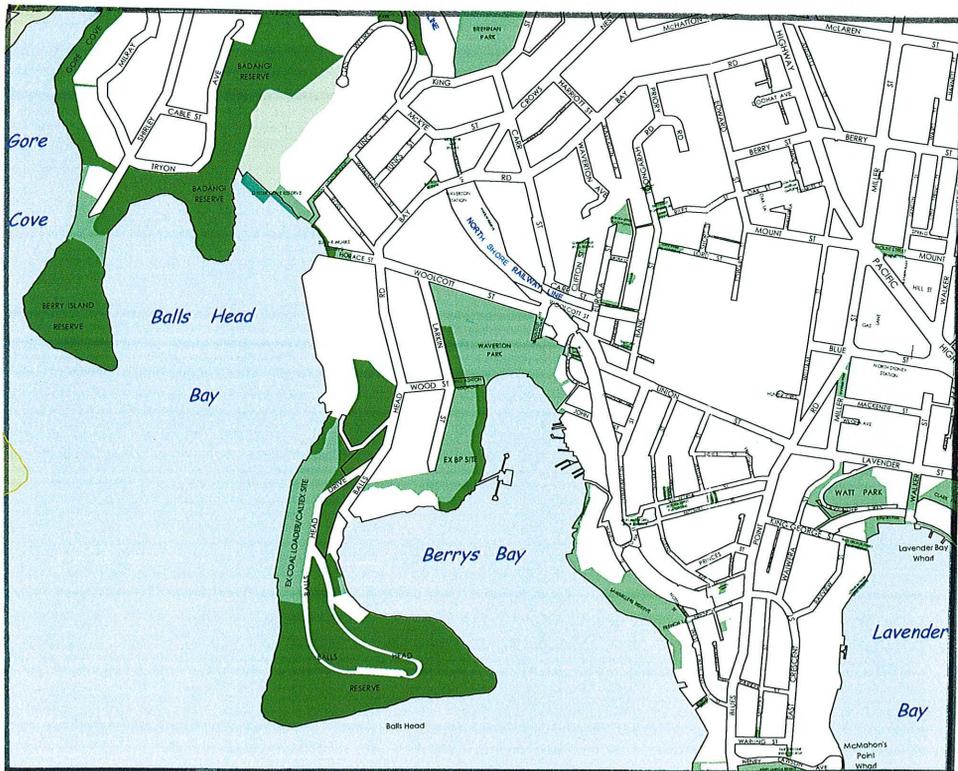




Open Space Provision Strategy



NORTH SYDNEY COUNCIL

Open Space Provision Strategy – North Sydney Council

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Open Space Provision Strategy – North Sydney Council

1.0 INTRODUCTION

1.1 Purpose of the Strategy

The North Sydney Council area is one of the most densely populated in Australia and with new development both the residential and worker populations are growing. The uneven distribution of parks and reserves means there is a lack of open space in some areas, particularly in St Leonards, Crows Nest and along Military Road. This, together with insufficient sporting facilities, a lack of linkages and connections and the small size of many parks, mean that additional open space is required to meet the current and future recreational needs of the community.

The North Sydney Open Space Provision Strategy has been prepared to ensure new land provided for open space meets the needs of the population, providing useful and usable open spaces in areas of population growth and low open space provision, in an economically viable manner. The Strategy establishes a series of principles for acquisition of open space within North Sydney, from which strategies for provision and priorities for acquisition can then be identified.

Council's Recreation Needs Study 2005 determined that existing network of parks and reserves in North Sydney does not fully meet the recreation needs of the existing population, and does not have the capacity to absorb the recreation needs and demands of new populations.

Deficiencies in the open space network must be addressed so that the existing and future recreation and open space needs of the community can be planned for and accommodated. To do this effectively, Council must undertake the following:

- Thoroughly schedule and critically appraise the equity of open space distribution across the Council area and how it relates to current population density and projected growth
- Analyse park sizes and catchments to determine whether local district and regional open space needs are being met
- Determine the degree to which distribution, scale and function reflect needs, based on demographic analysis

Following the completion of these tasks, an increased understanding regarding the areas where there are deficiencies in the provision of open space will allow Council to determine strategic land provision opportunities that will provide maximum benefit to the community. An adequate distribution of open space meeting the needs of the widest section of the community and ease of access to that space is of primary importance. Strategies and programs can be developed to make good existing shortfalls in open space provision in the North Sydney area to fully provide for the community's diverse recreation needs. Expansion offers North Sydney an opportunity to secure, protect and consolidate the existing open spaces and to improve the distribution and quality of open space areas and their recreation facilities.

This Provision Strategy is closely linked with Council's Section 94 Contributions Plan, which seeks to address existing deficiencies in the open space network through strategic open space acquisitions and embellishments (consistent with Section 94 nexus requirements). The open

space and recreation needs of the new populations must be fully met from the acquisitions and/or embellishments funded from the Section 94 contributions generated by future developments.

It is important to ensure that improvements to North Sydney's open spaces are not limited to those areas where new development is situated as new residents will use bushland areas, cycleways, walkways and sporting facilities across the whole of the Council area. With an understanding that certain areas in North Sydney are significantly deficient in open space, it is necessary to balance the needs of the community for local open spaces together with the opportunities to enhance regional open space facilities.

The apportionment of Section 94 funds for the acquisition of land must be carefully considered. The overall community benefit of land acquisition must be weighed against the values of improving existing open space assets. Land acquired by Council for open space must then be developed to become a usable community recreation asset. That is, sufficient funds for embellishment, as well as the initial acquisition cost must be budgeted for when new Council acquires land.

It should be noted that this Strategy does not advocate compulsory acquisition. The Strategy is an attempt to identify areas where new public open space is most needed to cater to the needs of the North Sydney population (current and future), and to then recognise and act on opportunities to acquire parcels of land within these areas for use as open space.

In order to fund implementation of this Strategy, innovative and co-operative solutions need to be considered. In addition to Section 94 funds (the traditional method of funding acquisition and embellishment of new open space), opportunities to partner with neighbouring Council's and to lease land from landowners including the RTA and the SRA should be pursued. The opportunity to work with developers to obtain contributions of open space should be discussed openly and early as a potentially mutually beneficial option.

Possible acquisitions come and go for a variety of reasons, and in many cases it may not be possible to acquire a site within the highest-priority area. Striking the right balance between opportunity and overall program goals will be a constant challenge facing the open space expansion program. This Strategy must be flexible enough to accommodate opportunities as they arise, as well as priorities that may change for a variety of reasons.

The Open Space Provision Strategy is divided into 7 parts.

Section 1 examines the purpose of the Strategy, its objectives, and looks at its context within the current North Sydney Council planning framework.

Section 2 contains information regarding the North Sydney's existing supply of open space assets; including amount, distribution, hierarchy, characteristics and features and recreational function. The factors that influence the usability of the existing open space network are also discussed.

Section 3 brings together information held by Council regarding current and future demand for open space in North Sydney. Demographic information such as anticipated population growth is provided, together with relevant information from existing Council studies and plans including the Section 94 Contributions Plan 2003 and the Recreation Needs Plan 2005, and the implications for future open space acquisition are assessed.

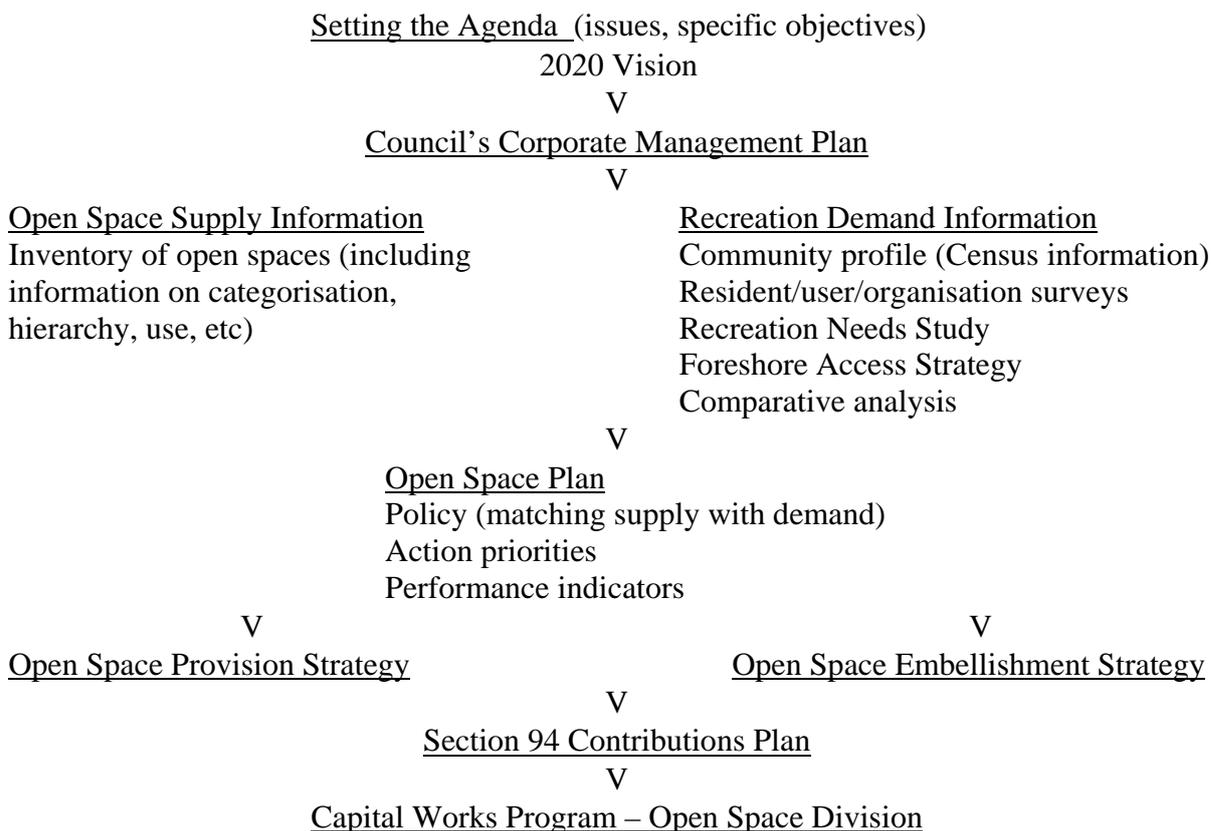
Section 4 contains the principles for expansion that, together with strategies for acquisition contained in Section 5, inform the methodology used to determine appropriate land to acquire for open space, and prioritise acquisition, as set out in Section 6.

Section 7 contains the appendices and other background information relevant to this Study.

1.2 Strategy Objectives

- To develop a strategy that Council can use to guide decision making in relation to open space acquisition
- To analyse open space supply information, and identify existing areas of deficiency
- To assess current and future demand for open space and recreation, based on development trends, anticipated population growth, and information contained in Council planning documents
- To develop a methodology for identifying and prioritising new areas of land suitable for use as open space
- To develop a methodology for assessing and prioritising other opportunities to acquire specific sites for open space as they arise
- To balance acquisition strategies with Council’s current embellishment program to ensure provision of quality open space
- To ensure that acquiring new open space is financially feasible and economically viable; i.e. that it represents good value for money

1.3 Strategy Context



This Open Space Provision Strategy has been compiled using the information contained within a number of existing North Sydney Council strategic and policy documents. These include:

- The North Sydney Council Management Plan
- 2020 Vision
- North Sydney Local Environmental Plan 2001
- Recreation Needs Study 2005
- Section 94 Contributions Plan 2003
- Foreshore Access Strategy 2007
- Community Land Plans of Management
- Water-Based Recreation Needs Study 2006
- North Sydney Foreshore Open Space Study 1991
- Open Space Study 1980

2.0 SUPPLY - NORTH SYDNEY'S EXISTING OPEN SPACE SYSTEM

2.1 Open Space Provision in North Sydney

North Sydney Council owns or has care, control and management of 188 open space areas covering approximately 150 hectares.

The open spaces range from foreshore parks, natural bushland, sportsgrounds, street closures and civic spaces. Over 50% of all open space areas in North Sydney are more than 100m² in area. Council manages a number of larger parks including Cammeray Park (15.3 hectares), Balls Head Reserve (8.2 hectares), St Leonards Park (15.1 hectares) and Cremorne Reserve (8.2 hectares), which draw people from all over Sydney and provide diverse recreational opportunities.

The North Sydney Council area has a long foreshore of which over half is open space, however the area is disadvantaged by the topography which places restrictions on the provision of level open areas suitable for playing fields. The playing fields that do exist are on plateau areas (Cammeray Park, St Leonards Park), on reclaimed foreshore lands (Tunks Park, Primrose Park, Waverton Park and Anderson Park) or where extensive filling has been undertaken (Forsyth Park).

The distribution of open space throughout North Sydney is relatively uneven, with most open space being located on the foreshores and a majority of the remainder in a bank down the centre of the Council area.

The amount of open space within the North Sydney Council area, as a percentage of total area, is high relative to other Council areas, however, the intensive development of North Sydney this century has resulted in relatively high residential densities and this accounts for the relatively low level of open space provision per one thousand persons. Additionally, numerous small garden areas within North Sydney zoned 'Public Open Space' are not usable for recreation purposes. These include embankments, small road closures, pedestrian links, traffic islands and extended nature strips. Excluding these areas reduces the total amount of usable open space in North Sydney.

The location and distribution of open space in relation to areas of population concentration is an indicator of its usefulness and effectiveness in quantitative terms. In the case of North Sydney, there are a number of areas where there are inadequacies and uneven distribution of open space. Generally speaking, the areas with the highest population densities are the areas with the lowest provision of open space. (In particular this can be seen in areas adjacent to the Pacific Highway and Military Road, particularly in the St Leonards/Crows Nest, Victoria Cross and Neutral Bay commercial areas, as well as in the high population density areas of Neutral Bay/ Cremorne, in St Leonards/Crows Nest and parts of Kirribilli.

This problem becomes significant, in quantitative terms, when it is realised that these same areas are generally the ones identified for further increases in density. It is likely that this problem in distribution will be compounded in future, as the areas where increases in population density are anticipated (and being planned for) are those areas that are already deficient in open space provision.

In some areas that are relatively well endowed with open space, there is a severe undersupply of active open space in the form of playing fields. For example Wollstonecraft and Cremorne (south of Military Road). However, as sportsgrounds are district facilities and given the relatively low level of children within the Council area, this problem may not be as severe as it first appears.

However, when considering the under-provision of playing fields, it should be noted that there is considerable use of playing fields during the week by schools because most schools in the area lack adequate playing areas for active sports.

It is also important to remember that the need for, and use of open space, is not confined to the resident population. A survey undertaken by Council shows North Sydney has a large workforce whose members are important users of the open space in North Sydney. The survey shows that workers use the parks at lunchtime or before and after work and those workers who do use parks, do so regularly.

In this context, the importance of preserving all current open space can be seen, as can the need to provide some additional open space to meet the demand in certain areas and to provide for a wider range of experiences.

It is also important to consider significant open space and recreation areas that exist in the neighbouring Council areas of Mosman, Willoughby and Lane Cove, as these are likely to be used by members of the North Sydney community. Map 3 shows the North Sydney Council area in its wider context, and identifies parks and reserves in adjacent municipalities that are likely to be used for recreation by North Sydney residents. The opportunity to work with neighbouring Council's to provide and embellish these recreation facilities should be pursued, where possible.

Map 1: *North Sydney LEP Zoning Map*

Map 2: *Land zoned 'Public Open Space' 'Bushland' 'Public Recreation' and 'Private Recreation' in North Sydney*

Map 3: *Open Space in North Sydney and Adjoining Council Areas*

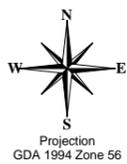


Open Space Provision Strategy

MAP 1
North Sydney LEP Zoning Map

Legend

- | ZONES | |
|---------|--|
| | Residential A1 |
| | Residential A2 |
| | Residential B |
| | Residential C |
| | Residential / Neighbourhood Business D |
| | Residential F |
| | Residential G |
| | Mixed Use |
| | Commercial |
| | Waterfront |
| | Special Uses |
| | Road |
| | Railway |
| | Public Open Space |
| | Bushland |
| | Public Recreation |
| | Private Recreation |
| | Luna Park |
| GENERAL | |
| | Local Government Boundary |
| | Foreshore Building Line |
| | Open Space Building Line |
| | Land Affected by Clause 59 |

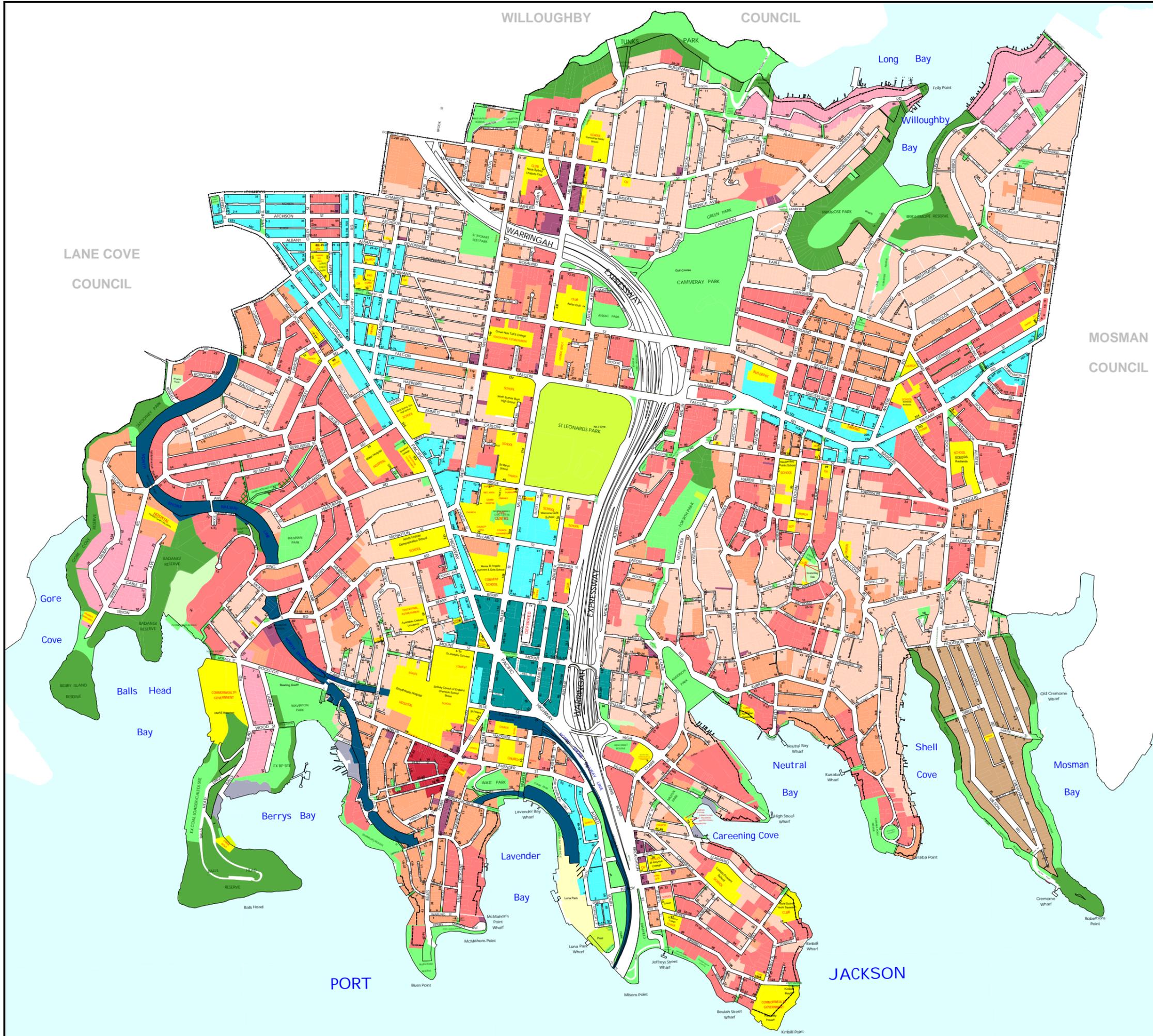


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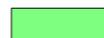


Open Space Provision Strategy

MAP 2

Land Zoned - Public Open Space
Bushland
Public Recreation
Private Recreation

Legend

-  Public Open Space
-  Bushland
-  Public Recreation
-  Private Recreation
-  Local Government Boundary



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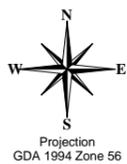




Open Space Provision Strategy

MAP 3
North Sydney and Surrounding Council Areas

- Legend**
-  Public Open Space
 -  Bushland
 -  Public Recreation
 -  Private Recreation
 -  Surrounding LGA - 500m Buffer
 -  Local Government Boundary



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2.2 Open Space Function

2.2.1 Parks Categorisation

Public open space refers to outdoor space that is in the public realm, is freely accessible and serves a recreation function; from organised sport, casual exercise, family recreation, to walking trails and areas of native vegetation.

