

ILUKA RESERVE, KIAMA DOWNS MASTER PLAN



Master Plan Document

Iluka Reserve Master Plan

PREPARED FOR

Kiama Municipal Council

PREPARED BY

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1.0 INTRODUCTION

1.1 Background

The Iluka Reserve Master Plan has been prepared to provide development guidance for the public open space at Iluka Reserve, Kiama Downs. The Master Plan outlines how the public open space can be enhanced in association with the potential development of nine residential lots over a section of this reserve. This Master Plan will be used as a blueprint to guide Council's future decision making for the long term community use and maintenance of the reserve.

1.2 Background Documents

This Master Plan relates to and is informed by the following main documents:

- *Kiama Council. Proposed Subdivision of Iluka Reserve, Riverside Drive, Kiama Downs*
- *Coffey Geotechnics Pty Ltd. Preliminary Geotechnical Investigation and Preliminary Contamination Assessment – Iluka Reserve, Riverside Drive, Kiama Downs*
- *Kiama Council. Strategic Asset Management Plan 2011-2021.*

1.3 Purpose of the Project

The purpose of the Iluka Reserve Master Plan is to identify the most appropriate options for transitioning the underutilised public open space asset at Iluka Reserve into a more frequently used and attractive public space that benefits the surrounding community.

The Master Plan will articulate the vision for the subject land and provide a framework for decision making. The key objectives of the Master Planning exercise was to:

- Identify the existing frequency and pattern of use of the reserve
- Identify the community values of the reserve
- Identify the current land use opportunities and constraints to realise the most sustainable long term recreational options for the site
- Consider the adjoining lands, connectivity and access/linkages through the reserve
- Review the maintenance obligations for Council with regard to any proposed open space embellishment
- Produce a Landscape Master Plan for the site taking into account the adjoining lands, existing views and scenic opportunities to improve the appearance of the reserve.

1.4 Approach

The preparation of the Iluka Master Plan is to ensure a coordinated approach to the planning and management of the site and enable all stakeholders to be engaged and aware of the vision for the reserve.

The scope of work for this Master Plan included:

- A review of the current available reports and information relating to the reserve
- A review of all relevant planning legislation pertaining to the site. This includes Environmental Planning & Assessment Act 1979 (EP&A Act), State Environmental Plans Kiama Local Environmental Plan 2011 and Development Control Plan and guidelines
- Site analysis and identification of the opportunities and constraints on the project site to identify future development and management opportunities
- Community/stakeholder consultation and liaison with Council's Revenue Sub-Committee and preparation of presentations to Council and public exhibition process
- Preparation of the Iluka Reserve Master Plan report, including Landscape Master Plan
- Exhibition of the Draft Iluka Reserve Master Plan.

1.5 Project Management

Kiama Municipal Council was responsible for the overall management of the master planning process. Council's Iluka Reserve Working Party and the Kiama Council Revenue Sub-Committee have overseen the preparation of the Master plan during the community consultation phase and preparation prior to adoption of the final Master Plan.

The overall Master Plan project came under the responsibility of Council's Director of Engineering Services.



2.0 SITE ANALYSIS

2.1 Context

Iluka Reserve is located in the residential area of Kiama Downs, 3km north of Kiama within the Kiama Local Government Area. Geographically the suburb is bordered by the Minnamurra River to the northwest, Jones/Boys Beach to the northeast and the sharp cliffs of Cathedral Rocks to the east. The Princess Highway borders the neighbourhood to the south and west and the rail corridor lies to the east running along its high coastal ridgeline. Kiama Downs exists as a residential neighbourhood renowned for its picturesque beaches and seaside views.

