

Wollongong City Foreshore Plan of Management



Includes

**City Beach
Flagstaff Hill
Brighton Lawn
Osborne Park
North Beach
JP Galvin Park
&
Stuart Park**

Adopted by Wollongong City Council on 29 January 2008

Wollongong City Foreshore Plan of Management

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Introduction

The City of Wollongong is in the fortunate position to be a regional economic power with a dramatic coastal setting where the Escarpment meets the Tasman Sea. The numerous suburbs of the Wollongong City local government area all have their own unique identities and special character however, the Wollongong City Centre is seen as the heart of the City and the same can be said for its Foreshore.

This plan of management is for the Foreshore of the “City Centre”. The Wollongong City Centre foreshore includes part of the Wollongong Golf Course, City Beach, the Harbour, North Beach, and Stuart Park.

The Wollongong City Foreshore Plan of Management (POM) will replace two existing plans of management, the Plan of Management for Stuart Park, North Beach Reserve and North Wollongong (adopted in 2000) and the Plan of Management for City Beach (adopted in 1995).

The idea for the City Foreshore POM has been borne out of work on the Wollongong City Centre Strategy and the Wollongong City Foreshore Precinct Master Plan (MP), which is known as the BLUE MILE Master Plan. Wollongong is changing and developing a reputation as a world class travel destination and strong driving force in Australia’s regional economy. The POM and the MP will guide future changes to the city foreshore for the benefit of all.

The Plan of Management Purpose

The primary purpose of the POM is to outline to the public how Wollongong City Council plans to manage this significant area. The POM identifies the key attributes or values of the area and formulates objectives and action plans related to those values. Through the POM, general physical improvements to enhance these values are proposed and the associated permitted uses of the area are identified.

Progress towards the objectives of the POM is monitored annually primarily through Council’s corporate planning process. The POM will provide broadly defined permissible uses while the Master Plan provides more detailed information regarding actual proposed improvements. For example, in Stuart Park (zone 7) this POM allows for *“Improvements to the existing children’s playground and the development of regional water feature/play area...(source Table 7)”*. The Draft Foreshore Master Plan identifies the location of the regional water feature within Stuart Park and identifies more clearly how the feature will fit in with other amenity improvements proposed in Stuart Park.

The Plan of Management (POM) Area

The Wollongong Foreshore Precinct Master plan (MP) is primarily focused on the relationship of the City Centre with its Foreshore for all types of land both privately owned and public held. The City Foreshore Plan of Management is concerned with the public land near the foreshore shown in Map 1 within the orange outline. This includes

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Crown Land under the trusteeship or care and control of Wollongong City Council as shown as marked blue and Council owned community land as shown green. There are two parcels of operational land under this POM, lot 1 deposited plan 881087 and lot 102 deposited plan 1005387. The building that houses the City Beach Function Centre and the Wollongong City Beach Surf Life Saving Club has been built on these land parcels.

The land that the POM covers has been divided into the seven zones that are used in the City Foreshore Master Plan so that it will be easy to see how the two plans compliment each other. The MP addresses larger issues concerning how the City Centre connects with its Foreshore in a unified, vibrant manner, while the POM is structured to meet the legislative requirements of the Crown Lands Act 1989 and the community land provisions of the Local Government Act 1993. These two Acts govern how public land can be used. Maps 10A and 10B show which community and crown land parcels are included in this POM and identifies the public purposes that apply to those land parcels in relation to the Crown Reserve system.

The Wollongong Foreshore POM covers over 4 kilometres of Coastline as well as significant parks and historical sites. While there are differences between the zones, the values and many of the objectives and resulting actions are common across all zones. Where there are areas of commonness the POM will deal with them generally. Where there are specific differences these will be discussed in the Zone sections. For example each zone has its own permissible use table.

WHAT ZONES ARE INCLUDED IN THE POM?

POM area is broken up into the following 7 zones that are consistent with the MP although the POM zones only include the public land such as the beaches and parks. The MP zones are larger and cover both private and public land. The zones are named the same in both the MP and the POM. Each Zone has its own section in the POM that includes explanatory text along with a map detailing its present and future uses/characteristics/facilities.

Zone 1: The Entertainment Centre Precinct

This area is primarily the foreshore across from Andrew Lysaght Rest Park and the Wollongong Entertainment Centre to Swan Street. Its main characteristic beyond beach foreshore is that part of it forms a golf course.

Zone 2: City Beach and Lang Park Precinct

The area includes Lang Park and the City Beach Foreshore. The distinct feature here is the fact that the area serves as the home beach for the Wollongong City Surf Life Saving Club.

Zone 3: Flagstaff Hill Precinct

This area includes the most significant headland within the City, Flagstaff Hill. This area is steeped in history and honours our veterans while providing a spectacular vantage point.

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Zone 4: Wollongong Harbour Precinct

This area includes Brighton Lawn, Osborne Park and Wollongong Harbour. The area is mainly Crown Land under the control of the Department of Lands. State Government is currently planning to improve the harbour area and Council's plans to enhance Brighton lawn are complimentary to the Government's desire to bring more economic activity to a refreshed harbour.

Visitors can picnic, play in the park, skydive, enjoy a model train ride or sit down to a formal dinner at the Lagoon Restaurant. It is a very versatile area.

Zone 5: Cliff Road Precinct

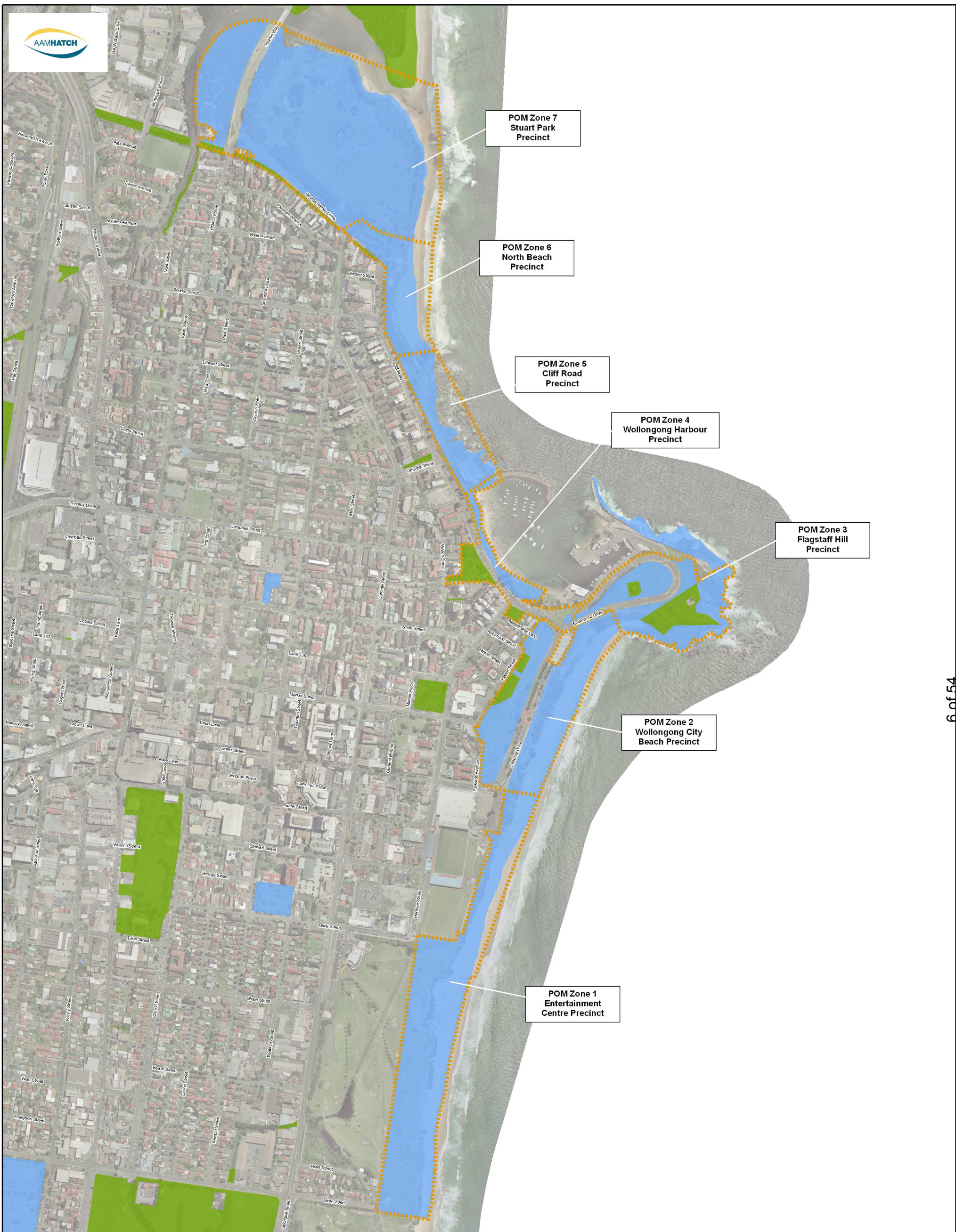
This precinct includes the Continental Baths, Pebbly Beach and Battery Park. The main features are the walkways, one on Cliff Road and one below on the beach.

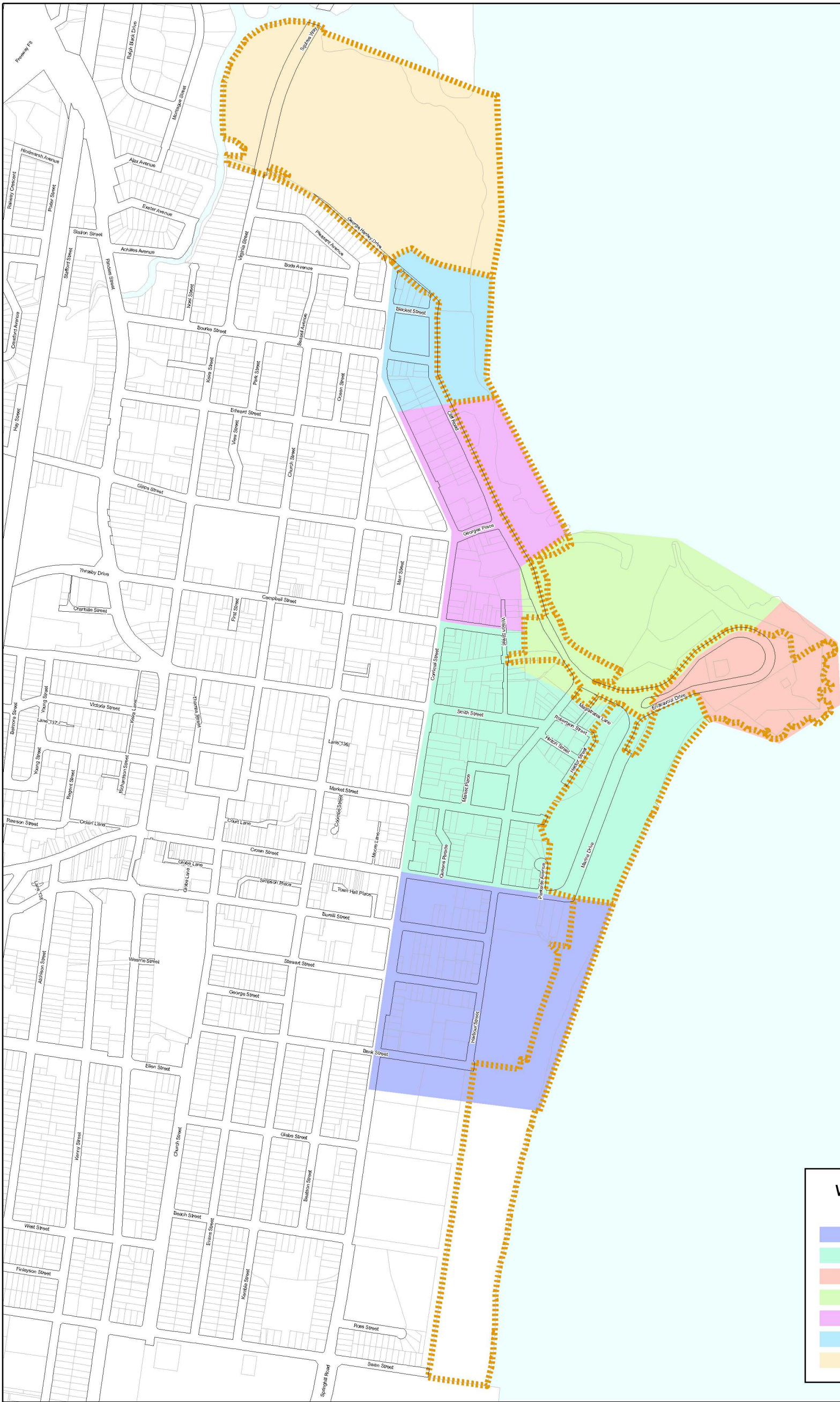
Zone 6: North Beach Precinct

This precinct includes an historic kiosk that is now a successful restaurant and café, the Bathers Pavilion, and the North Beach Surf Lifesaving Club Building. Distinct characteristics are its cosmopolitan feel, established popularity, significant heritage buildings, and a relatively protected beautiful beach with superb outlook.