In accordance with the Local Government Act 1993, amended 1998 (community land management), North Sydney Council has categorised all public open space in the North Sydney areas according to its function, as follows:

- Neighbourhood Parks: Small parcels of open space whose primary function is as a space for passive recreation for the local community. They typically consist of landscaping, grassed areas and park furniture.
Small garden areas owned and managed by Council which are not usable due to factors including topography, accessibility and size, but which nevertheless make an important contribution to the visual amenity of the North Sydney area, are also categorised as neighbourhood parks.
- Playgrounds: Parks containing children's play equipment.
- Foreshore Parks and Reserves: Parks and bushland reserves located on the foreshores of Port Jackson or Middle Harbour.
- Sportsgrounds: Open space used for organised sporting activities, including playing fields and associated facilities and infrastructure.
- Bushland: Land containing remnant indigenous vegetation in the process of restoration. Primarily for the protection and conservation of native flora and fauna, with some recreation opportunities including education and walking tracks.

Note:

Some parks may be categorised in more than one category, for example Waverton Park is located on the harbour foreshore, and contains a sportsfield, a playground and an area of bushland. Details on the function of each park and reserve in North Sydney are contained in Appendix 1 – 'Open Space Inventory'.

For the purposes of this document, open space in North Sydney has been categorised according to their primary characteristics and functions, as follows:

- Bushland
- Parks (includes playgrounds, foreshore parks and reserves and neighbourhood parks)
- Sportsgrounds
- Civic spaces: Public spaces designed for intensive use in an urban setting, including squares, plazas, and malls. Largely paved, may have some trees. They provide recreational functions such as eating lunch, relaxation and are meeting places for social interaction.

Map 4: Open Space Categories - Revised



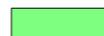
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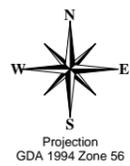
MAP 4

Open Space Categories - Revised

NOTE : Categories reflect the primary function of the park or reserve, as it relates to this strategy.

Legend

-  Park
-  Bushland
-  Sportsground
-  Civic Space
-  Local Government Boundary

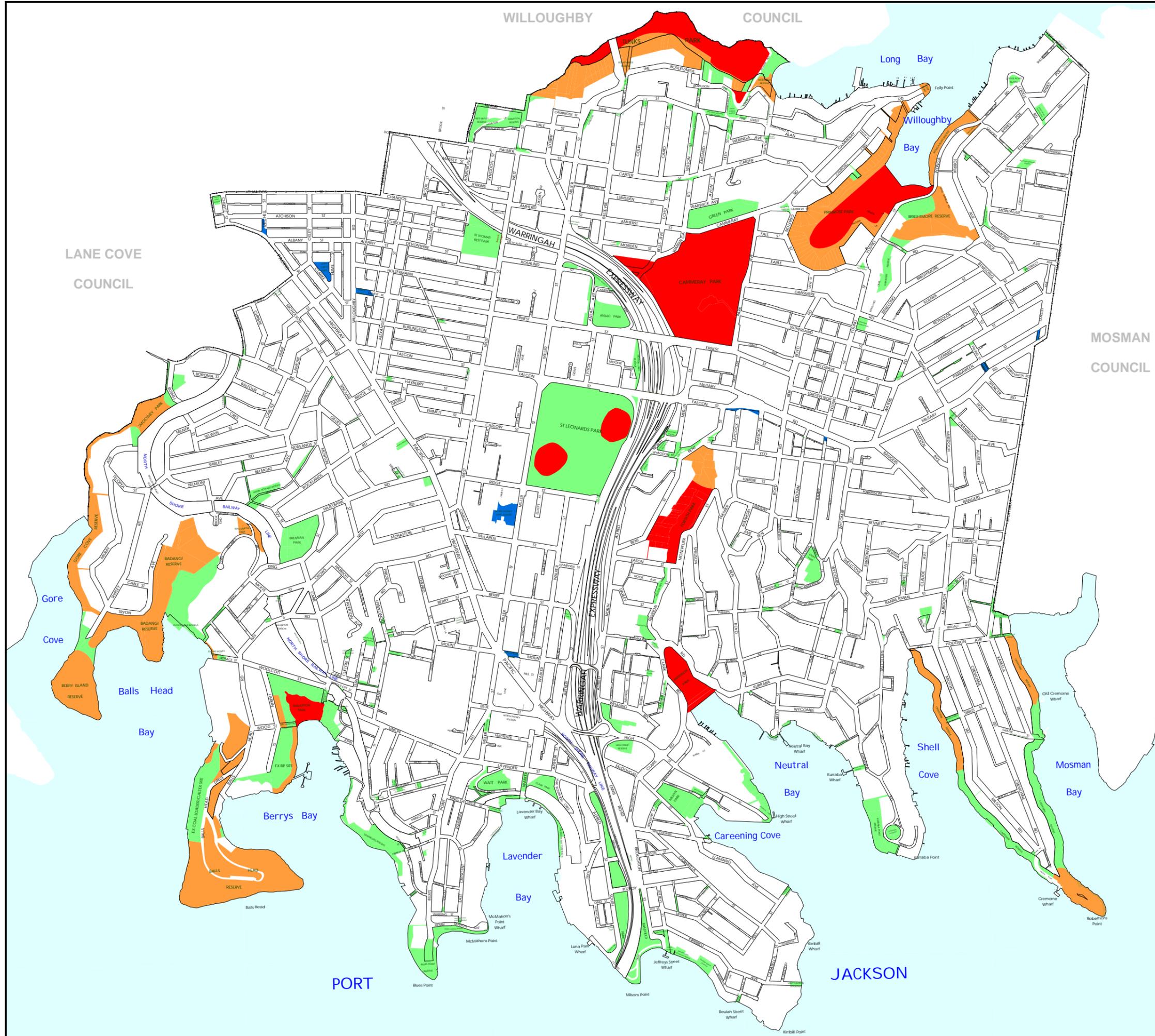


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2.2.2 Parks Hierarchy

Local parks service the people of a residential neighbourhood, usually within a 500m safe walking distance, and cater for informal recreation, relaxation and children's play. They are sites that because of their generally small size, the similarity of the uses made of them and/or their high frequency of provision, predominantly or totally serve individual neighbourhoods. Small playgrounds, ball sport kickabout areas and neighbourhood pathways are common facilities in local parks.

The North Sydney community uses both private backyards and neighbourhood parks located close to their homes for passive recreation. For more specific recreation activities, such as skateboarding or organised sports (e.g. soccer, cricket) the community will travel to particular destinations to participate.

District parks attract users from several kilometres away, for visits of up to several hours. They cater for a wide cross-section of community interests, including sporting activities, informal recreation, appreciation of natural or cultural heritage, relaxation, social interaction, solitude and education. They are sites, which by virtue of their larger size, more specialised uses and/or less frequent level of provision, serve the entire North Sydney Council area. District open spaces vary in what they offer across the Council area.

All residents should have good access (with safe provision of access routes) to one or more district open spaces within the North Sydney area and a choice of uses across the array of sites provided. A district park typically provides a more comprehensive range of facilities. It would be expected that people would drive to a district park and stay longer due to the variety of activities that can be undertaken. These parks are popular for events, family gatherings and other celebrations.

Regional parks attract tourists and visitors from all parts of the Sydney area. They are sites that because of their large size, mix of uses, specialisation of use, standard of provision, environmental, heritage, amenity or other special significance, draw from a broader catchment than the local community. A regional open space may support one activity or a range of activities although multi-use is more common. The recreation, leisure and visual amenity of these parks are highly desirable, and facility quality and quantity should reflect the high visitation numbers.

Appendix 1 'Open Space Inventory – North Sydney Council' lists all parks and reserves in the North Sydney area, and includes information regarding ownership, categorisation, hierarchy and facilities.

Map 5: *Local, District and Regional Open Spaces in North Sydney*

2.2.3 Open Space Catchments

Map 6 (Existing Open Space Catchments) illustrates the physical accessibility of North Sydney's parks and reserves through the use of 'accessibility catchments'. The catchments comprise buffer zones drawn around all of North Sydney's larger and higher quality local, district and regional parks ('Higher quality' is defined as parks of a minimum area of 3,000 metres square and with at least some visitor facilities i.e. seating, shade, playground, picnic facilities etc).



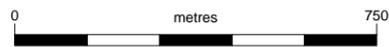
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MAP 5
Parks Hierarchy

- Legend**
- Local Park
 - District Park
 - Regional Park
 - Local Government Boundary



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The buffer zones shown on Map 6 are as follows:

- 1 <100 metres from a park or reserve of reasonable size and good quality
- 2 100 – 250 metres from a park or reserve of reasonable size and good quality
- 3 250 – 400 metres from a park or reserve of reasonable size and good quality
- 4 >400 metres from a park or reserve of reasonable size and good quality

The maximum straight-line distance to a park or reserve within the accessibility catchments is 400 metres, but many potential users within these catchments will have to travel up to 500 metres or more because of street layouts and cul-de-sacs or barriers such as major roads and the North Shore railway line.

Map 6: *Existing Open Space Catchments*



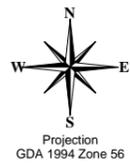
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MAP 6

Existing Open Space Catchments

Legend

-  Park or reserve of reasonable size and good quality
-  <100 metres from a park or reserve
-  100 - 250 metres from a park or reserve
-  250 - 400 metres from a park or reserve
-  >400 metres from a park or reserve
-  Local Government Boundary

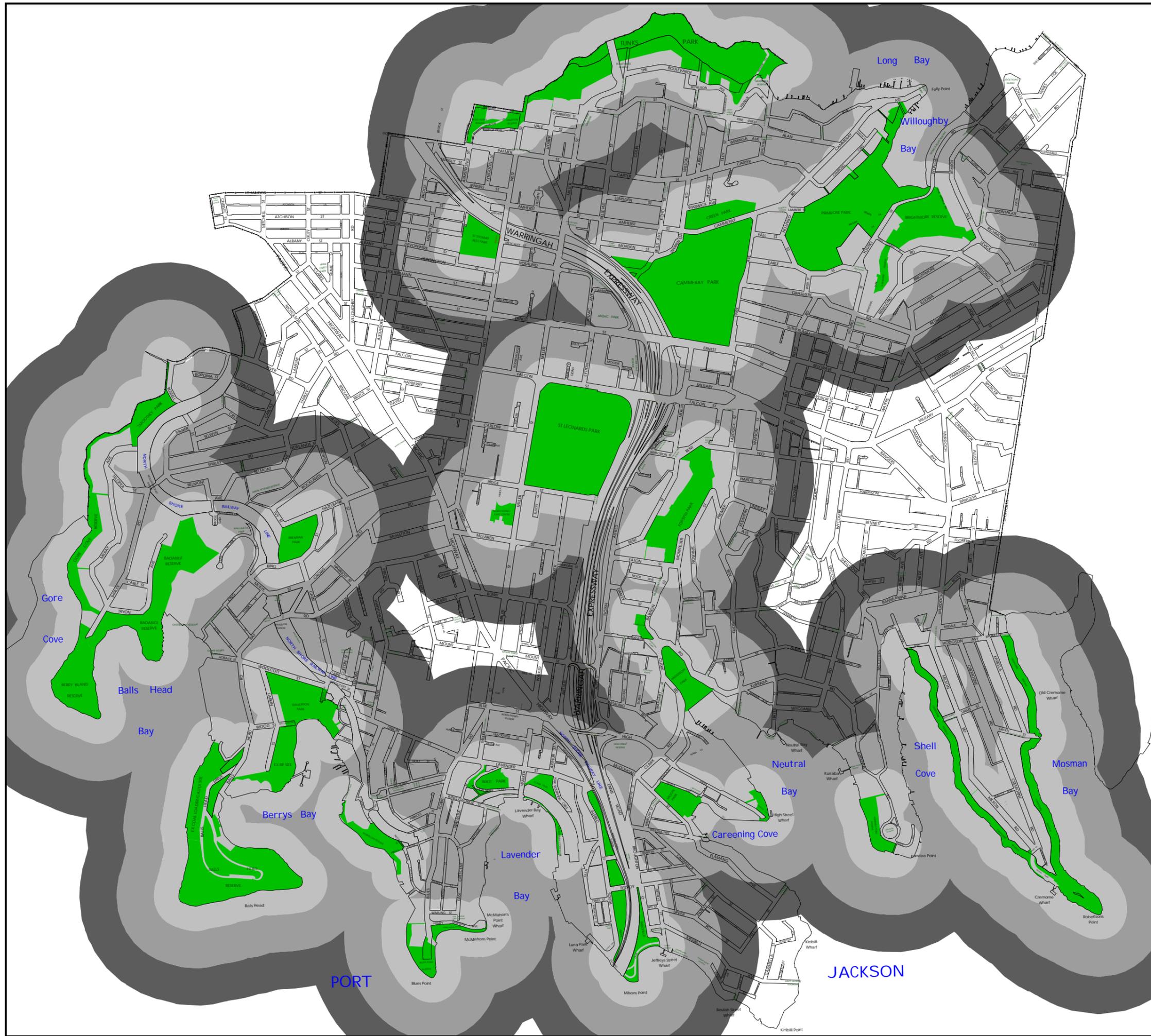


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2.3 Factors influencing the Usability of Open Space

2.3.1 *Distribution*

Ideally, open space should be distributed equitably throughout the North Sydney area to provide access to open space and outdoor recreation opportunities for all the community. However the distribution of open space in the North Sydney area is currently uneven, with most parks and reserves being located on the foreshore, and the majority of the rest on the central ridge. There is a relatively low per capita provision in other areas.

The uneven distribution of parks and reserves is exacerbated by:

- The presence of significant barriers to access including the rail corridor, the Warringah Expressway, Military Road and the Pacific Highway
- The fact that areas of the highest population density (along major transport corridors and at town centre nodes) are generally the most poorly served with open space, and are the areas that it is anticipated will accommodate the majority of the future population.

The location of significant parks and recreation areas in adjoining Council areas should also be considered when assessing the distribution of parks and reserves in the area.

2.3.2 *Quality, Quantity and Diversity*

To best meet the needs of the current and future population, North Sydney's open space network should contain not only a sufficient quantity of open space, but parks and reserves that serve a variety of functions. The open space network should include bushland, sportsgrounds, regional parks, district parks, local parks and civic spaces. In addition, these facilities should be developed and embellished to a sufficient standard to meet the needs of current and future users.

Size, shape, terrain, access, linkage potential, relationship to surrounding landuses, the presence of features of natural or cultural significance and the level of embellishment all influence the value of an open space area to the community.

2.3.3 *Connectivity*

Corridors of open space can link parks, natural areas etc into a greater whole. The creation of connections not only improves access to a range of sites, but allows the development of district or regional facilities such as movement corridors for pedestrians and cyclists.

Connections between natural areas and parks provide potential for a diversity of recreation experiences, with natural areas offering bushwalks or more nature-based recreation, and parks offering more opportunity for active recreation and formalised play facilities. Linking natural areas can provide corridors for wildlife movement.

There are several areas in North Sydney where parks adjoin sportsfields (for example Brightmore Reserve adjoins Primrose Park). The development of other such areas can allow the adjoining parks to be used as adjuncts to the sportsgrounds, for activities such as training. This can limit the intensity of use on the actual playing fields and thereby increase their capacity to accommodate formal sporting activities.

2.3.4 Accessibility

The ease with which open space areas can be accessed is an important consideration in the North Sydney area. A variety of factors influence the ability of the community to access the existing network of parks and reserves, and key measures of open space accessibility include:

- Open space distribution
- Visibility
- Topography
- Parking
- Pathways (condition and location)
- Access for people with mobility and other impairments
- Availability

For a local park, 500 metres is commonly accepted as the maximum reasonable walking distance. However it is important to consider the limitations of assessing accessibility by standard means such as ‘accessibility circles’ drawn on a map, as these do not take barriers such as street layout, topography, expressways and the rail corridor into account. Therefore, for the purposes of this Strategy the distance of 400 metres has been used.

2.4 Summary – Assessment of Current Adequacy and Implications for Open Space Provision

The key factors affecting usability of the existing open space network in North Sydney include distribution, quality, quantity, diversity, connectivity and accessibility. The adequacy of open space can be measured based upon benefits and functions provided by these spaces. However, as identified in previous studies including Council’s Recreation Needs Study 2005, North Sydney’s open spaces are of variable quality and comprehensiveness with respect to these values and attributes.

Analysis of North Sydney’s existing open space system reveals a number of issues that need to be addressed.

Table 1 – Significant characteristics of North Sydney’s existing open space system

Finding	Implications
Uneven distribution of parks and reserves. (Most are located on the foreshores and in a bank down the centre of the Council area).	Recreational opportunities are not equally available to all.
Low provision of parks in some areas of high population density. (Eg Cremorne (along the Military Road corridor), St Leonards/Crows Nest (along the Pacific Highway corridor and in Kirribilli).	In the case of Cremorne and St Leonards/Crows Nest, this problem will be exacerbated, as these areas are the sites of planned increases in population density.
Lack of neighbourhood parks supportive of incidental physical activity in some areas	Neighbourhood parks support incidental physical activity and provide a space for passive recreation for the local community.
Insufficient district sporting facilities, especially in Wollstonecraft and Cremorne (south of Military Road).	Pressure is put on existing sportsgrounds as demand becomes greater than supply. Many local schools also lack sportsgrounds and rely on using Council facilities.
An inadequate diversity of recreation activity opportunities.	Options for recreation are limited. People need to travel beyond the LGA boundary to participate in some forms of recreation.
Inadequate linkages and connections.	Corridors of open space can link parks and natural areas into a greater whole. Lack of connections hampers development of district-wide corridors for pedestrians as well as wildlife.
The small size of many parks. (Additionally, a number of areas zoned ‘Public Open Space’ are garden beds that add to the visual amenity of the area, but are not usable for recreation purposes).	Limits the range of recreational uses to which the parks can be put.

Finding	Implications
Underdevelopment of many parks.	Due to the difficulties associated with acquiring land for open space purposes, (including cost and opportunity) previous studies have suggested focusing on embellishment to increases the ability of these parks and reserves to support a higher level of use, and to accommodate a broader range of activities.

This Strategy aims to address the identified inadequacies in North Sydney’s existing open space network, and the anticipated inadequacies (based on development and population projections as set out in Section 3) by planning for the provision of new land for open space in appropriate locations throughout the Council area.