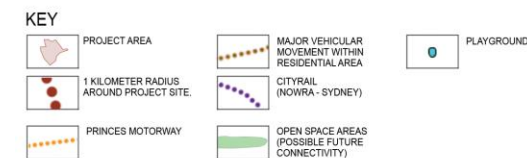
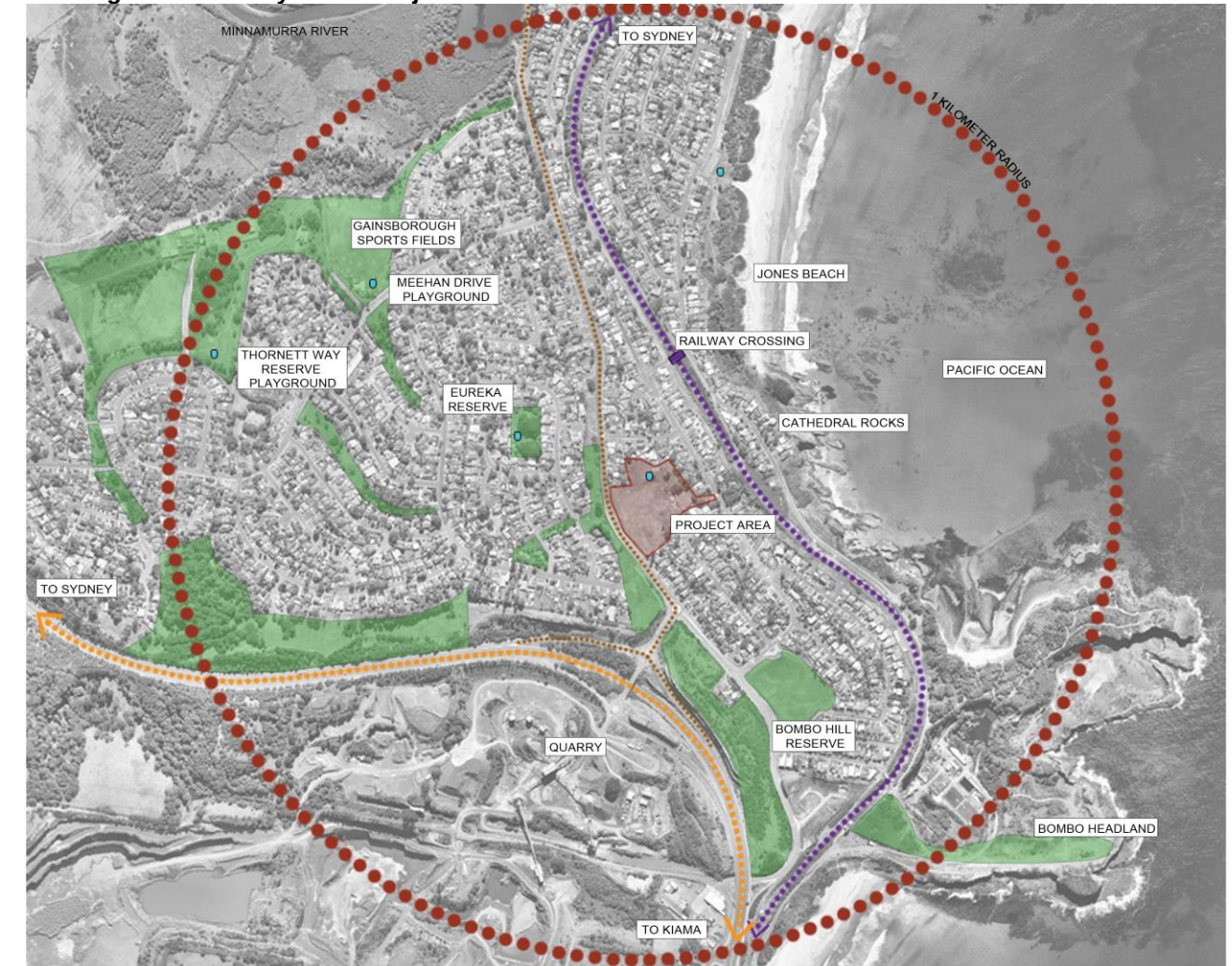
Iluka Reserve is geographically centred between three key maintained open spaces including Bombo Hill Reserve (350m south), Jones Beach (1Km northeast) and Gainsborough sports fields (1km west). The Eureka Reserve to the west (500m) is the closest local reserve. The closest local playgrounds are located at Eureka Reserve, Jones Beach, and Gainsborough Oval (Meehan Drive and Thornett Way).

Within its immediate locality, the reserve exists within an informal local network of open space that together offer the opportunity for connectivity within the local area. The reserve offers passive recreation opportunities and contributes to the natural amenity of the area.

Drawing No. 1 shows the locality of the project site.



Drawing No. 1 Locality of the Project Site



Locality | REVA

2.2 Project site

The Iluka Reserve project site is an irregular shaped public open space located on the eastern side of Riverside Drive in Kiama Downs. The site is approximately 18,000 square metres comprising land parcels: Lot 34 DP 28122, Lot 243 DP 30200, and Lot 1 DP 509019.

The reserve has a road frontage to Riverside Drive and access to North Kiama Drive, Iluka Crescent and Flinders Avenue. Twenty-six (26) residential properties border the reserve. The land is classified as community land under the Local Government Act 1993 and is currently zoned RE1 Public Recreation as well as R2 Residential under Kiama Local Environmental Plan 2011 (KLEP).

The Iluka Reserve was originally a gully and anecdotally known as the 'Big Dipper' owing to the steep topography of part of the site (see Appendix A). Originally part of the Boyd Farm, it formed a dam for market gardening, however the site was later subject to extensive uncontrolled filling during the nearby residential development in the 1980s. This remnant land was subsequently developed as open space for local community use.

Drawing No. 2 shows the land parcels and immediate locality of the site.

Drawing No. 2 Land Parcels and Immediate Locality of Site



2.2.1 Proposed Residential Development

In September 2015, Kiama Council resolved to proceed with a planning proposal to rezone and reclassify a portion of the Iluka Reserve for residential development. This planning proposal concerns the development of nine (9) residential lots on the northern, higher third of the Iluka Reserve and would be subject to a Gateway determination by the State Government.

Should the rezoning be approved, the proposal would be subject to public consultation when the DA for subdivision is lodged. Funds raised from the sale of this land would assist in achieving the actions identified in this Master Plan.

This Master Plan is therefore concerned only with the remaining open space on the Iluka Reserve Site.

Drawing No. 3 shows the land marked for residential development and the boundary for the Iluka Reserve Master Plan.

Drawing No. 3 Land Marked for Residential Development and Boundary for Iluka Reserve Master Plan



2.3 Values of the Project Area

The Iluka Reserve exists as a local open space mainly for the use of immediate residents and local community. Primarily used for passive recreation such as walking, dog walking and exercise, the reserve is currently considered to be underutilised owing to limited use of the playground and tennis court facilities.

The Iluka Reserve is considered to have low level of natural and cultural heritage due to the nature of uncontrolled filling activity in the 1980s. On a broader level however, the reserve contributes to the local neighbourhood character and network of open spaces that has the opportunity to further facilitate community involvement and recreation.

