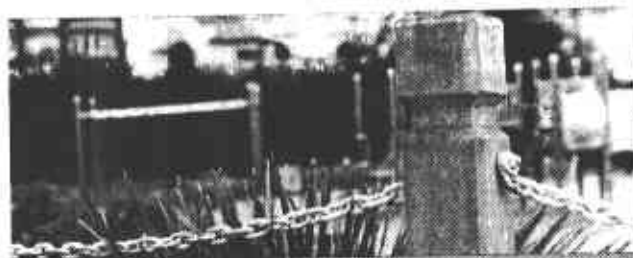
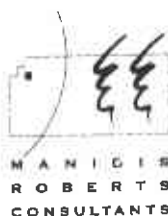


# Coogee beach foreshore



## Plan of Management

NOVEMBER 1997



R A N D W I C K   C I T Y   C O U N C I L

**COOGEE BEACH AND  
FORESHORE**

**PLAN OF MANAGEMENT**

NOVEMBER 1997

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## Plan of Management



## SUMMARY

The main recommendations of this plan of management are to:

- **consolidate the fragmented reserve network** into one area of dedicated Crown land, with Council as the sole Trust manager;
- **manage the full study area as an open space system**, rather than as separate units;
- **move towards a 24-hour beach management system**, recognising that many of the greatest pressures occur when staff are off duty. As part of this:
  - liaise with Randwick Police to establish **police patrols** on peak nights (especially Friday and Saturday) to minimise impacts on the parkland and improve public safety; and
  - trial an off-site **beach manager** responsible for all aspects of the Coogee coastal parkland system. If this proves successful, trial an on-site manager in the longer term;
- **recognise and establish the coastal walk** as a key regional attraction in the coastal parkland system. This includes making it of uniform high quality and appropriate width to maximise public safety and recreational enjoyment;
- **improve the water quality** of the bay by implementing the stormwater management measures recommended in a recent report to Council by Willing and Partners;
- **close Giles Health Centre**, and prepare a conservation and landscape master plan for the headland;
- **integrate Neptune Park** into Trenerry Reserve. As a first step, trial the temporary closure of Wolseley Road and Neptune Street where they front the park; and
- **improve toilet and shower facilities** in Dunningham Reserve and toilet and storage facilities in Grant Reserve.

## ABOUT THIS REPORT

In December 1995, Randwick City Council engaged a project team headed by Manidis Roberts Consultants to prepare a plan of management for Coogee Beach and the adjacent foreshore parks, namely:

- Dunningham Reserve;
- Goldstein Reserve;
- Grant Reserve;
- Neptune Park; and
- Trenerry Reserve.

Council requested that the plan also consider adjacent streets (particularly Coogee Bay Road, Arden Street, Beach Street, Dolphin Street, Carr Street, Neptune Street, Wolseley Road, Major Street, and Baden Street) and adjacent urban development.

The rationale for the plan is to provide Council with policy and management direction for the future enhancement and management of the area as a whole – the first time this has been done. Previous plans have been prepared for Trenerry Reserve, Grant Reserve and Goldstein Reserve, but an integrated plan has not been prepared for all parks within the Coogee Beach open space system.

Additional objectives of the plan are to gain community feedback on recent park improvements, provide a direction for the relatively ‘undeveloped’ areas, particularly Dunningham Reserve, Trenerry Reserve and Neptune Park, and investigate the future use of major structures, particularly Giles Health Centre.

The plan has been prepared in accordance with the NSW Crown Lands Act 1989. It has featured extensive consultation with park visitors and the community. Consultation was undertaken through surveys, workshops, public meetings, meetings with key stakeholders, telephone discussions and written submissions.

A key aspect of the consultation process was the exhibition of the draft plan in June 1997. A brochure publicising the exhibition was prepared and over 3000 copies distributed to homes in the local area. Council received over 70 written submissions on the draft plan, a response which reflects there is a strong public interest in the beachfront area.



The main comments related to proposals to:

- remove Giles Health Centre (19 submissions opposed including a petition, 15 in support);
- close Neptune Street/Wolseley Road (17 submissions opposed, nine in support);
- increase park security and on-site management (14 submissions in support);
- improve the coastal walkway (10 submissions in support);
- improve parking management (eight submissions in support);
- improve water quality (six submissions in support); and
- consolidate the reserves into one area of dedicated Crown land (five submissions in support).

These comments were considered together with Randwick Council and the Department of Land and Water Conservation, and the draft plan was amended accordingly.

## REPORT STRUCTURE

**Section 1** contains an overview of the parkland system.

**Section 2** contains the basic policy direction that underpins the plan of management. It reflects shared community values — that is, strong and widely held convictions about aspects of the area that are valued. These are reflected in guiding principles that will help ensure these values are preserved and enhanced. This part of the plan is intended to be reviewed every five to 10 years.

**Section 3** contains management strategies based on the guiding principles. Strategies are presented for the system as a whole and then on a park-by-park basis, in recognition of the very different levels of visitation, character and development of the respective parks. This part of the plan is intended to be reviewed every three to five years.

**Section 4** contains the pressures facing the area, and recommendations for action. This part of the plan is intended to be reviewed annually. These recommended actions would be funded by Council and relevant State government departments and agencies, and it would be up to Council to apply to potential funding authorities during the life of the plan of management.

## **I THE PARKLANDS TODAY**

The area covered by this plan of management (refer **Figure 1**) is Randwick City's most significant, well known and highly visited beachfront area. The area holds national recreational, tourism, historical, and cultural heritage value. Considerable information has been prepared which relates both directly and indirectly to the area. It is not the intention of this plan of management to reproduce this data, but to draw on it (refer **Appendix A**).

### **1.1 VISITATION**

No detailed visitor use data exists for the area. However, Council estimates the area attracts 10,000 people per day on a peak day, dropping to a low of about 2,000 per day. It is also estimated that visitation has been increasing by about 5-10% each year since completion of the significant beachfront improvements in the early 1990s, the accompanying publicity the area has gained, and the general growth of Sydney as a tourism destination (in particular, Sydney's beaches are currently ranked the seventh most popular tourist attraction for overseas visitors to Australia). This trend is expected to continue.

### **1.2 LAND STATUS, OWNERSHIP & MANAGEMENT**

The open space in the study area is zoned 6A under the Draft Randwick Local Environmental Plan 1996. It is Crown land, mostly dedicated to public recreation and is the responsibility of the Department of Land and Water Conservation. The individual Reserve trusts are managed by Council. However, the subject land is highly fragmented in terms of status and tenure, and includes a number of leases and licences, reserved and dedicated lands (refer **Section 4.1.1**).

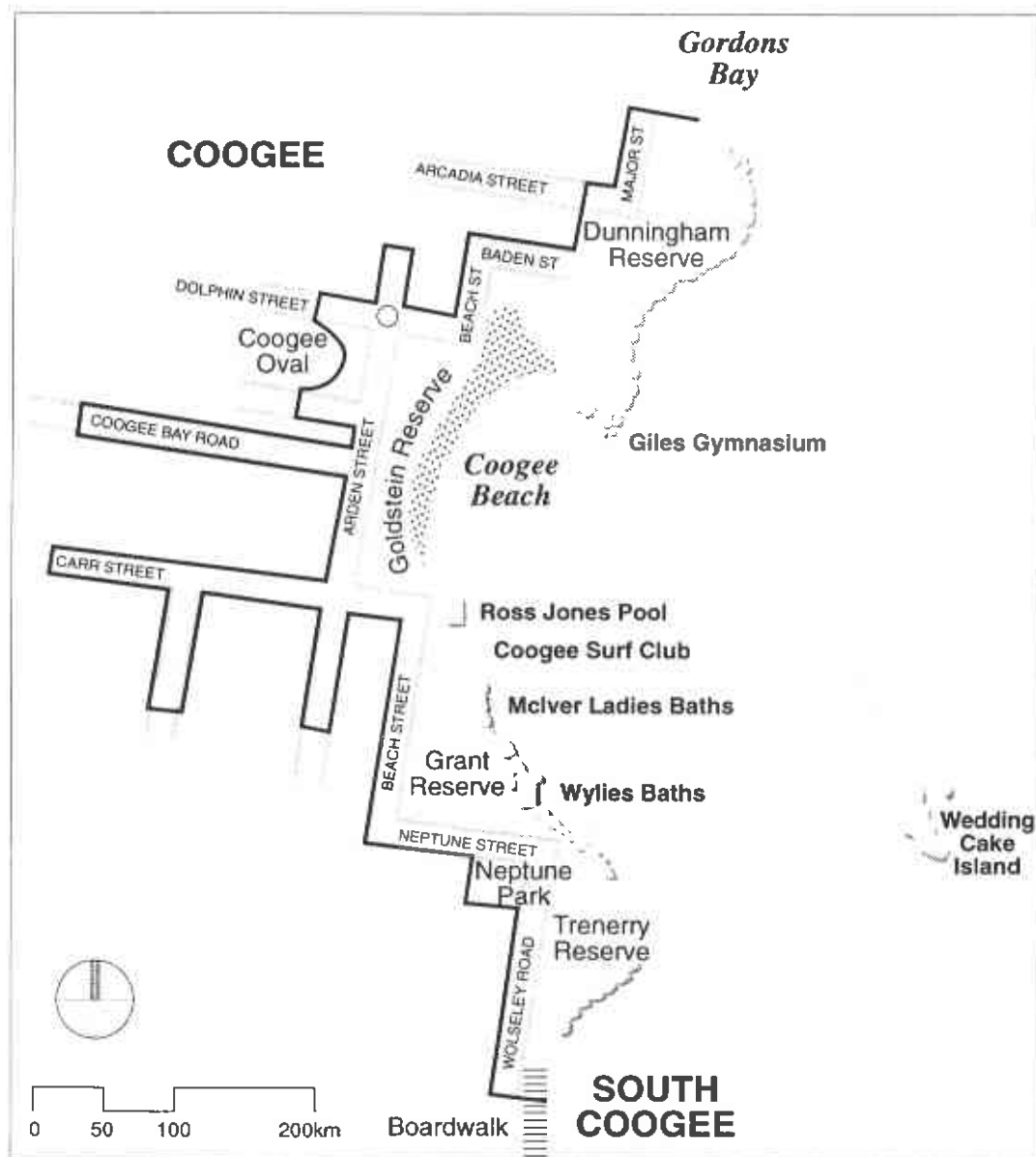


Figure 1 — The area covered by the plan of management

Although Council manages the individual Reserve trusts, some areas are managed, under lease or licence with Council, by separate organisations. For example:

- Giles Health Centre in Dunningham Reserve is managed by the lessee;
- Wylies Baths in Grant Reserve is managed by the Wylies Baths Trust, a management committee under the Local Government Act 1993;
- McIver's Baths in Grant Reserve is managed by a management committee;
- the kiosk in Goldstein Reserve (known as Sun of a Beach Bar) is managed by the licensee;
- the kiosk on the lower beach promenade is managed by Coogee Beach Surf Life Saving Club, which holds a licence;
- the surf club building is managed by Coogee Beach Surf Life Saving Club, which holds a lease over the land on which the building is situated; and
- the fishing club building and boat storage area at the northern end of the beach are managed by Coogee Beach Fishing Club, which holds a licence.

### 1.3 RECENT UPGRADING

Council has undertaken significant work within the parklands in recent years, with State government assistance, to the point where it is widely recognised as one of Sydney's best planned beachfront areas. During consultations for this plan of management, a common comment was to ask why a plan is needed as "Coogee's already been done".

The main planning documents, on which these improvements were based, are the South Coogee Beach Recreation Reserves Plan of Management (Randwick Municipal Council 1985), which focused on Grant Reserve, Trenerry Reserve and Neptune Park, and the Coogee Beach Plaza Master Plan (Bruce Mackenzie and Associates 1988) which focused on Goldstein Reserve, the beach and lower Dunningham Reserve. The implementation of these comprehensive plans followed a history of haphazard changes to the beachfront area.

While it is reasonably true that the beachfront, Goldstein Reserve, Grant Reserve, and Wylies Baths have been considerably and successfully upgraded, there is still substantial work that could be undertaken to maintain a consistent and high quality throughout the open space system, a worthwhile goal given the area's immense and growing popularity.

This is particularly true of Dunningham Reserve, Trenerry Reserve and Neptune Park, as discussed below.

Dunningham Reserve comprises two relatively distinct units: the upper reserve, roughly between Baden Street and Major Street, and the lower reserve to the south of Baden Street which forms a dress circle to the beach 'theatre' and provides a grassed picnic space. The Reserve's natural attributes are pleasant but not enhanced by existing paths, structures and weeds. Its potential could be further developed without affecting its level of use and character.

Like Dunningham Reserve, Trenerry Reserve offers a spectacular location from which to view the natural drama of the coast. Some work has been undertaken — notably an extension to the coastal walk and adjacent bush regeneration. These improvements are the high points of a relatively unattractive park.

Neptune Park is the least attractive and least used park in the open space system. This is due to its size, lack of character or facilities, proximity to homes, and separation of the park from the rest of the park system by Neptune Street and Wolseley Road, which fragment what could otherwise be linear foreshore parkland.

## **2 BASIS FOR MANAGEMENT**

### **2.1 ROLE OF THE OPEN SPACE SYSTEM**

The parks within the study area play specific roles.

#### **2.1.1 ROLE AS A LARGE, WATER-ORIENTED RECREATION AREA**

The attraction of the open space system lies in its proximity and accessibility to water. The parks offer a wide range of settings for unstructured (or informal) recreation opportunities. These opportunities include outdoor activities like swimming, walking, running, contemplation / enjoying views, nature appreciation, fishing, kite flying, eating and picnicking, surfing, passive ball games, fitness, rollerblading and skateboarding; and indoor activities like squash, aerobics and gym. The only structured (organised) activities are those associated with surf life saving.

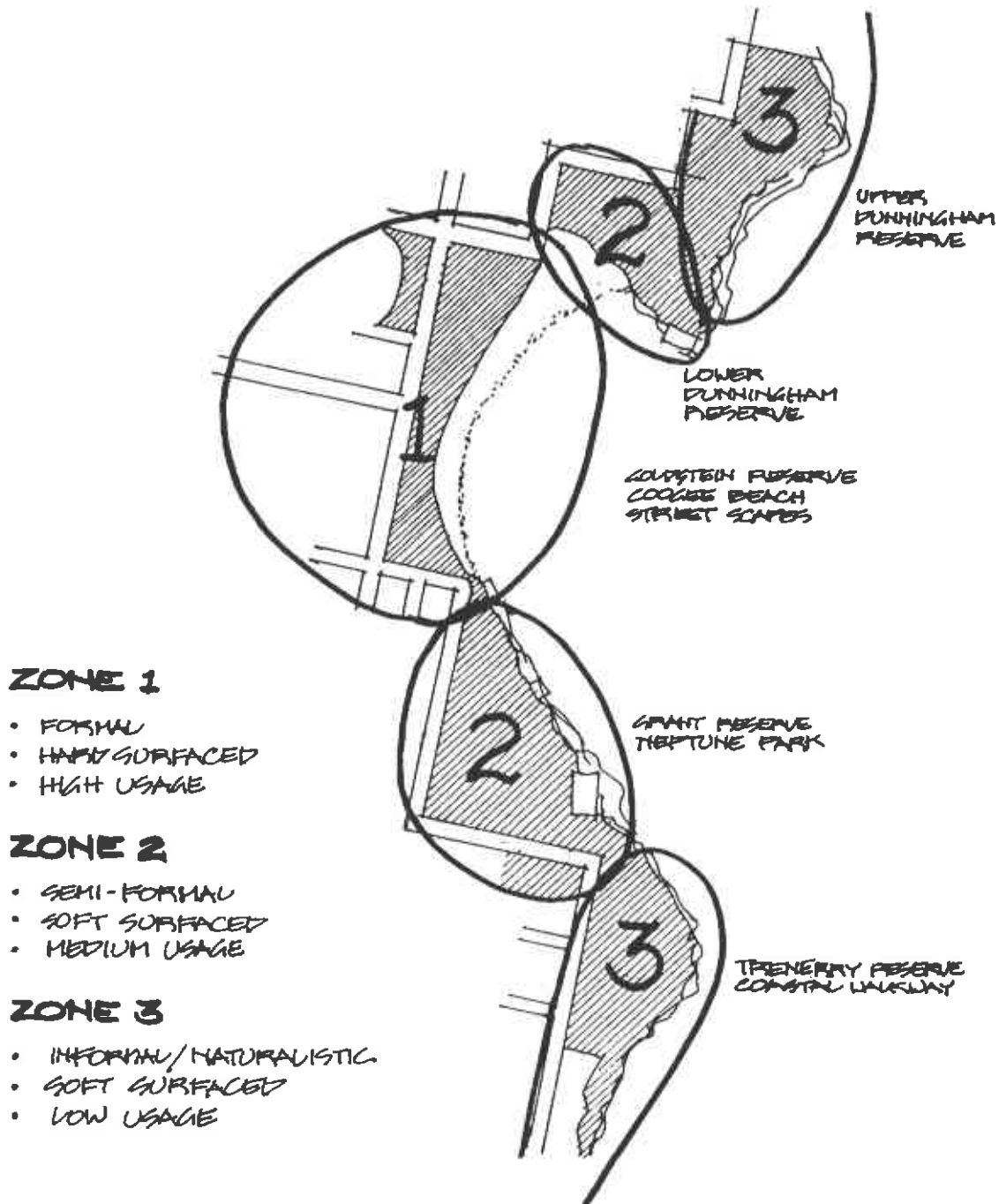
The role and landscape character of each major element in the parkland system is shown in **Figure 2**. The upper part of Dunningham Reserve has a low intensity of use and features a spectacular part of the coastal walk. The lower area is more intensively used and includes a number of recreational facilities such as Giles Health Centre, the National Trust listed Giles Baths and picnic facilities.