3.0 DEVELOPMENT IN NORTH SYDNEY – CURRENT AND FUTURE DEMAND

3.1 General

The North Sydney Council area is located in Sydney's inner northern suburbs and is bounded by Willoughby City Council and Long Bay to the north, the Municipality of Mosman to the east, Sydney Harbour (Port Jackson) to the south and the Lane Cove Council area to the west.

It covers an area of 10 sq. kilometres, and includes the suburbs of Cammeray, Cremorne, Cremorne Point, Crows Nest, Kirribilli, Lavender Bay, McMahons Point, Milsons Point, Neutral Bay, North Sydney, St Leonards (part of), Waverton and Wollstonecraft.

The North Sydney Council area is predominantly a residential area, with over two-thirds of housing classified as medium-density (units, townhouses, semi-detached dwellings and terrace houses). Commercial areas include the substantial North Sydney Central Business District (CBD), and the high-density, mixed use centres of St Leonards and Milsons Point.

Other significant features of the Council area include the northern approaches to the Sydney Harbour Bridge, North Sydney Oval, HMAS Waterhen, Cammeray Golf Club, Admiralty and Kirribilli Houses, North Sydney Olympic Pool, Luna Park, Bradfield Park, Cremorne Reserve, Balls Head Reserve and the North Sydney Circle Walk. Major arterials cutting through the North Sydney area include the Pacific Highway, the Warringah Freeway and the North Shore railway line.

3.1.1 Current Population Characteristics and Future Trends

The establishment of the North Sydney area as a major commercial, employment and entertainment centre has attracted a youthful, transient population. The area has a high proportion of rental dwellings, with the proportion of households renting privately double that of the Sydney Statistical Division.

While the area attracts large numbers of young adults in their twenties, there are net losses of young families (0-9 and 30-39 year olds). These young families generally move to areas that have larger properties more suited to families, or for reasons of affordability.

The Council area also attracts significant numbers of overseas migrants. The major driver of population change in the North Sydney Council area is the continued attractiveness of the area for young adults seeking inner city accommodation close to employment and entertainment. Also, the addition of large numbers of new dwellings, particularly in St Leonards, will result in population growth in the Council area.

Despite some variations in the dwelling tenure and dwelling type in the various suburbs within the North Sydney Council area, there are enormous similarities in terms of the type of housing market that is being addressed. All areas are expected to continue to experience net gains in young adults and net loss of young families for the reasons outlined above. This will result in a similar overall age structure in the North Sydney Council area over the forecast period.

Key age-specific Findings

0–4 years: The most significant concentration of pre-schoolers in 2001 was in the small areas of Crows Nest-St Leonards, Cammeray, Cremorne and Cremorne Point which generally have housing more suited to families. By contrast, the areas with the smallest share of this age group were generally areas with the highest density of housing such as Milsons Point-Lavender Bay, Kirribilli and Wollstonecraft.

In the 10-year period from 2006 to 2016, increases are expected in Crows Nest-St Leonards, Cremorne, Cammeray and Wollstonecraft. By contrast, Neutral Bay is expected to experience a decrease in the number of 0-4 year olds over this period.

5-11 years: The most significant concentration of primary-school aged in 2001 was in Cammeray, Cremorne and Cremorne Point. By contrast, Kirribilli and Milsons Point-Lavender Bay had a very small share of the population in this age group, which is a reflection of higher density forms of housing in these areas.

A number of areas are expected to experience a slight decrease in the number of primary school-aged including Neutral Bay and North Sydney. A significant increase is expected in Crows Nest-St Leonards resulting from new housing development with smaller increases expected in Cammeray, Wollstonecraft and Cremorne.

Couple families with children: The most significant concentration of couples with children in 2001 was generally in the northern areas of the LGA, most notably Cammeray, Waverton and Cremorne. Kirribilli and Neutral Bay had fewer traditional families, possibly a reflection on the dwelling structure of these areas.

Around ½ of the suburbs are anticipated to have an increase in the number of couples with children between 2001 – 2016, most notably in Crows nest-St Leonards, due to residential development. Small increases are forecast in Milsons Point-Lavender Bay and Kirribilli, while McMahons Point is expected to decrease slightly.

Couples without children: The most significant concentration of couples without children in 2001 was in Milsons Point-Lavender Bay, Cremorne Point and McMahons Point, generally areas of higher housing density. The areas with the lowest share of couples without children included Cammeray and Cremorne.

Couples without children are a significant growth household type in the North Sydney area, with most areas anticipating some increase to 2016, predominantly based on gain of empty-nesters and new dwellings being added. Cremorne and Crows Nest-St Leonards are expected to experience the greatest increases.

Lone person households: The most significant concentration of lone person households in 2001 was in Kirribilli, with Neutral Bay and McMahons Point also having a relatively high concentration. Cammeray, Milsons Point-Lavender Bay and Waverton had the lowest share of lone person households.

Lone person households are expected to increase in all areas, particularly in Crows Nest-St Leonards based on new dwellings being added. Neutral Bay, Cremorne and North Sydney are also expected to increase significantly by 2016.

55-74 years: The most significant concentration of early retiree and retiree age groups in 2001 was in Cremorne Point, Kirribilli and McMahons Point, while Crows Nest-St Leonards, Neutral Bay and North Sydney have proportionally fewer people in this age group.

All areas are expected to have an increase in the early retiree and retiree age groups, consistent with the ageing of the population, although Kirribilli is forecast to have only moderate gains, a result of relatively few additional dwellings over the forecast period.

75+ years: In 2001, there were a relatively large number of areas with a significant share of the population aged 75 and above. The most notable areas were Kirribilli and to a lesser degree Cremorne and North Sydney.

Most areas are expected to have an increase in the population aged 75 and above, with the most significant gains expected in North Sydney and Crows Nest-St Leonards. Declines are forecast in Wollstonecraft and Neutral Bay, mainly due to the expected closure of aged care facilities in these areas.

3.1.2 Anticipated Population Growth

In 1991, the total population of the North Sydney Council area was estimated at 50,500. By 2001 this figure had grown to 58,713. It is expected to increase by almost 4,800 people to 63,494 by 2016, at an average annual growth rate of 0.52%. This is based on an increase of more than 3,500 households during the period, with the average number of persons per household falling from 1.92 to 1.87.

Table 2 – Anticipated Population Growth – 2006-2021

Summary data	Forecast year			
	2006	2011	2016	2021
Total population	61,401	62,363	63,494	64,831
Households	31,133	32,039	32,931	33,846
Dwellings	34,306	35,316	36,306	37,323
Average household size	1.91	1.89	1.87	1.86

Table 3 – Anticipated Population Change in North Sydney suburbs - 2006-2021

Forecast Population	Forecast Year				Change between 2006 - 2021	
	2006	2011	2016	2021	Number	Average annual % change
Cremorne	11,239	11,563	11,842	12,141	Up 902	0.52
North Sydney	4,907	5,058	5,353	5,657	Up 750	0.95
Crows Nest-St Leonards	5,251	5,467	5,694	5,926	Up 675	0.81
Cammeray	6,917	7,049	7,191	7,368	Up 451	0.42
Milsons Point-Lavender Bay	2,381	2,531	2,635	2,753	Up 372	0.97
Neutral Bay	10,921	10,901	10,971	11,082	Up 161	0.10
Wollstonecraft	8,365	8,423	8,447	8,477	Up 112	0.9
Waverton	3,270	3,290	3,327	3,370	Up 100	0.2
McMahons Point	2,283	2,283	2,291	2,308	Up 25	0.07
Cremorne Point	1,927	1,898	1,875	1,885	Down 42	-0.15
Kirribilli	3,942	3,901	3,867	3,864	Down 78	-0.13
North Sydney Council	61,401	62,363	63,494	64,831	Up 3,430	0.36

Note: Suburbs are listed from greatest anticipated growth (number of residents) to least anticipated growth.

The most significant increases in population are expected in St Leonards/Crows Nest (in the corridor bordering the Pacific Highway and near St Leonards railway station) and Cremorne (in that part of the suburb bordering Military Road), based on additional dwellings. Other areas such as Kirribilli, Cremorne Point and Neutral Bay are expected to decrease slightly in population as a result of relatively low numbers of additional dwellings expected over the forecast period.

Map 7: *Anticipated Population Change in North Sydney suburbs – 2006-2016*



Open Space Provision Strategy

MAP 7

Anticipated Population Change in North Sydney Suburbs 2006-2021

Legend

- Suburb from most to least growth
- Cremorne
- North Sydney
- Crows Nest/St Leonards
- Cammeray
- Milsons Point/Lavender Bay
- Neutral Bay
- Wollstonecraft
- Waverton
- McMahons Point
- Suburb from smallest to greatest decrease
- Cremorne Point
- Kirribilli
- Local Government Boundary



Projection
GDA 1994 Zone 56



Scale: 1:15000

Date of publication : 08/10/08

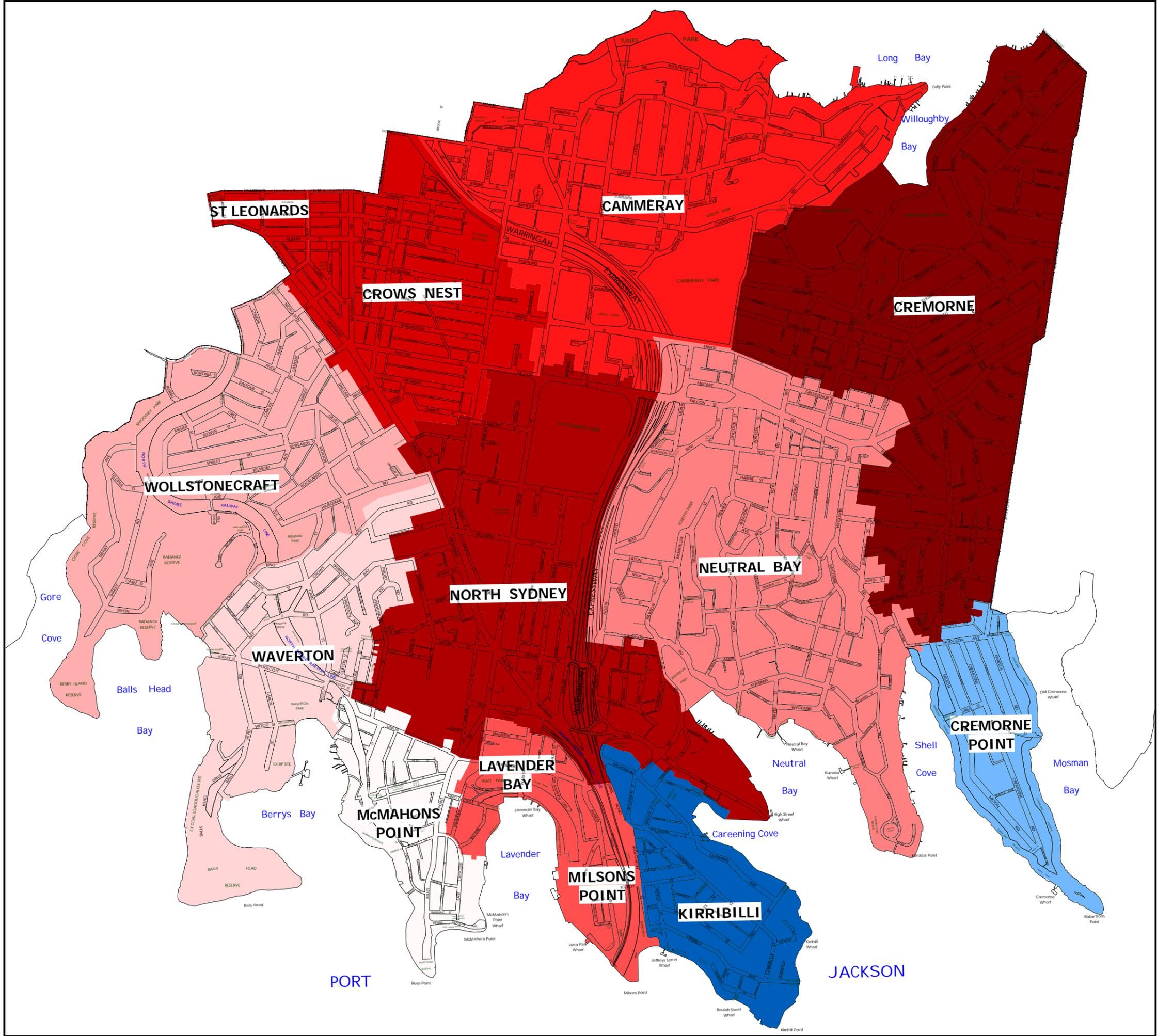


Table 4 – Couple Families with Children (by suburb) – 2006-2016

Couple families with children Suburb	2001		2016		Change
	Number	%	Number	%	2001-2016
Cremorne	863	16.0	868	14.5	5
Neutral Bay	674	11.9	689	11.4	15
Cammeray	573	18.4	560	15.9	– 13
Wollstonecraft	503	12.0	490	11.3	– 13
Crows Nest/St Leonards	284	15.5	442	15.4	158
North Sydney	278	12.3	292	10.7	14
Waverton	261	16.5	246	14.9	– 15
Kirribilli	183	8.5	199	9.2	16
Milsons Point/Lavender Bay	152	14.7	179	12.5	27
McMahons Point	151	12.5	129	10.4	– 22
Cremorne Point	147	14.9	134	13.6	– 13

Note: Suburbs are listed from most to least estimated number of couple families with children (2016).

This information is valuable when planning the most suitable locations to site youth facilities, particularly local facilities such as children’s playgrounds.

Map 8: Anticipated change in couple families with children - 2006–2016**Table 5 - Anticipated number of new dwellings (by suburb) - 2001–2021**

Suburb	N° of new dwellings
Crows Nest/St Leonards	1,200
Cremorne	860
North Sydney	720
Milsons Point/Lavender Bay	640
Neutral Bay	570
Cammeray	560
Wollstonecraft	160
Waverton	100
McMahons Point	60
Kirribilli	26
Cremorne Point	16

Note: Suburbs are listed in order from most to least anticipated number of new dwellings.

The most significant increases in population are expected in St Leonards/Crows Nest (in the corridor bordering the Pacific Highway and near St Leonards railway station) and Cremorne (in that part of the suburb bordering Military Road), based on additional dwellings.



Open Space Provision Strategy

MAP 8

Anticipated Change in Couple Families with Children (by suburb)
2006-2016

Legend

Suburb from most to least growth

-  Cremorne
-  Neutral Bay
-  Cammeray
-  Wollstonecraft
-  Crows Nest/St Leonatds
-  North Sydney
-  Waverton
-  Kirribilli
-  Milsons Point/Lavender Bay
-  McMahon's Point
-  Cremorne Point
-  Local Government Boundary

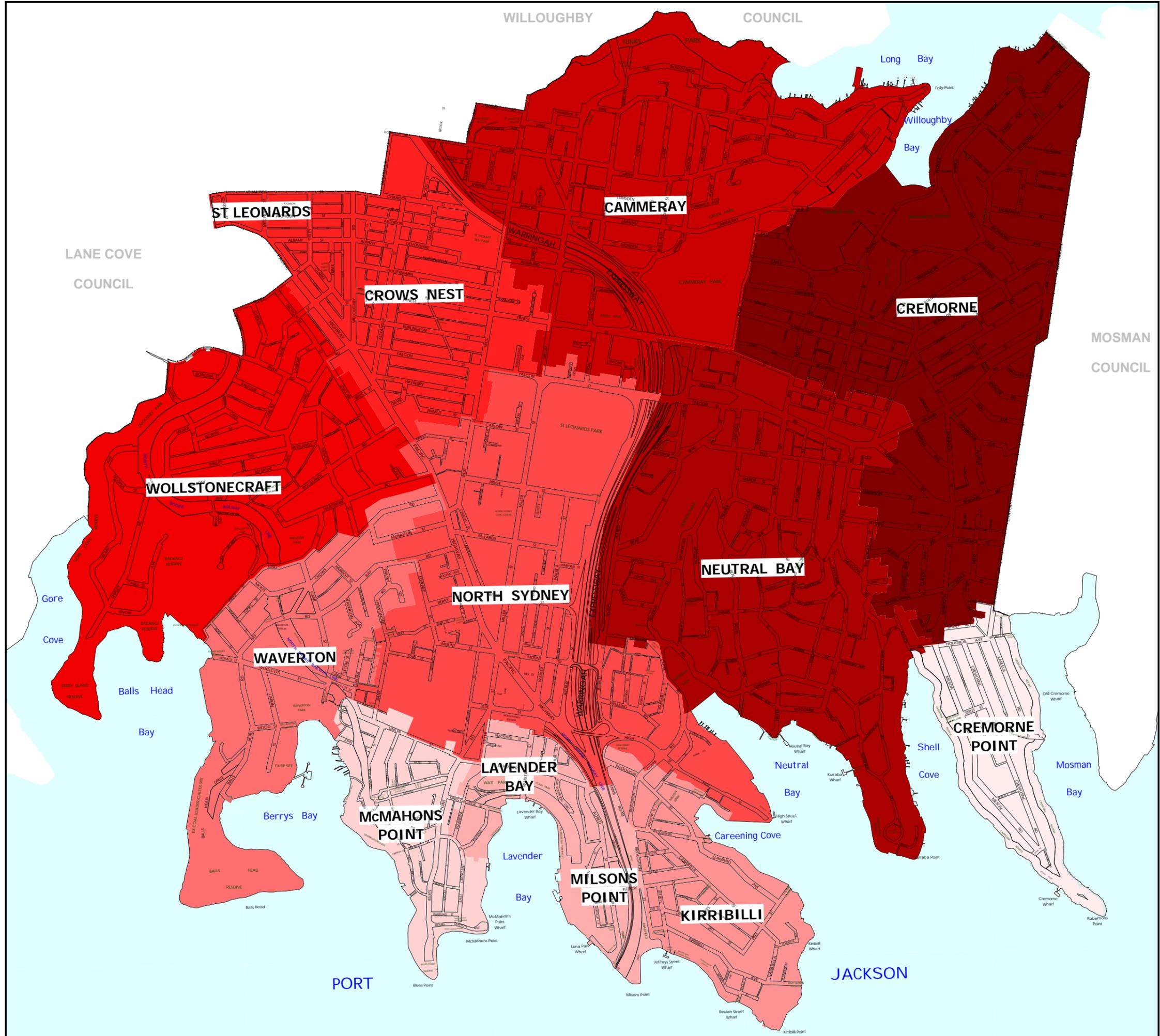


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3.1.3 Characteristics of the North Sydney area affecting future provision of open space

- The dwelling density is higher in the North Sydney area than in most other parts of Sydney and is increasing. 71% of residents live in medium-density housing compared to the Sydney Statistical Division's 29%.
- North Sydney has the same proportion of persons aged over 65 years (11.4%) as the rest of Sydney, but a larger proportion of young adults aged 25 to 39 years (36% compared to SSD's 30%), creating a so-called "Christmas tree" shape.
- The current pattern of development suggests that some areas in North Sydney have greater need for more open space than others.
- North Sydney has a high level of daytime visitors - some 63,345 people travel to North Sydney for work, and of the 15,000 students attending schools and tertiary institutions, only one in five lives in the area.

3.2 North Sydney's Residential Strategy

Council's residential strategy, as contained in the North Sydney Local Environmental Plan 2001, details how the anticipated increases in residential population will be accommodated within the North Sydney area. Generally the Plan focuses on accommodating new residential growth in existing areas of high population density, and where existing transport connections are best. (That is, along the rail corridor and along major arterial roads served by buses). Simultaneously the Plan focuses on preserving the character of other, lower density, neighbourhoods, many of which have a significant heritage character.