2.4 Usage and Maintenance

The open space offered by the reserve predominantly caters for passive recreational activities for local use. Passive recreation predominantly includes walking, dog walking, jogging, and children's outdoor play. The tennis courts are the only formalised recreation activity on site.

Overall, the existing use of facilities on Iluka Reserve is considered low, largely restricted by the lack of facilities and amenity, vehicular access to the reserve and relatively poor condition of facilities. According to Council records, formal bookings for tennis courts are limited and the club house is rarely used.



2.4 Environmental Constraints

2.4.1 Topography

The Iluka reserve is an irregular shaped reserve, formed as open space following surrounding residential development in the 1980's. Originally a gully, the site was subject to uncontrolled fill during this time, consequently creating three key topographic areas:

- Upper open space: This area slopes gradually to the east and the levels are gently undulating across the whole site. Most of this area is grassed with limited vegetation to the southern boundary.
- Steep embankment/batter slope: This area is relatively steep and forms the toe of the fill area. It is currently unmaintained grass.
- Lower level tennis court and facilities: Comprises two cement tennis courts, club house and toilet facilities. This section is secluded from passive surveillance and therefore any change of use would require consideration to security issues.

2.4.2 Geotechnical and Contamination

Coffey Geotechnics Pty Ltd undertook a Preliminary Geotechnical Investigation and Preliminary Contamination Assessment for Iluka Reserve in January 2014. According to this report, some of the fill on site contains waste material including glass, bricks, and plastic.

The report concluded that if Council intend to proceed further with potential redevelopment of the site, further assessment relating to contamination issues would be needed. Prior to any civil works relating to this master plan, the necessary geotechnical assessments may be required.

It is also noted that there are some areas of percolated water that may be from springs or other sources such as stormwater run-off from adjoining residential properties towards the north-east portion on the site. Prudently, this would need to be confirmed and remedial action undertaken as part of any further work.



2.4.3 Access

The Iluka Reserve currently has an informal network of pedestrian links throughout the site, and three defined pedestrian access points from North Kiama Drive, Flinders Avenue and Iluka Crescent.

Vehicular access is limited with the only formal road access at the Tennis Courts from Flinders Avenue. Being a former highway, Riverside Drive remains a major road thoroughfare along the site which implicates road safety and pedestrian access to the site. Traffic calming measures should be investigated as part of any vehicular and pedestrian access studies.

The limited definition of access to the site lends the reserve to be rather disconnected from nearby open space network as well as constraining recreational use of the site.

2.4.4 Drainage and Flooding

Drainage on site is a significant constraint requiring easements across most of the upper open space and down towards the tennis courts. The topography of the site lends itself to heavy water runoff across the site and springs are located to in the eastern portion of the site. Any proposal for hard infrastructure works across the site will need further investigation to ensure flood and drainage mitigation.

2.4.5 Visual Amenity

Iluka Reserve is primarily characterised by grassy open space that gently falls to the east to a steep embankment before levelling at the lower level tennis courts. Characteristics are limited to sparse vegetation, a vast grassed undulating open area, grassy embankment, scattered drain outlets, and inconsistent perimeter fencing. Views eastwards from the site stretch to the ocean although these ocean views are mainly from elevated areas to the west of the site.

Although the visual amenity of the site itself is considered basic, it does visually contribute to a perception of visual spaciousness to the immediate Kiama Downs residential area as well as offering opportunities to reinforce green linkages within the locality. The open space contributes to the overall natural neighbourhood character of the area.

Drawing No. 4 shows the existing features and environmental constraints on site.



Drawing No. 4 - Existing Features and Environmental Constraints



2.6 Plans and Policies

The Iluka Reserve is currently classified as community land under the Local Government Act 1993 and is zoned RE1 Public Recreation under Kiama Local Environmental Plan 2011 (KLEP).

The northern edge of the site is subject to a rezoning application to enable nine residential lots on site (see Diagram 3). The rezoning and planning proposal will be subject to the relevant planning legislation for Gateway determination.

The Iluka Reserve Master Plan is primarily concerned with the remaining open space on the site. It was prepared having regard to the following relevant land management legislation and policy documents pertaining to the project area.

2.6.1 Kiama Local Environmental Plan 2011

In *Kiama Local Environmental Plan 2011 (KLEP 2011)* the Iluka Reserve is currently zoned RE1 – Public Recreation and R2 Residential. The KLEP 2011 states the objectives and permitted land uses in each of the zones as follows:

Zone RE1 Public Recreation

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Charter and tourism boating facilities; Child care centres; Community facilities; Environmental facilities; Heliports; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Roads; Water recreation structures; Water recycling facilities; Water supply systems.

4 Prohibited

Any development not specified in item 2 or 3.

It is considered that the Master Plan is consistent with the objectives and permissible land uses in the project area as outlined in KLEP 2011.

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To increase the supply of secondary dwellings for affordable rental housing stock.
- To provide economic and employment opportunities for people who conduct business activities from their homes where these will not adversely affect the amenity of neighbours or the neighbourhood.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings

4 Prohibited

Any development not specified in item 2 or 3



3.0 COMMUNITY CONSULTATION

3.1 Consultation Process

As part of the Master Planning process, a targeted stakeholder consultation exercise was undertaken to gather information, identify any current issues, opportunities and constraints and inform the development of the Master Plan.