Zone 7: Stuart Park Precinct

This zone includes Stuart Park and the foreshore area known as JP Galvin Park. This park is a significant recreational resource for the City, well used by the public on a daily basis and during special events.





Wollongong City Foreshore Master Plan (MP Zones)

- Zone 1: Entertainment Centre Precinct
- Zone 2: Wollongong City Beach Precinct
- Zone 3: Flagstaff Hill
- Zone 4: Wollongong Harbour Precinct
- Zone 5: Cliff Road Precinct
- Zone 6: North Beach Precinct
- Zone 7: Stuart Park Precinct



Map 2: Wollongong City Foreshore Master Plan Zones

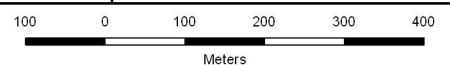


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Legislative & Statutory Requirements

This section outlines in general terms the primary legislative/statutory requirements relating to activities in the POM area.

Activities, possible future development or future lease and licensing would only occur in the POM area under the following circumstances:

1. The activity, development, or lease or licence is listed as a permissible use or permissible lease or licence in the appropriate table in this POM.

And

2. The activity, development, or lease or licence is in accordance with any law permitting the use of land for a specified purpose or other wise regulating the use of the land.

The following list is not exhaustive; depending on the activity other requirements may apply.

The Crown Lands Act, 1989

The Crowns Lands Act, 1989 governs the planning, management and use of Crown land, including reservation or dedication for a public purpose, leasing and licensing. The collection of Crown land which has been set aside for a public purpose is called the Crown Reserve system.

The NSW Department of Lands, together with the reserve trusts appointed by the Minister, is responsible for the administration and management of the Crown Reserve System. For the areas of Crown Land under this POM, Wollongong City Council (WCC) is the reserve trust manager or trustee appointed by the Minister to care, control and manage the land in accordance with its public purpose. All crown land under this POM is shown in Map 1 shaded in blue.

How Can Crown Land be Used?

Crown land may be reserved or dedicated for a variety of public purposes. Uses and activities on land reserved for public purposes are broadly defined by the public purpose of the reservation, in conjunction with any conditions and provisions within the zoning in the local council's local environmental plan. The land uses are then more specifically defined by either a statutory mechanism (a plan of management), Departmental policy, contractual agreement (leases or licences), or a combination of these.

In addition, case law judgements influence the policy and practice of the Department of Lands and the Trust Manager. The body of case law which helps define acceptable uses and activities on public recreation reserves provides the following guidance:

- Improvements and developments to land which is reserved or dedicated are confined to those which support, or are ancillary to, the public purpose of the reservation.

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- Land reserved or dedicated for public recreation must be open to the public generally as a right. The public may only be restricted from access to parts of the reserve and buildings thereon, if it is necessary for the public's enjoyment of the reserve to be excluded, eg a workshop, equipment storage or operational facilities.
- Access as a right does not mean entirely free access. Reasonable entry fees and charges may be imposed as well as other legal constraints to entry, such as those relating to health and safety.
- Use of the reserve must be consistent with the public purposes for which the land is dedicated or reserved. This includes ancillary or supportive of the purpose, such as a kiosk on land dedicated for public recreation; and
- A lease or license must be consistent with the reason or purpose of the land's reservation or dedication.
- The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible.
- Public use and enjoyment of appropriate Crown land be encouraged.
- Where appropriate, multiple use of Crown land be encouraged.
- Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity.
- Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

This POM has been prepared in accordance with Division 6 of the Crown Lands Act, 1989 and the Principles for Crown Land Management as set out in Section 11 of that Act. The principles are that –

- Environmental protection principles be observed in relation to the management and administration of Crown land.

The Act sets out specific requirements in relation to the referral, display and adoption of a plan. The Act requires that the draft plan be placed on public display for not less than 28 days and that the Minister for Land and Water Conservation must consider timely comment before adopting the plan. The Minister may adopt a plan of management without alteration or with such alteration as the Minister thinks fit.

Once a plan is adopted, no actions may be undertaken in respect of the reserve unless they are in accordance with the plan.

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Coastal Crown Lands Policy

This policy was issued in January 1991 and applies to all coastal Crown lands within one kilometre landward and three nautical miles seaward from low water mark. The objectives of the policy are to –

- Conserve and maintain the intrinsic environmental and cultural qualities of coastal Crown land.
- Retain all coastal Crown lands of an environmentally sensitive nature and/or required for a public purpose, in public ownership.
- Optimise public access and use of coastal Crown lands.
- Provide Crown lands, as appropriate, for recreation, tourism, residential and commercial coastal development with due regard to the nature and consequences of coastal processes.
- Encourage the rehabilitation of degraded coastal Crown lands.
- Continue to acquire significant coastal lands for future public use.

Food and Beverage Outlets on Crown Reserves

This policy provides guidance for assessing food and beverage outlets which may be acceptable and those which may not be acceptable on Crown reserves.

As approximately 95% of the land under this POM is crown land, the requirements of the Crowns Lands Act 1989 play a pivotal role in its management.

Environmental Planning and Assessment Act 1979

Any land use proposed for the POM area must be consistent with the zoning that is applied to the land by the applicable Local Environmental Plan (LEP). Land under this POM is covered by either the Wollongong Local Environmental Plan 1990 as amended or the Wollongong City Centre Local Environment Plan 2007. Please see map 11 at the end of this document for the LEP boundaries. The LEPs have been established under the provisions of the Environmental Planning and Assessment Act 1979.

Each LEP has its own heritage listings. The LEP heritage listings are a means to ensure that future development takes into account items of heritage importance as part of the assessment of a proposed development under this act. The majority of improvements permissible under this POM will require assessment under this act by the lodgement and determination of a development application (DA).

The DA process provides the public with more detailed information regarding a proposed activity/development than is possible in this POM. Detailed plans regarding a proposed development and/or activity and statements and/or studies regarding its impact on the existing area are prepared when a DA is lodged. Importantly, the DA process provides an avenue for public comment to inform the determination outcome of the proposal.

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NSW Coastline Hazard Policy 1990

The primary objective of this policy is to reduce the impact of coastal hazards and to reduce losses resulting from natural coastal forces through the application of effective planning and development controls by local councils, and by undertaking timely and effective mitigating works and other measures.

Currently, Council is drafting a **Wollongong Harbour Coastal Zone Management Plan (CZMP)** that incorporates the results of a 2007 Wollongong Harbour Coastal Hazard Assessment and Management Study.

The Harbour CZMP will guide future Brighton Lawn/Brighton Beach improvement works undertaken by Council. For example, this POM allows for *“Improvements to the natural environment of the area that improve or conserve the ecological features/functions of the harbour area and Belmore Basin”*. Any environmental improvements undertaken by Council under this POM would also be in line with the Master Plan and the CZMP.

Council is also updating a 1997 North Beach Coastal Hazard Study to guide future improvement works at North Beach under this POM and the Foreshore Master Plan in the same manner as the proposed Harbour CZMP.

Threatened Species Conservation Act 1995

This Act makes provision for the conservation of threatened species and their habitat. Several species of local and regional significance (including some listed as vulnerable or endangered under this Act) were either recorded or had been previously recorded or could be

reasonably be expected to occur in the area under this plan of management. Any proposed development under this plan of management would need to demonstrate compliance with the provisions of this Act. The Foreshore Master Plan Environment Site Analysis provides details regarding species in both the POM area and the wider Master Plan area.

Native Vegetation Act 2003

This act replaced the Native Vegetation Conservation Act 1997 on 1 December 2005. The Act strives to improve, manage, and protect areas of native vegetation and to prevent broad scale clearing unless it improves or maintain environmental outcomes. Exceptions include land excluded from operation of the Act under Schedule 1 such as land to which an interim heritage order or listing on the State Heritage Register under the Heritage Act 1977. The Foreshore Master Plan Environment Site Analysis provides details regarding native vegetation in both the POM area and the wider Master Plan area.

Noxious Weed Act 1993

This act aims to (a) to reduce the negative impact of weeds on the economy, community and environment by establishing control mechanisms to prevent the establishment and spread of significant weeds and to reduce the area covered in existing significant weeds. There is significant invasion of weed species in some areas under this POM and this act places statutory obligations on the land manager to eradicate noxious weed species. The Foreshore Master Plan Environment Site Analysis provides details regarding noxious weeds in both the POM area and the wider Master Plan area.

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National Parks and Wildlife Act 1974

Aboriginal heritage in NSW including all Aboriginal areas, sites and relics are protected under this Act. It is an offence under the Act to knowingly destroy, deface or otherwise disturb an Aboriginal relic without the permission of the Director General of the NSW National Parks and Wildlife Service.

There are sites listed on the (DECC) Department of Environment and Climate Change's Aboriginal Heritage Information Management System (AHIMS) within the POM area.

Generally, the type of listed sites along the long Wollongong Coastline includes middens, axe grinding grooves, artefact scatters and burials.

The Wollongong Coastline under this POM is important to Aboriginal people and consultation regarding its past, current and future use will be on going through the legislated POM process, the DA process and also by fulfilling any requirements under the National Parks and Wildlife Act 1974.

NSW Heritage Act 1977 (amended 1998)

This act covers non-Aboriginal heritage. The disturbance of significant sites and the management of archaeological and maritime archaeology sites are covered by this Act.

In NSW there are different types of statutory listings for local, state and national heritage items. A property is a heritage item if it is:

- listed in the heritage schedule of a local council's local environmental plan (LEP) or a regional environmental plan (REP);
- listed on the state heritage register, a register of places and items of particular importance to the people of NSW;
- listed on the national heritage list.

Map 14 identifies the heritage items within the POM area that are on a local environmental planning instrument heritage schedule. Within the POM area there are several local heritage items. Additionally, the Foreshore Master Plan Culture Site Analysis also provides details regarding heritage items in both the POM area and the wider Master Plan area.

There is one State Heritage Register listing in this POM area and no national heritage listed items. Map 13 at the end of this POM shows the details of the State Heritage Register Listing. Both the NSW Heritage Act and the Environmental Planning and Assessment Act 1979 provide a means to ensure that future development takes into account items of heritage importance.

Native Title

Native Title Act 1993: In January 1994 the Commonwealth Government introduced legislation which recognised the interest that indigenous Australians may still hold in some areas of the Crown land. This legislation makes provision for Aborigines and Torres Strait

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Islanders to lodge a claim over such lands. Legislation also restricts Government agencies from continuing to sell or lease Crown land or authorise works on Crown land, unless it can be clearly established that any native title interest that may have existed in the land has been lawfully extinguished.

In relation to the planning area, it is the view of Wollongong City Council and the Department of Lands, that any native title interest which may have existed in lands contained within the planning area have been lawfully extinguished by virtue of past leases, public works or freehold title. This would include all grassed and revegetated areas, all paved areas (including paths, roads and car parking areas), developed areas (such as the North Wollongong Pavilion and Kiosk, the Surf Life Saving Club building and the Lagoon restaurant) and other substantially disturbed areas of the foreshore including stabilised or modified dune areas.

Local Government Act 1993

About 5% of the land covered in the POM is land owned by Council that has been classified as community land. Therefore the community land provisions of the Local Government Act 1993 apply to these land parcels.

The Act provides that Council owned land, classified Community, can only be used in accordance with -:

- a) The Plan of Management applying to the land;
- b) Any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land; and

- c) The provisions of Part 2, Division 2 of the Local Government Act 1993.

The cornerstone of community land management is the category given to each land parcel. **Section 46(2) of the Act requires that Council can only grant a lease, licence or another estate (other than in respect of public utilities) for a purpose that is consistent with the core objectives applying to each category of community land.**

The plan of management area includes the following parcels of community land:

- Lot 1 Deposited Plan 235364 and an unnumbered lot of deposited plan 33638 – Part of Stuart Park – Zone 7 – categorised as General Community Use
- Lots 3 and & 7 Deposited Plan 235364 – Part of Stuart Park – Zone 7 – categorised as Park.
- Lot 2 Deposited Plan 222318 – Part of Flagstaff Hill – Zone 3 – categorised as Park
- Part Lot 2 Deposited Plan 152480 – Part of Lang Park – Zone 2 – categorised as part Park and part Cultural Significant
- Part Lot 7 Deposited Plan 16118 – Part of Lang Park – Zone 2 – categorised as Park

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- Part Lot 4 Deposited Plan 16232 – Part of Lang Park – Zone 2 – categorised as Park
- Lot 1 Deposited Plan 47921- Old Court House – Zone 4 – categorised as Cultural Significant
- Lots 11 and 12 Deposited Plan 212648 and Lot 1 Deposited Plan 62257- Osborne Park – Zone 4 – categorised as Cultural Significant
- Lot 85 Deposited Plan 751299 – Part of Flagstaff Hill – Zone 3 – categorised as Cultural Significant

Category of Community Land

The category of each land parcel was provided in the above listing. The categories included “Cultural Significant”, “Park” and “General Community Use”. The Core Objectives of each of those categories are provided below.

The Core Objectives of Community land categorised “culturally significant” are -:

1. To retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods.
2. Those conservation methods may include any or all of the following methods:

- a) The continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance,
- b) The restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material,
- c) The reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state,
- d) The adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact),
- e) The preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.

