



COMMUNITY LAND CATEGORISED AS

# General Community Use

(INCLUDING MISCELLANEOUS CROWN RESERVES)

**GENERIC PLAN OF MANAGEMENT**

May 2005

for



**Warringah  
Council**

This Generic Plan of Management for  
Community Land categorised as General Community Use  
was prepared with assistance from



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## EXECUTIVE SUMMARY

The preparation of this generic plan of management for community land is part of an ongoing process in developing a comprehensive management framework for Warringah Council's public open space. In accordance with the Local Government Act 1993, all land vested in a council (except a road or land to which the Crown Lands Act 1989 applies) must be classified as either community land or operational land.

Plans of management must be prepared and adopted for all community land (i.e. public land vested in or under the control of Council and classified as community land). The use and management of community land must also be consistent with its designated categories and their respective core objectives. These categories include natural area (i.e. bushland, wetland, escarpment, watercourse and foreshore), sportsground, park, area of cultural significance and general community use. **This plan of management focuses on land parcels categorised as general community use.**

The parcels investigated during the development of this plan of management have a wide variety of characteristics and associated values and issues. These parcels have been grouped according to their core characteristics in order to provide consistent decision-making and guide ongoing management for existing, and subsequently acquired, parcels of community land.

Many of the parcels investigated satisfy the objectives for community land categorised as general community use and will continue to be managed under this as roadside buffers, drainage reserves and for public access and recreation. The plan of management has also identified some parcels which have values that could be better served by other plans of management particularly areas of bushland and parks and a range of parcels that should be reclassified as operational land.

### ***Roadside Buffers***

Council owns fifty-seven parcels of community land located alongside the major arterial roads of Warringah Road, Forest Way and Mona Vale Road. Many of these parcels form a contiguous buffer between the road and residential properties and are valued by local residents not only for their visual amenity in screening the road, but also as a noise barrier, a pleasant place to walk and as a wildlife corridor.

Council aims to protect the character of the areas through which the arterial roads pass by providing a wide vegetated strip which prevents development right up to the roadside. Therefore, the management actions recommended for these parcels relate primarily to the protection, management and enhancement of remnant habitat values and the maintenance and enhancement of public access, linkages and passive recreation (refer to *5.0 Management Strategies – 5.1 Action Plan, items MG1-7 and MH1-7*).

### ***Drainage Reserves***

Fourteen parcels fulfil an important drainage function. They range in size and contain natural watercourses and stormwater infrastructure, both above and below-ground. The management actions recommended for these parcels aim to enhance drainage functions, water quality and stream flows, whilst improving the community's use and enjoyment of the reserves where possible (refer to *5.0 Management Strategies – 5.1 Action Plan, items MF1-7*).

### ***Public Access and Recreation***

The Plan contains twenty parcels which are important for public access, linkages and passive recreation. These pathways, steps and small reserves form part of a valued pedestrian network through neighbourhoods, linking residential areas with services such as shops, schools and public transport. Management actions have been recommended to ensure that these parcels are safe, accessible and appealing to use (refer to *5.0 Management Strategies – 5.1 Action Plan, items MH1-7*).

### ***Encroachments***

A number of parcels are affected by encroachments from neighbouring private properties which threaten or reduce the value of the land to the wider community. This Plan recommends that Council instigate compliance procedures with respect to encroachments (refer to *5.0 Management Strategies – 5.1 Action Plan, items ME1*). Council's approach to encroachments is also briefly discussed in *3.3 Community Issues*.

### ***Natural Area - Bushland***

Six parcels of land investigated during preparation of this plan of management contain remnant and vestigial components of natural bushland. In accordance with the guidelines for categorisation of community land, many of these areas should be categorised as Natural Area – Bushland, or other Natural Area category.

Significantly, some parcels investigated in the Belrose – Terrey Hills area retain “Duffy's Forest”, a scheduled endangered ecological community and one site in particular contains specimens of Caley's Grevillea (*Grevillea caleyi*), an endangered shrub.

Land parcels containing remnant natural bushland, including all sites with existing or possible threatened species, have been referred for consideration under the Bushland Plans of Management (refer to *5.0 Management Strategies – 5.1 Action Plan, item MB1*).

### ***Parks***

Six parcels have been identified as having recreational values that would be more adequately promoted and managed with a categorisation of Park. These have been referred for consideration under the Neighbourhood Parks Plan of Management (refer to *5.0 Management Strategies – 5.1 Action Plan, item MB2*).

### ***Road reserves***

Fifty-three parcels recorded on the Warringah Land Register (WLR) as community land have been constructed and are maintained public roads or provide access to private properties. They include right-of-ways, lane ways, road extensions, road widening and portions of roadway such as splay corners and roundabouts. These are not permissible uses of community land under the *Local Government Act 1993* (refer to *2.2 Community land and community land categories*).

It is likely that these parcels of land were classified as community land when the Local Government Act 1993 came into effect. Provisions in the Act meant that many Council owned lands were automatically classified as community land without assessment. A number of parcels have retained their original, yet inappropriate, classification and have been identified for reclassification through this plan of management process.

This plan of management recommends that these community land parcels be reclassified to operational land and dedicated as “road reserve” in accordance with the *Roads Act 1993* or dedicated as “road” under the *Local Government Act 1993* (refer to *5.0 Management Strategies – 5.1 Action Plan, item MA1*).

In all these cases, it is not anticipated that the change of classification will result in any alteration in the way the community uses the land.

### ***Miscellaneous reclassifications***

Initiation of investigations towards reclassification has been recommended for twenty-six parcels to reflect the future intended use of the land as a result of issues and values identified during the development of this Plan.

Of these, thirteen parcels are narrow strips of land (less than 1 metre wide) that are located behind residential properties bordering the area known as the Belrose Road Corridor. The corridor, owned by the RTA, was reserved for future construction of a major arterial road. It is understood that this narrow strip of community land was established to provide a buffer between the road and existing residential properties.

Road construction is no longer planned and the area is now subject to a Master Plan to subdivide the land for residential development and public open space.

It is recommended that, subject to recommendations of the Belrose Road Corridor Master Plan, Council investigate and reclassify if appropriate the narrow strips of community land. Council will consider incorporation of the parcels into the Belrose open space corridor or equitable disposal to adjoining owners.

The remaining thirteen parcels which have been recommended for reclassification or further investigation are either currently inaccessible to the community or not of a sufficient area to provide for future community use.





## HOW TO READ THIS PLAN OF MANAGEMENT

The General Community Use Plan of Management identifies management actions for 182 parcels of land. The following provides a guide to how to read this plan.

**Section 1: Introduction** – includes an introduction to the plan of management, the study area, aims and objectives and need for the plan. *Figure 1: Location Map* is included in this section. This map identifies the general location of land parcels covered by this Plan. Refer to *Appendix I: Locality Maps* for maps showing individual parcels of land covered by this Plan.

**Section 2: Land Description and Planning** – provides a description of the land covered by this Plan and the legislative framework by which the Plan and the land is constrained. Refer to *Appendix II: Land Description* for a detailed description of each parcel.

**Section 3: Community Consultation** – provides a summary of the community consultation carried out and community issues identified. For a more detailed summary of community feedback received see *Appendix IV: Summary of Responses to Community Consultation*.

**Section 4: Basis for Management** – identifies the key community values and issues for land included within this Plan. *Table 1: Values & Issues* collates this information in tabular form and is sorted by area and maps. The key values and issues are used to inform the management strategies identified in Section 5.

**Section 5: Management Strategies** – identifies management strategies for the land included within this Plan. The strategies are divided into eight sections to reflect the values and issues identified in Section 4.

**To find a parcel of land and the relevant management action/s:**

Step 1: Refer to *Figure 1: Location Map* (page 2) for general location of land parcel.

Step 2: Proceed to *Appendix I: Locality Maps* (starting page A1) for the map reference and index number of the land parcel.

Step 3: Proceed to *Table 1: Values & Issues* (starting page 17) for a description of the key values and issues identified for the parcel of land. This table also includes an action reference.

Step 4: Proceed to *Table 2: Management Strategies – Action Plan* (starting page 37). Go to the item/action reference identified in Table 1 for actions relevant to the land parcel.



# 1. INTRODUCTION

## 1.1 Overview

The preparation of this generic plan of management for community land is part of an ongoing process in developing a comprehensive management framework for Warringah Council's public open space. In accordance with the Local Government Act 1993, all land vested in a council (except a road or land to which the Crown Lands Act 1989 applies) must be classified as either community land or operational land.

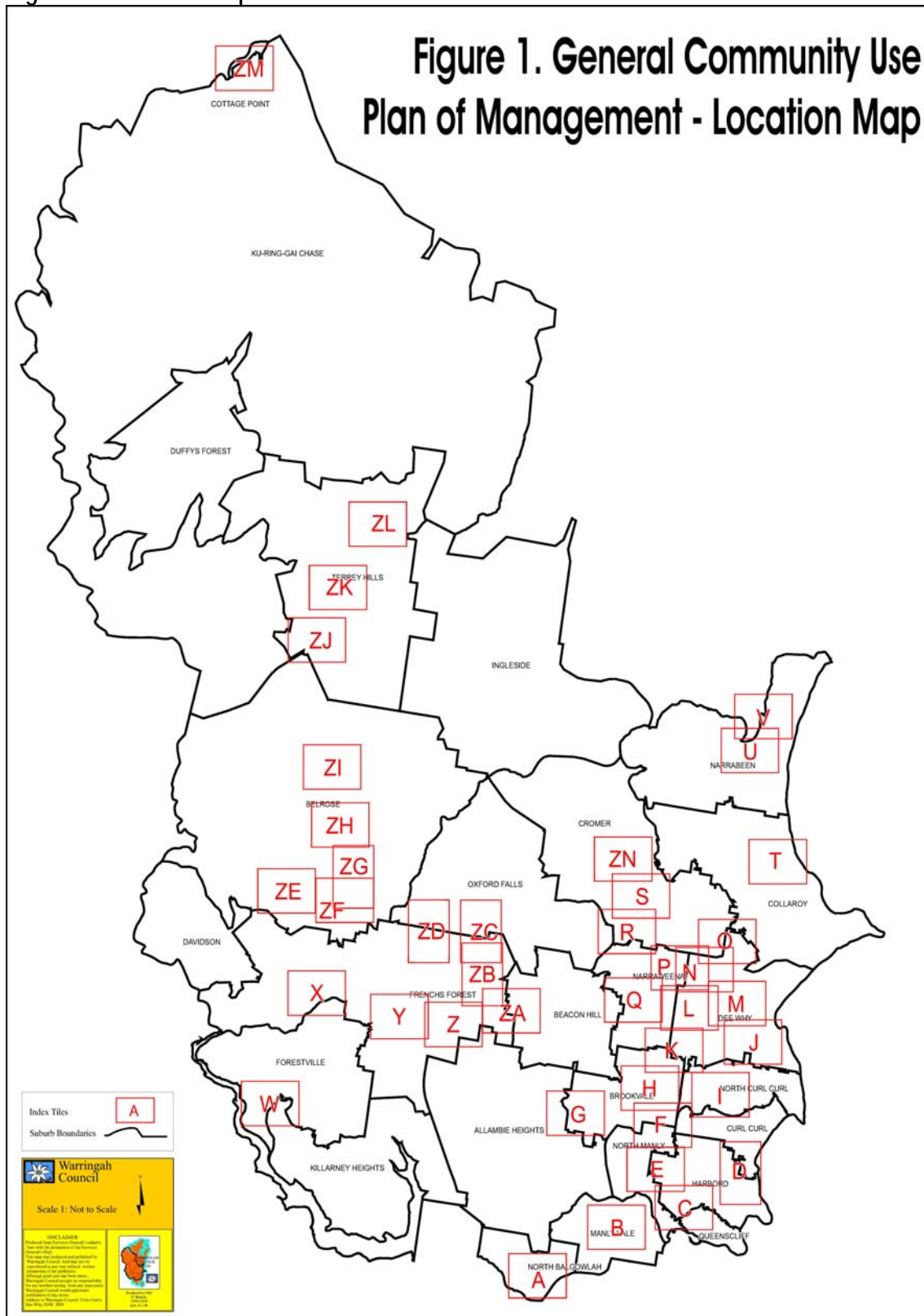
Plans of management must be prepared and adopted for all community land (i.e. public land vested in or under the control of Council and classified as community land). The use and management of community land must also be consistent with its designated categories and their respective core objectives. These categories include natural area (i.e. bushland, wetland, escarpment, watercourse and foreshore), sportsground, park, area of cultural significance and general community use. This plan of management focuses on land parcels categorised as general community use.

## 1.2 Study Area

This is a 'generic' rather than a 'significant area' plan of management (e.g. Jamieson Park, Griffith Park or Berry Reserve). The plan of management process investigated a total of 182 different public land parcels in the local government area (refer to *Figure 1: Location Map*). These parcels tend to be relatively small in size, contiguous or fragmented and have a primary functional role such as public drainage reserves, pathways/ steps and road buffers/ nature strips.

Most of this public land has been classified as community land with the exception of three Crown reserve parcels (refer to *2.3 Crown Reserves, Public Purpose and Categorisation*). While many of the land parcels in this generic plan of management have been categorised as general community use, a number of parcels have not yet been categorised. Community buildings and car parks, categorised as general community use, are not included in this plan of management. These items will be addressed in a forthcoming plan of management. The exception is the Terrey Hills Rural Fire Service building and curtilage (Frank Beckman Reserve), which is included in this plan of management to authorise development.

Figure 1 – Location Map



### 1.3 Aims And Objectives

This generic plan of management aims to provide a clear, concise and practical framework for the sustainable management of the identified community land and Crown land parcels. The plan of management aims to be performance oriented in order to contribute towards Council achieving its strategic goals, vision, mission and strategic outcomes as identified in the *warringah PLAN 2004-2007*.

While preparation of the plan of management has ensured an environment of consultation with the local community and key stakeholders, it is important to recognise that the approach has remained values-based rather than simply issues-driven in the management outcomes. This approach focuses on the longer-term objectives of sustainable management for all of the land parcels.

The key objectives for this plan of management are as follows: -

- To ensure compliance with legislative requirements under the Local Government Act 1993;
- To provide a consistent approach to community land management;
- To review and update existing records in Council's Land Register; and
- To determine appropriate strategies for the community land reviewed under this plan of management.

The following steps have guided the preparation of this plan of management:

- Identify land parcels and ownership/ land tenure details;
- Assess key values associated with the land, existing uses, facilities and improvements and their condition;
- Identify and assess key issues affecting this community land;
- Address future permitted uses and development (including intensity and scale) and existing and future leases/ licences;
- Review existing classification of community land, including road reserve parcels classified as community land;
- Review existing categorisation of community land parcels;
- Review land management options, including reclassification and recategorisation of community land;
- Establish management strategies based on a balanced, sustainable approach to catchment management, environmental quality, public access and the recreational and social needs of the wider community;
- Develop performance targets to assess and monitor management objectives; and
- Assign directions and priorities (spanning the next 5-years).

## 1.4 Relevant Legislation And Policies

This plan of management has been prepared in accordance with the provisions contained in relevant legislation and policy guidelines, including but not limited to the following: -

- Local Government Act 1993
- Local Government (General) Regulation 1999
- Crown Lands Act 1989
- Roads Act 1993
- Environment Protection and Biodiversity Conservation Act 1999
- Threatened Species Conservation Act 1995
- Fisheries Management Act 1994
- National Parks and Wildlife Act 1974
- NSW Heritage Act 1977
- Noxious Weeds Act 1993
- Rural Fires Act 1997
- Environmental Planning and Assessment Act 1979
- Disability Discrimination Act 1992
- SEPP 19: Bushland in Urban Areas
- warringah PLAN 2004-2007
- Warringah Local Environmental Plan 2000

## 1.5 Warringah's Strategic Planning

Warringah Council has adopted a co-ordinated approach to planning in accordance with the requirements of the *Local Government Act 1993*. A number of linked strategic documents have been developed under the guidance of *warringah PLAN 2004-2007*. This Plan confirms Council's ongoing commitment to protecting Warringah's identity, its high quality of life and enhancement of natural environmental, aesthetic, cultural, heritage and recreational values.

## 1.6 List Of Abbreviations Used In This Document

LEP	Warringah Local Environmental Plan (2000)
LGA	Local Government Area (Warringah Council)
POM	Plan of management
TSC Act	Threatened Species Conservation Act (1995)
WLR	Warringah Land Register

For abbreviations relating to Council's Policy and Services Units, refer to 5.1 Action Plan - Responsibilities of Warringah Council's Policy and Services Units (including abbreviations used in the Action Plan).

## 2. LAND DESCRIPTION AND PLANNING

### 2.1 Classification Of Public Land (including Reclassification)

#### Legislative Framework

All public land vested in a council, with the exception of a road, or land to which the *Crown Lands Act 1989* applies, must be classified as either "community" or "operational" land. The purpose of classification is to clearly identify land that is suitable for use by the general public (community land) and land that is set-aside for operational purposes (operational land).

Classification of land has a direct consequence on Council's ability to dispose or alienate the land by sale, leasing or some other means. Under the *Local Government Act 1993*, community land must not be sold (except for scheduled purposes), exchanged or otherwise disposed of by Council and the land must be used and managed in accordance with an adopted plan of management (refer to *2.2 Community Land and Community Land Categories*). In addition, community land is subject to strict controls relating to leases and licences (refer to *2.4 Leases, licences or other estates*). By comparison, no such restrictions apply to operational land. For example, operational land can be sold, disposed, exchanged or leased including exclusive use over the land, unencumbered by the requirements which control the use and management of community land. Operational land would usually include the following: -

- Land held as a temporary asset;
- Land held as an investment;
- Land which facilitates the carrying out by a council of its functions; or
- Land which may not be open to the general public (eg. works depot).

The classification or reclassification of public land will generally be achieved by a local environmental plan (LEP) or by a resolution of Council in accordance with sections 31, 32 and 33 of the *Local Government Act 1993*. If land is not classified by resolution within a three-month period from acquisition it automatically becomes community land, regardless of whether it satisfies the objectives for community land as outlined in the *Local Government Act*.

#### Implications for parcels addressed in this Plan

This plan of management identifies a number of community land parcels to be investigated for reclassification as operational land (refer to *5.0 Management Strategies – 5.1 Action Plan, items MA1 - MA4*).

#### Road reserves

Fifty-three parcels recorded on the WLR as community land are maintained public roads or provide access to private properties. They include right-of-ways, lane ways, road extensions, road widening and portions of roadway such as splay corners and roundabouts. These are not permissible uses of community land under the *Local Government Act 1993* (refer to *2.2 Community Land and Community Land Categories*).

It is likely that these parcels of land were classified as community land when the Local Government Act 1993 came into effect. Provisions in the Act meant that many Council owned lands were automatically classified as community land without assessment. A number of parcels have retained their original, yet inappropriate, classification and have been identified for reclassification through this plan of management process.

This plan of management recommends that these community land parcels be investigated and reclassified to operational land and dedicated as "road reserve" in accordance with the *Roads Act 1993* or dedicated as "road" under the *Local Government Act 1993* (refer to *5.0 Management Strategies – 5.1 Action Plan, item MA1*). These road reserves are scheduled in *Table 1. Values and Issues* and identified by a description code

(Desc. code) of R. The parcels are also shown on the *Locality Maps* in *Appendix I*, though it is worth noting that some of these parcels cover a very small area and may be difficult to identify on the maps.

In all these cases, it is not anticipated that the change of classification will result in any alteration in the way the community uses the land.

#### ***Miscellaneous reclassifications***

Initiation of investigations towards reclassification has also been recommended for twenty-six other parcels to reflect the future intended use of the land as a result of issues and values identified during the development of this Plan. These parcels are identified in *Table 1: Values and Issues* (Desc. code: MR), and are shown on the *Locality Maps* in *Appendix I*.

Of these, thirteen parcels are narrow strips of land (less than 1 metre wide) that are located behind residential properties bordering the area known as the Belrose Road Corridor. The corridor, owned by the RTA, was reserved for future construction of a major arterial road. It is understood that this narrow strip of community land was established to provide a buffer between the road and existing residential properties. Road construction is no longer planned and the area is now subject to a Master Plan to subdivide the land for residential development and public open space.

During the development of this plan of management, it has been necessary for Council to reconsider the future intended use of these parcels in light of plans for the neighbouring corridor. Due to the very narrow width of the parcels, options for community use are limited. Council has received some submissions from the community requesting retention of the parcels as an access way. This is not considered a desirable planning outcome for parcels adjoining future residential subdivisions as retention of the land would result in the creation of a narrow alleyway between boundary fences. It is preferable for pedestrian access to be provided by a network of well-lit footpaths as part of the residential development.

Parcels adjoining areas proposed as public open space in the Belrose Road Corridor should be subsumed within the newly created community land parcels and managed consistently with the larger neighbouring reserve (either as part of the Neighbourhood Parks Plan of Management or the Bushland Plans of Management). A formal network of paths or tracks would provide public access through the open space network in appropriate locations and link with footpaths through the residential subdivision.

Until the Master Plan is adopted, Council is unable to identify with certainty which of the narrow parcels will adjoin residential blocks versus public open space. It is therefore recommended that subject to recommendations from the Belrose Road Corridor Master Plan, Council investigate and reclassify if appropriate the narrow strips of community land. Future options may include incorporation into Belrose open space corridor or equitable disposal to adjoining owners.

The remaining thirteen parcels which have been recommended for reclassification or further investigation are either currently inaccessible to the community or not of a sufficient area to provide for future community use.

## **2.2 Community Land And Community Land Categories**

### **Legislative Framework**

The ways in which community land can be used and managed are strictly governed in accordance with an adopted plan of management and any law permitting the use of the land for a specified purpose or otherwise regulating its use. The community land in this plan of management is owned in fee simple by Council and must not be sold, exchanged or otherwise disposed of except in the instance of enabling the land to be added to Crown reserve or a protected area under the *National Parks and Wildlife Act 1974*.

Furthermore, the nature and use of community land may not change without an adopted plan of management.



Community land must be categorised as either a natural area, a sportsground, a park, an area of cultural significance or for general community use, or a combination of these categories. The *Local Government Act 1993* has a further requirement that land categorised as a "natural area" must be given a sub-category of either bushland, wetland, escarpment, watercourse, foreshore or a category prescribed by the regulations.

The recommendations of this plan of management cover parcels categorised as "general community use".

A schedule including all of the definitions and guidelines for categorisation under the *Local Government (General) Regulation 1999* is provided in *Appendix III: Guidelines for categorisation of community land*.

In accordance with the guidelines for categorising community land under the *Local Government (General) Regulation 1999*: -

Land should be categorised as **general community use** under s.36 (4) of the Act if the land:

- a) May be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and
- b) Is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines for categorisation as a natural area, a sportsground, a park or an area of cultural significance.

*Section 14, Local Government (General) Regulation 1999*

Under the *Local Government Act 1993* each category of community land is provided with a set of core objectives. In this plan of management, the core objectives for land categorised as general community use provide the legislative framework for ensuring appropriate management strategies.

"The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

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

Refer to *5.0 Management Strategies – 5.1 Action Plan* for further details relating to core objectives.

### Implications for parcels addressed in this Plan

The parcels investigated during the development of this plan of management have a wide variety of characteristics and associated values and issues. These parcels have been grouped according to their core characteristics in order to provide consistent decision-making and guide ongoing management for these and subsequently acquired parcels of community land. Many of the parcels investigated satisfy the objectives for community land categorised as general community use and will continue to be managed under this Plan – refer to the discussion below relating to roadside buffers, drainage reserves and public access and recreation.

The review of land proposed for this plan of management has revealed a number of parcels which have values that could be better served by other plans of management for example Bushland and Neighbourhood Parks. These parcels are identified in *Table 1. Values & Issues* (Desc. code: OP) and are shown on the *Location Maps, Appendix I*. The recommendation of this plan of management is to refer these parcels to the aforementioned plans for consideration and ongoing management. Consequently they will not be categorised as part of this plan of management process.

### **Roadside Buffers**

Council owns fifty-seven parcels of community land which run alongside the area's major arterial roads – Warringah Road, Forest Way and Mona Vale Road. These parcels are identified in *Table 1: Values & Issues* (Desc. Code: B) and are shown in *Appendix 1* on Locality Maps Y, Z, ZA, ZC, ZF, ZG, ZH, ZI and ZJ. Many of these parcels form a contiguous buffer between the road and residential properties and are valued by local residents not only for their visual amenity in screening the road, but also as a noise barrier, a pleasant place to walk and as a wildlife corridor.

Council aims to protect the character of the areas through which the arterial roads pass by providing a wide vegetated strip which prevents development right up to the roadside. This intention is supported through the *Warringah Local Environmental Plan 2000* which has minimum set-back requirements of at least 20m from the frontage of privately owned parcels along these major arterial roads.

The management actions recommended for these parcels relate primarily to the protection, management and enhancement of remnant habitat values and the maintenance and enhancement of public access, linkages and passive recreation (refer to *5.0 Management Strategies – 5.1 Action Plan, items MG1-7 and MH1-7*). A number of these parcels are affected by encroachments from neighbouring private properties which threaten or reduce the value of the land to the wider community (refer to *5.0 Management Strategies – 5.1 Action Plan, items ME1*). Council's approach to encroachments is briefly discussed in *3.3 Community Issues*.

### **Drainage Reserves**

Fourteen parcels, identified in *Table 1: Values & Issues* (Desc. Code: D), fulfil an important drainage function. These parcels range in size and contain both natural watercourses and stormwater infrastructure, both above and below-ground. The management actions recommended for these parcels aim to enhance drainage functions, water quality and stream flows, whilst improving the community's use and enjoyment of the reserves where possible (refer to *5.0 Management Strategies – 5.1 Action Plan, items MF1-7*).

In several cases where infrastructure is below-ground and the parcels themselves hold little value for wider community use, a recommendation has been made to reclassify the parcels to operational land (refer to *5.0 Management Strategies – 5.1 Action Plan, items MA4*).

### **Public Access and Recreation**

The Plan also contains twenty parcels which are important for public access, linkages and passive recreation refer to *Table 1: Values & Issues* (Desc. Code: P). These pathways, steps and small reserves form part of a valued pedestrian network through neighbourhoods, linking residential areas with services such as shops, schools and public transport. Management actions have been recommended to ensure that these parcels are safe, accessible and appealing to use (refer to *5.0 Management Strategies – 5.1 Action Plan, items MH1-7*).

### **Natural Area - Bushland**

The *Local Government Act 1993* was amended from 1 January 1999 to integrate the management of community land with threatened species laws, in particular the preparation of plans of management. A number of parcels of land investigated during preparation of this plan of management contain remnant and vestigial components of natural bushland. In accordance with the guidelines for categorisation of community land, many of these areas should be categorised as Natural Area with an appropriate sub-category assigned.