The key stakeholders invited to participate in this consultation process included:

- Adjoining residents (68)
- Councillors

The consultation process included:

- Meetings with the Iluka Reserve Working Party
- Letter to stakeholders notifying of the project and requesting input relating to future ideas for the site
- Public notice on Council’s website

The Iluka Reserve Working Party consisted of:

- | | |
|-----------------|--|
| • Kiama Council | Director Engineering and Works,
Bryan Whittaker |
| • Kiama Council | Manager Property, Tim McLeod |
| • Kiama Council | Manager Works, Ken Adcock |
| • Kiama Council | Landscape Officer, Peter Gill |

The Revenue Sub-Committee consisted of:

- | | |
|-----------------|--|
| • Kiama Council | Councillor Brian Petschler |
| • Kiama Council | Councillor Gavin McClure |
| • Kiama Council | Councillor Warren Steel |
| • Kiama Council | Councillor Andrew Sloan |
| • Kiama Council | Director, Engineering and Works
Bryan Whittaker |
| • Kiama Council | Manager Property, Tim McLeod |



3.2 Consultation Feedback

Table 3.2.1 Stakeholder Feedback Summary Table

KEY STAKEHOLDER	MANNER OF CONTACT	COMMENT	OUTCOME
Resident	Phone	1. A 'Little Park' – a playground and park area for young children to play. Might include a small scooter/bike track. Something simple that looks good. 2. Walking track for elderly (could be incorporated into the 'Little Park') 3. Wildlife refuge 4. Vegetation and gardening by local Landcare group 5. Use – The site is currently underutilised, some people walk their dogs 6. Benches should have a back as there are a lot of older people in the area. 7. Views – some residents have concerns relating to impact on views. 8. Site Access and Road Safety – Riverside Drive is dangerous and safety needs to be considered when designing access to the reserve.	A potential playground and 'little park' location has been identified in the Master Plan. Walking paths have been identified in the Master Plan. The Iluka Reserve is not considered a suitable site for a wildlife refuge. It is recommended that Council engage the local Landcare group to assist in revegetating the site in accordance with the Master Plan. The site will remain an open space for passive recreation such as dog walking. Locations for benches have been identified in the Master Plan and design issues discussed in this document. The location of new vegetation has considered view impacts within the locality. Road safety and access from Riverside Drive will be addressed in the DA for residential development.
Resident	Phone	1. Road Safety – Difficult to park on Riverside Drive, traffic is fast and dangerous 2. Flooding/Drainage – Lots of water flows down from Gainsborough 3. Use – currently used only by locals and does not have appeal for anything more	Road safety and access from Riverside Drive will be addressed in the DA for residential development. The Master Plan identifies flooding and drainage investigations are required prior to any civil works. The Master Plan aims to support and improve local recreational use.
Resident	Phone	1. Current Use – local - dog walking, tennis courts used somewhat, playground used about twice a week.	The Master Plan aims to support and improve local recreational use.
Resident	Letter/Email (Appendix A – Bill Carey)	1. Flooding/Drainage – Rainwater 2. Tennis Courts have limited use due to lifestyle changes and management constraints. 3. Community Garden (fruit trees) 4. Bird attracting vegetation (such as Bottle Brush) with cat proof fence 5. Cycle track and bike locker	The Master Plan identifies flooding and drainage investigations are required prior to any civil works. Noted. A Community Garden may be considered by council should community interest be generated. The Master Plan identifies the Tennis Courts as a possible location. Bird attracting vegetation is recommended in this Master Plan, however a cat-proof fence is not considered viable. A cycle track may be considered by council should community interest be generated. The Master Plan identifies the upper open space area as a possible location. A water retention pond is unsuitable for this site.

KEY STAKEHOLDER	MANNER OF CONTACT	COMMENT	OUTCOME
		6. Retention pond 7. CCTV	CCTV is a matter for Council consideration.
Resident	Phone	1. Like the open spacious nature of the reserve and want this to be preserved. 2. Flooding/Drainage/water catchment – the site has significant drainage and water overflow issues. 3. Proposed residential development will negatively impact on views and intensify the land. 4. Plovers nest on the upper section of the reserve and there are not many nesting options for them in the local area. 5. The reserve is a great meeting spot for the local community as there aren't many local open spaces in Kiama Downs. 6. Would like to see more landscaping and possibly a bike track on the site.	The open vistas and spacious nature of the reserve have been considered and maintained in the upper section of the reserve in the Master Plan. The Master Plan identifies flooding and drainage investigations are required prior to any civil works. Consultation feedback will be sought during the DA proposal for the residential development on site. Noted. The Master Plan maintains the open field nature of the upper section of the reserve which would accommodate plover nests. The Iluka Reserve Master Plan encourages a community-led approach to improving and installing community facilities on site. The Master Plan incorporates landscape improvements and suggests a possible location for a bike track should community interest be generated.
Resident	Email Appendix A - Graham Mathers	1. Frequently used as a dog off-leash area. 2. The current lack of use is reflection of lack of maintenance. 3. Provide an improved children's playground or park	Noted. Noted. A potential playground has been identified in the Master Plan.
Resident	Email Appendix A – David Connolly	1. Reinvestment in the open space is required 2. Possible fitness trail from Bombo up Riverside through the reserve and either back to Bombo or the beach	Noted. The Master Plan seeks to reinforce pedestrian linkages within the immediate area and there is potential for future fitness equipment to be located should community interest be identified.
Councillor	Email Appendix A – Kathy Rice	1. Pathway linking Riverside Drive and South Kiama Drive 2. Terraced North South Pathway on the slope that passes through a plantation of native trees and shrubs 3. Shade trees and seating 4. Restored watercourse rather than the existing underground stormwater pipe (reconstruct a shallow rock lined waterway with landscaping, perhaps direct excessive flow back into existing piping) 5. A BBQ area together with a family centred space around the tennis court. 6. A practice soccer goal (a multi-purpose goal to suit all football codes	Pedestrian linkages have been proposed in the Master Plan. Vegetation on the slope and pedestrian links are proposed in the Master Plan. Trees and seating locations are identified in the Master Plan. The Master Plan identifies flooding and drainage investigations are required prior to any civil works. Possible BBQ locations are identified in the Master Plan. Options for the tennis courts have also been identified. A practice goal located on the upper open space could be considered should community interest be generated.