Goldstein Reserve and the beach are the main focus for recreation and offer the broadest range of recreational opportunities. The area includes numerous picnic shelters, barbecues, seats, and two kiosks.

Grant Reserve has a level of use similar to lower Dunningham Reserve. The Reserve features a regional-level playground, and the National Trust listed Wylies Baths and Women's Baths – Sydney's only baths reserved for exclusive use by women and children.

Trenerry Reserve has an intensity of use similar to upper Dunningham Reserve, and features opportunities for experiencing nature, particularly from the coastal walkway.

Neptune Park is the least intensively used park, largely because it is cut off from the rest of the parkland by Neptune Street and Wolseley Road, and lacks the charm and recreational opportunities of the other parks.



**FIGURE 2**  
Parkland character and role

Linking the parks is a coastal walk, part of the Eastern Beaches coastal walk linking South Head and La Perouse, which provides perhaps the most used recreational element in the parkland system. With walking for pleasure increasing as a recreational pursuit, the importance of the coastal walk will continue to grow.

### **2.1.2 ROLE AS A SOCIAL FOCUS**

The area offers a peaceful, low-key setting that is appreciated equally by people seeking solitude and those coming to meet other people. It is particularly favoured as a meeting place for families with young children, possibly due to the effective separation of motor vehicles from the main recreation areas, its good stroller access, and excellent opportunities for children's play. It is also an important meeting and socialising place for young people aged 12-20 years.

### **2.1.3 ROLE AS A NATURAL ENVIRONMENT**

The ocean, sandstone cliffs, shoreline, natural vegetation and birdlife provide opportunities to experience nature close to the city. The sections of the coastal walk in Trenerry Reserve and Dunningham Reserve, and the areas of bush regeneration in those reserves, further enhance the importance of this role.

### **2.1.4 ROLE AS AN AREA FOR VIEWING THE COAST AND OCEAN**

This function cannot be underestimated. It is one of the main reasons for the popularity of the parklands. The area's openness and raised headlands provide significant opportunities for long-distance views, and for contemplation and rest. Within the area, views are available both onto the parkland and sea from the adjacent urban area, and from within the parkland itself.

### **2.1.5 ROLE AS AN AREA OF CULTURAL HERITAGE SIGNIFICANCE**

The park system contains historically significant landscapes, sites, monuments and remnants of European settlement of the area. The most obvious are the National Trust listed baths. Other elements are the sandstone retaining wall in Goldstein Reserve, parts of Giles Health Centre, the fishing club, surf club and adjacent buildings such as the Coogee Palace and Coogee Bay Hotel.



## 2.2 VALUES OF THE OPEN SPACE SYSTEM

Coogee's parks and beach are open spaces of great significance on the very fringe of Sydney city. Together, they present the visitor with a diversity of active and leisurely recreational pursuits, of landscapes and vistas, of places to meet and to be alone. They are a welcome escape from our technological, urban environment, a connection with our past, and a reflection of contemporary culture. The presence of this major public resource is deeply reassuring in a rapidly changing world. In preparing this plan of management, six values emerged for the open space system.

- **recreation value:** The area is valued for its diversity of recreational settings and the great range of opportunities for creative leisure, which are available free of charge to all members of the public. The system is highly valued by both local residents, many of whom live in high density housing, and visitors from throughout the region;
- **social value:** The area is valued for its cosmopolitan feel, diversity of people, and friendly, low-key, village/community atmosphere, relatively unspoilt by commercialisation;
- **natural value:** The area is valued for its diverse and high quality physical environment, particularly its natural environment, which contributes to its overall image;
- **aesthetic value:** The area is valued for its scenic quality, which is largely a product of the interplay of sea, trees, shrubs and grass, with low-key buildings, distant views, and special attributes such as beached fishing boats and sandstone cliffs;
- **cultural heritage value:** The area is valued for its historical significance as reflected in its buildings and history of use, which help give Coogee its unique sense of place; and
- **safety value:** The area is valued for the safe swimming offered by the bay and pools, and the safety of its recreation areas that are well separated from vehicular traffic.

These are the shared values which the local community desires to have protected in perpetuity.

## 2.3 GUIDING PRINCIPLES

The following guiding principles represent shared community values translated into policy. They provide Council with a framework for consistent decision-making that will help preserve the area's key values. The guiding principles have been derived from consultation with the community; goals in Council's State of the Environment Report, and Council's vision in its management plan, namely:

"To develop Randwick as a clean, safe, vibrant, attractive environment where quality of life, sense of community and social justice prevail, recognising the City's significance as a historical, educational and recreational sporting centre."

The guiding principles are that:

- innovative and sustainable methods of coastal management will be used having full regard for environmental and community needs, and in full cognisance of the principles and applications of ecological sustainability;
- Coogee's natural, cultural and aesthetic qualities will be conserved, protected, rehabilitated and enhanced;
- the impacts of stormwater on coastal ecosystems and public health will be minimised;
- remnant ecosystems will be protected, restored and expanded, and their values will be promoted;
- Coogee's village atmosphere, and its focus as a community space, will be protected and enhanced by ensuring low-impact commercial development around the parks and beach;
- car dependence in the Coogee Basin will be reduced by improving public transport, pedestrian networks, and bicycle routes;
- Coogee's open space will be accessible to the entire community, safe and not alienated;
- future developments, activities and management practices will conform to the reserves' public purposes;
- Coogee's open space will be well maintained; and
- Council will maximise the use of its funds for the benefit of all users, as well as encouraging shared responsibility with State government agencies, the private sector, and residents.

## 2.4 FUTURE DIRECTIONS

Because of their history, their pattern of use, and their location, the open space in the study area has aroused conflicting expectations from members of the public, and the private sector, who have a diversity of needs and desires. This, inevitably, will continue to produce a tension between those wanting change – and there are many forms this change can take – and those resisting it.

The major pressures will continue to be caused by the area's very desirable location, and these pressures will take the form of increasing visitation and a desire for easy vehicular access, increasing demands for commercial opportunities within and adjacent to the parks, and increasing development pressures in general.

In the context of these pressures, it is critical that the values of the study area's open space be protected and enhanced. The parks must be open and available as local open space for the people of Coogee, and for visitors from far afield. They must offer respite, spiritual fulfilment, social interaction, and spontaneity in an age which is increasingly busy, pragmatic, urban and technological. They must provide opportunities for us to stay in touch with the past while allowing us to enjoy contemporary culture. And they must be safe.

Most importantly, the area's natural, recreational, cultural and social values must be preserved for the well being of future generations.

Therefore, in assessing any proposals for change within the study area, the following questions must be asked:

- is it needed?
- does it comply with the values, principles and strategies that underpin the plan of management?
- does it represent the best solution?
- is there another way to suitably address needs which has less physical, social or economic impact?
- is it sustainable environmentally, economically and socially?

## 2.5 PERFORMANCE EVALUATION

Performance evaluation is not statutorily required under the plan of management provisions of the Crown Lands Act. However, it is generally advisable to integrate a monitoring and performance evaluation framework with a plan of management. Monitoring and performance evaluation will enable Council to:

- monitor whether specific recommendations, and the overall plan of management, are having the desired effects, and to provide this information to Council and the community on a regular basis;
- revise recommendations in the plan of management that have been implemented but found to have been unsuccessful;
- implement new measures; and
- provide a mechanism for ongoing improvement.

There are a number of different ways to monitor and evaluate performance. This plan recommends that Council set up a simple framework that evaluates the success of the plan of management in terms of the values the community has stated should be maintained.

This basic framework should be developed in greater detail over time. This approach relies on the collection of 'baseline data' as soon as possible after the plan of management is adopted. This enables a basis for comparison with subsequent years, after many of the recommendations have been implemented.

A proposed monitoring and evaluation framework is shown overleaf.

## Monitoring and evaluation framework

Value to be maintained	Example of typical performance measure	Suggested method of measuring
Recreation: diversity of settings, free of charge	Increased visitor satisfaction levels	Regular (eg annual) visitor survey
Social: cosmopolitan, friendly, low-key, non-commercial, village feel	No reduction in friendly, low-key feel  No new commercial activities in the parklands	Regular (eg annual) visitor survey  Council records
Natural: high quality physical environment, including mass plantings of native plants	No reduction in natural areas, including areas that have been revegetated with native plants  Reduction in weed infestation	Regular (eg annual) inspection by landscape architect or horticulturist
Aesthetic: scenic quality, interplay of sea, beach and plants, and low key buildings	Increased aesthetic value of the parklands when measured against recognised visual assessment criteria	Regular (eg annual) inspection by person skilled in visual assessment
Cultural heritage: historic structures and history of use which give Coogee its sense of place	No reduction in the number, and increase in the quality, of heritage structures in the parklands	Regular (eg annual) inspection by person qualified in architectural heritage assessment
Safety: safe swimming, safe recreation areas, safe access	Reduction in pollutants in the ocean and along the foreshore  Reduction in incidents (eg assaults, vandalism)  Reduction in pedestrian injuries/fatalities, and vehicular incidents	Beachwatch data on beach pollution  Reports by beach inspectors and local police on incidents  Reports by police on traffic-related incidents

### **3 STRATEGIES**

#### **3.1 THE OPEN SPACE SYSTEM AS A WHOLE**

- maintain the role of each park and strengthen these roles by improved management, maintenance, and attention to detail, with a view to long-term sustainability of the park resource;
- ensure there are adequate resources for high quality maintenance, before embarking on new capital works, and stage new capital works on the basis of need, as outlined in the City Open Space and Recreation Plan of Management (Randwick City Council, 1996);
- conserve and enhance the significant landscapes and built heritage of the parks, including enhancements that augment the visual and functional links between the parks. This includes protection from further land tenure encroachment and vegetation damage/ removal; conservation through best practice management; rehabilitation within current boundaries; and enhancement through judicious additions to existing landholdings;
- regulate uses of the parks which create significant visitor conflicts, safety risks and/or environmental damage;
- promote accessibility to and within the parks;
- promote public interest in, and ownership of, the parks; and
- strictly implement existing height restrictions in the adjacent urban area to minimise impacts on the open space system.

#### **3.2 DUNNINGHAM RESERVE**

- maintain the role of the park, with lower Dunningham Reserve remaining a group-oriented attraction with low-key structures providing recreational opportunities, and upper Dunningham Reserve a low-key natural focus free of any commercial activities and structures, including shelters and barbecues; and
- identify a best use for the Giles Health Centre site, consistent with the guiding principles and, in particular, with regard to ensuring public access, ecological sustainability, and best use of Council funds; and promoting natural, cultural and aesthetic values.

### **3.3 GOLDSTEIN RESERVE**

- maintain Goldstein Reserve and the beach as the main activity focus of the open space system.

### **3.4 THE BEACH AND WATERWAY**

- minimise the effects of stormwater on the quality of the waters of the bay;
- minimise user conflicts on the beach and in the bay; and
- protect animal and plant life in the intertidal zone and allow the recolonisation of species that are absent or under-represented due to removal by people.

### **3.5 GRANT RESERVE**

- maintain the role of Grant Reserve as a group-oriented attraction with low-key structures providing recreational opportunities; and
- use existing park attributes, such as the rotunda and terraces, to help stage low-key cultural activities.

### **3.6 TRENERRY RESERVE**

- maintain Trenerry Reserve as a low-key natural focus free of any commercial activities and structures, including shelters and barbecues (but not including the boardwalk and related seating); and
- protect, conserve and rehabilitate the natural area.

### **3.7 NEPTUNE PARK**

- integrate the park into the overall parkland system, with a character consistent with adjacent parkland.

### **3.8 THE STREET SYSTEM**

- enhance access from perimeter and feeder roads leading to open space;
- implement parking controls in non-residential beachside areas to reduce long-stay parking and increase short-stay parking, thereby maximising use of the available resource;
- enhance and promote bicycle and pedestrian links; and
- introduce an integrated signage system indicating place names and directions.

# **THE OPEN SPACE SYSTEM AS A WHOLE**

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DUNNINGHAM RESERVE

GOLDSTEIN RESERVE

THE BEACH AND WATERWAY

GRANT RESERVE

TRENERRY RESERVE

NEPTUNE PARK

THE STREET SYSTEM



## 4 ACTION PLAN

### 4.1 THE OPEN SPACE SYSTEM AS A WHOLE

#### 4.1.1 SUSTAINABILITY

The sustainability of the parkland is perhaps Council's greatest challenge, both now and in the long term. With the increasing popularity of the whole coastal system and harsh environmental conditions, Council will need to closely monitor and manage the resource.

The need to ensure the parkland's sustainability is the key issue reported by local residents, who are the main park users. A very common comment is that a high standard of maintenance is more important than making capital improvements to the park system. This especially relates to Goldstein Reserve and the beach, which are the most visited areas, and Randwick City's major drawcard. Particular issues are:

- **management.** Coogee Beach is becoming an increasingly complex area to manage. Management is made even more difficult by the lack of any one person or department with overall responsibility for all facets of the beach. (Different areas of management are spread between a number of departments of Council). Given the huge investment that Council and State government has made in recent years in capital improvements, and the high ongoing costs of management and maintenance, it may be worth considering an on-site manager (or some other management system) with a charter to protect, enhance and promote the Coogee Beach open space system. (This could even be broadened to include Gordon's Bay and Clovelly Beach.)

This approach has been successfully employed by Waverley Council. At Bondi Beach, Council appointed a beach management unit in 1993 — to overcome the types of problems now encountered at Coogee — and found that it improved management, coordination and accountability, reduced overall costs, and improved customer service and public safety. The beach manager controlled an annual budget for staffing, maintenance and capital costs; resolved park planning issues; and managed all events. Council no longer has an on-site beach manager, but has absorbed these functions into the office of the Director of Beach, Park and Recreation Services. However,

Council has maintained the beach management unit, which has maintained a coordinated approach to management at Bondi Beach;

• **land status.** The open space system is highly fragmented in terms of status and tenure. Currently, there are a number of different leases and licences, reserved and dedicated lands (ie some portions of land are reserved, while others are dedicated). The current situation is summarised below.

- Dunningham Reserve: contains three separate Crown Reserves and two separate lots, but does not include the end of Arcadia Street east of Major Street, which is still classified as a road.
- Goldstein Reserve: is part of one Crown Reserve also covering part of Grant Reserve, but does not include that part of Beach Street which has been closed off and redeveloped as parkland, which is still classified as a road.
- Grant Reserve: is part of one Crown Reserve also covering part of Goldstein Reserve, and also includes a separate Crown Reserve dedicated for public baths.
- Neptune Park: comprises a separate Crown Reserve.
- The corner of Wolseley Road and Neptune Street has been formally closed as a roadway, but remains in use for that purpose.
- Trenerry Reserve: comprises a separate Crown Reserve.
- Recreation areas in the intertidal zone (namely the beach, Giles Baths, Ross Jones Pool, McIvor Baths, and Wylies Baths). Council may only administer land up to the high water mark, so these cannot be administered by Council. However, currently, the Ross Jones Pool is contained within a Crown Reserve for public recreation, with Randwick Council as Trust Manager. In addition, there is no mention of the heritage status of any of the pools.

