manages the affairs of the Reserve Trust under Sections 92-95 of the *Crown Lands Act 1989*.

A Trust Board has functions conferred on it under the *Crown Lands Act 1989*. The Trust has care, control and management of the reserve in its everyday operation. The Minister cannot direct the Trust as to how it manages the reserve, unless the Trust exceeds its powers. The Minister can suggest or make representations to the Trust regarding management.

Use and management of Crown land

The use and management of Crown land is determined or influenced by:

- the objects of the Crown Lands Act (Section 10), particularly that Crown lands are managed for the benefit of the people of NSW.
- the principles of Crown land management (Section 11 of the Act).
- the public purpose(s) of the land (Sections 80 and 87). 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). An additional purpose may be proposed in a draft Plan of Management under Section 112 of the Act.

- Crown Lands Division’ policies, such as the Food and Beverage Outlets on Crown Reserves Policy Position 2004, and the Crown Lands Policy for Marinas and Waterfront Commercial Tenures.
- native title legislation. However, native title has been lawfully extinguished over the Crown Reserves in The Spit Reserves.
- rental from leases or licences. A percentage of the rental received from new leases and/or licences of Crown land (rental over \$2,000) is placed in the Public Reserve Management Fund. This fund is a State government initiative that raises funds to assist Reserve Trusts in NSW.
- case law judgements, which influence the policy and practice of the Crown Lands Division and Trust managers regarding land reserved for the purpose Public Recreation.
- any conditions and provisions within the zoning in the Council’s Local Environmental Plan. However, the applicable Public Purposes defined by State government legislation overrides the local 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 Crown Lands Division 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 the physical environment of The Spit 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 Spit Reserves for a wide range of recreational, social and cultural activities.
Encourage multiple use of Crown land, where appropriate.	Recommendations in the Plan would continue multiple uses of The Spit Reserves, while recognising there may be conflicts between activities which need to be carefully managed.
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 Spit 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 reserves in the best interests of the State.

3.2.2 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), Deemed SEPPs (formerly Regional Environmental Plans), 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 Mosman Council LEP.

SEPP (Infrastructure)

The State Environmental Planning Policy (Infrastructure) 2007 facilitates delivery of infrastructure in NSW by improving regulatory certainty and efficiency, and provides greater flexibility in the location of infrastructure and services by identifying a broad range of zones where types of infrastructure (such as parks and other reserves) are permitted.

The SEPP has significant implications for the management and development of Crown reserves. It provides for a range of exemptions from development consent, including:

- development purposes and standards for exempt development on public reserves (Schedule 1).
- additional uses to be undertaken on certain land where it would otherwise be prohibited under an LEP if those uses are compatible with surrounding land uses.
- prescribed low-impact development by the Crown Lands Division or any other authority.
- certain development on Crown reserves where Council is the trust manager.
- certain development for waterway or foreshore management activities by or on behalf of a public authority.
- for any purpose relating to implementing a Plan of Management adopted under the *Crown Lands Act 1989*.

These provisions do not apply to State land reserved for conservation or other environmental protection purposes, or in Council areas where a new principal local environmental plan is in place.

Clause 65(3) of the SEPP (Infrastructure) 2007 sets out several purposes for which development may be carried out by or on behalf of a Council without consent on a public reserve under the control of or vested in the Council.

Other planning legislation

Other relevant legislation under the EPA Act is set out in Appendix B, including:

- State Environmental Planning Policies (SEPP): 19 Bushland in Urban Areas, 64 Advertising and Signage, Temporary Structures and Places of Public Entertainment 2007.
- Deemed SEPP: Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.
- Sydney Harbour Foreshores and Waterways Development Control Plan 2005.

3.2.3 Other relevant legislation

Refer to Appendix B for more detail about other applicable legislation including:

- Companion Animals Act 1998
- Disability Discrimination Act 1992
- Protection of the Environment Operations Act 1997
- Waste Minimisation Act 1995.

3.3 State government policies and initiatives

3.3.1 NSW State Plan

A key priority (E8) of the NSW State Plan (2006) for 'Environment and Living' is:

'More people using parks, sporting and recreation facilities, and participating in the arts and cultural activity'.

The Department of Arts, Sport and Recreation is responsible for meeting targets for this priority, including to increase:

- the number of visits to State government parks and reserves by 20% by 2016.
- the number of people participating in sporting activities and physical exercise by 10% by 2016.

The NSW Government is committed to operating a sport development program and facilities to support sport and recreation organisations in NSW, and providing recreational boating infrastructure through the Sharing Sydney Harbour Access Program.

New directions that the State Government will consider to achieve the above targets include promoting the Healthy Parks / Healthy People program, and developing a more strategic approach with local government to improve their sporting and recreational facilities.

3.3.2 Metropolitan Plan for Sydney 2036

The Metropolitan Plan for Sydney 2036 (Department of Planning, 2010) recognises that Sydney has one of the most beautiful natural environments in the world, and that Sydney Harbour is one part of this 'tapestry'.

The Plan sets a Strategic Direction G 'Tackling Climate Change and Protecting Sydney's Natural Environment'. Following on, Objective G4 is to 'Improve the health of waterways, coasts and estuaries'. G.4.3 aims to promote coastal protection and foreshore access through the implementation of relevant policies and guidelines. Such policies and guidelines include the NSW Sea Level Rise Policy Statement (2009), which is supported by the NSW Coastal Planning Guidelines: Adapting to Sea Level Rise.

The NSW Sea Level Rise Policy Statement (2009) specifies planning benchmarks to allow for an increase in sea level above 1990 mean sea levels of 40cm by 2050 and 90cm by 2100.

Foreshore parks and reserves in Mosman will be affected by such rises. Responsibility for coastal protection works rests with both public and private landowners.

Subsequently the State government issued the NSW Coastal Planning Guideline: Adapting to Sea Level Rise in August 2010. This document sets out guidelines to identify current and future coastal risk areas in terms of sea level rise. Considerations for strategic, statutory and development control planning in coastal areas are outlined.

3.3.3 Sharing Sydney Harbour Access Program

Sharing Sydney Harbour is the NSW Government's vision for managing the future of Sydney Harbour, including Middle 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.”¹

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.

Mosman Council has received grants under this program for upgrading boat access at Spit East Reserve, the pontoon and a shared pedestrian / cycleway in Spit West Reserve, and upgrading various sections along The Spit and Bicentennial bushland walking tracks.

3.3.4 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.

3.3.5 Walking tracks

The State Government has acknowledged the importance of an integrated network of trails connecting public open spaces in Sydney (Hassell, 2005). The Spit to Manly Walk is part of the

¹ Sharing Sydney Harbour Regional Action Plan (2000).

indicative Sydney Harbour and Parramatta River foreshores trail in the Sydney Metropolitan Trails Framework.

3.4 Local planning context

3.4.1 Planning framework

Mosman Council's planning framework guides this Plan of Management as follows:

- Future Mosman 2088 in 2020, which is Council's long term vision for Mosman in terms of the built environment, transport, natural environment, community and finance.
- MOSPLAN, Council's annual 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 Mosman Local Environmental Plan, and the Exempt and Complying Development Control Plan which govern uses of and development of facilities in The Spit Reserves.
- Policy documents, such as the Environmental Management Plan (2005) which is relevant to bushland, the Mosman Bicycle Strategy (2005), and Recreation Needs Assessment Study (2000) and Recreation Strategy Action Plans (2001).

3.4.2 Future Mosman 2088 in 2020 and MOSPLAN

This Plan of Management is consistent with the vision formulated by Mosman Council in Future Mosman 2088 in 2020 for the whole of the Mosman local government area. Future Mosman is:

- Long term environmental improvements
- A sustainable transport solution for Mosman
- Reduction of Mosman's ecological footprint
- Our Community: Vibrant, Caring, Involved, Enriched
- Financial Strength.

Council's vision is:

- Proud to be Mosman
- Protecting our Heritage
- Planning our Future
- Involving our Community.

Council's mission is to protect and enhance the distinctive qualities of Mosman in a responsive, friendly and caring way.

MOSPLAN contains a strategic overview of Council's proposed activities, budgets and other issues relating to the community and the environment.

Council's key objectives for parks and public spaces in Mosman Council are in Table 3.2.

Table 3.2 Ten-year objectives for relevant Council programs

Program	10-year objectives
Urban Planning	To have the local character of Mosman maintained by: <ul style="list-style-type: none"> <input type="checkbox"/> Conserving its heritage <input type="checkbox"/> Ensuring sustainability <input type="checkbox"/> Meeting community needs <input type="checkbox"/> Effective land use planning <input type="checkbox"/> Requiring high quality development <input type="checkbox"/> Improving amenity. To have Mosman recognised as a desirable place to live, work and recreate.
Environmental Management/ Health	To have an environmentally sustainable and healthy Mosman that works to continually improve ecosystems and the quality of life.
Parks and Recreation	To have sustainable recreational facilities including: <ul style="list-style-type: none"> <input type="checkbox"/> parks and gardens <input type="checkbox"/> bushland areas <input type="checkbox"/> civic spaces <input type="checkbox"/> sporting facilities <input type="checkbox"/> beaches and marine structures <input type="checkbox"/> swim centre, and <input type="checkbox"/> playgrounds that are maintained and embellished to meet the changing needs of the Mosman community.

3.4.3 Local planning instruments

Zoning and development controls

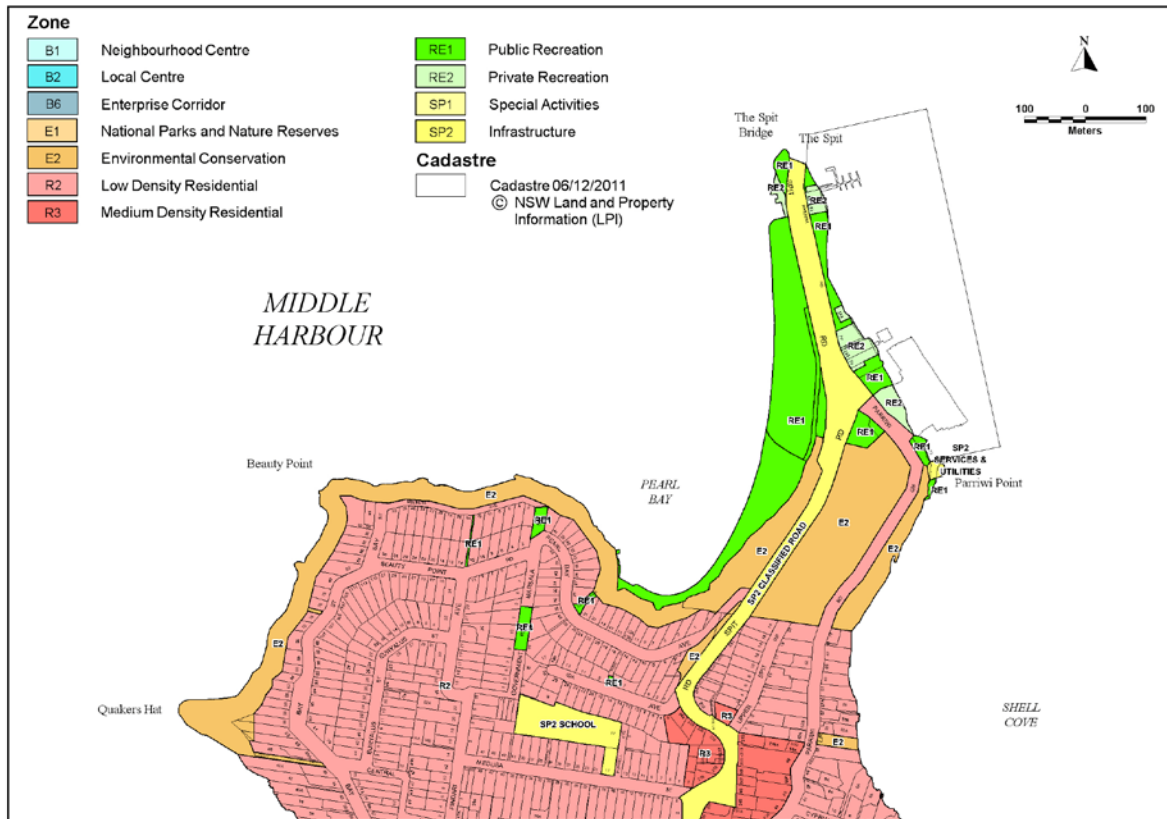
The specific aim of the Mosman Local Environmental Plan in relation to open space and recreation are to:

- provide for a range of recreational and sporting opportunities to meet the needs of residents of and visitors to Mosman.

Under the Mosman Local Environmental Plan 2012 (Figure 3.1), land in The Spit Reserves is zoned:

- RE1 Public Recreation
- E2 Environmental Conservation
- RE2 Private Recreation
- SP2 Infrastructure

Figure 3.1 Zoning of The Spit Reserves



The LEP identifies developments and uses in the various zones at The Spit Reserves that may be allowed with or without development consent, or are prohibited, as shown in Table 3.3. Developments permissible with or without development consent in the LEP are consistent with the purposes for which development may be carried out by or on behalf of a Council without consent on a public reserve under the control of or vested in the Council set out in Clause 65(3) of the SEPP (Infrastructure) 2007.

Notwithstanding the permissible developments and uses listed below, the public purposes of the Crown reserves override the local zoning to determine acceptable developments and uses on the reserve. The zoning should be consistent with the public purposes applying to Crown land in The Spit Reserves.

Table 3.3 Zoning table for zones applying to The Spit Reserves

Without development consent	With development consent	Prohibited
RE1 Public Recreation		
Nil	Child care centres Community facilities Environmental facilities Environmental protection works Information and education facilities Kiosks Recreation areas Recreation facilities (indoor and outdoor) Respite day care centres Roads	Any development not included in previous columns.
RE2 Private Recreation		
Nil	Boat building and repair facilities Boat sheds Charter and tourism boating facilities Community facilities Environmental facilities Environmental protection works Kiosks Marinas Recreation areas Recreation facilities (indoor and outdoor) Registered clubs Roads Water recreation structures	Any development not included in previous columns.
E2 Environmental Conservation		
Nil	Environmental facilities Environmental protection works	Business premises Hotel or motel accommodation Industries Multi dwelling housing Recreation facilities (major) Residential flat buildings Retail premises Seniors housing Service stations Warehouse or distribution centres Any development not included in previous columns.