The aims of the North Sydney Local Environmental Plan 2001, relevant to this Study are:

In relation to the *character of North Sydney's neighbourhoods*, to:

- (i) Promote the character of the neighbourhood and development which is compatible with neighbouring development in terms of bulk, scale and appearance, and
- (ii) Maintain a diversity of activities while protecting residential accommodation and local amenity, and
- (iii) Ensure that development on foreshore lands or land visible from the harbour or any public place does not adversely affect the appearance of that foreshore land, or the views of that land from the harbour or public place, and
- (iv) Protect heritage areas and develop along arterials and at nodes.

In relation to *residential development*, to:

- (i) Protect and enhance the residential use and amenity of existing residential neighbourhoods and new residential development, and
- (ii) Maintain and provide for an increase in dwelling stock, where appropriate, and
- (iii) Prevent the expansion of non-residential uses in residential neighbourhoods

In relation to *environmental heritage*, to:

- (i) Identify and encourage the conservation of the heritage of North Sydney, including heritage items, heritage conservation areas, Aboriginal sites, bushland, parks, foreshores and trees, and
- (ii) Ensure that development does not adversely affect the significance of the heritage of North Sydney (including heritage items, heritage conservation areas, Aboriginal sites, bushland, parks, foreshores and trees)

3.3 Section 94 Planning

Section 94 of the Environmental Planning and Assessment Act enables Councils to place a charge or levy on new development for the purpose of providing additional public facilities and services (including recreation facilities and new open space) that will be needed as a result of that new development. The establishment of a clear nexus between the development being levied and the need for the public facility for which the levy is required is fundamental to Council's ability to levy Section 94 Contributions.

The Section 94 Contributions Plan prepared by North Sydney Council in 2003 establishes the basis for requiring contributions towards (amongst other community facilities and services):

- The cost of the development of the North Sydney Indoor Sports Centre;
- The cost of redevelopment for the North Sydney Pool complex;
- Acquisition of new public space; and
- Provision of increased capacity in existing open space, through selected capital works.

North Sydney's Section 94 Contributions Plan aims to ensure that an adequate level and quality of open space is provided throughout North Sydney to meet the needs of an increased population resulting from development. The principle of the Section 94 Contributions Plan is to maintain the current rate of open space or increase the usability of open space to meet the increases in demand. The recommendations for land acquisition and for embellishment (capital works), that meets the criteria for Section 94 Contributions, are included in the Plan and are linked to a financial management program and an implementation program.

North Sydney has recently been given management of 5.2 hectares (52,157m²) of foreshore land comprising the former BP site located on Larkin Street, Waverton, at approximately 2.4 hectares and the former Coal Loader and Caltex sites located on Balls Head Drive, Waverton, at approximately 2.75 hectares. This land will provide a significant regional open space with passive recreation and a visual resource for both local, North Sydney residents, and for visitors to the Council area.

The acquisition of land in North Sydney is becoming increasingly constrained due to the high cost of land and the finite amount of land available for acquisition. Given these constraints the amount of open space needed to acquire for the increased population (based on a standards approach) is not realistic. Therefore to ensure that the additional resident and worker population does not result in a decrease in the level of service provision, a significant portion of the total amount of open space required will be achieved through increasing the carrying capacity of existing open spaces, that is, through embellishment. Of the total amount of open space required to cater for the anticipated population increase (refer Table 2), 94% is apportioned to residents and 6% is apportioned to workers. Council's Section 94 Plan includes a schedule of embellishment works that will provide for increased capacity.

3.4 Identified Opportunities for Provision of New Open Space

A review of existing Council documents and studies reveals that a number of opportunities to provide additional land for open space have been identified. These are listed in Table 6, and shown on Map 9. Note that these opportunities range from those likely to be achieved in the short to medium term (leasing of railway land), to more aspirational and visionary strategies including the creation of continuous foreshore access (a long-term objective relying on the redevelopment of individual foreshore sites).

Table 6 - Sites currently identified for future open space

Specific Strategies	Reference document
Continue to lobby and pursue the opportunity to provide open space on the Graythwaite site (part of).	2020 Vision/ Section 94 Contributions Plan
Remaining Local Open Space Reservations <ul style="list-style-type: none"> - Rear of 580 Miller Street (adjoins Tunks Park) –part of lot - 2 Vale Street, Cammeray – part of lot - Rear of 21 Belmont Street (adjoins Harry Howard Reserve) - 3 & 5 Kurraba Road, Captain Cook Marina site - 1 Bradly Avenue, part of Stannards site – part of lot 	Section 94 Contributions Plan Local Environmental Plan 2001
Pursue opportunities to lease land from the State Rail Authority for use as open space (various sites).	2020 Vision
Pursue the opportunity to provide open space on the ANZAC Club site (part of).	2020 Vision
Create a link between Blues Point Reserve and Sawmillers Reserve.	2020 Vision/ Foreshore Access Strategy
Create a link between Hayes Street Foreshore and Neutral Bay Foreshore (Nutcote).	2020 Vision
Create a link between Boatbuilders Walk and John Street Open Space.	2020 Vision
Council should continue to make known to State Rail its interest in obtaining all the existing shunting yard land in the Lavender Bay area for public open space, should it ever be declared surplus to State requirements. This land includes the area known as ‘Wendy’s Garden’ for which Council is currently negotiating a beautification lease.	Lavender Bay Parklands Master Plan 2007.
General Strategies	
Create continuous regional recreation trails along the foreshore between North Sydney and adjoining Council areas for walking trails, harbour viewing and nature appreciation.	Section 94 Contributions Plan/ Recreation Needs Study /Foreshore Access Strategy
Maintain a watching brief on the strategic acquisition of land parcels to advance the establishment of a continuous recreational trails network.	Recreation Needs Study
The Study noted that creation of major new open spaces would appear unlikely given the values and costs of foreshore land, and that Council should focus on creating links between the major foreshore parks and reserves.	Foreshore Access Strategy
Priority for land purchase would be land required to complete or extend existing parks to improve public access to parks on the foreshore.	Open Space Strategy

Note:

The strategy to pursue the opportunity to provide open space at HMAS Platypus identified in Council's 2020 Vision has been removed from the above table (Table 6), as the site is now the property of the Sydney Harbour Federation Trust. However North Sydney will continue to pursue the inclusion of open space as an important component of the Strategic Plan being developed for the Platypus site.

Map 9: Sites currently identified for Future Open Space



Open Space Provision Strategy

MAP 9

Sites Currently Identified for Future Open Space

Legend

-  Local Open Space Reservation
-  Graythwaite Site
Note : Part of site only identified as desirable for Open Space
-  Anzac Club Site
Note : Part of site only identified as desirable for Open Space
-  Creation of a foreshore link is desirable
-  Railway Corridor (various sites)
-  Local Government Boundary

NOTE : General strategies such as the creation of continuous foreshore access are not shown on this map.

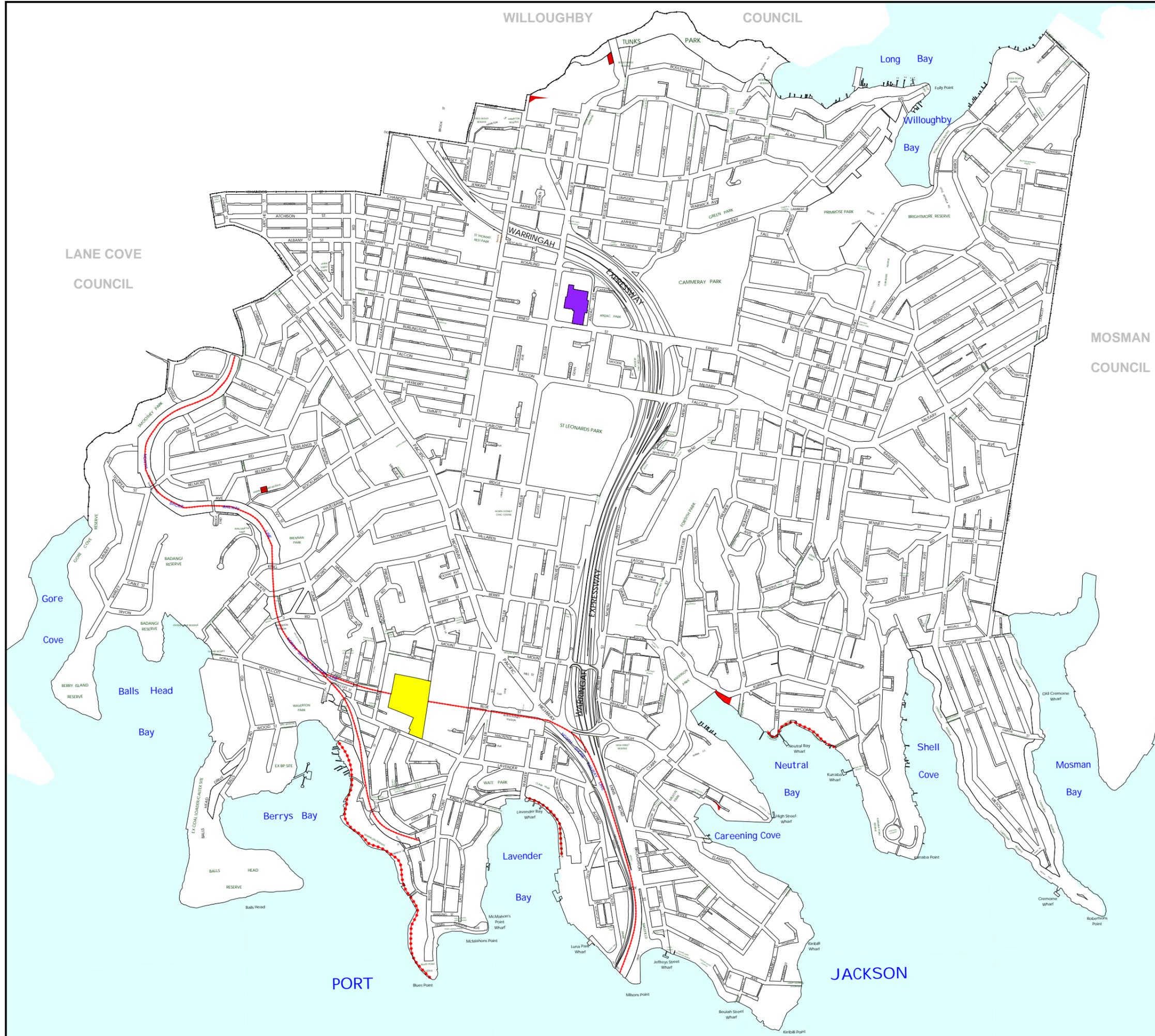


Projection
GDA 1994 Zone 56



Scale: 1:15000

Date of publication : 08/10/08



3.5 Summary – Implications for future open space provision

The 2006 Census information and associated projections on population, age structure and housing type for the North Sydney community have important implications on the use of existing recreation areas and open spaces, and in the planning for new open space areas. The growth and development trends described in this section of the Study provide a strong rationale for provision of additional open space to meet the needs of the growing population.

When coupled with information contained in Council’s Section 94 Contributions Plan and Council’s Local Environmental Plan 2001, a number of key findings with significant implications for the provision of public open space and recreation opportunities for the North Sydney community emerge.

Table 7 – Significant Implications for the provision of Public Open Space

Finding	Implication
The North Sydney area is home to an unusually large proportion of young adults (aged 25 – 39).	This demographic should be a significant driver when determining what recreation opportunities should appropriately be provided.
Dwelling density is increasing in some parts of the North Sydney area (eg along major arterial corridors in St Leonards/Crows Nest, Neutral Bay and Cremorne).	There is a need for additional public open space in these areas.
Development of dwellings other than separate houses is increasing in some parts of the North Sydney area (eg along major arterial corridors in St Leonards/Crows Nest, Neutral Bay and Cremorne).	There is increased pressure on existing public open space and recreation facilities, and a greater need for public open space as private open space is limited.
A steady but slow population growth is predicted for the North Sydney area as a whole.	This will generate a need to acquire significant amounts of new open space – however this is not always an economically viable option. There is a need to invest in the improvement of existing open space and recreation assets while supplementing the provision of open space areas in locations where there is insufficient provision.
The North Sydney area is already highly developed.	There is a need to concentrate on enhancing and improving existing open space assets.
There is a large daily influx of students and workers into the North Sydney area.	Additional stress is put on existing open space and recreation facilities, especially civic spaces, particularly at lunchtimes and after work.

Demographic information provides insight into a number of key trends occurring in the North Sydney area, however open space and recreation provision should be reviewed on a regular basis (at least every five years, or in line with the advent of new Census data) to take into account the changing needs and demands of the North Sydney community and the increased demands of new development within the Local Government Area.

The needs assessment contained in Sections 2 and 3 of this Strategy outline the status of the North Sydney community's open space assets, the adequacy of those assets, the public policies and development trends affecting open space and driving the potential need for more open space, creating a firm basis for informed decision making.

4.0 ACQUISITION PRINCIPLES

4.1 General

As a basis for identifying criteria for acquisition of more land for open space, an analysis of key principles for open space acquisition has been undertaken.

This Open Space Provision Strategy aims to create a network of open spaces in the North Sydney area that:

- Is equitably distributed
- Is functionally diverse
- Is well-connected and integrated
- Supports an appropriate range of recreational activities to meet current and future needs
- Protects and enhances the natural and cultural environment
- Considers economic viability
- Is sympathetic to adjacent landuses

4.2 Acquisition Principles

4.2.1 Creation of an equitably distributed open space system

- Review existing Local Open Space Reservations (LEP 2001), and other land identified but not yet acquired for open space. (Refer Table 6). (This other land is listed in Council's Section 94 Contributions Plan).
- Consider existing deficiencies in the open space system when identifying opportunities to provide new open space, and avoid exacerbating existing inequities in distribution.
- Seek to acquire land for open space along major transport corridors and at town centre nodes, as these are the areas of planned population growth.
- Provide open space in areas of deficiency that are the result of increased development and demand on open space.
- Consider changing trends in open space use and recreation participation, and provide for the needs of the new population while attempting to mitigate further deficiency in the existing open space system.
- Consider the demographic characteristics of new populations in catering for changing recreation needs.
- Provide a network of local parks for informal recreation within easy walking distance for all the North Sydney community. (Consider parks and recreation areas in adjoining Council areas that serve the North Sydney community).
- Ensure that all children have reasonable access to playgrounds.
- Enlarge existing parks by acquiring new land in areas adjoining existing open space, giving priority to public open spaces of regional significance, where appropriate.
- Balance the equitable distribution of new open space with the acquisition of harbour foreshore land that will 'fill in the gaps' to create continuous foreshore access.

4.2.2 Creation of a functionally diverse open space system

- Provide an appropriate range of open space types in the North Sydney area. (ie bushland, sportsgrounds, informal parks and civic spaces).
- Ensure that open spaces with a wide range of characteristics are provided.
- Consider the roles of district and regional open space (particularly for residents without 'walk to' opportunities).
- Ensure new open space areas are of appropriate size, shape and terrain to adequately provide opportunities for recreation.
- Provide sufficient quantities of open space - at all levels of the hierarchy – to meet recreation, biodiversity and landscape amenity needs.
- Ensure new open space accommodates the needs of all community members, including people of all abilities, cultures and ages.
- Provide open spaces that serve the identified recreational needs of the North Sydney and wider population that are currently not being adequately met.
- Nature conservation and appreciation, informal recreation, organised sport, social interaction, and a variety of more specialised facilities targeting children and youth, such as children's playgrounds and skate parks should be accommodated.
- Provide secure, centrally located civic spaces that provide a community focus and serve community needs (including residents, workers and students).
- Provide highly visible and accessible civic spaces located in conjunction with retail and commercial development and other public buildings, serving a range of civic and recreational functions. These spaces may only be small in size, but may be intensively utilised and serve a number of community functions.

4.2.3 Creation of a well-connected and integrated open space system

- Plan and manage North Sydney's open space as an integrated system with individual land parcels linked through landscape features, habitat corridors, harbour foreshore, pedestrian / cycle paths and 'park streets'.
- Establish connections and linkages between parks, between parks and natural areas, and between open spaces and civic and cultural facilities to improve usability of the open space networks, and provide a diversity of recreational experiences.
- Take into consideration the fact that although some properties may be located in close proximity to parks and reserves factors such as topography may limit access opportunities.
- Ensure that existing pedestrian and bicycle trail networks on access routes to open spaces and in appropriate linear reserves are enhanced, and that additional provision is made to effectively meet recreation and commuter needs.
- Provide new open spaces that incorporate dedicated open space or linkages within development sites, especially in areas where other acquisition options are not available and/or feasible.

- Pursue opportunities to acquire land on the harbour foreshore, consistent with Council's long-term objective to achieve continuous foreshore access.
- Give priority to acquiring land that will connect existing parcels of regionally significant open space.
- Give priority to acquiring land that will provide 'missing links' in areas of almost continuous foreshore access.

4.2.4 Provision of an open space system that offers a range of recreational activities to meet current and future identified community needs

- Provide a diversity of recreation opportunities relevant to identified and forecast sport / recreation needs.
- Consider the distribution of different recreation opportunities as an important component of a well-distributed open space system.
- Ensure that the quality of new open space provided is consistent with identified open space and recreation needs.
- Ensure that recreation open space acquired through subdivision/ development processes is suitable for recreation purposes.
- Consider options for new open space to provide recreation opportunities not currently provided for in the local area. (If supported by demographic information).
- Consider the recreational needs of people living outside the immediate North Sydney area, particularly in relation to regional recreational opportunities.
- Provide a diversity of informal recreation activities for all age groups.
- Provide a diversity of age-appropriate play and recreation environments for children (including creative use of non-traditional playground equipment), as well as for teenagers and young adults.
- Ensure play areas are large enough to incorporate play equipment and 'free play' space.
- Ensure adequate provision of informal active recreation spaces such as open grassed (kick-about) areas.
- Provide safe and visible youth 'hang' spaces.
- Investigate opportunities to develop training areas off the main field of play where possible (to alleviate use pressure on sportsfields).
- Co-locate play and other facilities (picnic, dog exercise areas) with sports grounds.
- Provide places of natural and landscaped beauty for quiet activities, solitude and other passive recreation activities.

4.2.5 Protection and enhancement of the natural and cultural environment

- Conserve and enhance the natural habitat by extending existing areas and/or establishing new areas of indigenous vegetation.
- Consider the potential for new open spaces to provide biodiversity linkages to and between bushland areas.

- Consider the potential for new open spaces to provide linkages / connections between open spaces and natural areas to enhance connectivity.
- Consider potential for incorporation of nature-based play opportunities.
- Recognise the limitations of sites with areas or artifacts of Aboriginal or European heritage significance to accommodate recreation opportunities.
- Recognise the limitations of historic parks to provide a diversity of recreation opportunities.

4.2.6 Consider economic viability and efficiency of land acquisition

- Provide maximum return on acquisition / site development investments.
- Acquire and develop open spaces only if they have the capacity to achieve operational viability objectives and provide net community benefits given the financial investment.
- Consider the recreation benefits of acquiring several smaller areas versus one large area.
- Consider the opportunity to purchase a plot of land, and to resell the land once appropriate open space access rights have been obtained.
- Consider acquiring open space adjoining existing parks and sports facilities to maximise management and maintenance efficiencies.
- Consider the cost of embellishing a site once it has been purchased.
- Consider ongoing maintenance and management costs that Council will incur after the site has been purchased.
- Consider the risks associated with provision of new open space and embellishment including soil contamination, traffic hazards etc.
- The cost of acquiring any new land in North Sydney will be considerable. Balance the cost of acquisition against the benefits of embellishing existing open space to meet the open space needs of new populations.

Note:

The value of land in North Sydney needs to be carefully considered when assessing potential acquisition opportunities, as it is important to ensure that any land acquired not only provides for the open space and recreational needs of the new population, but is also cost efficient in terms of the open space gain provided (particularly in relation to the alternative strategy: embellishment).