Significantly, some parcels investigated in the Belrose – Terrey Hills area retain "Duffy's Forest", a scheduled endangered ecological community under Schedule 1, Part 3 of the *Threatened Species Conservation (TSC) Act 1995*. One site in particular contains specimens of Caley's Grevillea (*Grevillea caleyi*), a shrub listed as "endangered" on Schedule 1, Part 1 of the TSC Act and scheduled nationally under the *Environment Protection and Biodiversity Conservation Act 1999*. This species is the subject of a Recovery Plan. Preliminary site investigations during the course of this study suggest that Caley's Grevillea and/ or other scheduled endangered species may be present on other sites in the Belrose – Terrey Hills area, either as standing vegetation or as a stored seed bank in the soil.

Land parcels containing remnant natural bushland, including all sites with existing or possible threatened species, have been referred for consideration under the Bushland Plans of Management (refer to *5.0 Management Strategies – 5.1 Action Plan, item MB1*).

### ***Parks***

A number of parcels have also been identified as having recreational values that would be more adequately promoted and managed with a categorisation of “park”. These have been referred for consideration under the Neighbourhood Parks Plan of Management (refer to *5.0 Management Strategies – 5.1 Action Plan, item MB2*).

## **2.3 Crown Reserves, Public Purpose And Categorisation**

### **Legislative Framework**

The *Crown Lands Act 1989* provides for the reservation and dedication of Crown land for a range of “public purposes”. Uses and activities are broadly defined by the public purpose of the reservation, consistent with any conditions and provisions of specific zoning under the *Warringah Local Environmental Plan (2000)*. The principles of Crown land management are as follows:

- a) Environmental protection principles be observed in relation to the management and administration of Crown land;
- b) The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible;
- c) Public use and enjoyment of appropriate Crown land be encouraged;
- d) Where appropriate, multiple use of Crown land be encouraged;
- e) Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity;
- f) Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

*Section 11, Crown Lands Act 1989*

Case law judgements are also important in determining the policy and management practices affecting Crown land as follows: -

- a) Use of the reserve must be consistent with public purpose of the reservation;
- b) Improvements and developments must support, or be ancillary to, the public purpose of the reservation;
- c) Provision must be made for broad community access and equity;
- d) Reasonable entry fees and charges may be imposed but access may only be restricted where there is a legal requirement (e.g. health and safety) or need for maintenance/ operational facilities or equipment storage relating to the reserve's public purpose;
- e) A lease or licence must be consistent with public purpose of the reservation.

The NSW Department of Lands has policies and guidelines for other uses and activities on Crown land, including assessing food and beverage outlets, however none of the parcels of land are likely to be affected by these specific provisions.

While there is no legislative requirement to categorise Crown land, it is considered an appropriate course of action to ensure overall consistency in land management.

### Implications for parcels addressed in this Plan

In addition to community land, this plan of management process has included three Crown reserve parcels. Two are miscellaneous small reserves while the Terrey Hills Rural Fire Service building, and curtilage, part of Frank Beckman Reserve, is included in order to authorise proposed development.

The Crown land parcels are listed as follows with public purpose and proposed categories: -

CROWN LAND DESCRIPTION	MAP REF.	PUBLIC PURPOSE	PROPOSED CATEGORY
Terrey Hills Rural Fire Brigade Booralie Road, Terrey Hills (part of Frank Beckman Reserve)	ZL175	Public Recreation Community Centre & Public Hall	General Community Use
Yanco Close, Frenchs Forest	X86	Access	General Community Use
Allambie Rd & Monserra Rd, Allambie Heights	G32	Public Recreation	To be considered in the Neighbourhood Parks Plan of Management

Warringah Council, as appointed Trustee of Frank Beckman Reserve under the *Crown Lands Act 1989*, has the ongoing responsibility for care, control and management of this Crown land. This reserve (ZL175 WLR 6863/1A\*) is currently categorised as Park and Natural Area – bushland. This plan of management recommends that only the portion of the parcel indicated by shading on Map ZL175 should be categorised as "general community use". Warringah Council has care, control and management under section 48 of the *Local Government Act 1993* for the other two parcels of land in Yanco Close, Frenchs Forest (X86 WLR 91/6\*) and the corner of Allambie Road and Monserra Road, Allambie Heights (G32 WLR 60/4\*).

\* See Table A1: Land Description, Appendix I, for more information about these items.

## 2.4 Leases, Licences Or Other Estate

### Community Land

A lease, licence or other estate may be granted, in accordance with an express authorisation by this plan of management, providing the lease, licence or other estate is for a purpose prescribed in s.46 of the *Local Government Act 1993*. The purpose must be consistent with core objectives for the category of community land.

Council must not grant a lease, licence or other estate for a period (including any period for which the lease could be renewed by the exercise of an option) exceeding 21 years. A lease, licence or other estate may be granted only by tender in accordance with s.46A of the *Local Government Act 1993* and cannot exceed a term of 5 years (including any period for which the lease could be renewed by the exercise of an option), unless it satisfies the requirements as scheduled in s.47, or is otherwise granted to a non-profit organisation (refer to *Leases, licences and other estate in respect of community land – s.46, 46A, 47 and 47A Local Government Act 1993*).

### Crown Land

The NSW Department of Lands policy on Crown Land leases and licenses is that public access and equity must be preserved. Activities, services and facilities on Crown land should have benefits for the broad

community and must be consistent with the public purpose of the reservation. Although Crown Land leases are not required to be authorised in a plan of management, authorisations have been provided to ensure a consistent approach to the management of lands covered by this plan. *Section 2.3 Crown Reserves, Public Purpose And Categorisation* provides further information regarding Crown Land.

### Implications for parcels addressed in this Plan

There are no current leases or licences in relation to the parcels of land included in this plan of management. A deed (formalised by an interim generic plan of management) exists for landscaping works on two land parcels adjoining Wesley Gardens Aged Persons Centre, Forest Way, Belrose (Map refs: ZH161/ ZH160). A formal agreement will also be established to enable the ongoing maintenance of a parcel by the Belrose Country Club, subject to road widening conditions (Map ref: ZG138). For further details and express authorisation of leases, licences or other estate refer to *5.0 Management Strategies: items MD1-MD5*.

## 2.5 Land Description

As identified in *1.2 Study Area*, this plan of management process has included a detailed investigation and assessment of a broad range of miscellaneous Community Land and Crown Land parcels across the Warringah LGA.

*Figure 1: Location Map* shows the distribution of all land parcels investigated and assessed in this plan of management. A series of more detailed maps identifying each of the land parcels is contained in *Appendix I: Locality Maps*. These maps also indicate the categorisation of land as general community use under this plan of management.

*Table A1: Land Description, Appendix II*, describes these parcels of land which are generally small in size, contiguous or fragmented. The table includes parcels that are to be:

- categorised as general community use and have an ongoing and primary functional role of providing stormwater drainage, public access/recreation or road-side buffers/nature strips
- categorised as general community use prior to reclassification as discussed in *2.1 Classification of public land (including reclassification)* including road reserves and miscellaneous reclassifications
- referred to other plans of management (not categorised by this Plan) as outlined in *2.2 Community land and community land categories*



## 3. COMMUNITY CONSULTATION

### 3.1 Introduction

Community consultation has been an important component of the plan of management process. Warringah Council has promoted an open, transparent approach to community consultation, providing opportunities for all stakeholders and members of the community to contribute comments and submissions or to discuss specific issues.

### 3.2 Community Feedback

Significant effort was made to contact adjoining residents and stakeholders, including government departments and utilities, for land parcels included in this plan of management. Approximately 1500 letters, including a feedback form, were delivered for the purpose of assisting Warringah Council in the preparation of this generic plan of management. The community was asked to respond to three main questions as follows: -

- Why is the parcel of community land important to you, or to the local community?
- What types of community uses or activities do you think would be suitable for this site?
- What do you consider to be the most important issues in the management of this site?

Warringah Council received almost 200 written submissions on the feedback forms and in letters, plus a form letter from 221 residents of the Belrose Country Club retirement village. A broad range of community values, uses and issues were identified (refer to *Appendix IV: Summary of Responses to Community Consultation*).

The draft Plan of Management was placed on public exhibition for a minimum period of 28 days and a submission period of 42 days between Monday 28 February 2005 to Monday 11 April 2005. Eight (8) submissions were received during this period.

The Plan of Management was prepared taking into account the issues raised during this period, as well as the Independent Public Hearing Report, which was prepared by Council by an Independent Chairperson (refer to *Appendix V: Public Hearing Report for categorisation of Community Land*).

### 3.3 Community Issues

Community issues are important factors in determining management options. A broad range of issues continue to affect the integrity of these miscellaneous land parcels, particularly with respect to natural, cultural, social, aesthetic and recreational values.

A large proportion of the correspondence received by Council raised concerns over perceived development issues in relation to bushland and buffer strips and potential loss of amenity values for neighbouring residents. Other important issues included the following: -

- Protection of private property (e.g. flooding/ bushfire risk);
- Public accessibility and linkages;
- Rubbish dumping, weed management and general maintenance;
- Landscape embellishment (more trees/ shrubs);
- Noise attenuation/ buffers;
- Lighting;
- Outdoor/ park furniture;
- Vandalism, anti-social behaviour and security;

- Traffic congestion and parking;
- Public land encroachments and private use.

A number of written requests were made for the purchase or transfer of public land. In some instances, there was confusion over the subject land parcels, especially in relation to very narrow buffer strips adjoining larger open space (e.g. Belrose corridor). The letter from Council also prompted a relatively high level of concern over possible changes to the status quo. Many of the issues raised by respondents were followed up in discussions with Council staff.

Issues raised during the consultation process (although not ranked in any order) can be summarised into three key areas – environmental management, public access/ infrastructure and adjoining property issues, including encroachments onto public land.

The exclusive occupation or use of community land by any individual or group is prohibited under Section 47D of the *Local Government Act* 1993, unless it is in accordance with a lease, licence or other estate. Leases, licences and estates may be granted subject to requirements of the *Local Government Act* and must be authorised in a plan of management. It is important for the community to understand that occupation or use of public land is considered an encroachment when no authorisation has been granted. Encroachments will be investigated by Council to assess existing use rights before compliance procedures are instituted to remove unauthorised structures or prevent prohibited use.

A key issue, which was not raised in the community consultation process, refers to the management of fragmented and vestigial components of former native bushland occurring on these land parcels. There are many examples of remnant native trees and/ or fragmented understorey components which have been retained in mown grass. These native elements are part of Warringah's natural heritage and are a vital part of its landscape character. In many instances, these native remnants have either highly restricted or no opportunities for natural regeneration or recruitment under the current maintenance regime. Indiscriminate mowing, slashing and edging practices are a continuing threat to the long-term durability and resilience of these remnant components. Furthermore, unless these practices are appropriately modified it is likely that these significant native remnants will be lost over time. It is important therefore that current maintenance practices are reviewed and modified to provide sustainable outcomes for the future (refer to *5.1 Action Plan – items MG1-MG7*).

For further discussion of issues refer to selected comments in *Appendix IV*.



## 4. BASIS FOR MANAGEMENT

### 4.1 Objectives

This section of the plan of management addresses the following objectives: -

- To identify public infrastructure and the values attached to these land parcels by the community, why they are valued and the importance of each of these values;
- To determine the contribution and role of these land parcels within the context of Warringah's broader regional open space system;
- To establish a mechanism for reviewing values in relation to specific issues/ threats and develop opportunities for appropriate management; and
- To provide a vision for integrated management of these land parcels.

### 4.2 Community Values

The consultation process defined a strong sense of community interest in these public land parcels with the desire to ensure the protection and management of their values. Community values focus on the natural/ cultural or landscape setting, public access/ recreational values, environmental quality and biodiversity/ faunal corridors. The following list (although not ranked in any order) is a summary of these community values:

- Accessible open space
- Pathways/ pedestrian linkages
- Visual amenity/ scenic quality
- Bushland/ natural areas
- Wildlife corridor
- Opportunities for children to play
- Walking and relaxation
- Walking the dog
- Peace and quiet
- Privacy (to adjoining residents)
- Drainage infrastructure
- Buffer protection (eg. bushfire, road noise, pollution)
- Private use

### 4.3 Determining Key Values

As outlined in earlier sections, this plan of management takes a values-based approach to planning and management of these community land parcels. This approach allows the key values, role and purpose to be identified and assessed so that these community assets may be protected and enhanced. "Values" can be simply described as the things which make a place important. Community values and the issues affecting these values have been identified through the community consultation process (refer to 4.2 *Community Values* and section 3.3 *Community Issues*).

*Table 1: Values & Issues* assesses the key values for the same parcels of land identified in *Table A1: Land Description, Appendix II*. Table 1 is divided into four main sections as follows: -

**Property Description (column 1)**

*Map reference*

Each parcel of land has a unique map reference, eg A1. The letter represents the map whilst the number represents the individual parcel of land. Refer to *Figure 1: Location Map* for general location of the land parcel and *Appendix I: Locality Maps* for a detailed map.

*WLR No.*

This is a unique number used to identify this parcel of land in the Warringah Land Register.

*Location*

The street name and suburb are provided for each land parcel.

*Desc. Code*

The parcels investigated during the development of this plan of management have a wide variety of characteristics and associated values and issues. Parcels have been identified according to these characteristics in order to provide consistent decision-making and ongoing management for similar situations. Background discussion has been provided throughout Chapter 2 of this plan of management to provide a rationale for Council's management recommendations. The following description codes have been used to identify relevant parcels:

- **B** - Roadside buffers (refer to 2.2 *Community land and community land categories*)
- **D** - Drainage reserves (refer to 2.2 *Community land and community land categories*)
- **MR** - Miscellaneous reclassifications (refer to 2.1 *Classification of public land*)
- **OP** - Referrals to other plans (refer to 2.2 *Community land and community land categories*)
- **P** - Public access including pathways, steps and small reserves (refer to 2.2 *Community land and community land categories*)
- **R** - Road reserves for reclassification (refer to 2.1 *Classification of public land*)

**Key Values (column 2)**

A set of key values has been developed through further site investigation and analysis of the resource base. These key values are divided into eight generic categories as follows: -

- Drainage / Water Quality;
- Utilities / Service Access;
- Public Access / Linkages;
- Scenic / Visual Buffer;
- Streetscape Amenity;
- Open Space / Recreation;
- Natural Heritage / Biodiversity;
- Threatened Species.

A significance ranking has been assigned to each land parcel (as applicable), based on either a local (LOW), regional (Sydney metropolitan) (MEDIUM) or state basis (HIGH). Depending on the specific parcel of land, some or possibly most of the values may not be applicable whereas in other locations all of the values may be relevant.

For example, a number of land parcels retain remnant native vegetation/ ecological communities of regional and state significance. Some land parcels have significance in terms of broader view corridors and scenic protection, particularly along developed ridge-top land within bushland areas. Public access, recreational, social and cultural values tend to be of local significance for these land parcels.

***Key to Level of Significance of Key Values:***



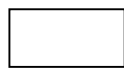
HIGH (STATE)



MEDIUM (REGIONAL)



LOW (LOCAL)



NOT APPLICABLE

Land parcels which are assigned a HIGH (STATE) or MEDIUM (REGIONAL) ranking in terms of natural heritage/ biodiversity and/ or containing threatened species are to be referred for further consideration under the Bushland Plans of Management.

***Issues (column 3)***

This is a summary of issues identified during community consultation and investigations. These issues affect and impact upon key values in various ways. This assessment process forms the basis for developing management strategies (refer to *5.0 Management Strategies: 5.1 Action Plan*).

***Action Ref. (column 4)***

The Action Reference Number refers to a specific item number for action in *5.0 Management Strategies: 5.1 Action Plan*. For example, land parcels which are to be referred for further consideration under the Bushland Plans of Management have the Action Reference Number – MB1.

Table 1. Values and Issues

TABLE 1: VALUES AND ISSUES													
Property Description			Key Values								Issues		Action Ref.
Map Ref:	WLR No.	Location	Disc. Code	Drainage/ water quality	Utilities/ service access	Public access/ linkages	Scenic/ visual buffer	Streetscape amenity	Open space/ recreation	Natural heritage/Biodiversity	Threatened species		
MAP A - NORTH BALGOWLAH													
A1	75/11	Mons Road North Balgowlah	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
A2	75/7	Winsome Ave Nth Balgowlah	OP									Maintenance / amenity value. Play area to be addressed, incl. safety fall. Refer to Neighbourhood Parks POM.	MB2
A3	75/6	Winsome Ave North Balgowlah	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
MAP B – MANLY VALE													
B4	76/16	Condamine Street Manly Vale	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
MAP C – HARBORD / QUEENSCLIFF													
C5	72/9	Lawrence Street Harbord	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
C6	72/8A	Martin Street Harbord	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
C7	72/5A	Harbord Road Harbord	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
C8	72/5B	Harbord Road Harbord	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
C9	72/10	Waine Street Harbord	MR									Encroachments on community land. Access to drainage infrastructure.	MA4, ME1, MF1

TABLE 1: VALUES AND ISSUES

Property Description			Key Values									Issues	Action Ref.
Map Ref:	WLR No.	Location	Disc. Code	Drainage/ water quality	Utilities/ service access	Public access/ linkages	Scenic/ visual buffer	Streetscape amenity	Open space/ recreation	Natural heritage/Biodiversity	Threatened species		
C10	73/37	Cavil Street Harbord	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
C11	73/33B	Queenscliff Road Queenscliff	P									Maintenance/ weed management. Rubbish dumping.	MH3-6
MAP D - CURL CURL / HARBORD													
D12	66/5	Curl Curl parade Curl Curl	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
D13	66/7	Carrington Parade Curl Curl	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
D14	66/13	Carrington Parade Curl Curl	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
D15	66/6	Carrington Parade Curl Curl	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
D16	73/45	Carrington Parade Harbord	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
D17	73/39	Eric Street Harbord	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
MAP E - NORTH MANLY													
E18	71/4C	Keirle Street North Manly	MR									Hiatus provides limited community benefit. Need to identify easement requirements to infrastructure where appropriate.	MA3
E19	71/4F	Austral Avenue North Manly	MR									Hiatus provides limited community benefit. Need to identify easement requirements to infrastructure where appropriate.	MA3
E20	71/4D	Austral Avenue	MR									Hiatus provides limited community benefit. Need to identify easement	MA3

TABLE 1: VALUES AND ISSUES

Property Description			Key Values									Issues	Action Ref.
Map Ref:	WLR No.	Location	Disc. Code	Drainage/ water quality	Utilities/ service access	Public access/ linkages	Scenic/ visual buffer	Streetscape amenity	Open space/ recreation	Natural heritage/Biodiversity	Threatened species		
		North Manly										requirements to infrastructure where appropriate.	
E21	71/4E	Austral Avenue North Manly	MR									Hiatus provides limited community benefit. Need to identify easement requirements to infrastructure where appropriate.	MA3
E22	71/4A	Oatway Parade North Manly	P									Maintenance/ weed management. Protection of remnant native spp.	MG1-7, MH3-6
E23	71/4B	Oatway Parade North Manly	MR									Hiatus provides limited community benefit. Need to identify easement requirements to infrastructure where appropriate.	MA3
MAP F – BROOKVALE / NORTH MANLY / CURL CURL													
F24	68I/3	Short Street Brookvale	P									Maintenance / amenity value. Lack of recreational facilities / possible need for seating.	MH1, MH3-6
F25	68I/9	William Street North Manly	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
F26	68I/2A	Wattle Road North Manly	P									Maintenance / lighting. Rubbish dumping.	MH3-6
F27	68I/2B	Amourin Street North Manly	P									Maintenance / lighting. Rubbish dumping.	MH3-6
F28	68I/6	William Street & Amourin Street North Manly	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
F29	67E/2	Manuela Place Curl Curl	P									Important public access to reserve. Traffic congestion / parking during sporting events. Vandalism. Rubbish dumping.	MH2, MH3-6
F30	67E/11	Bennett Street Curl Curl	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
MAP G – BROOKVALE / ALLAMBIE HEIGHTS													

TABLE 1: VALUES AND ISSUES

TABLE 1: VALUES AND ISSUES													
Property Description			Key Values									Issues	Action Ref.
Map Ref:	WLR No.	Location	Disc. Code	Drainage/ water quality	Utilities/ service access	Public access/ linkages	Scenic/ visual buffer	Streetscape amenity	Open space/ recreation	Natural heritage/Biodiversity	Threatened species		
G31	69I/2	Old Pittwater Road Brookvale	D									Remnant riparian vegetation/ natural creek-line. Maintenance of drainage reserve.	MF1, MG1-5
G32	60/4	Allambie Road Allambie Heights	OP									Maintenance / amenity value. Need for recreational facilities. Refer to Neighbourhood Parks POM.	MB2
MAP H - BROOKVALE													
H33	68E/6	Old Pittwater Road Brookvale	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
H34	68E/8	Chard Road Brookvale	MR									Encroachments on community land. Access to drainage infrastructure.	MA4, ME1, MF1
H35	68E/5	Chard Road Brookvale	D									Maintenance of drainage reserve.	MF1
H36	63H/3	West Street Brookvale	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
H37	63H/4	West Street Brookvale	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
H38	64H/16	Abbott Road North Curl Curl	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
MAP I - NORTH CURL CURL													
I39	64H/8	Calder Street North Curl Curl	D									Maintenance of drainage reserve. Weed management. Rubbish dumping. Informal pathway / potential link to Abbott Road.	MF1, MH3-6
I40	65E/2	Jamieson Ave North Curl Curl	MR									Encroachment on community land. Land provides little community benefit. Access to and maintenance of drainage infrastructure.	MA4, MF1
I41	65E/3	Abbott Road North Curl Curl	MR									Encroachment on community land. Small strip of land provides little community benefit. Access to and maintenance of drainage	MA4, MF1

TABLE 1: VALUES AND ISSUES

Property Description			Key Values									Issues	Action Ref.
Map Ref:	WLR No.	Location	Disc. Code	Drainage/ water quality	Utilities/ service access	Public access/ linkages	Scenic/ visual buffer	Streetscape amenity	Open space/ recreation	Natural heritage/Biodiversity	Threatened species		
												infrastructure.	
MAP J - DEE WHY													
J42	55/11	The Strand Dee Why	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
J43	55/9A	The Strand Dee Why	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
J44	55/9B	The Strand Dee Why	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
J45	55/8	Pacific Parade Dee Why	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
J46	55/12	Griffin Road Dee Why	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
J47	55/17	Cassia Street Dee Why	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
J48	55/18	Cassia Street Dee Why	P									Maintenance / public access.	MH3-6
J49	55/13B	Bushey Place Dee Why	MR									Land facilitates access to private property. Use is inconsistent with purpose and objectives for community land.	MA3
J50	65E/7	Bushey Place Dee Why	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
J51	65E/6	Carew street Dee Why	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
J52	65H/14	Headland Road (Tasman St)	R									Use as road is inconsistent with purpose and objectives for community land.	MA1



TABLE 1: VALUES AND ISSUES

Property Description			Key Values									Issues	Action Ref.
Map Ref:	WLR No.	Location	Disc. Code	Drainage/ water quality	Utilities/ service access	Public access/ linkages	Scenic/ visual buffer	Streetscape amenity	Open space/ recreation	Natural heritage/Biodiversity	Threatened species		
		North Curl Curl											
J53	65H/6	Tasman Street Dee Why	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
MAP K – BROOKVALE / DEE WHY													
K54	63H/1A	May Road Narraweena	R									Use as road is inconsistent with purpose and objectives for community land. Part parcel provides amenity value – potential to separate parcel into road reserve / community land.	MA1, MG5-6, MH3-6
K55	63H/5	Pittwater Road Brookvale	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
K56	64E/2	Headland Road North Curl Curl	P									Remnant bushland along scarp. Rubbish dumping.	MG1-6, MH1
K57	64E/3	Harbord Road North Curl Curl	P									Maintenance/ weed management. Rubbish dumping. Need to enhance visual/ landscape amenity value.	MH3-6
MAP L - DEE WHY													
L58	53/14	Lewis Street Dee Why	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
L59	53/15	Lewis Street Dee Why	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
MAP M - DEE WHY													
M60	54/38	Dee Why Parade Dee Why	D									Maintenance/ weed management & fencing to boundaries	MF1-5
M61	54/35B	Richmond Avenue Dee Why	D									Maintenance/ weed management & fencing to boundaries	MF1-5

TABLE 1: VALUES AND ISSUES

Property Description			Key Values									Issues	Action Ref.
Map Ref:	WLR No.	Location	Disc. Code	Drainage/ water quality	Utilities/ service access	Public access/ linkages	Scenic/ visual buffer	Streetscape amenity	Open space/ recreation	Natural heritage/Biodiversity	Threatened species		
M61A	54/35A	Richmond Avenue Dee Why	D									Maintenance/ weed management & fencing to boundaries.	MF1-5
M61B	No data	Richmond Avenue Dee Why	D									Maintenance/ weed management & fencing to boundaries. Land tenure to be resolved.	MA6, MF1-5
MAP N - DEE WHY / NARRAWEENA													
N62	53/13	Palya Place Narraweena	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
N63	53/16	Bix Road Dee Why	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
MAP O - DEE WHY													
O64	48H/4	Parkes Road Dee Why	OP									Maintenance and need to upgrade amenity value incl. landscaping & seating. Referral to Neighbourhood Parks POM	MB2
O65	48H/9	South Creek Road Dee Why	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
O66	48H/8	Campbell Avenue Dee Why	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
MAP P - NARRAWEENA													
P67	53/7	Rowena Road Narraweena	OP									Remnant Sydney Sandstone Gully Forest/ natural creek-line. Referral to Bushland POMs	MB1, MF1-5
P68	53/6A	Shirley Close Narraweena	P									Maintenance/ weed management. Rubbish dumping. Need to investigate options for lighting.	MH3-6
P69	53/6B	Shirley Close Narraweena	P									Maintenance/ weed management. Rubbish dumping. Need to investigate options for lighting.	MH3-6

TABLE 1: VALUES AND ISSUES

Property Description			Key Values									Issues	Action Ref.
Map Ref:	WLR No.	Location	Disc. Code	Drainage/ water quality	Utilities/ service access	Public access/ linkages	Scenic/ visual buffer	Streetscape amenity	Open space/ recreation	Natural heritage/Biodiversity	Threatened species		
MAP Q - NARRAWEENA													
Q70	56/4	Daines Parade Beacon Hill	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
Q71	52/10B	Loch Etive Place Narraweena	OP									Maintenance/ lighting. Need to repair pathway/ steps and upgrade connection to Monaro Pl. Referral to Neighbourhood Parks POM.	MB2, MH3-6
MAP R – CROMER / DEE WHY													
R72	51/25	Little Willandra Road Cromer	D									Protection of native recolonising spp. Stability of embankment to drainage channel. Mown area should be reduced and planted with local indigenous species.	MF1-5
R73	51/6A	Milpera Place Cromer	OP									Maintenance/ amenity value. Need to upgrade landscaping & seating. Referral to Neighbourhood Parks POM	MB2
R74	51/6B	Lillihina Avenue Cromer	OP									Maintenance/ amenity value. Need to upgrade landscaping & seating. Referral to Neighbourhood Parks POM	MB2
MAP S - CROMER													
S75	4162/8	Caroola Road Cromer	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
MAP T - COLLAROY													
T76	46/13A	The Avenue Collaroy	P									Maintenance/ weed management. Need to investigate options for lighting.	MH3-6
T77	46/13B	Fielding Street Collaroy	P									Maintenance/ weed management. Need to investigate options for lighting.	MH3-6
T78	46/14	Collaroy Street Collaroy	P									Maintenance/ weed management. Need to investigate options for lighting. Rubbish dumping.	MH3-6