It would be advantageous if the reserves were consolidated as much as possible into one area of dedicated Crown land, with one reserve Trust manager. Ideally, Council should be made Trust manager over the entire open space system, other than that land within the intertidal zone, which remains under the management of the State administration. (Changing the status of the land to a single dedicated Crown Reserve would make it more difficult for future governments to change its purpose. This is because notice of change to the purpose of the land must be placed before both Houses of State parliament, and may be stopped by the vote of either House.

Dedicating the land would thereby provide additional security to the open space, and ensure its continuance for future generations.) Another advantage of consolidation would be that it would enable Council to spend all income generated in a reserve throughout the parkland system without the consent of the Minister, and to prepare only one annual report to the Department of Land and Water Conservation;

- **identity/planning.** The parkland is currently managed as a series of separate park units, as reflected in prior planning studies, and on-the-ground works (for example at the poorly connected interfaces of Dunningham/Goldstein, Goldstein/Grant and Grant/Trenerry). It would be advantageous if all planning treated the entire coastal parkland as a system;
- **litter management.** The system of bins is inconsistent throughout the parks and includes numerous open-topped bins which are inappropriate in a location exposed to winds, and prone to scavenging by dogs and birds. In addition, dog droppings are a perpetual nuisance;
- **amenity blocks.** The standard of cleanliness of the amenities blocks in Dunningham, Goldstein and Grant Reserves is below the level desired by the community, and there do not appear to be consistent opening and closing times. The blocks in Grant and Dunningham Reserves are also in disrepair and of substandard quality (refer **Sections 4.2** and **4.5**);
- **wear and tear.** Considerable ongoing damage is caused by high visitation and the exposed location. This includes settlement and cracking of some concrete surfaces (such as flights of steps) in the lower promenade; and
- **monitoring.** The need for regular monitoring is outlined in **Section 2.4**.

Recommendations	Priority	Cost \$
<p>Management</p> <ul style="list-style-type: none"> <li>Gradually move towards an around-the-clock management system, with the type of personnel on duty equipped to respond to the relevant issues (for example, those on night duty should be security staff able to enforce the alcohol-free zone). It should be trialed during high-use periods. It is possible that enforcing the alcohol-free zone should enable Council to reduce time spent on maintenance and repair and, therefore, enable a cost trade-off</li> </ul>	High	0 *
<ul style="list-style-type: none"> <li>Appoint an on-site beach manager, responsible to Council's Engineer's Dept, with overall responsibility for the park system covered by this plan of management. Responsibilities could include: management of maintenance and cleaning of the beaches, parks, coastal walk and public buildings, lifesaving services, administration and economic management, leases, licences and permits for events. The manager should have an office and a recognised presence within the park, preferably in a central area such as the complex of buildings in Goldstein Reserve. In the short-term, the manager could be situated in Council while the system is trialed. In the long-term, the manager should be on site during all peak days (including summer and weekends). It may be beneficial to liaise with the manager for Bondi Park and Pavilion</li> </ul>	High	75,000 pa
<p>Land status. Consolidate the fragmented reserve network into one area of dedicated Crown land with one Trust manager. The key steps to enable this to happen are:</p> <ul style="list-style-type: none"> <li>Step 1: Formally close Arcadia Street and Beach Street where they have already been incorporated into the parkland system (namely into Dunningham and Goldstein Reserve, respectively), and excise and reserve the Ross Jones Pool for public bathing and heritage purposes.</li> <li>Step 2: Incorporate all reserves except Giles Baths, Mclvor (Ladies) Baths, Ross Jones Pool, and Wylies Baths into one dedicated reserve; and incorporate the formally closed sections of Wolseley Road and Neptune Street into this reserve</li> <li>Step 3: Appoint Randwick City Council as the Trust manager of the new dedicated Reserve.</li> <li>Step 4: Reserve Giles Baths, Ross Jones Pool and Wylies Baths for public bathing and heritage purposes. Due to its special purpose as a pool for women and children only, Mclvor (Ladies) Baths should not be reserved for public bathing (ie for men and women) until such time as demand for this type of facility changes. Should demand change, consider removing the baths, making Wylies Baths the area's main ocean baths</li> </ul>	High	0 *
<p>Identity/planning. As part of this process give a single name and identity to the entire study area, such as "The Coogee Coastal Parklands", and ensure all planning for the study area treats the parks as an open space system rather than as individual units</p>	High	0 *
<p>Litter. Install an integrated bin system based on bins with lids; and install bins for dog droppings, particularly on the coastal walk, backed up by spot checks by staff and appropriate fines</p>	High	15,000

\* A zero cost in this report indicates no cost additional to existing ongoing costs borne by Council

Recommendations	Priority	Cost \$
Repairs and maintenance. Prepare and undertake a detailed and long-term maintenance program, focusing on major items such as the beachside promenade	Ongoing	30,000 pa
Outside Goldstein Reserve, which is the main recreation area focus, continue a policy of minimum maintenance capital works by, for example, erecting fences, barriers and park furniture that are sufficiently sturdy to deter vandals and that are, generally, unpainted, and rust resistant. Unpainted finishes are particularly recommended for the more 'natural' areas, namely Dunningham Reserve, Grant Reserve and Trenerry Reserve	Ongoing	0 *

\* A zero cost in this report indicates no cost additional to existing ongoing costs borne by Council

#### 4.1.2 SAFETY AND VANDALISM

Safety is a major community concern. It relates mainly to the behaviour of patrons of the nearby licensed premises, who enter the parks at night. Some people also perceive that safety is jeopardised by vegetation which enables 'undesirable elements' to undertake 'anti-social behaviour'. These issues were discussed with Randwick Police, who advise:

- the problem of crime is not as bad as perceived. The number of assaults in the Coogee CBD (about six per month) is considered by the police to be low, and 'typical of a popular beachside area';
- alcohol is the common denominator in about 90% of cases involving crime. While the beach is an alcohol-free zone, this is not enforced. The police have an ongoing dialogue with local licensees to try to manage the problem. Some licensees have security guards outside their premises, but none take responsibility for the actions of their patrons once they enter the parks;
- the major crime 'hot spot' is within a 100 metre radius of the corner of Coogee Bay Road and Arden Street;
- there is no correlation between the existence of bushes or trees and the occurrence of assaults in the study area. Assaults have occurred within the hotels, in phone booths, on footpaths and in open areas of Goldstein Reserve and the beach with almost nil offences in the other reserves;
- problems peak on Fridays and Saturdays, from 10 pm to 5 am; and when major rock bands play at the hotels. Most offenders are not local residents;
- the problem is expected to worsen as Coogee Beach gets more popular; and

- the lack of public transport after midnight, when up to 2000 people leave the licensed premises, contributes to the problem as some patrons are unable to leave the area and, instead, spend the night in the parks or on the beach. This problems is now being addressed by the scheduling of after-hours buses.

Other problems caused by patrons of the nearby hotels include:

- much of the litter in the beachfront area. Council estimates 24 staff hours are spent cleaning up broken glass and other rubbish each morning after the hotels close; and
- damage to tree guards protecting the Norfolk Island pines in Goldstein Reserve, which costs Council about \$50,000 per year to repair. (New, sturdier guards are being installed at a cost of about \$1000 per tree).

It is imperative that Council takes steps to minimise both the causes and effects of offensive behaviour in the parks. This is not only to maintain Coogee's image as a safe and friendly location, but also to help minimise the ongoing maintenance costs.

Recommendations	Priority	Cost \$
Liaise with Randwick Police to establish a night-time beat police patrol from 10 pm to 5 am. Patrols should be on Friday and Saturday nights, public holidays and nights when special events bring crowds to the local hotels (refer also Section 4.1.1)	High	0 *
Increase lighting along the coastal walk, particularly in Dunningham Reserve and Grant Reserve, where the walk also functions as a commuter footpath. This should be preceded by a lighting study by an appropriately qualified lighting specialist to verify the need for additional lighting and recommend an appropriate system	Low	20,000 pa
Monitor the effectiveness of new tree guards. If destruction continues or replacement costs escalate, consider replacing the lattice with sturdy cross-bracing to protect the maturing trees	Ongoing	30,000

\* A zero cost in this report indicates no cost additional to existing ongoing costs borne by Council

### 4.1.3 IMPACT OF VEGETATION ON VIEWS

This is an issue common in waterside areas, including Randwick City. It essentially involves concerns by some local residents, typically living opposite a public reserve, that the vegetation in the reserve is 'too thick' or 'too high', obscuring views into the reserves, and enabling illicit activities and making the reserves dangerous to walk through at night. Some other community members have countered that this concern about issues of safety is really an issue about the obscuring of ocean views.

As discussed in Section 4.1.2, Randwick Police have found no correlation between vegetation and assaults, and indeed have found that almost all reported assaults in the parkland system occur in the open areas of Goldstein Reserve and the beach. In addition, it is arguable whether any park area could be considered safe to walk through at night and that people in any doubt should be encouraged to use paths bordering the well-lit street system.

Nevertheless, ignoring these concerns has in the past led to direct action by some residents, including burning, sawing or poisoning vegetation. In recent years, these forms of direct action have been taken in Dunningham Reserve, Grant Reserve and Trenerry Reserve where vegetation planted in the 1980s has grown to obscure ocean views from some ground floor dwellings.

This plan of management in no way condones this form of direct action, but recognises the need to provide some balance between the needs of residents and the needs of park users. However, as a general principle, the needs of park users (the many) should take precedence over the needs of some residents (the few).

In addition, Council's vegetation management needs to be guided by *State Environmental Planning Policy 19: Bushland in Urban Areas* which aims to ensure urban bushland, such as that found in Coogee, is valued and protected.

Recommendations	Priority	Cost \$
Dunningham Reserve: Refer Section 4.2		
Grant Reserve: Refer Section 4.5		
Trenerry Reserve: Refer Section 4.6		

#### **4.1.4 LEASES, LICENCES, EVENTS AND ADVERTISING**

Council will come under increasing pressure to issue more leases and licences in the reserves, and to permit large events. However, as a general rule, this plan of management does not advocate that Council market the parklands, and exploit the beach for its commercial potential, but simply have in place a set of guidelines to help it respond to reasonable requests for use of the parklands in a way that does not undermine public amenity.

##### **Leases and licences**

The principal characteristic of a licence agreement is that the licensee should not have the legal right to exclusive possession of the land, either physically or temporally. Conversely, a lease agreement provides degrees of exclusive or concurrent rights of possession, occupancy and access to the premises. In addition, Council, as Trust manager, is able to enter into temporary licences for appropriate activities under Section 32 of the Crown Lands Act Regulation, 1995.

In accordance with the provisions of the Crown Lands Act, 1989, Council has entered into licence or lease agreements with a number of organisations. The lease and licence holders in the study area are Giles Health Centre, Sun of a Beach Bar, Coogee Beach Surf Life Saving Club and Coogee Beach Fishing Club. Council advises there have been no major problems with the operation of the leasing/licensing system, but that it intends to convert leases to licences as leases expire, to enable greater flexibility of use. Leases are only to be granted if the lessee makes a significant capital investment in the site. This policy is supported.

##### **Events**

The parklands have enormous potential as a venue for events, but there is a need to ensure they do not cause conflicts with general park users or damage to the parklands. There is also a requirement, under the Crown Lands Act, for events to conform to the reserves' public purposes. Randwick City's draft consolidating local environmental plan proposes that development consent will no longer be required for recreational activities. It is therefore critical that Council have in place a set of guidelines and criteria to enable it to establish the eligibility of proposed events. There is also increasing demand for use of the area as a venue for small-scale events such as theatre, weddings, parties and photographic 'shoots'.



## Advertising

There is growing pressure for the placement of advertising within the parkland, particularly by lease or licence holders. As a general rule, and in keeping with the Crown Lands Act, advertising which is not ancillary to the activities undertaken in the parkland should be prohibited. Product advertising unattached to a facility is not appropriate. Where product advertising is attached to a facility, it should not dominate signage for the facility.

Recommendations	Priority	Cost \$
Build no additional structures within the study area for commercially-related purposes	Ongoing	0 *
Ensure new or renewed licence agreements clearly define the rights to occupy and avoid any rights to exclusive occupancy, access or concurrent possession. Ensure all lease and licence agreements meet the requirements of the Crown Lands Act 1989, and its Regulation 1995	Ongoing	0 *
Ensure that all income generated from the Reserve Trust is directed back into the Trust's land, as required by the Crown Lands Act	Ongoing	0 *
Ensure new or renewed licence or lease agreements with a rental return value or potential commercial value or over \$10,000 (in 1996 dollars) are offered by public tender in accordance with the Local Government Act 1993. The aim should be to achieve a reasonable return that reflects accountability in the management of recreational resources	Ongoing	0 *
Where tenderers are the existing lessee or licensee, consider past contributions to the community through capital improvements or services.	Ongoing	0 *
Lease agreements should only be entered into where a tenderer proposes substantial capital improvements (above a sum to be determined by Council) and it is ancillary to the reserves' public purposes. Lease agreements should not be extended by the provision of an option, and may need the Ministerial consent	Ongoing	0 *
Preferably, licence agreements should not exceed 5 years, and lease agreements should not exceed 10 years.	Ongoing	0 *
Establish guidelines and criteria for deciding on the permissibility of proposed events and activities. In so doing, consider the requirements of the Crown Lands Act, and the policies of Waverley Council at Bondi Beach, Sydney City Council at Hyde Park, and the Centennial Park and Moore Park Trust, which are well developed and documented. Separate criteria should be developed for each reserve within the open space system, with larger events more appropriate to the beach and Goldstein Reserve.	Ongoing	0 *

\* A zero cost in this report indicates no cost additional to existing ongoing costs borne by Council

Recommendations	Priority	Cost \$
<p>For example, essential criteria could include:</p> <p>Must be ancillary to and supportive of the public purpose, must not degrade the park resource, must not involve commercial signage, must not alienate parkland, must not impair the safety or enjoyment of others, minimal disturbance to local residents, must not generate traffic management problems, must not exceed 5,000 visitors at any one time (participants and spectators), must be appropriate to park use and consistent with the goals of the area (ie passive recreation, low-key), must comply with specific Council policies (eg alcohol consumption). Large events should not be scheduled more than four times per year, and small events more than once per month, on average.</p> <p>In addition, desirable criteria could include:</p> <p>Should increase understanding of park values, should have cultural significance, should involve minimal infrastructure, should have a justification for being in the parkland rather than another venue, should not breach park regulations, should be scheduled during periods of lower visitation, should be preceded by notification of local residents</p> <p>Establish a formal process for allowing large events which involves consideration by Council and public notification through letter drop and announcements in local newspapers</p>		
<p>Establish a booking system, with a designated bookings officer (similar to that at Bondi Beach and Centennial Park) to enable an orderly system for small groups (weddings, parties, film shoots) to book space without impinging on the use of the park by casual park visitors. This could be managed by the proposed beach manager</p>	High	0 *
<p>Any organisation wanting to display advertising should first seek and receive development consent. Any signage would then need to conform to the guidelines, policies and planning instruments administered by Crown Lands and Randwick City Council</p> <p>As a general principle, permanent advertising displays, hoardings, flags, etc, — including advertisements of companies who sponsor user groups — should not be allowed within the parkland system</p>	Ongoing	0 *

\* A zero cost in this report indicates no cost additional to existing ongoing costs borne by Council

#### 4.1.5 INFORMATION

Knowledge gained from useful information improves accessibility, increases social responsibility and heightens visitor appreciation of an area. There is currently little or no formal attempt to provide information about the park system other than through signage. Current signs are of a varying standard, and some are very good (for example, signs relating to bush regeneration areas). However, there is a need for improved visitor information. This includes:

- better information for visitors with poor English language skills, and those with sensory disabilities. This is not only to promote health and safety issues but, also, to raise awareness of local environmental issues;
- a more positive approach. Many signs convey negative, unwelcoming 'do not' messages (which in any case are not backed up with enforcement), rather than positive 'do' messages; and
- more interpretive information, particularly along the coastal walk, to encourage understanding of, and respect for, essential controls. (Council has recently commissioned new signs and these will soon be in place.)