Without development consent	With development consent	Prohibited
SP2 Infrastructure		
Nil	The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose Roads	

Other planning considerations applying to The Spit Reserves are:

- they are within a Scenic Protection Area, which requires Council to consider the visual impact of any development when viewed from Sydney Harbour.
- Land up to 5 metres AHD in Spit Reserve West and Spit Reserve East is in an acid sulfate soil area, so there are restrictions on works disturbing soil 1 metre below the existing ground surface. A buffer area of land 5 to 10 metres AHD and/or within 170 metres adjoins the acid sulfate soil area.
- Wetlands and a 100 metre wetland buffer apply to the waters adjoining The Spit and Quakers Hat Park.
- Bushland in Parriwi Park, Spit Reserve West, and Quakers Hat Park is Bushfire Vegetation Category 1 (forests, woodlands, heaths, wetlands greater than 1 hectare). Land fronting Beauty Point and Pearl Bay west, and part of Spit Reserve East is Bushfire Vegetation Category 2 (rainforests, shrubland, woodland, grasslands less than 1 hectare). Adjacent land within 100 metres is Bushfire Vegetation Buffer 100 metres. The northern section of Spit Reserve West and Spit Reserve East is Bushfire Prone Property (forests, woodlands, heaths, wetlands less than 1 hectare in area and within 100 metres of Category 1 or within 30 metres of Category 2).
- the cutting within the road boundary at Parriwi Park, and the retaining walls at Spit East, Ellery Park associated with Spit Road, and in Quakers Hat Park, are subject to the Significant Rock Faces and Retaining Walls Policy 2007.

Council will refer to this Plan of Management as well as the current Mosman Local Environmental Plan and other relevant legislation in assessing development applications relating to The Spit Reserves.

3.4.4 Council policies and plans

Policies that apply to The Spit Reserves include:

- Foreshore Reserves – Encroachment (1982)
- Reserves / Beaches Commercial Activities (1986)
- Horses / Pony / Donkey Rides (1988)
- Commercial Filming / Photography (1996)
- Donation of Memorial Seats (2000)
- Donation of Memorial Trees (2000)
- School Activities on Reserves (2001)
- Coral Trees (2001)

- Temporary Access to Private Property Across Council Reserves (2002)
- Tree Removal from Public Land (2002)
- Rockfaces and Retaining Walls - Excavation (2002)
- Fireworks in Council Reserves (2002)
- Personal Fitness Trainers – Licensing (2004)
- Urban Forest Policy (2004)
- Parks and Gardens Policy (2005)
- Trees – Pruning on Public Land (2005)
- Public Art Policy (2006)
- Bushcare Policy (2007)
- Significant Rock Faces and Retaining Walls Policy (2007)
- Special Event Management Policy (2008)
- Environmental Policy (2009).

4 BASIS FOR MANAGEMENT OF THE SPIT RESERVES

4.1 Introduction

The legislative and State, regional and local planning context applying to The Spit Reserves was outlined in Section 3. This section defines the specific roles and objectives for The Spit Reserves, based on community values and management directions of Mosman Council and the Crown Lands Division.

The needs and requirements of Mosman Council (as land manager), the Crown (as land owner), other land owners, residents (as neighbours and users), current and future visitors (as users), and leaseholders and other government stakeholders, are reflected in management of The Spit Reserves.

4.2 Community values

The Mosman community and users value various aspects of The Spit Reserves for different reasons. By understanding the reasons why the community and users value The Spit Reserves, the roles that the community expects The Spit Reserves to play in the future may be determined. Also, as the Plan of Management is based on protecting and enhancing the community's values, management actions and desired outcomes that are based on these values are recommended.

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.

Community values are reflected in various strategic plans, including Future Mosman 2088 in 2020 and MOSPLAN. The community of Mosman places a high value on recreation and foreshore parks. The values outlined below are primarily based on those identified in community consultation regarding The Spit Reserves in November 2008.



Table 4.1 Values of The Spit Reserves

Value	Values of The Spit Reserves
Natural	<p>The high-quality, unspoilt and undisturbed natural bushland of Parriwi Park and Quakers Hat Park is highly valued. Particular aspects of the bushland that the community value are the rugged sandstone outcrops and formations, wildflowers, and bird and animal life.</p> <p>The Spit itself is the only natural sand spit in the Sydney Harbour catchment, with sandy beaches and abundant aquatic fauna living in clear water adjacent to The Spit.</p>
Recreation / social	<p>A variety of land- and water-based recreational and social activities are catered for people of all ages in various settings at The Spit Reserves. Such activities range from junior sport, boating, dining, unleashed dog exercise, rowing, and Scout and Guide activities. Associated facilities such as vehicle parking areas, marinas, restaurants, and bicycle and boat hire facilities support these activities. Local residents consider The Spit Reserves as a great place to take visitors.</p>
Aesthetic	<p>Views of the waters of Middle Harbour, either directly or through trees, are highly prized. The landscape, including the bank of pines at the northern end at Spit Bridge, contributes to the exquisite beauty and of the place. The sandstone face and treetop ridgeline of Parriwi Park is a beautiful and arresting sight for motorists on Spit Hill.</p> <p>The Spit Reserves are clean and well maintained, keeping them largely free from rubbish and waste. Amenities, walking tracks and other aspects of the reserves are clean and well maintained.</p>
Open space	<p>The community values the wide, open and uncluttered green space in The Spit Reserves.</p> <p>Limited commercial use of The Spit Reserves is valued.</p>
Access	<p>Public access to The Spit Reserves and aspects of them, such as the boating facilities and pontoon, the beach at Spit East, foreshore paths and bushland walking tracks, and vehicle parking, are valued.</p> <p>Adjoining residents value having The Spit Reserves close to their home.</p>
Peace and quiet	<p>The Spit Reserves offer the opportunity to experience peace, quiet, serenity and tranquillity, despite being close to a busy arterial road.</p>
Heritage	<p>Heritage items and archaeological sites, including remnants of the former wharf and sea wall, remain on-site.</p> <p>The houseboats connected to Spit West Reserve on Pearl Bay are unique in Sydney Harbour. One of the houseboats has heritage significance.</p>

The management objectives, issues and actions outlined in the following sections will be presented according to these community values.

4.3 Vision for The Spit Reserves

The management of The Spit is based on a vision statement that is shared by Mosman Council, the Reserve Trusts, and the wider community. The vision is endorsed by Council and the Crown Lands Division. The vision for the reserves is intended to inspire Council and the Reserve Trusts, providing a long-term ideal and focus for all future decisions affecting The Spit Reserves.

The overall management objective for The Spit Reserves is to preserve them as a local and regional community resource. This can be achieved by maintaining and strengthening The Spit Reserves' features and facilities to maximise opportunities for a wide range of land and water-based recreational uses.

Council's corporate goals, community and user values, and the desired outcomes of the community culminate in a vision for the future direction of The Spit Reserves:

The Spit Reserves will continue to be a prominent landmark at the gateway to Mosman from the north. Within the reserves, multiple land and water recreational and social activities will be offered in a highly valued landscaped and waterfront setting that attracts a regional catchment of visitors. Limited additional commercial development will occur in keeping with the community's desire to improve public access to the waterfront, and to retain and enjoy high quality open space and bushland.

4.4 Future roles of The Spit Reserves

Following on from the values and vision defined above, the future roles of The Spit Reserves are defined below.

Table 4.2 Future roles of The Spit Reserves

Value	Roles of The Spit Reserves
Natural	An example of remnant bushland. Habitat and wildlife corridor for native fauna. Outdoor classroom for natural area management.
Recreation / social	Regional and local open space resource catering for a broad range of informal recreation, sporting and community user groups. Venue for local field sport. Settings are flexible to accommodate changing and appropriate recreation needs and demands. Facilities and settings together cater for activities for all ages. Venue for a range of dining options, from picnics / barbecues to informal cafes and fine dining. Land and water-based activities offered include launching of motorised and non-motorised watercraft, dog exercising (on and off-leash), water-based activities, filming and photography. Venue for private ceremonies. Meeting place for family, sporting and corporate social gatherings. Designated unleashed dog exercise area. Soft launching point for non-motorised watercraft. Dinghy storage area. Venue for children's play, catered for by equipment, as well as grassed, treed and sandy beach areas for informal games and exploring. Focus for community activities. Provision of open and sheltered facilities and spaces for large and small social, community and cultural activities.
Aesthetic	Visual gateway to Mosman from the north. Bushland is a green 'refuge' in an increasingly urbanised suburb. Vantage point for Middle Harbour and foreshore views to the east, north and west. Attractive setting for photography and filming. Clean, tidy and uncluttered recreation area. Example of innovative waste management practices in urban parks.
Open space	19.5 hectares of foreshore open space in an urban area. Land / Middle Harbour interface along the foreshore. Local park for adjoining residents. Part of a network of beaches and associated recreation reserves on Middle Harbour. Minimal encroachment by built structures (except Spit East Reserve).

Value	Roles of The Spit Reserves
Access	Accessible by land and water. Accessible by local residents and visitors from outside Mosman. Minimal exclusive uses that preclude public access. Accessible by foot, vehicle and public transport (bus). RTA regional bicycle route. Linkages to other parks and foreshore reserves by a multi-use foreshore trail. Somewhat accessible for all physical abilities. Areas for vehicle and boat trailer parking. Overflow vehicle parking.
Peace and quiet	Settings and spaces for contemplation, solitude and enjoyment of peace and quiet as well as social activities. A safe environment for visitors both day and night.
Heritage	Venue for remembrance of historical events and people with a link to the reserves. Reminder of local history, especially in terms of early land grants, pleasure gardens, land reclamation, and road / bridge links.

4.5 Management principles and objectives

4.5.1 Introduction

Following on from the values and roles, it is important to establish some management principles and objectives against which recommendations for uses and development of The Spit Reserves will also be made. As owner of land within The Spit Reserves and Trust Manager of Crown land, Mosman Council intends to manage The Spit Reserves as follows.

4.5.2 Regional objectives

As water-based recreation and associated businesses are a key part of The Spit Reserves, the regional objectives for waters adjoining The Spit Reserves are set out below.

Table 4.3 Regional objectives for waters adjoining The Spit Reserves

Zone	Objectives
W1 Maritime Waters	<ul style="list-style-type: none"> <input type="checkbox"/> give preference to and protect waters required for the effective and efficient movement of commercial shipping, public water transport and maritime industrial operations generally, <input type="checkbox"/> allow development only where it is demonstrated that it is compatible with, and will not adversely affect the effective and efficient movement of, commercial shipping, public water transport and maritime industry operations, <input type="checkbox"/> promote equitable use of the waterway, including use by passive recreation craft.
W2 Environment Protection	<ul style="list-style-type: none"> <input type="checkbox"/> protect the natural and cultural values of waters in this zone. <input type="checkbox"/> prevent damage or the possibility of longer term detrimental impacts to the natural and cultural values of waters in this zone and adjoining foreshores. <input type="checkbox"/> give preference to enhancing and rehabilitating the natural and cultural values of waters in this zone and adjoining foreshores. <input type="checkbox"/> provide for the long-term management of the natural and cultural values of waters in this zone and adjoining foreshores.

Zone	Objectives
W5 Water Recreation	<ul style="list-style-type: none"> <input type="checkbox"/> prioritise and increase water-dependent development that gives public access to the Harbour. <input type="checkbox"/> permit development only where public use of waters is enhanced and will not be compromised. <input type="checkbox"/> minimise the number, scale and extent of artificial structures. <input type="checkbox"/> permit commercial water-dependent development only where it meets a justified demand, benefits the public and harmonises visually with the present and planned character. <input type="checkbox"/> minimise congestion and conflict between users of this zone and the foreshore. <input type="checkbox"/> protect and preserve beach environments and ensure they are free from artificial structures.
W8 Scenic Waters: Passive Use	<ul style="list-style-type: none"> <input type="checkbox"/> 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, <input type="checkbox"/> 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, <input type="checkbox"/> restrict development for permanent boat storage and private landing facilities in unsuitable locations, <input type="checkbox"/> 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, <input type="checkbox"/> 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.

Source: Sydney Regional Environmental Plan (Sydney Harbour Catchment)

4.5.3 Local objectives

The specific aims of the Mosman Local Environmental Plan 2012 in relation to open space and recreation are to:

- provide for a range of recreational and sporting opportunities to meet the needs of residents of and visitors to Mosman.

Objectives relating to the zones that apply to The Spit Reserves are set out below.

Table 4.4 Local objectives of zones applying to The Spit Reserves

Zone objectives ⁽¹⁾
<p>Recreation</p> <p>RE1 Public Recreation zone</p> <ul style="list-style-type: none"> <input type="checkbox"/> enable land to be used for public open space or recreational purposes. <input type="checkbox"/> provide a range of recreational settings and activities and compatible land uses. <input type="checkbox"/> provide a viable open space system which supports a diversity of leisure and educational opportunities. <input type="checkbox"/> maintain and provide visual open space links to a diversity of public and private spaces and facilities as an integral part of the open space system. <input type="checkbox"/> ensure that the open space is managed on a sustainable basis including the maintenance of ecological processes, genetic diversity and geo-diversity. <input type="checkbox"/> protect and enhance areas of ecological, scientific, cultural or aesthetic values. <input type="checkbox"/> protect and enhance the natural environment for recreational purposes. <input type="checkbox"/> ensure conservation and proper management of cultural values within the open space system. <input type="checkbox"/> ensure that open space contributes to the aesthetic quality, experience and image of the community.
<p>Environmental protection / conservation</p> <p>E2 Environmental Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values. <input type="checkbox"/> retain and manage bushland areas for their scenic and environmental values. <input type="checkbox"/> prevent development that could destroy, damage or otherwise have an adverse effect on those values. <input type="checkbox"/> conserve native plant and animal species through the maintenance of suitable habitats. <input type="checkbox"/> contribute to the scenic quality of Mosman and the Harbour.
<p>Water recreation</p> <p>RE2 Private Recreation</p> <ul style="list-style-type: none"> <input type="checkbox"/> enable land to be used for private open space or recreational purposes. <input type="checkbox"/> provide a range of recreational settings and activities and compatible land uses. <input type="checkbox"/> protect and enhance the natural environment for recreational purposes. <input type="checkbox"/> maintain The Spit as a prime recreational boating resource and working marine area with associated commercial activities. <input type="checkbox"/> allow development at The Spit which is unlikely to generate additional traffic or demand for additional parking. <input type="checkbox"/> maintain and improve the scenic quality of The Spit by ensuring the external appearance of new development is of suitable materials and colours and of a height and scale which is compatible with existing buildings and unlikely to affect the environment adversely.
<p>Infrastructure</p> <p>SP2 Infrastructure</p> <ul style="list-style-type: none"> <input type="checkbox"/> provide for infrastructure and related uses. <input type="checkbox"/> prevent development that is not compatible with or that may detract from the provision of infrastructure.

(1) Mosman Local Environmental Plan 2012.

Site-specific objectives for The Spit Reserves are listed below.