KEY STAKEHOLDER	MANNER OF CONTACT	COMMENT	OUTCOME
		played by Kiama children).	
Resident	Letter/Email Appendix A – Catherine and Rick Hall	1. The reserve is not ‘underutilised’ as many local residents use the reserve throughout the day for passive recreation (eg. dog walking). 2. Support the embellishment of the reserve but not the residential development. 3. Developer contributions should be collected to improve the park. 4. Upgrade the children’s playground (similar to Jones Beach) with tables and benches/seats for supervision. 5. Outdoor fitness equipment in a separate area of the reserve to link with jogging routes through the reserve. 6. Designated parking. 7. Existing flooding/water drainage problems.	Noted. Noted. Developer contributions will be addressed in the DA for residential development. A potential playground and seating has been identified in the Master Plan. The Master Plan seeks to support green links in the immediate locality. The Master Plan identifies parking locations. The Master Plan identifies flooding and drainage investigations are required prior to any civil works.
Resident	Email Appendix A – Jennifer Connolly	1. Vehicular access to the reserve from Riverside Drive will require careful consideration of safety with turning lanes installed for both directions. 2. Flooding and drainage issues exist on site. 3. Pedestrian safety along Riverside Drive as children walk to school and commuters walk to Bombo station along this reserve. 4. Maintain open space nature of the reserve and encourage recreation opportunities to be family and community focussed. 5. Existing passive recreation use.	Road safety and access from Riverside Drive will be addressed in the DA for residential development. The Master Plan recommends that Council undertake further investigations regarding flooding or drainage before any civil works on site. Pedestrian links have been formalised by the Master Plan. Pedestrian access along Riverside Drive remain informal. The Master Plan seeks to encourage passive recreation opportunities to suit community need. Noted.
Resident	Email Appendix A – Kayleen King	1. Maintain recreation use of the open space. 2. Existing dog walking. 3. Propose walking paths, replaced park, fenced off area of dog off-leash area. 4. Pedestrian access through the proposed development to the open space to be maintained. 5. Existing drainage problems make the reserve unusable when wet. 6. Embankment should be maintained in line with proposed changes.	The Master Plan seeks to encourage passive recreation opportunities to suit community need. Noted. Walking paths are proposed in the Master Plan. A dog off-leash area may be considered in the upper section of the reserve should community interest be generated. Pedestrian access and links are identified in the Master Plan. The Master Plan recommends that Council undertake further investigations regarding flooding or drainage before any civil works on site. A maintenance schedule for the park will be prepared in accordance with Council’s asset management plan.
Resident	Email/Letter	1. No support for residential development and request for consultation	Noted.

KEY STAKEHOLDER	MANNER OF CONTACT	COMMENT	OUTCOME
	Appendix A – Margaret Patterson and Brian Beckwith	before proposal put forward. - Existing dog walking and casual games of cricket, ball throwing, baseball. - Visual appeal of the reserve gives sense of peace and tranquillity. - Existing drainage problems mean the reserve is very wet after rain. - Safety issues regarding vehicular access to the park and new development from Riverside Drive. - Upgrade the playground equipment and include seating to supervise children. - Propose vehicular access to the reserve. - Picnic area with tables and benches. - Propose a fitness station similar to the one at Jones Beach.	The Master Plan identifies areas for informal recreation activities. Noted. The Master Plan identifies flooding and drainage investigations are required prior to any civil works. Access and road safety will be addressed in the DA for residential development. The Master Plan recommends the design for vehicular access consider road safety and traffic calming measures. A potential playground and seating have been identified in the Master Plan. The Master Plan identifies locations for vehicular access. The Master Plan identifies locations for tables and benches. The Master Plan seeks to reinforce pedestrian linkages within the immediate area and there is potential for future fitness equipment to be located should community interest be identified.
Resident	Email/Letter Appendix A – Leonie Newman	- Encourage recreation use by children and maintain dog walking activity. - Access to existing sewer pipes behind Iluka Reserve is required for regular clearing. - Stormwater runoff and heavy rain cause significant problems where the residential development is proposed. - Concern for loss of bird habitat on the reserve. - Existing use for dog walking and children holidays. - Concern for loss of views and privacy. - Property values will be impacted due to the loss of open space.	The Master Plan identifies a potential playground and maintains open space and pedestrian links for dog walking. The Master Plan identifies flooding and drainage investigations are required prior to any civil works. The Master Plan recommends that Council undertake further investigations regarding flooding or drainage before any civil works on site. The Master Plan seeks to support bird habitats. Noted. The Master Plan has considered view loss by selecting appropriate vegetation in relevant locations. Noted.
Resident	Email Appendix A – Shan Gallagher	- Impact on salinity after proposed residential development. - Impact on natural habitat for birds and animals - Existing flooding problems - Traffic safety on Riverside Drive and propose roundabout at Iluka Crescent intersection to address dangerous access issues. - Pedestrian safety for people walking along the reserve - Existing house space between existing driveways	The Master Plan identifies flooding and drainage investigations are required prior to any civil works. The Master Plan seeks to support bird habitats. The Master Plan identifies flooding and drainage investigations are required prior to any civil works. Road safety and access from Riverside Drive will be addressed in the DA for residential development. Pedestrian links have been formalised by the Master Plan. Pedestrian access along Riverside Drive is informal. Noted.