The entire North Sydney Council area is relatively small (approximately 10 square kilometres), and Census information indicates that the characteristics of the residential population are relatively standard across the Council area, thus land values cannot be estimated on the basis of individual suburbs. Land values in North Sydney are strongly influenced by the following factors:

- Whether the land incorporates a water frontage
- Whether the land provides harbour views
- The zoning of the land (provides a guide to the acceptable intensity of land development)

It is also significant to note that within the North Sydney area, there are numerous buyers prepared to pay a premium to secure a desirable site (especially on the harbour foreshore). As such, the application of standard market valuation information can be misleading.

4.2.7 Contextual appropriateness

- Ensure minimal negative impacts on surrounding land uses
- Ensure compatibility between open space uses and the uses of neighbouring land. Uses of new open space should be appropriate to the nature, sustainable capacity and characteristics of their surrounds.
- Any new parks adjoining historic/cultural heritage areas to respond to character of surrounding area in embellishment works.
- Park embellishments to consider and reflect visual themes of surrounding areas.
- Enlist the support of adjoining landowners: while adjoining landowners may support the acquisition of open space to protect against development, they may not support the public access and use that may accompany such acquisition.

These acquisition principles have informed the resolution of the acquisition strategies described in Section 5.0 of this document. They have also been used to identify and support the criteria for acquisition of land for open space, as detailed in Section 6.0.

5.0 ACQUISITION STRATEGIES

5.1 General

Increasing population, a concentration of higher residential densities in areas already deficient in open space, and a lack of opportunity to create significant new public open space means that North Sydney Council needs to develop a strategy to provide new opportunities for public recreation.

Ways in which Council may seek to provide new land for public open space are listed below.

Planned Acquisition

Planned acquisition is based on targeting high priority areas of identified highest need, and may include:

- Section 94 developer contributions of open space
- Dedications, easements and rights of way (development negotiations)
- Local Open Space Reservations (LEP 2001)
- Negotiating and lobbying re high priority sites (eg Graythwaite)
- Negotiating leasehold title (eg SRA or RTA land)

It should be noted that no properties will be compulsorily acquired as a result of implementing this Open Space Provision Strategy.

In order to carry out planned acquisition effectively, a rationale for decision-making must be developed, and priorities identified.

Opportunistic Acquisition

Opportunistic acquisition involves the purchase of appropriate parcels of land in priority locations listed for sale in the North Sydney Council area through day-to-day market transactions. In order to carry out opportunistic acquisition effectively, a process for addressing specific proposals/opportunities that arise from time to time must be developed.

The following strategies for providing new land for open space should be considered in relation to the acquisition principles described in section 4.0 of this document.

- New Parks and Reserves – Acquisition of land to create entirely new parks.
- Civic Spaces – Provision of ‘hard’ open spaces in areas of high population density and in commercial locations.
- Linkages – Connections between existing open spaces as a means of extending the open space network or providing better access to it.
- Extension – Acquisition of land adjoining existing open space to make it more usable.
- Dedicated Open Space – Provision of open space through development.
- Local Open Space Reservations - Land identified in Council’s LEP 2001 but not yet acquired for open space.
- Non-Acquisition Strategies

5.2 Acquisition Strategies

5.2.1 New Parks and Reserves

The creation of a new park, civic space or bushland area involves the purchase of land and subsequent embellishment to create a new open space area. Acquisition of multiple adjoining properties may be needed to form the entire park area and produce a usable and useful open space.

The acquisition of new parks should be targeted to the areas of greatest need, and must also consider the acquisition principles outlined in Section 4.0.

When assessing the viability of potential new parks the embellishment costs need to be considered. Council's Section 94 Contributions Plan 2003 identifies that the average embellishment cost for new parkland is \$250 per m². This cost is based on the average cost for the recent improvements of existing open spaces including Bradfield Park and Ernest Place. This figure should be taken as a guide only, as the actual costs will vary according to the desired function of the new open space.

New parks should also consider the context of other open space surrounding the proposed new park, in particular in terms of functions and use already provided for in the area. This will largely guide the type and extent of park embellishment that will be required and that is suitable for the new park.

5.2.2 New Civic Spaces

In areas of high residential density and in commercial areas where traditional green open spaces might not be feasible, 'hard' landscapes can potentially accommodate a large number of users.

Civic spaces can provide a community focus in urban development, and their inclusion should be considered in conjunction with proposals for new retail and commercial development. The size, shape and character of the civic space, should have regard to its future role, and the intended area character that the space is expected to enhance.

Civic spaces should be made accessible to surrounding public facilities and amenities including recreation facilities and open space, schools, public transport and shops, with appropriate pedestrian, bicycle and other linkages and connections. They should be designed to be highly visible, accessible, safe and to provide adequate seating, shade structures and recreational facilities to serve the needs of the community.

Components of civic spaces may include pavements, furniture, and planting (including trees and lower level displays), and their design should consider the functional and aesthetic potential of the area including accessibility, visual qualities and solar access. The design should respond to the public domain character of the area and the visual qualities of the surrounding environment. Liaison with adjoining developments may be carried out to achieve a mutually beneficial outcome.

5.2.3 Linkages

Connections between existing open spaces and between existing open spaces and new parks can provide an important enhancement of the open space network by improving access opportunities to open space and creating links that form part of a greater recreation or fitness network for pedestrians and cyclists.

The opportunity to develop linkages should be primarily focused on areas that are already served by some level of open space, and where there are opportunities to provide connections that do not currently exist. New linkages should seek to strengthen the open space system's ability to cope with the influx of new residents by improving recreational access to existing and new open space resources.

The development of links allowing the community to access existing open spaces is also important. For example, although many residential properties are located in close proximity to Tunks Park, (a park of district significance), access to the Park is limited by factors including steep topography and the presence of residential properties abutting much of the western section of the Park.

5.2.4 Extension

Extension may occur in areas adjoining existing parks, bushland, sportsgrounds or civic spaces. The extension of existing parks involves the acquisition of new land to extend both the area and the potential function of these parks. Extension of open space will be a priority for areas that are served by some open space but not adequately to meet the needs of new populations coming into these areas.

Provision of land for sportsgrounds has not been allowed for in Council's current Section 94 Contributions Plan and therefore any consolidation adjoining sportsgrounds should only be considered to serve a passive recreational park function. That is, the land is not suitable for additional courts or formal playing fields. New open space may provide relief for the intense use of sportsgrounds including informal grassed kickabout areas that can be utilised for training purposes. However this is unlikely to occur in North Sydney due to topographical constraints.

The potential needs of the current and future population must to be considered when evaluating the suitability of land for acquisition. It is also important to recognise the type of embellishment works that will be required.

5.2.5 Dedicated Open Space

Council may acquire public open space through the land development process where such land is considered to have potential to meet identified community needs for open space including sport, recreation, conservation, landscape, cultural or heritage values, or where a strategic link to another open space is required. The protection of mature trees or other cultural assets and their useful incorporation into the development is also a good reason for seeking land contributions from developers.

Appropriate developer open space contributions may be sought in areas of high population density to enhance existing public open space or to create additional open space. The dedication of open space is particularly relevant in areas where high land costs make the financial viability of land acquisition difficult to justify. Land dedications can be beneficial to both Council and developers.

Dedicated open space must be of suitable size, shape, location and terrain to support the identified recreation function. It may involve the provision of urban open spaces that serve a civic role such as urban plazas and squares rather than traditional ‘green’ parks. Dedications from development may also incorporate through pedestrian access opportunities such as rights of way or foreshore access that enhance pedestrian connectivity. Pursuing opportunities for open space dedications within development sites should aim to maximise the pedestrian-friendliness and accessibility of these areas.

The dedication of open space needs to be considered within Council’s wider planning mechanisms and reviews including assessment of Development Applications, and needs to be discussed openly and early with developers as a potential opportunity. The potential for dedication of open space will be largely affected by the type and size of the development, as well as by its location. The opportunity to offer bonuses of some description (for example additional floor space) to developers who work with Council to incorporate useful and usable open space into developments occurring in critical areas should also be considered.

5.2.6 *Local Open Space Reservations*

Local Open Space Reservations are areas of land that have, over the years, been identified as needing to be in public ownership. The reservations establish a public desire over a piece of land in private ownership for the purposes of public open space. The North Sydney Local Environmental Plan 2001 ratifies the reservations that remain today.

Reservations place the onus to commence acquisition on the owner of the land without a set time frame for achieving public use. Whilst there is no guarantee that any of the land identified as Local Open Space Reservations will ever become available, Council must financially plan for the acquisition of all reserved land, regardless of the likely acquisition date.

The parcels of land current identified as Local Open Space Reservations in Council’s LEP are shown in the following table (Table 8).

Table 8 – Local Open Space Reservations in North Sydney

Common Name	Description	LOT	DP	Address	Type
2 Vale Street	Part of lot	10	748772	2 Vale St, Cammeray	Local
Adjoins Tunks Park	Part of corner lot	36	1045547	580 Miller St, Cammeray	Local
Adjoins Harry Howard Reserve		0-24	SP 4277	21 Belmont Ave, Wollstonecraft	Local
Captain Cook Marina		5	69187	5 Kurraba Rd, Neutral Bay	Local
As above		3	68287	3 Kurraba Rd, Neutral Bay	Local
As above		3	333590	3 Kurraba Rd, Neutral Bay	Local
Stannards	Part of lot	1	1091583	1 Bradly Ave, Kirribilli	Local

5.2.7 Other Strategies

As well as focusing this Provision Strategy on the opportunities for acquisition described above, it is also necessary to examine ways of improving the usability and accessibility of existing areas of open space. Acquiring land in North Sydney is becoming increasingly constrained due to the high cost of land and the finite amount of land available for acquisition. Because purchasing land is expensive, in many instances acquisition of new open space will be economically unfeasible or will be impractical due to the amount of space required to support a desired recreation activity. To ensure that the additional population does not result in a decrease in the level of service provision, it is important to look at other strategies that can increase the usefulness and carrying capacity of existing open space areas.

i) *Embellish existing open space to increase carrying capacity*

Council's Section 94 Contributions Plan identifies the embellishment of existing parks and reserves as an important mechanism that can increase the carrying capacity of existing open spaces. Council can make improvements to open space, such as a new playground, seating, access pathways, bush clearing and regeneration, that increase the usability of open space for a range of users, and thus increase the capacity of open space to accommodate additional users. Embellishment of existing parks and reserves has been included in Council's Section 94 Contributions Plan.

ii) *Upgrade sportsgrounds to increase carrying capacity*

The existing sportsgrounds within the North Sydney area are currently heavily used and new development and population growth will increase the demand for these recreation facilities. It is generally accepted that there is no capacity to increase the number of sportsgrounds in North Sydney.

Ways in which additional needs for organised sporting facilities as a result of development may be met include:

- Improving the quality of existing playing surfaces to increase their carrying capacity
- Providing multifunctional opportunities where possible
- Developing and elevating the level of existing facilities by the addition of high-quality floodlighting, irrigation and drainage systems, amenities buildings, and other ancillary facilities

Many sports facilities in North Sydney do not currently have lights, which limits their usability. Any upgrading of buildings associated with sportsgrounds should respond to changing patterns of sporting use; for example to facilitate junior members, clubs and social activities.

iii) *Increase the accessibility of existing open space areas*

Physical accessibility to existing open spaces may be improved by carrying out improvement works including construction of steps, ramps and pathways. Improving access to and improving visitor facilities at natural areas will also improve the usability of these areas. Increased promotion of Council's parks and reserves, including information on facilities provided will also improve accessibility.

iv) *Consider dual use of land not dedicated as public open space*

Negotiate for public use of privately owned open space including car parks and school grounds where appropriate. Opportunities may include partnerships that enable shared use of open space or recreational spaces such as schools where open play areas or playing fields may be utilised by the public in a partnership agreement allowing time shared/weekend access.

Note:

Council may negotiate to lease land for public recreation, or to provide a linkage, from other authorities to minimise the cost of land acquisition. Likely partners include the Roads and Traffic Authority (RTA) and the State Rail Authority (SRA). Council has recently successfully partnered with the SRA and some sections of the railway easement are being managed as public parkland.

However, while there is a significant cost saving to be made, the disadvantages of leasing land for public open space include that it provides only limited and temporary control of the property, which still requiring money to be spent on embellishment and maintenance.

The opportunity to lease land for open space purposes is considered again in Section 6 of this Strategy.

6.0 IMPLEMENTING THE STRATEGY

6.1 Selecting Land for Acquisition as Open Space

The selection of land suitable for open space and recreation should be based on the acquisition principles and strategies set out in Sections 4.0 and 5.0 of this Strategy, which are the result of analysis of existing open space supply and recreational demand information, contained in Sections 2.0 and 3.0.

Priority sites will be those that offer the greatest returns on Council's limited acquisition funds. That is, they will be those sites with the highest potential to meet the open space and recreation needs of the new populations, while also being consistent with the parallel needs of existing populations. To be categorised as high priority for acquisition, sites will be located in areas of greatest need, will be usable, accessible and free of site constraints, and their purchase will be financially viable.

Possible acquisitions come and go for a variety of reasons, and in many cases it may not be possible to acquire a site within the highest-ranking area. Striking the right balance between opportunity and overall program goals will be a constant challenge facing the open space acquisition program. This Strategy must be flexible enough to accommodate opportunities as they arise, as well as changing priorities.

6.2 Acquisition Priorities

North Sydney Council may acquire additional land for open space by either planned or opportunistic means. Planned acquisition is based on targeting areas of identified highest need, while opportunistic acquisition involves the purchase of appropriate parcels of land listed for sale in priority locations in the North Sydney Council area through day-to-day market transactions.

6.2.1 Planned Acquisition

Planned acquisition involves the identification and prioritisation of all land in the North Sydney area that might someday be the subject of preservation efforts, based on resource values and other factors making them suitable for use as open space. Highest priority for planned acquisition will be areas of anticipated population growth that are poorly served by the existing open space network.

Acquisition initiatives may begin as an effort to protect specific areas or landmarks. In some instances the community may focus efforts on specific natural features or cultural resources or landmarks.

Areas that have been identified by Council for planned provision (of either the whole site or a link through it) are listed in Table 6.

6.2.2 Opportunistic Acquisition

Opportunistic acquisition involves a detailed and rigorous evaluation of individual parcels of land for possible acquisition as they become available. The acquisition can take several forms, including purchase at market value, donation and bequest. Of these, acquisition of land for open space purposes is most likely, and can be accomplished through a negotiated purchase agreement for market value.

Table 9 – Methods of Opportunistic Land Provision

Method	Explanation	Advantages	Disadvantages
Market sale	Property sold at value for 'highest and best use'.	Transaction is usually quick and easy.	Difficulty of determining market value in the North Sydney area (see 4.2.6). Expense.
Donation	Donation of land.	Ownership without public expenditure.	Few landowners likely to consider it.
Bequest	Landowner retains ownership until death.	Ownership without public expenditure. Management responsibility usually deferred until owner's death – giving time to plan.	Uncertain date of acquisition. Owner can change mind.

Map 10: Areas of planned population growth

Overlaying areas identified as 'High' in terms of amount of planned population growth (Map 10), with areas identified as 'Poorly served' in terms of proximity to existing high quality open space and recreation areas (Map 6), results in the development of a map overlay showing priority areas for open space provision (Map 11). Acquisition priorities have been determined as per the following Table.

Table 10 – Determining Priority Areas for Acquisition of Land for Open Space

Level of Planned Population Growth (by suburb)	Proximity to an Existing Area of High Quality Public Open Space			
	>400 metres	250 – 400 metres	100 – 250 metres	<100 metres
High	Priority 1	Priority 2	Priority 3	Priority 4
Medium	Priority 2	Priority 3	Priority 4	Not a Priority
Low	Priority 3	Priority 4	Not a Priority	Not a Priority
No Growth	Priority 4	Not a Priority	Not a Priority	Not a Priority

Map 11: Priority Areas for Planned Acquisition

When opportunities to acquire new land for open space arise, their locations should be plotted on Map 11. Further investigations would generally only proceed if the site were located in a 'Priority' area. However this Strategy is flexible enough to recognise that there may be exceptional sites where other factors combine to make these sites desirable for acquisition. Factors that may constitute reasons to proceed with an assessment include the leasing of a site for public use (a low-cost option compared to purchase), or acquisition of a site that will provide a critical link from a residential catchment to an existing open space.



Open Space Provision Strategy

MAP 10

Areas of Planned Population Growth

Legend

Anticipated Change from 2006-2021

- High
- Medium
- Low
- No Growth
- Local Government Boundary

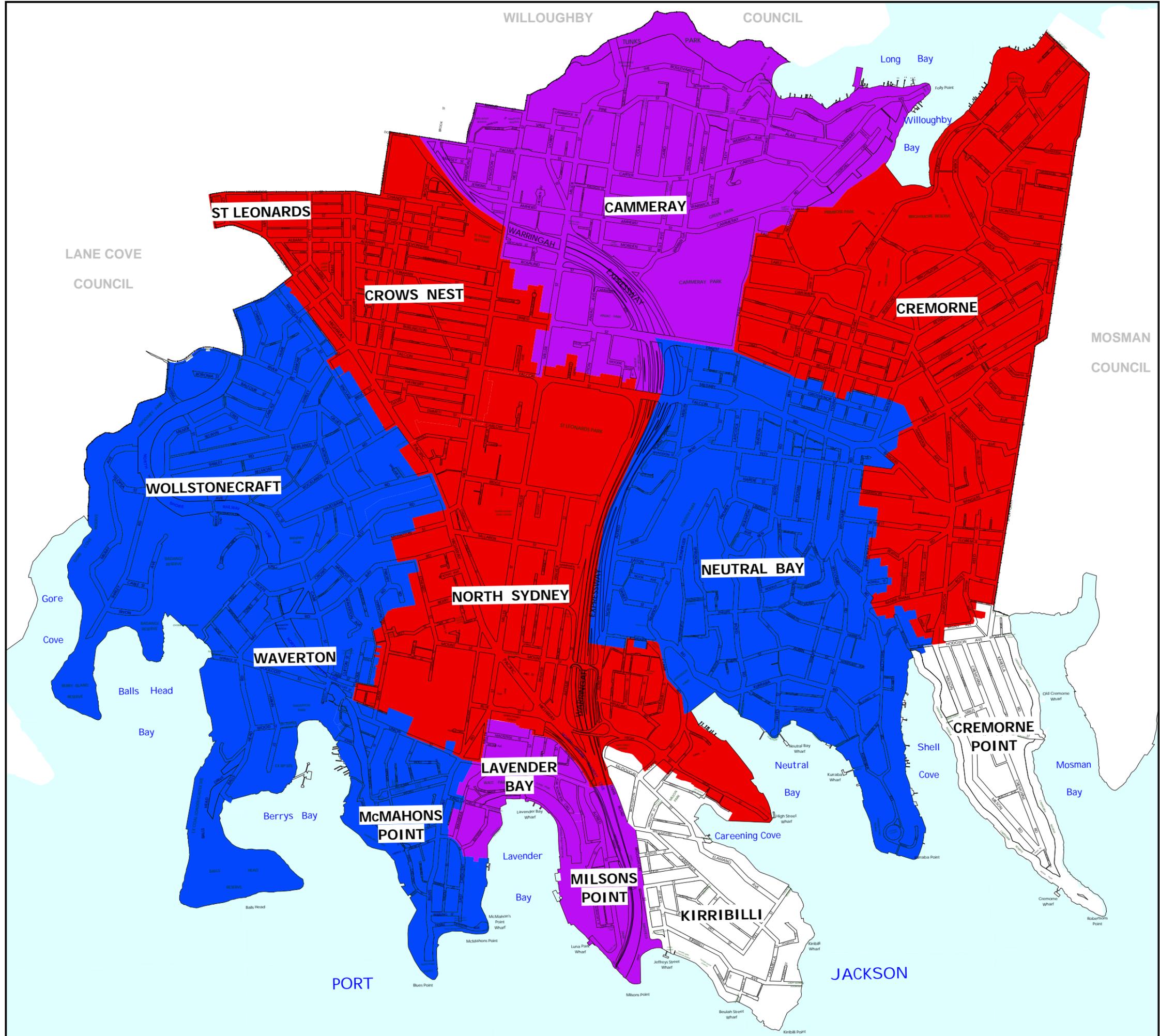


Projection
GDA 1994 Zone 56



Scale: 1:15000

Date of publication : 08/10/08





Open Space Provision Strategy

MAP 11

Priority Areas for Planned Provision

Legend

-  Priority 1
-  Priority 2
-  Priority 3
-  Priority 4
-  Local Government Boundary
-  Park or reserve of reasonable size and good quality