Table 4.5 Objectives for management of The Spit Reserves

Value	Management objectives for The Spit Reserves
General	<ul style="list-style-type: none"> <input type="checkbox"/> Preserve the aspects of The Spit Reserves that are particularly valued. <input type="checkbox"/> Minimise major changes to the reserves. <input type="checkbox"/> Limit additional uses and developments that do not relate to The Spit Reserves' roles. <input type="checkbox"/> Involve the community in planning, management and maintenance.
Natural	<ul style="list-style-type: none"> <input type="checkbox"/> Maintain, protect and enhance the bushland and foreshores as natural systems. <input type="checkbox"/> Improve the quality and integrity of existing bushland. <input type="checkbox"/> Recognise the foreshore as a key feature of The Spit Reserves. <input type="checkbox"/> Enhance Middle Harbour as a healthy natural system. <input type="checkbox"/> Implement ecologically sustainable development, water sensitive urban design and other sustainable approaches in management, development, use and maintenance of The Spit Reserves. <input type="checkbox"/> Sustainably manage the integrity and diversity of the indigenous flora and fauna and the inter-tidal and aquatic environment. <input type="checkbox"/> Recognise that The Spit Reserves have value as an outdoor classroom for natural settings.
Recreation / social	<ul style="list-style-type: none"> <input type="checkbox"/> Encourage community "ownership" and use of The Spit Reserves. <input type="checkbox"/> Recognise that The Spit Reserves attract a local as well as a regional catchment of users. <input type="checkbox"/> Improve the quality of the recreation experience for visitors from the wider region to The Spit Reserves. <input type="checkbox"/> Provide infrastructure, services and facilities of an appropriate quality and quantity to support the range of activities which take place, enabling a high quality recreation experience at the same time providing for the protection of the natural environment and visual and heritage values. <input type="checkbox"/> Provide a range of opportunities for formal and informal recreation, community uses, cultural activities, and social interaction for all age groups in a range of settings. <input type="checkbox"/> Manage the integration of, and any conflicts between, recreational and social activities. <input type="checkbox"/> Ensure future uses are compatible with the existing range of activities, the reserves' character, and the carrying capacity of facilities and settings. <input type="checkbox"/> Minimise intensification of uses that have impacts on The Spit Reserve users and the local community. <input type="checkbox"/> Limit commercial activities to those that are related to recreation and social activities, and directly benefit reserve users. <input type="checkbox"/> Provide a safe, fun and, challenging and well-designed children's play area for children and carers. <input type="checkbox"/> Encourage water-based recreational activities as well as land-based activities. <input type="checkbox"/> Allow limited approved public cultural events which are ancillary to and supportive of the public recreational use of The Spit Reserves, and that have acceptable impacts on public recreational, residential and open space amenity. <input type="checkbox"/> Ensure safe enjoyment of The Spit Reserves for the community day and night. <input type="checkbox"/> Minimise vandalism and increase personal safety of The Spit Reserve users by

Value	Management objectives for The Spit Reserves
	implementing a risk assessment approach and principles. <input type="checkbox"/> Monitor use of The Spit Reserves and consistency with its carrying capacity.
Aesthetic	<input type="checkbox"/> Recognise The Spit Reserves as the visual gateway to Mosman from the north. <input type="checkbox"/> Enhance the visual contrast between bushland, foreshore and development in The Spit Reserves. <input type="checkbox"/> Facilitate views out of, through and into The Spit Reserves. <input type="checkbox"/> Enhance the visual quality of the open spaces in The Spit Reserves and the enjoyment of these spaces. <input type="checkbox"/> Manage the landscape and built elements to achieve an integrated, cohesive appearance that complements the area's scenic and heritage setting. <input type="checkbox"/> Continue to provide high quality and well-maintained facilities in The Spit Reserves. <input type="checkbox"/> Manage and maintain open space and recreation facilities to the highest possible standards in an efficient and cost-effective manner. <input type="checkbox"/> Ensure The Spit Reserves and the facilities and amenities in it are clean, tidy and well maintained. <input type="checkbox"/> Implement Council's graffiti removal policy if required. <input type="checkbox"/> Avoid generation of waste where possible. <input type="checkbox"/> Encourage re-use and recycling of waste where possible.
Open space	<input type="checkbox"/> Maintain the current balance of open space to bushland and development in the Spit Reserves. <input type="checkbox"/> Discourage further encroachments of structures not related to the reserves' values on the open space of the reserves. <input type="checkbox"/> Enhance links to the network of existing regionally significant open spaces on Middle Harbour.
Access	<input type="checkbox"/> Provide, where practical, equitable and easy access to and within The Spit Reserves for all members of the community, regardless of their age or physical ability. <input type="checkbox"/> Ensure public access to the reserves by a range of means. <input type="checkbox"/> Establish links with other foreshore parks, recreation areas and residential areas in Mosman. <input type="checkbox"/> Enhance access to and use of the Middle Harbour foreshores and waterway for water-based activities.
Peace and quiet	<input type="checkbox"/> Provide and maintain opportunities to experience peace and quiet in The Spit Reserves.
Heritage	<input type="checkbox"/> Recognise the heritage significance of the reserves. <input type="checkbox"/> Conserve, enhance and promote Aboriginal, European and non-European cultural heritage values of The Spit Reserves. <input type="checkbox"/> Maintain significant heritage and archaeological features and sites in the reserves. <input type="checkbox"/> Increase awareness of the community and reserve users of the rich and interesting history of the reserves.

5 ACTION PLAN

5.1 Landscape concept plan

The schematic landscape concept plan for The Spit Reserves is attached in Figure 5.1. The concept plan illustrates the works and actions in the following Action Plan that are proposed to be implemented to achieve the objectives and desired outcomes for The Spit Reserves. A more detailed Landscape Master Plan will be prepared after further consultation and this Plan of Management is completed.

Key proposed short-term actions and changes to The Spit Reserves include implementing improvement works in:

- Spit West Reserve, including upgrading of the picnic, barbecue and play area.
- Spit East Reserve, including upgrading the bus bay and establishing a pedestrian zone.

Works proposed to be undertaken by the Roads and Traffic Authority to improve traffic flow on Spit Road in the short term include reconstructing the intersection at Spit Road and Parriwi Road including signalised access to the carpark west of Spit Road, and constructing a pedestrian bridge across Spit Road near Parriwi Road.

5.2 Action Plan

5.2.1 Introduction

The management actions to resolve the management issues (consistent with the community's values) from Section 4 and to implement the landscape concept plan over the next 10 years are presented in the following tables. Table headings are explained as follows:

Value – values of The Spit Reserves, as described in Section 4.

Strategy – reflects the value and provides direction for the actions.

Action – a specific task required to resolve issues, consistent with the value and strategy.

Priority – importance or urgency of the action, rated as high, medium, low or ongoing.

Responsibility – section within Council, or another organisation responsible for implementing the action. Responsibilities within Council for implementing actions are:

CD	Community Development
CS	Corporate Services
EP	Environment and Planning

Other responsible organisations are:

d'Albora	d'Albora Marina
CLD	Crown Lands Division
RMS	Roads and Maritime Services

Performance target – the desired outcome in implementing and achieving the action.

Means of Assessment – how the achievement of the performance target can be measured and assessed.

Figure 5.1 Landscape concept plan



5.2.2 Natural

Table 5.1 Actions to address natural issues

Issue	Background	Strategies	Actions	Priority	Responsibility	Performance target	Means of assessment
Bushland management	Council has an existing contract to manage and regenerate bushland in The Spit Reserves.	Manage bushland and carry out bush revegetation in areas which have become eroded and have no resilience.	Manage and restore bushland in Spit East Reserve, Parriwi Park and Quakers Hat Park according to Council's Bushland Restoration Contract specifications.	High	EP	Contract conditions met.	Contract audit
Bushland revegetation	Planting with native species reduces the amount of bare areas in bushland, thus lessening the chance of erosion and weed invasion. Native fauna will benefit from increased habitat and food sources, and the aesthetic value of the reserves is improved.	Retain and, where possible, expand and enhance the indigenous bushland area to increase the viability of native plant communities and habitat, and as a buffer between the reserves and residences.	Collect local seed of suitable species and propagate plants.	High	EP	Store of local seed. Propagation of plants.	Plant nursery operations.
			Continue planting indigenous species in bushland.	High	EP	Native vegetation cover	Flora survey
			Extend indigenous planting in Quakers Hat Park and through Spit West Reserve.	High	EP	Increase in vegetation cover	Flora survey
Weeds in bushland	Factors resulting in weeds in The Spit Reserves include past land uses, a high edge-to-area ratio, garden escapes from neighbouring properties, fill dumped on slopes, and stormwater runoff dispersing weed propagules.	Increase native flora species diversity and populations. Manage the impact of stormwater on natural bushland.	Implement the biodiversity management and noxious weed enforcement actions identified in Council's Environmental Management Plan - Action Plan.	High	EP	Actions achieved.	Review of Environmental Management Plan.
			Manage weeds in bushland in The Spit Reserves according to Council's Bushland Restoration Contract specifications.	High	EP	Contract conditions met.	Contract audit

Issue	Background	Strategies	Actions	Priority	Responsibility	Performance target	Means of assessment
Weeds in bushland (cont.)	Weeds have encroached on Parriwi Park at Upper Spit Road. Left unchecked, weed species will have a negative effect on native plant and animal species, and on the aesthetic value of The Spit Reserves.	Reduce the establishment of inappropriate weeds and exotic species in the reserve.	Encourage neighbours to plant indigenous species in gardens.	High	EP	Increase in indigenous plants in neighbouring gardens.	Observations
		Reduce the impact of weeds on native vegetation.	Encourage neighbours to responsibly dispose of or recycle garden clippings.	High	EP	Reduction in garden clippings dumped in bushland.	Observations
Fire regime	Fire in Mosman is managed through the Manly Mosman and North Sydney Bushfire Management Committee. Fire is required and will be used on resilient bushland areas to stimulate native plant regeneration and reduce hazards. Hazard reduction burning in Parriwi Park and Quakers Hat Park was undertaken in 2007. An accidental fire occurred in Parriwi Park in November 2008.	Minimise potential damage to adjoining property from fire, while ensuring fire is on resilient bushland.	Pile fuel in a resilient area adjoining the reserve boundaries for future burning.	High	EP	Fuel piles established.	Observations
		Establish a spatial and temporal mosaic of burn areas in the Reserve.	Carry out ecological or hazard reduction burns throughout the bushland areas, especially in resilient bushland areas.	High	EP	Response of vegetation from ecological burning	Observations
Termites	Termites in natural areas are not managed, because they are a natural part of the ecology in bushland areas. Owners of properties adjoining the reserves are responsible for managing termites.	Minimise termite presence and activity in areas not managed as bushland.	Remove or sterilise termite nests in parkland areas.	Ongoing	EP	Removal or sterilisation of termite nests in parkland.	Report from pest controller.

Issue	Background	Strategies	Actions	Priority	Responsibility	Performance target	Means of assessment
Natural rock formations	Rock boulders dislodge and drop from the escarpment in Parriwi Park. The RTA inspects the rock face of Parriwi Park on the Spit Road side, and Council inspects the Parriwi Road side.	Ensure public safety and the stability of natural rock faces in the reserves.	Carry out a geotechnical investigation and assessment of rock slopes in the reserves.	High	EP	Geotechnical investigation complete.	Report to Council
			Implement the recommendations of the geotechnical investigation, including shotcreting and rock-bolting if necessary.	High	EP	Geotechnical recommendations completed.	Geotechnical advice
			Regularly inspect rock slips and rock falls from Parriwi Park.	Ongoing	Council RMS	Regular inspections	Inspection reports
Stormwater runoff	Stormwater runoff from adjoining development discharges into The Spit Reserves, causing localised flooding, erosion of beaches and paths, breakages and leaking of water pipes, overflow of sewer lines such as at the bottom of Figtree Walk, and weed growth. Stormwater discharge points include at the end of Fig Tree Walk, near the d'Albora Marina, and Upper Spit Road / Parriwi Park.	Improve drainage to, within and from the reserves. Formalise drainage lines in the reserves. Capture and re-use stormwater where possible. Ensure adequate drainage management through bushland.	Review drainage patterns in the reserves.	Medium	EP	Drainage patterns investigated.	Drainage / engineering report
			Liaise with the RTA to install kerbs and gutters at the northern end of Upper Spit Road.	High	EP	Kerbs and gutters installed.	Observations Drainage report.
			Install rainwater tanks where suitable.	Medium	EP	Rainwater tanks installed.	Observations
Flooding	Flooding of businesses in Spit East Reserve occurs from stormwater, king tides and swell in extreme weather conditions.	Minimise the effects of flooding on structures in the reserves.	Ensure the floor level of new buildings are above flood levels.	Ongoing	EP	Reduction in frequency and level of flooding of buildings.	Flood levels and reports.
Erosion of Spit East Reserve	Erosion is undercutting the turf mounds on the edge of the beach and rapidly decreasing the buffer between the beach and structures.	Implement erosion and stabilisation works at Spit East Reserve.	Construct a revetment in Spit East Reserve.	High	EP	Revetment constructed.	Observations
			Re-vegetate the turf mounds to prevent further erosion.	Medium	EP	Mounds have a vegetated cover.	Observations

Issue	Background	Strategies	Actions	Priority	Responsibility	Performance target	Means of assessment
Sea level rise	A rise in sea level would result in inundation of buildings and structures in Spit East Reserve, and would affect sea walls.	Safeguard all sea walls and sea frontages as much as possible. Ensure new development takes into account water levels from sea level rise and extreme weather conditions.	Monitor global warming reports and the increase in sea levels and associated storm events.	Ongoing	EP	Reports monitored.	Report to Council
			Take appropriate preventative and corrective action, such as sand nourishment, as required.	Ongoing	EP	Action taken as required.	Engineering reports.

5.2.3 Recreation / social

Table 5.2 Actions to address recreation / social issues

Issue	Background	Strategies	Actions	Priority	Responsibility	Performance target	Means of assessment
Temporary watercraft storage	Rigging boats conflicts with other uses of the beach and grassed areas in Spit East Reserve. Watercraft are often left on grassed areas in Spit East, particularly on race days.	Minimise conflicts between boating and other activities on the beaches and grassed areas in Spit East Reserve.	Designate areas for temporary boat rigging in Spit East Reserve.	Medium	EP	Areas for rigging boats in Spit East Reserve are agreed.	Communication with boating groups
			Allow appropriate storage of yachts, trailers and dinghies on grass around sailing clubs on race days only with permission from Council.	Ongoing	EP	Reduction in conflicts between watercraft and reserve users.	Liaison with boating organisations
			Remove watercraft and vehicles from grassed areas and beaches in Spit East Reserve at other times.	Ongoing	EP	Reduction in conflicts between watercraft and reserve users.	Liaison with boating organisations
Informal recreation facilities	Limited and old informal recreation facilities are provided in Spit West Reserve. It is intended to improve informal recreation facilities in Spit West Reserve.	Provide additional facilities for informal recreation in Spit Reserve West.	Install outdoor fitness equipment south of the d'Albora marina in Spit West Reserve.	High	EP	Outdoor fitness equipment installed.	Positive feedback from users
			Construct walking paths / cycleways in Spit East and Spit West Reserves.	High	EP	Walking paths and cycling paths constructed.	Observations Positive feedback from users
Picnics and barbecues	The Spit Reserve Foreshore Access Upgrade (West) recommends improving picnic and barbecue facilities in Spit West Reserve.	Improve the picnic and barbecue area as a more attractive informal recreation setting in Spit West Reserve.	Upgrade the picnic and barbecue facilities and setting in Spit West Reserve.	High	EP	Picnic and barbecue area upgraded.	Observations
			Install accessible picnic tables in Spit West Reserve.	High	EP	Accessible picnic tables installed in Spit West Reserve.	Access audit.