KEY STAKEHOLDER	MANNER OF CONTACT	COMMENT	OUTCOME
		7. Land contamination concerns. 8. Propose bike track for small children with traffic speed bumps etc. as there is nowhere in Kiama for kids to ride bikes and scooters safely 9. Playground with shade cloth.	The Master Plan identifies flooding and drainage investigations are required prior to any civil works. A children's bike track could be considered when developing the proposal for the playground on site. A potential playground and seating has been identified in the Master Plan.
Resident	Letter Appendix A – Dawn DeWare	1. Dangerous intersection between Riverside Drive and Iluka Crescent. 2. Propose pedestrian walking path (that accommodates older people). 3. Bike track for small children. 4. Open space for informal play/recreation such as kite flying, kick a ball. 5. Minimal play equipment but allows for children to be innovative. 6. A gazebo with seating and protection from the sun. 7. Landscaping that considers drainage problems on site. 8. Fencing to camouflage with plantings. 9. Existing toilets made more accessible. 10. Propose parking adjacent to Riverside Drive. 11. Cultivate the swamp area to become a water bird sanctuary. 12. Participation from local parks and garden staff and/or Landcare group.	Road safety and access from Riverside Drive will be addressed in the DA for residential development. Pedestrian links have been identified in the Master Plan. A children's bike track could be considered when developing the proposal for the playground on site. A kick-about area has been identified in the Master Plan. Noted. Seating under proposed vegetation has been identified in the Master Plan. Road safety and access from Riverside Drive will be addressed in the DA for residential development. Fencing is not proposed in the Master Plan. Access to toilets will be addressed in Council's Maintenance program. Parking has been located in the Master Plan. The Master Plan identifies flooding and drainage investigations are required prior to any civil works. It is recommended that Council engage the local Landcare group to assist in revegetating the site in accordance with the Master Plan.

Source: Siteplus Consultation Notes Dec 2016

3.2.2 Working Party Options Summary Table

COMMENT	POSSIBLE LOCATION	OUTCOME
1. Dog-off –leash area	Upper open space	A dedicated 'Dog-off-leash' would present visual impacts due to required fencing and possibly conflicting use with other passive recreation activities on site. However, a dog off leash area could be considered should community demand call for it.
2. Bike/riding track	Whole site	A cycle way will be considered should community interest be generated.
3. Exercise equipment	Open space	Exercise equipment is best on local fitness routes. Iluka Reserve is not considered to be a strategic location for this activity.
4. Community garden	Tennis courts	Re-use of the existing Tennis Court facilities is indicated in the Master Plan. It is recommended Council consider this as a community garden or a multi-purpose sports court for example should the community interest be identified.

COMMENT	POSSIBLE LOCATION	OUTCOME
5. Orchard	Open space and/or embankment	It is recommended Council consider a community orchard should a community group indicate interest to manage and maintain it.
6. Men's Shed	Tennis courts	Re-use of the existing Tennis Court facilities is indicated in the Master Plan. It is recommended Council consider this as a Men's Shed should community interest be identified.
7. Retain tennis courts	Tennis courts	The existing Tennis Courts are underutilised and maintenance costs are low. However, a multi-purpose sports court could be considered should community interest be identified for the reuse of the tennis courts.
8. Netball courts	Tennis courts or open space	The existing facilities are not suitable for to accommodate formal netball courts, however should community interest be generated, informal hardcourts could be considered in the future.
9. Landscaping and vegetation	Whole site	Landscaping and vegetation has been identified in the Master Plan.
10. Carparking	Open space	Car parking has been identified in the Master Plan.
11. BBQ and benches	Open space	Locations for benches and BBQs have been identified in the Master Plan.
12. Relocate playground	Open space	A possible site for a playground has been identified in the Master Plan.
13. Connect pedestrian links	Whole site	Pedestrian links and associated landscaping has been identified in the Master Plan.

Source: Siteplus Meeting Notes Dec 2015

4.0 ILUKA RESERVE MASTER PLAN

4.1 Vision

The vision for the Iluka Reserve Master Plan is to support local passive recreational use by improving the amenity and landscape quality of the reserve.

4.2 Urban Design Objectives

The guiding principles underpinning this vision are to:

- Leverage the benefits of the proposed residential development to embellish and maintain an improved public open space
- Improve the visual amenity and landscape features of the reserve
- Improve vehicular access and car parking
- Improve pedestrian access and links
- Allow for future passive recreational opportunities
- Identify options for community use of the existing facilities by encouraging community-led involvement.

4.3 Master Plan Directions

Table 4.3.1 below outlines the key recommendations of the Iluka Reserve Master Plan and should be read in conjunction with Drawing No. 5 - Iluka Reserve Landscape Master Plan.