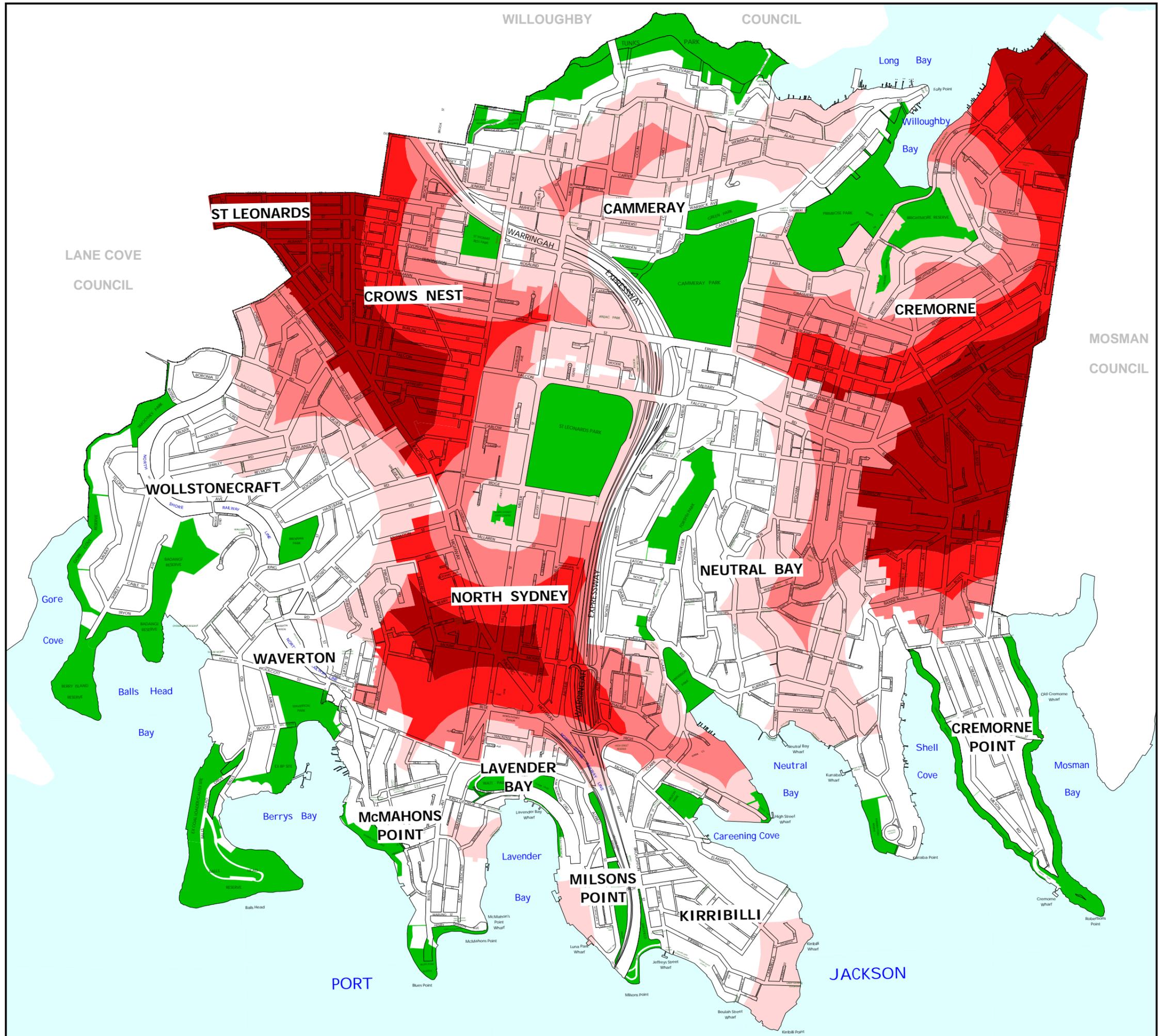


Projection
GDA 1994 Zone 56



Scale: 1:15000

Date of publication : 08/10/08



It should also be noted that proximity to existing areas of open space does not necessarily mean that the open space is easily accessible. For example in some of the steeper sections of North Sydney including the areas surrounding Tunks Park and Primrose Park, houses may be located physically near the parks, but factors including difficult topography, dense bushland and a scarcity of access points may limit the physical accessibility of these parks.

6.2.3 Priorities for Acquisition

Sites to be assessed for acquisition in the first instance will be:

- Those that have been identified as desirable for open space in previous Council studies and documents (refer Table 6).
- Sites that become available on the real estate market and are located in a 'Priority' area will be assessed for acquisition as open space as per the procedures set out in Site Assessment – Levels 1 and 2 as they arise.
- The community, Councillors or Council staff may propose other sites, from time to time. These will be assessed as per the procedures set out in Site Assessment Level 1 and 2.

It should be noted that this Strategy does not advocate compulsory acquisition. The Strategy is an attempt to identify areas where new public open space is most needed to cater to the needs of the North Sydney population (current and future), and to then seek to acquire parcels of land within these areas for use as open space, as opportunities arise.

6.3 Site Assessment – Level 1

The Level 1 site assessment is designed to be completed relatively quickly. Only sites that are rated 'Priority A' will proceed to the more detailed (Level 2) assessment. It should be noted that there is necessarily a degree of subjectivity in this assessment process. Bearing this in mind, if a site achieves a 'borderline' score (for example 34/50) it is recommended to proceed to the more detailed Level 2 site assessment, where a more thorough and rigorous assessment of suitability for acquisition can occur.

Criteria shown in Table 11 are consistent with and based on the acquisition principles contained in Section 4.0 of this document.

Table 11 –Site Assessment – Level 1 – Methodology

Criteria	Acquisition Principle (Refer Section 4.0)	Relevant Considerations	Rating
Proximity to areas of development and increasing population	1 - Equitably distributed open space system	Census data and future predictions.	1 = Low proximity 5 = High proximity
Proximity to existing high quality areas of open space	1 - Equitably distributed open space system	Map 2 – Land zoned ‘Public Open Space’, ‘Bushland’, ‘Public Recreation & ‘Private Recreation’ in North Sydney Map 3 – Open Space in North Sydney & Adjoining Council Areas Map 4 – Open Space Categories - Revised Map 5 – Local, District & Regional Open Spaces in North Sydney	1 = High proximity 5 = Low proximity
Accessibility	1 - Equitably distributed open space system 3 - Well-connected and integrated open space system	Presence of barrier such as major roads, rail corridor. Presence of existing pedestrian and/or cycle paths. Accessibility for mobility impaired users. Visually accessibility – by day or by night. Accessibility for maintenance and emergency vehicles.	1 = Difficult access 5 = Good accessibility
Could form part of a critical linkage	3 - Well-connected and integrated open space system	Land either adjoins an area of existing open space, or may become part of a linkage if further land is acquired in the future. A parcel of land that complements adjacent uses is desirable – eg acquiring the land will allow trails to be extended or facilitate access to other recreation areas.	1 = Little opportunity to form part of linkage 5 = Will connect existing open space areas in a useful way
Is of usable size, shape and topography to potentially cater for appropriate recreational activities	2 - Functionally diverse open space system 4 - Offers a range of recreational activities to meet community needs	The recreational purposes for which new open space is required varies from area to area. Consider how the relevant parcel of land will be used (based on identified need), and whether it is suitable for this intended use.	1 = Land is unsuitable for recreation 5 = Land is very suitable for recreation

Criteria	Acquisition Principle (Refer Section 4.0)	Relevant Considerations	Rating
The land contains a feature/ features of natural or cultural significance	5 - Protection and enhancement of the natural environment and cultural features	Site may contain bushland and/or creek lines, wildlife habitat or other unique natural attributes, or have Aboriginal or European historical significance.	1 = No features of significance 5 = Features of significance that can be retained and enhanced
Is likely to be financially feasible and is economically viable	6 - Economic viability and efficiency of land acquisition	Council considers that acquisition will significantly meet existing and future community needs for open space and recreation, and that acquisition of the land will not place an unreasonable financial burden on the existing or future community.	1 = Financially unfeasible and low economic viability 5 = Financially feasible and most economically viable.
Adjoining landuses	7 - Contextual appropriateness	The site is not impacted by adjoining land use and activities, such as noise or visual pollution. Complementary uses include other recreation facilities. Neighbouring landowners may be unhappy about increases in visitation near their land.	1 = Adjoining landuses will have a negative impact on the land 5 = Adjoining uses will complement the new open space

* Ratings are from 1 to 5, with 5 being the highest and best.

To be considered for acquisition, sites should positively address as many criteria as possible. Sites assessed in accordance with Table 11 will be ranked according to priority for acquisition, as follows:

Score	Priority for Acquisition
30 – 40 points	Priority A
20 – 30 points	Priority B
10 – 20 points	Priority C
0 – 10 points	Site is undesirable

6.4 Site Assessment – Level 2

If a site is identified as ‘Priority A’ for acquisition as open space, the following assessment of more detailed site considerations should be undertaken:

1) Site visit

- At least one comprehensive site visit is essential to allow Council to investigate the condition of the land and its potential suitability for open space and recreation purposes. The following checklist lists issues that may affect the suitability of the land for open space:
- Is the site in a prominent and visible location?
- Is the site easily accessible to the public?
- Does the topography and shape of the site provide maximum recreational opportunity without the need for significant earthworks?
- Are there any structures/buildings on the land?
- Are there potential site constraints such as power lines, easements or utilities?
- Is the land likely to be affected by unacceptable risks eg traffic hazard or traffic noise?
- Are there any ecological resources and/or sensitive habitat?
- Consider the cost of any clean up, reshaping or dealing with existing site constraints.

2) Documentation review

Review reports and any specialist information relevant to the site, eg flora and fauna surveys, contamination reports, Aboriginal and European heritage inventories, a historic review of the property, including a chain of title review and research regarding current and past uses on the subject and neighbouring properties.

3) Comprehensive cost – benefit assessment

4) Stakeholder consultation

Community consultation can provide valuable insight into community perspectives and preferences, both generally, and with regard to specific parcels of land. Community workshops allow nearby property owners and others in the community to raise questions and concerns about how the land will be used, the costs and benefits to the community of acquiring the land and the effect the acquisition will have on surrounding land values. Notifying adjacent landowners of Council’s interest in a parcel of land may encourage them into selling an easement that may add considerable value to the land purchase.

Appendix 2 contains the forms needed to carry out a site suitability assessment in a handy and easy-to-use 3-page format.

6.5 Funding

In order to fund implementation of this Strategy, innovative and co-operative solutions need to be considered. It is anticipated that monies collected as a result of new development (Section 94 funds) will be one source of funding for acquisition of new land for open space, however other sources should also be considered as Council's Section 94 funds are limited, and are unlikely to cover the purchase of more than a few open space areas, given the value of land in North Sydney. Opportunities to partner with neighbouring Council's and to lease land from landowners including the RTA and the SRA should be pursued, as should the possibility of working with developers to obtain contributions of open space in appropriate locations.

Table 12 – Funding Options

Funding Source	Explanation	Advantages	Disadvantages
Section 94 Contributions Fund	A levy on new development for the provision of public facilities (including open space) that will be needed as a result of the development.	Funds are collected for this specific purpose, and a comprehensive rationale and methodology for open space acquisition (and embellishment) is set out in Council's Section 94 Contributions Plan.	Funds cannot be used to purchase land in areas of existing open space deficiency, but must be connected to areas of new development and population growth.
Developer Contributions	Contributions of open space can be sought from developers to create new parks and civic spaces. Dedications may also incorporate opportunities for through-pedestrian access or foreshore access that enhance pedestrian connectivity.	Can be beneficial for both Council and developers. A good way to create open space in areas where the high cost of land makes acquisition of open space by purchase difficult to achieve or justify.	Dedicated open space must be of a suitable size, shape, terrain and in a suitable location to support the required recreation function.
Leases/ Easements	Council enters into an agreement with the landowner (for example Rail Corp) for use, management and maintenance of the land for a set period of time.	No purchase cost to Council. Funds will be required for embellishment only.	Acquiring less than full fee title to property can create strain between the holders of different interests in the land. Amicable relationships with current titleholders do not guarantee smooth relationships with subsequent owners. Embellishment works may be destroyed if land is reclaimed.

Funding Source	Explanation	Advantages	Disadvantages
Grants	A growing interest in open space protection and enhancement has translated into a number of state and federal grant programs.	Allows Council's available funds for acquisition to be stretched further.	Funders often require that local agencies contribute some money of their own (often on a dollar-for-dollar basis), so grant funding must be used in conjunction with locally derived sources of revenue. Grant funding may drive the site selection process.
Donations/ Bequests	Organisations or individuals donate or bequeath land to Council.	No purchase cost to Council. Funds will be required for embellishment only.	Development and embellishment costs may be significant, depending upon the current condition and former use of the land.
Naming Rights/ Sponsorship	Companies, other organisations or individuals may be interested in acquiring naming (or other) rights for particular open space areas. Selling naming rights allows Council to secure funding, and in return the donating agency gets to have its name associated with its contribution.	No purchase cost to Council. Funds will be required for embellishment only.	Potential for inappropriate naming of parks and reserves.
Borrowing	In exceptional circumstances, Council may consider borrowing to fund a particularly important opportunistic land acquisition.	Consistent with Council's financial objectives, as set out in the North Sydney Council Management Plan.	Council's financial position is weakened and fewer funds are available for other worthwhile initiatives.

7.0 APPENDICES

7.1 Open Space Inventory – North Sydney Council

No.	Name of Park	Location	Size (m ²)	Ownership	Zoning	Hierarchy	Facilities
1	Ancrum Street Reserve	Ancrum Street, Waverton	727	NSC	Public Open Space	Local	Park (Neighbourhood)
2	Anderson Park	Kurraba Road, Neutral Bay	21,252	Crown	Public Open Space	District	Sportsground Park (Foreshore)
3	Anderson Street Road Closure	Anderson Street, Neutral Bay	141	NSC	Public Open Space	Local	Park (Neighbourhood)
4	Anzac Avenue Reserve	Anzac Avenue & Cammeray Avenue, Cammeray	4,032	NSC	Public Open Space	Local	Park (Neighbourhood)
5	Anzac Park	Anzac Avenue, Cammeray	12,394	Crown	Public Open Space	Local	Park (Neighbourhood)
6	Badangi Reserve	Wollstonecraft Bay, Wollstonecraft	69,443	NSC	Bushland	District	Bushland
7	Balls Head Reserve	Balls Head Drive, Waverton	92,317	Crown	Bushland	Regional	Bushland
8	Bank Reserve	Bank Street, Waverton	216	NSC	Public Open Space	Local	Park (Neighbourhood)
9	Barry Street Road Reserve	Barry Street, Neutral Bay	400	NSC	Public Open Space	Local	Civic Space
10	Bay Road Reserve	Bay Road, Waverton	240	NSC	Public Open Space	Local	Park (Neighbourhood)
11	Bellevue Street Reserve	Cnr Bellevue & Pine Streets, Cammeray	100	NSC	Public Open Space	Local	Park (Neighbourhood)
12	Ben Boyd Road Park	Ben Boyd Road, Neutral Bay	450	NSC	Public Open Space	Local	Park (Foreshore)
13	Bernard Lane Road Closure	Bernard Lane, Crows Nest	160	NSC	Public Open Space	Local	Park (Neighbourhood)
14	Berry Island Reserve	End of Shirley Road, Wollstonecraft	43,196	Crown	Bushland Public Open Space	Regional	Bushland Park (Foreshore + Playground)
15	Beulah Street Reserve	Beulah Street, Kirribilli	297	NSC	Public Open Space	Local	Park (Foreshore)
16	Blues Point Reserve	End of Blues Point Road, McMahons Point	14,025	Crown	Public Open Space	Regional	Park (Foreshore + Playground)
17	Boatbuilders Walk	Munro Street, McMahons Point	1,978	NSC	Public Open Space	Local	Park (Foreshore)

No.	Name of Park	Location	Size (m ²)	Ownership	Zoning	Hierarchy	Facilities
18	Boulevard Reserve	Cnr Miller Street & The Boulevard, Cammeray	1,200	NSC	Public Open Space	Local	Park (Neighbourhood)
19	Boyle Street Road Closure	Boyle Street, Cremorne	700	NSC	Public Open Space	Local	Park (Neighbourhood)
20	Bradfield Park	Alfred Street South, Milsons Point	51,530	NSC/ RTA	Public Open Space	Regional	Park (Foreshore + Playground)
21	Brennan Park	King Street, Wollstonecraft	18,666	NSC	Public Open Space	District	Park (Playground)
22	Brightmore Reserve	Little Young Street, Cremorne	42,000	Crown	Bushland Public Open Space	District	Bushland Park (Playground)
23	Bromley Avenue Road Reserve	Bromley Avenue, Cremorne	1,000	NSC	Public Open Space	Local	Park (Neighbourhood)
24	Brothers Memorial Reserve	Fifth Avenue, Cremorne	2,470	NSC	Public Open Space	Local	Park (Playground)
25	Browns Lane Road Reserve	Browns Lane, Crows Nest	47	NSC	Public Open Space	Local	Park (Neighbourhood)
26	Bydown Street Road Reserve	Bydown Street, Neutral Bay	50	NSC	Public Open Space	Local	Park (Neighbourhood)
27	Cahill Playground	Sophia Street, Crows Nest	329	NSC	Public Open Space	Local	Park (Playground)
28	Cammeray Park	Ernest Street, Cammeray	153,481	Crown	Public Open Space	District	Sportsground
29	Captain Henry Waterhouse Reserve	Off Broughton Street, below Kirribilli Avenue, Kirribilli	2,067	NSC	Public Open Space	Local	Park (Foreshore)
30	Cheal Park	Watson Street, Neutral Bay	1,500	NSC	Public Open Space	District	Civic Space
31	Christie Street Reserve	Christie Street, Crows Nest	1,122	NSC	Public Open Space	Local	Park (Neighbourhood)
32	Clark Park	Lavender Street, Lavender Bay	5,084	Crown/ NSC	Public Open Space	Local	Park (Neighbourhood)
33	Clark Road Island	Intersection of Clark & Kurraba Roads, Neutral Bay	332	NSC	Public Open Space	Local	Park (Neighbourhood)
34	Clifton Street Road Reserve	Clifton Street, Waverton	1,000	NSC	Public Open Space	Local	Park (Neighbourhood)
35	Colin Street Road Reserve	Cnr Colin & Pine Streets, Cammeray	300	NSC	Public Open Space	Local	Park (Neighbourhood)