Issue	Background	Strategies	Actions	Priority	Responsibility	Performance target	Means of assessment
Children's playground	The existing children's play equipment consists only of a swing in Spit West Reserve.	Improve the children's play setting, and its integration with the picnic/ barbecue area and sports fields.	Construct a substantial accessible children's playground south of the carpark in Spit West Reserve for young and older children.	High	EP	Children's playground constructed.	Observations. Positive feedback from children and carers.
			Remove existing play equipment.	Low	EP	Play equipment removed.	Observations
Toilets	There is one public toilet facility in Spit West Reserve.	Provide public toilet facilities to serve the needs of reserve users.	Maintain the toilets in Spit West Reserve.	Ongoing	EP	Toilets maintained.	Building reports
Sewerage system	The sewerage infrastructure in Spit West Reserve requires upgrading.	Ensure a functional sewerage system in the reserves.	Liaise with Sydney Water and d'Albora to upgrade the sewerage system in Spit West Reserve.	High	EP	Sewerage system upgraded.	Approval from Council and Sydney Water
Scout hall	The Scout hall in Parriwi Park requires repairs and installation of toilet facilities.	Ensure that community facilities are functional and safe to use, that Scout activities do not impact on bushland in Parriwi Park.	Work with the Scouts on any redevelopment of the Scout hall, with the Scouts to undertake repairs and maintenance.	Medium	CS	Scout hall re-developed.	Building report.
	The Scouts have proposed to redevelop the Scout hall.		Work with the Scouts to install toilet facilities at the Scout hall.	Medium	CS	Toilets installed at Scout hall.	Building report.
Girl Guides hall	There is no current formal agreement in place for use of the Girl Guides hall.	Ensure that a current agreement is in place for use of facilities in the Reserves.	Enter into an agreement with the Girl Guides to formalise their use of the Girl Guides hall.	High	CS	Agreement with Girl Guides.	Legal advice
			Install composting toilets at the Girl Guides hall.	Medium	CS	Toilets installed.	Building inspection
Park furniture	Park furniture, such as seats, are limited in the reserves. Opportunities to rest and view scenery could be improved.	Upgrade existing and provide additional park furniture.	Provide additional accessible seating in the reserves.	High	EP	Accessible furniture installed.	Access audit
			Upgrade / replace / provide additional park furniture.	Ongoing	EP	Additional park furniture provided.	Observations

5.2.4 Aesthetic

Table 5.3 Actions to address aesthetic issues

Issue	Background	Strategies	Actions	Priority	Responsibility	Performance target	Means of assessment
Art works	Current art works in the Spit Reserves are associated with monuments, such as the <i>Lucinda</i> memorial.	Incorporate unique features and materials, including art works, in the vicinity of the <i>Lucinda</i> monument to avoid proliferation.	Install appropriate art works in the reserves.	Low	EP	Art works installed.	Observations
Building waste	Building waste and rubble is dumped in bushland.	Discourage dumping of waste in the reserves.	Remove building waste and rubble in Quakers Hat Park from behind houses.	Ongoing	EP	Building waste and rubble removed.	Observations
Citizenship garden	Council has proposed a citizenship garden in Spit West Reserve near the Mosman Rowing Club where new Australian citizens could plant trees given to them by Council. The planted area north of the rowing club is now full.	Provide an opportunity for new Australian citizens to plant trees given to them by Council.	Establish another citizenship garden in Spit West Reserve.	Medium	EP CD	Citizenship garden established.	Observations
Fishing waste	Fishing is a popular activity in Ellery Park. However fishers leave behind fish waste and other rubbish.	Improve facilities for fishing in Ellery Park.	Provide a fish cleaning table at Ellery Park.	Medium	EP	Fish cleaning table installed.	Positive feedback from fishers.
			Provide additional waste bins at Ellery Park.	High	EP	Reduction in fishing and other rubbish at Ellery Park.	Observations
			Install additional bench seating in Ellery Park.	Medium	EP	Seating installed.	Observations

Issue	Background	Strategies	Actions	Priority	Responsibility	Performance target	Means of assessment
Dinghy storage	<p>A formal dinghy storage area is provided in Spit Reserve West.</p> <p>Unauthorised dinghy storage occurs along the rocks and foreshore areas that adjoin bushland.</p> <p>A new canoe / dinghy rack has been provided at Mosman Rowing Club.</p>	<p>Formalise watercraft storage in Spit West and Spit East reserves, taking into account access, views, other reserve users, and natural vegetation. Minimise proliferation of dinghies stored along the foreshore.</p>	<p>Install additional dinghy storage racks in or near the current storage location at the southern end of Spit West Reserve.</p>	High	CS	Dinghy storage racks installed.	Observations. Watercraft stored in racks
			<p>Monitor use of and demand for dinghy racks.</p>	Ongoing	CS	Current demand for dinghy storage is monitored.	Liaison with dinghy owners. Observations
Litter	<p>Litter is left behind by picnickers in the reserve and on the beach in Spit East Reserve.</p> <p>Waste and rubbish is thrown from or falls off Spit Road on to the bushland slope south of Mosman Rowing Club.</p>	<p>Minimise waste generated and left in the reserves.</p>	<p>Provide more bins near carparks.</p>	High	EP	Reduction in litter	Observations
			<p>Provide bins close to the beach.</p>	High	EP	Reduction in litter	Observations
			<p>Empty bins more often in summer.</p>	High	EP	Reduction in litter	Observations
			<p>Provide bins for recycling waste.</p>	High	EP	Reduction in litter	Observations
			<p>Regularly clean up rubbish from the slope behind Mosman Rowing Club.</p>	Ongoing	EP	Reduction in litter	Observations
Dog waste	<p>Some dog owners do not pick up dog waste.</p>	<p>Encourage dog owners to clean up after their dog.</p>	<p>Provide more bag dispensers and dog waste bins.</p>	Medium	EP	Reduction in dog waste in the reserves.	Observations. Feedback from reserve users
Landscaping in Spit East Reserve	<p>The landscaping in some places in Spit East Reserve is cluttered and inconsistent.</p>	<p>Upgrade landscaping throughout Spit East Reserve.</p>	<p>Rationalise plantings, remove dumped materials and prune trees in the recreation reserve north of Fergusons Boatshed.</p>	High	EP	The area north of Fergusons Boatshed is uncluttered.	Observations
			<p>Plant appropriate tree species.</p>	Medium	EP	Trees planted	Observations
			<p>Develop and apply a consistent palette of materials for retaining walls and other structures.</p>	Long	EP	Palette for structures developed	Landscape documentation

Issue	Background	Strategies	Actions	Priority	Responsibility	Performance target	Means of assessment
Tree management	Trees are one of the most significant aspects of The Spit Reserves. However, some trees are dead or in decline, so removal and replacement is appropriate.	Plant additional trees in Spit West and Spit East Reserves.	Replace dead and unhealthy trees in Spit West Reserve.	Ongoing	EP	Healthy trees grow in the reserves.	Arborists report
			Plant figs in Spit West Reserve.	High	EP	Figs planted.	Observations
			Construct planted mounds as a sound buffer.	Medium	EP	Mounds constructed.	Observations
			Provide additional and improved landscaping along the proposed shared zone in Spit East Reserve.	High	EP	Landscaping of shared zone in Spit East Reserve.	Observations
			Maintain new tree plantings along the seawall in Spit West Reserve.	Ongoing	EP	Trees thrive along the sea wall in Spit West Reserve.	Arborists report
Tree trimming	People trim trees at Beauty Point to improve views.	Discourage damage to trees to improve views from nearby residences.	Manage damage to trees according to Council's Urban Forest Policy.	Ongoing	EP	Healthy trees grow in the reserves.	Arborists report

5.2.5 Open space

Table 5.4 Actions to address open space issues

Issue	Background	Strategies	Actions	Priority	Responsibility	Performance target	Means of assessment
Encroachments	<p>Encroachment on Quakers Hat Reserve occurs by adjoining residents using lawn space and barbecues on the reserve for private purposes.</p> <p>Commercial lease activities encroach on public open space in Spit East Reserve.</p> <p>Commercial hired watercraft are stored without approval in Spit East Reserve.</p>	<p>Discourage private encroachments on public open space.</p> <p>Encourage a sensitive transition between public and private land.</p> <p>Manage encroachments once core bushland areas are sustainable.</p>	Liaise with residents whose gardens and property encroach on the reserve to either maintain or remove the encroachments.	Ongoing	EP	No encroachment of private uses on the reserves.	Observations
			Revegetate encroachments with local native plant species.	Medium	EP	Encroachments are revegetated.	Observations
			Work with Smiths Spit Boatshed Pty Ltd to improve the visual amenity and public use of the toilet and laundry building.	High	EP		Observations
			Work with the watercraft hire operator to resolve issues about kayak storage, including screening of the kayak storage area.	High	Leaseholder, CS	Kayak storage issues resolved. Storage area screened from Spit Road.	Observations. Storage agreement
Use of Ellery Park road reserve	The Ellery Park road reserve is currently used for parking vehicles and for informal pedestrian access to Ellery Park.	Increase the potential for the Ellery Park road reserve to be used for recreational purposes.	Explore options for alternative use of the road reserve in Ellery Park.	Low	EP	Options explored.	Report on assessment of options
Land stability	Erosion of the sand spit has resulted in unstable land at Spit East Reserve.	Rehabilitate unstable and collapsed areas in Spit East Reserve.	Repair unstable areas adjacent to the Coastal Patrol building in Spit East Reserve.	High	EP	Unstable areas repaired.	Geotechnical report
			Reconstruct collapsed areas south of the Middle Harbour Yacht Club.	High	EP	Unstable areas repaired.	Geotechnical report

Issue	Background	Strategies	Actions	Priority	Responsibility	Performance target	Means of assessment
Sea wall	The Mosman Seawall and Coastal Engineering Projects Preliminary Design Report (Worley Parsons, 2008) recommended that the sea wall at Spit West Reserve requires repair. Repairs to the sea wall have begun.	Ensure the sea walls are in good condition and functional.	Complete repairs to the sea wall on the western side of The Spit and in Pearl Bay.	High	EP	Sea wall repaired.	Engineers report
		Enhance inter-tidal ecology.	Regularly maintain sea walls in The Spit Reserves.	Ongoing	EP	Sea walls intact and stable.	Engineers report

5.2.6 Access

Table 5.5 Actions to address access issues

Issue	Background	Strategies	Actions	Priority	Responsibility	Performance target	Means of assessment
Vehicle access to Spit West Reserve	<p>Access to the carpark in Spit Reserve West from the north does not have a sheltered right turn bay, so vehicles turning right into the carpark delay south-bound traffic in the centre lane of Spit Road.</p> <p>Making a right turn from Spit West Reserve carpark into Spit Road is difficult due to the high volume of traffic on Spit Road.</p> <p>Changes to vehicle access at The Spit Reserves are part of the RMS' traffic flow improvements for Spit and Military Roads.</p>	<p>Ensure safe ingress to and egress from the Spit West Reserve carpark into Spit Road.</p> <p>Facilitate traffic flow on Spit Road.</p>	Liaise with the RMS regarding reconstruction of the intersection at Spit Road and Parriwi Road, including signalised access to the carpark west of Spit Road.	Medium	EP	Safer vehicle entry / exit at Spit West Reserve.	Traffic engineering report
Spit East Reserve foreshore access	Access to and along the foreshore in Spit East Reserve is limited by structures, developments and carparks.	<p>Improve pedestrian access to and within Spit East Reserve.</p> <p>Better define the Spit East Reserve-Spit Road edge.</p>	Construct a pedestrian path from Smiths Boatshed to the shared zone in Spit East Reserve.	High	EP	Pedestrian pathway constructed.	Observations
			Formalise the Spit Road-Spit East Reserve edge in the vicinity of the bus bay.	Medium	EP	Upgrade of the bus bay	Observations
Spit West Reserve foreshore access	The Spit Reserve Foreshore Access Upgrade (West) recommended improvements to pedestrian and cycle access to Spit West Reserve.	Improve pedestrian and bicycle access to Spit West Reserve.	Consider constructing a pedestrian link around the d'Albora Marina for use in daylight hours.	Medium	EP	Pedestrian circulation around marina	Observations
			Install bike parking facilities in Spit West Reserve.	High	EP	Increase in use of bikes in the reserve	Observations

Issue	Background	Strategies	Actions	Priority	Responsibility	Performance target	Means of assessment
Bushland walking tracks	There are formal walking tracks through Quakers Hat Park and Parriwi Park.	Maintain the quality of walking tracks in bushland to encourage informal recreational use.	Upgrade the sandstone steps and walkways to surrounding streets along the Pearl Bay walking track.	Low	EP	Steps upgraded. Safety for walkers	Reports of injuries
			Place sandstone steps in appropriate locations along the Pearl Bay walking track.	Low	EP	Path upgraded. Safety for walkers	Reports of injuries
		Improve access to bushland walking tracks from surrounding areas.	Maintain the lookout and provide seating at the lookout in Parriwi Park.	Low	EP	Lookout upgraded	Observations
			Repair steps and upgrade the balustrading from Parriwi Road to Parriwi Park.	High	EP	Steps and handrails in good condition	Inspection
			Consider replacing the bitumen of the path in Parriwi Park with a more informal surface such as crushed sandstone.	Low	EP	Informal surface of the Parriwi Park pathway	Observations
Access for people with disabilities	Access for people with disabilities to Parriwi Park is limited.	Improve access for people with disabilities to and within Parriwi Park.	Investigate upgrading the path in Parriwi Park to make it suitable for access for people with disabilities.	Medium	EP	Accessible pathway	Access audit
Steps to water	The steps into the water in Spit West Reserve require upgrading.	Improve access to the water in Spit West Reserve.	Upgrade the steps to the water in Spit West Reserve as part of sea wall upgrade.	High	EP	Steps upgraded. Increased use of steps	Observations
Vehicle access to Sydney Water syphon	Vehicles parked in the vicinity of the Sydney Water syphon restrict access for maintenance vehicles.	Ensure access of maintenance vehicles to the Sydney Water syphon.	Restrict vehicle parking in the vicinity of the Sydney Water syphon.	Medium	EP	Authorised vehicle access to Sydney Water syphon	No complaints from Sydney Water
Signage	Directional signage to The Spit from outside and within the reserve could be improved for way-finding.	Improve directional signage to and within The Spit Reserves.	Install directional signage to The Spit.	Low	EP	Signage installed.	Observations Positive feedback from reserve users