Recommendations	Priority	Cost \$
Install new signs with messages that are positively phrased, and recognisably related by materials, colours and type face. Key signs should also be designed with the needs of people with sensory disabilities in mind (eg those with seeing problems)	High	10,000
Undertake regular visitor use monitoring to stay abreast of the demography, needs and interests of visitors	High	10,000 pa
Provide key information in the foreign languages most spoken by visitors to the area, both in brochure form and on important signs (eg pointing to toilets or beach inspector)	Medium	10,000
Once the on-site beach manager is established, disseminate information from the office (refer Section 4.1.1). However, the office should not evolve into a tourist information booth as it is an inappropriate use of a recreation reserve (tourist booths have been found by the Supreme Court — in Attorney General v. Cooma Municipal Council 1962 — to deprive the public of access to that part of the land for the purpose of recreation)	Medium	0 *

\* A zero cost in this report indicates no cost additional to existing ongoing costs borne by Council

#### 4.1.6 NATIVE TITLE

As the parklands and foreshore areas are Crown public reserve, it is necessary to consider the implications of the Native Title Act. In 1992, Justice Brennan of the High Court found that if the land is used and occupied for the public purpose and the manner of occupation is inconsistent with the continued enjoyment of native title, native title will be extinguished.

It is highly likely that native title, if it existed, has been extinguished over much of the study area. This is because most of the area has been substantially changed since European settlement, and has been developed, maintained and used in a way that would physically prevent the right of the native titleholder to enjoy it. In particular:

- much of the area has undergone significant physical changes, including removal of native vegetation and introduction of paving, structures and new vegetation; and
- the area has had a long history of recreational use, with a diverse range of pursuits and facilities built within the reserve for public use and enjoyment.

Within the study area, the areas where native title, if it exists, may not have been extinguished are the coastal fringe and natural waters. In these areas, it is not proposed to make changes that would prevent the right of the native titleholder to enjoy them.

This being the case, implementation of the plan of management is unlikely to conflict with any of the provisions of the Native Title Act.

Recommendations	Priority	Cost \$
Before the commencement of any capital works that are associated with this plan of management and that require the submission of a development application, Council should actively seek written submissions and advice from the NSW Aboriginal Council and the La Perouse Aboriginal Lands Council	Ongoing	0 *
On notification from the Native Title Tribunal that a Native Title Claim has been lodged for any or all of the Crown land described in this plan of management, Council shall proceed to become a party to the application		

\* A zero cost in this report indicates no cost additional to existing ongoing costs borne by Council

#### 4.1.7 VISUAL QUALITY

The visual quality of the park system is high, if uneven. Common issues are:

- power lines, particularly in Dolphin Street near the Beach Palace, the seaward side of Neptune Street, Coogee Bay Road, and in Dunningham and Trenerry Reserves. The poles and lines are unsightly and add to the sense of clutter;
- fencing in the reserves is inconsistent and in places in poor repair and unnecessary. This is particularly the case in Grant Reserve where there are rusting remnants of old mesh and barbed wire fences; and
- weed infestation. Bush regeneration programs are successfully underway in the area. The State of the Environment Report 1996 details the areas of remnant vegetation and lists identified species. Within the study area, the Dunningham Reserve coastline, the Grant Reserve cliffs between Coogee Surf Life Saving Club and Wylies Baths and sections of Trenerry Reserve have been identified as containing bushland remnants.

Specific issues relating to visual quality are contained in numerous other sections of this report.

Recommendations	Priority	Cost \$
Power lines. Liaise with electricity authorities to place power underground, remove the old system and provide new lighting. Priority areas are Coogee Bay Road between Arden and Brook streets, corner Dolphin and Beach Street, Dunningham Reserve, and Trenerry Reserve	High	400,000
Fencing. Basic principles are that:		
• Fencing should only be installed where there is a need to ensure visitor safety, prevent unlawful entry, prevent car entry, or protect vegetation.	Ongoing	0 *
• Fencing should be minimal, to avoid visual intrusion, alienation and maintenance	Ongoing	0 *
• Fencing should be of uniform character and, ideally, left untreated to weather naturally to minimise maintenance and provide a visual quality consistent with a casual beachside location (as used, for example, in the timber structures in the Trenerry Reserve boardwalk)	Ongoing	0 *

Table continued over ➡

\* A zero cost in this report indicates no cost additional to existing ongoing costs borne by Council

Recommendations	Priority	Cost \$
<ul style="list-style-type: none"> <li>Where there is a need to prevent car entry to a park, low vegetation together with car barriers should be used rather than fencing. Car barriers should be as subtle as possible, and could comprise kerbs or wheel stops in association with bollards at 1.5 metre centres, or continuous post and chain barriers</li> </ul>	Ongoing	0 *
Specific fencing issues include:		
<ul style="list-style-type: none"> <li>In Dunningham Reserve, replace broken fence above stone wall west of Giles Baths to maximise safety</li> </ul>	High	5,000
<ul style="list-style-type: none"> <li>In Dunningham Reserve, along the Major Street frontage, replace the fence with car barriers and backplant with low vegetation. Undertake this work at the same time as the widening of the path to Gordon's Bay (refer Section 4.2.2)</li> </ul>	High	7,000
<ul style="list-style-type: none"> <li>In Grant Reserve remove barbed wire and mesh wire fences that have fallen into disrepair, in the vicinity of Wylies Baths and the Women's Baths and behind the toilet block, and replace only those fences required for security</li> </ul>	High	5,000
Bush regeneration. In the long term, the full extent of the cliff face in Dunningham, Grant and Trenerry Reserves should be rehabilitated with indigenous species to a relatively natural state	High/ongoing	15,000+ 10,000 pa

\* A zero cost in this report indicates no cost additional to existing ongoing costs borne by Council

#### 4.1.8 TEENAGE RECREATION OPPORTUNITIES

There is a need to address the recreational/social needs of teenagers. While the parks provide ideal recreation opportunities and meeting places for teenagers, there has been comment that they are not made to feel welcome. Particular issues relate to their regular use of the area for skateboarding, roller blading and cycling. These activities are not allowed in the reserves (the prohibition is rarely enforced).

While it could be argued that these activities set up potential conflicts with pedestrians, experience has not shown them to be problematic. Skateboarding and occasional roller blading are usually concentrated in a small area around the corner of Dolphin and Beach Streets, while cycling is sporadic and generally undertaken by people wishing to travel between home and the parks (ie the parks are not used as part of a through route). In addition, the width of the pavement allows relatively safe co-existence of pedestrians and cyclists.

The options are to:

- continue the prohibition of cyclists, skateboarders and roller bladers. This appears to fulfil a negative social function, and essentially prohibits a generally benign activity, usually undertaken by teenagers. To make the prohibition meaningful would require increased Council vigilance;
- provide a purpose-built facility (such as a skateboard ramp or basketball court, as identified in a survey by Council as key needs of local young people aged 12-20 years). However, this option is not recommended as there is a lack of space in Goldstein Reserve, because it would conflict with the passive, natural recreational objectives for the other areas of the parkland, and because it could eventually impact more heavily on park users and nearby residents. In addition, experience at Bondi Beach is that the skateboard ramp is declining in popularity, with teenagers favouring use of the general concourse area for skating; and
- simply legitimise the use of designated areas in the open space system by cyclists, skateboarders and roller bladers. This course of action is preferred. This option is in place at Bondi Beach and is reportedly operating successfully.

Recommendations	Priority	Cost \$
Legitimise the use of designated areas of the park system by cyclists, skateboarders and roller bladers, but do not encourage an increase in these activities within the park. To enable legitimisation:	Ongoing	NA
<ul style="list-style-type: none"> <li>• Amend by-laws to reflect the use of these designated areas</li> <li>• Delineate designated areas of the park system that may be used by cyclists, skateboarders and roller bladers</li> <li>• Delete prohibition signs from park signage in the designated area that relate to skateboarding, roller blading and cycling</li> <li>• Liaise with key stakeholders — including Council's Community Services Division, Council rangers and Randwick Police — to set up a process for successfully legitimising the presence of teenagers at Coogee Beach</li> <li>• Monitor and evaluate the success of legitimisation of teenage activities. If high use causes conflicts, consider prohibiting these uses during peak visitation times (ie weekends between say 9 am to 5 pm) to minimise conflicts with other users</li> </ul>	High	2,000
Install bicycle racks at key locations such as the pools, surf club and on the periphery of the park to discourage cyclists riding through the park	High	5,000



#### 4.1.9 CULTURAL HERITAGE

Design 5 Architects was engaged to identify the cultural landscapes of the area and their major contributory elements, and to assess their cultural significance (that is, their aesthetic, historic, scientific or social value for past, present and future generations). Assessment and recommendations were made in accordance with the principles of Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (known as the Burra Charter).

##### Overview of the study area

The study area was found to be a culturally significant landscape, comprising a series of linked cultural landscapes, with significant contributory elements (as discussed below). Evidence survives of the area's historical development in both the natural and built landform, pattern of development and occupation, and placement of major built elements.

However, much physical evidence of early European habitation has disappeared or been depleted, thereby increasing the relative importance of surviving evidence of historic development.

##### Dunningham Reserve

Dunningham Reserve is a highly significant landscape, critical in its contribution to the Coogee Bay precinct.

The land was selectively cleared from the natural coastal scrub around 1860, and in early illustrations is depicted as a naturalistic Victorian park domain. The view of the beach from this reserve has been painted by the famous Heidelberg School painters Arthur Streeton, Tom Roberts and Charles Conder. Illustrations confirm that the fishing boats moored in their present location on the beach below have been part of the landscape since the 19th century, and their continued presence contributes to an informal and romantic character, and a 'memory' of Coogee in the last century. The direct and soft connection of the reserve to the beach is a rare survivor unique for the urban beaches of the eastern suburbs.

The wind-driven sand used to be scoured away by the creek which drained the Coogee basin, but now accumulates, building up against and burying the stone retaining walls built in the 1930s. These walls were built to manage an artificial change to the natural landscape when the creek was piped as a stormwater outlet.

## **Goldstein Reserve and the beach**

### ***Fisherman's Club and redundant sewer vent***

The fishing club is in a building that once served as part of local sewerage system. A sewer vent appears in illustrations from the 1890s onwards. It was originally built in the form of an obelisk mounted on a tall pedestal, and was a conspicuous visual element in the 19th century landscape. The obelisk has been dismantled but the base, with its foundation stone, survives half buried in the accumulated sand. The foundation stone is badly weathered, but the words and numbers "Thomas Lowe, Mayor, 88, 89, and 99" remain legible. The adjacent fishing club building dates from the 1930s. Both are in fair condition, although fish cleaning benches, taps and basins have been fixed to the vent base, accelerating its decay.

### ***The sea wall***

The sandstone sea wall behind the beach dates from the late 19th century, and is perhaps Coogee's most visible evidence of the historical development of the site during the 19th century. It is as vital as the surrounding natural features in orientating the viewer in early illustrations of Coogee Bay. Despite the removal of some of its length, most recently as the late 1980s, it survives virtually intact, and in remarkably good condition considering its age and exposure. It has been crudely patched with pigmented sand/cement or epoxy mortar.

## **The sea pools**

The four pools in the study area — Giles Baths and Ross Jones Pool at the ends of Coogee Beach, and The Women's Baths and Wylie's Baths below Grant Reserve — are listed by the National Trust. Their cultural significance is discussed below.

### ***Giles Baths***

The baths have traditionally been regarded as part of Giles Health Centre, built in 1928, which is further described in **Section 4.2.2**. According to the National Trust, who listed the pool complex including the bath-house in Giles Health Centre in 1994, the pool has significance because: it is the largest of three pools in the Sydney region which is predominantly made from natural rock; it makes reference to a time when practices to achieve health and fitness were different to those of today; and it has social importance to groups of people (past and present) to whom the complex was viewed as a meeting and gathering place.

### *Ross Jones Pool*

This pool was built in 1947. According to the National Trust, the pool is significant because: it has a unique design which includes concrete piers which extend beyond the top of the walls resembling crenellations on a sand castle; it has aesthetic appeal due to its siting and relationship to the surrounding elements (surf club, promenade etc.), and it has associations with local swimming clubs and their members.

### *Women's Baths*

This has been a bathing spot for women since 1876. The pool was constructed in 1886, substantially cut out of the rock shelf and retained with concrete walls in the south east corner. The baths were established by H. A. Wylie in 1907 under lease from Randwick Council, and ownership was transferred to Mr R. J. McIvor after 1918. In 1922, Rose McIvor and Wilhelmina Wylie formed the Randwick-Coogee Ladies Amateur Swimming Club, and took over the lease. As well as Wilhelmina Wylie, the club is associated with several other well known swimmers including Doris Hyde and Hilda Elkington.

According to the National Trust, the pool has significance because: it has high aesthetic value due to its siting next to the cliff face and on the rock platform; it is the last remaining example of a segregated public swimming pool occurring on the New South Wales coast; it is associated with a local swimming club and its members; it has associations with prominent swimmers including world champion; and it has high social importance to many local women and children who have used the facility as a gathering place and a place to learn how to swim. (Refer also **Section 4.5**)

### *Wylies Baths*

Wylie's Sea Bath is one of the earliest tidal public swimming pools constructed on the Sydney coast, the lease of the land being granted to Alexander Wylie in 1902. Coinciding with a shift in social attitudes, it was one of the first swimming pools in Australia where mixed-sex bathing was permitted. Completed in 1907, the elevated timber deck, built about eight metres above the pool, is a rare surviving example of an enterprising vernacular architecture. In 1911, it was the site of the first Australian Swimming Championships, and subsequently played an important role in the development of the sport in Australia as the training venue for Mina Wylie, Fanny Durack and Annette Kellerman, all of whom won international swimming medals. Although the original change facilities have been altered several times, the spectacular cliff side site, unique deck structure and association with the development of the recreational facilities of the area have ensured that the complex has remained a well known landmark. (Refer also **Section 4.5**)

Recommendations	Priority	Cost \$
In general, prepare conservation plans for items of environmental heritage prior to undertaking work	Ongoing	
<ul style="list-style-type: none"> <li>Preserve and enhance the soft connection between the park and beach. In doing so, periodically remove sand from northern end of beach and redistribute south to address the problem of sand accumulation at the southern edge of the lower reserve (refer also Section 4.2)</li> </ul>	Ongoing	3,500 pa
Pipes and stone wall (northern end of beach)		
<ul style="list-style-type: none"> <li>Further investigate the significance of the pipes and stone walls adjacent to the stormwater outlet. The cast iron pipes may have served the Coogee Aquarium, and the stone walls may be part of the stormwater outlet.</li> </ul>	High	2,000
<ul style="list-style-type: none"> <li>If they have some significance, record for historical purposes, then remove to increase visual quality</li> </ul>	High	5,000
Fishing club		
<ul style="list-style-type: none"> <li>To preserve the informal character of this edge to the beach, encourage the fishing club be to remain in occupation.</li> </ul>	Ongoing	N/A
<ul style="list-style-type: none"> <li>While preserving the ad hoc character of their occupation, some attention could be given to improving the landscaping in front of the club house. The fish cleaning facilities should be relocated elsewhere, away from building fabric, and the remnant vent base stabilised against accelerated decay</li> </ul>	High	2,000
Sea wall. Undertake an active program of maintenance and repair. Consult State Projects-Heritage, who have considerable expertise in the repair and maintenance of stonework in marine environments	High/ongoing	40,000+ 10,000 pa over 5 years, reducing to \$2,500 pa
For the sea pools, refer Section 4.3 and Section 4.5		



#### 4.1.10 CAR ACCESS TO THE PARKS

There is concern that cars are driving in the parks, particularly in Goldstein Reserve. This is not only unpleasant for park visitors, but creates potential conflicts, thereby increasing Council's risk of being litigated.

As a general principle, no motorised vehicles should be allowed to enter the parks other than essential service vehicles (eg beach maintenance vehicles, emergency vehicles and, when necessary, cars towing boats to or from the boat storage on the beach).