No.	Name of Park	Location	Size (m ²)	Ownership	Zoning	Hierarchy	Facilities
36	Colindia Avenue Road Reserve	Between Colindia Avenue & Holdsworth Street, Neutral Bay	200	NSC	Public Open Space	Local	Park (Neighbourhood)
37	Colindia Reserve	Peel Street, Kirribilli	350	NSC	Public Open Space	Local	Park (Foreshore)
38	Copes Lookout	Broughton Street, Kirribilli	510	NSC	Public Open Space	Local	Park (Foreshore)
39	Cremorne Garden Plaza	Military Road, Cremorne	550	NSC	Public Open Space	District	Civic Space
40	Cremorne Reserve	Milson Road, Cremorne Point	86,295	Crown	Bushland Public Open Space	Regional	Bushland Park (Foreshore + Playground)
41	Darby Gardens	Morden Street, Cammeray	200	NSC	Public Open Space	Local	Park (Neighbourhood)
42	David Earle Reserve	Commodore Crescent, Waverton	300	NSC	Public Open Space	Local	Park (Neighbourhood)
43	Doris Fitton Park	Arthur Street, North Sydney	731	NSC	Public Open Space	Local	Park (Neighbourhood)
44	Doris Street Reserve	Doris Street, North Sydney	500	NSC	Public Open Space	Local	Park (Neighbourhood)
45	Dowling Street Road Reserve	West Crescent Street, McMahons Point	400	NSC	Public Open Space	Local	Park (Foreshore)
46	Dr Mary Booth Lookout	Waruda Street, Kirribilli	2,674	NSC	Public Open Space	Local	Park (Foreshore)
47	East Avenue Road Reserve	Cnr East Avenue & Rowllison Parade, Cammeray	500	NSC	Public Open Space	Local	Park (Neighbourhood)
48	East Crescent Street Lookout	Cnr East Crescent & Warung Streets, McMahons Point	300	NSC	Public Open Space	Local	Park (Neighbourhood)
49	Echo Street Reserve	Cnr Echo & Carter Streets, Cammeray	600	NSC	Public Open Space	Local	Park (Neighbourhood)
50	Ellis Lookout	Cnr Cairo & Pine Streets, Cammeray	400	NSC	Public Open Space	Local	Park (Neighbourhood)
51	Ernest Place	Willoughby Road, Crows Nest	750	NSC	Public Open Space	District	Civic Space
52	Euroka Street Playground	Euroka Street, Waverton	2,118	NSC	Public Open Space	Local	Park (Playground)
53	Ex Coal Loader & Caltex Sites	Balls Head Road, Waverton	27,593	Crown	Public Open Space Bushland	Regional	Park (Foreshore) Bushland
54	Ex Platypus Site Open Space	Off High Street, North Sydney	4,000	Crown	Public Open Space	District	Park (Foreshore)
55	Folly Point Reserve	Cammeray Road, Cammeray	1,465	NSC	Bushland	Local	Bushland

No.	Name of Park	Location	Size (m ²)	Ownership	Zoning	Hierarchy	Facilities
56	Former BP Site	Larkin Street, Waverton	24,874	Crown	Public Open Space Bushland	Regional	Park (Foreshore) Bushland
57	Forsyth Park	Montpelier Avenue, Neutral Bay	47,860	NSC	Public Open Space Public Recreation Bushland	District	Sportsground Park
58	Four Figs Park	Cnr Palmer & West Streets, Cammeray	400	NSC	Public Open Space	Local	Park (Neighbourhood)
59	Fred Hutley Reserve	Hamilton Avenue, Cammeray	7,500	NSC	Public Open Space	Local	Park (Playground)
60	Gannura Reserve	Cnr Bank Lane & Bank Street, Waverton	229	NSC	Public Open Space	Local	Park (Neighbourhood)
61	Glenferrie Avenue Road Reserve	Glenferrie Road, Cremorne	546	NSC	Public Open Space	Local	Park (Neighbourhood)
62	Gore Cove Reserve	Shirley Road, Wollstonecraft	20,964	Crown	Bushland	District	Bushland
63	Grasmere Children's Park	Young Street, Cremorne	1,900	NSC	Public Open Space	Local	Park (Playground)
64	Grasmere Reserve	Little Young Street, Cremorne	9,120	NSC	Public Open Space	Local	Park (Playground)
65	Green Park	Warwick Avenue, Cammeray	19,389	Crown	Public Open Space	Local	Park (Playground)
66	Guthrie Avenue Road Reserve	Guthrie Avenue, Cremorne	200	NSC	Public Open Space	Local	Park (Neighbourhood)
67	Hamilton Reserve	Vale Street, Cammeray	6,500	NSC	Public Open Space	Local	Park (Neighbourhood)
68	Harriette Street Road Closure	Harriette Street, Neutral Bay	300	NSC	Public Open Space	Local	Park (Neighbourhood)
69	Harry Howard Reserve	Newlands Lane, Wollstonecraft	8,330	NSC	Public Open Space	Local	Park (Neighbourhood)
70	Hayberry Street Road Closure	Hayberry Street, Crows Nest	300	NSC	Public Open Space	Local	Park (Neighbourhood)
71	Hayes Street Foreshore	Hayes Street, Neutral Bay	550	NSC	Public Open Space	Local	Park (Foreshore)
72	Henry Lawson Reserve	Henry Lawson Avenue, McMahons Point	4,500	NSC	Public Open Space	Local	Park (Foreshore)
73	Highview Avenue Pedestrian Link	Intersection Highview Avenue & Ben Boyd Road, Neutral Bay	110	NSC	Public Open Space	Local	Park (Neighbourhood)
74	Hodgson Lookout	End of Kurraba Road, Neutral Bay	2,920	NSC	Public Open Space	Local	Park (Playground)

No.	Name of Park	Location	Size (m ²)	Ownership	Zoning	Hierarchy	Facilities
75	Holdsworth Road Reserve	Cnr Holdsworth Road & Holdsworth Street, Neutral Bay	400	NSC	Public Open Space	Local	Park (Neighbourhood)
76	Honda Road Reserve	Honda Road, Neutral Bay	110	NSC	Public Open Space	Local	Park (Neighbourhood)
77	Hopkins Park	Paul Street, Milsons Point	200	NSC	Public Open Space	Local	Park (Neighbourhood)
78	Hunts Lookout	Lower Spofforth Walk, Cremorne	930	NSC	Public Open Space	Local	Park (Neighbourhood)
79	Ilbery Park	Barry Street, Neutral Bay	1,970	NSC	Public Open Space	Local	Park (Playground)
80	John Street Open Space	Western end John Street, Waverton	150	NSC	Public Open Space	Local	Park (Foreshore)
81	Johnston Avenue Road Reserve	Johnston Avenue, Cammeray	400	NSC	Public Open Space	Local	Park (Neighbourhood)
82	Judith Ambler Reserve	Pine Street, Cammeray	2,600	NSC	Public Open Space	Local	Park (Neighbourhood)
83	Kenneth Bolton Lookout	Bent Street, Neutral Bay	750	NSC	Public Open Space	Local	Park (Neighbourhood)
84	Kesterton Park	High Street, North Sydney	4,020	NSC	Public Open Space	Local	Park (Foreshore + Playground)
85	King George Street Road Reserve	King George Street, Lavender Bay	500	NSC	Public Open Space	Local	Park (Foreshore)
86	King Street Road Reserve	King Street, Waverton	800	NSC	Public Open Space	Local	Park (Neighbourhood)
87	Kurraba Point Reserve	End of Kurraba Road, Neutral Bay	13,502	NSC	Public Open Space	District	Park (Foreshore)
88	Kurraba Wharf Reserve	Kurraba Road, Neutral Bay	700	NSC	Public Open Space	Local	Park (Foreshore)
89	Lady Gowrie Lookout	Kirribilli Avenue, Kirribilli	348	NSC	Public Open Space	Local	Park (Foreshore)
90	Lambert Street Gardens	Cnr Lambert Street & Cammeray Road, Cammeray	300	NSC	Public Open Space	Local	Park (Neighbourhood)
91	Langley Place	Langley Avenue, Cremorne	400	NSC	Public Open Space	District	Civic Space
92	Lavender Bay Foreshore	Along foreshore below Harbourview Crescent, Lavender Bay	3,220	Crown	Public Open Space	District	Park (Foreshore)
93	Lithgow Street Road Closure	Lithgow Street, Crows Nest	502	NSC	Public Open Space	Local	Park (Neighbourhood)
94	Little Young Street Road Closure	Intersection Little Young Street & Benelong Road, Cremorne	280	NSC	Public Open Space	Local	Park (Neighbourhood)
95	Lloyd Avenue Reserve	Lloyd Avenue, Cremorne	589	NSC	Public Open Space	Local	Park (Neighbourhood)

No.	Name of Park	Location	Size (m ²)	Ownership	Zoning	Hierarchy	Facilities
96	Lloyd Rees Lookout	Middle Street, McMahons Point	200	NSC	Public Open Space	Local	Park (Neighbourhood)
97	Lodge Road Island	Cnr Lodge & Wonga Roads, Cremorne	1,030	NSC	Public Open Space	Local	Park (Neighbourhood)
98	Lodge Road Playground	Cnr Lodge & Ellalong Roads, Cremorne	2,076	NSC	Public Open Space	Local	Park (Playground)
99	Lodge Road Road Reserve	Intersection Lodge & Ellalong Roads, Cremorne	400	NSC	Public Open Space	Local	Park (Neighbourhood)
100	Lord Street Road Reserve	Lord Street, Waverton	748	NSC	Public Open Space	Local	Park (Neighbourhood)
101	Lower Spofforth Walk Reserve	Intersection Spofforth Walk & Kareela Road, Cremorne Point	220	NSC	Public Open Space	Local	Park (Neighbourhood)
102	Manns Avenue Road Reserve	Manns Avenue, Neutral Bay	240	NSC	Public Open Space	Local	Park (Neighbourhood)
103	Margaret Street Road Reserve	Margaret Street, North Sydney	1,000	NSC	Public Open Space	Local	Park (Neighbourhood)
104	Mary French Reserve	Mil Mil Street, McMahons Point	312	NSC	Public Open Space	Local	Park (Playground)
105	Mater Gardens	Pacific Highway, Crows Nest	1,500	NSC	Public Open Space	Local	Park (Neighbourhood)
106	May Gibbs Place	Intersection Barry Street & Military Road, Neutral Bay	1,500	NSC	Public Open Space	District	Civic Space
107	McIntosh Lane Reserve	McIntosh Lane, Neutral Bay	393	NSC	Public Open Space	Local	Park (Neighbourhood)
108	Merlin Street Reserve	Merlin Street, Neutral Bay	1,054	NSC	Public Open Space	Local	Park (Neighbourhood)
109	Mil Mil Street Road Reserve	Mil Mil Street, McMahons Point	50	NSC	Public Open Space	Local	Park (Neighbourhood)
110	Miller Street Gardens	Cnr Miller & Pine Streets, Cammeray	1,300	NSC	Public Open Space	Local	Park (Neighbourhood)
111	Milson Park	McDougall Street, North Sydney	13,864	Crown	Public Open Space	District	Park (Foreshore + Playground)
112	Miss Gladys Carey Reserve	Between High Street & Bradly Avenue, Neutral Bay	1,244	NSC	Public Open Space	Local	Park (Foreshore)
113	Mitchell Street Park	Mitchell Street, McMahons Point	400	NSC	Public Open Space	Local	Park (Neighbourhood)
114	Mitchell Street Plaza	Mitchell Street, Crows Nest	1,000	NSC	Public Open Space	Local	Civic Space
115	Moodie Lane Reserve	Moodie Lane, Cammeray	366	NSC	Public Open Space	Local	Park (Neighbourhood)
116	Mortlock Reserve	Vernon Street, Cammeray	3,500	NSC	Bushland	Local	Bushland

No.	Name of Park	Location	Size (m ²)	Ownership	Zoning	Hierarchy	Facilities
117	Morton Lane Road Reserve	Morton Lane, Wollstonecraft	400	NSC	Public Open Space	Local	Park (Neighbourhood)
118	Mount Street Plaza	Mount Street, North Sydney	1,300	NSC	Public Open Space	District	Civic Space
119	Neutral Bay Foreshore	Below Wallaringa Avenue & Wycombe Road, Neutral Bay	240	NSC	Public Open Space	Local	Park (Foreshore)
120	Neutral Street Road Reserve	Cnr Neutral Street & Kurraba Road, North Sydney	200	NSC	Public Open Space	Local	Park (Neighbourhood)
121	North Avenue Road Reserve	North Avenue, Cammeray	600	NSC	Public Open Space	Local	Park (Neighbourhood)
122	North Sydney Civic Centre	Miller Street, North Sydney	3,500	NSC	Public Open Space	District	Civic Space Park (Playground)
123	Nottingham Street Reserve	Nottingham Street, McMahons Point	310	NSC	Public Open Space	Local	Park (Neighbourhood)
124	O'Briens Gardens	Cnr Webb & Victoria Streets, McMahons Point	380	NSC	Public Open Space	Local	Park (Neighbourhood)
125	Olympic Park	Olympic Drive, Milsons Point	500	Crown	Public Open Space	Local	Park (Foreshore)
126	Oyster Cove Reserve	Horace Street, Waverton	3,000	NSC	Bushland	District	Bushland
127	Paling Street Road Closure	Cnr Paling & Gerard Streets, Cremorne	441	NSC	Public Open Space	Local	Park (Neighbourhood)
128	Phillips Street Playground	Phillips Street, Neutral Bay	400	NSC	Public Open Space	Local	Park (Playground)
129	Pine Street/Arkland Street Reserve	Pine Street, Cammeray	1,673	NSC	Public Open Space	Local	Park (Neighbourhood)
130	Primrose Park	Young Street, Cremorne	114,122	Crown	Public Open Space Bushland	District	Sportsground Bushland Park (Foreshore)
131	Prior Avenue Reserve	Prior Avenue, Cremorne	1,750	NSC	Public Open Space	Local	Park (Playground)
132	Prospect Avenue Road Reserve	Prospect Avenue, Cremorne	210	NSC	Public Open Space	Local	Park (Neighbourhood)
133	Quibaree Park	Lavender Crescent, Lavender Bay	2,030	NSC	Public Open Space	District	Park (Foreshore)
134	Reserve Street Road Reserve	Reserve Street, Neutral Bay	300	NSC	Public Open Space	Local	Park (Neighbourhood)

No.	Name of Park	Location	Size (m ²)	Ownership	Zoning	Hierarchy	Facilities
135	Richmond/Tobruk Pedestrian Link	Between Richmond & Tobruk Avenues, Cremorne	1,500	NSC	Public Open Space	Local	Park (Neighbourhood)
136	Ridge Street Road Closure	Eastern end of Ridge Street, North Sydney	300	NSC	Public Open Space	Local	Park (Neighbourhood)
137	Riley Street Road Closure	Riley Street, Waverton	280	NSC	Public Open Space	Local	Park (Neighbourhood)
138	River Road Pedestrian Link	Links River Road to Milner Crescent, Wollstonecraft	180	NSC	Public Open Space	Local	Park (Neighbourhood)
139	Robertson Lane Road Closure	Robertson Lane, Kirribilli	150	NSC	Public Open Space	Local	Park (Neighbourhood)
140	Rose Avenue Reserve	Rose Avenue, Neutral Bay	1,042	NSC	Public Open Space	Local	Park (Neighbourhood)
141	Ryries Parade Road Closure	Ryries Parade, Cremorne	230	NSC	Public Open Space	Local	Park (Neighbourhood)
142	Samora Avenue Road Closure	Samora Avenue, Cremorne	250	NSC	Public Open Space	Local	Park (Neighbourhood)
143	Sawmillers Reserve	French Street, McMahons Point	14,415	NSC	Public Open Space	Local	Park (Foreshore)
144	Shirley Road Pedestrian Link	Links Shirley Road to Belmont Avenue, Wollstonecraft	328	NSC	Public Open Space	Local	Park (Neighbourhood)
145	Sinclair Street Pedestrian Link	Links Sinclair Street to Hazelbank Road, Wollstonecraft	500	NSC	Public Open Space	Local	Park (Neighbourhood)
146	Sinclair Street Rose Garden	Sinclair Street, Wollstonecraft	50	NSC	Public Open Space	Local	Park (Neighbourhood)
147	Sirius Street Playground	Cnr Milson Road & Sirius Street, Cremorne Point	1,061	NSC	Public Open Space	Local	Park (Playground)
148	Smoothey Park	Milray Avenue, Wollstonecraft	22,773	NSC	Bushland Public Open Space	District	Bushland
148	Spains Wharf Lookout	Spains Wharf Road, Neutral Bay	293	NSC	Public Open Space	Local	Park (Foreshore)
150	Spruson Street Road Reserve	Spruson Street, Neutral Bay	700	NSC	Public Open Space	Local	Park (Neighbourhood)
151	St Leonards Park	Cnr Miller & Falcon Streets, North Sydney	144,955	Crown	Public Recreation	Regional	Sportsground Park (Playground)

No.	Name of Park	Location	Size (m ²)	Ownership	Zoning	Hierarchy	Facilities
152	St Peters Park	Cnr Blues Point Road & Blue Street, McMahons Point	1,226	NSC	Public Open Space	Local	Park (Neighbourhood)
153	St Thomas Rest Park	West Street, Cammeray	19,262	NSC	Public Open Space	District	Park (Playground)
154	Stanton Lookout	Kirribilli Avenue, Kirribilli	660	NSC	Public Open Space	Local	Park (Neighbourhood)
155	Sugar Works Reserve	Horace Street, Waverton	1,407	NSC	Bushland	Local	Bushland
156	Tiley Street Road Closure	Tiley Street, Cammeray	1,633	NSC	Public Open Space	Local	Park (Neighbourhood)
157	Tobruk Avenue Lookout	Cnr Tobruk & Samora Avenues, Cremorne	1,274	NSC	Bushland	Local	Bushland
158	Toongarah Road Reserve	Toongarah Road, Waverton	220	NSC	Public Open Space	Local	Park (Neighbourhood)
159	Tunks Park	Brothers Avenue, Cammeray	132,700	Crown	Public Open Space Bushland	District	Sportsground Park (Foreshore + Playground) Bushland
160	Tye Park	Ancrum Street, Waverton	330	NSC	Public Open Space	Local	Park (Neighbourhood)
161	Victoria Street Playground	Victoria Street, McMahons Point	385	NSC	Public Open Space	Local	Park (Playground)
162	Victoria/Mitchell Street Junction	Cnr Victoria & Mitchell Streets, McMahons Point	437	NSC	Public Open Space	Local	Park (Neighbourhood)
163	Walker Street Road Reserve	Lavender Street, Lavender Bay	2,087	NSC	Public Open Space	Local	Park (Neighbourhood)
164	Walumetta Park	Gas Works Road, Wollstonecraft	4,767	NSC	Bushland	Local	Bushland
165	Warringa Park	Cnr Kurraba Road & Rawson Street, Neutral Bay	3,941	NSC	Public Open Space	Local	Park (Playground)
166	Warringa Road Road Closure	Warringa Road, Cammeray	520	NSC	Public Open Space	Local	Park (Neighbourhood)
167	Watersleigh Park	Waters Road, Cremorne	700	NSC	Public Open Space	Local	Park (Neighbourhood)
168	Watt Park	Lavender Crescent, Lavender Bay	10,500	NSC	Public Open Space	Local	Park (Playground)