Issue	Background	Strategies	Actions	Priority	Responsibility	Performance target	Means of assessment
			Improve directional signage to surrounding streets and other areas of the reserve from Quakers Hat Park.	Low	EP	Signage installed.	Observations Positive feedback from reserve users

5.2.7 Peace and quiet

Table 5.6 Actions to address peace and quiet issues

Issue	Background	Strategies	Actions	Priority	Responsibility	Performance target	Means of assessment
Noise	Loud music from the Mosman Rowing Club affects local residents.	Minimise impacts of noise from activities on the reserves on adjoining neighbours.	Enforce noise regulations according to the Protection of the Environment Operations Act.	Ongoing	CS	Reduction in complaints about noise.	Rangers reports
Traffic noise	Traffic noise from Spit Road affects informal recreational use of Spit East and West Reserves.	Minimise traffic noise from Spit Road on informal recreation areas.	Investigate extending the turf mounding north of the sporting field with tree planting for additional shade.	High	EP	Extension of turf mounding. Reduction in traffic noise in Spit West Reserve.	Observations Noise measurement
			Liaise with RMS to construct a noise attenuation structure at the intersection of Spit Road and Parriwi Road.	Low	EP RMS	Reduction in traffic noise in Spit West Reserve.	Noise measurement

5.2.8 Heritage

Table 5.7 Actions to address heritage issues

Issue	Background	Strategies	Actions	Priority	Responsibility	Performance target	Means of assessment
Heritage interpretation	The Spit has a rich history, as outlined in Section 2. The area surrounding the <i>Lucinda</i> monument has a variety of plaques and memorials that should be maintained or preserved. Any future placement of memorials should be placed in this area of Spit West Reserve and not scattered generally around the Reserve.	Communicate the history of the reserves with interpretive signage. Interpret the beach at Spit Reserve East as a remnant of the original topography of The Spit.	Install interpretive signage as appropriate throughout the Reserves.	Medium	EP	Interpretive signage installed.	Observations
			Provide interpretive signage at the Spit East beach.	Medium	EP	Signage installed.	Observations
			Maintain and conserve plaques and memorials in Spit West Reserve.	Ongoing	EP	Plaques and memorials in good condition.	Heritage report
Cultural plantings	Cultural plantings are a key feature of Spit West Reserve.	Ensure healthy growth and replacement of trees on Council's Significant Trees register.	Protect and replace cultural plantings of the <i>Araucaria</i> avenue and figs in Spit West Reserve. Any replacement plantings are to be located within the avenue form of existing planting.	Ongoing	EP	Healthy cultural plantings	Arborists report

5.2.9 Management

Table 5.8 Actions to address management issues

Issue	Background	Strategies	Actions	Priority	Responsibility	Performance target	Means of assessment
Reserve Trusts	<p>The Mosman Foreshore Reserves Lands Trust applies to most Crown land in The Spit Reserves.</p> <p>The Spit Reserves also comprise Crown land for which management is devolved to Mosman Council, or for which a Reserve Trust manager has not been appointed.</p>	Manage The Spit Reserves as a cohesive whole.	Reserve Trust to approach Mosman Council and CLD to incorporate Lot 60 DP 1107363 into R41681 to be managed by the Mosman Foreshore Reserves Lands Trust.	High	CLD	Lot 60 DP 1107363 is part of R416 81 managed by the Mosman Foreshore Reserves Lands Trust.	Government Gazette notice
			Appoint Mosman Council as Trust Manager of the combined Reserve Trust.	High	CLD	Mosman Council is Reserve Trust Manager.	Government Gazette notice
			Prepare annual reports of the Reserve Trust.	Ongoing	Reserve Trust	Annual reports prepared and submitted. Legislative requirements met.	Advice from CLD

This page is left blank intentionally

6 IMPLEMENTATION AND REVIEW

6.1 Permitted future uses and developments

6.1.1 Introduction

It is not possible to forecast every activity, development or structure that may occur in The Spit Reserves in the future. New activities, developments and structures may be proposed in response to an application for use of The Spit Reserves, or because funding or another opportunity becomes available, or to address a need or management issue that may not be evident when preparing this Plan of Management.

Guidelines for assessing the appropriateness of new activities, developments and structures in The Spit Reserves are outlined below.

6.1.2 Legislative requirements

Public reserves

Division 12 of State Environmental Planning Policy (Infrastructure) 2007 sets out development which is permitted on parks and other public reserves without consent and exempt development. Development for any other purposes may be carried out on Crown land without consent if the development is for the purposes of implementing an adopted Plan of Management for the land. Such developments have been authorised as permissible activities on The Spit Reserves in this section.

Crown land

Principles of Crown land management

Crown land must be generally used and managed according to the principles of Crown land management under Section 11 of the *Crown Lands Act 1989* (refer to Section 3).

Public purpose

Any proposed use, developments and management practices on Crown land must conform to the public purposes for the reserve or dedicated land. Most of The Spit Reserves is Crown land that is reserved for the public purposes of Public Recreation, Future Public Requirements, Access, and Urban Services. The uses, activities, developments and agreements for its use are determined by what is acceptable under the public purposes. The public purpose overrides the zoning and other provisions in the Mosman Local Environmental Plan. The permitted land uses are then more specifically identified by either a statutory mechanism (Plan of Management), contractual agreement (lease or licence), or a combination of both.

Case law

Case law judgements influence the policy and practice of the Crown Lands Division, and Mosman Council as the manager of the Reserve Trusts, to assist in defining acceptable uses and activities on Crown reserves for Public Recreation.

Principles established by case law for land reserved for Public Recreation are:

- ❑ use of the reserve must be consistent with the public purpose for which the land is dedicated or reserved. This includes uses ancillary to or supportive of the reserve purpose.
- ❑ improvements and developments to land which is reserved or dedicated are confined to those which support, or are ancillary to, the public purpose of the reservation. Such improvements and developments would include a kiosk on a reserve for Public Recreation.
- ❑ a reserve cannot be used for a purpose relating to an activity that is occurring off the reserve and that is not consistent with the reserve purpose. For example, car parking on a Crown reserve for Public Recreation that serves an adjoining land use would not be acceptable.
- ❑ land reserved or dedicated for public recreation must be open to the public generally as a right. Exclusive use of the reserve should be minimised to avoid sections of the community becoming alienated from using the reserve. The public may only be restricted from access to parts of the reserve and buildings if it is necessary for the public's enjoyment of the reserve or for health and safety reasons to be excluded, for example from a workshop, equipment storage or operational facilities.
- ❑ access as of right does not mean entirely free access. Reasonable entry fees and charges may be imposed, as well as other legal constraints to entry such as those relating to health and safety for example.
- ❑ a lease or licence must be consistent with the reason or purpose of the land's reservation or dedication.

Policies

Uses of Crown land must also be consistent with any relevant policies relating to Crown lands, such as the Food and Beverage policy that is applicable to restaurants, kiosks and the like.

Leases and licences

Refer to Section 6.2 for requirements for leases and licences on Crown reserves.

Any proposed use or development of The Spit Reserves through a lease or licence must in the first instance support or be ancillary to the public purpose of the reserve. They must also accord with the principles of Crown land management, case law, policies, and requirements for leasing and licensing.

The Reserve Trust will have the ongoing responsibility to provide care, control and management of Crown Land in this reserve in accordance with the *Crown Lands Act 1989*. It is important that all parcels of Crown Reserve are managed according to the *Crown Lands Act 1989*, as well as within the broader context of all land under Council's control.

Development application requirements

Reserve Trusts are "public authorities" as defined in the *Environmental Planning and Assessment Act*. Under Clause 49 of the *Environmental Planning and Assessment Regulation 2000*, consent in writing of the owner of the land for a development application is not required when a public authority, before making the application, serves a copy of the application on the owner.

Land zoning

The Mosman Local Environmental Plan sets out in general terms what types of developments are permissible within the zones applying to The Spit Reserves, and provisions for conservation of

heritage items. All proposed uses, development and building works in this Plan of Management need to be permissible under the applicable Local Environmental Plan, and assessed if required through a development application process consistent with the *Environment Planning and Assessment Act, 1979*. This Plan of Management would be an important supporting document for the required development applications for the proposed works.

Any Development Applications, proposed works and major management issues will be advertised to residents for information and to invite comment.

6.1.3 Permitted activities

Activities that are permitted within The Spit Reserves should be consistent with:

- the objectives of this Plan of Management (Section 1).
- the objectives for management of The Spit Reserves (Sections 3 and 4).
- relevant legislation, particularly the *Crown Lands Act 1989* and the SEPP (Infrastructure) 2007.
- the zoning under the Mosman Local Environmental Plan (Section 3).
- community values of The Spit Reserves (Section 4)
- community objectives for The Spit Reserves (Section 4)
- the future roles of The Spit Reserves (Section 4)
- additional guidelines for assessing future uses and developments (Section 6).

Table 6.1 outlines examples of permissible uses and developments of The Spit Reserves. After this Plan of Management is adopted, such uses and developments, and those that meet the criteria listed above, may occur without consent on Crown reserves for the purposes of implementing this Plan of Management according to Clause 65(2)(d) of the SEPP (Infrastructure) 2007.

Table 6.1 Future use and development of The Spit Reserves

Examples of purposes for which the land and any such buildings or improvements will be permitted to be used	Examples of purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise	
Boating – launching, retrieval, storage, repair	Access for people with disabilities	Recreation facilities (indoors)
Bushfire hazard reduction	Aids to navigation	Recreation facilities (outdoors)
Ceremonies	Amenities	Restaurants
Children’s play	Barbecues	Roads
Commercial activities	Beach and foreshore protection works	Sea wall repair / replacement
Community use	Bicycle track / cycleway	Seats
Community events	Boardwalks / raised walking paths	Shade structures
Concerts (music, theatre)	Boat launching ramp	Shelters
Corporate promotions	Boat repair facilities	Signage
Cycling	Boat sheds	Skate facilities
Dog exercise (leashed, unleashed)	Boating industry facilities	Skids
Environmental education	Boatlifts (other than for storage above the water)	Sporting facilities
		Stairways

Examples of purposes for which the land and any such buildings or improvements will be permitted to be used	Examples of purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise	
Functions Gardens Gates Habitat creation Informal ball games Kiosks Launching of watercraft Landscaping, gardening etc. Markets Overflow parking Passive recreation Picnics Photography / filming Running Sporting activities (organised, informal) Trailer parking Vehicle parking (except Parriwi Park and Quakers Hat Park) Walking Water activities (motorised, non-motorised) Watercraft hire Watercraft storage	Buildings associated with landscaping, gardening or bushfire hazard reduction Charter and tourism facilities Childrens' play equipment Clubhouses Coastal patrol administration and operations Commercial marinas Community facilities Decking Demolition, other than heritage items Drainage Dredging Earthworks Environmental facilities Environmental protection / management works Exempt development in Mosman LEP, SEPP (Infrastructure) 2007 Fitness equipment Food and beverage outlet Flora and fauna enclosures. Hardstand for event structures Information, education facilities Irrigation Landscaping / gardening Lighting Maintenance depot Marinas Marine sales and service centres Park furniture Park maintenance staff amenities	Park materials storage Pathways Pedestrian access works Picnic tables / shelters Planting Playing fields Public and private landing steps Public art / sculpture Public utility undertakings Public water recreational facilities Public water transport facilities Rainwater tanks and harvesting equipment Ramps Recreation areas Take away food or drink premises Telecommunication facilities Temporary advertising Ticketing facilities Utility installations Viewing platforms Vehicle parking areas Walking tracks / paths / bridges Water-based clubs Watercraft storage Water recreation structures (jetties, boat ramps, pontoons)

In general, the Reserve Trust must consider certain issues when deciding whether a particular land use or development on Crown land is appropriate, including the:

- compatibility of the proposal with the notified purpose of the reserve.
- impact on the existing use of the reserve.
- compatibility with the vision and management objectives established for the reserve.
- need for the proposal and whether it will promote and be ancillary to the use and enjoyment of the reserve, as distinct from satisfying a requirement generated by an adjoining property or by an independent or collateral community need.
- advantage and benefit that the development would bring to the normal reserve user.
- management responsibility and public availability of the development to reserve users.

- need for a lease and its draft terms, conditions and rental that would apply.

6.1.4 Scale and intensity of future uses and development

The Spit Reserves are generally intended to be used for active and informal land and water-based sporting, recreational and social activities.

Purposes for which any further development of The Spit Reserves will be permitted (under lease, licence or otherwise) are outlined in this Plan of Management, consistent with the public purpose of Crown land, any approved Development Application, and any provision of an applicable development control plan for exempt and complying development.

The scale and intensity of future uses and development in The Spit Reserves is dependent on:

- the nature of the approved future uses.
- the landscape concept plan for The Spit Reserves (Section 5.1).
- the carrying capacity of the parkland and its facilities.
- the availability of vehicle parking (for traffic-generating activities and developments).
- approved Development Applications.

Any use or development that would unreasonably encroach on The Spit Reserves' open space should be prevented.

6.2 Leases and licences

6.2.1 What are leases and licences?

A lease will be typically required where exclusive use or control of part of The Spit Reserves is desirable for effective management. A lease may also be required due to the scale of investment in facilities, the necessity for security measures, or where the relationship between a major user and facilities in The Spit Reserves justify such security of tenure.

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

Leases and licences 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 surrounding areas is maintained.

Licences and leases for the use of the subject land for activities need to be permissible under the *Crown Lands Act 1989*, the Mosman Local Environmental Plan, this Plan of Management, and pursuant to Development Consent if required.

6.2.2 Existing leases and licences

This Plan of Management authorises the current leases and licences (refer to Section 2) until the end of their current terms, before the exercising of any options.

6.2.3 Authorisation of future leases and licences

Leasing and licensing will be in accordance with the objectives and principles of Council's Management Plan. Depending on the nature of the proposed lease or licence, Council's Manager Property would develop specific objectives and requirements tailored to the proposal.

Future leases and licences are authorised if they meet the guidelines outlined in this Plan of Management.

This Plan of Management particularly authorises leases and licences for boating, food and beverage provision, and for community and sporting purposes.

Fees for short term, casual bookings will be in accordance with the fees and charges as published in Mosman Council's current Management Plan.

Crown land

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

A lease or licence over a Crown public reserve must be consistent with the purpose of the land's reservation or dedication. As such, any lease or licence granted over Crown land in The Spit must be consistent with the definition of the Public Purpose, and guidelines for use of Crown reserves. Otherwise, the Minister cannot approve any leases or licences granted by the reserve trust. Recent amendments to the *Crown Lands Act 1989* allows reserve trusts some flexibility in approving leases and licences for uses not acceptable under the declared public purpose.

Under any lease, the construction of facilities on Crown land will be permitted, provided the lessee obtains the consent of both the Minister and the Reserve Trust for any development applications or proposals for activity to enable construction of the premises. Development by Council requires the application to be served on the owner (Crown Lands Division) pursuant to Clause 49(2) of the *Environmental Planning Assessment Regulation 2000*.