TABLE 1: VALUES AND ISSUES

Property Description			Key Values									Issues	Action Ref.
Map Ref:	WLR No.	Location	Disc. Code	Drainage/ water quality	Utilities/ service access	Public access/ linkages	Scenic/ visual buffer	Streetscape amenity	Open space/ recreation	Natural heritage/Biodiversity	Threatened species		
MAP U - NARRABEEN													
U79	4055/2	Lindley Avenue Narrabeen	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
U80	4055/1	Lindley Avenue Narrabeen	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
U81	42/34B	Lindley Avenue Narrabeen	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
U82	42/32B	Lindley Avenue Narrabeen	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
MAP V - NARRABEEN													
V83	4238/17	Pittwater Road Narrabeen	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
MAP W - FORESTVILLE													
W84	96/6	Valley Road Forestville	D									Bush regeneration/ restoration management to creek-line & lower portion of reserve. Need to upgrade fencing.	MF1-5, MH1& 3-5
MAP X - FRENCHS FOREST													
X85	91/17	John Oxley Drive Frenchs Forest	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
X86	91/6	Yanco Close Frenchs Forest	P									Maintenance of bushfire emergency access. Maintenance/ weed management. Encroachments from adj. residents	ME1, MG7
X87	89/14A	Redgum Place Frenchs Forest	P									Maintenance/ weed management. Options for installing lighting to pathway & steps.	MH3-6

TABLE 1: VALUES AND ISSUES

Property Description			Key Values									Issues	Action Ref.
Map Ref:	WLR No.	Location	Disc. Code	Drainage/ water quality	Utilities/ service access	Public access/ linkages	Scenic/ visual buffer	Streetscape amenity	Open space/ recreation	Natural heritage/Biodiversity	Threatened species		
MAP Y - FRENCHS FOREST													
Y88	85/9	Warringah Road Frenchs Forest	B									Remnant Duffy's Forest community. Reduce extent of mown areas. Maintenance of drainage reserve.	MF1, MG1-6, MH3-6
Y89	85/7	Warringah Road Frenchs Forest	B									Remnant Duffy's Forest community. Reduce extent of mown areas.	MG1-6, MH3-6
Y90	59/3	Warringah Road Frenchs Forest	B									Remnant Duffy's Forest community. Reduce extent of mown areas. Maintenance of drainage reserve.	MF1, MG1-6, MH3-6
Y91	59/4	Warringah Road Frenchs Forest	B									Remnant Duffy's Forest community. Reduce extent of mown areas.	MG1-6, MH3-6
Y92	85/6A	Warringah Road Frenchs Forest	B									Maintenance of amenity value/ weed management. Multiple tracking.	MG5-6, MH3-5
Y93	85/5B	Warringah Road Frenchs Forest	B									Maintenance of amenity value/ weed management. Multiple tracking.	MG5-6, MH3-5
Y94	85/5A	Warringah Road Frenchs Forest	B									Maintenance of amenity value/ weed management. Multiple tracking.	MG5-6, MH3-5
Y95	85/6B	Warringah Road Frenchs Forest	B									Maintenance of amenity value/ weed management. Multiple tracking.	MG5-6, MH3-5
Y96	59/20	Warringah Road Frenchs Forest	OP									Duffy's Forest ecological community. Rubbish dumping. Referral to Bushland POMs.	MB1
Y97	58/24	Wakehurst Pwy Frenchs Forest	B									Weed management. Need for restoration planting with local indigenous species.	MG1-7
MAP Z - FRENCHS FOREST													
Z98	59/2B	Wakehurst Pwy Frenchs Forest	OP									Sydney Sandstone Gully Forest/ natural creek-line. Referral to Bushland POMs.	MB1

TABLE 1: VALUES AND ISSUES

Property Description			Key Values									Issues	Action Ref.
Map Ref:	WLR No.	Location	Disc. Code	Drainage/ water quality	Utilities/ service access	Public access/ linkages	Scenic/ visual buffer	Streetscape amenity	Open space/ recreation	Natural heritage/Biodiversity	Threatened species		
Z99	59/12	Warringah Road Frenchs Forest	B									Protection of remnant native vegetation. Need to reduce mown area/ implement management regime to enhance natural recruitment	MG1-6
Z100	59B/1B	Warringah Road Frenchs Forest	B									Protection of remnant native vegetation. Need to reduce mown area/ implement management regime to enhance natural recruitment	MG1-6
Z101	59B/6	Warringah Road Frenchs Forest	B									Maintenance of amenity value. Encroachment.	ME1, MG5-6
Z102	59B/2B	Warringah Road Frenchs Forest	B									Remnant Duffy's Forest community.	MG1-6
Z103	59B/2A	Warringah Road Frenchs Forest	B									Remnant Duffy's Forest community.	MG1-6
MAP ZA - FRENCHS FOREST / BEACON HILL													
ZA104	61E/1B	Warringah Road Frenchs Forest	B									Protection of remnant native vegetation. Need to reduce mown area/ implement management regime to enhance natural recruitment. Encroachment.	ME1, MG1-6
ZA105	61E/1A	Warringah Road Frenchs Forest	B									Protection of remnant native vegetation. Need to reduce mown area/ implement management regime to enhance natural recruitment. Encroachment.	ME1, MG1-6
ZA106	61E/1C	Warringah Road Frenchs Forest	B									Protection of remnant native vegetation. Need to reduce mown area/ implement management regime to enhance natural recruitment	MG1-6
ZA107	61E/2	Warringah Road Beacon Hill	B									Maintenance of amenity value. Enhancement of visual buffer.	MG1-6, MH3-5
ZA108	61E/4	Warringah Road Beacon Hill	B									Maintenance of amenity value.	MG5-6, MH3-5
ZA109	61E/5	Warringah Road	B									Maintenance of amenity value.	MG5-6, MH3-

TABLE 1: VALUES AND ISSUES

Property Description			Key Values									Issues	Action Ref.
Map Ref:	WLR No.	Location	Disc. Code	Drainage/ water quality	Utilities/ service access	Public access/ linkages	Scenic/ visual buffer	Streetscape amenity	Open space/ recreation	Natural heritage/Biodiversity	Threatened species		
		Beacon Hill											5
ZA110	57/13	Dareen Street Beacon Hill	B									Maintenance/weed management. Enhancement of visual/ landscape character & use of open space.	MG5-6, MH1, MH3-6
MAP ZB - FRENCHS FOREST													
ZB111	57/18	Hurdis Avenue Frenchs Forest	MR									Maintenance/ weed management. Rubbish dumping. Parcel provides limited community benefit.	MA3
MAP ZC - OXFORD FALLS / FRENCHS FOREST													
ZC112	49/19	Spicer Road Sth Oxford Falls	D									Maintenance of riparian buffer zone. Weed management/ restoration. Encroachments.	ME1, MF1-5 MG1-6
ZC113	49/18	Wakehurst Pkwy Oxford Falls	B									Encroachments.	ME1, MG5-6
ZC114	49/12	Wakehurst Pkwy Oxford Falls	B									Maintenance of drainage infrastructure. Encroachments.	ME1, MF1-5 MG5-6
ZC115	57/15	Barnes Road Frenchs Forest	D									Protection and maintenance of water quality control infrastructure. Weed management (incl. noxious spp.)/ bush regeneration	MF1-6 MG1-6
ZC116	57/16	Barnes Road Frenchs Forest	D									Protection and maintenance of water quality control infrastructure. Weed management (incl. noxious spp.)/ bush regeneration	MF1-6 MG1-6
MAP ZD - OXFORD FALLS / FRENCHS FOREST													
ZD117	58/19	Carnarvon Rd Frenchs Forest	D									Maintenance & localised drainage/ flood issues. Need to establish local native plant species/ promote natural regeneration	MF1-5, MF7 MG5-6
MAP ZE - BELROSE													
ZE118	6554/2B	Karalta Crescent Belrose	MR									No longer serves original purpose as buffer strip to road corridor. Maintenance/ weed management to mown grass strip.	MA2

TABLE 1: VALUES AND ISSUES

Property Description			Key Values									Issues	Action Ref.
Map Ref:	WLR No.	Location	Disc. Code	Drainage/ water quality	Utilities/ service access	Public access/ linkages	Scenic/ visual buffer	Streetscape amenity	Open space/ recreation	Natural heritage/Biodiversity	Threatened species		
ZE119	6554/2A	Karalta Crescent Belrose	MR									No longer serves original purpose as buffer strip to road corridor. Maintenance/ weed management to mown grass strip.	MA2
ZE120	6554/2	Wanniti Road Belrose	MR									No longer serves original purpose as buffer strip to road corridor. Maintenance/ weed management to mown grass strip.	MA2
ZE121	6557/2B	Camira Close Belrose	MR									No longer serves original purpose as buffer strip to road corridor. Maintenance/ weed management to mown grass strip.	MA2
ZE122	6557/2A	Maple Place Belrose	MR									No longer serves original purpose as buffer strip to road corridor. Maintenance/ weed management to mown grass strip.	MA2
ZE123	6557/1	Birru Place Belrose	MR									No longer serves original purpose as buffer strip to road corridor. Maintenance/ weed management to mown grass strip.	MA2
MAP ZF - BELROSE													
ZF124	6558/10	Pringle Avenue Belrose	MR									No longer serves original purpose as buffer strip to road corridor. Maintenance/ weed management to mown grass strip.	MA2
ZF125	6558/8	Kapunda Place Belrose	MR									No longer serves original purpose as buffer strip to road corridor. Maintenance/ weed management to mown grass strip.	MA2
ZF126	6558/7	Kapunda Place Belrose	MR									No longer serves original purpose as buffer strip to road corridor. Maintenance/ weed management to mown grass strip.	MA2
ZF127	6559/3A	Everton Road Belrose	MR									No longer serves original purpose as buffer strip to road corridor. Maintenance/ weed management to mown grass strip.	MA2
ZF128	6559/3B	Forest Glen Cr Belrose	MR									No longer serves original purpose as buffer strip to road corridor. Maintenance/ weed management to mown grass strip.	MA2
ZF129	6559/3C	Forest Glen Cr Belrose	MR									No longer serves original purpose as buffer strip to road corridor. Maintenance/ weed management to mown grass strip.	MA2



TABLE 1: VALUES AND ISSUES

Property Description			Key Values									Issues	Action Ref.
Map Ref:	WLR No.	Location	Disc. Code	Drainage/ water quality	Utilities/ service access	Public access/ linkages	Scenic/ visual buffer	Streetscape amenity	Open space/ recreation	Natural heritage/Biodiversity	Threatened species		
ZF130	6559/3D	Forest Glen Cr Belrose	MR									No longer serves original purpose as buffer strip to road corridor. Maintenance/ weed management to mown grass strip.	MA2
ZF131	6226/8	Marnoo Place Belrose	MR									Encroachments/maintenance. Tenure of adjoining land to determine classification.	MA5, ME1
ZF132	6226/5	Karina Crescent Belrose	MR									Encroachments/maintenance. Tenure of adjoining land to determine classification.	MA5, ME1
ZF133	6559/2	Kapyong Street Belrose	P									Maintenance of pathway/ steps and lighting	MH3-6
MAP ZG - BELROSE													
ZG134	6630/1A	Forest Way Belrose	B									Maintenance/amenity value. Multiple tracking	MG5-6, MH3
ZG135	6630/1B	Forest Way Belrose	B									Maintenance/amenity value. Multiple tracking	MG5-6, MH3
ZG136	6630/1C	Forest Way Belrose	B									Maintenance. Encroachments. Multiple tracking. Weed management/ protection of remnant native trees	ME1, MG1-6
ZG137	6558/3	Forest Way Belrose	B									Multiple tracking. Protection of remnant native trees/ enhancement of natural recruitment	MG1-6
ZG138	6558/17	Forest Way Belrose	B									Maintenance of existing landscaping	MD5, MG5-6
ZG139	6558/2	Forest Way Belrose	B									Maintenance/enhancement of amenity value	MG5-6
ZG140	6558/12	Forest Way Belrose	B									Maintenance/ enhancement of amenity value	MG5-6

TABLE 1: VALUES AND ISSUES

Property Description			Key Values									Issues	Action Ref.
Map Ref:	WLR No.	Location	Disc. Code	Drainage/ water quality	Utilities/ service access	Public access/ linkages	Scenic/ visual buffer	Streetscape amenity	Open space/ recreation	Natural heritage/Biodiversity	Threatened species		
ZG141	6558/1	Forest Way Belrose	B									Maintenance/ enhancement of amenity value	MG5-6
ZG142	6558/13	Forest Way Belrose	B									Maintenance/ enhancement of amenity value. Restoration of drainage swale	MG5-6
ZG143	6558/16	Forest Way Belrose	B									Small land parcel. Maintenance/ enhancement of amenity value	MG5-6
ZG144	6558/14	Andove Street Belrose	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
ZG145	6558/15	Andove Street Belrose	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
MAP ZH - BELROSE													
ZH146	6631/3J	Forest Way Belrose	B									Maintenance/ enhancement of amenity value	MG5-6
ZH147	6631/5	Forest Way Belrose	B									Maintenance. Pedestrian access/ linkages	MH3, MG5-6
ZH148	6631/3I	Forest Way Belrose	B									Maintenance. Pedestrian access/ linkages	MH3, MG5-6
ZH149	6631/3H	Forest Way Belrose	B									Maintenance/ enhancement of amenity value	MG5-6
ZH150	6631/3G	Forest Way Belrose	B									Protection of remnant native trees & enhancement of natural recruitment/ restoration of open drainage swale. Weed management	MG1-6
ZH151	6631/3F	Forest Way Belrose	B									Maintenance of amenity value. Multiple tracking	MG5-6

TABLE 1: VALUES AND ISSUES

Property Description			Key Values									Issues	Action Ref.
Map Ref:	WLR No.	Location	Disc. Code	Drainage/ water quality	Utilities/ service access	Public access/ linkages	Scenic/ visual buffer	Streetscape amenity	Open space/ recreation	Natural heritage/Biodiversity	Threatened species		
ZH152	6631/3E	Forest Way Belrose	B									Maintenance of amenity value. Multiple tracking. Weed management. Encroachments	ME1, MG5-6
ZH153	6631/3D	Forest Way Belrose	B									Maintenance of amenity value. Multiple tracking	MG5-6
ZH154	6631/3C	Forest Way Belrose	B									Maintenance of amenity value. Multiple tracking	MG5-6
ZH155	6631/3B	Forest Way Belrose	B									Maintenance of amenity value. Multiple tracking. Weed management	MG5-6
ZH156	6631/3A	Forest Way Belrose	B									Maintenance of amenity value. Multiple tracking. Protection of remnant native trees & enhancement for natural recruitment	MG1-6
ZH157	6631/4	Forest Way Belrose	B									Maintenance of amenity value. Multiple tracking.	MG5-6
ZH158	98/1A	Forest Way Belrose	B									Maintenance/ weed management	MG5-6
ZH159	99/5	Forest Way Belrose	OP									Duffy's Forest community/G.caleyi habitat. Rubbish dumping. Referral to Bushland POMs.	MB1
ZH160	99/2B	Forest Way Belrose	B									Protection of remnant native trees. Weed management/ enhancement of natural recruitment	MD4, ME1, MG1-6
ZH161	99/2A	Forest Way Belrose	B									Protection of remnant native trees. Weed management/ enhancement of natural recruitment. Protection of small remnant bushland.	MD4, MG1-6
MAP ZI - BELROSE													
ZI162	101/5	Forest Way Belrose	B									Encroachment. Protection of remnant native trees.	ME1, MG1-6
ZI163	101/4	Forest Way	B									Encroachments. Maintenance.	ME1, MG5-6

TABLE 1: VALUES AND ISSUES

Property Description			Key Values									Issues	Action Ref.
Map Ref:	WLR No.	Location	Disc. Code	Drainage/ water quality	Utilities/ service access	Public access/ linkages	Scenic/ visual buffer	Streetscape amenity	Open space/ recreation	Natural heritage/Biodiversity	Threatened species		
		Belrose											
ZI164	99/4	Forest Way Belrose	B									Encroachments. Maintenance.	ME1, MG5-6
ZI165	99/3	Forest Way Belrose	B									Encroachments. Maintenance. Need to investigate deed/granting of rights for existing landscaping.	ME1, MD1, MG5-6
MAP ZJ - TERREY HILLS													
ZJ166	120A/14	Mona Vale Road Terrey Hills	B									Maintenance/ weed management. Encroachments.	ME1, MG5-6
ZJ167	120A/20 A	Mona Vale Road Terrey Hills	B									Maintenance. Protection of remnant trees/ enhancement of natural recruitment. Encroachments.	ME1, MG1-6
ZJ168	120A/20 B	Mona Vale Road Terrey Hills	B									Maintenance. Protection of remnant trees/ enhancement of natural recruitment.	MG1-6
ZJ169	120A/11	Mona Vale Road Terrey Hills	B									Maintenance/weed management. Protection of remnant native trees. Encroachments.	ME1, MG1-6
ZJ170	120A/21	Mona Vale Road Terrey Hills	B									Maintenance/weed management. Protection of remnant native trees. Encroachments.	ME1, MG1-6
MAP ZK - TERREY HILLS													
ZK171	120A/23 A	Myoora Road Terrey Hills	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
ZK172	120A/23 B	Myoora Road Terrey Hills	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
MAP ZL - TERREY HILLS													

TABLE 1: VALUES AND ISSUES

Property Description			Key Values									Issues	Action Ref.
Map Ref:	WLR No.	Location	Disc. Code	Drainage/ water quality	Utilities/ service access	Public access/ linkages	Scenic/ visual buffer	Streetscape amenity	Open space/ recreation	Natural heritage/Biodiversity	Threatened species		
ZL173	6864/3	Booralie Road Terrey Hills	P									Maintenance/ enhancement of buffer & public access. Protection of remnant native spp. Encroachments.	ME1 MG1-6, MH3-6
ZL174	6864/2	Myoora Road Terrey Hills	P									Maintenance/ enhancement of buffer & public access. Protection of remnant native spp. Encroachments.	ME1 MG1-6, MH3-6
ZL175	6863/1A	Booralie Road Terrey Hills	P									Proposed alterations and additions (incl. tanker bay and ramp) to existing building & adjoining parking bays.	MC5, MD3
ZL176	6863/3	Booralie Road Terrey Hills	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
ZL177	6861/2A	Cooyong Road Terrey Hills	OP									Duffy's Forest community. Referral to Bushland POMs.	MB1
ZL178	6861/2B	Cooyong Road Terrey Hills	OP									Duffy's Forest community. Referral to Bushland POMs.	MB1
MAP ZM - COTTAGE POINT													
ZM179	82/2	Cowan Drive Cottage Point	R									Use as road is inconsistent with purpose and objectives for community land.	MA1
MAP ZN - CROMER													
ZN180	5132/4	Wolbah Place Cromer	D									Protection and maintenance of water quality control infrastructure. Weed management.	MF1-6 MG1-6

## 5. MANAGEMENT STRATEGIES

### 5.1 Action Plan

The following Action Plan (refer to Table 2) is based on the review and assessment conducted for each of the land parcels as identified in *Table 1: Values & Issues*. The Action Plan is divided into eight separate sections based on key or desired outcomes and core objectives. Each section includes the following: -

- Performance targets;
- Item;
- Means of achievement;
- Means of assessment;
- Unit Responsibility; and
- Priority.

#### Desired Outcomes (column 1)

The eight sections are divided into the following headings in accordance with the desired outcomes and core objectives as shown:

##### **I Reclassification of Land / Title Transfer**

To provide consistency in land management objectives and to address issues of reclassification of Community Land to Operational Land.

##### **II Natural Area / Park**

To provide consistency in land management objectives and to address issues of categorisation of Community Land – referral for consideration under Bushland or Parks Plans of Management.

##### **III Development guidelines**

To establish guidelines for assessing development proposals and impacts in compliance with requirements for Community Land categorised as general community use and Crown lands.

##### **IV Leases, licences and other estates**

To establish guidelines for authorising leases, licences and other estate in compliance with requirements for Community Land categorised as general community use and Crown lands.

##### **V Encroachments**

To develop an appropriate strategic response to encroachments on Community and Crown land.

##### **VI Drainage infrastructure, water quality and stream health**

To enhance drainage functions, water quality and stream flows and to improve the public's use and enjoyment of drainage reserves and riparian corridors, where possible.

##### **VII Environment/ biodiversity**

To protect, manage and enhance the quality, extent and connectivity of remnant habitat values.

##### **VIII Public access, linkages and passive recreation**

To maintain and enhance opportunities for public access, linkages and passive recreation.

#### Performance targets (column 2)

The desired outcomes and core objectives (refer to *2.4 Guidelines for Categorising Community Land and Core Objectives*) have guided the development of performance targets in the Action Plan.

**Item / Management Actions (columns 3 and 4)**

The performance targets provide the framework for developing specific means of achievement. Each action is assigned an item number based on the relevant section (e.g. Section 1: Reclassification of Community Land / Title Transfer – MA1 to MA6, followed by Section 2: Community Land – Natural Area / Park – MB1-MB2, etc.).

**Means of Assessment (column 5)**

The Action Plan establishes a system of checks and balances to assess actions in relation to performance of the action.

**Unit Responsibilities (column 6)**

The Action Plan assigns responsibilities for managing actions, priorities and performance measures by the relevant Policy and Services Unit of Warringah Council. These units are shown as an abbreviation as follows:

- PP = Planning Policy
- APM = Asset and Property Management
- PAS = Planning and Assessment Services
- CS = Compliance Services
- PS = Project Services
- SP = Strategy and Policy
- EMS = Environmental Management Services

**Priority (column 7)**

Priorities for each management action are assigned according to relative importance – very high, high, medium and low. It is envisaged that actions will be addressed on a priority basis, by the Policy or Services Unit responsible, and in accordance with the means of assessment as follows:

- VERY HIGH = 1 year
- HIGH = 1-2 years
- MEDIUM = 3-4 years
- LOW = up to 5 years

It should be recognised however that the commencement and completion of the management actions is dependent on available Council resources and funding.