The Core Objectives of Community land categorised “Park” are -:

1. To encourage, promote, and facilitate recreational, cultural, social and educational pastimes and activities, and

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2. To provide for passive recreational activities or pastimes and for the casual playing of games and
3. To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

The Core Objectives of Community land categorised “General Community Use” are -:

To encourage, promote and provide for the use of land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- 1) in relation to public recreation and physical, cultural, social and intellectual welfare or development of individual members of the public, and
- 2) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

Map 12 at the end of this document shows the community land under this Pom and its categorisation.

Decorative Tree Protector at City Beach



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COMMUNITY ENGAGEMENT PROCESSES

The POM has been the beneficiary of an extensive community engagement process that was undertaken as part of the development of the Draft City Foreshore Master Plan. The initial engagement occurred in 2005.

The Community Engagement Processes undertaken by Council to inform the development of the City Foreshore Master Plan are described in full detail in the “Wollongong City Foreshore Master Plan Community Engagement Interim Report” from Social Planning Services. Briefly, highlights from the Engagement Report are below:

The following Community, Business and Government Groups were involved in the community engagement phase from 2005 for the City Foreshore Master Plan:

City Beach Surf Club
North Wollongong Surf Club
Whales Swimming Club
Illawarra Historical Society
Illawarra Arts Society
St Mary’s Catholic High School
St. Francis Xavier Primary School
Catholic Education Office
Wollongong Sportsground Trust

WEC/WIN Stadium
Five Islands Brewery
Wollongong Fish Markets
Diggies Kiosk
Kollaras Group
ADM Projects
Vellar Constructions
Miltonbrook Developments
Chris Clayton Real Estate
Wollongong Economic Development Office
City Manager (now Chief Executive Officer)
Tourism Wollongong
Wollongong Golf Course
Novotel
Department of Infrastructure, Planning and Natural Resources
Department of Environment and Conservation
Premiers Department
Wollongong Police
Department of Lands
Department of Housing
State and Regional Development
Sydney Water
Federal MP Sharon Bird
Councillors Cartan, Brown, Wood, Gigliotti, Martin and Griffiths
Wollongong Lord Mayor Alex Darling
Wollongong City Council Senior Management Group
Wollongong City Foreshore Internal Project Team
Wollongong City Works Division
Wollongong City Council Property Division

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The noted groups and the general community were consulted using at least one of the following methods:

- One on one meetings
- Focus Groups meetings
- Information Hotline
- Suggestion Boxes at key foreshore locations
- Email Opportunities on the Council website
- Free Range Survey Method*

*People visiting the foreshore were surveyed in person. Interview sessions were held between 4-17 January 2005 and 1-14 February 2005. There were 614 survey responses.

RESULTS OF COMMUNITY CONSULTATION

The most popular foreshore activities were sitting and relaxing, exercising and meeting people. Generally people visit the foreshore on a regular basis, mostly 2-6 times a week with less than 15% of survey respondents using the foreshore less than 1 day per month.

Most telling, the survey asked “What is your vision of the future of the foreshore?” 536 of the 614 answered this question.

264 wanted the preservation and conservation of the natural and cultural environment of the foreshore

186 wanted to improve, upgrade and maintain existing amenities from pathways, to shade and shelter, to toilets to showers

86 were concerned about the threat of over development of the foreshore and creating developments not supported by the infrastructure.

Consultation in 2007

In July 2007 stake holder groups were provided with the opportunity to comment on a draft City Foreshore Master plan and Plan of Management through meetings with Council Officers prior to the final drafts going before Council to gain authority to place the draft documents on public exhibition in August.

The public exhibition and submission period for the Plan of Management will run for 42 days, with a public hearing for the Plan of Management being held in the middle of September. The schedule for exhibition and submissions is in compliance with the Crowns Land Act, 1989 and the Local Government Act 1993.

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WOLLONGONG CITY FORESHORE POM

BASIS FOR MANAGEMENT

The results of the City Foreshore Master plan community consultation have identified the following principle values that form the Basis for Management under this City Foreshore POM:

ENVIRONMENTAL VALUE

- The natural environment of the City Foreshore is unique and worthy of preservation, conservation and enhancement

CULTURAL/HERITAGE VALUE

- The cultural and heritage environment of the City Foreshore is rich, steeped in both Aboriginal and Pioneer lore, as well as being representative of Australian beachside recreational culture. From Aboriginal middens, to the convict built harbour walls to Wollongong's earliest industry and defence, these beginnings should be acknowledged.

DESIRED CHARACTER VALUE

- The City Foreshore should be a welcoming place with attractive, purposeful amenity, quality services and facilities, with appropriate commercial, social and recreational opportunities that express the City's innovative spirit, its heritage and showcase its stunning

ocean, harbour and escarpment setting for the benefit of its increasing number of visitors and residents.

SOCIAL VALUE

- The City Foreshore is naturally a place where communities come together to celebrate milestones and attend recreational, historical, economic or social events. This "drawing card" effect of the City Foreshore should be fully cultivated under this POM.



Wollongong Harbour at Sunset

These four values, Environmental, Cultural/Heritage, Desired Character and Social, will guide the permissible uses, desired outcomes and strategies in the action plan under this plan of management.

The next sections of the POM will be broken into Zones and will provide information regarding the area's history, present use and future permissible uses.

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Zone 1: The Entertainment Centre Precinct

Background Information

The land in Zone 1, the Entertainment Centre Precinct, consists of a portion of the Wollongong City Golf Club golf course, dunes and the beach foreshore related to City Beach. The land neighbours the WIN Entertainment Centre and Football Stadium along with Andrew Lysaght Rest Park.

Andrew Lysaght Rest Park has its own legislation to protect it and it is covered under the Andrew Lysaght Park Plan of Management so it does not form part of the City Foreshore POM. It was once Wollongong's first Roman Catholic Cemetery that existed before the town itself was surveyed. The area is rich in history and is the sacred resting place of many of Wollongong's pioneers. In 2007, Council completed an upgrade to highlight the rest park's importance.

Also, the Wollongong City Golf Club Golf Course has been extensively upgraded, and the shared way along the foreshore in front of Andrew Lysaght Park and the stadium has been significantly improved. This portion of coast line is on its way to being admired by an increased number of visitors as the area continues to grow in popularity, as the nearby entertainments draw more and more persons into the City. Primarily the area is for passive recreation, a place for seaside reflection that inspires.

Existing Uses and Structures within Zone 1- the Entertainment Centre Precinct

The area functions as a beautiful, peaceful beach with a golf course as its primary feature. The golf course has been in existence since 1928. There is a shared way leading to Bank Street from City Beach. Also there are dedicated areas to reach the beach near Crown Street, Bank Street and Swan Street.



This view of the Wollongong City Surf Club Facility from 2003 shows the foreshore of Zones 1 and 2 along with Lang Park. It also shows the old Beach Surf Club that was demolished in 2004. A popular viewing platform has been constructed in this location.

Zone 1: The Entertainment Centre Precinct



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Table 1: Existing Uses and Future Permissible Uses for Zone 1 Entertainment Centre Precinct

Location/Facility	Existing Uses	Existing Licences/Leases	Future Permissible Uses	Permissible Lease/Licence
Golf Course	Golf Course	To the Wollongong City Golf Club for land used as part of the golf course	Use as a golf course	License for commercial use
Dunes, Beach Foreshore	<p>Beach Related Activities and Environmental Protection Activities</p> <p>Improvements to the natural environment of the area that improve or conserve the ecological features/functions of the foreshore.</p> <p>A portion of beach is used as a Off the Leash Dog Area</p>	None	<p>Beach Related Activities</p> <p>Improvements to the natural environment of the area that improve or conserve the ecological features/functions of the foreshore.</p> <p>Sign Designated portion can be used as a Off the Leash Dog Area</p>	Short term casual (less than 1 year) licenses and/or leases up to 5 years related to beach activities such as learn to surf schools

Wollongong City Foreshore Plan of Management

Zone 2: City Beach and Lang Park Precinct

Background Information:

Lang Park was first improved for public benefit around the turn of the century with the placement of picnic shelters in the park. Its large expanses of green areas continue to attract the public today.

The beach to the east of Lang Park, City Beach (formerly South Beach) is home to the Wollongong City Surf Life Saving Club. The surf club has been there since 1915 in various forms and the beach is a popular destination.

Existing Uses and Structures within Zone 2- the City Beach and Lang Park

This zone includes the large open spaces of Lang Park and the City Beach Foreshore. Lang Park is a regionally significant foreshore park improved with green space, picnic shelters, play ground equipment bicycle and foot paths. There is an Olympic Tribute wall and platform that played centre stage in September 2000 when the Olympic Torch travelled through Wollongong on its way to the Sydney Summer Olympics at the southern end of Lang Park across from the WIN Entertainment Centre.

There has been a substantial investment by Council in the upgrading of the shared way at City Beach as shown in the following photographs. A newly built City Beach viewing platform provides access to beautiful coastal views.

In 2004 the Old Wollongong City Surf Club that was demolished and the club gained a new home in 2005. The new Wollongong City Surf Club Building Facility provides a home to the surf club as well as a kiosk, public toilets and a restaurant and a commercial function centre.





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Table: 2 Existing Uses and Future Permissible Uses for Zone 2 City Beach and Lang Park

Location/Facility	Existing Uses	Existing Licences/Leases	Future Permissible Uses	Permissible Lease/Licence
Lang Park	<p>Passive and Active Recreational use. Picnic shelters, toilets, children’s play area, shared ways, footpaths and car parking.</p> <p>Occasional Special Community Events such as Australia Day Celebrations, Carnivals, community activities or festivals/concerts</p> <p>Casual playing of games and /or other recreational activities that make use of wide open spaces.</p> <p>St Mary’s Catholic School uses Lang Park on a regular basis for recreational purposes</p>	Casual, Short Term Licences for various special events or recreational pursuits	<p>Improvements to the amenity of the park such as upgraded playground, installation of infrastructure to allow for occasional outdoor events such as cinema/markets/festivals. Construction and/or maintenance of the general amenity facilities.</p> <p>Improvements to the natural environment of the area that improve or conserve the ecological features/functions of the park.</p> <p>Activities relating to leisure activities, general recreational use, both formal and informal, educational establishments, outdoor concerts and special events.</p>	<p>Short term casual licences for special events/festivals.</p> <p>Short term casual licenses (less than one year) and/or leases up to 5 years for recreational, social, community, educational, cultural, leisure and welfare activities.</p>
Lang Park Under ground “Domain Type” car park	Lang Park open space.	None	<p>Development, operation and maintenance of an underground car park for up to 500 vehicle spaces that does not appear obstructive or results in the lost of substantial open space within Lang Park.</p> <p>General park related leisure activities on the green areas of the car park</p>	Long Term licence or lease of Lang Park Car Park
City Beach	<p>Predominately activities relating to beach visitation and beach safety occur.</p> <p>Occasional Special Community Events such as Surf Life Saving Carnivals or community events such as New Year Eve celebrations.</p> <p>Improvements to the natural environment of the area that improve or conserve the ecological features/functions of the foreshore.</p>	<p>Casual, Short Term Licences for various special events.</p> <p>Licences for various “schools” related to recreational use of the foreshore and ocean in a safe manner (ie surf schools or similar, exercise classes)</p>	<p>Construction, improvement and maintenance of parking areas, shared way, viewing platforms and other general amenity facilities at City Beach.</p> <p>Improvements to the natural environment of the area that improve or conserve the ecological features/functions of the foreshore.</p> <p>Activities relating to leisure activities, general recreational use, both formal and informal or educational or non educational, or outdoor concerts, festivals or other special events such as the New Year’s Eve Celebrations at City Beach.</p>	<p>Short term casual licences for special events/festivals.</p> <p>Short term casual licenses (less than one year) and/or leases up to 5 years for recreational, social, community, educational, cultural, leisure and welfare activities.</p>
Wollongong City Surf Life Saving Club and City Beach Function Centre Facility	The facility, on operational land, includes the headquarters of the Wollongong City Surf Club, a kiosk, public toilets, a restaurant and a commercial function centre.	<p>Lease till April 2054 to Wollongong City Surf Life Saving Club for surf life saving activities, social functions and special events.</p> <p>Lease to TMK @ City Beach Pty Limited till December 2053 for café, restaurant and function centre.</p>	<p>Use, operation and maintenance of Surf Life Saving Club for surf life saving activities, social functions and special events and any use permissible under any gazetted local environmental plan for the area.</p> <p>Use, operation and maintenance of café/kiosk, restaurant and function centre and any use permissible under any gazetted local environmental plan for the area</p>	<p>As this land is operational land, this POM places no restrictions on the ability to grant leases or licensees over this land.</p> <p>(Lot 1 DP 881087 and lot 2 DP 1005387 are classified operational under the Local Government Act 1993).</p>

Wollongong City Foreshore Plan of Management

Zone 3 – Flagstaff Hill Precinct

Background Information

In Meredith Hutton's 1997 Conservation Study for the Belmore Basin Conservation Area she had the following to say about Flagstaff Hill:

“Flagstaff Hill is an imposing exposed headland with landmark qualities, important geological features and historic sites. Its value as a remote area of predominantly open space which is visible from all directions and has views to all areas, has been realised and utilised in a sequence of small scale occupations, beginning with the convicts, who could be easily guarded on this open site, the Signal Staff and Lighthouse conveying messages of safety, the Pilot who had to be aware of the sea, weather, shipping and railway activities, the defence occupations which relied on panoramic views and remote location from which to defend the town and harbour, through to today when sight seeing is popular. Conversely the seclusion afforded by the cliffs, gave rise to an early swimming phase”

Many heritage items are located within this zone, please see Map 14. Hutton's report is informative for persons with an interest in Wollongong history and available for inspection in the Local Studies Section of the Wollongong Library.