A temporary licence can be granted only for the purposes prescribed under Clause 32 of the *Crown Lands Regulation 2000*, which includes activities such as grazing, advertising, camping, catering, hiring of equipment, entertainment, equestrian events, exhibition functions, markets, meetings, sales, shows, sporting activities and stabling of horses. A temporary licence does not require the Minister's consent, but can only be granted for a maximum period of one year.

The Reserve Trust has the power to lease or license uses within a reserve. Leases and licenses can be established by the Council 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 lease or licence must be in accordance with the reserve purpose and the lessee must not provide any facilities that create any barriers to entry or other facilities within the reserve.

The Trust Manager has a responsibility to notify the Crown Lands Division of any leases. Consent must be obtained from the Minister for Lands before any long term licence on Crown land is granted. Leases greater than five years are required to be advertised under Clause 34 of the *Crown Lands Act 1989*. Licence agreements of less than one year (temporary licences) do not require the consent of the Minister and may be approved and issued by the Trust.

Other leases and licences may be considered during the life of this Plan and will be assessed against the reserve purpose, other legislation and planning documents, and this Plan. Any

proposed use of the Park that requires consent from Council will be subject to a Development Application or Activity Approval with appropriate conditions imposed.

6.2.4 Guidelines for assessing proposed uses under lease or licence

In considering whether to grant any lease or licence, the Trust (for Crown land) and Council should 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.
- the impact of the lease/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 lessee/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 leases and licences are:

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

6.3 Funding sources

6.3.1 Introduction

There are a number of approaches that Council and Crown Reserve Trusts can take in funding the implementation of this Plan of Management. Mosman Council, as Trust and land manager, is likely to fund most of the proposed improvements to The Spit Reserves.

6.3.2 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 licences 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.

In the absence of a direction from the Minister, the proceeds from a reserve shall be invested or applied for the general purposes of the Reserve Trust.

6.3.3 Council funding

General

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 Spit Reserves 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 municipality. 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 Spit Reserves.

Developer contributions

Council currently enters into planning agreements, or levies contributions or works in kind from developers towards the cost of upgrading facilities, including in The Spit Reserves, to meet the needs of new development.

Community Environmental Contract

Community Environmental Contract (CEC) is funded by a rates levy for expenditure on environmental restoration and asset management projects in Mosman that are not funded by Council's core budget. Projects funded by the CEC include bushland rehabilitation, sea wall construction, and stormwater improvements. CEC funds have previously been spent on the Beauty Point Foreshore Stormwater Project and Quakers Hat Seawall project. The CEC will fund

projects including upgrades of the seawalls and construction of the cycleway in Spit West Reserve.

Infrastructure levy

The Infrastructure Levy is funded by a rates levy for expenditure on infrastructure improvements and capital projects in Mosman. Projects funded by the Infrastructure Levy include roads and pavements, stormwater, buildings and open space.

Partnerships

There is an opportunity to develop further partnerships with residents and interested people in relation to reserve improvements and ongoing management, such as bush regeneration.

Rental income

Income from The Spit Reserves is generated by lease and licence fees, and from applicants for approved functions and events.

6.3.4 Grants

Several Commonwealth and State government grants are available to assist with capital works in The Spit Reserves. While not exhaustive, the following list gives an indication of the range of available grant programs through which improvements to The Spit Reserves consistent with their size, catchment and intended uses could be funded.

Table 6.2 Potential sources of grant funding

Grant	Organisation	Purpose
Commonwealth		
Community Infrastructure Program – Strategic Projects	Department of Infrastructure, Transport, Regional Development and Local Government	Funding for local government to build and renew local infrastructure, such as sporting facilities and parks.
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
Community Water Grants	Department of Environment and Heritage	Grants to help local community organisations to save, recycle or improve the health of their local water resources. Grants are available for projects related to water saving and efficiency, water recycling, and water treatment to improve surface and groundwater health.
State		
Public Reserve Management Fund	Crown Lands Division	Assists Crown Reserve Trusts in the management, planning and development of Crown reserves.
Metropolitan Greenspace Program	Department of Planning and Infrastructure	Planning and improvement of regionally significant open space in Sydney.
Capital Assistance Program	Department of Sport and Recreation	Community-oriented sporting and / or recreational facilities.

Grant	Organisation	Purpose
Environmental Trust: Integrated Environmental Program	NSW Office of Environment and Heritage	Environmental restoration and rehabilitation to prevent or reduce pollution, waste or other environmental degradation.
Regional Cycleway Network	Roads and Maritime Services	The RTA matches Council funding for regional cycleway routes.
Heritage Incentives Program	NSW Office of Environment and Heritage	Conservation works to items on the State Heritage Register.
Heritage Study and Promotion Projects	NSW Office of Environment and Heritage	Studies, promotion, interpretation, presentation, histories etc. for heritage items in NSW.
Sharing Sydney Harbour Access Program	Department of Planning and Infrastructure	To improve public access to and to enhance the recreational enjoyment of Sydney Harbour and its tributaries for the people of Sydney and visitors. Funding for specific capital works projects such as walking tracks, cycle paths, public waterfront parks, jetties, pontoons and boat launching facilities.
Better Boating program (within Sharing Sydney Harbour Access Program)	Roads and Maritime Services	Up to 100% funding to Councils and other agencies to build new boat ramps including well-designed public facilities such as car/trailer parking, wash-down areas, fish cleaning facilities and landscaping; major upgrades of existing boat ramps; and additional facilities such as pontoons and wharves.

6.4 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*.

6.5 Implementation of this Plan of Management

Once Council adopts the Plan of Management and the Crown Lands Division approves it, 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.

Funding for management of the Reserve will be sought from a range of government, Council, corporate and community sources on an ongoing basis.

6.6 Review of this Plan of Management

This Plan of Management is intended to be reviewed and updated within five years, ie. by 2015, with a major review by 2020. It should be updated to reflect changing community and Council priorities and issues, to take into account changes in legislation or Ministerial directions, and to recognise completed actions. 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.

This page is left blank intentionally

REFERENCES

- Benson, D. (1990) *Taken for Granted: The Bushland of Sydney and Its Suburbs*.
- Department of Lands (2004) *Food and Beverage Outlets on Crown Reserves – Policy Position*.
- Department of Infrastructure, Planning and Natural Resources and Waterways Authority (2003) *Sharing Sydney Harbour Access Plan*.
- GHD (1990) *The Spit Land Use Management Plan*. Prepared for Mosman Municipal Council.
- Godden Mackay Pty Ltd (1996) *Mosman Heritage Review*. Prepared for Mosman Municipal Council.
- Hassell (2005) *Regional Recreational Trails Study*. Prepared for the Department of Infrastructure, Planning and Natural Resources.
- Hepper Marriott Tasmania Pty Ltd et. al. (1994) *Mosman Open Space Strategy: Volume 1*. Prepared for Mosman Municipal Council, August.
- Heritage Detective (2008) *Heritage Impact Assessment: Freeston Hall*. Prepared for 1st Mosman 1908 Scouts.
- Jellie, D. (2006) 'Wallabies' Choice' in The Sydney Morning Herald, Domain, May 16th, p.3.
- Kelleher, M. and Nightingale, A. (2005) *Aboriginal Heritage Study of the Mosman Local Government Area*, vol. 1 & 4, Australian Business Services.
- Mosman Municipal Council (1998) *Mosman Local Environmental Plan 1988*.
- Mosman Municipal Council (2001) *Plan of Management: Parks*.
- Mosman Municipal Council (2001) *Plan of Management: Natural Areas (Bushland)*.
- Mosman Municipal Council (2001) *A Guide to Historical Plaques, Public Art and Monuments in Mosman*.
- Mosman Council (2005) *Mosman Social/Community Plan 2005-2009*.
- Mosman Council (2005) *Environmental Management Plan 2005-2008*.
- Mosman Council (2005) *Future Mosman 2088 in 2020*. September.
- Mosman Council (2007) *MOSPLAN 2007/2010*.
- PBA (2005) Mosman Bike Plan.
- Souter, G. (1994) *Mosman: A History*. Melbourne University Press, Melbourne.
- Souter, G. (2000) *Lucinda: A Memorial for the Centenary of Federation*.
- Souter, G. (2004) *Times and Tides: A Middle Harbour Memoir*. Simon and Schuster, Pymble.

Suter and Associates Leisure and Tourism Planners (2000) *Recreation Needs Assessment Study*. Prepared for Mosman Municipal Council, January.

Suter and Associates Leisure and Tourism Planners (2000) *Recreation Strategy Action Plans*. Prepared for Mosman Municipal Council.

Total Earth Care Pty Ltd (2007) *Flora and Fauna Survey 2006-07 - Volume 1: Flora and Fauna Survey and Assessment*. Prepared for Mosman Municipal Council, July.

Total Earth Care Pty Ltd (2007) *Flora and Fauna Survey 2006-07 - Volume 2: Project Area A Bushland Reserves*. Prepared for Mosman Municipal Council, July.

Unknown author (1978) *The Daily* 26 July, p.2.

Worley Parsons and Patterson Britton and Partners Pty Ltd (2008) *Mosman Seawall and Coastal Engineering Projects: Preliminary Design Report*. Prepared for Mosman Municipal Council, July.

MAPS, IMAGES AND AERIAL PHOTOGRAPHS

Department of Lands, Spatial Information Exchange NSW, viewed 18 December 2008, <http://images.maps.nsw.gov.au/>

Mosman Municipal Library, viewed 10 December 2008, <http://www.mosman.nsw.gov.au/library>

Manly Municipal Library, viewed 20 January 2008, <http://www.photosau.com/Manly>

APPENDIX A

History of The Spit Reserves

Events in the non-indigenous history of The Spit Reserves

Year	Events
1811	Governor Macquarie issued Thomas O'Neil a land grant which included Spit Reserve, however he settled in Hunters Bay, now known as Mosman Bay on Sydney Harbour. Bungaree's Aboriginal community from the Guringai Tribe of Woy Woy was located in Mosman during this time centred on agricultural activities at Bungaree's farm at George's Head (Souter, 1994).
1829	It is suggested Barney Kearnes applied for superintendancy of Bungaree's farm, however this failed to be successful.
1832	An allotment of 30 acres was bought by Isaac Moss to the south of Pearl Bay who developed the site into a farm for cultivation. Pearl Bay was suggestively named after <i>HMS Pearl</i> , or as a reference to the natural landscape (Souter 1994, p.51) as evident in Figure 1.
1834	The allotment of Pearl Bay was bought by Isaac Moss and was purchased and transferred to John Nicholson. John Hughes acquired two land plots of 10 and 24 acres at Beauty Point. Quakers Hat was named as an early reference to a sandstone column resembling an upside down Quakers Hat (Souter 1994, p.51).



Figure 1: Pearl Bay 1800s with no urban development.
Mosman Municipal Library, <http://www.mosman.nsw.gov.au/library>

1836	Beauty Point was purchased by John Terry Hughes for £37 and was known as 'Billy Goat Point' (Jellie 2006, p.3) as a result of wild goats.
1838	An unknown proprietor auctioned 4 allotments on Beauty Point.
1839	Spit Reserve became part of the 'Park Garden Estate' of Mosman. This is evident from the map dated 1889 in Figure 4.
1846	John Burton purchased 30 acres of land opposite the sand-spit.
1849	John Nicholson's acre grant was purchased by Abraham Davy. Peter Ellery settled at the sand-spit.
1849	Peter Ellery commenced crossing services across Middle Harbour by row boat from the sand spit.
1850	John Burton's 30 acres was purchased by Peter Ellery.
1850s	Grant's Wharf was established on the eastern side of Spit Reserve which extended into Middle Harbour, as evident in Figure 3 and was consistently used by boats and ferries since 1850. Wharfs played a crucial role for transportation around Sydney Harbour prior to the invention of the automobile. Wharves are a lasting attribute along Spit Reserve for boating movements, which includes Grant's Wharf.
1860s	A Pleasure Garden was established by John Edwards (the proprietor of the Balmoral Gardens) at Pearl Bay.
1862	Peter Ellery replaced row boat crossings with a hand operated cable punt for access across Middle Harbour. The Spit Road and Upper Spit Road were opened by Engineer-in-Chief for Roads and

	Bridges. These roads were the first roads down to the Spit however were steep and difficult for vehicular accessibility. (The remaining alignment of Upper Spit Road is evident still in Parriwi Park which has local heritage significance in accordance to the prior road alignment).
1871	The government introduced a state-owned ferry service stopping at The Spit and linked with Middle Harbour.
1877	Harry L'Estrange, a tightrope walker crossed Middle Harbour over Pearl Bay on a tightrope at 90 metres in the air. This event attracted 8000 people to Mosman from all over Sydney as evident in Figure 2.
1878	The Pleasure Garden at Pearl Bay was purchased by Dr Hames Hansard. Whilst the garden was retained a cricket ground, dining room and pavilion were additionally constructed.
1887	Lower Spit Road, now known as Parriwi Road was constructed on the eastern side of Parriwi headland as a result of the steep topography of Spit Road which initially ran through Parriwi Road.
1888	Peter Ellery's hand operated cable punt ceased operation for access across Middle Harbour and was replaced with a steam operated punt. This punt was operated and manned by the Public Works Department and maintained operation until 1924. Cottages were built on the sand spit for the employees of the Public Works Department. Grant's Wharf on the eastern side of the sand spit began use as a coal loading wharf for the steam punt.
1890s	Harnett's Quarry located on the northern escarpment of Parriwi Park began operation for Hawkesbury sandstone. This quarry was one of the several operating quarries supplying stone for local road works and buildings (Godden Mackay Logan 1996) in Mosman.
1893	The local government of Mosman was changed from North Sydney Council into the jurisdiction of Mosman Municipal Council. The initial meeting for the new Council was on June 9th 1893 (Mosman Day 2004).