Table 2. Management Strategies – Action Plan

	Performance Target (Management objectives)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Unit resp.	Priority
Reclassification of Land / Title Transfer	<p><b>Desired Outcome:</b> To provide consistency in land management objectives and to address issues of reclassification of community land to operational land. If reclassification does not proceed, those parcels recommended for reclassification will remain categorised 'general community use' and will be managed consistent with this plan of management.</p> <p><b>Core Objectives:</b> Management of community land categorised as general community use</p>					
	To promote consistency in land management objectives and ensure compliance with relevant legislation for all land parcels.	MA1	<p><b>Road reserves for reclassification</b></p> <p>Investigate reclassification and dedication as 'Road Reserve' in accordance with the Roads Act 1993, if appropriate, of community land parcels that have the primary function of road reserve rather than community land. Refer to parcels identified with a Description Code: R in <i>Table 1: Values &amp; Issues</i>.</p>	Community land parcels with primary operational/ road uses reclassified where appropriate and dedicated as Road Reserve in accordance with the <i>Roads Act 1993</i> .	PP	Very high
	<p>To promote opportunities for selected community land parcels to be either included within the broader open space corridor or disposed of equitably, subject to further investigations and consultation.</p> <p>To reclassify selected community land parcels categorised as general community use to operational land.</p>	MA2	<p><b>Belrose corridor: narrow strips of community land for reclassification as operational land</b></p> <p>Subject to recommendations from the Belrose Corridor Master Plan, investigate and reclassify if appropriate the existing narrow strips of community land along the Belrose Corridor to operational land. These parcels of land, reserved originally as buffer strips to a proposed (now abandoned) road corridor, are no longer required for this original community purpose. Future options may include incorporation into Belrose open space corridor or equitable disposal to adjoining owners, subject to further review and appropriate consultation at a later date. Encroachments to be addressed in accordance with ME1 where land remains as community land.</p> <p>Community land parcels for investigation and reclassification to operational land if appropriate include the following [for size/ area and location of each land parcel refer to <i>Appendix I: Locality Maps and Appendix II: Table A1</i>]:</p> <ul style="list-style-type: none"> <li>– ZE118 [6554/2B] Karalta Crescent, Belrose</li> <li>– ZE119 [6554/2A] Karalta Crescent, Belrose</li> <li>– ZE120 [6554/2] Wanniti Road, Belrose</li> <li>– ZE121 [6557/2B] Camira Close, Belrose</li> <li>– ZE122 [6557/2A] Maple Place, Belrose</li> <li>– ZE123 [6557/1] Birru Place, Belrose</li> <li>– ZF124 [6558/10] Pringle Avenue, Belrose</li> <li>– ZF125 [6558/8] Kapunda Place, Belrose</li> <li>– ZF126 [6558/7] Kapunda Place, Belrose</li> <li>– ZF127 [6559/3A] Everton Road, Belrose</li> <li>– ZF128 [6559/3B] Forest Glen Crescent, Belrose</li> <li>– ZF129 [6559/3C] Forest Glen Crescent, Belrose</li> <li>– ZF130 [6559/3D] Forest Glen Crescent, Belrose</li> </ul>	<p>Community land parcels reclassified as operational land or incorporated into Belrose open Space corridor.</p> <p>Future investigations conducted with community consultation and recommendations implemented.</p> <p>Subject land parcels, as recommended for operational land, excluded from this Plan of Management.</p>	<p>PP</p> <p>PP</p> <p>SP</p>	<p>High</p> <p>Medium</p> <p>Medium</p>



	Performance Target (Management objectives)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Unit resp.	Priority
Reclassification of Land / Title Transfer	<p>To promote consistency in land management objectives and ensure compliance with relevant legislation for all land parcels.</p> <p>To review land parcels which have a primary operational function, or restricted community role, or where development and/ or accretions, leases, licences or other estate have significantly altered the original community role or purpose.</p> <p>To reclassify selected community land parcels categorised as general community use to operational land.</p>	MA3	<p><b>Miscellaneous parcels for reclassification as operational land</b> Investigate and reclassify if appropriate the following land parcels to operational land. Investigate potential sale of land if reclassification is successful, subject to easement to infrastructure where appropriate. See Table 1 for further information.</p> <ul style="list-style-type: none"> <li>– E18 [71/4C] Keirle Street, North Manly</li> <li>– E19 [71/4F] Austral Avenue, North Manly</li> <li>– E20 [71/4D] Austral Avenue, North Manly</li> <li>– E21 [71/4E] Austral Avenue, North Manly</li> <li>– E23 [71/4B] Oatway Parade, North Manly</li> <li>– J49 [55/13B] Bushey Place, Dee Why</li> <li>– ZB111 [57/18] Hurdis Avenue, Frenchs Forest</li> </ul>	Subject land parcels reclassified as operational land and excluded from this Plan of Management.	PP	Medium
	<p>To promote consistency in land management objectives and ensure compliance with relevant legislation for all land parcels.</p> <p>To reclassify selected community land parcels categorised as general community use to operational land.</p>	MA4	<p><b>Miscellaneous drainage reserves for reclassification as operational land</b> Investigate and reclassify if appropriate the following drainage reserves to operational land, providing appropriate access is maintained to all drainage infrastructure. Investigate potential sale of land if reclassification is successful, subject to easement to infrastructure where appropriate. Refer to ME1 and MF1 where reclassification is unsuccessful.</p> <ul style="list-style-type: none"> <li>– C9 [72/10] Waine Street, Harbord</li> <li>– H34 [68E/8] 50 Chard Road, Brookvale</li> <li>– I40 [65E/2] Jamieson Avenue, North Curl Curl</li> <li>– I41 [65E/3] Abbott Road, North Curl Curl</li> </ul> <p>[Refer to Table 1 and Appendix II: Table A1 for further details on land parcels and].</p>	<p>Subject land parcels reclassified as operational land and excluded from this Plan of Management.</p> <p>Access to drainage infrastructure maintained.</p>	<p>PP</p> <p>PS</p>	<p>Medium</p> <p>Ongoing</p>
	<p>To promote consistency in land management objectives and ensure compliance with relevant legislation for all land parcels.</p> <p>To reclassify selected community land parcels categorised as general community use to operational land.</p>	MA5	<p><b>Miscellaneous reserves requiring further investigation</b> Investigate reservation of adjoining land (Lot 9 DP 737253) and approach RTA if appropriate to designate land as public open space. Retain following parcels as community land so long as adjoining land remains public open space. Also see ME1.</p> <ul style="list-style-type: none"> <li>– ZF131 [6226/8] Marnoo Place, Belrose</li> <li>– ZF132 [6226/5] Karina Crescent, Belrose</li> </ul>	<p>Status of adjoining land parcel investigated and request for public open space reservation pursued.</p> <p>Status of community land parcels confirmed based on reservation of adjoining land.</p>	<p>SP</p> <p>SP</p>	<p>Medium</p> <p>Low</p>

	Performance Target (Management objectives)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Unit resp.	Priority
/ Title Transfer	To promote consistency in land management objectives and ensure compliance with relevant legislation for all land parcels.	MA6	<b>Land title transfer: drainage reserve</b> Conduct further investigations into portion of drainage reserve in Richmond Avenue, Dee Why to secure land title. If appropriate, land parcel to be classified as community land and categorised as general community use under this Plan of Management. Maintain existing drainage channel/ infrastructure. [Map reference M61B, see Table 1 for further details].	Investigations conducted and land title transferred to Council. Subject land included in this Plan of Management.	APM SP	High
	To reclassify selected community land parcels categorised as general community use to operational land.			Existing drainage function maintained.	EMS	Ongoing
Natural Area / Park	<b>Desired Outcome: To provide consistency in land management objectives and to address issues of categorisation of community land.</b> <b>Core Objectives: Management of community land categorised as general community use</b>					
	To promote consistency in land management objectives and ensure compliance with relevant legislation for all land parcels.  To address inconsistencies in current categorisation of community land: general community use.  To conserve existing bushland and protect it from further clearing and development.  To restrict threatening processes and ensure improved protection and management of remnant bushland and threatened species.	MB1	<b>Referrals for consideration under Bushland Plans of Management</b> The following community land parcels are to be referred for consideration under the Bushland Plans of Management: - <ul style="list-style-type: none"><li>– P67 [53/7] Rowena Road, Narraweena</li><li>– Y96 [59/20] Warringah Road, Frenchs Forest</li><li>– Z98 [59/2B] Wakehurst Parkway, Frenchs Forest</li><li>– ZH159 [99/5] Forest Way, Belrose</li><li>– ZL177 [6861/2A] Cooyong Road, Terrey Hills</li><li>– ZL178 [6861/2B] Cooyong Road, Terrey Hills</li></ul>	Relevant community land included in Bushland Plans of Management subject to investigation.	SP	Medium
					Relevant community land excluded from this Plan of Management.	SP

	Performance Target (Management objectives)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Unit resp.	Priority
Natural Area / Park	To promote consistency in land management objectives and ensure compliance with relevant legislation for all land parcels.	MB2	<b>Referrals for consideration under Neighbourhood Parks Plan of Management</b> The following community land parcels are to be referred for consideration under the Neighbourhood Parks Plan of Management: - <ul style="list-style-type: none"><li>– A2 [75/7] Winsome Avenue, North Balgowlah [Note: this land parcel was previously recommended for reclassification 17.12.02 but not actioned]</li><li>– G32 [60/4] Allambie Road, Allambie Heights</li><li>– O64 [48H/4] Parkes Road, Dee Why</li><li>– Q71 [52/10B] Loch Etive Place, Narraweena</li><li>– R73 [51/6A] Milpera Place, Cromer</li><li>– R74 [51/6B] Lillihina Avenue (Milpera Place), Cromer</li></ul>	Relevant community land included in Neighbourhood Parks Plan of Management subject to investigation.	SP	Medium
	To address inconsistencies in current categorisation of community land: general community use.			Relevant community land excluded from this Plan of Management.	SP	Medium
	To promote use as broadly accessible community assets with opportunities for passive recreation and associated recreational infrastructure.					
	To better reflect the core objectives of community land categorised as 'Park'.					
	<b>Desired Outcome: To establish guidelines for assessing development proposals and impacts in compliance with requirements for community land categorised as general community use.</b> <b>Core Objectives: Management of community land categorised as general community use</b>					
Development Guidelines	To ensure thorough community consultation with all development proposals.	MC1	Provide an open community-based consultative process with all development proposals.	Level of community consultation implemented for any new development.	PAS	Ongoing
	To ensure consistency with community land core objectives and Council's policies.	MC2	Ensure consistency in development proposals with <i>Local Government Act 1993</i> , <i>Crown Lands Act 1989</i> and case law [as applicable] and all other relevant Federal and State legislation, warringah PLAN 2004-2007, <i>Warringah Local Environmental Plan 2000</i> and all other relevant Council plans and policy.	Number and % of changes to community land parcel which are not consistent with relevant legislation and policy.	PAS	Ongoing
	To provide continuity in role and function.					
	To provide service access to infrastructure.					

	Performance Target (Management objectives)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Unit resp.	Priority
Development Guidelines	[Cont']  To promote use as broadly accessible community assets, where appropriate, ensuring public safety and appropriate security with all infrastructure.  To protect the community land's values from inappropriate development.  As applicable to specific land parcels: - <ul style="list-style-type: none"> <li>– To implement actions which will prevent incremental impacts and address threatening processes.</li> <li>– To ensure positive net gains in habitat values.</li> <li>– To enhance connectivity and bio-linkages.</li> <li>– To address drainage, flooding and water quality.</li> <li>– To maintain and enhance the existing range of recreational opportunities and facilities.</li> <li>– To provide public access and linkages.</li> <li>– To promote and enhance appropriate informal, passive recreational opportunities.</li> <li>– To maintain and enhance amenity values, visual and scenic qualities and environmental buffers.</li> </ul>	MC3	Development proposals, uses and activities of the community land must be consistent with the following requirements: - <ul style="list-style-type: none"> <li>– Promote environmental sustainability</li> <li>– Protect and enhance identified values</li> <li>– Protect service access and infrastructure</li> <li>– Demonstrate consistency with community land core objectives and, where applicable, public purpose for Crown reserves</li> <li>– Protect and enhance native bushland/ riparian vegetation and habitat values / street trees</li> <li>– Where possible, improve drainage, flooding, water quality and environmental flows</li> <li>– Maintain and enhance public safety and security</li> <li>– Adequately provide for public access, equity and broad community use</li> <li>– Maintain natural ground levels and groundwater flows</li> <li>– Ensure consistency with character, scale of existing infrastructure and intensity of permitted uses and activities</li> <li>– Ensure that community land parcels are not alienated or fragmented by development</li> <li>– Enhance visual, scenic and environmental amenity</li> <li>– Contribute to diversity and quality of passive recreational uses</li> <li>– Minimise traffic hazards and pedestrian conflict in relation to service vehicular access, circulation, car parking and service/ operational areas</li> </ul>	Number and % of proposed developments that address and adhere to development guidelines. Measure trends over time.	PAS	Ongoing
		MC4	Development proposals which may directly or indirectly threaten the natural or cultural settings and/ or other identified values of community land described in this Plan of Management are not permissible.	Number and % of proposed developments that address and adhere to development guidelines. Measure trends over time.	PAS	Ongoing
	To permit proposed alterations and additions to Rural Fire Brigade building and adjoining parking area.	MC5	<b>Terrey Hills Rural Fire Brigade: ZL175 (6863/1A) Booralie Road, Terrey Hills [portion of Frank Beckman Reserve]</b> This plan of management expressly authorises alterations and additions (incl. additional tanker bay and ramp access) to existing fire brigade building & adjoining service vehicle parking bays in accordance with items MC1-MC4 and to serve the present and future needs of the Rural Fire Brigade or similar service. [Refer to MD3]	Proposed development completed in accordance with this Plan of Management.	PAS	Very high

	Performance Target (Management objectives)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Unit resp.	Priority
Leases, licences & other estates	<p>To provide express authorisation for the granting of appropriate leases, licences or other estate over community land.</p> <p>To ensure consistency with relevant legislation affecting the uses and activities on community land.</p> <p>To protect the community land's values from inappropriate leases, licences or other estate.</p> <p>To permit the granting of leases, licences or other estate which are consistent with community needs and the community land category of general community use.</p> <p>To permit the granting of short-term and casual licences consistent with the relevant legislation.</p>	MD1	<p>This Plan of Management expressly authorises the granting of leases, licences or other estates over the described community land for the purposes of providing goods, services and facilities, and the carrying out of activities, appropriate to current and future needs within the local community and of the wider public in relation to any of the following:</p> <ul style="list-style-type: none"> <li>Public recreation, social and educational activities;</li> <li>The physical, cultural, social and intellectual welfare or development of persons;</li> <li>Landscaping where community benefit may be demonstrated;</li> <li>Only if the purpose for which it is granted is consistent with the core objectives of its general community use categorisation; and</li> <li>In accordance with actions MC3 and MD2.</li> </ul>	<p>Leases, licences or other estate granted in accordance with this Plan of Management.</p> <p>Assess against Council policies, principles and permitted uses consistent with community land category of general community use and its core objectives.</p>	APM	Ongoing
		MD2	<p>In accordance with s.24 of the <i>Local Government (General) Regulation 1999</i>, the use or occupation of community land for the following events is prescribed as a purpose in respect of which a council may grant a licence on a short-term, casual basis:</p> <ul style="list-style-type: none"> <li>The playing of a musical instrument, or singing for a fee or reward;</li> <li>Engaging in a trade or business;</li> <li>The playing of a lawful game or sport;</li> <li>Delivering a public address;</li> <li>Commercial photographic sessions;</li> <li>Picnics and private celebrations such as weddings and family gatherings;</li> <li>Filming.</li> </ul> <p>The use or occupation of community land for such short term or casual events is prescribed only if the use or occupation does not involve the erection of any building or structure of a permanent nature. [Use must be consistent with MC3]</p>	<p>Short-term and casual licences granted in accordance with this Plan of Management.</p>	APM	Ongoing
	To permit the granting of a lease, licence or other estate for operation of the Rural Fire Brigade, or similar, consistent with the community land category.	MD3	<p><b>Terrey Hills Rural Fire Brigade: ZL175 (6863/1A) Booralie Road, Terrey Hills</b></p> <p>This plan of management expressly authorises the granting of a lease, licence or other estate over the portion of Crown Land categorised as general community use for the operation of the Rural Fire Brigade, or similar, in accordance with items MC1-MC5 and with consent from the Minister of Lands where appropriate.</p>	<p>Lease, licence or other estate granted in accordance with this Plan of Management.</p>	APM	Very high Ongoing

	Performance Target (Management objectives)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Unit resp.	Priority
Leases, licences & other estates	To authorise an existing Deed over community land located within the Forest Way buffer strip.	MD4	<b>Existing Deed over land parcels ZH160 and ZH161 (99/2A and 99/2B) Forest Way, Belrose (adjoining Wesley Gardens Aged Persons Centre)</b> This plan of management expressly authorises the existing deed between the Uniting Church in Australia Property Trust (NSW), or the representatives of the owners of the adjoining land, and Warringah Council in relation to an acoustic fence/ landscaping on the community land parcels Map refs: ZH160 and ZH161 (99/2A and 99/2B) Forest Way, Belrose. [Use must be consistent with MC3. See also ME1]	Existing Deed authorised in accordance with this Plan	APM	Very high Ongoing
	To authorise landscaping and maintenance of community land located within the Forest Way buffer strip.	MD5	<b>Landscaping to community land parcel ZG138 (6558/17) Forest Way, Belrose (adjoining Belrose Country Club)</b> This plan of management expressly authorises a formal written agreement with the Belrose Country Club, or the representatives of the owners of the adjoining land, to continue landscaping and maintenance of the nature strip subject to road widening conditions. [Use must be consistent with MC3]	Authorisation of existing and continuing landscaping and maintenance in accordance with this Plan of Management.	APM	Very high Ongoing
Encroachments	<b>Desired Outcome: To develop an appropriate strategic response to encroachments on community land.</b> <b>Core Objectives: Management of community land categorised as general community use</b>					
	To promote consistency in land management objectives and ensure compliance with relevant legislation for all land parcels.  To develop an appropriate strategic response to encroachments.	ME1	<b>Existing encroachments</b> Develop an appropriate strategic framework to address and prioritise actions relating to encroachments on public land. For Crown land, this strategic framework should be developed in conjunction with and approved by Department of Lands. Public comment should be sought in its development. Land parcels for consideration include: <ul style="list-style-type: none"> <li>– C9 [72/10] Waine Street, Harbord [terracing &amp; drying area. Also see MA4]</li> <li>– H34 [68E/8] 50 Chard Road, Brookvale [scaffolding storage, hardstand, carport &amp; container. Also see MA4]</li> <li>– J47 [55/17] Cassia Street, Dee Why [vehicular access/ garages]</li> <li>– X86 [91/6] Yanco Close, Frenchs Forest [trailer storage/ stockpiling]</li> <li>– Z101 [59B/6] Warringah Road, Frenchs Forest [signage]</li> <li>– ZA104 [61E/1B] Warringah Road, Frenchs Forest [floodlighting]</li> <li>– ZA105 [61E/1A] Warringah Road, Frenchs Forest [floodlighting]</li> <li>– ZC112 [49/19] Spicer Road Sth, Oxford Falls [storage areas]</li> <li>– ZC113 [49/18] Wakehurst Parkway, Oxford Falls [fencing, signage &amp; floodlighting]</li> <li>– ZC114 [49/12] Wakehurst Parkway, Oxford Falls [Oxford Falls Grammar School - school oval, playground, security fencing &amp; landscaping]</li> <li>– ZF131 [6226/8] Marnoo Place, Belrose [private use/ walls, paving &amp; gardens]</li> <li>– ZF132 [6226/5] Karina Crescent, Belrose [private use/ paving &amp; gardens]</li> </ul>	Strategic framework developed and implemented.  Encroachments addressed in line with framework.	SP/CS  CS	High Ongoing  High Ongoing

	Performance Target (Management objectives)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Unit resp.	Priority
Encroachments	[con't]		<p><b>Existing encroachments [con't]</b></p> <ul style="list-style-type: none"> <li>– ZG136 [6630/1C] Forest Way, Belrose [gravel driveway/ landscaping]</li> <li>– ZH152 [6631/3E] Forest Way, Belrose [private use/ garden]</li> <li>– ZH160 [99/2B] Forest Way, Belrose [existing authorisation/ deed - remove 'private property' signage. Also see MD4]</li> <li>– ZI162 [101/5] Forest Way, Belrose [mobile signage]</li> <li>– ZI163 [101/4] Forest Way, Belrose [commercial landscape/ materials display area, security fencing &amp; signage]</li> <li>– ZI164 [99/4] Forest Way, Belrose [as in ZI163]</li> <li>– ZI165 [99/3] Forest Way, Belrose [retaining walls/ landscaping]</li> <li>– ZJ166 [120A/14] Mona Vale Road, Terrey Hills [signage]</li> <li>– ZJ167 [120A/20A] Mona Vale Road, Terrey Hills [signage]</li> <li>– ZJ169 [120A/11] Mona Vale Road, Terrey Hills [stockpiling]</li> <li>– ZJ170 [120A/21] Mona Vale Road, Terrey Hills [security fencing]</li> <li>– ZL173 [6864/3] Booralie Road, Terrey Hills [trailer storage/ stockpiling]</li> <li>– ZL174 [6864/2] Myoora Road, Terrey Hills [private use, equipment &amp; storage]</li> </ul> <p>For further details on specific land parcels, refer to Tables 1 and A1.</p>	[con't]	[con't]	[con't]
water	<p>Desired Outcome: To enhance drainage functions, water quality and stream flows and to improve the public's use and enjoyment of drainage reserves and riparian corridors, where possible.</p> <p>Core Objectives: Management of community land categorised as general community use</p> <p>*Refer to Table 1: Values and Issues for an overview of issues to be addressed for specific parcels (identified by Description Code: D)</p>					

	Performance Target (Management objectives)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Unit resp.	Priority
Drainage infrastructure, water quality and stream health	<p>To provide primary stormwater drainage functions, flood management and address public safety issues.</p> <p>To continue to address catchment issues [incl. altered flow regime, urban stormwater and sewage discharges affecting water quality, turbidity, stream bank stability, recreational uses and environmental quality].</p> <p>To address past natural resource degradation within the drainage reserves [eg. channelisation, bank erosion, weed management, litter control, etc].</p>	MF1	<p><b>Drainage reserves/easements &amp; water quality control devices</b></p> <p>Ensure adequate protection and maintenance of all drainage reserves/easements, stormwater infrastructure and water quality control devices in accordance with the relevant Catchment Management Plan. Ensure an appropriate level of public access to drainage reserves. Maintain an appropriate level of public safety, including provision of safety fences, barriers/ guard-rails, grates/ pit covers, signage and security to all infrastructure.</p>	Drainage infrastructure maintained in accordance with relevant Catchment Management Plan.	EMS	Ongoing
	[con't]	MF2	Continue to implement and review Catchment Management Plans in accordance with catchment priorities. Review options to address altered geomorphic conditions of stream channels [incl. dams/ weir structures, culverts, piped flows, overland flows, secondary channels, etc]. Continue to improve quality of stream inputs [i.e. urban run-off, gross pollutants, peak run-off/ nutrient loadings and low flow regimes].	Works implemented and monitored in accordance with overall catchment priorities.	EMS	Ongoing
	To protect natural channel morphology and improve environmental flows and fish passage.	MF3	Continue to implement programs to restore natural processes and address accelerated geomorphological instability [incl. further erosion of creek banks and downstream sedimentation]. Continue to implement improvements to periodic flood detention and reduction of gross pollutants in natural streams and constructed drainage channels.	Monitor programs and initiatives over 5 years. Measurable improvements to water quality, stream flows and biodiversity.	EMS	Medium Ongoing
	To continue to promote public awareness of catchment management issues.	MF4	Protect and enhance existing diversity of riparian landforms [i.e. stream channel and banks, overland flow paths, wetlands] and prevent further channelisation [including piping, concrete lining and conversion to exotic grassed swales].	Measure trends over time.	EMS	Ongoing
	To protect remnant natural vegetation and promote appropriate bush regeneration/ restoration strategies.	MF5	Continue community environmental education programs to reduce gross pollutants/litter entering drains and to address dumping of rubbish/ garden refuse within or along boundaries of drainage reserves and remote unfenced areas.	<p>Monitor number of resident/ visitor complaints per annum.</p> <p>Measure trends over time.</p>	EMS	High Ongoing



	Performance Target (Management objectives)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Unit resp.	Priority
Drainage infrastructure, water quality and stream health		MF6	<b>Stormwater infrastructure &amp; water quality control devices in bushland areas (refer to Map refs: ZC115 and ZC116)</b> Community land parcels which have the primary function of stormwater drainage, including constructed water quality control devices within remnant bushland or areas of natural regeneration are to be retained as General Community Use rather than Natural Area: bushland, watercourse or wetland. These parcels require targeted weed management for aquatic, semi-aquatic and terrestrial weed species (incl. noxious and environmental weed species) integrated with an effective bush regeneration/ restoration strategy to promote natural ecological processes, habitat values and long-term durability.	Area under bush regeneration per annum.  Area under selective targeting program per annum.  Number/ targeted species of noxious weed species effectively controlled over 5 years.	EMS	High Ongoing
	To address public safety and risk management during periods of flooding.	MF7	<b>Flood management</b> The installation of any recreational infrastructure such as public access, pedestrian/ cycleway bridges, seating, etc within drainage reserves must consider the implications of flood events. Earthworks and new structures should not in any way obstruct, reduce or interfere with upstream or downstream flood behaviour or adversely impact occupiers of the floodplain. The design of recreational infrastructure must take into consideration the potential magnitude of flood impacts, including the rate of rise and duration of flood waters.	Recreational infrastructure in accordance with flood management requirements and this Plan of Management.	PS	Ongoing
Environment/ biodiversity	<b>Desired Outcome: To protect, manage and enhance the quality, extent and connectivity of remnant habitat values.</b> <b>Core Objectives: Management of community land categorised as general community use</b>					
	To promote a balanced landscape with protection of ecological values and the broad range of amenity, social, cultural and aesthetic values.	MG1	Provide appropriate protection and management to the large number of community land parcels categorised as general community use which retain highly fragmented and modified components of former natural ecological communities. For land parcels containing values of regional or State significance refer to item MB1.	Number and % of changes to remnant vegetation and habitat on this community land which are not consistent with this Plan of Management.	EMS	High Ongoing
	To identify key threatening processes and develop appropriate strategies for remnant vegetation.	MG2	Implement an integrated landscape and weed management strategy which assists in the recovery, recruitment, long term durability and expansion of fragmented remnant species and populations beyond existing core reserves.	Program implemented in accordance with this Plan.	EMS	Medium Ongoing

	Performance Target (Management objectives)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Unit resp.	Priority
Age & Environment	To manage recreational impacts and protect remnant vegetation from trampling, compaction and erosion.	MG3	Manage visual impact of weed growth effectively, ensuring that adequate attention is given to areas of high visual prominence, particularly during wetter periods. Ensure adequate supervision and identification in the targeted weed management program. Maintain all areas in a clean and tidy manner at all times.	Weed management implemented according to this Plan.  Number of weed related complaints per annum.  Measure trends over time.	EMS	Medium Ongoing
	To address security issues and provide a visitor-friendly, safe environment.					
	To ensure a high standard of visual amenity and environmental quality.	MG4	Clearly delineate management zones [eg. install protective fencing or mowing strips to protect remnant native trees/ vegetation; establish no mowing areas and install interpretive signage].	Protective measures installed in accordance with Works Program and appropriate funding.	EMS	Medium ongoing
	[con't]	MG5	Ensure that all landscaping and additional planting works are consistent with any remnant natural vegetation present and the overall strategy [i.e. use of locally-sourced indigenous species]. Additional planting should provide shade, enhanced visual qualities, habitat value and a safe environment for passive recreation, as applicable.	Works implemented in accordance with this Plan.  Number and species of trees/ groundcovers planted and survive after 5 years.	EMS	High Ongoing
		MG6	Develop maintenance regimes to manage important sight-lines, provide a sense of security and reduce opportunities for anti-social behaviour [i.e. No dense shrub planting near roadways, pathways, steps, intersections and pedestrian entry points]. Ensure appropriate pruning to overhanging shrubs and trees, particularly along footpaths, to improve the level of passive surveillance and user visibility.	Public safety and security issues addressed.	EMS	High Ongoing
	To address arboricultural issues and maintain a high level of public safety.	MG7	Investigate the existing level of arboricultural management with respect to risk management implications under current resourcing levels and establish whether changes are needed to assess these issues more effectively.	Investigations conducted and recommendations implemented.	EMS	Medium Ongoing
	To manage trees in public areas, including habitat trees.					
age & Environment	Desired Outcome: To maintain and enhance opportunities for public access, linkages and passive recreation Core Objectives: Management of community land categorised as general community use					

	Performance Target (Management objectives)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Unit resp.	Priority
Public access, linkages & passive recreation	To enhance opportunities for public access, circulation and linkages for a range of user groups [eg. pedestrians, joggers, cyclists, people with disabilities, frail, aged, children, strollers, etc].  To ensure consistency in the provision of recreational facilities and infrastructure.	MH1	<b>Recreational facilities (refer to Map refs: ZA110, W84 and F24)</b> In selected locations (i.e. identified open space values) investigate opportunities to introduce or upgrade a limited range of passive recreational facilities, including seating. Ensure that facilities are adequately maintained. Refer to item MF7 for recreational infrastructure in drainage reserves.	Works implemented subject to funding.	PS	Medium
	To address issues affecting neighbouring residents' amenity and environmental quality.	MH2	<b>Regulatory Control (refer to Map ref: F29)</b> Ensure effective management and regulatory control of traffic congestion, illegal parking and anti-social behaviour in small residential streets/ cul-de-sacs adjoining pathways and open space. Address ongoing issues affecting neighbouring amenity and environmental quality.	Number of complaints by adjoining residents per annum.  Measure trends over time.	CS	High Ongoing
	To maintain and upgrade, as appropriate, existing pedestrian pathways and steps.  To rationalize and restrict multiple tracking and high impact activities.	MH3	<b>Pedestrian pathways and linkages</b> Continue to maintain and upgrade existing pedestrian pathways and steps. Investigate opportunities to enhance linkages and connectivity, including expanded opportunities for shared pedestrian/ bike path access (subject to site conditions and Bike Plan Strategy).	Existing pathways and steps maintained and upgraded in accordance with available funding and this Plan of Management.	PS	Ongoing
	To address public safety issues with respect to multi-use pathways and connections  To provide a high level of visitor safety and appropriate visitor management and education.	MH4	<b>Signage - identification, directional, regulatory, interpretive/ educational</b> Investigate opportunities to provide enhanced linkages between parcels of land including an integrated signage system [i.e. locational/ identification, directional/ way-finding, regulatory and interpretive/ educational signage]. Develop an effective 'branding' strategy to promote linkages between small fragmented community land parcels and large reserves [eg. utilise riparian corridors/ drainage reserves or road-side buffer strips].	Works implemented subject to funding.	PS	Low
	To enhance opportunities for public access, circulation and linkages for a range of user groups [eg. pedestrians, joggers, cyclists, people with disabilities, frail, aged, children, strollers, etc].	MH5	<b>Disabled access</b> Continue to provide improved opportunities for disabled access within these community land parcels.	Works implemented subject to funding	PS	High Ongoing

	Performance Target (Management objectives)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Unit resp.	Priority
	To provide appropriate lighting to address public security and safety.	MH6	<b>Outdoor lighting</b> Investigate opportunities to provide suitable pole-mounted lighting or wall fixtures, particularly to pathways, right-of-ways and steps away from street lighting.	Works implemented subject to funding	PS	Medium Ongoing
	To protect life, property and the environment.  To reduce the risk of bush fire damage to property within the reserve and in adjoining lands.  To promote public safety and address emergency access and evacuation.	MH7	<b>Bush fire management</b> Implement bush fire hazard reduction, fuel management and public safety measures in accordance with the Bush Fire Risk Management Plan (2000) and Rural Fires Act (1997). The design of recreational infrastructure must take into consideration the bushfire risk. Maintain access for emergency services vehicles.	Implementation of bushfire management policy, operational procedures and protocols in accordance with Plan.	EMS	Ongoing

## APPENDIX I: LOCALITY MAPS



## APPENDIX II: LAND DESCRIPTION

*Table A1: Land Description* is divided into geographical areas in accordance with the Locality Map references. *Table A1* includes eight separate columns with the following information for each land parcel: -

### ***Map reference (column 1)***

Each parcel of land has a unique map reference, eg A1. The letter represents the map whilst the number represents the individual parcel of land. Refer to *Figure 1: Location Map* for general location of the land parcel and *Appendix I: Locality Maps* for a detailed map.