Existing Uses and Structures with Zone 3- Flagstaff Hill Precinct

Flagstaff Hill gains its name from its history. A Flagstaff is a 1800s tool used to communicate with coastal shipping. The flagstaff was the responsibility of the Harbour Pilot. The first Harbour Pilot was

appointed to Wollongong Harbour by 1840. The pilot would use two red painted flags and two black balls run up the flagstaff in particular sequences to convey messages to ships such as “Approach with Safety” or “Blows too hard to send Boat”.

There is an existing Flagstaff or flagpole on the Hill, but it is not in its historic location. It is proposed under this plan of management to provide for the creation of a visitors centre on Flagstaff hill that could provide insight into the area's history as well as provide general tourist information for Wollongong.



Wollongong City Foreshore Plan of Management

Furthermore, the hill is improved by the following:

- Endeavour Drive which circles the headland and includes three formal car parking areas with a popular ice cream van in operation on weekends and holidays
- Picnic shelters
- A Vietnam War memorial,
- Cannon Battery
- Gun Emplacements
- A Lighthouse which is owned by the Australian Maritime Safety Authority.
- Nun's Baths

Flagstaff Hill is a prominent feature of the Wollongong City Foreshore and will be improved in a manner consistent with the Foreshore Master plan so that more residents and visitors can enjoy its scenic qualities and historical relevance.



Wollongong City Foreshore Plan of Management

Table 3 Existing Uses and Future Permissible Uses for Zone 3 Flagstaff Hill Precinct

Location/Facility	Existing Uses	Existing Licences/Leases	Future Permissible Uses	Permissible Lease/Licence
Flagstaff Hill Generally	Parking, Mobile Trading Van site, Vietnam War Memorial, Passive Recreation, Occasional special events location such as the end point for the Annual Sydney to Gong bike ride for Multiple Sclerosis.	Mobile Trading Van for the sale of ice cream, soft drinks. Lease ends on 17 August 2008. Short term and/or casual licences for special events/festivals, and/or recreational, social, community, educational, cultural, leisure and welfare activities.	Construction, maintenance and use of roads, parking areas, shared way, and other general amenity facilities at Flagstaff Hill in line with any adopted Master Plan for the area or Council Corporate Plan. Improvements to the natural environment of the area that improve or conserve the ecological features/functions of the headland. Improvements and/or maintenance to the headland that acknowledge its historical importance to Wollongong Activities relating to leisure activities, general recreational use, both formal and informal or educational or non educational, or outdoor festivals or other special events such as Australia Day celebrations.	Lease or license for mobile trading van Short term casual licences for special events/festivals. Short term casual licenses (less than one year) and/or leases up to 5 years for recreational, social, community, educational, cultural, leisure and welfare activities.
Flagstaff Hill Visitors Centre	Open Space on the eastern side of Flagstaff Hill	None	Construction, maintenance and use of a Flagstaff Visitors Centre with potential toilets, café/kiosk and information centre not to exceed 1,000 sqm and in a suitable location within the flagstaff zone not conflicting with environmental and heritage significance	Lease or license for commercial and or community use



Photomontage impression of possible flagstaff walkway improvement

Wollongong City Foreshore Plan of Management

Zone 4 – Wollongong Harbour, Belmore Basin and Brighton Lawn Precinct

Background Information

According to the Conservation Study for Belmore Basin Conservation Area, Wollongong, NSW by Meredith Hutton, Historical Archaeologist,

“Pre 1815, prior to white settlement, the Wollongong Harbour area was an important camp site for the local Aboriginal community ...Wollongong Harbour is where Wollongong was established. The harbour, Brighton Beach and Lawn, formed the gateway for people and commodities entering the town and in due course for the export of the districts’ produce to the Sydney market. The Old Court House and other archaeological sites within the former Government Reserve and in the vicinity of the corner of Harbour Street and Cliff Road, were instrumental in the commercial and judicial development of the Wollongong Settlement. Belmore Basin is a fine example of a 19th century harbour. It was built by convict labours and extended by contract workers as the project was considered too large for the government of the day to undertake alone. The Harbour and its precinct demonstrate the process of rapid industrial and commercial development, to being the third largest port in the state and considered strategic enough to warrant defence. However, despite ambitious plans to enlarge the harbour, it was unable to complete with the developing Port Kembla harbour for the coal trade and so the emphasis shifted to the current fishing industry and leisure boat use.”

{For more detailed information regarding the history of the Harbour, C.W. Gardiner Garden’s “Port of Wollongong” by the Illawarra Historical Society, Wollongong, 1975, can be found in the local studies section of the Wollongong Library.}

While the Harbour is not the responsibility of Wollongong City Council, it does greatly drive the use of this zone. The actual Harbour and part of Brighton Lawn is Crown Land under the management of the Department of Lands; the other part of Brighton Lawn is under the trusteeship of Wollongong City Council.

The Department of Lands are considering plans to redevelop the Harbour to enhance its use by the public and Council is also planning to upgrade Brighton Lawn to improve amenity of the area while providing coastal hazard protective works to maintain the much loved lawn and historic harbour. Council and the Department of Lands are working in partnership in the planning for this key tourist attraction and working fishing port.

Existing Uses and Structures within Zone 4 Wollongong Harbour, Belmore Basin and Brighton Lawn

Wollongong Harbour is a working fishing port, recreational facility and tourist attraction. The waves wash up on Brighton Beach and the grassy area above the beach is Brighton Lawn. Brighton Lawn was used for passive recreation since 1870 and has been in Council’s trusteeship since 1906. Brighton Lawn is currently improved by aging play equipment, picnic tables, footpaths and interpretive history walk signage, a toilet block and a Kiosk/Outdoor Café. The Kiosk was renovation in 2006. There are dwarf stone walls with concrete lion statuettes in the area that were part of a 1950s and 1960s Wollongong Lions and Apex Club community landscaping project.

The area is a favourite of families with small children as the beach is calm and the playground has a superb outlook over the harbour. Recreational canoe, boat and yacht enthusiasts, along with tourists,

Wollongong City Foreshore Plan of Management

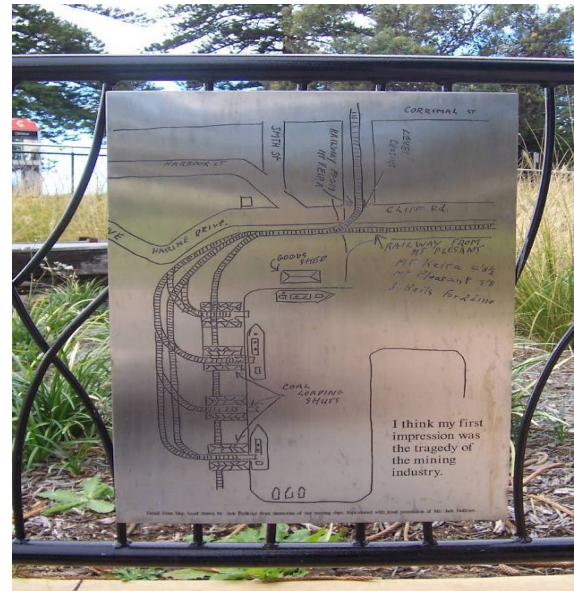
fishermen and local residents all flock to the harbour area on a daily basis.

The zone extends over Cliff Road to include Osborne Park and the Old Courthouse. Osborne Park is a green park land improved by picnic tables and tree planting. The park also includes artwork that acknowledges the former route of the Mount Keira Osborne Wallsend Tramway which serviced Mt Keira Mine.

The Former Mount Pleasant Train Line is now a popular shared way used by cyclist and pedestrians. The existing asphalt shared way follows the alignment of the Mount Pleasant Train line. The line was built under the provisions of the Mount Pleasant Tram roads Act 1862. It extended from the mine incline, east to North Beach where it went under a bridge at the southern end of Stuart Park and along the base of the cliff to Belmore Basin. In 1938, Australian Iron & Steel gave Mount Pleasant railway land east of the Government Railway (Sydney to Bomaderry) to Wollongong Council.

The last key structure in this zone, the Old Court House, was completed in 1858 and served as a district court until 1885 until Market Street Court House opened. It then became a Customs House until 1902. In 1904 the Australian Army used it as a drill hall and Naval Cadets also used the building in the 1980s. It is the oldest civic building in Wollongong.

The photos show interpretive signage at Osborne Park, and the Old Courthouse.





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Map 6: Wollongong Harbour Precinct Existing & Possible Improvements: Zone 4



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Printed: 24/07/2007

Aerial Photography: January 2006

Scale: 1:1,500



Wollongong City Foreshore Plan of Management

Table 4. Existing Uses and Future Permissible Uses for Zone 4 Wollongong Harbour, Belmore Basin, and Brighton Lawn Precinct

Location	Existing Uses	Existing Licences/Leases	Future Permissible Uses	Permissible Lease/Licence
Wollongong Old Courthouse	Item of historic interest, place for exhibitions, small arts/crafts display. Place for community activities	Leased to the Old Court House Management Committee Inc. Lease ends 30 September 2021.	Uses compatible with Old Court House Management Committee Objectives for the historic building	Lease or license for the preservation and improvement of the building including activities that would produce income such as café and or venue hire.
Brighton Lawn	Cafe/Kiosk Operation, general recreation area with children's playground and access to Wollongong Harbour. Activities related to the Harbour and passive and active recreation.	<p>Licence for Levendi Cafe to DELLDEM Brighton Lawn Kiosk, Cliff Rd, Wollongong ends on 30 June 2009 with a 3 year option.</p> <p>Short term and/or casual licences for special events/festivals, and/or recreational, social, community, educational, cultural, leisure and welfare activities.</p>	<p>Improvements to the general amenity of the Belmore Basin Zone in accordance with any adopted master plan. Such improvements may include the provision of a connected series of promenades and equally accessible pathways, historically interpretive signage and artwork, seating, outlook points and an upgraded playground. Improvements will occur with the compliance of the Department of Lands when appropriate.</p> <p>Café/Kiosk Operation with expansion up to 20% of existing licensed area while keeping existing site lines from the Historic Courthouse to the Harbour in tact.</p> <p>Improvements to the natural environment of the area that improve or conserve the ecological features/functions of the harbour area and Belmore Basin.</p> <p>Activities relating to leisure activities, general recreational use, both formal and informal or educational or non educational, or outdoor festivals or other special events such as Australia Day celebrations</p>	<p>Short term casual licences for special events/festivals.</p> <p>Short term casual licenses (less than one year) and/or leases up to 5 years for recreational, social, community, educational, cultural, leisure and welfare activities.</p> <p>Long term lease or licence for a kiosk/café operation</p>
Osborne Park	<p>Open recreation area with historic tramway and aboriginal heritage artworks, paving. There are also picnic tables for general use.</p> <p>Activities relating to leisure activities, general recreational use, both formal and informal or educational or non educational, or outdoor festivals or other special events such as Australia Day celebrations.</p>	Short term and/or casual licences for special events/festivals, and/or recreational, social, community, educational, cultural, leisure and welfare activities.	<p>Improvements to the natural environment of the area that improve or conserve the ecological features/functions of the harbour area and Belmore Basin.</p> <p>Improvements to the area that promote its heritage importance and general public amenity.</p> <p>Activities relating to leisure, recreation, education, and festivals or other special events such as Australia Day celebrations</p>	<p>Short term casual licences for special events/festivals.</p> <p>Short term casual licenses (less than one year) and/or leases up to 5 years for recreational, social, community, educational, cultural, leisure and welfare activities.</p>
Natural Amphitheatre – area shown in red in Zone 4 map	Open Space improved by foot paths	Short term and/or casual licences for special events/festivals, and/or recreational, social, community, educational, cultural, leisure and welfare activities.	<p>Improvements to the natural environment of the area that improve or conserve the ecological features/functions of the harbour area and Belmore Basin. .Improvements to the area that promote its heritage importance and general public amenity.</p> <p>Activities relating to leisure, recreation, education, and festivals or other special events such as Australia Day celebrations</p> <p>Improvement to area to enhance natural amphitheatre aspect. Commercial use – café/dining/tourism activity consistent with Department of Lands Harbour Redevelopment process</p>	<p>Short term and/or casual licences for special events/festivals, and/or recreational, social, community, educational, cultural, leisure and welfare activities.</p> <p>Long term lease or licence for a café/restaurant operation or other tourism commercial use</p>

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Zone 5 – Cliff Road Precinct

Background Information

This zone covers the Cliff Road eastern foot path, Battery Park, the Cliff face down to the foreshore shared way and the Continental Baths. From Cliff Road there are various access points to the shared way. The Old Mt Pleasant Tramway line forms the current shared way within this zone and other zones in this POM.