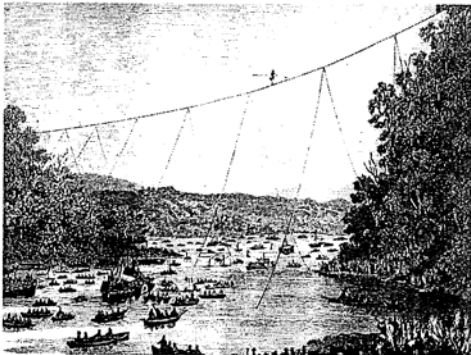


Figure 2: Tightrope crossing across Pearl Bay, 1877.
<http://www.mosman.nsw.gov.au/library>



Figure 3: Sand spit peninsula with Grant's Wharf, 1885. Note the extent of sand to the eastern edge of Spit Reserve. <http://www.mosman.nsw.gov.au/library>

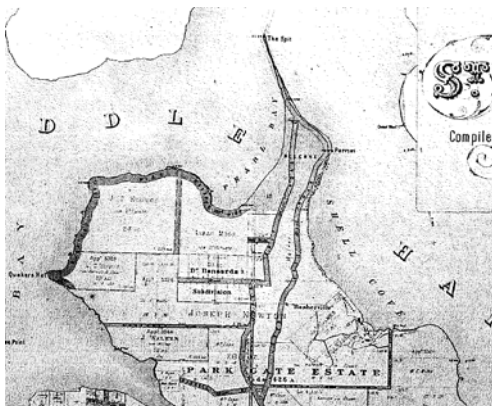
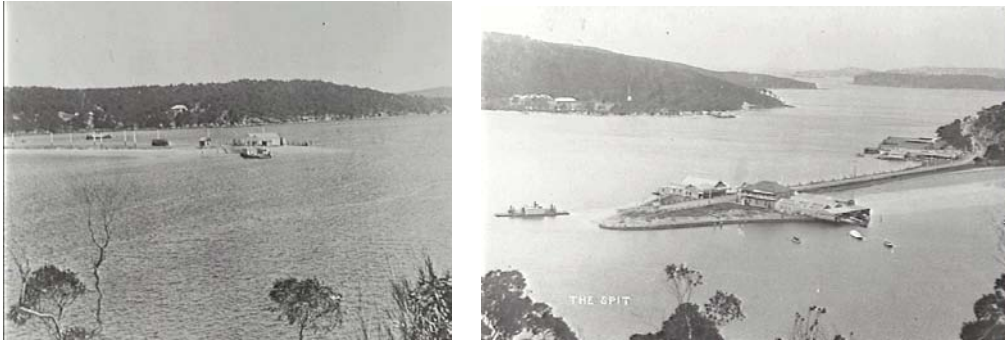


Figure 4: Extent of the 'Park Gate Estate' in 1889. Location of original Spit Road



Figure 5: Natural condition of Parriwi Headland with the initial Upper Spit Road on the right, 1900.
<http://www.mosman.nsw.gov.au/library>



Figures 6a and 6b: Inhabitation of the Spit peninsula development, 1900 and 1909.
Mosman Municipal Library, <http://www.mosman.nsw.gov.au/library>

1900	Tram services began operation to the Spit and terminated at Spit Peninsula. The tram track was a single lane track which left Spit Road at the junction of Parriwi Road and followed the cliff cut until reaching the Spit. The Spit Depot was originally located at the northern point of the Spit in order to reach the steam powered punt. The natural headland condition of Parriwi headland is evident in Figure 5.
1902	Graham's Boatshed was established at the Spit. Early development on the Spit peninsula commenced (see Figures 6a and 6b).
1904	Spit Aquatic Carnival was established as an annual event conducted at Spit Reserve, as evident in Figure 7. Lyon's Boatshed was established by boatshed proprietor Charles Lyons (see Figure 8).
1908	First scout group was established in Mosman, known as the 'Kangaroo Patrol' (Heritage Detective 2008, p.6).
1909	Mudflats were the pre existing landscape condition as evident in Figure 9a and 9b to the western side of Spit Reserve, where low tide revealed approximately 120 metres of flats. This provided the opportunity to extend the reserve up to 12 acres in size.
1912	Pearl Bay Pleasure Grounds closed when the grounds were subdivided on the northern edge of Pearl Bay Avenue for housing. Harnett's Quarry ceased operation leaving an exposed rampart of almost 30 metres as evident in Figure 10. A new punt was installed on the sand spit by the Public Works Department for the transportation of trams across Middle Harbour to Manly as evident in Figure 11.

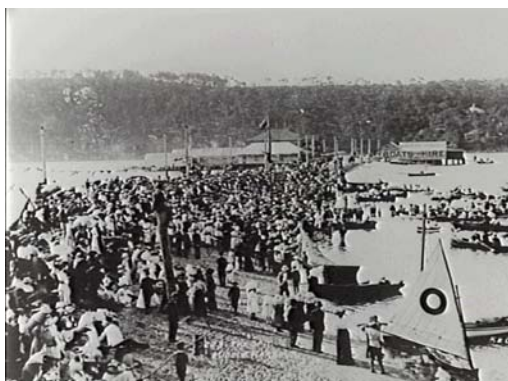


Figure 7: Spit Aquatic Carnival at the sand spit, 1904.
Mosman Municipal Library,
<http://www.mosman.nsw.gov.au/library>

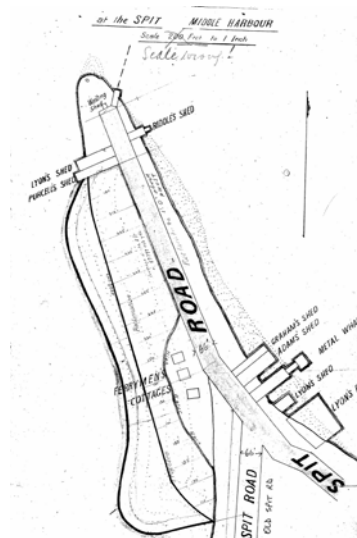


Figure 8: Location of settlements on the sand spit prior to land reclamation of Spit Reserve, unknown date. Mosman Municipal Library



Figures 9a and 9b: Reclamation of the Spit Reserve, 1909
Mosman Municipal Library, <http://www.mosman.nsw.gov.au/library>

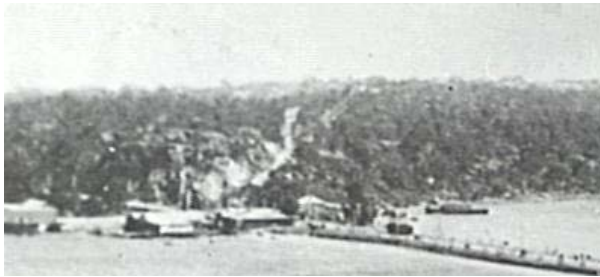


Figure 10: Extent of Harnett's Quarry, 1910.
Mosman Municipal Library,
<http://www.mosman.nsw.gov.au/library>

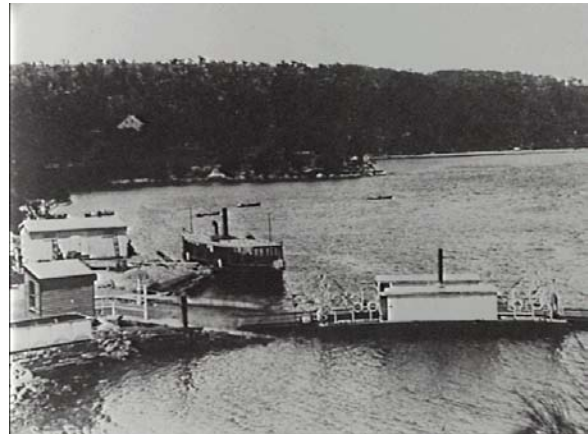


Figure 11: Steam operated punt on the northern point
of the Spit Peninsula of Middle Harbour, 1910.
Mosman Municipal Library,
<http://www.mosman.nsw.gov.au/library>



Figure 12: Cultivating the land at Pearl Bay, 1913.
Mosman Municipal Library, <http://www.mosman.nsw.gov.au/library>

1914	The Spit Aquatic Carnival no longer ran as an annual event as a result of the outbreak of World War I.
1920s	Sydney Ferries ran ferry services to Grant's Wharf enabling Mosman to be a popular weekend attraction. Spit Baths were established. The Spit Swimming Clubs were two of the four clubs established in Mosman including the Spit Amateur Swimming Club and the Spit Diggers' Amateur Swimming Club. Houseboats became a popular alternative to suburban living, particularly during the time of the Depression. Houseboats were located in Pearl Bay as a result of its protected position. Some of these houseboats are evident today in Pearl Bay, and one is listed as having local heritage significance.
1921	The estate at Beauty Point was subdivided for residential development.
1922	The Middle Harbour Sewerage Syphon was designed and constructed in an Interwar Egyptian style by engineer E. M. De Burgh of the Public Works Department. This was constructed as part of the Northern Suburbs Ocean Outfall Sewer works (opened 1928). This syphon entails an inlet chamber at Parriwi Headland and an outlet chamber on Clontarf Beach (Godden Mackay Logan 1996). This syphon overcame the initial difficulties of construction on submarine sand (see Figure 13). The Middle Harbour Sewage Syphon is a 'prominent feature in the landscape and forms a pair with its counterpart at Clontarf' (Godden Mackay Logan 1996). It is noted as being both an important structural and visual attribute. Parriwi Road partially collapsed.
1924	The construction of the Spit Road began in 1924 and was one of the first concrete roads in New South Wales. This construction as evident in Figure 14 involved significant rock blasting from the existing Hawkesbury sandstone and also significantly altered Harnett's Quarry (which had ceased operation in 1912) on the northern escarpment of Parriwi Park. This alignment is evident in Figure 15. The steam operated punt ceased operation resulting from construction of the first Spit Bridge. The first timber Spit Bridge began construction in June 1924 for vehicular crossings over Middle Harbour. It was the largest public work undertaken by Mosman Municipal Council. J.H. Tonkin was the council engineer who devised the need to create a seawall at Spit Reserve West with the assistance of a sand pump to further reclaim Spit Reserve. This filling was achieved through the dumping of tunnel spoil on the existing mudflats (Souter 1994, p.66) as evident in Figure 16.



Figure 13: Middle Harbour Sewerage Syphon (Phillips Marler 2008).



Figure 14: Spit viewed from Balgowlah during the construction of Spit Road, 1924.
Mosman Municipal Library,
<http://www.mosman.nsw.gov.au/library>

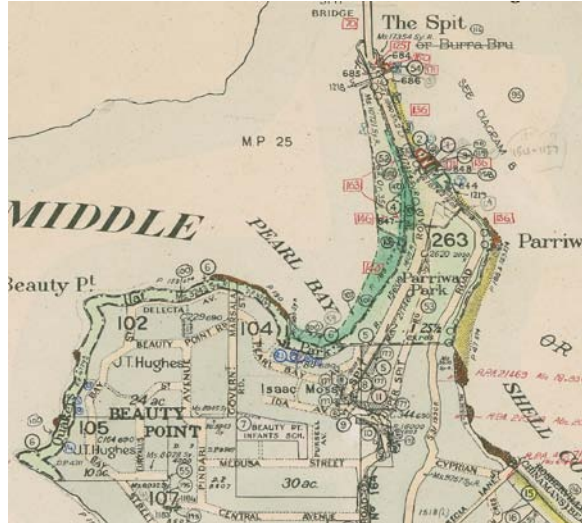


Figure 15: Location of Upper Spit Road through Parriwi Park, Mosman, 1920s.
Mosman Municipal Library,
<http://www.mosman.nsw.gov.au/library>



Figure 16: Partial reclamation of the Spit Reserve West during the 1920s.
Mosman Municipal Library,
<http://www.mosman.nsw.gov.au/library>



Figure 17: Construction of sea wall and Spit Reserve. Note the Spit Baths on the lower eastern side of the Spit.
Mosman Municipal Library,
<http://www.mosman.nsw.gov.au/library>

1925	The first Spit Bridge construction was completed.
1929	Council began laying roads throughout Mosman as part of the Depression relief labour work.
1930	The seawall was finally completed along Spit Reserve West as evident in Figure 17 however it soon became eroded as a result of tidal movements in Middle Harbour.
1930s	During the Depression the unemployed moved to Mosman waterfront near Quakers Hat to take shelter from the weather in caves, tents, makeshift huts and houseboats.
1932	It was suggested that the former Harnett's Quarry on the northern escarpment of Parriwi Point was considered the location of an incinerator (Souter 2004). However, the incinerator was disregarded as being the location of the northern entrance into Mosman.
1934	Council completed laying roads as the Depression ceased.
1940s	Council began preserving the foreshore areas of Mosman for public recreation which included the Spit Reserves, as evident in Figure 18.
1941	The Parriwi and The Spit Progress Association was established to control development within these public reserves (Heritage Detective 2008, p.4).
1946	The Spit Diggers Amateur Swimming Club building was constructed.

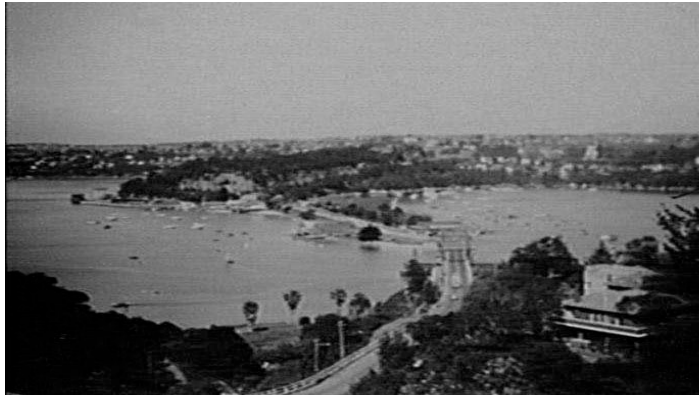


Figure 18 Middle Harbour, 1940s.
Manly Municipal Library, <http://www.photosau.com/Manly>



Figure 19: 4th Mosman Scouts celebration, date unknown.
(Heritage Detective 2008, p.7)

1949	4th Mosman Scouts established a clubroom in Parriwi Park (Heritage Detective 2008). Freeston Hall was named honouring Peter Brendon Freeston who was a scouting volunteer for over 40 years (Heritage Detective 2008, p.8). An image of the 4th Mosman Scout groups is evident in Figure 19.
1950	The understorey at Parriwi Park was burnt during a labour shortage in Mosman.
1952	The second Spit Bridge was designed and constructed resulting from the inefficiency of the first timber Spit Bridge. The second Spit Bridge preserved the old bridge abutment at the southern end and the pre-existing Spit Road to the north. The second Spit Bridge was also designed as a bascule bridge and was constructed to the east of the demolished first Spit Bridge.
1958	The second Spit Bridge was completed and tram services ceased operation.
1961	Council allocated funds for the construction of a seawall at the spit in order to create a park as well as to reconnect the Spit Reserve to Quakers Hat Reserve.
1962	The Spit Baths ceased operation as a result of increased water contamination in Middle Harbour. The Spit Amateur Swimming Club and the Spit Diggers' Amateur Swimming Club moved to Balmoral Beach from the closure of the Spit Baths. A proposal was received by Council from Mosman RSL for a proposed bowling club and greens in Parriwi Park (Heritage Detective 2008).
1968	A storm created huge seas on May 16th 1968, and affected many foreshore areas on Middle Harbour.
1970	Pollution began to influence the quality of the salt water in Middle Harbour as a result of the sewerage drifting into Port Jackson and Middle Harbour. This was a result of the sewage ocean outfall located off North Head as well as the heavy storm events which made sewage overflow and subsequently discharge into stormwater drains in Mosman (Souter 1994, p.66), in particular to Quakers Hat Bay.
1970s	Council carried out landscape works along Pearl Bay Foreshore.
1972	The Spit Diggers Amateur Swimming Club building was demolished.
1978	Council contracted the National Trust of Australia to carry out a survey on the state of the remaining bushland, and consequently a bush regeneration program was commenced (The Daily, 1978).
1980s	The Bicentennial Program was established in Mosman funded by the Bush Management Program in order to reduce the problem of urban development on bushland.
1991	The construction of the new sewage outfalls constructed 3.6km offshore Sydney's coast reduced pollution evident in Middle Harbour.
1993	Mosman Municipal Council celebrated its centenary.
1996	Mosman Heritage Review was prepared for Council and completed in December 1996.