### ***Lot / DP (column 2)***

Lot and DP number provide land tenure information for the land parcel according to the Warringah Land Register.

### ***WLR No. (column 3)***

This is a unique number used to identify this parcel of land in the Warringah Land Register.

### ***Area m2 (column 4)***

This identifies the size of each parcel included within this Plan.

### ***Location (column 5)***

The street name and suburb are provided for each land parcel.

### ***Land description, facilities and improvements (column 6)***

This column provides a brief description of the land parcel, including its functional role, facilities and improvements, landscape embellishment, encroachments (if applicable) and the presence of remnant native vegetation and exotic weeds. An indication of land management regimes (e.g. mowing and general maintenance) is also provided. A Crown Reserve number is provided, where applicable, with other relevant notes.

### ***Cat. / Cond. (column 7)***

The land parcels to be categorised as General Community Use under this plan of management are shown as **GCU** in this column. Land parcels recommended for referral and consideration under other plans of management are not categorised within this plan of management and are shown as **BUSH** Bushland Plans of Management and **PARK** Neighbourhood Parks Plan of Management.

This column also refers to the general condition of facilities and improvements in accordance with the requirements of the *Local Government Act 1993*. The assessment of condition follows directly from the description of facilities and improvements (i.e. same line) and provides a broad indicator of overall condition of these described items as follows:-

<b>Good</b>	described items are in relatively good condition and repair under the current works and maintenance program.
<b>Fair</b>	described items are in only fair condition and in need of repair or improvements or an increased level of maintenance.
<b>Poor</b>	described items are in relatively poor condition requiring repair in some instances, improvements or an increased level of maintenance with some items requiring urgent attention.
<b>n/a</b>	not applicable (relating to remnant native vegetation or roads)

Items described as "poor condition" should be addressed as a priority under Council's regular inspections and maintenance programs. Items under this description may also refer to unauthorised encroachments on public land which require further action (refer to *3.3 Community Issues* and *5.1 Action Plan – item ME1*).

The condition of remnant native vegetation, including status and level of resilience, is not included under this generic general community use plan of management. These items are shown as n/a (not applicable) in this column and will require further investigation. Issues relating to the condition, resilience and maintenance of these fragmented and often vestigial components of former ecological communities are discussed in *3.0 Community Issues*. Furthermore, the significance of remnant native vegetation and opportunities for improved management are identified in *Table 1: Values and Issues*. Land parcels containing significant native vegetation are to be referred for consideration in the Bushland Plans of Management.

***Desc. Code (column 8)***

The parcels investigated during the development of this plan of management have a wide variety of characteristics and associated values and issues. Parcels have been identified according to these characteristics in order to provide consistent decision-making and ongoing management for similar situations. Background discussion has been provided throughout Chapter 2 of this plan of management to provide a rationale for Council's management recommendations. The following description codes have been used to identify relevant parcels:

- **B** – Roadside buffers (refer to *2.2 Community land and community land categories*)
- **D** - Drainage reserves (refer to *2.2 Community land and community land categories*)
- **MR** - Miscellaneous reclassifications (refer to *2.1 Classification of public land*)
- **OP** - Referrals to other plans (refer to *2.2 Community land and community land categories*)
- **P** - Public access including pathways, steps and small reserves (refer to *2.2 Community land and community land categories*)
- **R** - Road reserves for reclassification (refer to *2.1 Classification of public land*)



Table A1: Land Description

Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
<b>MAP A - NORTH BALGOWLAH</b>							
A1	Lot 2 DP 793081	75/11	906.0	Mons Road, North Balgowlah	Road Reserve – Road	GCU n/a	R
A2	Lot PT16 DP 8443	75/7	1011.0	Winsome Avenue, North Balgowlah	Public reserve/drainage reserve connecting Winsome Avenue [upper] to Serpentine Crescent [lower] adj. residential properties – new conc. footpath/steps & metal handrails – timber post & rail fence; outlet pipe/headwall – deep open drainage channel/underground pipe – signage; log swings/no safety fall – open mown grass; misc. planting; some weeds – remnant native spp. on upper slope & creek-line	PARK  good good good poor good n/a	OP
A3	Lot PT15 DP 8443	75/6	436.0	Winsome Avenue, North Balgowlah	Road Reserve – Road	GCU n/a	R
<b>MAP B – MANLY VALE</b>							
B4	Lot 501 DP 700688	76/16	42.0	Condamine Street, Manly Vale	Road Reserve – Laneway	GCU n/a	R
<b>MAP C – HARBORD / QUEENSCLIFF</b>							
C5	Lot 47 DP 4947	72/9	436.0	Lawrence Street, Harbord	Road Reserve – Road	GCU n/a	R
C6	Lot PT30 DP 4947	72/8A	94.0	Martin Street, Harbord	Road Reserve – Road	GCU n/a	R
C7	Lot PT23 Sec 1 DP 2366	72/5A	63.0	Harbord Road, Harbord	Road Reserve – Road	GCU n/a	R
C8	Lot PT26 Sec 1 DP 2366	72/5B	19.0	Harbord Road, Harbord	Road Reserve – Road	GCU n/a	R
C9	Lot 1 DP 190958	72/10	69.6	Waine Street, Harbord	Drainage reserve between residential units in Waine Street [upper section adj. part demolished conc. steps]; – sandstone cutting/steep embankment – terraced levels; service pits; dish drain/hardstand	GCU  n/a good	MR

Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
					– retaining walls/safety rail; clothes drying area – mown grass/misc. planting; weeds/rubble fill	fair fair	
C10	Lot PT71 Sec 3 DP 1376	73/37	6.0	Cavill Street, Harbord	Road Reserve – Road widening	GCU n/a	R
C11	Lot 61 DP 1376	73/33B	145.0	Queenscliff Road, Queenscliff	3.05m wide pathway [lower portion] between residential units/townhouse connecting Queenscliff Road to Crown Road. – conc./asphalt footpath; exotic weeds/rubbish	GCU fair	P
MAP D - CURL CURL / HARBORD							
D12	Lot 1 DP 190982	66/5	6.3	Curl Curl Parade, Curl Curl	Road Reserve – Road widening – splay corner	GCU n/a	R
D13	Lot A DP 365471	66/7	44.0	Carrington Parade, Curl Curl	Road Reserve – Road widening	GCU n/a	R
D14	Lot PT27 DP 14040	66/13	145.4	Carrington Parade, Curl Curl	Road Reserve – Road widening	GCU n/a	R
D15	Lot 533 DP 752038	66/6	19.0	Carrington Parade, Curl Curl	Road Reserve – Road widening	GCU n/a	R
D16	Lot 1 DP 730800	73/45	446.8	Carrington Pde, Harbord	Road Reserve – Road widening	GCU n/a	R
D17	Lot: DP 9161	73/39	2023.0	Eric Street, Harbord	Road Reserve – Road	GCU n/a	R
MAP E - NORTH MANLY							
E18	Lot 52 DP 6171	71/4C	56.9	Keirle Street, North Manly	0.305m wide hiatus at rear of properties	GCU n/a	MR
E19	Lot 1 DP 509943	71/4F	31.6	Austral Avenue, North Manly	0.305m wide hiatus at rear of properties	GCU n/a	MR
E20	Lot 2 DP 509943	71/4D	6.3	Austral Avenue, North Manly	0.305m wide hiatus at rear of properties	GCU n/a	MR
E21	Lot 2 DP 530006	71/4E	31.6	Austral Avenue, North Manly	0.305m wide hiatus at rear of properties	GCU n/a	MR
E22	Lot 20 DP 5857	71/4A	322.4	Oatway Parade/ Wakefield Street, North Manly	Public pathway/drainage reserve between Oatway Pde & Wakefield St adj. residential properties; – conc. steps/footpath & metal handrails; service pits	GCU good	P

Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
					<ul style="list-style-type: none"> <li>mown grass/misc. Planting; exotic weeds</li> <li>steep grade/rock outcrops; remnant native spp.</li> </ul>	fair n/a	
E23	Lot 37 DP 6171	71/4B	75.9	Oatway Parade, North Manly	0.305m wide hiatus at rear of properties	GCU n/a	MR
<b>MAP F – BROOKVALE / NORTH MANLY / CURL CURL</b>							
F24	Lot 14 DP 241725	68I/3	682.0	Short Street/ Grosvenor Place, Brookvale	Public reserve/pathway connecting Short Street & Grosvenor Place – adj. industrial estates <ul style="list-style-type: none"> <li>conc. Pathway; security fencing &amp; service pits</li> <li>mown open lawn; misc. tree planting</li> </ul>	GCU  good fair	P
F25	Lot 2 Sec G DP 2154	68I/9	411.0	William Street, North Manly	Road Reserve <ul style="list-style-type: none"> <li>Road</li> </ul>	GCU n/a	R
F26	Lot B DP 367036	68I/2A	88.0	Wattle Road, North Manly [adjoins F27]	Portion of pedestrian right-of-way connecting Wattle Rd & Amourin St adj. residential properties <ul style="list-style-type: none"> <li>asphalt footpath; dumped rubbish</li> </ul>	GCU poor	P
F27	Lot D DP 367036	68I/2B	88.0	Amourin Street, North Manly [adjoins F26]	Portion of pedestrian right-of-way connecting Amourin St & Wattle Rd adj. residential properties <ul style="list-style-type: none"> <li>asphalt footpath/pit; light pole; dumped rubbish</li> </ul>	GCU poor	P
F28	Lot 1209 DP 31512	68I/6	No data	William Street & Amourin Street, North Manly	Road Reserve <ul style="list-style-type: none"> <li>Road/road widening</li> </ul> Note: Details relate to two parcels	GCU n/a	R
F29	Lot 17 DP 240232	67E/2	107.0	Manuela Place, Curl Curl	Public pathway between Manuela Pl & John Fisher Park – adj. residential properties <ul style="list-style-type: none"> <li>conc. Footpath/timber bollards; mown grass</li> <li>misc. exotic planting</li> </ul>	GCU good good	P
F30	Lot 2 DP 551959	67E/11	6.0	Bennett Street, Curl Curl	Road reserve <ul style="list-style-type: none"> <li>Splay corner</li> </ul>	GCU n/a	R
<b>MAP G – BROOKVALE / ALLAMBIE HEIGHTS</b>							
G31	Lot 30 DP 204107	69I/2	1119.0	Old Pittwater Road, Brookvale	Riparian buffer zone between Old Pittwater Road & Warringah Mall carparks – adj. industrial estates natural drainage channel/permanent watercourse sandstone boulders & steep banks conc. Headwall/pits; security fencing & handrails dense understorey of exotic weeds some mown grass & misc. tree planting	GCU  n/a n/a good poor good	D

Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
					remnant native riparian spp. [all strata]	n/a	
G32	Lot 14 DP 207145	60/4	607.0	Allambie Road, Allambie Heights	Crown reserve corner of Allambie Road & Monserra Road – adj. residential properties – open mown grassed area; some misc. planting – single-storey brick electricity sub-station [no roof] with brick/conc. steps & locked metal doors <b>Crown Reserve No. 83221</b> Public Purpose: Public recreation Council Tenure: Care Control & Management	<b>PARK</b> good good	<b>OP</b>
<b>MAP H - BROOKVALE</b>							
H33	Lot 6 Sec 4 DP 1521	68E/6	No data	Old Pittwater Road, Brookvale	Road Reserve – Road widening	<b>GCU</b> n/a	<b>R</b>
H34	Lot 35 DP 6033	68E/8	183.0	Chard Road, Brookvale	Drainage reserve between Chard Road & Winbourne Road – adj. industrial estate/buildings – underground pipe/pit; metal carport/ship container – conc. hardstand/goods [scaffolding] storage yard – brick boundary wall/security fencing – rubble fill; stored materials/bins; weeds [upper area]	<b>GCU</b>  fair fair poor poor	<b>D</b>
H35	Lot 34 DP 6033	68E/5	183.0	Chard Road, Brookvale	Drainage reserve between Chard Road & Sydenham Road – adj. industrial estate/building – underground pipe; security fencing/gate; block wall – mulched strip; misc. climbers/exotic weeds	<b>GCU</b>  good fair	<b>MR</b>
H36	Lot 14 Sec 12 DP 5767	63H/3	689.0	West Street, Brookvale	Road Reserve – Road	<b>GCU</b> n/a	<b>R</b>
H37	Lot 13 Sec 12 DP 5767	63H/4	689.0	West Street, Brookvale	Road Reserve – Road	<b>GCU</b> n/a	<b>R</b>
H38	Lot 1 DP 434690	64H/16	113.8	Abbott Road, North Curl Curl	Road Reserve – Splay corner	<b>GCU</b> n/a	<b>R</b>
<b>MAP I - NORTH CURL CURL</b>							
I39	Lot A DP 391293	64H/8	708.0	Calder Street/ Abbott Road, North Curl Curl	Right-of-way between Calder St [Upper] & Abbott Road [lower] adj. residential properties & Manly High School [no connecting pathway/steps] – steep slope/rock outcrops; metal handrails – service pits & boxes/underground services – unmade pathway/rubble & stone retaining walls	<b>GCU</b>  good good poor	<b>D</b>

Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
					– mown grass; misc. planning & exotic weeds/rubbish	poor	
I40	Lot 48 DP 15141	65E/2	101.0	Jamieson Avenue, North Curl Curl	Drainage reserve adj. residential properties in Jamieson Avenue; – underground pipe; mown grass – private driveway/timber gate & metal carport	GCU good good	MR
I41	Lot 56 DP 20103	65E/3	113.0	Abbot Road, North Curl Curl	3.05m wide drainage reserve adj. residential properties in Abbott Road; – underground pipe – mown grass/misc. shrub planting – private driveway [gravel tracks]	GCU n/a good fair	MR
MAP J - DEE WHY							
J42	Lot 11 Sec 10 DP 6953	55/11	No data	The Strand, Dee Why	Road Reserve – Extension of The Strand	GCU n/a	R
J43	Lot 15 DP 6167	55/9A	228.0	The Strand, Dee Why	Road Reserve – Road	GCU n/a	R
J44	Lot 14 DP 6167	55/9B	443.0	The Strand, Dee Why	Road Reserve – Road	GCU n/a	R
J45	Lot 4 DP 130602	55/8	38.0	Pacific Parade, Dee Why	Road Reserve – Road works/ footpath	GCU n/a	R
J46	Lot 198 DP 6167	55/12	759.0	Griffin Road, Dee Why	Road Reserve – Road	GCU n/a	R
J47	Lot 235 DP 6167	55/17	274.0	Cassia Street, Dee Why	Drainage reserve/ rear lane between Cassia St & Griffin Rd connecting adj. residential properties/ rear lane – vehicular access; gravel/asphalt roadway – conc. driveway [north end]; service pits – weeds/grass; rubble & dumped materials	GCU  poor good poor	R
J48	Lot 234 DP 6167	55/18	274.0	Cassia Street, Dee Why	Pathway/drainage reserve [lower portion] connecting Cassia St to Wheeler Pde adj. residential units/ house – open conc. drain/ piped section; mown grass – conc. footpath; timber posts/ bollards	GCU  good fair	P
J49	Lot 1 DP 538680	55/13B	82.2	Bushey Place, Dee Why	Small nature strip/verge adj. Bushey Pl [laneway] & residential property – flat, unmade shoulder to laneway [portion] – embankment landscaping/ gardens & misc. planting	GCU fair good	MR
J50	Lot 1 DP 723231	65E/7	44.2	Bushey Place, Dee Why	Road Reserve	GCU	R

Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
					– Right-of-way (road)	n/a	
J51	Lot 103 SecB DP 8139	65E/6	208.0	Carew Street, Dee Why	Road Reserve – Right-of-way (road)	GCU n/a	R
J52	Lot 56 DP 1005518	65H/14	493.9	Headland Road (Tasman St), North Curl Curl	Road Reserve – Right-of-way	GCU n/a	R
J53	Lot 7 DP 10569	65H/6	537.3	Tasman Street, Dee Why	Road Reserve – Road	GCU n/a	R
MAP K – BROOKVALE / DEE WHY							
K54	Lot 1 DP 437315	63H/1A	354.1	May Road, Narraweena	Buffer strip/public reserve to Warringah Road & May Rd [incl. portion of road reserve] – adj. Veterinary Clinic – Wall mural; open mown grass – Native immature trees in lawn [likely planted]	GCU  good good	R
K55	Lot 6 DP 9504	63H/5	6.0	Pittwater Road, Brookvale	Road Reserve – Road widening of junction	GCU n/a	R
K56	Lot 7 DP 239974	64E/2	525.0	Headland Road, North Curl Curl [adjoins K57]	Buffer strip/public reserve adj. Headland Road & industrial estate – Security fencing/timber bollards – Table [no seats]; dumped rubbish/flat mown grass – Steep embankment/sandstone scarp & outcrops – Remnant natural bushland; exotic weeds	GCU fair poor n/a n/a	P
K57	Lot B DP 379528	64E/3	259.0	Harbord Road, North Curl Curl [adjoins K56]	2.54m wide right-of-way connecting Harbord Rd & Headland Rd – adj. industrial/residential properties – Steep sandstone scarp – Conc. steps/ pathway & metal handrails – Exotic weeds/ dumped rubbish; signage	GCU  n/a fair poor	P
MAP L - DEE WHY							
L58	Lot 65 DP 7413	53/14	696.0	Lewis Street, Dee Why	Road Reserve – Road	GCU n/a	R
L59	Lot 66 DP 7413	53/15	57.0	Lewis Street, Dee Why	Road Reserve – Road	GCU n/a	R
MAP M - DEE WHY							
M60	Lot 1	54/38	No data	Dee Why Parade,	Portion of drainage reserve adj. residential units in Dee Why Parade;	GCU	D

Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
	DP 513762			Dee Why	<ul style="list-style-type: none"> <li>– Misc. fencing to boundaries</li> <li>– Conc. open channel/headwall; post &amp; rail fence</li> <li>– Exotic weeds/grass; misc. planting</li> </ul>	poor good poor	
M61	No data DP 8172	54/35B	No data	Richmond Avenue, Dee Why	Portion of drainage reserve adj. residential units in Richmond Avenue; <ul style="list-style-type: none"> <li>– Misc. fencing to boundaries</li> <li>– Conc. open channel/headwall; post &amp; rail fence</li> <li>– Some exotic weeds/grass; misc. planting</li> </ul>	GCU poor good poor	D
M61A	Lot 1 DP 225289	54/35A	19.0	Richmond Avenue, Dee Why	Portion of drainage reserve adj. residential units in Richmond Avenue; <ul style="list-style-type: none"> <li>– Conc. open channel/headwall; post &amp; rail fence</li> <li>– Grass; misc. planting</li> </ul>	GCU good poor	D
M 61B	Lot 19 DP 9102	No data	648.2	Richmond Avenue, Dee Why	Portion of drainage reserve adj. residential units in Richmond and Hawkesbury Avenues and Dee Why Lagoon Wildlife Refuge; <ul style="list-style-type: none"> <li>– Misc. fencing to boundaries</li> <li>– Conc. open channel/headwall; post &amp; rail fence</li> <li>– In-channel conc. lip/low flow diversion</li> <li>– Some exotic weeds/grass; misc. planting</li> </ul>	GCU  poor good good poor	D
MAP N - DEE WHY / NARRAWEENA							
N62	Lot 8 DP 23368	53/13	1157.0	Palya Place, Narraweena	Road Reserve <ul style="list-style-type: none"> <li>– Road</li> </ul>	GCU n/a	R
N63	Lot 21 DP 13621	53/16	531.0	Bix Road, Dee Why	Road Reserve <ul style="list-style-type: none"> <li>– Road</li> </ul>	GCU n/a	R
MAP O - DEE WHY							
O64	Lot 4 DP 22185	48H/4	543.7	Parkes Road/South Creek Rd, Dee Why	Public reserve at corner of Parkes Road & South Creek Road adj. residential properties <ul style="list-style-type: none"> <li>– Open mown grass; service pits</li> <li>– Remnant native trees in lawn [possibly planted]</li> </ul>	PARK good n/a	OP
O65	Lot 2 DP 775810	48H/9	4.5	South Creek Road, Dee Why	Road Reserve <ul style="list-style-type: none"> <li>– Splay corner</li> </ul>	GCU n/a	R
O66	Lot 2 DP 776402	48H/8	2.2	Campbell Avenue, Dee Why	Road Reserve <ul style="list-style-type: none"> <li>– Part of roundabout</li> </ul>	GCU n/a	R
MAP P - NARRAWEENA							
P67	Lot 44 DP 27573	53/7	1088.0	Rowena Road, Narraweena	Drainage reserve Rowena Rd adj. resident properties <ul style="list-style-type: none"> <li>– Conc. headwall/apron &amp; service pits [upper level]</li> </ul>	BUSH good	OP

Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
					<ul style="list-style-type: none"> <li>Natural drainage channel/watercourse; s/s outcrops</li> <li>Old garden/low walls; misc. planting/exotic weeds</li> <li>Remnant bushland [all strata]/bush regeneration</li> </ul>	n/a poor n/a	
P68	Lot 10 DP 244481	53/6A	170.0	Shirley Close/Kerr Close, Narraweena [adjoins P69]	Portion of pathway/public reserve connecting Kerr Close & Shirley Close; <ul style="list-style-type: none"> <li>Natural sandstone outcrops</li> <li>Conc. footpath; s/s retaining walls/ steps &amp; handrail</li> <li>Signage; mown grass/exotic weeds; dumped rubbish</li> <li>Generic native planting</li> </ul>	GCU n/a good poor fair	P
P69	Lot 5 DP 244382	53/6B	208.0	Shirley Close/Kerr Close, Narraweena	Portion of pathway/public reserve connecting Kerr Close & Shirley Close; s/s outcrops/ embankment [adjoins P68 – see above for details]	GCU	P
<b>MAP Q - NARRAWEENA</b>							
Q70	Lot DP 13261	56/4	2491.0	Daines Pde, Beacon Hill	Road Reserve – Road	GCU n/a	R
Q71	Lot Y DP 30753	52/10B	120.1	Loch Etive Place, Narraweena	Pathway [lower portion] connecting Loch Etive Place to Monaro Place Reserve via steep s/s outcrops – adj. residential properties; <ul style="list-style-type: none"> <li>Conc. steps/ pathway</li> <li>Misc. planting; exotic weeds</li> </ul>	PARK  fair poor	OP
<b>MAP R – CROMER / DEE WHY</b>							
R72	Lot 205 DP 847187	51/25	26.7	Little Willandra Road, Cromer	Portion of drainage reserve adj. Little Willandra Road <ul style="list-style-type: none"> <li>Mown grass; part of culvert headwall &amp; blockwall</li> <li>Eroded bank of natural creek channel; exotic weeds</li> <li>Some native colonising spp.</li> </ul>	GCU good poor n/a	D
R73	Lot 8 DP 219998	51/6A	550.0	Milpera Place, Cromer [adjoins R74]	Public reserve incl. portion of pathway connecting Milpera Place [cul-de-sac] & Lilihina Avenue adj. residential properties <ul style="list-style-type: none"> <li>Open mown grass; pebblecrete footpath/log bollards</li> <li>Misc. screen planting/weeds to boundaries</li> </ul>	PARK  good fair	OP
R74	Lot 29 DP 218485	51/6B	31.5	Lilihina Avenue, Cromer [adjoins R73]	Small portion of pathway connecting Lilihina Avenue & Milpera Place adj. residential properties <ul style="list-style-type: none"> <li>Mown grass; pebblecrete footpath/log bollards</li> </ul>	PARK  good	OP
<b>MAP S - CROMER</b>							
S75	Lot 6 & 24 Sec 9 DP 946	4162/8	2099.0	Carcoola Road (Grover Avenue),	Road Reserve – Road	GCU n/a	R



Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
				Cromer			
MAP T - COLLAROY							
T76	Lot 2 DP 437552	46/13A	19.0	The Avenue, Collaroy	Pathway [upper portion] between residential units connecting The Avenue to Fielding Street – Conc. steps/footpath & timber hand rail; exotic weeds	GCU fair	P
T77	Lot A DP 327197	46/13B	32.0	Fielding Street, Collaroy	Pathway [lower portion] between residential units connecting Fielding Street cul-de-sac to The Avenue – Conc. footpath & low timber hand rail; mown grass	GCU good	P
T78	No data	46/14	196.0	Collaroy Street, Collaroy	Pathway between residential properties connecting Collaroy Street [lower] to Alexander Street [upper] – Sandstone & conc. steps/metal handrails – Dumped rubbish; mown grass/exotic weeds	GCU poor poor	P
MAP U - NARRABEEN							
U79	Lot 10 Sec A DP 6445	4055/2	888.0	Lindley Avenue, Narrabeen	Road Reserve – Road	GCU n/a	R
U80	Lot 26 Sec A DP 6445	4055/1	804.6	Lindley Avenue, Narrabeen	Road Reserve – Road	GCU n/a	R
U81	Lot PT11 Sec A DP 6445	42/34B	177.7	Lindley Avenue, Narrabeen	Road Reserve – Footpath	GCU n/a	R
U82	Lot 25 Sec A DP 6445	42/32B	160.0	Lindley Avenue, Narrabeen	Road Reserve – Footpath	GCU n/a	R
MAP V - NARRABEEN							
V83	Lot PT 2 & PT 3 Sec 42 DP 111254	4238/17	101.0	Pittwater Road, Narrabeen	Road Reserve – Road widening	GCU n/a	R
MAP W - FORESTVILLE							
W84	Lot 21 DP 28033	96/6	619.0	Valley Road, Forestville	Drainage reserve adj. Valley Rd/Ryrie Ave Reserve & bushland/Garigal National Park – Open mown grass & generic native planting – Underground pipe/pit; bollards [upper area] – Outlet pipe/natural channel; exotic weeds [lower area] – Steep cliff at lower boundary; fencing – Remnant native understorey spp in creek-line	GCU good good poor poor n/a	D

Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
<b>MAP X - FRENCHS FOREST</b>							
X85	Lot 1 DP 737413	91/17	42.0	John Oxley Drive, Frenchs Forest	Road Reserve – Road widening	GCU n/a	R
X86	Lot 7064 DP 752088	91/6	No data	Yanco Close, Frenchs Forest	9.15m Crown reserve adjacent to Garigal National Park & residential properties in Kens Rd & Yanco Cl. Electricity easement /bush fire access corridor. – Mown grass; generic native/misc. tree planting – Exotic weeds; garden refuse/stored trailers <b>Crown Reserve No. 90307</b> Public Purpose: Access Council tenure: CC & M	GCU  good fair	P
X87	Lot 61 DP 225371	89/14A	88.0	Redgum Place, Frenchs Forest	Pathway between residential properties in Redgum Pl connecting to Dakara Dr – Conc. steps/footpath & metal handrail – Mown grass edges/misc. planting; exotic weeds	GCU fair fair	P
<b>MAP Y - FRENCHS FOREST</b>							
Y88	PT1166 DP 752038	85/9	1277.0	Warringah Road, Frenchs Forest	Triangular buffer strip/drainage reserve [No.4 south] adj. unmade road portion of Rabbett Street – Mown grass & misc. planting; exotic weeds – Open drainage channel; conc. drainage culvert – Remnant native trees/ some understorey components	GCU  fair good n/a	B
Y89	Lot B DP 36616	85/7	3718.0	Warringah Road, Frenchs Forest	15.25m buffer strip/public reserve [No.4 south] adj. unmade road portion of Rabbett St & residential properties (not incl. RTA foot-bridge ramp) – Conc. pathway; mown grass/generic native planting – Remnant native trees/understorey components – Road embankment; remnant bushland & weeds <b>Note:</b> separated by unmade road & pedestrian easements	GCU  good n/a n/a	B
Y90	Lot C DP 36616	59/3	10844.0	Warringah Road, Frenchs Forest	15.25m buffer strip/public reserve to Warringah Road [No.4 south] adj. rear of residential properties – Conc. pathway; mown grass/open drainage swale – Generic native planting – Remnant native trees/under-storey components – Road embankment; remnant bushland & weeds <b>Note:</b> land parcel separated by pedestrian easements	GCU  good good n/a n/a	B

Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
Y91	Lot D DP 36616	59/4	1783.0	Warringah Road, Frenchs Forest	Buffer strip/public reserve to Warringah Road [No.4 south] adj. rear of residential properties – Conc. pathway; mown grass/generic native planting – Remnant native trees/some under-story spp. [west]	GCU good n/a	B
Y92	Lot 41 DP 30837	85/6A	1416.0	Warringah Road, Frenchs Forest [adjoins Y93]	Buffer strip/public reserve [No.3 north-west] near Forest Way & Warringah Rd intersection adj. rear of residential properties – Unmade pedestrian track; mown grass/weeds – Dense generic native tree planting	GCU fair good	B
Y93	Lot 2 DP 210813	85/5B	379.0	Warringah Road, Frenchs Forest [adj. Y92, Y94 & Y95]	Buffer strip/public reserve to Warringah Road [No.3 north-west] – Unmade pedestrian track; mown grass/weeds – Dense generic native & exotic tree planting	GCU fair good	B
Y94	Lot 2 DP 526600	85/5A	145.0	Warringah Road, Frenchs Forest [adjoins Y93 & 73]	Buffer strip/public reserve to Warringah Road [no.3 north-west] adj. rear of residential property – Dense generic native & exotic tree planting – Mown grass; exotic weeds	GCU good poor	B
Y95	Lot 2 DP 234702	85/6B	5153.0	Warringah Road, Frenchs Forest [adj. Y93, 72 & 74]	Buffer strip/public reserve to Warringah Road [No.3 north-west] adj. Forest High School – Mown grass; scattered generic native tree planting	GCU good	B
Y96	Lot 11 DP 792918	59/20	3045.0	Warringah Road, Frenchs Forest [adjoins Y95]	Buffer strip/public reserve to Warringah Road [No.3 north-west] adj. Bantry Bay Road – Significant remnant bushland [part contiguous area] – Some exotic seeds/dumped rubbish	BUSH n/a fair	OP
Y97	Lot 71 DP 871903	58/24	364.7	Wakehurst Pkwy, Frenchs Forest	Buffer strip to Wakehurst Parkway adj. rear of residential properties & service corridor – Sandstone outcrops; dense exotic weed growth <b>Note:</b> acquisition under 9A reservation	GCU poor	B
<b>MAP Z - FRENCHS FOREST</b>							
Z98	Lot A DP 361887	59/2B	364.7	Wakehurst Pkwy, Frenchs Forest	Drainage reserve to Wakehurst Parkway adj. Frenchs Forest Sullage Depot on Fitzpatrick Ave East – Natural creek within contiguous bushland – Security fencing; service pits exotic weeds	BUSH n/a fair	OP
Z99	Lot 12 DP 580560	59/12	3622.0	Warringah Road, Frenchs Forest [adjoins Z100]	15.25m buffer strip/public reserve to Warringah Road [No.1 south] adj. Business/Technology Park – Open mown grass & scattered remnant native trees	GCU good	B

Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
					– Small area of remnant natural bushland [east]	n/a	
Z100	Lot 1 DP 225569	59B/1B	2656.0	Warringah Road, Frenchs Forest [adjoins Z99 & Z101]	15.25m buffer strip/public reserve to Warringah Road [No.1 south] adj. Business/Technology Park – Open mown grass & generic native tree planting – Some remnant native trees	GCU  good n/a	B
Z101	Lot 61 DP 631410	59B/6	2449.0	Warringah Road, Frenchs Forest [adjoins Z100]	15.25m buffer strip/public reserve to Warringah Road [No.1 south] adj. Rodborough Rd & Business Park – Mounding/landscaping – Mown grass & generic native tree planting; signage	GCU  good good	B
Z102	Lot 1 DP 245508	59B/2B	378.3	Warringah Road, Frenchs Forest [adjoins Z103]	Triangular portion of public reserve to Warringah Rd [No.1 south] adj. Rodborough Rd – Mown grass; generic native planting; exotic weeds – Remnant understorey spp/natural regeneration	GCU fair n/a	B
Z103	Lot 1 DP 558009	59B/2A	2314.0	Warringah Road, Frenchs Forest [adjoins Z102]	15.25m buffer strip/public reserve to Warringah Rd [No.1 south] adj. Rodborough Rd & Allambie Rd – Fragmented remnant natural bushland; exotic weeds – Clearings/mown grass; some generic native planting	GCU  n/a fair	B
<b>MAP ZA - FRENCHS FOREST / BEACON HILL</b>							
ZA104	Lot 11 DP 625161	61E/1B	No data	Warringah Road, Frenchs Forest [adjoins ZA105]	Small triangular buffer strip/public reserve to Warringah Rd [No.2 north-east] adj. Allambie Rd – Remnant bushland [canopy/groundcover spp] – Mown lawn; misc. exotic planting & weeds – Mounted floodlighting to car park	BUSH  n/a poor fair	OP
ZA105	Lot 2 DP 245508	61E/1A	1101.0	Warringah Road, Frenchs Forest [adjoins ZA104 & 83]	Triangular buffer strip/public reserve to Warringah Road [No.2 north east] adj. Frenchs Forest Rd East – Remnant bushland [canopy/groundcover spp.] – Low sandstone rubble wall; mown lawn & weeds – Mounted floodlighting to car park	BUSH  n/a poor fair	OP
ZA106	Lot 3 DP 245508	61E/1C	32.0	Warringah Road, Frenchs Forest [adjoins ZA105]	Small triangular buffer strip to Warringah Road [No.2 north-east] adj. Frenchs Forest Rd East – Service pit; mown grass & generic native planting – Remnant native trees in mown grass	GCU  good n/a	OP
ZA107	Lot 3 DP 220541	61E/2	930.0	Warringah Road, Beacon Hill [adjoins	Buffer strip/public reserve to Warringah Road [No.1 south] adj. Business/Technology Park	GCU good	B

Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
				ZA108]	– Open mown grass/small garden; temporary signage		
ZA108	Lot 2 DP 549574	61E/4	796.7	Warringah Road, Beacon Hill [adjoins ZA107 & ZA109]	Buffer strip/public reserve to Warringah Road [No.1 south] adj. Business/Technology Park – Mown grass & generic native tree planting	GCU good	B
ZA109	Lot 31 DP 715557	61E/5	2396.0	Warringah Road, Beacon Hill [adjoins ZA108]	Buffer strip/public reserve to Warringah Road [No.1 south] adj. Business/Technology Park – Mown grass & generic native tree planting	GCU good	B
ZA110	Lot 1 DP 25658	57/13	556.0	Dareen Street, Beacon Hill	Public reserve [portion of unmade road reserve] Dareen Street cul-de-sac adj. Ellis Road – Closed single lane bitumen road/kerb & gutter – Timber bollards/post & rail fence – Open mown grass & misc. planting; exotic weeds	GCU good fair poor	B
MAP ZB - FRENCHS FOREST							
ZB111	Lot 24A DP 25964	57/18	88.5	Hurdis Avenue, Frenchs Forest	Portion of street verge to Hurdis Avenue adj. Iris Street & residential property – Mown grass; some exotic weeds/dumped rubbish	GCU fair	MR
MAP ZC - OXFORD FALLS / FRENCHS FOREST							
ZC112	Lot 3 DP 863123	49/19	4990.0	Spicer Road Sth, Oxford Falls	Riparian buffer strip to drainage reserve/ natural creek adj. Christian City Church – Mown grass/generic native tree planting – Small portion of earth wall to detention basin – Portion of old tin storage/packing shed [incl. stored construction materials] & vehicular track – Edge conditions – dense exotic weeds; garden refuse – Remnant natural riparian vegetation [southern area]	GCU good good fair  poor n/a	D
ZC113	Lot 2 DP 863123	49/18	3226.0	Wakehurst Pkwy, Oxford Falls	Buffer strip to Wakehurst Parkway [eastern portion of Christian City Church] – Mown grass/ generic native row tree planting – Security fencing; metal signage/mounted floodlights	GCU  good good	B
ZC114	Lot 21 DP 819277	49/12	4275.0	Wakehurst Pkwy, Oxford Falls	Buffer strip to Wakehurst Parkway [western portion of Oxford Falls Grammar School] & natural drainage – Portion playing field; mown grass/row tree planting – Security fencing; timber retaining walls/seating – Portion of playground [incl. shade structure, mulched safety fall area/ edging,	GCU  good good good	B

Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
					playground equipment] – Natural creek channel/drainage swale/dam; weeds	fair	
ZC115	Lot 29 DP 829321	57/15	380.0	Barnes Road, Frenchs Forest [adjoins ZC116]	Drainage reserve/water quality control dam [square portion]; – Steel safety fence around storage pond – Remnant native heathland; & semi-aquatic spp. – Exotic weeds [semi-aquatic/terrestrial]	GCU good n/a poor	D
ZC116	Lot 21 DP 842523	57/16	270.2	Barnes Road, Frenchs Forest [adjoins ZC115]	Drainage reserve/water quality control dam [L-shaped portion] – Steel safety fence around storage pond – Conc. service ramp/locked gates; steel safety fence – Exotic weeds [semi-aquatic/terrestrial]; rubbish – Remnant native heathland; & semi-aquatic spp.	GCU good good poor n/a	D
<b>MAP ZD - OXFORD FALLS / FRENCHS FOREST</b>							
ZD117	Lot 53 DP 808175	58/19	5095.0	Carnarvon Drive, Frenchs Forest	Drainage swale/ reserve between Carnarvon Dr & Warrigal Rd adjoining rear of residential properties – Log post & rail barriers; electricity substation box – Grated overflow drain/metal handrails [upper] – Mown grass/modified overland flow path – Piped drainage; open culvert/conc. headwall [lower] – Generic native/miscellaneous exotic tree planting – Sandstone outcrop/remnant native components	GCU  good good good good good n/a	D
<b>MAP ZE - BELROSE</b>							
ZE118	Lot 19 DP 228491	6554/2B	32.0	Karalta Cres, Belrose [adjoins ZE119]	0.915m buffer strip adjacent to bushland & Garigal National Park rear of residential properties in Karalta Cres. – Mown grass & exotic shrub planting – Sandstone outcrops	GCU  good n/a	MR
ZE119	Lot 23 DP 227845	6554/2A	76.0	Karalta Cres, Belrose [adjoins ZE118]	0.915m buffer strip adjacent to bushland & Garigal National Park rear of residential properties in Karalta Cres & Wanniti Road [western side of road reserve] – Concrete culvert/open drain into adj. bushland – Mown grass & exotic shrub planting; exotic weeds – Sandstone outcrops; some native understorey spp	GCU  poor fair n/a	MR
ZE120	Lot 22	6554/2	32.0	Wanniti Road,	0.915m buffer strip adjacent to bushland & Garigal National Park and residential	GCU	MR

Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
	DP 229248			Belrose [adjoins G42]	property in Wanniti Road – Mown grass	good	
ZE121	Lot 2 DP 239569	6557/2B	94.0	Camira Close, Belrose [adjoins ZE122]	0.915m buffer strip adjacent to open space corridor rear of residential properties in Camira Cl – Mown grass & miscellaneous planting; exotic weeds	GCU fair	MR
ZE122	Lot 39 DP 227852	6557/2A	88.5	Maple Place, Belrose [adjoins ZE121]	0.915m buffer strip adjacent to open space corridor rear of residential properties in Maple Place – Concrete culvert/open drain into reserve – Mown grass & exotic tree planting	GCU poor good	MR
ZE123	Lot 8 DP 224500	6557/1	69.0	Birru Place/ Pringle Avenue Belrose	1.02m wide buffer strip adjacent to creek/bushland corridor & rear of residential properties in Birru Place – Mown grass	GCU good	MR
MAP ZF - BELROSE							
ZF124	Lot 12 DP 221589	6558/10	No data	Pringle Avenue, Belrose [adjoins ZF125]	1.02m wide buffer strip adjacent to creek/bushland corridor & rear of residential property [east side of Pringle Ave] – Mown grass strip; exotic weeds	GCU fair	MR
ZF125	Lot 34 DP 222330	6558/8	202.0	Kapunda Place, Belrose [adjoins ZF124 & ZF126]	1.02m wide buffer strip adjacent to creek/bushland corridor rear of residential properties in Kapunda Place. – Mown grass strip	GCU good	MR
ZF126	Lot 35 DP 222330	6558/7	56.9	Kapunda Place, Belrose [adjoins ZF125]	1.02m wide buffer strip adjacent to creek/bushland corridor rear of residential properties in Kapunda Place. – Mown grass strip	GCU good	MR
ZF127	Lot 12 DP 227221	6559/3A	1.0	Everton Road, Belrose [adjoins ZF128]	Small triangular buffer strip adjacent to bushland corridor rear of residential property in Forest Glen Crescent. – Mown grass strip; exotic weeds	GCU poor	MR
ZF128	Lot 13 DP 225340	6559/3B	56.9	Forest Glen Crescent, Belrose [adjoins ZF127 & 50]	1.02m wide buffer strip adjacent to creek/bushland corridor rear of residential properties in Forest Glen Crescent. – Mown grass strip; exotic weeds	GCU poor	MR
ZF129	Lot 14 DP 219335	6559/3C	56.0	Forest Glen Cres., Belrose [adjoins ZF128]	1.02m wide buffer strip adjacent to creek/bushland corridor rear of residential properties in Forest Glen Crescent. – Mown grass strip; exotic weeds	GCU poor	MR

Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
ZF130	Lot 15 DP 219335	6559/3D	69.0	Forest Glen Cres., Belrose	1.02m wide buffer strip adjacent to creek/open drain rear of residential properties in Forest Glen Crescent & Forest Way – Exotic weeds under-storey & canopy	GCU poor	MR
ZF131	Lot 21 DP 225969	6226/8	145.0	Marnoo Place, Belrose [adjoins ZF132]	0.915m buffer strip adjacent to bushland corridor rear of residential properties in Marnoo PI & Banyeena PI – Mown grass/garden beds & miscellaneous planting – Low retaining walls; paving & landscaping – Sandstone outcrops [eastern portion]	GCU good good n/a	MR
ZF132	Lot 47 DP 221112	6226.5	221.0	Karina Cres, Belrose [adjoins ZF131]	Buffer strip adjacent to bushland corridor rear of residential properties in Karina Crescent – Mown grass/garden beds & miscellaneous planting – Grassed drainage swale; paving	GCU good good	MR
ZF133	Lot 13 DP 227221	6559/2	145.0	Kapyong Street, Belrose	Pathway/steps connecting Kapyong St cul-de-sac & Wakehurst Primary School – Weldmesh fence & gate – Concrete pathway/steps & metal handrail – Sensor light; mown grass	GCU good fair good	P
MAP ZG - BELROSE							
ZG134	Lot 21 DP 237850	6630/1A	2029.0	Forest Way, Belrose [adjoins ZG135]	15.24m wide buffer strip to Forest Way [No.4 west] adjoining Ralston Avenue. – Unmade pedestrian track – Drainage grates/pits – Mown grass & miscellaneous screen planting	GCU poor good good	B
ZG135	Lot 102 DP 587020	6630/1B	2029.0	Forest Way, Belrose [adjoins ZG134 & ZG136]	15.24m wide buffer strip to Forest Way [No.4 west] east of Clwydon Close. – Unmade pedestrian track – Mown grass & miscellaneous tree planting – Electricity easement	GCU poor good n/a	B
ZG136	Lot 30 DP 236391	6630/1C	3326.0	Forest Way, Belrose [adjoins ZG135]	15.24m wide buffer strip to Forest Way [No.4 west] adjoining Hews Parade. – Unmade pedestrian track – Unsealed gravel driveway to residential property – Mown grass & generic native tree planting – Rubble mounding/exotic tree planting; exotic weeds – Remnant native trees in mown grass	GCU poor fair good fair n/a	B
ZG137	Lot 1 DP 233212	6558/3	1523.0	Forest Way, Belrose	15.24m wide buffer strip to Forest Way [No.4 west] adjoining Hews Parade. – Unmade pedestrian track	GCU poor	B



Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
					<ul style="list-style-type: none"> <li>– Mown grass &amp; generic native screen planting</li> <li>– Remnant native trees in mown grass</li> </ul>	good n/a	
ZG138	Lot 2 DP 716426	6558/17	No data	Forest Way, Belrose	15.24m wide buffer strip to Forest Way [No.4 east] between Perentie Rd & Dawes Rd <ul style="list-style-type: none"> <li>– Landscaped embankment/mulched garden beds</li> <li>– Generic native screen planting &amp; mown grass</li> <li>– Curvilinear conc. mowing strip; irrigation/taps</li> <li>– Portion of bus shelter</li> </ul> <b>Note:</b> Tenure condition subject to road widening by DP 737254	GCU good good good good	B
ZG139	Lot 1 DP 529732	6558/2	1252.0	Forest Way, Belrose [adjoins ZG140 & ZG141]	15.24m wide buffer strip to Forest Way [No.4 west] east of Dindima Pl [incl. narrow strip east of ZG140] <ul style="list-style-type: none"> <li>– Mown grass embankment &amp; generic native planting</li> </ul> <b>Note:</b> Tenure condition subject to road widening by DP 737253	GCU good	B
ZG140	Lot 4 DP 771654	6558/12	289.5	Forest Way, Belrose [adjoins ZG139 & ZG141]	Buffer strip to Forest Way [No.4 west] <ul style="list-style-type: none"> <li>– Mown grass embankment &amp; generic native planting</li> </ul>	GCU good	B
ZG141	Lot 1 DP 536067	6558/1	765.0	Forest Way, Belrose [adj. ZG139, 36 & 37]	15.24m wide buffer strip to Forest Way [No.4 west] <ul style="list-style-type: none"> <li>– Mown grass embankment; rockery &amp; misc. planting</li> </ul> <b>Note:</b> Tenure condition subject to road widening by DP 737253	GCU good	B
ZG142	Lot 4 DP 260080	6558/13	768.4	Forest Way, Belrose [adjoins ZG141]	15.24m wide buffer strip to Forest Way [No.4 west] adj. Everton Road [unmade section]/bushland corridor <ul style="list-style-type: none"> <li>– Mown grass embankment &amp; generic native planting</li> <li>– Open drainage swale</li> </ul> <b>Note:</b> Tenure condition subject to road widening by DP 737253	GCU good poor	B
ZG143	Lot11 DP 260973	6558/16	18.5	Forest Way, Belrose [adjoins ZG142]	Small triangular parcel of land [No.4 west] north of Everton Road [unmade section]/bushland corridor <ul style="list-style-type: none"> <li>– Mown grass</li> </ul>	GCU good	B
ZG144	Lot 38 DP 775504	6558/14	919.0	Andove Street (Hews Parade), Belrose	Road Reserve <ul style="list-style-type: none"> <li>– Road widening</li> </ul>	GCU n/a	R
ZG145	Lot 39 DP 775504	6558/15	900.3	Andove St (Hews Pde), Belrose	Road Reserve <ul style="list-style-type: none"> <li>– Road widening</li> </ul>	GCU n/a	R
<b>MAP ZH - BELROSE</b>							
ZH146	Lot 27	6631/3J	2206.0	Forest Way,	15.24m wide buffer strip to Forest Way [No.4 west] incl. connecting pathway to Lockhart	GCU	B

Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
	DP 236849			Belrose [adjoins ZH148]	Place – Mown grass & generic native planting – Conc. pathway to Lockhart Pl; no other pathways	good good	
ZH147	Lot 26 DP 260086	6631/5	118.0	Forest Way, Belrose [adjoins ZH148]	3.915m wide pathway linking Neridah Ave to Forest Way [No.4 west] – Concrete pathway & timber bollards	GCU good	B
ZH148	Lot 17 DP 239228	6631/3I	1499.0	Forest Way, Belrose [adj. ZH146, ZH147, & ZH149]	15.24m wide buffer strip to Forest Way [no.4 west] parallel to Neridah Ave; no pathway – Mown grass & generic native planting	GCU good	B
ZH149	Lot 18 DP 239228	6631/3H	588.0	Forest Way, Belrose [adjoins ZH148 & ZH150]	15.24m wide buffer strip to Forest Way [No.4 west] parallel to Neridah Ave; no pathway or track – Mown grass & generic native planting	GCU good	B
ZH150	Lot 28 DP 239774	6631/3G	1973.0	Forest Way, Belrose [adjoins ZH149 & 19]	15.24m wide buffer strip to Forest Way [No.4 west] parallel to Neridah Ave; no pathway or track – Open drainage swale/pits – Mown grass & generic native/exotic planting – Remnant native trees in mown grass; exotic weeds	GCU fair good n/a	B
ZH151	Lot 16 DP 244433	6631/3F	999.1	Forest Way, Belrose [adjoins ZH150 & ZH152]	15.24m wide buffer strip to Forest Way [No.4 west] parallel to Neridah Avenue – Unmade pedestrian track – Mown grass & generic native/exotic planting	GCU poor good	B
ZH152	Lot 16 DP 244978	6631/3E	975.3	Forest Way, Belrose [adjoins ZH151 & ZH153]	15.24m wide buffer strip to Forest Way [No.4 west] parallel to Neridah Avenue – Unmade pedestrian track – Double row planting [Macadamia Nut]; weeds/grass	GCU poor fair	B
ZH153	Lot 5 DP 246795	6631/3D	575.8	Forest Way, Belrose [adjoins ZH152 & ZH154]	15.24m wide buffer strip to Forest Way [No.4 west] parallel to Neridah Avenue – Unmade pedestrian track – Stone wall/pit – Mown grass & generic native screen planting	GCU poor fair good	B
ZH154	Lot 75 DP 253396	6631/3C	611.6	Forest Way, Belrose [adjoins ZH153 & ZH155]	15.24m wide buffer strip to Forest Way [No.4 west] parallel to Neridah Avenue – Unmade pedestrian track – Mulched garden bed & mown grass	GCU poor good	B
ZH155	Lot 60 DP 250561	6631/3B	654.0	Forest Way, Belrose [adjoins	15.24m wide buffer strip to Forest Way [No.4 west] parallel to Neridah Avenue – Unmade pedestrian track	GCU poor	B

Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
				ZH154 & ZH156]	– Mown grass & miscellaneous planting; exotic weeds	fair	
ZH156	Lot 1 DP 532521	6631/3A	815.7	Forest Way, Belrose [adjoins ZH155 & ZH157]	15.24m wide buffer strip to Forest Way [No.4 west] incl. narrow strip to Ralston Avenue – Unmade pedestrian track – Mown grass & generic native planting – Remnant native trees in mown grass	GCU poor good n/a	B
ZH157	Lot 91 DP 587483	6631/4	204.6	Forest Way, Belrose [adjoins ZH156]	Buffer strip to Forest Way [No.4 west] adjoining Ralston Avenue – Unmade pedestrian track – Mown grass & generic native planting	GCU poor fair	B
ZH158	Lot 1 DP 567399	98/1A	765.0	Forest Way, Belrose	Buffer strip to Forest Way [No.3 east] opp. ZH155 – Earth mounding/misc. screen planting; exotic weeds – Sleeper edge; conc. driveway to residential property	GCU poor good	B
ZH159	Lot 2 DP 804702	99/5	2922.0	Forest Way, Belrose	Buffer strip to Forest Way [east] south of Oates PI significant remnant bushland [Duffy's Forest ecological community incl. scheduled threatened species] – No facilities or improvements	BUSH n/a	OP
ZH160	Lot 3 DP 634353	99/2B	960.0	Forest Way, Belrose [adjoins ZH161]	Buffer strip to Forest Way [No.6 east] adj. to Wesley Gardens Aged Persons Centre [Uniting Church] – Embankment; timber acoustic wall & rockwork – Bus stop shelter; lighting – Mown grass & generic native planting in gardens – Remnant native trees <b>Note:</b> Existing deed in relation to landscaping works.	GCU good good good n/a	B
ZH161	Lot 4 DP 634353	99/2A	1774.0	Forest Way, Belrose [adjoins ZH160]	Buffer strip to Forest Way [N.6 east] adj. to Wesley Gardens Aged Persons Centre [Uniting Church] – Embankment; timber acoustic wall & rockwork – Conc. pathway/metal handrails – Generic native planting & exotic weeds/rubbish – Significant remnant bushland [adj. Morgan Rd] <b>Note:</b> Existing deed in relation to landscaping works.	GCU good good poor n/a	B
<b>MAP ZI - BELROSE</b>							
ZI162	Lot 2 DP 718511	101/5	1170.0	Forest Way, Belrose	15.24m wide buffer strip to Forest Way [No1 west]; adj. to Sunnybank Garden Centre [Waldon & Crozier Rds] – Mown grass & exotic planting – Signage; service pits/box	GCU good good	B

Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
					– Remnant native trees in mown grass	n/a	
ZI163	Lot 79 DP 630318	101/4	666.0	Forest Way, Belrose [adjoins ZI164]	15.24m wide buffer strip to Forest Way [No.1 west] adj. for Four Seasons Nursery – Stockpiled rubbish/exotic weeds and mown grass – Security fencing/gates; portion of car park & display – Area with landscape materials; advertising signage	GCU poor good good	B
ZI164	Lot 2 DP 732533	99/4	744.0	Forest Way, Belrose [adjoins ZI163]	15.24m wide buffer strip to Forest Way [No.1 west] adj. To Four Seasons Nursery – Security fencing/gates; rockery/flags & display – Area with landscape materials; advertising signage	GCU good good	B
ZI165	Lot 101 DP 715529	99/3	1898.0	Forest Way, Belrose	15.24m wide buffer strip to Forest Way [east] adj. to Glenaeon Retirement Village – Mown lawn & landscaping to embankment – Sandstone retaining walls & piers; conc. block wall – Timber edging, paving & gates	GCU good good good	B
MAP ZJ - TERREY HILLS							
ZJ166	Lot 101 DP 630909	120A/14	902.0	Mona Vale Road, Terrey Hills	15.24m wide buffer strip to Mona Vale Rd [corner of Myoora Rd] – Mown grass/exotic weeds – Service pits/advertising signage	GCU fair fair	B
ZJ167	Lot 2 DP 701117	120A/20A	457.0	Mona Vale Road, Terrey Hills	15.24m wide buffer strip to Mona Vale Rd [adjoins Checkers Resort and Conference Centre] – Mown grass & exotic tree planting; signage – Remnant native trees in mown grass	GCU good n/a	B
ZJ168	Lot 3 DP 701117	120A/20B	No data	Mona Vale Road, Terrey Hills [adjoins ZJ169]	15.24m wide buffer strip to Mona Vale Rd [Lot 1/driveway separates Lots 2 & 3] – Remnant native trees in mown grass	GCU good	B
ZJ169	Lot 1 DP 531504	120A/11	1069.0	Mona Vale Road, Terrey Hills [adjoins ZJ168]	15.24m wide buffer strip to Mona Vale Rd – Mown grass & exotic tree planting – Stockpiled rubbish/exotic weeds – Remnant native trees	GCU fair poor n/a	B
ZJ170	Lot 101 DP 709585	120A/21	694.0	Mona Vale Road, Terrey Hills	15.24m wide buffer strip to Mona Vale Rd – Unsown grass & exotic tree planting/mounding – Security fence around boundary – Remnant native trees	GCU fair fair n/a	B

Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
<b>MAP ZK - TERREY HILLS</b>							
ZK171	Lot 1 DP 737412	120A/23A	11.0	Myoora Road, Terrey Hills	Road Reserve – Splay corner	GCU n/a	R
ZK172	Lot 3 DP 737412	120A/23B	11.0	Myoora Road, Terrey Hills	Road Reserve – Splay corner	GCU n/a	R
<b>MAP ZL - TERREY HILLS</b>							
ZL173	Lot 20 DP 746380	6864/3	1556.0	Booralie Road, Terrey Hills [adjoins ZL174]	Buffer strip between residential/industrial areas – Mown grass & misc. planting – Remnant native trees in grass/exotic weeds	GCU fair n/a	P
ZL174	Lot 19 DP 746380	6864/2	1734.0	Myoora Road, Terrey Hills [adjoins ZL173]	Buffer strip between residential/industrial areas – Mown grass & misc. planting – Maintenance vehicular access/dumped materials – Remnant native trees/exotic weeds	GCU fair poor n/a	P
ZL175	Part of Lot 420 DP 752017	6863/1A	No data	Booralie Road, Terrey Hills	Terrey Hills Rural Fire Brigade – building & curtilage [portion of Crown reserve: Frank Beckman Reserve] – Two-storey brick building [incl. appliance garaging/equipment storage offices, amenities] – Communications tower/ security fence & locked gate – Paved courtyard; timber screen fencing – Picnic table/seating; landscaping/garden beds – Bitumen carpark [portion]; timber post & rail fence – Conc. parking area/metal handrails – Generic native planting – Remnant native trees in mulched areas <b>Crown Reserve No. 87764 &amp; 73335</b> Public Purpose: Public Recreation, Community Centre and Public Hall Council tenure: Trustee Note: All other community buildings, facilities and open space within the Reserve are not included in the plan of management	GCU  good  good good fair fair fair fair n/a	P
ZL176	Lot 50 DP 731216	6863/3	32.4	Booralie Road, Terrey Hills	Road Reserve – Splay corner	GCU n/a	R
ZL177	Lot 15 DP 237301	6861/2A	897.0	Cooyong Road, Terrey Hills	Drainage reserve/buffer strip to Mona Vale Road – Natural bushland along creek/exotic weeds	BUSH n/a	OP

Map ref.	Lot/DP	WLR No.	Area m <sup>2</sup>	Location	Land description, facilities and improvements	Cat./ Cond.	Desc code
				[adjoins ZL178]	<ul style="list-style-type: none"> <li>Post &amp; double rail fence</li> </ul> Note: Compulsory acquisition of easement marked (A) in DP 1055888 by Sydney Water for sewerage purposes.	good	
ZL178	Lot 15 DP 584306	6861/2B	1747.0	Cooyong Road, Terrey Hills [adjoins ZL177]	Drainage reserve/buffer strip to Mona Vale Road <ul style="list-style-type: none"> <li>Natural bushland along creek/exotic weeds</li> <li>Post &amp; double rail fence</li> <li>Sydney Water facilities [southern portion] incl. bitumen carpark/kerb and gutter &amp; locked gates</li> <li>Service pits/grates, meter boxes, lighting</li> <li>Native restoration planting beds</li> </ul> Note: Compulsory acquisition of easement marked (A) in DP 1055888 by Sydney Water for sewerage purposes and after acquisition the remaining portion to be identified as Lot 2 DP 1055888 to remain as Community Land	<b>BUSH</b> n/a good good  good good	<b>OP</b>
<b>MAP ZM - COTTAGE POINT</b>							
ZM179	Lot 17 DP 835223	82/2	5.0	38 Cowan Drive, Cottage Point	Road Reserve <ul style="list-style-type: none"> <li>Road widening</li> </ul>	<b>GCU</b> n/a	<b>R</b>
<b>MAP ZN - CROMER</b>							
ZN180	Lot 57 DP 876120	5132/4	2226.0	Wolbah Place, Cromer	Drainage reserve/water quality control dam: <ul style="list-style-type: none"> <li>Steel safety fence and sandstone blockwork around storage pond</li> <li>Conc. service ramp/locked gates; steel safety fence</li> <li>Native vegetation</li> </ul>	<b>GCU</b> good good n/a	<b>D</b>

## APPENDIX III: GUIDELINES FOR CATEGORISATION OF COMMUNITY LAND

### 1. What are Community Land 'Categories'?

Community Land must be categorised in accordance with the *Local Government Act 1993*. A category describes the land and each category has a set of core objectives. A description of each category is listed below, as are the core objectives. All current and intended uses of the land must comply with the category assigned to that area of land.

#### **General Community Use**

Land should be categorised as general community use if the land:

- May be made available for use for any purpose for which Community Land may be used, whether by the public at large or by specific sections of the public
- Is not required to be categorised as a natural area, or does not satisfy the guidelines for categorisation as a sportsground, a park or an area of cultural significance

#### **Park**

Land that is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities for use mainly for recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.

#### **Sportsground**

Land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.

#### **An Area of Cultural Significance**

Land described as an area of Aboriginal, aesthetic, archaeological, historical, technical or research, or social significance.

#### **Natural Area**

Land which, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore. Community Land that has been declared critical habitat or which is directly affected by a recovery plan or threat abatement plan under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994 must be categorised as a natural area.

##### **Natural Area: Bushland**

Land that contains primarily native vegetation and that vegetation is:

- The natural vegetation or a remainder of the natural vegetation of that land
- Is still representative of the structure and/or floristics of the natural vegetation in the locality

##### **Natural area: Wetland**

Land that includes marshes, mangroves, backwaters, billabongs, swamps, sedgeland, wet meadows or wet heathlands that form a waterbody that is inundated cyclically, intermittently or permanently with fresh, brackish or salt water, whether slow moving or stationary.

##### **Natural area: Watercourse**

Land described as:

- Any perennial or intermittent stream, flowing in a natural, artificially improved or re-diverted channel

- Associated riparian land or vegetation, including land which is protected under the relevant legislation

**Natural area: Foreshore**

Land that is situated on the water's edge and forms a transition zone between the aquatic and terrestrial environment.

**Natural area: Escarpment**

Land that includes features such as a long cliff-like ridge or rock and includes significant or unusual geological, geomorphological or scenic qualities.

## 2. Core Objectives of Community Land

- 36F Core objectives for management of Community Land categorised as a natural area**
- a) To conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area
  - b) To maintain the land, or that feature or habitat, in its natural state and setting
  - c) To provide for the restoration and regeneration of the land
  - d) To provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion
  - e) To assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994
- 36G Core objectives for management of Community Land categorised as a sportsground**
- a) To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games
  - b) To ensure that such activities are managed having regard to any adverse impact on nearby residences
- 36H Core objectives for management of Community Land categorised as a park**
- a) To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities
  - a) To provide for passive recreational activities or pastimes and for the casual playing of games
  - b) To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management
- 36I Core objectives for management of Community Land categorised as an area of cultural significance**
- The core objectives for management of Community Land categorised as an area of cultural significance are to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods.
- a) Those conservation methods may include any or all of the following methods:
  - b) The continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance
  - c) The restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material
  - d) The reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state



- e) The adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact)
- f) The preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land

A reference in subsection (2) to land includes a reference to any buildings erected on the land.

- 36J Core objectives for management of Community Land categorised as general community use**  
The core objectives for management of Community Land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:
- a) In relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public
  - b) In relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities)
- 36K Core objectives for management of Community Land categorised as bushland**
- a) To ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land
  - b) To protect the aesthetic, heritage, recreational, educational and scientific values of the land
  - c) To promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion
  - d) To restore degraded bushland
  - e) To protect existing landforms such as natural drainage lines, watercourses and foreshores
  - f) To retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term
  - g) To protect bushland as a natural stabiliser of the soil surface
- 36L Core objectives for management of Community Land categorised as wetland**
- a) To protect the biodiversity and ecological values of wetlands, with particular reference to their hydrological environment (including water quality and water flow), and to the flora, fauna and habitat values of the wetlands
  - b) To restore and regenerate degraded wetlands
  - c) To facilitate community education in relation to wetlands, and the community use of wetlands, without compromising the ecological values of wetlands
- 36M Core objectives for management of Community Land categorised as an escarpment**
- a) To protect any important geological, geomorphological or scenic features of the escarpment
  - b) To facilitate safe community use and enjoyment of the escarpment
- 36N Core objectives for management of Community Land categorised as a watercourse**
- a) To manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows
  - b) To manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability
  - c) To restore degraded watercourses
  - d) To promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category

- 360 Core objectives for management of Community Land categorised as foreshore**
- a) To maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area
  - b) To facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use

## APPENDIX IV: SUMMARY OF RESPONSES TO COMMUNITY CONSULTATION

Following is a summary of responses to community consultation as outlined in Section 3 of this Plan. The responses have been sorted into three tables:

A2: Values/Uses of Community Land

A3: Issues Associated with Community Land

A4: Opportunities/Options for Community Land

Responses received were specific to individual parcels of land included within this Plan. The responses have been listed against the unique land register number and have been assessed and grouped under common topic areas identified by the column headings.

The responses summarised below have been used to inform issues for each parcel of land, see Table 1, and have been used in developing the management actions identified in Table 2 of this Plan.

Table A2: Values/Uses of Community Land

Table A2: Values/uses of Community Land															
Parcel Type	Register Number	Access	Wildlife corridor	Children's recreation space	Area for walking	Dog walking	Drainage	Noise /pollution barrier	Visual amenity	Privacy	Open space/Natural area	Private usage/ownership	Prevents trespass on private property	Parking	outdoor eating
Buffers	6226/5	1			1						1				
	6226/5		1		1						1				
	6226/5		1		1						1				
	6226/5	1			1	1					1				
	6226/5				1						1				
	6226/5						1					1			
	6554/2A				1						1				
	6557/1		1		1						1				
	6557/2B														
	6557/2B						1				1				
	6558/7	1			1										
	6558/7	1													
	6558/7	1	1		1						1				
	6558/8		1		1						1	1			
	6558/8		1								1				
	6558/8											1			
	6559/3B				1										
	6559/3B		1						1						
	6559/3C											1			
		5	7	0	11	1	2	0	1	0	11	4	0	0	0

Table A2: Values/uses of Community Land															
Parcel Type	Register Number	Access	Wildlife corridor	Children's recreation space	Area for walking	Dog walking	Drainage	Noise /pollution barrier	Visual amenity	Privacy	Open space/Natural area	Private usage/ownership	Prevents trespass on private property	Parking	outdoor eating
Drainage Reserves	51/25				1						1				
	51/6B	1					1								
	51/6B	1													
	53/7		1				1				1				
	53/7		1				1								
	53/7						1				1				
	58/19			1		1	1								
	58/19						1								
	58/19			1	1	1	1		1						
	58/19			1	1	1	1				1				
	58/19		1	1		1	1								
	58/19	1	1	1		1	1								
	58/19		1	1	1	1									
	58/19			1	1						1				
	58/19			1	1										
	65E/2						1					1			
	65E/3						1					1			
	68E/5						1					1			
	72/10						1								
	94/28	1	1												
	94/28	1							1		1				
	94/28				1	1									
		5	6	8	7	7	14	0	2	0	6	3	0	0	0

Table A2: Values/uses of Community Land															
Parcel Type	Register Number	Access	Wildlife corridor	Children's recreation space	Area for walking	Dog walking	Drainage	Noise /pollution barrier	Visual amenity	Privacy	Open space/Natural area	Private usage/ownership	Prevents trespass on private property	Parking	outdoor eating
-Nature Strips	120A/20A	1										1			
	120A/20A													1	
	49/12				1			1	1						
	55/13B											1			
	55/13B														
	55/20														
	55/20											1			
	58/24		1					1			1				
	58/24										1				
	59/3				1				1		1				
	59/3				1			1	1						
	59/3	1	1		1			1	1						
	59/3	1	1					1	1						
	59/3					1		1	1						
	59/3	1													
	59/3			1	1			1	1						
	59/3	1			1			1	1						
	59/3			1	1			1	1	1					
	59/3				1			1	1		1				
	59/3	1	1		1				1						
	59/4	1			1			1							
	59/4											1			
	60/4														

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Parcel Type	Register Number	Access	Wildlife corridor	Children's recreation space	Area for walking	Dog walking	Drainage	Noise /pollution barrier	Visual amenity	Privacy	Open space/Natural area	Private usage/ownership	Prevents trespass on private property	Parking	outdoor eating
Nature Strips cont'd	60/4									1	1				
	63H/1A											1			
	6558/1	1	1		1			1							
	6558/12											1			
	6558/12							1		1					
	6558/13				1	1					1				
	6558/17		1		1			1	1						
	6558/17							1	1				1		
	6558/17				1			1	1						
	6558/17				1			1							
	6558/17							1	1						
	6558/17		1						1		1				
	6558/17		1		1				1		1				
	6558/17	1	1					1	1		1				
	6558/17							1							
	6558/17		1					1			1				
	6558/17							1	1						
	6558/17							1	1				1		
	6558/17							1	1						
	6558/17							1	1						
	6558/17								1						
	6558/17							1	1						
	6558/17											1			
	6558/17														

Table A2: Values/uses of Community Land															
Parcel Type	Register Number	Access	Wildlife corridor	Children's recreation space	Area for walking	Dog walking	Drainage	Noise /pollution barrier	Visual amenity	Privacy	Open space/Natural area	Private usage/ownership	Prevents trespass on private property	Parking	outdoor eating
Nature Strips cont'd	6558/2	1	1						1						
	6558/2		1		1			1	1						
	6630/1A		1		1	1		1							
	6630/1A				1			1							
	6630/1A					1		1	1						
	6630/1B	1	1		1	1		1							
	6630/1C							1							
	6630/1C				1			1							
	6630/1C	1	1		1			1	1						
	6631/3A							1							
	6631/3D							1		1					
	6631/3D				1			1	1		1				
	6631/3G		1					1							
	6631/3G					1		1							
	6631/3G							1							
	6631/3G			1	1			1							
	6631/3G										1				
	6631/3I				1			1							
	6631/3J				1	1			1						
	6861/2A		1								1				
	6861/2A		1					1							
	6861/2A							1						1	
	6861/2A	1						1	1		1				



Table A2: Values/uses of Community Land															
Parcel Type	Register Number	Access	Wildlife corridor	Children's recreation space	Area for walking	Dog walking	Drainage	Noise /pollution barrier	Visual amenity	Privacy	Open space/Natural area	Private usage/ownership	Prevents trespass on private property	Parking	outdoor eating
Nature Strips cont'd	6861/2A				1			1			1				
	6861/2B		1									1			
	85/5A	1			1			1							
	85/6A			1	1			1	1	1					
	85/6A				1			1	1						
	85/6A		1					1	1						
	85/7	1			1			1							
	85/7	1	1		1	1		1							
	85/9				1			1	1		1				
	99/5							1							
	99/5							1							
	99/5		1					1							
	99/5											1			
		16	22	4	33	8	0	56	35	5	16	9	2	2	0
Pathways	46/13A	1													
	46/13A	1													
	46/13A	1													
	46/13A	1													
	46/13A	1													
	46/14											1			
	46/14	1													
	51/6A	1		1											
	51/6A						1					1			

Table A2: Values/uses of Community Land															
Parcel Type	Register Number	Access	Wildlife corridor	Children's recreation space	Area for walking	Dog walking	Drainage	Noise /pollution barrier	Visual amenity	Privacy	Open space/Natural area	Private usage/ownership	Prevents trespass on private property	Parking	outdoor eating
Pathways cont'd	51/6A	1		1							1				
	52/10B	1		1							1				
	52/10B	1		1	1	1									
	53/6A	1				1					1				
	53/6A	1		1		1					1				
	53/6A	1													
	53/6B	1		1											
	55/18	1													
	55/18										1				
	55/18	1													
	55/18	1			1	1					1				
	57/13	1													
	57/13	1							1						
	57/13	1				1									
	57/13	1				1	1		1		1				
	64E/3										1				
	6559/2	1													
	6559/2	1					1								
	6559/2	1													
	6559/2	1													
	65H/14											1			
	65H/14	1								1					
	67E/2											1			

Table A2: Values/uses of Community Land															
Parcel Type	Register Number	Access	Wildlife corridor	Children's recreation space	Area for walking	Dog walking	Drainage	Noise /pollution barrier	Visual amenity	Privacy	Open space/Natural area	Private usage/ownership	Prevents trespass on private property	Parking	outdoor eating
Pathways cont'd	6864/2										1				
	6864/2				1			1			1				
	6864/2		1					1		1		1			
	6864/3							1							
	6864/3	1										1			
	6864/3							1							
	6864/3									1		1			
	6864/3							1							
	68I/2A											1			
	68I/2A	1										1			
	68I/3	1													
	68I/3	1													
	71/4A	1													
	71/4A	1													
	73/33B											1			
	74/4A	1													
	75/7	1		1											
	75/7	1		1											
	75/7			1							1				
	75/7	1	1	1			1								
	75/7	1		1											
	75/7			1					1		1				
	75/7	1									1				

Table A2: Values/uses of Community Land															
Parcel Type	Register Number	Access	Wildlife corridor	Children's recreation space	Area for walking	Dog walking	Drainage	Noise /pollution barrier	Visual amenity	Privacy	Open space/Natural area	Private usage/ownership	Prevents trespass on private property	Parking	outdoor eating
Pathways cont'd	75/7	1		1		1	1				1				
	75/7	1		1											
	75/7	1		1											
	75/7	1		1											
	75/7	1													
	75/7	1		1											
	75/7	1		1							1				
	75/7	1		1											
	84/5	1													1
	84/5	1													1
	84/5	1													
	89/14A	1													
	89/14A	1													
	89/14A	1													
	89/14A	1													
	89/14A	1					1								
	89/14A	1													
	91/6	1													
	91/6	1													
	91/6	1		1											
	96/15	1													
	96/15	1													
		60	2	20	3	7	6	5	3	3	15	10	0	0	2

Table A3: Issues Associated With Community Land

Table A3: Issues associated with Community Land													
Parcel Type	Register Number	Encroachment from private property	Flooding	Maintenance	Drainage/stormwater	Not suitable/used as community land	Equity of access	Rubbish	Lighting	Dangerous trees	Vandalism	fire hazard	Public liability
Buffer	6226/5							1					
	6226/5		1										
	6557/2B			1									
	6559/3C					1							
		0	1	1	0	1	0	1	0	0	0	0	0
Drainage reserves	51/6B			1									
	53/7		1	1									
	58/19		1		1								
	58/19		1										
	58/19		1										
	58/19			1	1								
	58/19		1		1								
	65E/3					1							
	68E/5			1		1							
	72/10			1									
	94/28			1									
	94/28			1									
		0	5	7	3	2	0	0	0	0	0	0	0

Table A3: Issues associated with Community Land													
Parcel Type	Register Number	Encroachment from private property	Flooding	Maintenance	Drainage/stormwater	Not suitable/used as community land	Equity of access	Rubbish	Lighting	Dangerous trees	Vandalism	fire hazard	Public liability
ature strips	101/4			1		1		1			1		
	120A/20A					1							
	55/13B					1							
	55/13B												
	55/20	1											
	55/20					1							
	58/24					1							
	59/3			1									
	59/3			1									
	59/3			1									
	59/3												
	6558/12							1					
	6558/17					1							
	6558/17					1							
	6558/17												
	6558/2			1									
	6559/2		1	1			1						
	6630/1A		1										
	6630/1A			1						1			
	6630/1A			1	1								
	6630/1C			1	1			1		1			
	6630/1C			1						1			
	6631/3D			1									

Table A3: Issues associated with Community Land													
Parcel Type	Register Number	Encroachment from private property	Flooding	Maintenance	Drainage/stormwater	Not suitable/used as community land	Equity of access	Rubbish	Lighting	Dangerous trees	Vandalism	fire hazard	Public liability
Nature strips	6631/3G			1									
	6631/3G			1									
	6631/3G				1								
	6861/2A			1	1								
	6861/2B					1						1	
	85/7							1			1	1	
	99/5			1		1		1		1			
		1	2	15	4	9	1	5	0	4	2	2	0
Pathways	46/13A			1					1				
	46/14			1		1							
	46/14							1					
	51/6A	1		1									
	51/6A					1							
	51/6A			1				1					
	53/6A			1									
	55/18												
	55/18							1					
	55/18												
	55/18			1									
	57/13			1									
	57/13				1								
	64E/2			1				1					
	64E/3												

Table A3: Issues associated with Community Land													
Parcel Type	Register Number	Encroachment from private property	Flooding	Maintenance	Drainage/stormwater	Not suitable/used as community land	Equity of access	Rubbish	Lighting	Dangerous trees	Vandalism	fire hazard	Public liability
Pathways cont'd	6559/2		1										
	65H/14			1		1							
	65H/14												
	67E/2			1		1		1			1		
	68I/2A			1		1	1	1			1		
	68I/2A			1				1	1		1		
	68I/3			1				1					
	6864/2					1							
	71/4A			1									
	73/33B							1			1		
	84/5												1
	89/14A			1									
	89/14A			1									
	89/14A			1				1	1				
	89/14A								1				
	89/14A			1					1				
	89/14A			1				1	1				
	96/15			1				1					
		1	1	20	1	6	1	12	6	0	4	0	1



Table A4: Opportunities/options for Community Land

Table A4. Opportunities/options for Community Land														
Parcel type	Register Number	Request sale/ transfer of title	Oppose sale	No change	Manage as park/bushland	No housing development	Preserve as wetland	More trees/shrubs	Improve maintenance	Request private maintenance	Installation of sound barriers	Oppose sound barriers	Lighting	Tables, chairs, seating
Buffers	6226/5				1									
	6226/5				1				1					
	6226/5		1		1			1	1					
	6226/5			1										
	6226/5		1			1								
	6226/5	1												
	6557/2B			1					1					
	6558/7			1	1									
	6558/8	1				1								
	6558/8				1									
	6558/8	1												
	6559/3B				1									
	6559/3C	1												
		4	2	3	6	2	0	1	3	0	0	0	0	0
Drainage reserves	51/25				1			1						1
	51/6B			1					1					
	53/7				1				1					
	53/7							1	1	1				
	53/7							1						
	58/19			1		1								
	58/19			1					1					
	58/19			1	1	1								
	58/19						1	1						
	58/19				1									

Table A4. Opportunities/options for Community Land														
Parcel type	Register Number	Request sale/ transfer of title	Oppose sale	No change	Manage as park/bushland	No housing development	Preserve as wetland	More trees/shrubs	Improve maintenance	Request private maintenance	Installation of sound barriers	Oppose sound barriers	Lighting	Tables, chairs, seating
	58/19				1			1						1
	58/19			1	1									
	58/19			1		1								
	65E/2									1				
	65E/3	1												
	68E/5	1												
	72/10								1					
	94/28				1									
		2	0	6	7	3	1	5	5	2	0	0	0	2
Nature strips	101/4	1								1				
	120A/20A	1												
	120A/20A								1					
	49/12	1		1		1								
	55/13B	1												
	55/13B	1												
	55/20													
	55/20	1												
	58/24			1										
	58/24			1										
	59/3			1										
	59/3			1										
	59/3			1				1						
	59/3			1					1					
Nature strips cont'd	59/3			1		1								
	59/3				1			1						