Recommendations	Priority	Cost \$
Undertake spot patrols on weekend nights when overflow parking into the parks occurs, and encourage Council and police drivers to walk through the parks, when feasible	Ongoing	0 *
Recommendations regarding fencing are contained in Section 4.1.7		

THE OPEN SPACE SYSTEM  
AS A WHOLE

## **DUNNINGHAM RESERVE**

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GOLDSTEIN RESERVE

THE BEACH AND WATERWAY

GRANT RESERVE

TRENNERY RESERVE

NEPTUNE PARK

THE STREET SYSTEM

## 4.2 DUNNINGHAM RESERVE

### 4.2.1 ACCESS / THE COASTAL WALK

The coastal walk is a critical element in the coastal parkland system. In Dunningham Reserve, there are two paths — one towards the coast that ends at Giles Health Centre, and another along a more inland route, which is the main commuter route. There are also several minor paths within the park. The main issues are that:

- the path along Major Street, outside of the Reserve, is unformed for some metres and too narrow for the high level of use. Although it is outside the Reserve, it is the main path serving people on the coastal walk;
- the main commuter path from Arcadia Street to Beach Street is too narrow for the high level of use and features a 'blind corner' at Baden Street;
- the service road/coastal path from Major Street to Giles Health Centre is badly eroding, and its central location within the park fragments the open space both in terms of use, and visually, and does not enable users to take full advantage of the spectacular location;
- minor paths do not serve desire lines and are badly eroding, while the path serving Giles Health Centre is straight, narrow and unattractive; and
- the main stairs to the beach are well used but have a low quality finish inconsistent with the rest of the beachside area.

Recommendations	Priority	Cost \$
On the eastern side of Major Street, widen the path to 2.5 metres, and fully connecting it with the start of the path (corner Arcadia Street)	High	15,000
Realign and widen to 2.5 metres the main path from the end of Major Street to Beach Street	High	30,000
Upgrade and realign the coastal path. South of the tea tree stand, relocate the path towards the coast, using timber decking and handrails, where the path passes over rock, but use ramps rather than steps to maximise access opportunities. Continue the path so it joins with that leading to Giles Health Centre, providing a loop back to the beach. Also, regrade those parts of the path that are to be retained in the present location. Where possible, plant low vegetation seaward of the path to discourage access to the cliff	High	120,000
Remove and revegetate redundant paths	High	10,000
Widen the path to Giles Health Centre and add visual interest by providing seating and shade trees at viewing nodes and replacing weeds with low indigenous coastal plants	High	15,000
Replace the main staircase to the beach, when it needs replacing or major repairs, with a set of steps and balustrade similar in character to those in the Trenerry Reserve boardwalk	Low	30,000

#### 4.2.2 GILES HEALTH CENTRE

Illustrations from the late 19th century suggest this site was maintained as an observation platform for visitors to Dunningham Reserve.

The current building contains the remains of the hot sea baths built in 1928 and operated from that time by Mr Oscar E. Giles, a masseur. The complex contained hot sea baths for both women and men, with men also having use of an open court with sunbathing bunks, massage rooms, gymnasium and indoor games room. Stairs led directly from the open court to the natural rock deck below, beside the men-only ocean-fed swimming pool.

The place is significant as the site of hot sea baths, of which some evidence survives, mainly in the entry vestibule, the ground floor plan, and the ghosts of original fenestrations on the south elevation. In addition, the history of use of the facility does lend it a sense of uniqueness. For many years, it has been used by a mainly male clientele including boxers, footballers and weight lifters, and its raw masculine appeal makes it a sort of 'last outpost' in a rapidly gentrifying locality.

The building has been adapted and extended to meet changing community demands. The latest period of major development has been since 1975, after the building was condemned following storm damage. The original building has been so substantially depleted and unsympathetically altered, with surviving fabric in an apparently degraded state, that reconstruction is difficult to justify.

The complex sits prominently on the northern headland, and is a significant feature in the Coogee Bay landscape. However, in its present condition, it compromises the aesthetic value of the (culturally significant) landscape as a whole (although it could be argued that some buildings opposite the park impact more greatly).

The building caters for general fitness (weights, aerobics, etc) and includes two squash courts and a hot spa — facilities which do not need to be located in this location. In addition, the lessee states that the facility is not economically viable. Membership is less than 150, and demand is insufficient to support the high cost of ongoing building maintenance, let alone improvements. In addition, the environment has proved unsuitable for modern gymnasium equipment, as the salt-laden air attacks the computerised monitoring devices. There is now much competition from more modern gymnasiums in the Coogee Bay area. The exposed location of the gymnasium, remote from car parks (the only access is by foot through Dunningham Reserve), also makes it unpopular during bad weather, and prone to vandalism at night-time.



## The decision-making framework

The decision regarding the future use of Giles Health Centre is perhaps the most difficult facing Council within the parkland system. Depending upon who you ask, the building is either a major asset or a major liability and 'eyesore'.

It is difficult to support the ongoing use and existence of the building. Perhaps the only reason supporting it is the interesting history of use. Countering this are the facts that:

- the structure detracts from the visual quality of the area;
- the structure and use add little or nothing to the parkland as a whole;
- the use is not commercially viable;
- it is not economically viable to maintain or upgrade the structure;
- the structure is in an exposed location prone to constant weathering and vandalism, and not conducive to visitation in poor weather or at night;
- being in a parkland setting, the structure lacks convenient access and parking; and
- government policy and planning guidelines (eg Sydney Beaches Regional Environmental Plan and NSW coastal policy) tend to point to the structure's demolition.

Discussions with a range of commercial operators have indicated a reluctance to take up lease of the building given its condition and exposed location, and the statutory constraints that would be placed upon its use. (These constraints include the need to use the building for recreation; the need to prevent impacts on the parkland and park users; prohibition of car access and parking on the reserve; negligible traffic generation, noise, pollution; the need to preserve evidence of the 1928 hot sea baths in the design; and the need to provide public use.)

Recommendations	Priority	Cost \$
Demolish the building — other than interesting historical features — and landscape the area so that it becomes a positive addition, and an attractive feature, within the parkland. To do this:		
<ul style="list-style-type: none"> <li>Provide the lessee with an extension to the lease so that it continues until 12 months after adoption by Council of this plan of management. This will give the lessee sufficient time to find new premises before demolition of the building</li> </ul>	High	0 *
<ul style="list-style-type: none"> <li>Demolish the building at least 12 months after adoption of this plan of management</li> </ul>	High	20,000
<ul style="list-style-type: none"> <li>During demolition, engage a conservation architect in order to retain those elements that have heritage significance, or some visual interest. These include the original entry, and sections of wall to waist height to preserve evidence of the building in plan.</li> </ul>	High	5,000
<ul style="list-style-type: none"> <li>Install interpretive information to explain the baths' original configuration and function. The place would then present as an interesting ruin, and serve as a coastal viewing point, much as it did in the late 19th century</li> </ul>	High	5,000
<ul style="list-style-type: none"> <li>Prepare and implement a landscape master plan for the site — and the adjacent Dunningham Reserve area — which takes into the account the prominent headland location, the archaeological remnants, and proximity of the coastal walkway (refer Section 4.2.5)</li> </ul>	High	30,000

\* A zero cost in this report indicates no cost additional to existing ongoing costs borne by Council

### 4.2.3 GILES BATHS

This sea pool is still used regularly. However, the pool surrounds are in disrepair, and access is only possible at low tide, when people need to clamber over numerous slippery rocks and a disused pipe. The only formal access is via the poorly maintained steps at the rear of Giles Health Centre.

In addition, the pool is often polluted by outflow from the nearby stormwater outlet which discharges from the northern end of the beach. (A recent report on improving water quality has been prepared for Council by Willing and Partners. Refer **Section 4.4.**)

It is considered that Coogee has sufficient pools to cater for current and future demands, and that there is no pressing need to upgrade the pool to a standard similar to, say, the Ross Jones Pool.

However, as it stands, the pool, its surrounds and access to it, represent a potential risk to public health, and therefore a liability for Council. Another risk in this area is the erosive and unstable nature of the sandstone cliffs.

The options for Council are to either remove all formal access to the pool to minimise public risk, or to improve public access and useability of the area. This latter option is preferred given the pool's historical significance and recreational value and potential.

Recommendations	Priority	Cost \$
Regardless of the future use of Giles Health Centre, engage a suitably qualified specialist to investigate:	High	10,000
• The stability of the cliff-face and potential for future rock falls		
• The feasibility of gradually upgrading the baths and access to it, to improve public safety and useability of the area. Key aspects of the investigation would include the potential to:		
— Upgrade the staircase from the headland (currently within the Giles Health Centre complex)		
— Upgrade the pool concourse area by raising the concourse above high water mark, and rendering the brick wall at the foot of the cliff		
— Upgrade access from the beach		

#### 4.2.4 VEGETATION

The main issues are:

- maintenance of natural areas. In the northern part of Dunningham Reserve, until the 19th century, the land above the cliff was well covered with heath. Today, there is remnant herb and sedge on rock platforms and heath on shallow soils. Remaining areas are being broken down by walkers and some illegal campers. To minimise vegetation disturbance, Council has recently fenced sensitive areas of indigenous vegetation and built a perimeter path to address this issue;
- the lack of shade and visual quality in the lower reserve area. This is the 'dress circle' from which to watch the beach and a very popular picnic area;
- the poorly graded slope between the beach and coastal path in the lower reserve area;
- concerns regarding impacts of vegetation on vic vs; and
- weed infestation (refer Section 4.1).

Recommendations	Priority	Cost \$
In upper Dunningham Reserve, maintain the northern open grassed areas, but revegetate the area seaward of the coastal walk with low coastal species to provide a soft edge that also functions to discourage access to dangerous areas along the cliff edge (refer also Sections 4.2.2 and 4.1.7)  Revegetate the area west of the commuter path with low coastal vegetation	High	40,000
In upper Dunningham Reserve, stabilise the partly fenced, small bushland remnant that is eroding from constant use	High	25,000
Prepare a landscape master plan for lower Dunningham Reserve in conjunction with that for the Giles Health Centre area. It should address aspects such as the need to regrade and regrass the slopes, the need for shade trees, and the need for a small playground (refer Section 4.2.2)	Medium	0
Existing vegetation in the reserve blocks few views across the area, and will open out as the trees mature. It should be maintained and allowed to mature as it provides shade for people, shelter for birdlife, and adds to the attractiveness of the Reserve	Ongoing	0 *

\* A zero cost in this report indicates no cost additional to existing ongoing costs borne by Council

#### 4.2.5 AMENITIES AND SHELTERS

The lower reserve area contains:

- a toilet block, which is in extremely poor repair and does not provide showers for people leaving the beach; and
- several concrete pill-box picnic shelters, which are robust but out of character with the park, and with the general intention of this plan of management to focus structures in Goldstein Reserve and keep Dunningham Reserve relatively natural and low-key. In addition, there is a need to remove the remnants of previously standing structures (eg barbeques) to improve the park's appearance. Given the popularity of this section of the park for families, it may also be worth considering to install a small playground.

Recommendations	Priority	Cost \$
Replace the toilet block with one of similar dimensions and integrate the new block with the top of the fishing club (refer Figure 3)	High	100,000
Provide a low-key outdoor shower, similar in style to that at Clovelly Beach, and locate it either at the bottom of the main staircase, the top of the main staircase, or beside the toilet block	High	5,000
Build a pergola / viewing platform on top of the Fishing Club building	Medium	15,000
In lower Dunningham Reserve:		
<ul style="list-style-type: none"> <li>• Provide scattered park benches that offer views of the beach. Some benches should be set at right angles to each other to facilitate communication. No more than 10 sets of benches should be provided</li> </ul>	High	10,000
<ul style="list-style-type: none"> <li>• Remove the four picnic shelters and replace with three shelters similar to those at Clovelly Beach and Grant Reserve (ie open, timber and with a natural, low maintenance finish)</li> </ul>	Medium	40,000
<ul style="list-style-type: none"> <li>• Consider installing play equipment near the entry to the park, near the corner of Beach Street and Bream Street</li> </ul>	Medium	20,000
<ul style="list-style-type: none"> <li>• Remove the remnants of previously standing structures</li> </ul>	Medium	1,000

### 4.3 GOLDSTEIN RESERVE

#### 4.3.1 KIOSK / BUS SHELTER / AMENITIES BUILDINGS

These buildings, built in the 1980s, are reminiscent of the tram shed that previously stood in this location. While they provide a memory of the historical development of the area, their aesthetic significance is that they are an integral part of the 1980s design of Goldstein Reserve. Together, the buildings form a park 'development zone'.

The three buildings contain:

- a kiosk/cafe, disabled toilet, store room, women's amenities;
- a bus shelter; and
- a men's amenities, and tea room for bus drivers.

There are three main issues surrounding the use of these buildings:

- a proposal by the lessee of the kiosk to extend the building;
- complaints by visitors to the beach that the amenities blocks are too far from the beach; and
- the proposal in this plan of management to establish a full-time beach manager, which would require a small on-site office, and the optimal location would be within this zone.

#### The kiosk

The kiosk fronting Arden Street has grown incrementally from a small take-away outlet to an outdoor cafe with tables and chairs.

While this extended use was never intended when the beachfront was redeveloped, it is recognised that recreational patterns and preferences have changed greatly in recent years, and that eating outdoors is now a large and growing recreational demand. It is clear that the facility provides an added recreational dimension to the reserve, and is ancillary and supportive of the use of the reserve. It is also tidy and well managed. Its continued presence is therefore supported.

Given the almost unique location for a cafe, and high public demand, there will be great pressure on Council by any lessee of the building to enlarge and alter the structure to help maximise revenue potential.

The main issue is the need to define principles and directions for the facility to ensure it is managed within publicly acceptable limits. Accordingly, the following criteria should be used in managing the facility and responding to any proposals to alter it:

- the facility should comply with the Department of Land and Water Conservation policy regarding food and beverage outlets on Crown reserves;
- the facility should comply with this plan of management;
- the facility should not create an exclusive area within the Reserve;
- the facility should not have an adverse impact on the public use of the Reserve; and
- the facility should not conflict with the architectural integrity of the existing building or the Reserve as a whole.

### *Proposal to alter the kiosk facility*

The lessee of the kiosk proposes to extend the building by enclosing the outdoor seating area with a low-key glass and timber structure to enable patrons to sit in comfort during wet or windy weather, and to extend the kitchen to enable the preparation of more substantial meals and increase staff amenity.

Any proposal to change the building must be lodged with the Department of Land and Water Conservation for 'owner's consent' to lodge a development application. The lessee's proposal was also reviewed as part of this plan of management. It is considered that the lessee's proposal could alter the use of the facility from casual cafe to more formal restaurant, with the potential to create an exclusive area within the reserve. That is, the new facility would not necessarily be supportive of the public purpose (the building would no longer function as a low-key meeting point within the park, but could have a separate role).

While this plan of management does not support the change of use of the facility from a cafe to a restaurant, it does support the alteration of the building provided that alterations and additions are of the highest quality design and sympathetic to the reserve as a whole.

However, this plan of management would not support any further extension or enlargement of the building beyond that proposed by the lessee.

Recommendations	Priority	Cost \$
<p>Council to manage the agenda for change to the facility. Any alteration to the building, and the timing of that alteration, should be controlled by Council. In particular:</p> <ul style="list-style-type: none"> <li>Any proposal to change the building must be lodged with the Department of Land and Water Conservation for 'owner's consent' to lodge a development application</li> <li>The following recommendations shall form the guiding principles for which any development application is to be assessed</li> <li>Any alteration should be designed by an architect selected by Council, who should consult with the plan of management architects (Design 5) and the master plan landscape architect (Bruce Mackenzie), as well as the lessee</li> <li>Any future alteration should not exceed the current boundary created by the outdoor eating area</li> <li>Any alteration should be designed to look and feel 'open' through maximum use of glass, and be as openable as possible to minimise its presence in the reserve. Passersby should be able to see into and through the extension, even when the proposed doors are shut. In addition, the floor treatment and colour should maintain continuity with the existing paving</li> <li>Consumption of alcohol within the facility should be prohibited</li> <li>The facility should be maintained as a low-key cafe / kiosk, and not evolve into a restaurant</li> <li>The lease should be renegotiated at the time of the redevelopment and all future leases of the cafe should be by public tender</li> </ul>	Ongoing	0*

\* A zero cost in this report indicates no cost additional to existing ongoing costs borne by Council

## Toilet and change room facilities

Many visitors to the beach consider that the toilet, shower and change room facilities are inadequate. The main concerns are that the amenities block in Goldstein Reserve is too far from the beach, and that it is poorly maintained (refer also **Section 4.1.1**).

This issue was considered during preparation of the 1988 Coogee Beach Plaza Master Plan. It was found that it would be very expensive to provide amenities in the beach concourse area, and that further limitations are presented by the location of the main sewer line below the park.