Cliff Road existing foot path

Existing Uses and Structures within Zone 5 Cliff Road

Cliff road provides a boundary for zone 5 and it is where you can find Battery Park. This park was originally the site of the Smith's Hill Fort which incorporated a concealed gun emplacement. It was constructed in 1888 to upgrade Wollongong's defence against possible Russian attack. In 1946, as a result of the fort becoming overgrown and used for undesirable activities, Council sealed the rooms and filled the gun pits, leaving only the two 80 pounder gun barrels exposed. It was at this time the area became known as Battery Park. In 1981, the Smith's Hill Fort Committee was formed and Council agreed to plans to restore the Fort. The restoration was completed in 1988 and today provides an excellent example of the historical significance of coastal fortifications and the role they played in the late 1800s. It is proposed to provide a viewing platform to compliment Battery Park under the MP.

Also in this zone is the Continental Pool, nestled at the base of the cliff face and abutting the northern rock wall of Wollongong harbour. On the rock shelf north of the Continental Pool is the old gentleman's baths that are accessed from the steps leading down from the pedestrian path located on the site of the old tramway line.

The Continental Baths provide a salt-water enclosure in a controlled environment. This facility was renovated in the 1980s and remains popular with swimmers all year round. It is now time to revisit the popular Baths for the new century. It is proposed that the Baths could be redeveloped to improve the swimming pool, change rooms, toilets and provide for the operation of a café/restaurant. Finally the existing shared way would be significantly improved by widening along this zone.



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Map 7: Cliff Road Precinct Existing & Possible Improvements: Zone 5

- City Foreshore Plan of Management
- Subject Zone

- Existing Facility
- Proposed Improvement

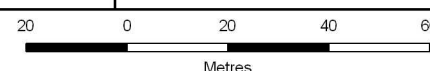


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Aerial Photography: January 2006

Scale: 1:1,500



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Table 5 Existing and Future Permissible Uses Zone 5 Cliff Road Precinct

Location	Existing Uses	Existing Licences/Leases	Future Permissible Uses	Permissible Lease/Licence
Cliff Road	Foot Path	Not applicable	Foot path improvements in line with the MP which may include viewing platforms Improvements to the natural environment of the area that improve or conserve the ecological features/functions of the area	Not Applicable
Battery Park	Foreshore Open Space for passive recreation, Smith's Hill Fort Heritage Item of Interest	None	General recreation area, maintenance, improvement to the historical site, activities related to historical importance of area. Improvements to the natural environment of the area that improve or conserve the ecological features/functions of the area	Short term and/or casual licences for special events/festivals, and/or recreational, social, community, educational, cultural, leisure and welfare activities.
Foreshore Shared way below Cliff Road	Highly used pedestrian and cyclist shared way along the foreshore leading to the Harbour and North Beach. Periodically used as part of community fun runs, surf life saving events, etc.	None	Shared Way Improvements in line with the MP. Short term casual use related to community events. Improvements to the natural environment of the area that improve or conserve the ecological features/functions of the area.	Not Applicable
Continental Baths	Public Saltwater swimming pools with associated facilities, caretakers residence, community and social functions	None	Redevelopment of the Continental Baths to include improving swimming facilities, change rooms and public toilets, possible café/restaurant, meeting space, etc. Improvements to the natural environment of the area that improve or conserve the ecological features/functions of the foreshore.	Lease/License for commercial, recreational, social, community, educational, cultural, leisure and welfare activities.

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Zone 6 – North Beach and North Beach Car Park

The area in this Zone is known as North Beach and provides a unique setting in which to have a swim, meet friends for a walk along the shared way or drink a coffee or enjoy a good meal. There are 3 prominent buildings in the zone, the Bathers Pavilion, The Kiosk and The North Wollongong Surf Life Saving Club Building, which all date back to the mid to late 1930s in their construction. The Kiosk and the Bathers Pavilion are on the State Heritage Register.

The Kiosk has been updated with its heritage values in mind and both a Kiosk and a restaurant operate in the renovated structure. As part of the refurbishment a covered outdoor dining area was added to the existing building.

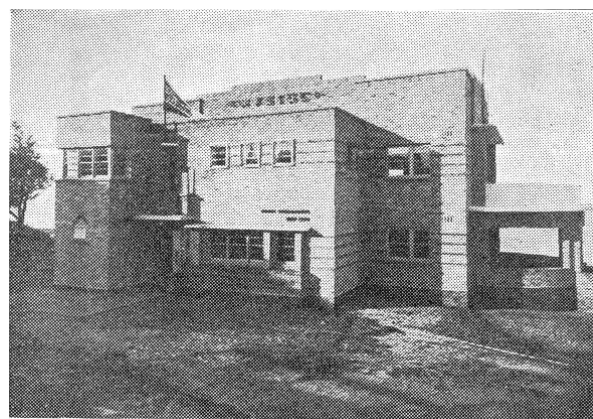
There are plans to retain the heritage values of the Bathers Pavilion while providing scope for substantial redevelopment that would provide café and restaurant opportunities as well as providing for its continued use as a base for Council Lifeguards and public change rooms. This redevelopment could also include a boardwalk along the beachside of the Pavilion building which would be a needed improvement to the existing shared way that was once part of the Mt Pleasant tramway. A large number of persons who use the shared way start their trek at North Beach and it a notorious area for pedestrian and cyclist conflict due to the area's popularity. To date, these plans have not yet been realised, but the POM still provides the opportunity.

The North Beach Surf Life Saving Club Building is a prominent and well utilised community facility at North Beach. This POM allows for the existing building to be demolished and for a new North Beach Surf Life Saving Club Facility to be built north of the existing structure.

This will provide an opportunity to expand the recreational area of the very popular North Beach. The Surf Club Building, unlike the Kiosk and Bathers Pavilion, is not listed on the State Heritage Register, but its heritage value has been well studied by Council prior to this determination.

In 2005 preliminary advice from a qualified heritage architect provided this insight relative to the Surf Club:

“As originally built, the North Wollongong Club Building was a good representative example of what has become defined as the Inter War Functionalist style. This architectural style, which was prevalent during the second half of the 1930s and through the 1940s and early 1950s, was derived from the Modernist architecture that was build in Europe during the 1920s and 1930s....The public facilities at North Beach were greatly enhanced by the opening of the Kiosk and Bathing Pavilion in November 1938, which greatly complimented the architecture of the Club Building.”



The Surf Club as originally built

Wollongong City Foreshore Plan of Management

In 1940 a stand alone boat shed was built. Over the years the Surf Club was the subject of various renovations and expansions until the boat shed was fully incorporated into the structure.



A photo of the boatshed as a stand alone facility

The existing surf club building is a complex mix of different time periods and where there are different ages in the building there is more opportunity for structural damage to occur. Over the course of the last 71 years from a variety of causes, significant structural damage has occurred. In fact, portions of the existing building were closed and deemed not sound for use by the public in 2006 and further structural inspections by Council have revealed that the structural problems extend to the 1936 portion to the building.



While the actual building will be demolished, its historical value and the history of its occupants, the North Beach Surf Life Saving Club, is worthy of cherishing and memorialising. This acknowledgement of the history of the club will be achieved in a newly built facility. Council would approach any North Beach Surf Life Saving Club new construction with the concept of acknowledging both the architectural and the social heritage value of the old surf club as a paramount concern.



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As for the unique history of the club the preliminary assessment provides this club lore for consideration:

“The Club quickly proved itself an innovative and strong organisation. For instance, several women received bronze medals and Instructors Certificates during World War I, the only such medals and certificates to be awarded to women for many years - the Surf Life Saving Association later declared surf life saving to be an exclusively male preserve’. In 1917 the Club proved it’s pre-eminence when it won the “Thirroul Shield”, which is understood to have been the first competition trophy to be awarded on the Illawarra coast. The first South Coast district surf carnival was held at North Beach in December 1917.”

The above comment only notes one of several historical moments of the club. North Beach was the location of both State and National Surf Life Saving related championships, titles in the fifties, sixties and most recently in 1990. The club holds many mementos of their past that could be part of an interpretive public display or incorporated into the design of a new surf club facility. Below is a picture of the crowds that were drawn to the beach during the 1952 Championships.



Aerial view of North Wollongong during 1952 Australian Surf Championships, showing the Club Building on the far right (Wollongong City Library, P04\P04409).

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Existing Uses and Structures within Zone 6 – North Beach and North Beach Car Park

The North Beach Surf Life Saving Club Building houses the North Beach Surf Life Saving Club and their activities, The Bathers Pavilion provides change rooms and a base for the Wollongong City Council Lifeguards, and the North Beach Kiosk provides a kiosk as well as a café/restaurant for visitors to the beach. There is also an existing toilet block behind the Bathers Pavilion.

The sealed car park opposite the North Beach Surf Life Saving Club Building currently provides 70 parking spaces for visitors to both North Beach and Stuart Park. This POM provides for the opportunity to create a multilevel car park in this location with up to 300 additional car spaces.

This substantial increase in the available parking spaces could be financed by the development of a small amount of beach related commercial retail space and/or cafe built as part of the proposed multilevel car park.

This is a long term solution to the issue of providing adequate parking near North Beach. For more detail please refer to Table 6 for Existing Uses and Future Permissible Uses for Zone 6.



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Map 8: North Beach Precinct Existing & Possible Improvements: Zone 6

City Foreshore Plan
of Management
Subject Zone

Existing Facility
Proposed Improvement



20 0 20 40 60
Metres

GIS ref. gi06695-08.mxd

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Aerial Photography: January 2006

Scale: 1:1,250

Wollongong City Foreshore Plan of Management

Table 6: Existing Uses and Future Permissible Uses for Zone 6 – North Beach and North Beach Car Park

Location	Existing Uses	Existing Licences/Leases	Future Permissible Uses	Permissible Lease/Licence
North Beach Zone 6 Generally	<p>Passive and Active Recreational use. A shared way that follows the Mt Pleasant tramway is used by pedestrians and cyclists.</p> <p>Predominately activities relating to beach visitation and beach safety occur.</p> <p>Occasional Special Community Events such as Surf Life Saving Carnivals or community fun runs are held.</p> <p>Improvements to the natural environment of the area that improve or conserve the ecological features/functions of the foreshore.</p>	<p>Casual, Short Term Licences for various special events.</p> <p>Licences for various “schools” related to recreational use of the foreshore and ocean in a safe manner (ie surf schools or similar, exercise classes)</p> <p>{An example of an existing surf school license at North Beach is the one granted to Taskdynamics Pty Ltd doing business as Taupu Surf School for 3 years, ending in October 2009 }</p>	<p>General amenity improvements such as construction of public toilets or upgrade to the shared way.</p> <p>The maintenance of general amenity items.</p> <p>Improvements to the natural environment of the area that improve or conserve the ecological features/functions of the foreshore.</p> <p>Activities relating to leisure activities, general recreational use, both formal and informal or educational or non educational, outdoor concerts, festivals or other special events</p>	<p>Short term casual licences for special events/festivals.</p> <p>Short term casual licenses (less than one year) and/or leases up to 5 years for recreational, social, community, educational, cultural, leisure and welfare activities.</p>
North Beach Kiosk and Cafe	Licensed Cafe and Kiosk operation	Lease to North Kiosk Pty Ltd for entire facility that will expire on 30 April 2013.	Cafe, kiosk operation consistent with the food & beverage outlets on Crown Reserves Policy.	Lease/License for commercial operation
North Beach Surf Life Saving Club Building	Surf Life Saving Club Activities including hiring facilities out for special events to raise funds for the club (ie function rooms for hire for birthdays, weddings, etc)	None	<p>Redevelopment of existing surf club building or the new construction of a surf life saving club facility to the north of the current building. The existing building would be demolished and the public beach open space area would be expanded if the new construction option was taken under this POM.</p> <p>Commercial operations in a surf club facility consistent with the LEP and the Dedicated Purpose of the Crown Reserve</p>	Lease/License of a Surf Life Saving Club facility with commercial operations
Bather's Pavilion	The pavilion provides accommodation for Council's lifeguards in addition o public change rooms and showers. Toilets are located in a separate building adjacent to the pavilion.	None	<p>Restaurant(s), café(s) operation consistent with the food & beverage outlets on Crown Reserves Policy and appropriate to the scale of the redeveloped Bathers Pavilion while maintaining public change rooms and the Council lifeguard rooms.</p> <p>Construction, maintenance, refurbishment activities to carry out redevelopment and or maintenance of the facility, including board way as part of expanding the existing shared way</p>	<p>Lease/Licence for commercial and/or recreational/community use.</p> <p>(Council and the Department of Lands have agreed to lease terms with a developer to undertake the redevelopment of the Bathers Pavilion)</p>
North Beach Car Station and Retail/Café space	Sealed Car Park with 70 spaces	None	Development, Construction and Maintenance of a multilevel car park capable of accommodating up to 300 parking spaces with a commercial component up to 800 sqm relating to beach/foreshore/tourist activities- possibly retail or kiosk/café or a combination. The car park development may encroach into zone 7 Stuart Park due to the impact of a future George Hanley Drive extension.	Lease/Licence for commercial use

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Zone 7 – Stuart Park

Stuart Park – Background Information

The area forming Stuart Park was originally proclaimed in Government Gazette of 29 September 1885 as a public park under the Public Parks Act 1884. The original area was 22.27 ha and was named after Alexander Stuart who was a local member of State Parliament and Premier.