Table A4. Opportunities/options for Community Land														
Parcel type	Register Number	Request sale/ transfer of title	Oppose sale	No change	Manage as park/bushland	No housing development	Preserve as wetland	More trees/shrubs	Improve maintenance	Request private maintenance	Installation of sound barriers	Oppose sound barriers	Lighting	Tables, chairs, seating
Nature strips cont'd	59/3			1				1			1			
	59/3				1			1	1		1			
	59/3			1	1									
	59/3			1					1					
	60/4				1									
	63H/1A	1												
	6558/1								1		1			
	6558/12	1									1			
	6558/12			1						1				
	6558/13							1	1					
	6558/17				1									
	6558/17	1												
	6558/17							1						
	6558/17			1										
	6558/17			1										
	6558/17							1						
	6558/17		1	1										
	6558/17							1						
	6558/17	1												
	6558/17							1		1				
	6558/17			1						1				
	6558/17	1								1				
	6558/17									1				
Nature strips cont'd	6558/2							1	1					
	6630/1A								1					

Table A4. Opportunities/options for Community Land														
Parcel type	Register Number	Request sale/ transfer of title	Oppose sale	No change	Manage as park/bushland	No housing development	Preserve as wetland	More trees/shrubs	Improve maintenance	Request private maintenance	Installation of sound barriers	Oppose sound barriers	Lighting	Tables, chairs, seating
	6630/1A							1	1					
	6630/1A			1				1	1					
	6630/1B		1			1		1			1			
	6630/1C								1		1			
	6630/1C							1	1					
	6630/1C							1	1					
	6631/3A			1		1		1						
	6631/3D	1		1										
	6631/3D							1	1	1				
	6631/3G							1			1			
	6631/3G							1	1					
	6631/3G								1					
	6631/3G			1		1								
	6631/3I							1						
	6861/2A								1					
	6861/2A		1		1									
	6861/2A							1						
	6861/2A				1			1						
	6861/2B	1								1				
	85/6A							1			1			
	85/6A		1	1				1						
	85/6A							1						
	85/7			1										
Nature strips	85/7			1				1	1					
	85/9											1		

Table A4. Opportunities/options for Community Land														
Parcel type	Register Number	Request sale/ transfer of title	Oppose sale	No change	Manage as park/bushland	No housing development	Preserve as wetland	More trees/shrubs	Improve maintenance	Request private maintenance	Installation of sound barriers	Oppose sound barriers	Lighting	Tables, chairs, seating
	99/5							1			1			
	99/5							1			1			
	99/5							1						
	99/5	1							1	1				
		14	4	23	7	5	0	29	19	9	10	1	0	0
Pathways	46/13A								1				1	
	46/13A			1					1					
	46/13A								1					
	46/14	1							1					
	46/14								1				1	
	51/6A	1												
	51/6A								1					
	52/10B								1					
	52/10B			1					1					
	53/6A				1			1	1					
	53/6A			1										
	53/6A							1						
	53/6B								1					
	55/18													
	55/18				1									
	55/18			1										
Pathways	57/13								1					
	57/13			1				1						
	57/13		1	1		1								
	64E/2							1	1					

Table A4. Opportunities/options for Community Land														
Parcel type	Register Number	Request sale/ transfer of title	Oppose sale	No change	Manage as park/bushland	No housing development	Preserve as wetland	More trees/shrubs	Improve maintenance	Request private maintenance	Installation of sound barriers	Oppose sound barriers	Lighting	Tables, chairs, seating
Pathways	64E/3								1					
	6559/2								1					
	6559/2								1					
	65H/14	1												
	65H/14	1	1											
	67E/2	1												
	6864/2	1							1					
	6864/3								1					
	6864/3	1												
	6864/3			1										
	6864/3	1			1			1						
	68I/2A	1							1					
	68I/2A	1												
	68I/3		1						1				1	1
	6864/2	1												
	6864/2	1		1					1					
	71/4A								1				1	
	73/33B	1												
	75/7			1	1									
	75/7			1	1									
	75/7			1	1			1						
	75/7			1	1									
	75/7			1	1									
	75/7			1	1									
	75/7			1										

Table A4. Opportunities/options for Community Land														
Parcel type	Register Number	Request sale/ transfer of title	Oppose sale	No change	Manage as park/bushland	No housing development	Preserve as wetland	More trees/shrubs	Improve maintenance	Request private maintenance	Installation of sound barriers	Oppose sound barriers	Lighting	Tables, chairs, seating
	75/7			1	1									
	75/7			1	1									
	75/7								1					
	75/7			1	1									
	75/7			1	1									
	75/7			1	1			1						
	75/7			1	1									
	84/5													1
	84/5													
	84/5		1											
	89/14A			1					1					
	89/14A								1				1	
	91/6			1					1					
	96/15								1					
		13	4	23	15	1	0	7	26	0	0	0	5	2

REPORT TO WARRINGAH COUNCIL

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**DRAFT PLAN OF MANAGEMENT CATEGORISING COMMUNITY LAND**  
**GENERAL COMMUNITY USE – GENERIC PLAN**

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Report on a Public Hearing Held in Accordance with the Provisions of Section 40A of the  
Local Government Act 1993

**Prepared by**

Peter Walsh  
(MBA, DipUrbRegPl, BSurv, MPIA)  
Independent Chairperson

**MARCH 2005**

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## INTRODUCTION

Warringah Council (Council) is in the process of preparing a plan of management for certain lands within its ownership and certain Crown Reserves. In accordance with the Local Government Act 1993 (the Act), Council is proposing to use the plan of management to “categorise” the subject lands. In such instances a public hearing is required under section 40A of the Act.

Section 47G(2) of the Act provides as follows:

*The person presiding at a public hearing must not be:*

- a) a councillor or employee of that council holding the public hearing, or*
- b) a person who has been a councillor or employee of that council at any time during the 5 years before the date of his or her appointment.*

In accordance with the above provisions I was subsequently appointed as independent chair for the public hearing. This document is intended to comprise the report of the public hearing.

## THE HEARING

The hearing was held at Council on the evening of 21 March 2005 commencing at 6.30pm. Member of the public in attendance included<sup>1</sup>:

- Ruth Sutton
- Sandra Gilles
- Ray Cox
- Gay Fletcher
- Bernadette McCarthy
- Harry Brown
- Ian Meek
- Ann Sharp.

The hearing was opened by the chairperson and a brief summary of the purpose of the hearing was provided.

## SUBMISSIONS

### **Council’s Submission**

Ms Georgina Wright presented Council’s submission and also distributed an information package to attendees. This submission and information package outlined the background to the draft plan of management and provided details on the content of the draft plan and its provisions in regard to categorisation. The draft plan was concerned with categorisation of a large number of parcels as “general community use”. Ms Wright indicated that this draft plan of management was an element of an ongoing process aimed at developing a comprehensive management framework for Council’s open space lands.

It was indicated that provisions of the Act and Local Government (General) Regulation 1999 (the Regulation) set basic ground rules for land categorisation. It was indicated that a set of core objectives for each category of community land are established under the Act, and that this provides the legislative framework for the setting of management strategies. The Act provides that:

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<sup>1</sup> Based on attendance sheet signatures. An apology was provided on behalf of Mary Armstrong.

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*The core objectives for management of community land categorised as **general community use** are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:*

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

The Regulation provides criteria for categorisation of community land and provides that:

- Land should be categorised as **general community use** under s.36 (4) of the Act if the land:*
- a) May be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and*
  - b) Is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines for categorisation as a natural area, a sportsground, a park or an area of cultural significance.<sup>3</sup>*

Ms Wright indicated that the work leading to the draft plan of management had investigated many parcels of land, with varied characteristics. Much of the land investigated does meet the Act's criteria for categorisation as "general community use", and will be managed under the plan of management as roadside buffers, drainage reserves and for public access and recreation. The draft plan of management has also identified some parcels which have values that could be better served by other plans of management particularly areas of bushland and parks and a range of parcels that could be better classified as "operational land".

The draft plan of management itself provides details on categorisation of relevant individual parcels. Proposed categorisation is highlighted on orthophotomaps contained in the draft plan. Ms Wright outlined the extensive public consultation which had occurred up to this point in regard to the subject lands. The draft plan of management also indicates the basis for management of the subject lands which was formulated after considering public submissions on the "community values" of individual parcels of land. A proposed action plan is also identified in the draft plan of management.

The draft plan of management also addresses other associated matters and Ms Wright further indicated that the public exhibition phase for the draft plan does not conclude until 11 April 2005. Attendees were invited to use standard forms, available at the hearing, should anyone be interested in making further submissions direct to Council.

#### **Questions to Council's Submission**

Question: *Has sufficient consideration been given to planning and provision of local community parks?*

Response by Ms Wright: This plan is concerned with parcels which meet the Act's requirements for categorisation as general community use, and are generally lands used for roadside buffers, drainage reserves and for public access and recreation to a lesser extent. The investigations associated with the draft plan of management did find that some of the parcels were more appropriately categorised as "park", and these parcels have been referred for further consideration under the proposed Neighbourhood Parks plan of management, which was intended to give consideration of parks planning and demand issues.

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<sup>2</sup> Local Government Act, 1993 s36I

<sup>3</sup> Section 14, Local Government (General) Regulation 1999

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## PUBLIC SUBMISSIONS

### **Ruth Sutton**

Ms Sutton expressed concern about closures of rights-of-way and road reserves. She indicated that from time-to-time Council received submissions to close such accessways often from adjoining neighbours. Ms Sutton's concern was that a short-sighted approach not be taken. It was suggested that there needed to be a consciousness of both current and future opportunities which public accessways may be able to assist in addressing. It was suggested that there should be a clear formula by which such decisions were made, including a formula as to the costs (reflecting market value), with a focus on "fairness to all concerned", and ensuring that the community is not a loser. The possibility of unreasonable impacts of increased development rights was raised (eg extra floor space allowable due to extra land acquisition). It was suggested that such matters should constitute part of the "formula" when closure decisions are made.

Ms Sutton also raised the issue of roadside buffers, and that bushland in particular, and public land in general, should not be lost as it will constitute a loss in local ambience.

### **Ray Cox**

Mr Cox submitted that there needs to be thorough consideration in all instances where community land is being considered for disposal or sale. It was felt that even narrow strips of land, like driveways, or land that is hidden away from the public at present, may have potential for public benefit. Benefits such as habitat for birdlife, and the associated ambience which can be provided for the community, needs to be thoroughly considered. Such land was an asset for the community and today we may not fully understand what community benefits it may provide in the future.

### **Ann Sharp**

Ms Sharp made an oral and written submission to the hearing. The central points of Ms Sharp's submission were as follows:

Pedestrian linkages: Ms Sharp supported the views expressed by the other parties that it was important to retain pedestrian linkages. She believed that it was important to retain opportunity for, and encourage, people to walk within and across suburban areas, and suggested that even if a route were "truncated", then remaining walking opportunities should be retained. Ms Sharp noted that sometimes people did not know that publicly accessible pathways or linkages were in fact in existence.

Bushland buffer areas: Ms Sharp supported the view that more of the bushland remnants along Mona Vale Road, Warringah Road and Forest Way warranted management as bushland. She was concerned that categorisation as general community use not result in unnecessary clearing of understorey. Ms Sharp submitted that Council should "encourage the retention and management of understorey vegetation and endemic/native trees", for three reasons:

- To improve visual amenity
- To provide for contiguity in land management work
- To provide opportunity for more continuous habitat for native fauna.

Ms Sharp suggested that locality statements within Warringah LEP 2000 could be more specific in requiring retention or enhancement of bushland, and that opportunities for restoration also be taken up where suitable.



Ms Sharp referred to a number of individual parcels as follows:

Draft PoM Ref:	Issues
Parcels Z99-101 along Warringah Road	Consider categorisation as "Bushland"
Other parcels along Warringah & Mona Vale Roads, Forest Way	Consider categorisation as "Bushland"
Parcel W84 (off Valley Road Forestville)	Consider categorisation as "Park"
Parcel ZD117 (off Carnarvon Drive Frenchs Forest)	Consider categorisation as "Park"
Parcel ZN180 Cromer Heights	Manage to protect function as pollution control device

Table 1: Parcels identified for attention by Ms Sharp

### Sandra Gillies

Ms Gillies raised issues associated with the different proposed categories along the buffer areas on Warringah Road (Map Y). It was questioned why land near the High School was proposed to be categorised as for general community use (Site Y95), whereas land to the east, indicated as Site Y96, and land south of Warringah Road (Site Y90) were intended to be considered in the Urban Bushland Plan of Management.

**Response:** Ms Wright referred to the draft plan of management, which defined key values for these three sites as follows:

Draft PoM Ref:	Issues <sup>4</sup>
Y90	Remnant Duffy's Forest community. Reduce extent of mown areas. Referral to Bushland Plan of Management.
Y95	Maintenance of amenity value/ weed management. Multiple tracking.
Y96	Duffy's Forest ecological community. Rubbish dumping. Referral to Bushland Plan of Management.

Table 2: Parcels along Warringah Road near Forest High.

In short, both sites Y90 and Y96 had associations with the Duffys Forest ecological community. The key values for these sites included natural heritage/biodiversity and/or threatened species management. Thus these sites were intended for inclusion in the Bushlands plan of management. Site Y95 was not defined as having these natural resource management values. However, the management intent was to maintain amenity value for Site Y95 and maintain weed management.

## CONCLUSIONS AND RECOMMENDATIONS

This public hearing was focused on a draft plan of management for community land, which was intended to be categorised as general community use. Key points from submissions are discussed as follows:

### **Issue 1: Concerns About Future "Disposal" of Community Land**

Three submissions raised concern about the potential future disposal of community land. The draft plan of management would not permit, or allow for, the disposal of community land. However the draft plan does include certain provisions relating to possible future reclassification of a limited number of parcels which could lead to future disposal after further procedural steps were taken. Prior to any disposal, community land needs to be reclassified to operational land status which brings a need for the preparation of a draft Local Environmental Plan, exhibition, public hearings and ultimately gazettal of the Local Environmental Plan.

Given the large number of parcels which are addressed in the draft plan of management, and the fact that by far the majority of the lands investigated in the draft plan preparation are proposed to be categorised as community land, there was little opportunity for the public to give great scrutiny to the plans commentary with regard to possible future reclassification to

<sup>4</sup> Draft plan of management, p26.

the draft plan to clarify the fact that “initiation of investigations towards reclassification” is recommended for these 26 parcels.

#### Belrose Road Corridor

The draft plan of management indicates that of the 26 parcels referred to above, some 13 are narrow strips of land (less than 1m in width) bordering the Belrose Road Corridor located behind residential properties, which were originally intended for use associated with a future major arterial road. The draft plan of management further indicates that:

*Road construction is no longer planned and the area is now subject to a Master Plan ... Parcels adjoining areas proposed as public open space in the Belrose Road Corridor should be subsumed within the newly created community land parcels and managed consistently with the larger neighbouring reserve (either as part of the Neighbourhood Parks Plan of Management or the Bushland Plans of Management).*

*A formal network of paths or tracks would provide public access through the open space network in appropriate locations and link with footpaths through the residential subdivision. Until the Master Plan is adopted, Council is unable to identify with certainty which of the narrow parcels will adjoin residential blocks versus public open space. It is therefore recommended that subject to recommendations from the Belrose Road Corridor Master Plan, Council investigate and reclassify if appropriate the narrow strips of community land. Future options may include incorporation into Belrose open space corridor or equitable disposal to adjoining owners.*

Based on the information before me, the suggested action to consider the future of these narrow parcels in the preparation of the Belrose Road Corridor Master Plan seems to be an entirely appropriate action.

#### Remaining thirteen parcels

The draft plan of management then goes on to find that:

*The remaining thirteen parcels which have been recommended for reclassification or further investigation are either currently inaccessible to the community or not of a sufficient area to provide for future community use.*

Particulars in the draft plan of management of regard to each of these 13 parcels is summarised below:

PoM Ref:	Location	Description <sup>7</sup>
<b>DRAINAGE RELATED PARCELS</b>		
C9	Waine St Harbord	Drainage reserve between residential units in Waine Street - sandstone cutting/steep embankment, terraced levels; service pits; dish drain/hardstand.
H34	Chard Rd Brookvale	Drainage reserve between Chard Road & Winbourne Road – adj. industrial estate buildings - underground pipe/pit; metal carport/ship container.
I40	Jamieson Ave N Curl Curl	Drainage reserve adj. residential properties in Jamieson Avenue; Encroachment on community land. Land seen to provide little community benefit. Need for access to and maintenance of drainage infrastructure.
I41	Abbott Rd N Curl Curl	3.05m drainage reserve adj. residential properties - small strip of land seen to provide little community benefit.
<b>OTHER MISCELLANEOUS PARCELS</b>		
E18	Kierle St North Manly	0.35m hiatus at rear of properties seen to provide limited community benefit. Need to identify easement requirements to infrastructure where appropriate.
E19-23	Austral Ave North Manly	As above
J49	Bushey Pl Dee Why	Small nature strip/verge adj. Bushey Pl residential property - flat, unmade shoulder to laneway portion, embankment landscaping/ gardens & misc. planting. Land facilitates access to private property. Current use seen to be inconsistent with purpose and objectives for community land.
ZB11	Hurdle Av Frenchs Forest	Portion of street verge to Hurdle Avenue adj. Iris Street & residential property - Mown grass; some exotic weeds/dumped rubbish. Management issues suggested to include maintenance/ weed management and rubbish dumping. Parcel seen to provide limited community benefit.

**Table 3:** Parcels identified for further investigation considering reclassification to operational.

<sup>7</sup> Summary from plan of management Tables 1, 2 and A1

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Comment: Miscellaneous Classification of Thirteen Parcels

Public submissions to the hearing raised caution about reclassification of community land to operational land. These submissions have a resonance in regard to these parcels. However, it does not seem to me appropriate or reasonable (mindful of minimising duplication of public resources), that any further investigations be undertaken by me on the subject parcels. Rather it is acknowledged that there are relevant investigatory and public consultation processes, compulsorily required, as these parcels move down the process of reclassification, which could culminate in a parcel's disposal. It seems to me appropriate that in the circumstances, and with due regard for the public submissions to the hearing, that these statutory processes be allowed to proceed for the thirteen parcels.

**Issue 2: Whether More of the Public Land Along Mona Vale Road, Warringah Road and Forest Way should be "Managed as Bushland"**

Ms Sharp raised the above concern and I have had regard to the draft plan of management's provisions on this point. Some 35 parcels are involved and I have undertaken a drive-by and a very much overview inspection of the sites. I would make the following points.

It needs to be acknowledged that for land to be categorised as bushland, it must meet the criteria established in the Act and Regulation. Initially the land would need to meet the categorisation guidelines for "natural area", then clause 15 of the Regulation provides as follows:

- (1) Land that is categorised as a natural area should be further categorised as bushland under [section 36 \(5\) of the Act](#) if the land contains primarily native vegetation and that vegetation:
  - (a) is the natural vegetation or a remainder of the natural vegetation of the land, or
  - (b) although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegetation in the locality.
- (2) Such land includes:
  - (a) bushland that is mostly undisturbed with a good mix of tree ages, and natural regeneration, where the understorey is comprised of native grasses and herbs or native shrubs, and which contains a range of habitats for native fauna (such as logs, shrubs, tree hollows and leaf litter), or
  - (b) moderately disturbed bushland with some regeneration of trees and shrubs, where there may be a regrowth area with trees of even age, where native shrubs and grasses are present in the understorey even though there may be some weed invasion, or
  - (c) highly disturbed bushland where the native understorey has been removed, where there may be significant weed invasion and where dead and dying trees are present, where there is no natural regeneration of trees or shrubs, but where the land is still capable of being rehabilitated.

It would seem that the land may qualify for categorisation as bushland under clause 15(2)(b) or (c). However the question remains as to whether it is the most appropriate categorisation from a management viewpoint. Section 36E of the Act provides the following:

*The core objectives for management of community land categorised as a natural area are:*

- (a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and
- (b) to maintain the land, or that feature or habitat, in its natural state and setting, and
- (c) to provide for the restoration and regeneration of the land, and
- (d) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and
- (e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the [Threatened Species Conservation Act 1995](#) or the [Fisheries Management Act 1994](#)

Section 36J provides a further level of provisions where a natural area bushland categorisation is proposed:



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*The core objectives for management of community land categorised as bushland are:*

- (a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and*
- (b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and*
- (c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and*
- (d) to restore degraded bushland, and*
- (e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and*
- (f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and*
- (g) to protect bushland as a natural stabiliser of the soil surface.*

Clearly a categorisation as “natural area – bushland” brings quite clear accountabilities to manage such land principally with reference to retaining and enhancing its ecological values. While such land can be enjoyed by the public there is a need to implement measures to minimise or mitigate against disturbance caused by human intrusion. Much of the Warringah Road and Forest Way corridor lands are already subject to substantial human intrusion, be it through the proximity to the major roads, or through pedestrian and cyclist use, or as a place for play by local children and the like.

While the view could be held that much of this land could be restored to a more contiguous natural bushland state, it seems to me that the approach adopted in the draft plan of management is generally appropriate. This approach provides for a differentiation of the management regime for such lands dependent on determined significance levels<sup>8</sup>, with selective regard to “bushland” characteristics for different categories of land, as follows:

- Areas which have a strong remnant bushland presence, and particularly with associations with the Duffys Forest endangered ecological community are recognised as such and suggested for inclusion in the future bushland plan of management. While I cannot say that I have inspected all sites to sufficient detail, it is my general observation that parcels which have strong character as remnant or natural bushland without evidence of everyday human intrusion (eg pedestrian use) were to be considered in the Urban Bushland Plan.
- A second level of management, still focused on environmental and biodiversity management is suggested albeit with these lands categorised for general community use. Much of the lands referenced in Ms Sharp’s submission have been suggested as warranting a series of management strategies (nominated as actions MG1-MG5 at p46 of the draft plan) and based on achieving the following objectives:
  - *To promote a balanced landscape with protection of ecological values and the broad range of amenity, social, cultural and aesthetic values.*
  - *To identify key threatening processes and develop appropriate strategies for remnant vegetation.*
  - *To manage recreational impacts and protect remnant vegetation from trampling, compaction and erosion.*
  - *To address security issues and provide a visitor-friendly, safe environment.*
  - *To ensure a high standard of visual amenity and environmental quality.*
- Other corridor areas with little of ecological value are not subject to these management constraints and objectives.

In my opinion, and based on the analysis described above only, the draft plan appears to me to adequately address the issue of bushland management along the Mona Vale Road and Forest

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<sup>8</sup> Draft plan of management, Section 4 – Basis for Management.

Way corridors. Below, I provide further particular comments with respect to a section of the Warringah Road corridor.

Ms Sharp's suggestion that locality statements within Warringah LEP 2000 could be more specific in requiring retention or enhancement of bushland, at a minimum raises the need for proposed management strategies for important parcels of land be cross-referenced to those responsible for Warringah LEP 2000 and the plan's locality statements (if not already in train). A suitable recommendation is included.

### Issue 3 – Concerns Relating to Individual Parcels

I have noted Ms Wright's comments at the hearing with respect to Ms Gillies' questions concerning parcels Y90, Y95 and Y96, referenced in the body of this report. I am satisfied that the categorisation of these parcels is reasonable in the circumstances.

I have also inspected each of the individual parcels referred to in Ms Sharp's submission. The table below summarises my comments on each.

Draft PoM Ref:	Issue Raised in Submission	Comment
Parcels Z99-101 along Warringah Road	Consider categorisation as "Bushland"	With regard to parcels Z99-100, the draft PoM concurs with need to "... protect remnant vegetation. Need to reduce mown area/implement regime to enhance natural recruitment". Means of achievement includes installing protective fencing and establishing no mowing areas among other things. <sup>9</sup> The draft PoM differentiates Z101 based on the engineered mounding etc, and suggests General Community Use. Then land is proposed for investigation as Urban Bushland both east and west. In my opinion this is a marginal call, given the stated characteristics of the individual parcels. An appropriate recommendation is provided.
Parcel W84 (off Valley Road Forestville)	Consider categorisation as "Park" as it is a linkage with Garigal National Park	The Act's core objectives for categorisation of land as "park" give an emphasis on recreation and otherwise <u>use</u> of the land by people. <sup>10</sup> While the roadside section of this parcel is open and maintained, the rear area drops away dangerously to Garigal Park with an unsafe drop-off. It is not seen as a suitable that this parcel be categorised as "park" due to these concerns.
Parcel ZD117 (off Carnarvon Drive Frenchs Forest)	Consider categorisation as "Park"	This area will play a role as a dual use recreation drainage space. Management strategies proposed would promote drainage function and local amenity/recreation and vegetation improvements. <sup>11</sup> The parcel is a pleasant space, but drainage restrictions suggest to me that the proposed categorisation is appropriate.
Parcel ZN180 Cromer Heights	Manage to protect function as pollution control device	Draft PoM refers to protection and maintenance of water quality control infrastructure – submission already accommodated. no changes necessary in my view.

Table 4: Comments on parcels identified for attention by Ms Sharp

### Recommendations

1. The above report on a public hearing into the proposed categorisation of community land to "general community use" by way of a generic plan of

<sup>9</sup> Refer draft PoM Means of achievement items MG4, p47

<sup>10</sup> Section 36G of the Act provides:

*The core objectives for management of community land categorised as a park are:*  
(a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and  
(b) to provide for passive recreational activities or pastimes and for the casual playing of games, and  
(c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

<sup>11</sup> Refer draft PoM Means of achievement items MF1-5, M7, MG5-6, p45-47




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management be noted.

2. Council land/natural resource management specialists further investigate the appropriateness of the proposed categorisation of the line of parcels along Warringah Road nominated as Z98-103, with a mind to investigating the appropriateness of more contiguous categorisation and management objectives (see detailed comments p9).
3. Council note the report's findings that no further changes are recommended to the particulars of provisions to categorise the subject lands to "general community use" in accordance with the provisions of the draft plan of management.
4. In regard to the draft plan of management's commentary on future possible reclassification of some 26 parcels of land from community land to operational land, that:

An amendment be made to the opening to paragraph 3 of p6 of the draft plan to clarify the fact that "initiation of investigations towards reclassification" is recommended for these 26 parcels, rather than a recommendation for reclassification as currently indicated in the draft plan of management.

5. If not already undertaken, the extensive information collected in the draft management plan process, and the management strategies for important sites such as along road corridors be appropriately communicated to Council's functional units responsible for maintenance of Warringah LEP 2000 and its Locality Statements, with a view to consistency and re-inforcement of the draft plan of management's proposed strategies.



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Peter Walsh  
**Independent Chairperson of Hearing**  
31 March 2005