The one option would be to renovate the police room beside the beach inspector's room, and create a small 'unisex' toilet. This would be at a cost of about \$200,000 and is not supported.

A preferred solution would be to better maintain the existing amenities block as proposed in Section 4.1.1, and upgrade the amenities block in Dunningham Reserve, as proposed in Section 4.2.3.

Recommendations	Priority	Cost \$
No actions are proposed other than those in Section 4.1.1 and 4.2.3		

### Proposed beach manager's office

The need for an on-site beach manager is raised in Section 4.1. Ideally, the manager should be housed in this zone, and there may be potential to extend one of the buildings, or to build a new building, to provide a low-key office. A preference in this plan of management is to extend the rear of the bus shelter to provide an office within the courtyard.

Recommendations	Priority	Cost \$
Investigate the feasibility of providing accommodation for a beach manager within the development zone in Goldstein Reserve, with preference for a small office to be added to the rear of the bus shelter	Medium	50,000

### 4.3.2 COOGEE SURF CLUB ZONE

This area lies at the junction of the beach, Goldstein Reserve and Grant Reserve and includes the surf club and environs, and the Ross Jones Pool.

#### Coogee Surf Lifesaving Club

Issues relating to the club focus on the aesthetics and use of the building.

#### *History of use*

Coogee Surf Lifesaving Club is significant as one of the oldest surf clubs in Australia. It was founded in 1907 and the first clubhouse was erected on the site around 1910. It was a handsome masonry building in the Georgian Revival style, and classical in elevation and plan. While the hall interior survives substantially intact, the building has been greatly changed and enlarged, with the lower section completed in 1929, the upper floor around 1960, and additions to the south dating from 1968 and 1982.

However, much of the architectural detail has disappeared from the exterior of the building. The once handsome porch has been crudely repaired, and original external doorways to rooms flanking the entry hall have been infilled. The area in front of the porch has been annexed off with a crude concrete block wall to control unauthorised entry and protect the privacy of the solarium balcony on the north east side of the building. This strongly discourages members of the public from entering land that is outside the club's lease area. The substantial first floor and rear (southern) additions are unsympathetic to the original design and are crudely detailed. The building is particularly poor in the way it addresses the upper pathway from Grant Reserve to the beachfront.

The building has cultural significance as evidence of use and occupation of the site by the Coogee Surf Lifesaving Club rather than as a fine intact example of architecture. The club is conscious of its heritage and appreciates the early hall, housing within it a number of honour boards.

#### *The building today*

The building is in fair order considering the location. Maintenance is a continuous process carried out largely by club members. While the club remains committed to ongoing maintenance, its priority is to provide life saving service and equipment.

The building is a major element in the Coogee Bay landscape, providing a point of termination at the southern end of the precinct and punctuating the division between

the bay and Grant Reserve. However, it considerably detracts from the aesthetic value of the Coogee Bay area, and in this regard has a symmetry with Giles Health Centre to the north. The previous extension of the building to provide squash courts further detracts from the building. The building's long western elevation presents a visually prominent and unfriendly appearance within the Reserve.

The building should not only provide amenity for its members and users, but should also contribute architecturally to the public domain in which it sits.

The club has about 1000 members. The clubhouse is well used, increasingly by outside community organisations such as precinct committees, Yoga and youth groups. The club hopes to continue increasing non-club use of the space. (Increased community access and use, and the greater multiple uses of the club, conform to the reserves' public purpose and the principles of land management under the Crown Lands Act.) The continued occupation of the site by the Coogee Surf Lifesaving Club — especially this widening of the community's access and use of the building — should be encouraged.

### **Surf club car park**

The car park occupies an important location in the Coogee Bay precinct, being the transitional space between Goldstein and Grant Reserves, the visual termination of Carr street and a forecourt to the upper floor of the surf club. However, the parking area is degraded, grass is worn away, individual trees are struggling, barriers are out of character, and there is an unsightly freight container storing Council equipment. In short, the whole area requires substantial upgrading.

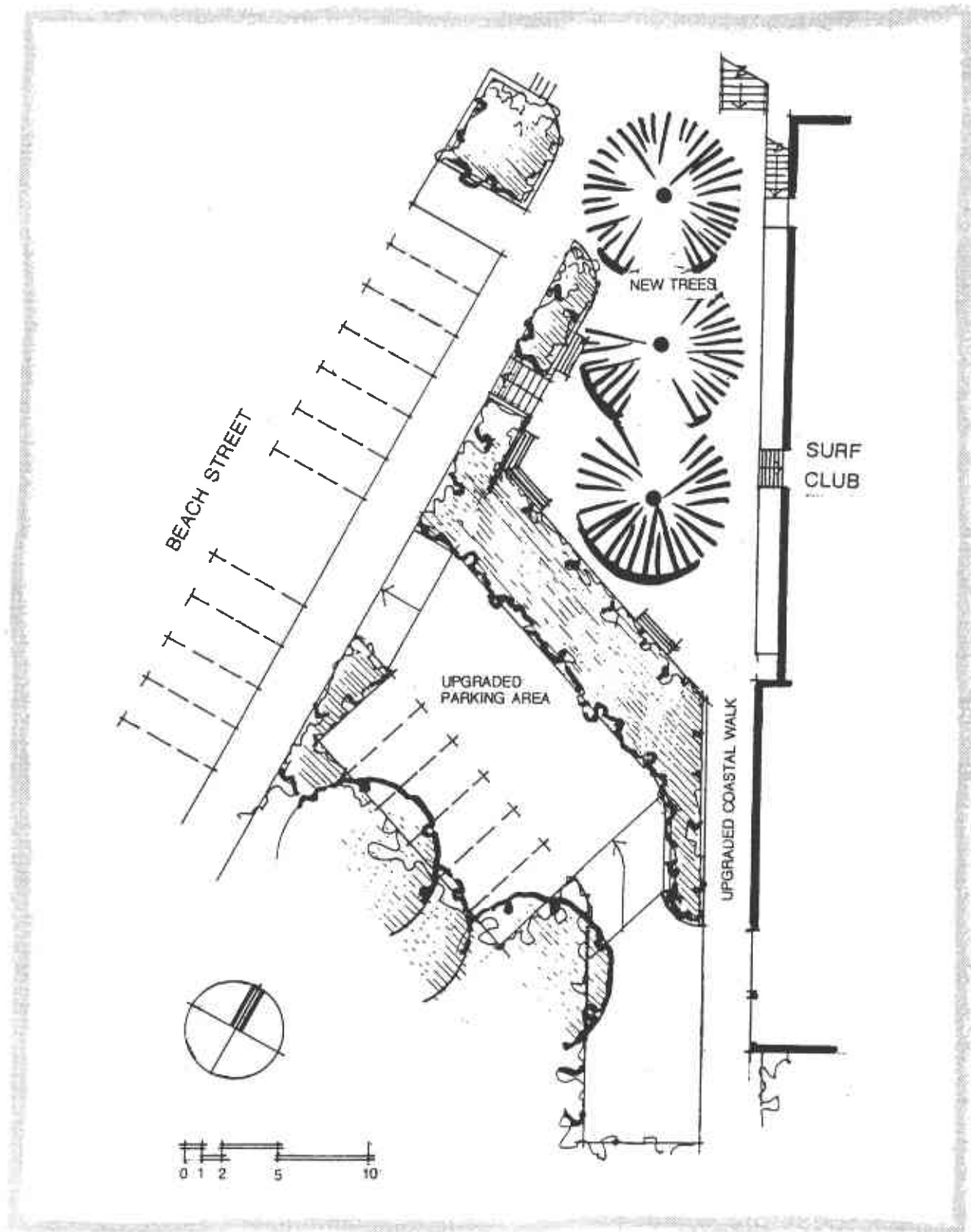
### **Ross Jones Memorial Pool**

The pool is associated with the Coogee Penguins, a winter swimming club. The pool comprises two sections: the main bathing area and a wading pool. The pool has a rock base with tapered concrete walls on three sides with the fourth side being the natural rock formation grading into the wall of a nearby raised concrete walkway. The pool is filled by the action of tides and waves. Drainage holes are provided in the north wall of each swimming area and are closed with wooden bungs. The pool has no safety fence, although it is assumed that chains would normally be placed between the concrete uprights. These uprights are reminiscent of crenellations likely to be found on a child's sandcastle, giving the pool a unique appearance. Access to the pool is considered to be adequate and not in need of improvement.

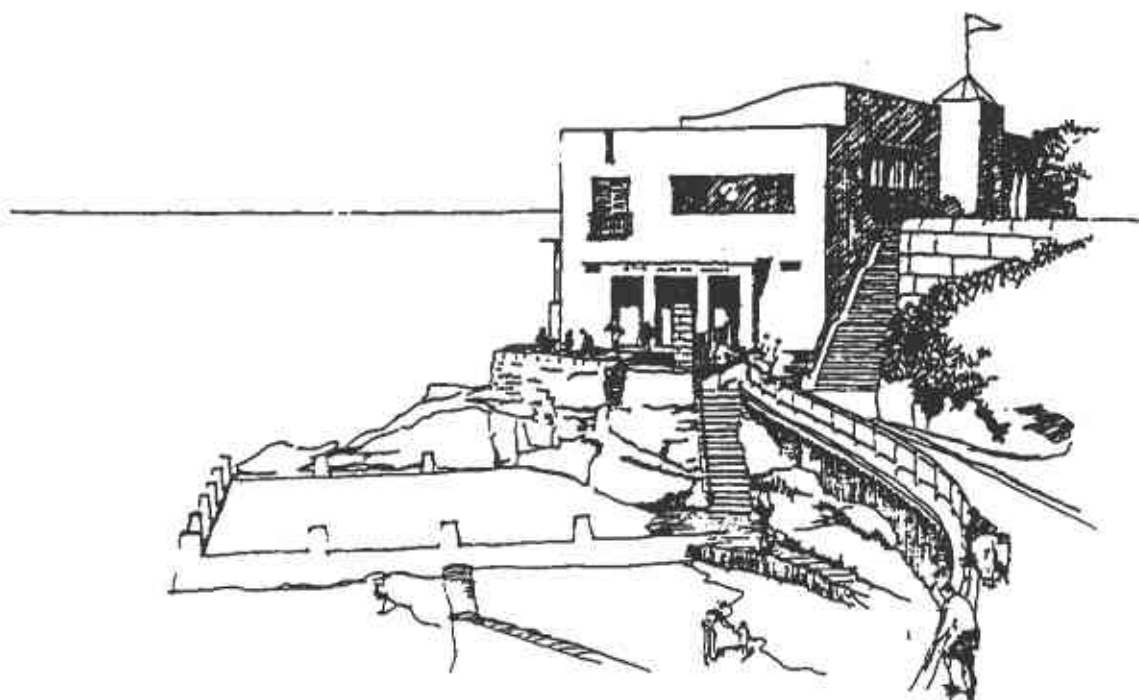
The pool is regularly maintained with a frequent need to remove sand that collects within it. A study by Manly Hydraulics Laboratory (1995) led to the preliminary construction of a sea wall to minimise sand deposit in the pool. This was subsequently removed.

Recommendations	Priority	Cost \$
Surf club and car park		
• Replace the cement breeze-block wall outside the surf club lease area with stainless steel rail as used elsewhere in Goldstein Reserve	High	5,000
• Allow no further extension of the building for any purpose	Ongoing	0 *
• Liaise with surf club to encourage continuance and increase of public access to the club	High	0 *
• Improve the western facade to visually integrate it into the park. There is no need (on heritage grounds) to rebuild original details in upgrading the building's exterior, and quality contemporary design solutions are encouraged (refer Figures 4 and 5)	Medium	200,000
• In liaison with the surf club, redesign and landscape the forecourt and parking area (refer Figure 4).	High	85,000
Ross Jones pool		
• Repair damaged piers and reinstate a chain to the pool perimeter	Medium	5,000

\* A zero cost in this report indicates no cost additional to existing ongoing costs borne by Council



**FIGURE 4**  
**Proposed improvements to surf club zone**



**Coogee Surf Lifesaving Club - Sketch Proposal for Exterior Works**

The existing building could be upgraded relatively simply to improve its architecture and relationship to site. The opening on the upper western elevation need not be extensive to improve the connection of the building to the adjacent public space.

**FIGURE 5**

**Sketch of proposed improvements to surf club facade**

### 4.3.3 VEGETATION

Problems include the poor performance of some Norfolk Island Pines, and grass compaction due to heavy use. The grass will continue to deteriorate as the Norfolk Island pines grow and create areas of deep shade.

In addition, the adjacent Arden Street / Dolphin Street roundabout provides a poor 'gateway' to the beach due to planting practices which often leave the flower beds bare and unattractive.

In the Arden Street roundabout, the intention of the Coogee Plaza designer (Bruce Mackenzie and Associates) was for the low-growing *Banksia integrifolia prostrate* to be planted. However, Council is instead planting exotic annuals which are inconsistent with the native coastal species in the nearby parks. The designer also intended these plants in Goldstein Reserve, in the bank adjacent to Coogee Oval. The few banksias there are healthy and capable of withstanding some vandalism and should be persevered with.

Recommendations	Priority	Cost \$
• Monitor the Norfolk Island pines and replace any poorly growing specimens	Ongoing	0 *
• In the Arden Street roundabout, either plant a continuous display of annuals (flowers), or low-growing flowering perennials such as prostrate Banksias and Dietes	High	2,000
• Consider installing porous paving on permanently worn areas (eg around barbecues and shelters)	Low	20,000

\* A zero cost in this report indicates no cost additional to existing ongoing costs borne by Council



THE OPEN SPACE SYSTEM  
AS A WHOLE

DUNNINGHAM RESERVE  
GOLDSTEIN RESERVE

**THE BEACH AND WATERWAY**

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GRANT RESERVE

TRENERRY RESERVE

NEPTUNE PARK

THE STREET SYSTEM



## 4.4 THE BEACH AND WATERWAY

### 4.4.1 WATER QUALITY

Increasing public awareness of beach pollution issues has made stormwater runoff a major issue at Coogee, with many community members ranking this the most significant issue to be resolved.

Currently, litter, vegetative matter and some sediment are being deposited on the beach from the stormwater outlets, which are degrading the water quality and beach amenity. The problem is particularly apparent at the northern end of the beach where a major stormwater outlet feeds to the beach.

An investigation by Willing and Partners (*Investigation of water pollution treatment works at Coogee, Maroubra and Malabar beaches, June 1996*) developed a stormwater quality strategy for Coogee. The strategy formulated four alternative schemes for the Coogee Bay catchment. It considered a combination of remedial actions, including a gross pollutant trap, CDS trap, and a modified trap gully.

In October 1996, Council resolved to:

- adopt in principle the recommendations of the Willing and Partners report;
- apply for funding grants from the Department of Land and Water Conservation and the Department of Public Works; and
- make funding provisions in its annual budget commencing from the 1997/98 financial year.

### 4.4.2 MARINE ECOLOGY

The Ecology Lab Pty Limited was commissioned to visit the foreshore, comment on the type and condition of rocky intertidal communities and make recommendations for the future management of the area. Reference was made to the *Draft Revised Coastal Policy for NSW* (Coastal Committee of NSW 1994) and the *Coastline Management Manual* (NSW Government 1990).

The study found that, in general, the groups of animals in the rocky intertidal zone are those that would be expected to be found in the Sydney region, and reflect the physical influences of their environment, including a history of collection of target species by people. Regulations restricting the collection of animals from intertidal areas have been in place relatively recently, and their enforcement may result in the return of species

apparently missing or in low numbers in this area. More detailed findings are presented below.

### *Dunningham Reserve area, north of Giles baths*

Animals and plants of the rocky intertidal zone in this area are protected under the Fisheries Management Act, 1994, as an Intertidal Protected Area. The protected area ends just north of Giles Baths. In the intertidal area, the lower levels of boulders are dominated by fleshy algae, mainly the red algae *Pterocladia capillacea*, and the cunjevoi, *Pyura stolonifera*. There are few tube worms above the algae and cunjevoi, probably because the area is fairly exposed. There are also barnacles, in particular patches of the pink surf barnacle, *Tesseropora rosea*, and larger grazing gastropods, particularly the large limpet *Cellana tramoserica*.