1999	His Excellency the Governor General Sir William Deane unveiled the monument to the <i>Lucinda</i> . This sculpture by Hayden Wilson commemorates the 2001 Centenary of Federation. The final revision of the Australian Constitution Bill was made on board the paddlewheel steam yacht <i>Lucinda</i> as she crossed the waters of Middle Harbour and Pittwater during the 1891 Constitutional Convention in Sydney in 1891.
2001	Council awarded Urban Bushland Management Projects the contract for Middle Harbour 2001-11. This contract includes the total management of all bushland in The Spit Reserves. A landscape masterplan was conducted by Council of Spit Reserve West which reinstated plant species of existing planting including <i>Melaleuca quinquinervia</i> , <i>Allocasuarina littoralis</i> , <i>Casuarina glauca</i> and <i>Casuarina cunninghamiana</i> . The masterplan also noted the stabilisation of the seawall.
2003	Stormwater Quality Improvement Devices (SQIDs) and creek rehabilitation and erosion control were implemented from Quakers Hat, Beauty Point, Pearl Bay and Parriwi Point.
2004	Council improved the walking tracks through the bushland reserves by installing sandstone steps, boardwalks and hand rails.
2007	Scout Association of Australia (NSW) received a 10 year grant lease for Freeston Hall. This lease enabled the option of renewal (Heritage Detective 2008).
2008	<p>Australian Bushland Restoration are assigned the remaining three years of the Middle Harbour Bushland Restoration Contract 2001-2011.</p> <p>Local concern over the increased sea level in Middle Harbour in accordance with global warming. Mosman Municipal Council is being encouraged to be more stringent on planning approval requirements and spending on infrastructure.</p> <p>Council received a grant from Sharing Sydney Harbour Access Program for the upgrade of Spit Reserve East boat access along the foreshore, as well as a grant for Spit Reserve West for the seawall and access upgrade.</p> <p>Council commissioned Worley Parsons for the Preliminary Design Report on Mosman Seawall and Coastal Engineering Projects for Pearl Bay, The Spit Reserve East and Parriwi Point.</p> <p>A heritage impact assessment was lodged with Council for a community environmental education centre for Freeston Hall, including 'eco-benefits' (Heritage Detective 2008, p.1) such as bush regeneration, waste minimisation and composting (Heritage Detective 2008). It was in accord to the granted 10 year lease issued in 2007 and community requirements of MOSPLAN.</p> <p>Heritage consultant Pam Lofthouse states Freeston Hall is 'a landscape heritage item with considerable nature conservation values' (Heritage Detective 2008, p.1).</p>
2009	In January 60% of Parriwi Park is burnt as a result of vandalism. No assets were affected, and the bushland is expected to fully recover due to Council's planned fire management.

This page is left blank intentionally

APPENDIX B

Legislation applying to The Spit Reserves

Environmental Planning and Assessment Act 1979

State Environmental Planning Policy (Major Projects) 2005

SEPP (Major Projects) 2005 aims to identify development to which the development assessment and approval process under Part 3A of the *Environmental Planning and Assessment Act 1979* apply. Part 3A projects include developments listed in Schedule 1 of the SEPP, such as marinas or other related land or water shoreline facilities in Middle Harbour, and certain recreational or tourist facilities that provide accommodation. Such projects require the approval of the Minister for Planning.

State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007

The *Environmental Planning and Assessment Act 1979* also regulates the erection of temporary structures (such as tents, marquees and mobile structures) and the use of buildings or temporary structures as a place of public entertainment (POPE). POPEs include public halls used for public entertainment.

SEPP (Temporary Structures and Places of Public Entertainment) 2007 and associated amendments to the *Environmental Planning and Assessment Regulation 2000* contains regulatory requirements and other provisions relating to temporary structures and POPEs. The SEPP provides that erection of a temporary structure or use of a building as a POPE requires development consent, except as otherwise provided for in the SEPP, or is exempt or complying development, or is prohibited, or is in another environmental planning instrument.

State Environmental Planning Policy 19 – Bushland in Urban Areas

Under SEPP 19, bushland means land on which there is vegetation that is either a remainder of the natural vegetation of the land, or, if altered, is still representative of the structure and floristics of the natural vegetation. Section 8 of SEPP 19 applies to bushland zoned or reserved for public open space. The Spit Reserves includes 19.5 hectares of remnant and regenerated bushland.

SEPP 19 aims to protect and preserve bushland in urban areas because of its natural heritage value, aesthetic value, and value as a recreational, educational and scientific resource.

It states that Plans of Management shall be consistent with the aims of the Policy. In respect of the bushland to which it applies, a Plan should describe and analyse the bushland, and specify measures to be taken to:

- implement the specific aims of the Policy.
- enable recreational use of the bushland.
- reduce hazard from bushfire.
- prevent degradation of bushland.
- restore and regenerate degraded areas of bushland.

SEPP 19 also sets out matters that a consent authority must consider when assessing development within areas zoned for urban bushland or in an adjoining area.

SEPP 64 – Advertising and Signage

State Environmental Planning Policy No 64 – Advertising and Signage (SEPP 64) aims to ensure that signage (including advertising) is compatible with the desired amenity and visual character of the area, provides effective communication in suitable locations, and is of high quality design and finish.

SEPP 64 prohibits display of advertisements other than business identification signs in environmentally sensitive areas, heritage areas, natural or other conservation areas, open space (except sponsorship advertising at sporting facilities), waterways, and scenic protection areas.

Deemed SEPP (Sydney Harbour Catchment) 2005

Introduction

The deemed SEPP (Sydney Harbour Catchment) consolidates the provisions of the former SEPP 56 (Sydney Harbour Foreshores and Tributaries) and SREP 23 (Sydney and Middle Harbours). The Development Control Plan for Sydney Harbour Foreshores and Waterways accompanies the deemed SEPP (Sydney Harbour Catchment).

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

Aims and objectives

The deemed SEPP (Sydney Harbour Catchment) 2005 controls planning and development in the Sydney Harbour catchment which includes The Spit. With respect to the Sydney Harbour catchment, the deemed SEPP (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 deemed SEPP (Sydney Harbour Catchment) is to provide a clear set of planning principles to protect the natural assets of Sydney Harbour, ensure appropriate use of foreshore land, and encouraging 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.
- 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 the deemed SEPP (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.

The Spit is within the Foreshores and Waterways Area designated in the deemed SEPP (Sydney Harbour Catchment). 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. Within this context, criteria have been devised to ensure that:

- ecological communities, particularly those which form wildlife habitats, are protected and where feasible, enhanced.
- development is sited to retain native vegetation, wetlands and natural foreshores.
- development is accompanied by revegetation and rehabilitation of degraded foreshores.

Permissible uses

The deemed SEPP (Sydney Harbour Catchment 2005) uses a zoning system to suit the differing character of the waterways of the harbour and its tributaries. The water immediately adjoining The Spit Reserves is zoned as follows:

Area	Zone	Description	Permissible activities / structures without development consent	Permissible activities / structures only with development consent
North-west Pearl Bay, Spit West Reserve (south)	W1 Maritime Waters	This zone covers the main navigation channels, public transport, port and maritime industry activities of the Harbour, and permits a wide range of waterway activities and facilities.	Aids to navigation Demolition (other than heritage item) General restoration works Maintenance dredging Naval activities Single mooring	Aviation facilities Boat launching ramps (public) Boat lifts for storage of boats below water Boat repair facilities Charter and tourism facilities Commercial marinas Commercial port facilities Community facilities Dredging Flora and fauna enclosures Private landing steps Public boardwalks Public water recreational facilities Public water transport facilities Recreational or club facilities Skids Telecommunications facilities
Spit East Reserve (south)	W2 Environmental Protection	This zone provides for the protection, rehabilitation and long term management of the natural and cultural values of the waterways and adjoining foreshores. This zone covers a range of areas,	Aids to navigation Demolition (other than heritage item) General restoration works Naval activities Single mooring	Boat launching ramps (public) Community facilities Dredging Flora and fauna enclosures Maintenance dredging Private landing steps Public boardwalks Public water recreational facilities Public water transport facilities Recreational or club facilities Telecommunications facilities

Area	Zone	Description	Permissible activities / structures without development consent	Permissible activities / structures only with development consent
		including significant estuarine ecosystems and habitats in parts of Middle Harbour.		
Spit West Reserve (north), Spit East Reserve (north)	W5 Water Recreation	A public recreation zone which gives priority to public use and access to the water through appropriate water recreation facilities, including charter and tourism facilities and commercial marinas. The land adjoining is in public ownership and is intensively used by the general public.	Aids to navigation Flora and fauna enclosures General restoration works Maintenance dredging Naval activities Single mooring	Boat launching ramps (public) Boat lifts for storage of boats below water Boat repair facilities Charter and tourism facilities Commercial marinas Community facilities Dredging Private landing steps Public boardwalks Public water recreational facilities Public water transport facilities Recreational or club facilities Skids Telecommunications facilities
Fore-shore of Quakers Hat Park and western Pearl Bay	W8 Scenic Waters Passive Use Fringe	Applies to a 30 metre fringe measured from Mean High Water Mark. Aims to give effect to the inter-tidal public access zones, and gives priority to protecting the environmental and scenic values of predominantly natural shores and waters.	Aids to navigation Flora and fauna enclosures General restoration works Maintenance dredging Single mooring	Boat launching ramps (public) Boat lifts for storage of boats below water Boat repair facilities Community facilities Dredging Naval activities Private landing steps, Public boardwalks, Public water recreational facilities, Public water transport facilities, Recreational or club facilities Skids Slipways Telecommunications facilities

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 deemed SEPP (Sydney Harbour Catchment) 2005.

Objectives of the DCP include 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 Spit is identified in the DCP as a landmark, with marine structures forming parts of a gateway.

The DCP identifies ecological communities and their conservation status for the areas to which it applies. Different statements of intent and performance criteria are set out for each level of conservation status.

The Spit is zoned as several ecological communities, which have various conservation status as follows.

Ecological unit	Type	Land applies to	Conservation status
Open forest (Type B)	Terrestrial	Parriwi Park	High
Open forest (Type A)	Terrestrial	Quakers Hat Park	Medium
Grassland	Terrestrial	Spit Reserve West, northern Spit Reserve East	Low
Sandy beaches	Aquatic	Spit Reserve East, Spit Reserve West	Medium
Mixed Rocky Intertidal and Sand	Aquatic	Adjoining Quakers Hat Park	High
Seagrass beds	Aquatic	Adjoining Spit Reserve East, part of Spit Reserve West, and Quakers Hat Park at Beauty Point	High

The Spit is located within the Landscape Character Types (LCT) 9, 5 and 1 as described below.

Landscape character type applying to The Spit

Applies to	Statement of Character and Intent	Performance criteria for development
9 (Quakers Hat Park)	These areas are significant because they contain natural foreshores interspersed with more developed areas and provide a key feature and visual variety to the total landscape. The natural shoreline has significant visual features. However it is also developed with swimming pools, retained edges and boat sheds. Sections of vegetated skyline have been preserved. The intent is to retain these natural features and only encourage development that is consistent with the scale, design and siting of that which exists.	Site development so remaining outcrops, clifflines or vegetated shorelines are protected and not obscured. Site development to ensure that the continuous line of any natural feature is preserved and remains the dominant feature in the landscape. Site and design development to maintain the vegetation cover on the upper slopes and ridgelines. Preserve major points and entrances to the bays in their natural state. Retain existing character, natural, cultural and heritage features of the islands. Overall colours should match vegetation and geological features as closely as possible with trim colours drawn from natural elements such as tree trunks and stone.

Applies to	Statement of Character and Intent	Performance criteria for development
5 (Spit Reserve West and East)	This area contains significant open space providing public access to the shoreline as well as maritime uses. The intent is to allow similar development and uses to those currently occupying the foreshore.	<p>Preserve or improve recreational activities which are characteristic of this area.</p> <p>Retain natural shoreline features and maintain views of these features.</p> <p>Site and design to complement existing development, and to retain the maritime character of the area.</p> <p>Preserve maritime use. Minimise pressure for these uses to relocate. Design and site new development adjoining maritime activities to maintain compatibility with existing maritime activities.</p>
1 (Southern Spit Reserve East)	The foreshores have been subject to minimal development pressure and generally the shoreline and vegetation are well conserved. The bays and inlets create a sense of enclosure with natural elements, such as vegetation and headlands, dominating the landscape. Development should ensure that the key features which contribute this landscape are protected.	<p>Retain headlands, points and the shoreline in their undeveloped state.</p> <p>Site and design development to maintain the visual dominance of the tree canopy and other key natural features.</p> <p>Ensure visual of elements such as beaches is not lost or broken.</p> <p>Ridgeline development does not encroach into natural areas and does not detract from the natural appearance of the landscape.</p> <p>Protect the sense of enclosure of the inlets by minimising the intrusion of water-based structures.</p> <p>Retain the predominance of the natural shoreline. When considering a proposal, the cumulative and incremental effect of structures along the foreshore must be considered.</p> <p>Overall colours should match vegetation and geological features as closely as possible with trim colours drawn from natural elements such as tree trunks and stone.</p>

The DCP also sets out design guidelines for land-based developments located wholly above the Mean High Water Mark. Such guidelines include for foreshore access, building setbacks, signage, sea walls, landscaping, maritime activities, and community boating and water-based recreation facilities.

Wetlands Protection Zone

Waters adjoining most of The Spit (Quakers Hat Park, Spit West and Spit East) are designated Wetland Protection Area in the SREP. Wetlands Protection Areas comprise wetland habitats and a 40 metre buffer zone to address movement, growth and seasonal variation. The SREP requires consent for certain types of development on land within a wetlands protection area that may have a detrimental impact on a wetland. These provisions are aimed at preserving and protecting the harbour’s wetland habitats.

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 (such as organised games) where dogs are prohibited by the local authority. If a dog defecates in a public place, the dog owner must remove and dispose of it in a rubbish receptacle.

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 ground of disability.

Other relevant legislation

Other legislation that may address specific issues in the management of The Spit Reserves is listed below.

Other relevant legislation

Issue	Legislation	Responsible agency
Air, water and noise pollution	<i>Protection of the Environment Operations Act 1997</i>	Office of Environment and Heritage Mosman Council
Waste disposal	<i>Waste Minimisation Act 1995</i>	Office of Environment and Heritage

This page is left blank intentionally