Originally, the park was placed under the trust of a number of private individuals and it was not until 20 August 1920 that the Council of the Municipality of Wollongong was appointed trustee.

Following the acquisition of parts of the Mt. Pleasant Tramway line by Council, which ran along the southern boundary of Stuart Park, a section of that tramway was dedicated public reserve and added to Stuart Park. George Hanley Drive was constructed through the park along the southern fringe to provide public road access between Kembla Street and Squires Way.

The park was popular with campers and Council operated a camping area for many years. However, in the early 1970's, Council resolved that the camping area be closed and Stuart Park be developed into a major recreation area.

In 1986, the Lagoon restaurant and kiosk was established in the old kiosk and residence. In 2001 the restaurant and kiosk burned down. The Lagoon restaurant has been expansively rebuilt by the lease holder to take advantage of its location.

The sports oval, constructed at the southern entrance to the park, has catered for cricket, baseball and other sporting activities in the past. The area is currently home to a sky diving business and when the area is not in use as a drop zone; it provides a wide open space for general recreation. There is also a brick building used by Council RNR staff to store equipment near the oval.

On the west side of Squires Way and Virginia St, the Illawarra Live Steamers have established a miniature train operation and provide an area for picnics and organised events within their area of operation.

A section of Stuart Park area was re-named JP. Galvin Park after John Patrick Galvin, former alderman and Mayor of Wollongong Municipality Council. This area is located north of the existing surf club on the eastern side of the access road up to Fairy Creek.

This reserve was planted with Norfolk Island Pines and is used for picnics and other associated leisure activities. Extensive dune restoration works were undertaken in 1977 by the Public works Department to protect this reserve from tidal erosion.

Existing Uses and Structures within Zone 7 – Stuart Park

Generally, the area, Stuart Park and JP Galvin Park, are improved by picnic shelters, barbecues, two toilet blocks, a children's playground, a lagoon, recreational grassed open space, and an access road with parking areas. The shared way linking Wollongong's northern beaches with the central business district is located within Stuart Park traversing George Hanley Drive and Squires Way along the southern and western

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fringes of the park. The northern most boundary of Stuart Park is the area used by Illawarra Live Steamers. The original caretaker's cottage and garage are currently used by a skydiving business and the rebuilt restaurant and kiosk is operating.

Each year Stuart Park is home to a number of festivals and public celebrations that use both the open green space, the beach front and the built facilities.

Typically, however Stuart Park is a location where family and friends enjoy casual recreation on a sunny week day or weekend. The views of the Escarpment from the open expanses of Stuart Park are clearly appreciated by the community.





Stuart Park

Key Elements

- * Better Playground
- * Water Features
- * Increased shade and seating
- * Creation of better and more open space by relocation of existing storage facility, garage and sky diving cottage to more peripheral locations

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Table 7: Existing Uses and Future Permissible Uses for Zone 7 – Stuart Park

Location	Existing Uses	Existing Licences/Leases	Future Permissible Uses	Permissible Lease/Licence
Stuart Park and JP Galvin Park , including the area west of Squires Way {Galvin Park is the beach side of Stuart Park}	<p>Passive and Active Recreational use. Formal picnic areas and facilities are provided, together with toilets, shade areas; children’s play areas, access road, shared ways, footpaths and car parking.</p> <p>Occasional Special Community Events such as Surf Life Saving Carnivals, community fun runs or festivals/concerts</p> <p>In the area of Stuart Park west of Squires Way, Live Steamers operate model steam trains on grounds with picnic areas and associated storage and kiosk uses</p>	<p>Casual, Short Term Licences for various special events</p> <p>Skydive the Beach has a Licence for a Landing Area in Stuart Park. The Licence expires on 6 December 2010.</p> <p>Illawarra Live Steamers Co-op Pty Ltd has a licence for model engineering activities that expires on 27 February 2010.</p>	<p>Improvements to pedestrian, vehicular and bicycle access, flow and parking within the park in line with the draft Wollongong Foreshore Precinct Master Plan (MP). Land may be dedicated for road works.</p> <p>Construction of new access road from Ajax Avenue to Squires Way and new access for the Live Steamers.</p> <p>Improvements relating to children playgrounds, the development of regional water feature/play area in line with the adopted MP for the area.</p> <p>Improvements to the natural environment of the area that improve or conserve the ecological features/functions of the park and foreshore.</p> <p>Construction, refurbishment and/or maintenance of general amenity facilities such as toilet blocks, barbecues, picnic tables, etc</p> <p>Activities relating to leisure activities, general recreational use, both formal and informal, educational establishments, outdoor concerts and special events.</p> <p>Operation of model steam train or similar recreational use, service installations, bush regeneration activities, leisure activities, educational establishments`</p>	<p>Short term casual licences for special events/festivals, and/or recreational, social, community, educational, cultural, leisure and welfare activities.</p> <p>Long term Leases/Licences for commercial and/or recreational, social, community, educational, cultural, use in the area of Stuart Park west of Squires Way.</p>
Lagoon Restaurant and Kiosk	Licensed Restaurant and Kiosk operation	The lease to Emibarb Pty Ltd for the Restaurant and Kiosk expired on 10 July 2006. A proposed new lease to Emibarb is with the Minister.	Restaurant, kiosk operation consistent with the food & beverage outlets on Crown Reserves Policy.	Lease/License for commercial operation
Stuart Park Cottage and Garage	Sky Diving Operation	Skydive the Beach has a license for the cottage and garage that expires on 31 December 2009.	Sky Diving Operation or Other commercial or non commercial recreational use or Other Community facility use. Demolition to open space if new cottage club/recreational creational facility is constructed. The aim is to create more open space by moving the existing use to a more peripheral location.	Lease/Licence for commercial and/or recreational/community use.
New Recreational Facility	Open Space	Open Space	Construction of a recreational facility that is linked to an approved activity within the reserve such as skydiving, not to exceed 500 sqm located within Zone 7. The location, design and construction specifications must be approved by Council. The aim is to create more open space by moving the existing cottage and garage facility to a more peripheral location.	Lease/Licence for commercial and/or recreational/community use.
Existing Brick Council Storage Facility near the former Cricket Ground	Used for Council Storage	None	The aim is to create more open space by demolishing the storage facility. A new RNR operational facility could be built at the perimeter of the park.	

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ACTION PLAN for the CITY FORESHORE PLAN OF MANAGEMENT

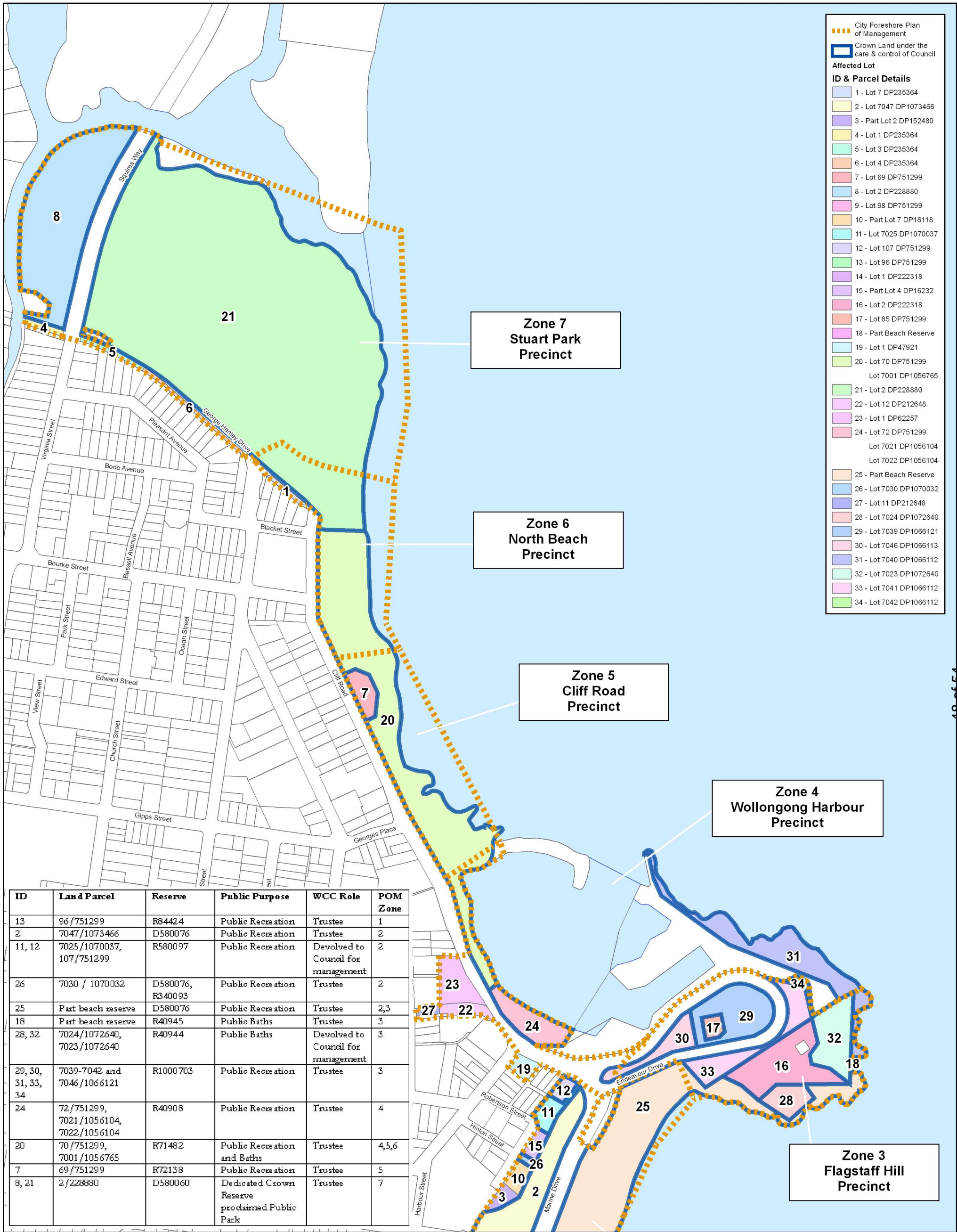
Management Issue	Discussion	Objectives (O)	Performance Targets (PT)
Traffic, Access, Parking and Transport Issues across the Foreshore POM area	<p>Inadequate connectivity with the City Centre for pedestrians, cyclists and via public transport. Less connectively translates into less use of the foreshore by City Centre inhabitants.</p> <p>Insufficient number of parking spaces during peak periods</p> <p>User conflicts on the shared way during peak periods especially in the North Beach precinct are very common.</p>	<p>O 1. Improve the connectivity of the POM area with the City Centre for all modes of transport.</p> <p>O 2. Increase the number of available parking spaces within the POM area</p> <p>O3. A shared way along the foreshore with adequate width to better accommodate current and future use.</p>	<p>PT 1. A City Centre and City Foreshore where visitors, residents, and tourists frequently take advantage of both areas interchangeably. (ie) there is an increase in both trade and visitation in both areas rather than an increase in one at the detriment of the other.</p> <p>PT 2. Completion of either the North Beach Parking deck or the Lang Park Domain Style Parking Deck within 5 years or both decks within 10 years.</p> <p>PT3. Completion of the widening of the current shared way as proposed in the MP.</p>
Health and Safety of Users of the Foreshore POM area – Although it is noted that for the majority of the time it is a highly popular destination of well mannered persons, evidence of vandalism, littering, theft, public drunkenness, and drug use could lead to a loss of public confidence in the City Foreshore. Also the health and safety of users of the foreshore area can be improved by applying the requirements of equal access	<p>Anti social behaviour in the POM is an ongoing problem requiring a multi pronged approach using vigilant policing, increasing community awareness.</p> <p>The development of more inviting and well lit public spaces and public and commercial facilities which allow for the POM area to be used by a diverse range of persons at varying times of the day and night will assist in addressing this issue. Incorporating crime prevention design features in new buildings across the foreshore will also assist with this management issue. Also by making the area more accessible to all persons, especially those with a disability, the area will be better used by the community and thus create a safer environment for all.</p> <p>Also maintaining and increasing (as needed during peak periods) the level of foreshore maintenance activities such as landscaping, toilet cleaning, beach sweeping, graffiti removal etc will aid this concern.</p> <p>The installation of a floating litter Boom on Fairy Creek is planned and will improve water quality. Additionally, a storm water drain quality improvement device or SQUID will aid the litter problem. Squids are planned for zone 4 and 7.</p>	<p>Achieve a standard of safety that promotes the usage of the POM area</p>	<p>PT 1: Decreasing anti social behaviour in the POM area over time.</p> <p>PT 2: Increasing the number of persons using the POM area safely and with ease.</p>
Need to improve the General Amenity of the Foreshore Area – relative to adequate toilet blocks, playground equipment, shading, useful shared way, amount of open space, public change rooms, etc...	<p>There is always great demand and expectation placed on public amenity by the community relating to reserves throughout Wollongong and the City Foreshore is no exception.</p> <p>As demonstrated by the POM, the MP and recently completed foreshore improvements such as the Andrew Lysaght Park refurbishment and the City Beach Surf Lifesaving Club Facility and associated City Beach shared way improvements; Council is demonstrating its desire to meet a high standard of amenity at City Beach, North Beach and Stuart Park.</p>	<p>The City Foreshore will be the foremost foreshore in the Illawarra Region by its distinctive design and management and by housing attractions that draw families, tourists and recreational enthusiasts to the foreshore on a daily basis in a manner that encourages the economic and civic growth of the City.</p>	<p>Increasing levels of community (business and residential) satisfaction with the City Foreshore amenity and operational management annually.</p>