This area is used by SCUBA divers who generally gain access from the beach, but is not as popular as nearby dive sites such as Gordon's Bay. The area is not commonly used by fishers, perhaps because it is relatively exposed and inaccessible.

### *Giles baths and surrounding area*

This area is characterised by the baths, which are an extension of a rocky outcrop that has been augmented to form a sheltered area for swimming; an area of beach which is used to store and launch small boats from the Coogee Fishing Club; a disused storm water pipe running along the base of the cliff, broken in several places; and the remains of wooden posts concreted into flat areas of the rock in several places.

In the area where the sandy beach meets the rocky cliff, there is considerable growth of the green algae, *Ulva lactuca* and *Enteromorpha intestinalis*. These algae are known to flourish in the presence of freshwater, and in this location are probably influenced by run-off from the cliff above and stormwater escaping from the broken pipe. They are typically more abundant in winter and after rainy periods, as high temperatures and low moisture typical of summer weather leads to desiccation and the subsequent reduction of these algae. While they occur naturally in intertidal zones influenced by freshwater and sewage discharge, they are very slippery and may present access problems.

The groups of animals observed on the rocks around Giles baths appear typical of the more sheltered areas in the region, with abundant grazing gastropods. There are large numbers of the large limpet, *Cellana tramoserica*, and the smaller pulmonate limpets, *Siphonaria denticulata* and *Siphonaria virgulata*. Also present in large numbers are the black nerite *Nerita atramentosa*, the littorinid snails *Bembicium nanum*, *Littorina unifasciata*, and the mulberry whelk *Morula marginalba*. Barnacles more abundant on sheltered shores were observed, including *Chaemesipho tasmanica* and the honeycomb

barnacle, *Chthamalus antennatus*. Crevices contained three common species of sea anemones: the waratah anemone, *Actinia tenebrosa*, the speckled anemone, *Oulactis mucosa* and the green anemone, *Cnidopus verater*. A few shore crabs, *Leptograpsus variegatus* were also observed.

Absent from this area are the larger whelks and sea urchins, but there are many middle-sized individuals of the snail, *Turbo undulatus*, which is a target species for food collection.

### **Coogee Beach**

Moderately exposed sandy beaches in NSW have relatively little animal or plant life, except that which is washed up after storms. Coogee would not have many of the animals which are found in less exposed habitats, such as polychaete worms, bivalve molluscs and small relatives of prawns known as amphipods.

### **Grant Reserve and the southern section of the study area**

The southern part of the study area is dominated by large boulders and broken cliffs with difficult access. The assemblage in the intertidal zone is similar to that on the northern edge of the study area, but with more developed worm zones located above the algae. Encrusting coralline algae are also more common. Cunjevoi are present on low shore rocks. There are many crabs and molts (cast-off shells of crabs), as this habitat has many extensive crevices which crabs prefer. This area is mainly used by line fishers.

### **Wedding Cake Island**

The intertidal area surrounding Wedding Cake Island has little of the vertical zonation seen on the nearby shore due to the low-lying nature of the island. The habitat is mainly large boulders, with a large central shallow pool. There are large species of whelks, sea urchins and a few abalone. Their presence reflects a history of less intense collecting by people, probably due to the difficulty of access. The island is used by SCUBA divers, line fishers, spear fishers, surfers and the adventurous for occasional picnics or barbecues.

Recommendations	Priority	Cost \$
<p>Water quality</p> <p>Pursue all feasible measures, as recommended to Council by Willing and Partners and resolved by Council, to improve the water quality of Coogee Beach</p>	High/ Medium	460,000
<p>Dunningham Reserve area (north of Giles baths)</p> <p>Consider using Council staff to enforce the intertidal protection zone, as has been done by other Sydney councils with some success, and install multilingual signs advising the public about the regulations regarding removal of animals (NSW Fisheries can advise on the content and placement of such advisory signs)</p>	Ongoing	0 *
<p>Coogee Beach area</p> <p>As this area has few plants or animals, no recommendations for protection are made. Water sports, line fishing and the launching of small boats should be allowed to continue, as long as they pose no threat to public safety or expand beyond the present area. However, the private use of personal motorcraft (also known as Jet Skis) is not considered appropriate due noise and conflicts with swimmers, and should be banned</p>	Ongoing	0 *
<p>Grant Reserve and south</p> <p>This is a popular area for line fishing, which should be allowed to continue. Given that a similar habitat in the northern section of the foreshore is protected under current NSW Fisheries legislation, such protection is not considered necessary for this section</p>	Ongoing	0 *
<p>Wedding Cake Island</p> <p>Due to the difficult access to this habitat, the assemblage is relatively more complete than the Coogee foreshore. Given that the island will continue to be difficult to access, no further protection is recommended. In any case, closures or restrictions in this area would be difficult to enforce</p>	Ongoing	0 *

\* A zero cost in this report indicates no cost additional to existing ongoing costs borne by Council



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## 4.5 GRANT RESERVE

### 4.5.1 VEGETATION

Grant Reserve was substantially upgraded after the 1985 South Coogee Beach Recreation Reserves Plan of Management. What was once a relatively open and unattractive area was transformed into a series of interesting recreation spaces separated by banks of mass planting. Three tiers of planting were provided: Norfolk Island pines, *Banksia integrifolia*, and lower vegetation comprising mostly coastal heath species and *Lomandra longifolia*.

The planting has largely been very successful. However, there have been complaints by some residents in Beach Street that tall shrubs on street boundaries are blocking views at street level. This issue is also discussed in Sections 4.1.2 and 4.1.3.

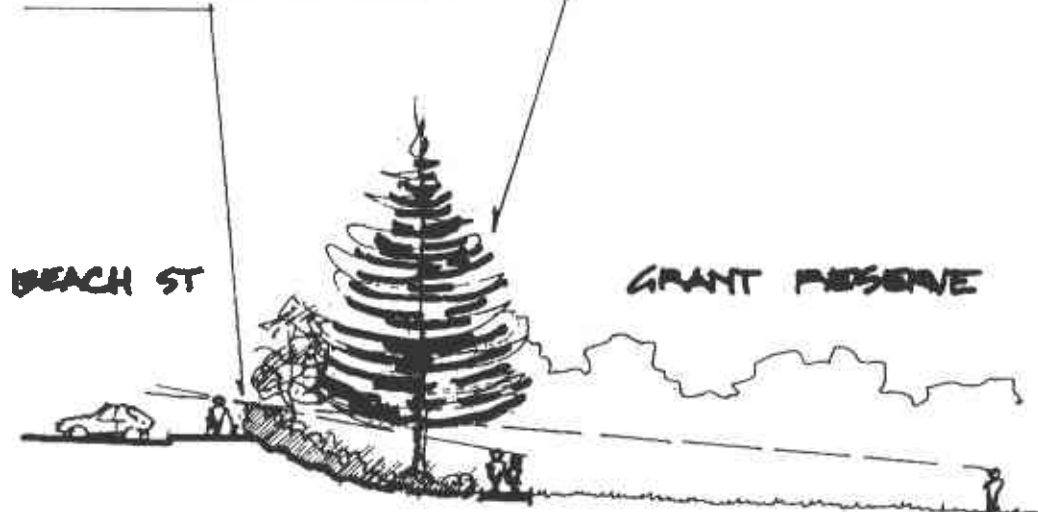
Other issues involve:

- the decline, or imminent decline, of many shrubs and small trees planted in the reserve about 10 years ago which have now reached maturity (eg *Acacias* and *Melaleucas*); and
- weed growth, particularly vigorous weed growth on the cliff face, and the introduction of exotic garden species near the entry to Wylies Baths.

Recommendations	Priority	Cost \$
Where views are required through planted areas they should be carefully located and obtained by selective planting of low growing species. Along the Beach Street frontage, allow view corridors through to the park by allowing the Norfolk Island pines to eventually become the dominant species. Retain some banksias, but not as a continuous screen. When the Norfolk Island pines mature, underplanting should be eliminated or reduced in height (refer Figure 6)	Ongoing	3,000
Several of the species planted are relatively short lived and need to be monitored before a program of periodic replacement is prepared. Select low replacement plants such as Sword grass ( <i>Lomandra longifolia</i> ) and coastal Rosemary ( <i>Westringia fruticosa</i> ) that allow pedestrian views across the park, while simultaneously screening urban elements from park users	Ongoing	3,000
The issue of weed growth is presented Section 4.1.7		

NORFOLK ISLAND PINES WILL  
EVENTUALLY DOMINATE THE  
STREET FRONTAGE. OTHER  
PLANTS SHOULD NOT COMPETE  
VISUALLY. SOME BANKSIAS  
COULD BE RETAINED FOR  
CONTINUITY OF SPECIES BUT  
SHOULD NOT PROVIDE A  
CONTINUOUS SCREEN.

SELECT FUTURE REPLACEMENT  
PLANTS TO ALLOW PEDESTRIAN  
VIEWS ACROSS THE PARK,  
WHILE ELIMINATING THE  
INTRUSION OF VISIBLE  
TRAFFIC WITHIN THE PARK.



**FIGURE 6**  
**Proposed vegetation management in Grant Reserve**

#### 4.5.2 STRUCTURES AND ATTRACTIONS

Apart from Goldstein Reserve, Grant Reserve has the greatest number of recreation-related structures. Relevant issues are presented below.

##### *Play area*

The play area is extremely popular and the only issues appear to be the possible need for better access by children with physical disabilities (there are no play area facilities in Randwick City for children with disabilities), the lack of shade, and some general wear and tear.

##### *The Women's Baths*

The entry to the site is visually unwelcoming, very degraded and steep, and an inclinor or similar may be needed to meet statutory requirements for wheelchair access. In addition, structures are exposed to background views from Trenerry Reserve and, while unobtrusive, could be better screened.

##### *Toilet block*

This facility is not consistent in amenity with the high level of use and overall quality of the rest of the park, and does not serve the needs of parents who supervise children in the play area.

In addition, Council has flagged the need for a permanent storage block to replace the container now located in the surf club zone, and there is a demand for change room facilities by theatre groups who wish to use the rotunda.

##### *Rotunda and 'amphitheatre'*

This is used as a meeting and picnic area. There is an opportunity to encourage occasional use of the rotunda for small live performances, as successfully occurs in other parts of Sydney, such as Balmoral, and this is supported. Council has provided three-phase power in the rotunda for performances.

##### *Wylies Baths*

The baths' decking has been recently restored and the changing rooms and office replaced. However, other elements of the baths area have not been upgraded. These include the caretakers cottage, which is run down; security fences which are in poor condition and some are intrusively located on the cliff face; and the entry, which is uninviting and contains recently planted exotic garden species. In addition, given the



baths' high family use, there is no wheelchair or stroller access, and an inclinator or similar may be needed to meet statutory requirements. In addition, balustrades have no infill, creating child safety risks (refer also **Section 4.1.9**).

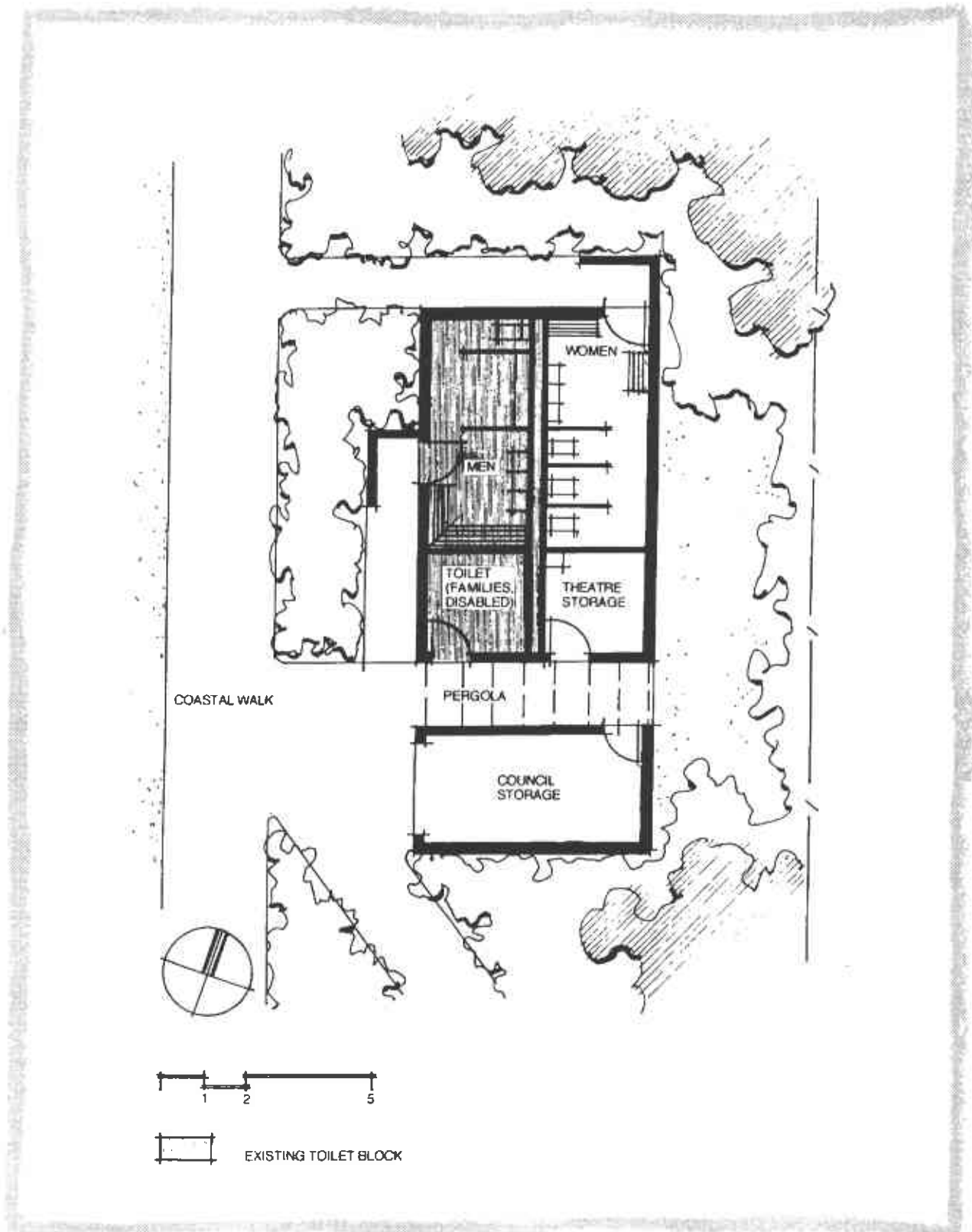
The pool is managed on behalf of Council by the Wylies Baths Trust. The Trust is keen to upgrade and extend the caretakers cottage so that it contains caretaker accommodation plus a small multi-function meeting room and small cafe. This proposal is supported, provided the design of the facility, and its use, complies with the sensitive low-key location, and is ancillary and supportive of the use of the reserve. The serving of alcoholic beverages at the cafe would not be supported by this plan of management. The cafe proposal appears to comply with the Department of Land and Water Conservation policy regarding food and beverage outlets on Crown land.

The pool, adjacent deck and dressing rooms were refurbished in 1994/5 and are therefore in good order. However, the adjacent caretaker's residence was not refurbished. While still inhabited, it is dilapidated, and let at a low rent. It would be desirable to retain a presence on the site after hours to discourage vandalism. Therefore, it is recommended that the residence be renovated and retained as a residence. Advice from Allen Jack + Cottier Architects has indicated that this is feasible. It may also be desirable to extend the use of the building to allow the establishment of a low-key kiosk/cafe to serve patrons of the baths and people on the coastal walk.