Table 4.3.1 Master Plan Directions

REF NO.	DIRECTION	EXPLANATION	TIME FRAME
1.	DA for proposed future residential development	Development application prepared after rezoning approval. DA to investigate flood mitigation measures to address possible flooding and drainage impacts associated with the proposed residential development. DA to include traffic and access studies to address road safety and access issues.	Proposed Residential Development
2.	Remove existing playground	Remove existing playground as part of proposed residential development.	Proposed Residential Development
3.	Earthworks – excavation and fill	Coordinate earth excavation works associated with the proposed residential development to enable any excess fill to be distributed across the upper open space for levelling and base of the embankment for planting.	Proposed Residential Development
4.	Vehicular Access – Riverside Drive	Vehicular access constructed as part of the proposed residential development. Consideration to be given to road safety and traffic calming measures.	Proposed Residential Development.
5.	Kickabout Area	Level the upper section of the reserve with excess fill from the residential development.	Proposed Residential Development
6.	Plantings – lower embankment	Fill the lower embankment in coordination with the proposed residential development works to reduce embankment gradient. Plant trees and shrubs at bottom of embankment to maintain ocean views from elevated areas.	Proposed Residential Development
7.	Car parking – Riverside Drive	Construct a car park to allow vehicular access to the reserve. Large evergreen trees to border the car park to provide shade.	Medium Term

REF NO.	DIRECTION	EXPLANATION	TIME FRAME
8.	Pedestrian Access – east/west	Construct a footpath along the road edge of the proposed residential development.	Proposed Residential Development
9.	Pedestrian Link – Iluka Crescent and proposed residential development	Provide pedestrian access to link with the proposed residential development and pedestrian access from Iluka Crescent.	Proposed Residential Development
10.	Plantings – Riverside Drive road access	Plant a garden bed to provide a buffer between proposed subdivision and the reserve.	Proposed Residential Development
11.	Plantings – Southern boundary	Large evergreen trees planted to the southern boundary to buffer adjoining lots and the reserve.	Short Term
12.	Pedestrian link – north/south	New walkway to provide access across the reserve and formalise pedestrian access from Flinders Avenue.	Short Term
13.	Bench seating	Install bench seating to provide rest points and views eastwards.	Short Term
14.	Playground or ‘Little Park’	Safeguard area for a playground, ‘little park’ or mini bike track to be developed upon community interest.	Medium Term
15.	Street trees – Riverside Drive	Opportunity for street trees along Riverside Drive to reinforce local green linkages. Species to be selected to allow for ocean views.	Medium Term
16.	Picnic tables/BBQs	Install picnic tables/bbq surrounded by small groups of trees for shade.	Medium Term
17.	Plantings - embankment	Remove weeds and revegetate the steep embankment slope with low maintenance groundcover (to maintain ocean views)	Medium Term
18.	Pedestrian link – embankment	Improve the existing walkway at the embankment slope and connect to the proposed walkway to the west.	Medium Term
19.	Vehicular Access – Tennis Courts	Undertake roadworks to improve vehicular access to the tennis courts with consideration to the proposed car parking.	Medium Term
20.	Car parking – Tennis Courts	Construct/formalise a car park to accommodate 4 cars.	Medium Term
21.	Plantings – Tennis Courts north	Retain existing trees, remove weeds and install low maintenance species.	Medium Term
22.	Tennis Club House Conversion	Encourage a community-led approach to manage the conversion of the Tennis Club House into a community facility such as a Men’s Shed or community garden shed.	Long Term
23.	Tennis Court reuse	Encourage a community-led approach to manage the reuse of the tennis courts as for example a multi-purpose hard court or community garden.	Long Term
24.	Pedestrian Access – North Kiama Drive	Formalise access from North Kiama Drive with footpath, garden bed, shrubs and groundcover. Trees and shrubs to provide screening to neighbouring properties.	Long Term
25.	Community Involvement	Facilitate and support the coordination of a ‘Friends of Iluka Reserve’ community group to assist in community-led management, maintenance and planning for the reserve including the reuse of the Tennis Courts and club house. Engage the local Landcare group to assist in landscaping works proposed by the Master Plan.	Short Term

Drawing No. 5 – Iluka Reserve Landscape Master Plan



KEY

	PROJECT AREA		FILL / PLANTING AT BOTTOM OF EMBANKMENT
	PROPOSED FUTURE RESIDENTIAL OPTIONS		EXISTING TREES
	PROPOSED CAR PARKING / ROAD IMPROVEMENTS		GARDEN BED
	PROPOSED WALKWAY		STREET TREES
	TURF		SHADE TREES
	POSSIBLE LOCATION FOR PLAYGROUND		ADVANCED TREE PLANTING ALONG BOUNDARY
	KICKABOUT AREA		EVERGREEN TREE PLANTING
	EXISTING EMBANKMENT		

NOTES:

- Proposed future residential options.
- Existing playground to be removed.
- Earthworks - use fill to upper open space & corner embankment.
- Vehicular access constructed as part of the proposed residential development should be designed with consideration to access to the reserve and proposed car parking.
- Kickabout area. Level where necessary (fill only). Coordinate levelling of the upper open space in association with the proposed residential development to ensure reuse of any excavation material. Issues regarding drainage etc. to be solved during subdivision design & development. Opportunity for dog-off leash area.
- Opportunity to fill lower embankment to reduce embankment gradient in co-ordination with proposed residential development. Install trees and shrubs at bottom of embankment to maintain ocean views from elevated areas.
- Car parking area to accommodate 8 cars. Evergreen trees provide shade. Car park allows for easy access to reserve (e.g. playground or picnic areas).
- New walkway to provide access to reserve.
- Possible access point to potential future subdivision.
- Garden bed with tree planting provides a buffer between proposed subdivision and reserve.
- Large evergreen trees provide buffer between adjoining lots and reserve. Ensure adequate setback from boundary.
- New walkway to provide access to reserve from Flinders Avenue.
- Opportunity for new bench seating.
- Opportunity for street trees along Riverside Drive to embellish the area. Species to be selected to allow for ocean views.
- Opportunity for playground area (3% slope), Little Park or bike track.
- Small groups of trees to provide shade for picnic tables / bbqs.
- Steep embankment.
 - opportunity to remove existing weeds & revegetate with low maintenance groundcover (to maintain ocean views).
- Improve existing walkway and connect to proposed walkway.
- Improve vehicular access from Flinders Avenue.
- Construct and formalise car parking for tennis courts (4 spaces).
- Existing trees. Remove weeds and install low maintenance species.
- Tennis Club House Conversion
 - opportunity for men's shed or community garden.
- Tennis Court Reuse. Encourage a community-led approach to manage and maintain the tennis court site as a community garden or multipurpose hard court.
- Formalise access from North Kiama Drive with garden bed with low maintenance trees, shrubs and groundcover. Trees and shrubs provide screen to neighbouring properties.

Source: Siteplus 2016

4.4 Landscape Treatment

4.4.1 Soft Landscape Treatment

The proposed planting takes into account views to and from the site, the harsh coastal climate, winds, safety and maintenance issues. The character of the design is simple and uncluttered with a minimum number of robust plant species considered appropriate to the seaside setting. Where possible plant species indigenous to the area are recommended.

Local coastal native species are used to soften hard edges, provide vegetative screening to car parking areas. An indicative species list is provided in Table 4.4.1 and a selection of plant species have been shown on Drawing No. 5 – Iluka Reserve Landscape Master Plan.

Table 4.4.1 Indicative Species List

BOTANICAL NAME	COMMON NAME	COMMENT
STREET TREES		
Elaeocarpus reticulatus	Blueberry Ash	Attractive blue fruit and showy white, fringed flowers.
Syzygium australe	Brush Cherry	Dense, bushy, striking crimson edible fruit in summer.
Tristanopsis laurina	Water Gum	Attractive spotted bark, glossy leaves and yellow flowers.
SHADE TREES		
Acronychia oblongifolia	Aronychia	Bushy shrub to small tree.
Banckhousia myrtifolia	Grey Myrtle	Bushy shrub or small tree. Scented leaves, long flowering period.
Guioa semiglauc	Guioa	Attractive small tree with panicles of white flowers. Bird attracting fruit.
Melaleuca linariifolia	Snow in Summer	White papery bark. Abundant showy white flowers in summer. Hardy.
TREES ALONG SOUTHERN BOUNDARY (MATURE)		
Alphitonia excelsa	Red Ash	Shiny, green leaves, silver underneath. Profuse, cream flowers.
Glochidion fernandi	Cheese Tree	Bushy habit. Interesting cheese shaped fruit.
Melia azedarach	White Cedar	Extremely drought tolerant.
EVERGREEN TREES		
Scolopia braunii	Flintwood	Dense, attractive foliage.
Stenocarpus salignus	Scrub Beefwood	Hardy rainforest tree with bushy habit. Sweet scented white flowers.
Syzygium leuhmannii	Small leaved Lilly Pilly	Attractive densely foliated tree with glossy green leaves. Pink new growth and edible fruit.
LOW MAINTENANCE SHRUBS		
Acacia longifolia var. sophorae	Coastal Wattle	Spreading shrub with yellow flower spikes.

Callistemon citrinus	Crimson Bottlebrush	Bushy shrub, lemon scented leaves. Profuse crimson flower spikes.
Correa alba	White Correa	Attractive rounded shrub with attractive white flowers in winter.
Grevillea oleoides	Red Spider Flower	Upright shrub, bright red flowers. Prefers well drained soils
Indigofera australis	Australian Indigo	Spreading shrub with showy pink/purple flowers.
Melaleuca hypericifolia	Red Flowered Paperbark	Dense, bushy shrub with red flowers. Tolerates severe coastal exposure.
Westringia fruticosa	Coastal Rosemary	Rounded shrub with grey foliage and white/purple flowers. Very hardy.
LOW MAINTENANCE GROUND COVER		
Dianella caerulea	Blue Flax-lily	Sprays of purple flowers. Edible, blue-purple fruits.
Dichondra repens	Kidney Weed	Perennial herb, may be used as lawn alternative.
Lomandra longifolia	Mat Rush	Tufted perennial grass like plant, with strap-like leaves.
Microlaena stipoides	Weeping Grass	Slender, tufted perennial grass.
Poa labillardieri var. labillardieri	Tussock Grass	Tufted perennial grass with slender leaves. Prefers moist sites.
Poa sieberiana	Grey Tussock Grass	Tufted perennial grass. Tolerates dry sites.
Themeda australis	Kangaroo Grass	Tufted grass. Bluish green, with purple and red tinges. Prefers clay soils.
Viola hederaceae	Native Violet	Flowers for most of the year. Forms dense mats in damp areas.

NOTE: All plant species were selected from the 'GROW LOCAL – Illawarra Native Garden Guide' and Kiama DCP2012 and are suitable for coastal plain conditions.



Tristaniopsis laurina



Stenocarpus salignus



Melia azedarach



Syzygium leuhmannii



Correa alba



Indigofera australis



Melaleuca hypericifolia



Westringia fruticosa



Dianella caerulea



Lomandra longifolia



Poa labillardieri



Themeda australis