Wollongong City Foreshore Plan of Management

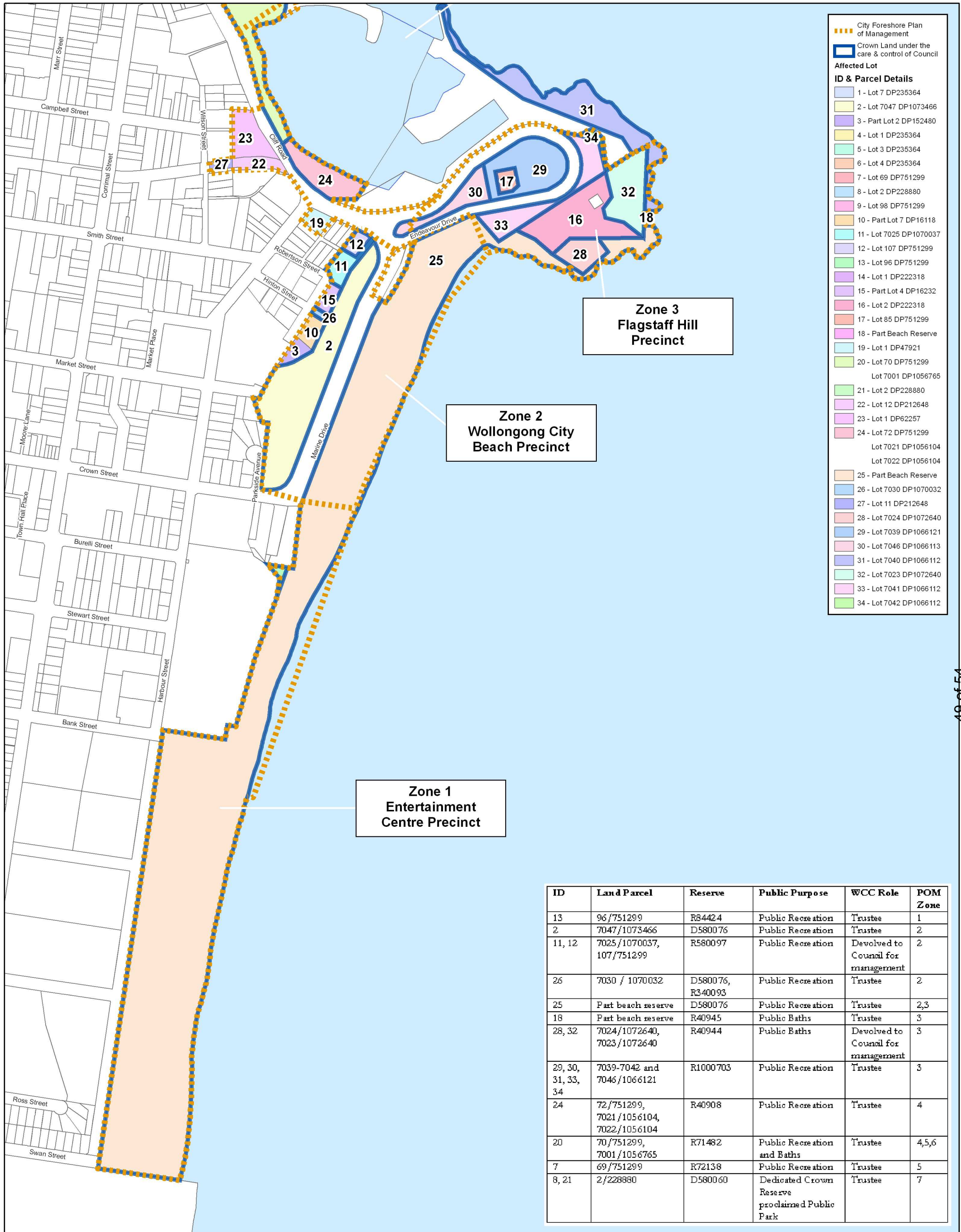
Management Issue	Discussion	Objectives (O)	Performance Targets (PT)
Ecological Sustainability for the City Foreshore beaches, lagoons, creeks, dunes, open spaces and flora and fauna	The environment of the City Foreshore POM area is beautiful, vast and varied and highly modified by human activities. Nevertheless there is an abundance of flora and fauna relative to more developed areas of Wollongong. Four types of habitat, rocky intertidal shores, sandy beaches, creek and lagoon and coastal vegetation all abound in the POM area. These habitats support a variety of plant and animal species ranging from native, protected and desirable to foreign and noxious.	To improve, conserve and protect the natural environment of the POM area	PT 1. Provide Animal Habitat PT 2. Prepare and follow Ecological Restoration Plans for existing vegetation PT 3. Undertake Water Quality Improvements PT 4. Creation of Inter tidal protection zones PT 5. Update Ecological Studies over the POM area for development of interpretive material and development of daily reserve management strategies.
Coastal Hazards for beach facilities along the City Foreshore	The beach is subject to a range of coastal hazards including: recession, storm erosion and inundation. Coastal Hazard Studies and Management Plans provide options for the management of these hazards in order to protect the environment, the subject infrastructure/facility, and the users of such infrastructure/facility. A Wollongong Harbour Coastal Hazard Assessment and Management Study has been completed in May 2007 and the 1997 plan for North Beach is currently being updated.	Coastal Hazards will be managed in the City Foreshore area by assessing and accommodating coastal hazards as they are likely to affect existing and future facilities along the foreshore. When appropriate recommendations of Coastal Hazard studies and/or management plans will be followed in an attempt to balance risk with community expectation for facilities and services along the foreshore.	PT.1. Minimise the impact of ocean inundation on existing and future development PT. 2. Minimise the impact of coastal erosion of the beach and undermining of coastal structures. PT. 3. Allow for the predicted impacts of sea level rise in all management actions dealing with coastal hazards
Commercial Developments - Some segments of the community fear that the City Foreshore is not living up to its economic/commercial potential, while other segments of the community fear that the foreshore will become like the Gold Coast if current trends continue.	Commercial use of the City Foreshore is permitted only within the terms of this POM, the public purpose which applies to the Crown reserve, the current Local Environmental Plan and the City Foreshore Master Plan. The possible increase in commercial use of the foreshore has been the subject of two years of planning and consultation. The framework that allows for increased development of the foreshore has adequate controls so that these competing desires can be balanced for the good of Wollongong so that the Foreshore is an active well utilised, well designed public place.	The City Foreshore will be a vibrant, well visited, well planned area of recreational, community, social and economic pursuits appropriate to its natural setting.	Steady progress towards permissible elements in the POM relation to commercial purposes such as redevelopment of the Bathers Pavilion, the construction of a new North Beach Surf Life Saving Club facility and the Flagstaff Hill Information Centre and Café.
Need to Protect and Promote the Cultural Heritage Value of the POM Area in informed coordinated manner	Much of the area has high heritage and cultural value. The area contains numerous remnants of past periods including evidence of Aboriginal use and occupation. The area is home to Wollongong's oldest civic building, the Old Courthouse. Also, Wollongong Harbour is arguably the most intact and best representative harbour of its time. These are strengths to build upon for the entire community's benefit.	O. The foreshore is a place where the Aboriginal and European heritage of the POM area is acknowledged, interpreted, conserved and commemorated appropriately.	PT. Well visited and respected monuments/amenity/facilities within the POM area that reflect the heritage value of the area

Means of Achievement and Manner of Assessment

It is necessary for Council to monitor and evaluate the success of this plan of management. The primary means of achievement and manner of assessment for progress towards the objectives and performance targets of the POM is the rate of implementation of capital improvements called for in the Master Plan and the POM and the extent to which Wollongong City Foreshore visitation increases. The Corporate Plan of Wollongong City Council is updated annually and provides an ideal mechanism to monitor progress towards an improved foreshore. Review of routine data collected by Council regarding service levels, maintenance schedules, number of environmental restoration works, number of short term casual licenses granted, user surveys, etc will also provide an important assessment tool.



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Map 10B: Property Parcels included in the PoM & Crown Reserves

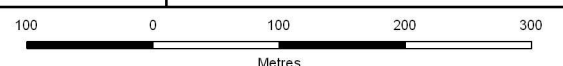


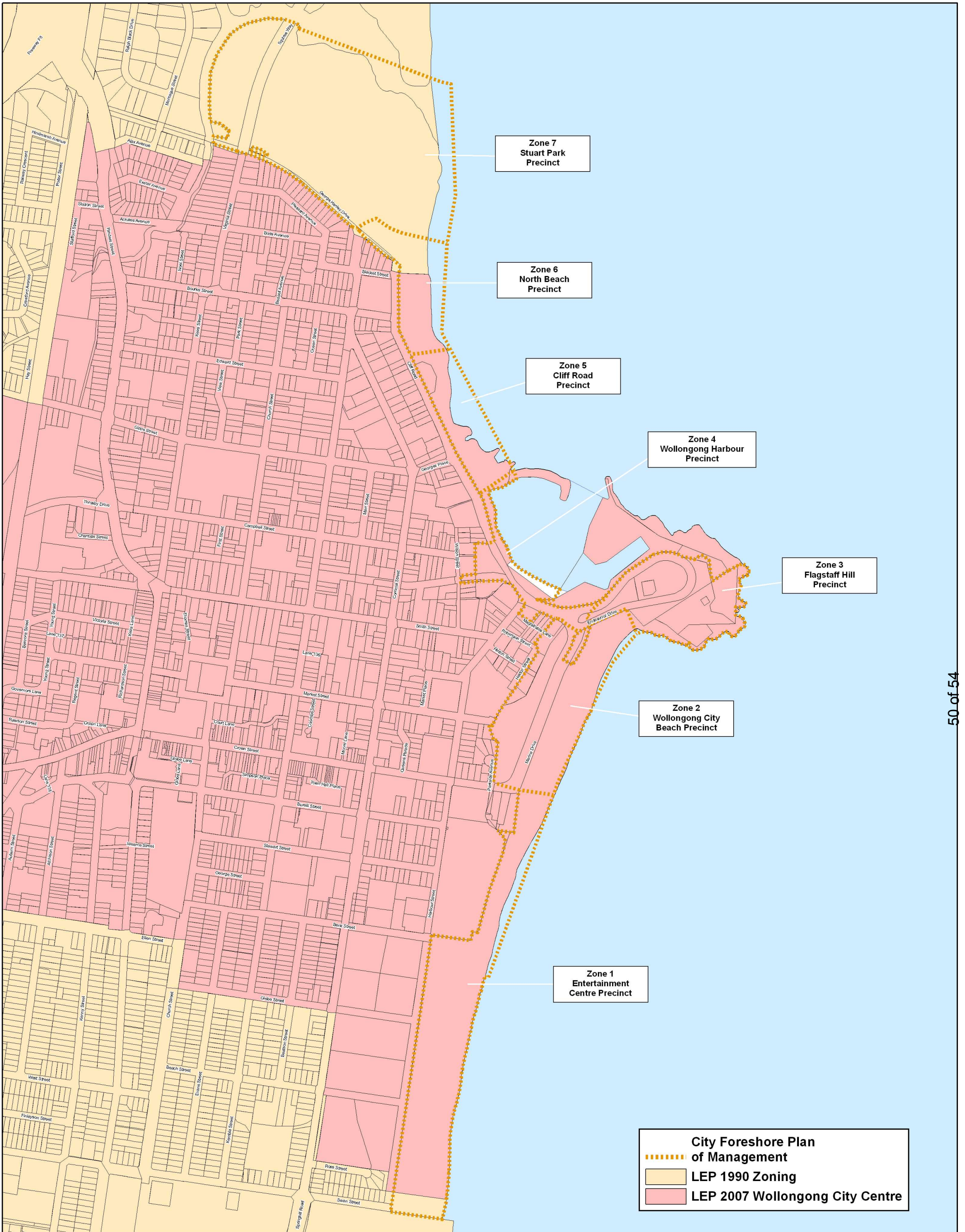
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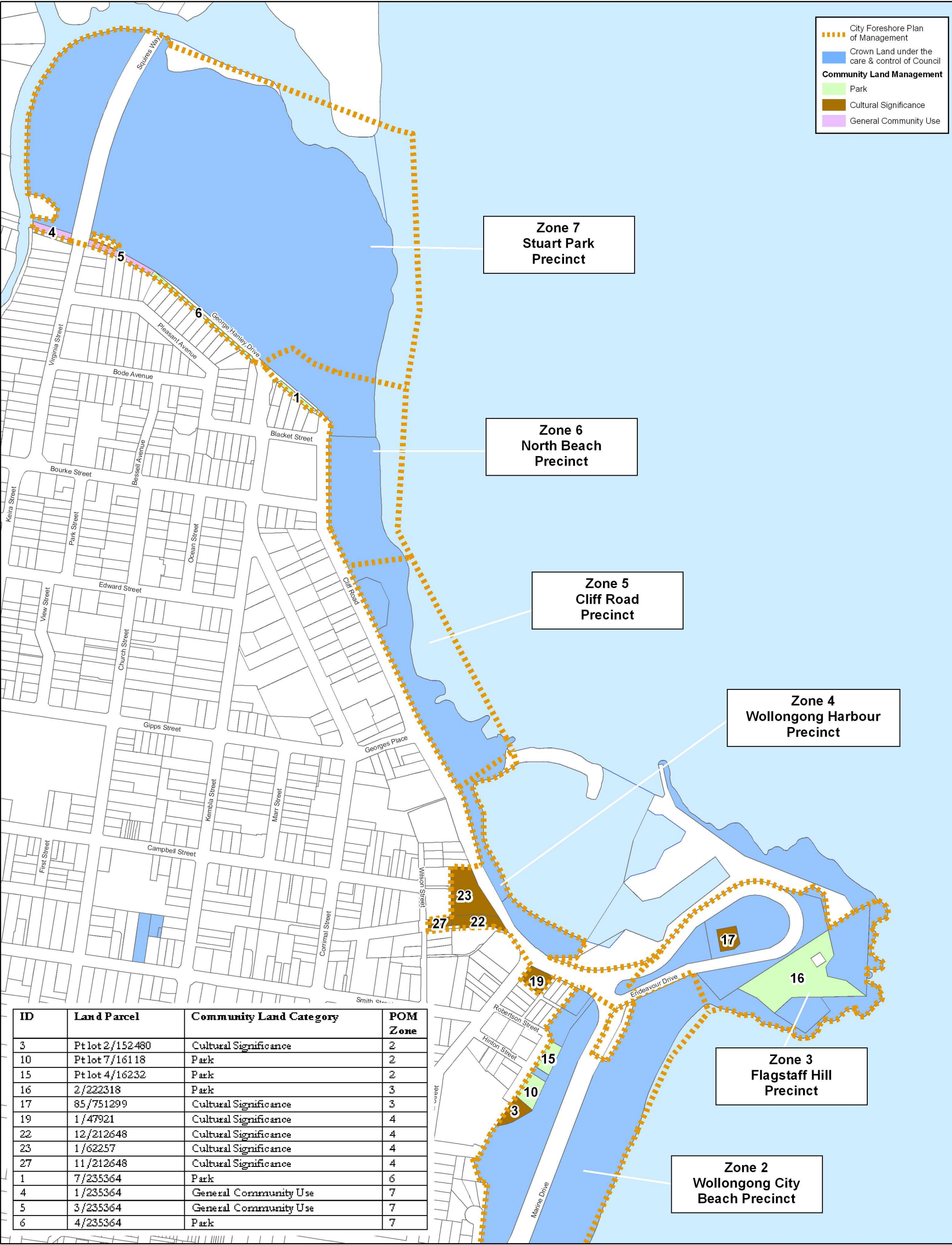
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Scale 1:6,000