No.	Name of Park	Location	Size (m ²)	Ownership	Zoning	Hierarchy	Facilities
169	Waverton Park	Woolcott Avenue, Waverton	40,392	Crown	Public Open Space Bushland	District	Sportsground Park (Foreshore + Playground) Bushland
170	Weaver Park	Cnr Murdoch Street & Cranbrook Avenue, Cremorne	1,356	NSC	Public Open Space	Local	Park (Neighbourhood)
171	Weringa Avenue Road Reserve	Cnr Werringa Avenue & Stratford Street, Cammeray	487	NSC	Public Open Space	Local	Park (Neighbourhood)
172	West Crescent Street Road Reserve	West Crescent Street, McMahons Point	70	NSC	Public Open Space	Local	Park (Neighbourhood)
173	Westleigh Lane Road Closure	Westleigh Lane, Neutral Bay	50	NSC	Public Open Space	Local	Park (Neighbourhood)
174	Westleigh Street Road Closure	Westleigh Street, Neutral Bay	220	NSC	Public Open Space	Local	Park (Neighbourhood)
175	Whatmore Lane Reserve	Whatmore Lane, Waverton	100	NSC	Public Open Space	Local	Park (Neighbourhood)
176	Will Ashton Lookout	Larkin Street, Waverton	1,232	NSC	Public Open Space	Local	Park (Neighbourhood)
177	Willow Tree Park	Nook Avenue, North Sydney	2,800	NSC	Public Open Space	Local	Park (Neighbourhood)
178	Wilson Street Road Closure	Wilson Street, Cammeray	2,500	NSC	Public Open Space	Local	Park (Neighbourhood)
179	Winnie Street Laneway Reserve	Rear of Parraween Street, Cremorne	538	NSC	Public Open Space	Local	Park (Neighbourhood)
180	Winslow Lane Road Closure	Winslow Lane, Kirribilli	80	NSC	Public Open Space	Local	Park (Neighbourhood)
181	Winslow Street Road Closure	Cnr Winslow & McDougall Streets, Kirribilli	860	NSC	Public Open Space	Local	Park (Neighbourhood)
182	Wonga Road Reserve	Wonga Road, Cremorne	10,217	NSC	Bushland	Local	Bushland
183	Woolcott Street Open Space	Woolcott Street, Waverton	140	NSC	Public Open Space	Local	Park (Neighbourhood)
184	Wrixton Park	Willoughby Street, Kirribilli	207	NSC	Public Open Space	Local	Park (Foreshore)

No.	Name of Park	Location	Size (m²)	Ownership	Zoning	Hierarchy	Facilities
185	Wyagdon/Alfred Street North Reserve	Cnr Wyagdon Street & Alfred Street North, Neutral Bay	2,870	NSC	Public Open Space	Local	Park (Neighbourhood)
186	Wyagdon Street Reserve	Wyagdon Street, Neutral Bay	889	NSC	Public Open Space	Local	Park (Neighbourhood)
187	Wyong Road Open Space	Wyong Road, Cremorne	1,000	NSC	Public Open Space	Local	Park (Neighbourhood)
188	Young Street/Earle Street Island	Cnr Young & Earle Streets, Cremorne	350	NSC	Public Open Space	Local	Park (Neighbourhood)

7.2 Site Assessment Procedure



Determining the Suitability of Sites for Acquisition as Public Open Space

Step 1 – Site Selection

Choose a site for assessment

Location of selected site	
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Step 2 – Determine whether the site is located in a Priority area

Determine the site's priority for acquisition as open space in the first instance by plotting its location on Map 11. Highest priority locations are those within areas of planned population growth, and over 400 metres from a higher quality park or reserve.

Tick the appropriate box below.

Priority 1 – proceed with assessment	<input type="checkbox"/>	Priority 2 – proceed with assessment	<input type="checkbox"/>
Priority 3 – proceed with assessment	<input type="checkbox"/>	Priority 4 – discontinue assessment *	<input type="checkbox"/>

If the site is located in a Priority 1, 2 or 3 area, proceed to Step 3.

If the site is located in a Priority 4 area, discontinue evaluation unless there are exceptional reasons to proceed (For example the site will be leased, limiting Council's financial outlay, or the site will complete a crucial link). **If relevant, explain below:*

Step 3 – Site Assessment – Level 1

Carry out the Level 1 Site Assessment, assigning a score for each of the criteria listed.

If the site scores 35 points or more (out of a potential 50 points – refer Table below) it is categorised 'Priority A' – proceed to Step 4.

If the site scores less than 35 points, the assessment should be discontinued.

Score	Priority for Acquisition as Open Space
35 – 50	Priority A (Site is highly desirable)
25 – 35	Priority B
15 – 25	Priority C
0 - 15	Priority D (Site is undesirable)

Total score (Out of 50)		Proceed to Level 2 Assessment (Yes/ No)	
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Step 4 – Site Assessment – Level 2

Carry out the detailed Level 2 Site Assessment.

SITE ASSESSMENT – LEVEL 1

Criteria	Acquisition Principle (Refer Section 4.0)	Relevant Considerations	Rating	Score	Comments
Proximity to areas of development and increasing population	1 - Equitably distributed open space system	Census data and future predictions.	1 = Low proximity 5 = High proximity		
Proximity to existing areas of open space serving similar functions	1 - Equitably distributed open space system	Map 2 – Land zoned ‘Public Open Space’, ‘Bushland’, ‘Public Recreation & ‘Private Recreation’ in North Sydney Map 3 – Open Space in North Sydney & Adjoining Council Areas Map 4 – Open Space Categories - Revised Map 5 – Local, District & Regional Open Spaces in North Sydney	1 = High proximity 5 = Low proximity		
Accessibility	1 - Equitably distributed open space system 3 - Well-connected and integrated open space system	Presence of barrier such as major roads, topography Presence of existing pedestrian and/or cycle paths. Accessibility for mobility impaired users. Visually accessibility – by day or by night. Accessibility for maintenance and emergency vehicles.	1 = Difficult 5 = Easy		
Could form part of a critical linkage	3 - Well-connected and integrated open space system	Land either adjoins an area of existing open space, or may become part of a linkage if further land is acquired in the future. A parcel of land that complements adjacent uses is desirable – eg acquiring the land will allow trails to be extended or facilitate access to other recreation areas.	1 = Little opportunity to form part of linkage 5 = Will connect existing open space areas in a useful way		
Is of usable size, shape and topography to cater for appropriate recreational activities	2 - Functionally diverse open space system 4 - Offers a range of activities to meet community needs	The recreational purpose for which new open space is required varies from area to area. Consider how the relevant parcel of land will be used (based on identified need), and whether it is suitable for this intended use.	*1 = Land unsuitable for recreation 10 = Land very suitable for recreation		
The land contains a feature/ features of natural or cultural significance	5 - Protection and enhancement of the natural environment and cultural features	Site may contain bushland and/or creek lines, wildlife habitat or other unique natural attributes, or have Aboriginal or European historical significance. Significant features may be assets or drawbacks that restrict or prohibit development of the site.	1 = Features restrict site development 5 = Features do not restrict site /no features		

Criteria	Acquisition Principle (Refer Section 4.0)	Relevant Considerations	Rating	Score	Comments
Is likely to be financially feasible and is economically viable	6 - Economic viability and efficiency of land acquisition	Council considers that acquisition will significantly meet existing and future community needs for open space and recreation, and that acquisition of the land will not place an unreasonable financial burden on the existing or future community.	*1 = Low feasibility/viability 10 = High feasibility/viability		
Adjoining landuses	7 - Contextual appropriateness	The site is not impacted by adjoining land use and activities, such as noise or visual pollution. Complementary uses include other recreation facilities. Neighbouring landowners may be unhappy about increases in visitation near their land.	1 = Will negatively impact the site 5 = Will complement the site		

Ratings are from 1 to 5, with 5 being the highest and best. *Ratings are from 1 to 10 – the weighting takes into account the significant impact these factors may have on the suitability of a site.

SITE ASSESSMENT – LEVEL 2

1) Site visit

At least one comprehensive site visit is essential to allow Council to investigate the condition of the land and its potential suitability for open space and recreation purposes. The following checklist lists some of the issues that may affect the suitability of the land for open space.

Relevant Issues	Yes /No	Comment/Explanation
Is the site in a prominent and visible location?		
Is the site easily accessible to the public?		
Does the topography and shape of the site provide maximum recreational opportunity without the need for significant earthworks?		
Are there any structures/buildings on the land?		
Is the site in a Conservation area? (and if so, what are the implications)?		
Are there potential site constraints such as power lines, easements or utilities?		
Is the land likely to be affected by unacceptable risks eg traffic hazard or traffic noise?		
Are there any ecological resources and/or sensitive habitat?		
Consider the cost of any clean up, reshaping or dealing with existing site constraints.		
Any other relevant issues? (Concerning either the site or its surroundings)		

2) Documentation review

Review reports and any specialist information relevant to the site, eg flora and fauna surveys, contamination reports, Aboriginal and European heritage inventories, a historic review of the property, including a chain of title review and research regarding current and past uses on the subject and neighbouring properties.

3) Comprehensive cost – benefit assessment

4) Stakeholder consultation

Community consultation can provide valuable insight into community perspectives and preferences, both generally, and with regard to specific parcels of land. Community workshops allow nearby property owners and others in the community to raise questions and concerns about how the land will be used, the costs and benefits to the community of acquiring the land and the effect the acquisition will have on surrounding land values. Notifying adjacent landowners of Council's interest in a parcel of land may encourage them into selling an easement that may add considerable value to the land purchase.

7.3 Sample Cases

SITE ASSESSMENT PROCEDURE

Determining the Suitability of Sites for Acquisition as Public Open Space



Step 1 – Site Selection

Choose a site for assessment

Location of selected site	Portion of Church grounds fronting Nicholson Street & Shirley Road, Wollstonecraft
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Step 2 – Determine whether the site is located in a Priority area

Determine the site's priority for acquisition as open space in the first instance by plotting its location on Map 11. Highest priority locations are those within areas of planned population growth, and over 400 metres from a higher quality park or reserve.

Tick the appropriate box below.

Priority 1 – proceed with assessment	<input type="checkbox"/>	Priority 2 – proceed with assessment	<input checked="" type="checkbox"/>
Priority 3 – proceed with assessment	<input checked="" type="checkbox"/>	Priority 4 – discontinue assessment *	<input type="checkbox"/>

If the site is located in a Priority 1, 2 or 3 area, proceed to Step 3.

*If the site is located in a Priority 4 area, discontinue evaluation unless there are exceptional reasons to proceed (For example the site will be leased, limiting Council's financial outlay, or the site will complete a crucial link). **If relevant, explain below:**

Step 3 – Site Assessment – Level 1

Carry out the Level 1 Site Assessment, assigning a score for each of the criteria listed.

If the site scores 35 points or more (out of a potential 50 points – refer Table below) it is categorised 'Priority A' – proceed to Step 4.

If the site scores less than 35 points, the assessment should be discontinued.

Score	Priority for Acquisition as Open Space
35 – 50	Priority A (Site is highly desirable)
25 – 35	Priority B
15 – 25	Priority C
0 - 15	Priority D (Site is undesirable)

Total score (Out of 50)	39	Proceed To Level 2 Assessment (YES / NO)	Yes
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Step 4 – Site Assessment – Level 2

Carry out the detailed Level 2 Site Assessment.

SITE ASSESSMENT – LEVEL 1

Portion of Church grounds fronting Sinclair St & Rocklands Rd

Criteria	Acquisition Principle (Refer Section 4.0)	Relevant Considerations	Rating	Score	Comments
Proximity to areas of development and increasing population	1 - Equitably distributed open space system	Census data and future predictions.	1 = Low proximity 5 = High proximity	4	Close to Crows Nest growth area.
Proximity to existing areas of open space	1 - Equitably distributed open space system	Map 2 – Land zoned 'Public Open Space', 'Bushland', 'Public Recreation & 'Private Recreation' in North Sydney Map 3 – Open Space in North Sydney & Adjoining Council Areas Map 4 – Open Space Categories - Revised Map 5 – Local, District & Regional Open Spaces in North Sydney	1 = High proximity 5 = Low proximity	4	Closest significant green space is Brennan Park.
Accessibility	1 - Equitably distributed open space system 3 - Well-connected and integrated open space system	Presence of barrier such as major roads, topography Presence of existing pedestrian and/or cycle paths. Accessibility for mobility impaired users. Visually accessibility – by day or by night. Accessibility for maintenance and emergency vehicles.	1 = Difficult 5 = Easy	3	Pacific Hwy is a barrier limiting the potential user catchment.
Could form part of a critical linkage	3 - Well-connected and integrated open space system	Land either adjoins an area of existing open space, or may become part of a linkage if further land is acquired in the future. A parcel of land that complements adjacent uses is desirable – eg acquiring the land will allow trails to be extended or facilitate access to other recreation areas.	1 = Little opportunity to form part of linkage 5 = Will connect existing open space areas in a useful way	2	
Is of usable size, shape and topography to cater for appropriate recreational activities	2 - Functionally diverse open space system 4 - Offers a range of activities to meet community needs	The recreational purpose for which new open space is required varies from area to area. Consider how the relevant parcel of land will be used (based on identified need), and whether it is suitable for this intended use.	*1 = Land unsuitable for recreation 10 = Land very suitable for recreation	8	
The land contains a feature/ features of natural or cultural significance	5 - Protection and enhancement of the natural environment and cultural features	Site may contain bushland and/or creek lines, wildlife habitat or other unique natural attributes, or have Aboriginal or European historical significance. Significant features may be assets or drawbacks that restrict or prohibit development of the site.	1 = Features restrict site development 5 = Features do not restrict site /no features	4	No significant restrictions on development of new open space.

Criteria	Acquisition Principle (Refer Section 4.0)	Relevant Considerations	Rating	Score	Comments
Is likely to be financially feasible and is economically viable	6 - Economic viability and efficiency of land acquisition	Council considers that acquisition will significantly meet existing and future community needs for open space and recreation, and that acquisition of the land will not place an unreasonable financial burden on the existing or future community.	*1 = Low feasibility/viability 10 = High feasibility/viability	9	Leasing the land limits Council's financial outlay.
Adjoining landuses	7 - Contextual appropriateness	The site is not impacted by adjoining land use and activities, such as noise or visual pollution. Complementary uses include other recreation facilities. Neighbouring landowners may be unhappy about increases in visitation near their land.	1 = Will negatively impact the site 5 = Will complement the site	5	

Ratings are from 1 to 5, with 5 being the highest and best. *Ratings are from 1 to 10 – the weighting takes into account the significant impact these factors may have on the suitability of a site.

SITE ASSESSMENT PROCEDURE



Determining the Suitability of Sites for Acquisition as Public Open Space

Step 1 – Site Selection

Choose a site for assessment

Location of selected site	44 Milson Road, Cremorne Point (Property advertised for sale in Mosman Daily, June 2008).
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Step 2 – Determine whether the site is located in a Priority area

Determine the site's priority for acquisition as open space in the first instance by plotting its location on Map 11. Highest priority locations are those within areas of planned population growth, and over 400 metres from a higher quality park or reserve.

Tick the appropriate box below.

Priority 1 – proceed with assessment	<input type="checkbox"/>	Priority 2 – proceed with assessment	<input type="checkbox"/>
Priority 3 – proceed with assessment	<input type="checkbox"/>	Priority 4 – discontinue assessment *	<input checked="" type="checkbox"/>

If the site is located in a Priority 1, 2 or 3 area, proceed to Step 3.

*If the site is located in a Priority 4 area, discontinue evaluation unless there are exceptional reasons to proceed (For example the site will be leased, limiting Council's financial outlay, or the site will complete a crucial link). If relevant, explain below:

Site may provide a valuable link between Milson Road and Cremorne Reserve – therefore proceed to Site Assessment – Level 1.

Step 3 – Site Assessment – Level 1

Carry out the Level 1 Site Assessment, assigning a score for each of the criteria listed.

If the site scores 35 points or more (out of a potential 50 points – refer Table below) it is categorised 'Priority A' – proceed to Step 4.

If the site scores less than 35 points, the assessment should be discontinued.

Score	Priority for Acquisition as Open Space
35 – 50	Priority A (Site is highly desirable)
25 – 35	Priority B
15 – 25	Priority C
0 - 15	Priority D (Site is undesirable)

Total score (Out of 50)	20	Proceed to Level 2 Assessment (YES / NO)	NO
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Step 4 – Site Assessment – Level 2

Carry out the detailed Level 2 Site Assessment.

SITE ASSESSMENT – LEVEL 1

44 Milson Road, Cremorne Point

Criteria	Acquisition Principle (Refer Section 4.0)	Relevant Considerations	Rating	Score	Comments
Proximity to areas of development and increasing population	1 - Equitably distributed open space system	Census data and future predictions.	1 = Low proximity 5 = High proximity	1	A decrease in pop. is predicted in Cremorne Pt.
Proximity to existing areas of open space	1 - Equitably distributed open space system	Map 2 – Land zoned 'Public Open Space', 'Bushland', 'Public Recreation & 'Private Recreation' in North Sydney Map 3 – Open Space in North Sydney & Adjoining Council Areas Map 4 – Open Space Categories - Revised Map 5 – Local, District & Regional Open Spaces in North Sydney	1 = High proximity 5 = Low proximity	1	Adjoins regionally significant Cremorne Reserve.
Accessibility	1 - Equitably distributed open space system 3 - Well-connected and integrated open space system	Presence of barrier such as major roads, topography Presence of existing pedestrian and/or cycle paths. Accessibility for mobility impaired users. Visually accessibility – by day or by night. Accessibility for maintenance and emergency vehicles.	1 = Difficult 5 = Easy	3	
Could form part of a critical linkage	3 - Well-connected and integrated open space system	Land either adjoins an area of existing open space, or may become part of a linkage if further land is acquired in the future. A parcel of land that complements adjacent uses is desirable – eg acquiring the land will allow trails to be extended or facilitate access to other recreation areas.	1 = Little opportunity to form part of linkage 5 = Will connect existing open space areas in a useful way	2	Green corridor 2 houses away links Milson Rd & the Reserve.
Is of usable size, shape and topography to cater for appropriate recreational activities	2 - Functionally diverse open space system 4 - Offers a range of activities to meet community needs	The recreational purpose for which new open space is required varies from area to area. Consider how the relevant parcel of land will be used (based on identified need), and whether it is suitable for this intended use.	*1 = Land unsuitable for recreation 10 = Land very suitable for recreation	5	
The land contains a feature/ features of natural or cultural significance	5 - Protection and enhancement of the natural environment and cultural features	Site may contain bushland and/or creek lines, wildlife habitat or other unique natural attributes, or have Aboriginal or European historical significance. Significant features may be assets or drawbacks that restrict or prohibit development of the site.	1 = Features restrict site development 5 = Features do not restrict site /no features	3	No significant restrictions on development of new open space.

Criteria	Acquisition Principle (Refer Section 4.0)	Relevant Considerations	Rating	Score	Comments
Is likely to be financially feasible and is economically viable	6 - Economic viability and efficiency of land acquisition	Council considers that acquisition will significantly meet existing and future community needs for open space and recreation, and that acquisition of the land will not place an unreasonable financial burden on the existing or future community.	*1 = Low feasibility/viability 10 = High feasibility/viability	1	\$5.75m not a reasonable price to duplicate an existing link.
Adjoining landuses	7 - Contextual appropriateness	The site is not impacted by adjoining land use and activities, such as noise or visual pollution. Complementary uses include other recreation facilities. Neighbouring landowners may be unhappy about increases in visitation near their land.	1 = Will negatively impact the site 5 = Will complement the site	4	

Ratings are from 1 to 5, with 5 being the highest and best. *Ratings are from 1 to 10 – the weighting takes into account the significant impact these factors may have on the suitability of a site.



Open Space Provision Strategy

MAP 12

Land Zoned - Public Open Space
Bushland
Public Recreation
Private Recreation

Legend

-  Public Open Space
-  Bushland
-  Public Recreation
-  Private Recreation
-  Local Government Boundary

NOTE:
Refer to Appendix 1 for all
Park and Reserve names.