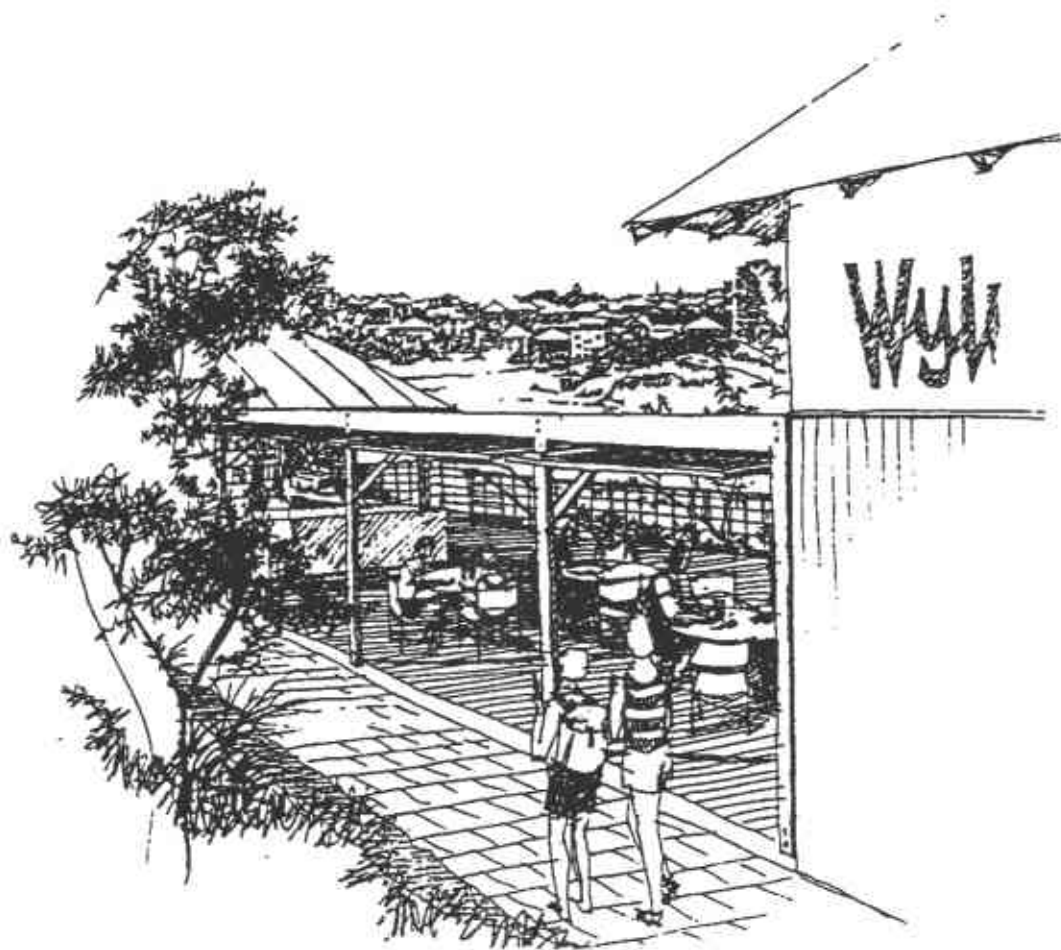
Recommendations	Priority	Cost \$
Play area		
Provide an awning over the circular section of the playground (similar to that at Bondi Beach)	High	15,000
Consult with recognised specialists with a view to providing play facilities for children with disabilities	High	5,000
Women's Baths		
• Redesign entry and replace entry fencing to improve aesthetics	High	3,000
• Continue to upgrade facilities within the pool complex	Ongoing	50,000

Recommendations	Priority	Cost \$
<p><b>Toilet block</b></p> <p>Expand and upgrade to include a 'parents' room, large store room for Council tools and props used by visiting theatre groups (this could also function as a change room for theatre groups). It should have natural lighting as well as lights for night-time use, and a toilet for people with disabilities (refer Figure 7). Alternatively, if funding allows, consider rebuilding the block in a more central location in the park to open up views of the ocean</p>	High	130,000
<p><b>Rotunda and amphitheatre</b></p> <p>On the southern side of the amphitheatre, install mountings for posts that can support temporary screens that are erected on an as-required basis for small theatrical events</p>	Upon demand	6000
<p><b>Wylies Baths</b></p> <ul style="list-style-type: none"> <li>To include the baths in the reserve system, terminate the existing lease between Council and Crown Lands, reserve the Crown land and add it to Grant Reserve. Council, as reserve Trust manager of Grant Reserve, should then enter into a management agreement with the Wylies Baths Trust</li> </ul>	High	0 *
<ul style="list-style-type: none"> <li>Renovate or rebuild the caretaker's cottage and consider extending use of the building to include a low-key kiosk / cafe. Use passive design principles, including making maximum use of natural lighting and ventilation, and installing a solar hot water system. Offer a licence agreement for the cafe as per the terms and conditions of this plan, or as otherwise consistent with Council policy. (It is understood that funding for this recommendation would be provided by the Wylies Baths Trust)</li> </ul>	High	0 *
<ul style="list-style-type: none"> <li>Redesign and upgrade the entry at the same time as the caretaker's cottage is renovated to increase visual appeal</li> </ul>	High	5,000
<ul style="list-style-type: none"> <li>Ensure income generated by Wylies Baths Trust is spent on proposed Wylies Baths Reserve, as required by Crown Lands Act</li> </ul>	High	0 *
<ul style="list-style-type: none"> <li>Undertake a child safety audit of the baths, with a view to minimising risks to young children and maximising safe access</li> </ul>	High	2,000

\* A zero cost in this report indicates no cost additional to existing ongoing costs borne by Council



**FIGURE 7**  
**Proposed improvements to Grant Reserve toilet block**



**Wylie's Baths - Sketch Proposal for Upper Entry Level**

The existing building could be retained and upgraded as caretakers accommodation. The area to the north could be opened up to the view beyond with a small deck. The existing fence could be replaced with tilt-lift panels which provide sun protection by day and security by night. If necessary, the kiosk facility could be housed in a small sympathetic new structure at the north end of the deck.

**FIGURE 8**  
**Sketch to proposed refurbishment of Wylie's Baths caretaker's cottage**

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## 4.6 TRENNERY RESERVE

### 4.6.1 NATURAL SYSTEMS

The key issues are:

- **drainage:** An artificial pond acts as a silt trap for water seeping through to a bog area and across rocks to the ocean. The pond is severely weed infested and a perimeter safety fence is visually intrusive. The pond is an important habitat for native birdlife, including the Cisticola and herons, and its health is also important for the frogs that live in the wetland area;
- **revegetation:** The bank east of Wolseley Road has been mass planted and is well established. The indigenous species are predominantly tall shrubs/trees which form a pleasant visual barrier between houses/road users and the park and ocean, but which have led to complaints by some local residents regarding loss of views (refer **Section 4.1.3**). Other issues are the planting of exotic vegetation, influx of weeds and lack of maintenance due, in part, to the fact that the area is not on Council's asset identification list;  
the bank seaward of the coastal walkway has a mix of covers, including grasses and sedges by the walkway, immature shrubs and exotic grasses. The shrubs are still maturing and will eventually prevent views to the sea; and
- **grass on the playing space** is a mix of kikuyu, couch and buffalo, which are likely to invade areas of revegetation. The spill bank, seaward of the unformed coastal track, consists of exotic grasses and lacks natural character.

Recommendations	Priority	Cost \$
Rehabilitate the pond by gradually removing weeds and replanting with indigenous species. Replace the metal pool fence with a simple timber fence, and provide interpretative signage	Medium	15,000 + 1000 pa
For the revegetated bank east of Wolseley Road: place the area on Council's asset identification list to enable regular maintenance; remove exotic vegetation and weeds; enhance views from residential levels of homes by implementing a thinning policy which removes the shrub layer and retains ground covers (eg lomandra) and trees (eg banksias); and inform local residents of Council intentions in this area	High	15,000
Retain the soft-edged roadside beside the plantings, which adds greatly to the neighbourhood character, by re-grading the roadside so that run-off drains to the park. (That is, do not install 'hard' solutions, such as curb and gutter.)	Ongoing	5,000

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#### 4.6.2 COASTAL WALK

The Reserve includes a section of the coastal walk, which provides access to the Reserve's natural attributes.

The major issues are the poor interface with the end of the coastal walk in Grant Reserve, and the 'missing link' in the path between Grant Reserve and the Trenerry Reserve boardwalk. Currently, there are two clearly visible desire lines worn into the grass — one following the coast, the other a bee-line to the start of the boardwalk. Formalising the coastal path would make walking easier during rainy periods, enable more effective bush regeneration seaward of the path, and visually link the reserve to the remainder of the park system.

Recommendations	Priority	Cost \$
Complete the path from Grant Reserve to the boardwalk, using the same paving material and width as in Grant Reserve	High	30,000
Remove antiquated signs and exercise equipment at the junction of Trenerry and Grant Reserve walk	High	0 *
Once the path is built, undertake bush regeneration / revegetation on the seaward side of the path using low coastal species that do not impede views to the ocean	Medium	15,000

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## 4.7 NEPTUNE PARK

### 4.7.1 INTEGRATION OF NEPTUNE PARK INTO THE PARK SYSTEM

Neptune Park is generally barren and rarely used. Its main drawback from a user viewpoint is its separation from the parkland system by Neptune Street to the north, and Wolseley Road to the east. Given the increasing popularity of the parklands, the under-utilisation of Neptune Park should be addressed by integrating as much of it as possible into the park system. This could be achieved either by:

- relocating Neptune Street towards the residences so that the existing road east of Dundas Street can be revegetated and integrated into the adjacent coastal parkland. This option would be very costly (over \$500,000), and have a limited benefit, and is therefore not preferred; and
- closing to traffic Neptune Street and Wolseley Road where they border Neptune Park, and revegetating the road. This section of road was formally closed on 6 March 1992, and is now Crown land, yet still functions as a road. It therefore represents a public risk problem according to the Department of Land and Water Conservation, which is responsible for the land. Effectively closing the road to through traffic would add a large, useable parcel of land to the parkland. Dundas and Oberon Streets would become the new route to Wolseley Road. During the exhibition of the draft plan, some of the residents of the streets south of this intersection stated opposition to this option generally on the grounds that it would reduce the safety of drivers travelling up Oberon Street who would be blinded by the afternoon sun, and that it would not be convenient for emergency service vehicles.



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## 4.8 THE STREET SYSTEM

### 4.8.1 TRAFFIC, PARKING AND ACCESS

Arden Street carries 18,000 vehicles per day south of Carr Street and 15,000 north of Dolphin Street. This is nearing the estimated maximum capacity of 20,000 per day. A major issue is poor access across Arden Street between Coogee Bay Road and Dolphin Street. The Dolphin Street intersection is served by a roundabout which facilitates traffic movement but provides poor pedestrian access. There may also be a need to improve the access requirements for people with sensory disabilities (such as poor eyesight).

In addition, parking is restricted, particularly on peak days. Parking problems are worsened by the lack of controls in the two parking areas in Goldstein Reserve. Feedback during the preparation of this plan of management indicated there is a community desire to not increase parking in the area as this has the potential to attract additional traffic. There is also a concern that there may be insufficient marked car spaces for people with disabilities in the car parks near the parklands.

Other issues and strategies for the street system are documented in the Coogee Local Area Traffic Management Scheme, undertaken by Council in 1995-96.

Recommendations	Priority	Cost \$
Improve safety of pedestrian access across Arden Street between Coogee Bay Road and Dolphin Street. This could include:		
<ul style="list-style-type: none"> <li>A threshold between Coogee Bay Road and Dolphin Street. This could involve either a low raised threshold (say, 75 mm) with long smooth ramps, or simply a change of texture and some bollards (as used on York Road, beside Centennial Park), with a central refuge island. There would be a need to liaise with Sydney Buses to ensure buses are not parked in areas that obscure safe pedestrian crossing at this point</li> </ul>	High	10,000
<ul style="list-style-type: none"> <li>The provision of thresholds with a 10 kph shared zone at the roundabout to improve pedestrian safety across the northern leg of Arden Street at the roundabout, in conjunction with a 40-50 kph speed limit in surrounding streets</li> </ul> <p>These traffic facilities would need to be referred to the Randwick Traffic Committee for consideration and approval if considered appropriate and desirable, prior to their construction</p>	High	2,000
Implement parking controls to reduce long-stay and increase short-stay parking in the two parking areas in Goldstein Reserve, particularly in relation to peak visitation periods	High	2,000
Mark car parking spaces for disabled drivers near the parks in areas where there is adequate wheel chair access	High	0 *
Provide tactile tiles near road crossings to warn people with poor eyesight	Medium	2,000

\* A zero cost in this report indicates no cost additional to existing ongoing costs borne by Council

## 4.8.2 LANDSCAPE

Strategies for beautifying the street system through additional plantings are documented in a recent Street Tree Master Plan for Randwick City. Other issues are presented below.

In Coogee Bay Road, overhead services on the northern side of the road detract from the appearance of the total frontage. Also, the surface treatment of pavements is inferior to that in Goldstein Reserve and the unity of the area is diminished as a result. (Refer also Section 4.1.7)

In Wolseley Road, there is some street tree planting. The present attractive coastal character of the road corridor is generated by screen planting in the reserve and the road's lack of formality, and it is recommended that this not change.

Recommendations	Priority	Cost \$
On Coogee Bay Road between Arden Street and Brook Street		
• Initiate a Main Street program to visually improve shopfronts	Medium	5,000
• Place power lines in Coogee Bay Road underground (refer Section 4.1.7)		
• Consider installing tree islands that replace every, say, sixth car space on each side of the road, and plant street trees. The Randwick Street Tree Master Plan proposes the palm tree, <i>Liverstonia australis</i> , for use in Coogee Bay Road. They can be used singly in the road surface at say 18m centres, allowing 3 cars to park between trees. Alternatively, grouped trees could be planted at greater intervals for stronger impact	Medium	10,000
• Install paving to improve visual quality	Low	700,000

### 4.8.3 THE BUILT EDGE

Although strictly outside the scope of the plan of management, built edges of the adjacent urban area contribute significantly to the cultural landscapes of the study area.

Buildings are a mixture of scales and styles dating from the late 19th century. Key buildings include the Beach Palace, Coogee Bay Hotel, Pacific Grand Hotel, the houses and apartment buildings on south Beach Street, and those in Baden Street. In particular:

- Baden Street's three-storey blocks from about the 1920s are typical of the area. Their consistent height and setback provides a handsome edge to the reserve, and their character should be preserved;
- South Beach Street has a consistent edge of three- and four-storey blocks from about the 1920s similar to those in Baden Street (but with some better quality architecture, such as 'The Warwick'), and some substantial semi-detached houses. The character of this group of buildings should be preserved;
- Major Street's buildings are mainly three-storey blocks from the second half of the 20th century. While architecturally bland, they have no major negative impact on the adjacent parkland; and
- larger, modern developments have either ignored or made unsuccessful attempts to integrate their scale within the established pattern of development. Their most obvious impact on the study area is caused by their visual intrusion and overshadowing, and by their affect on street character. These buildings include 58 Carr Street, Fairer Gardens, the Holiday Inn and Coogee View, which foreshadow a scale of development which threatens a pattern which survived generally intact until the 1970s.

Recommendations	Priority	Cost \$
Council may consider an urban design study for the built edge	Medium	35,000
Future developments along the significant built edges of the study area should respect the existing character in scale, form, and materials. However, they should be true to their period, and avoid copying earlier architectural styles		

## APPENDIX A

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### ***References***

## REFERENCES

- Sydney Regional Environmental Plan No. 14: Eastern Beaches (Department of Planning)
- Design and Management Guidelines: Eastern Beaches (Department of Planning)
- Beach and Coastal Reserves Generic Plan of Management (Randwick City Council)
- Coogee Beach Plaza Master Plan (Bruce Mackenzie and Associates)
- Remnant Bushland Generic Plan of Management (Randwick City Council)
- City Open Space and Recreation Strategic Plan (Randwick City Council)
- South Coogee Beach Recreation Reserves Plan of Management (Randwick City Council)
- Gordons Bay Plan of Management (Land Systems EBC)
- Malabar Beach and Foreshore Plan of Management (Manidis Roberts Consultants)
- Clovelly Beach Plan of Management (Land Systems EBC)
- Coogee Local Area Traffic Management Scheme (Randwick City Council)
- Draft Revised Coastal Policy for NSW (Coastal Committee of NSW)
- The New South Wales Coast: Government Policy (Department of Planning)
- Coastal Crown Lands Policy, (Department of Lands)
- Randwick Local Environmental Plan 1996 (Randwick City Council)
- Food and Beverage Outlets on Crown Reserves (Department of Land and Water Conservation)
- Trenerry Reserve, Coogee, Draft Regeneration and Revegetation Plan (Seaside Landscapes)
- Preliminary Examination of Sand Ingress at Ross Jones Memorial Pool, Coogee (Manly Hydraulics Laboratory)
- Investigation of Water Pollution Treatment Works at Coogee, Maroubra and Malabar Beaches (Willing and Partners)
- Bondi Park and Pavilion Plan of Management (Waverley City Council)