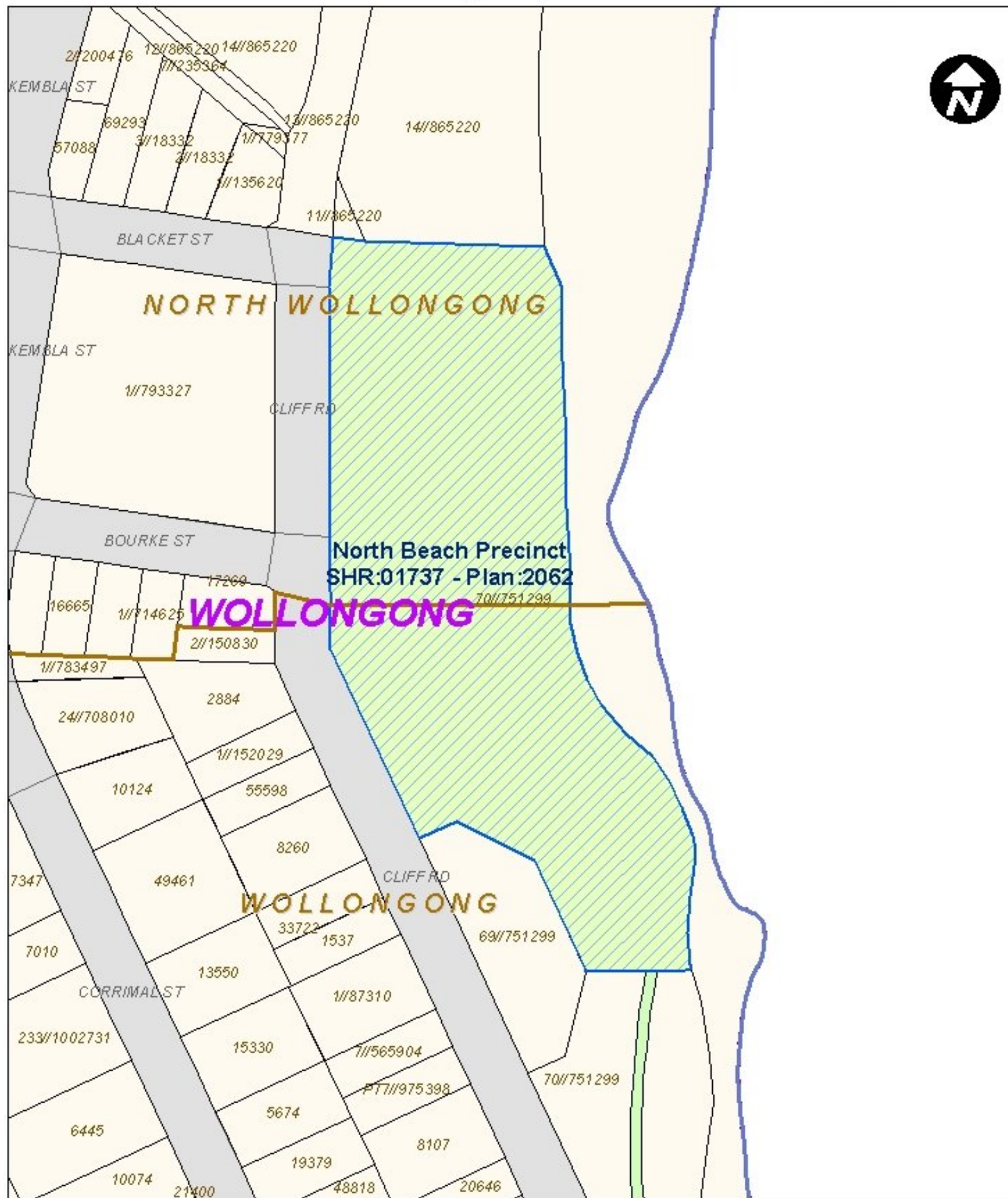




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Heritage Council of New South Wales

Plan under the Heritage Act, 1977



State Heritage Register

Gazettal Date: 17 June 2005

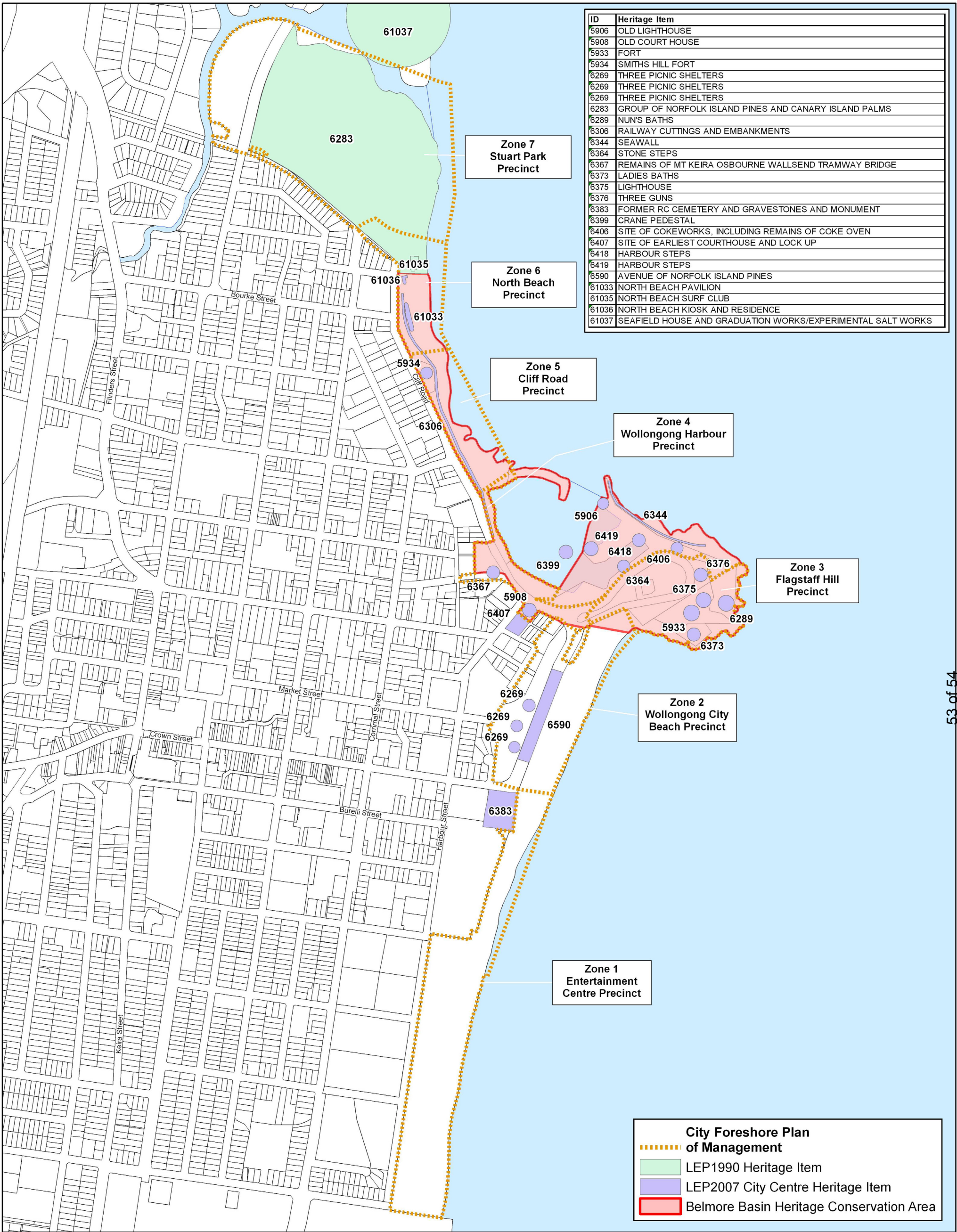
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Produced by: S. Watters

Legend

- | | |
|------------------|--------------|
| SHR Curtilage | Land Parcels |
| Historic Regions | Water |
| LGAs | Roads |
| Suburbs | Railways |
| | NSW Reserves |



ID	Heritage Item
5906	OLD LIGHTHOUSE
5908	OLD COURT HOUSE
5933	FORT
5934	SMITHS HILL FORT
6269	THREE PICNIC SHELTERS
6269	THREE PICNIC SHELTERS
6269	THREE PICNIC SHELTERS
6283	GROUP OF NORFOLK ISLAND PINES AND CANARY ISLAND PALMS
6289	NUN'S BATHS
6306	RAILWAY CUTTINGS AND EMBANKMENTS
6344	SEAWALL
6364	STONE STEPS
6367	REMAINS OF MT KEIRA OSBOURNE WALLSEND TRAMWAY BRIDGE
6373	LADIES BATHS
6375	LIGHTHOUSE
6376	THREE GUNS
6383	FORMER RC CEMETERY AND GRAVESTONES AND MONUMENT
6399	CRANE PEDESTAL
6406	SITE OF COKEWORKS, INCLUDING REMAINS OF COKE OVEN
6407	SITE OF EARLIEST COURTHOUSE AND LOCK UP
6418	HARBOUR STEPS
6419	HARBOUR STEPS
6590	AVENUE OF NORFOLK ISLAND PINES
61033	NORTH BEACH PAVILION
61035	NORTH BEACH SURF CLUB
61036	NORTH BEACH KIOSK AND RESIDENCE
61037	SEAFIELD HOUSE AND GRADUATION WORKS/EXPERIMENTAL SALT WORKS

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Documents Referenced in the City Foreshore POM

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2000 Plan of Management for Stuart Park & North Beach Reserve, North Wollongong. (If this City Foreshore POM is adopted by Council it will replace this POM.)

Ecological Study of Wollongong Harbour, North Wollongong Beach, Fairy Creek and Lagoon, and Stuart and J.P. Galvin Parks, October 1996 by Todd E. Minchinton and Robert J. Whelan, Australian Flora and Fauna Research Centre, University of Wollongong.

Conservation Study for Belmore Basin Conservation Area, Wollongong, NSW, June 1997 Meredith Hutton.

1995 Wollongong City Beach Plan of Management. (if this City Foreshore POM is adopted by Council it will replace this POM)

North Beach Surf Life Saving Club Building George Hanley Drive North Wollongong DRAFT Conservation Management Plan by Rod Howard & Associates Pty Limited May 2005.

February 2006 Structural Assessment of North Wollongong Surf Life Saving Club, John O’Connell Structural Engineer.

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North Beach Surf Club Photographs from

- John Palmer and others, *The Corfu Lifebuoy: History of North Wollongong Surf Life Saving Club 1908 to 1996*. North Wollongong Surf Life Saving Club, no date
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