



Warringah Council

*John Fisher Park and  
Abbott Road Land Plan of  
Management*



*Adopted  
November 2001*



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- Appendix C Table of Categorisation of land parcels at John Fisher Park and Abbott Road Land.
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- Appendix E Executive Summary from the Statement of Environmental Effects, Blumberg & Associates.
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- Appendix H Proposed Categorisation of John Fisher Park and Abbott Road Land, Curl Curl – October 2001.

## EXECUTIVE SUMMARY

John Fisher Park and Abbott Road Land are significant areas for the community of Warringah, both in the provision of opportunities for active and passive recreation and the relationship of the park area to Greendale Creek and Curl Curl Lagoon. This plan of management will provide a sound basis for the future management of the park, with Council working towards the fulfilment of the following vision:

***“ John Fisher Park and Abbott Road Land should be a healthy, accessible open space that provides harmoniously for both active and passive recreation, which is well maintained and protected by responsible use and management.”***

As part of the process of preparing this plan a number of background studies and extensive consultation with park users and the local community has occurred, ensuring that the values and needs of the community are addressed through the management objectives of the plan. This Plan of Management is in line with the Curl Curl Lagoon Estuary Management Plan (2000). The management objectives are:

- **To provide a sound basis for the future management of John Fisher Park and Abbott Road Land, guiding the major strategies and actions that are needed to achieve the vision for John Fisher Park and Abbott Road Land.**
- **To manage John Fisher Park and Abbott Road Land in accordance with ecologically sustainable development principles.**
- **For a participatory style of management to be encouraged in all aspects of park operations so as to develop a sense of ownership between the community and the park.**
- **To be consistent with and contribute to Council’s overall management plan.**
- **To incorporate Curl Curl Lagoon Rehabilitation Study recommendations and other relevant studies into the plan.**

These objectives aim to uphold, protect and enhance community values and address community needs, whilst integrating Council management processes in an ongoing planning framework. They adhere to the requirements of the Local Government Act and are consistent with Council’s objectives for the management of community land and other relevant planning policies.

In order to maintain the values of John Fisher Park and Abbott Road Land, this plan of management outlines the way that Council will achieve the management objectives (means of achievement) and how it will assess it’s performance (means of assessment). A number of actions have been identified that will be implemented over the next few years, each contributing to the achievement of the vision for John Fisher Park and Abbott Road Land.

Key strategies and actions that are proposed include :

- Regrading of sporting fields and facilities - including the development of 10 hard surfaced netball courts over the existing grassed courts north of Greendale Creek.
- A 40 metre buffer zone from the top of bank of Greendale Creek be maintained throughout the park with respect to any new development.
- Development of improved access and circulation facilities across the park in the form of cycle/ walkways and gravel car parks.
- Development of an amenity block near the Abbott Road Land baseball/softball fields.
- Development of a district playground adjoining Curl Curl Youth and Community Centre.



[CLICK HERE FOR MASTER PLAN](#)



# 1. INTRODUCTION

## 1.1 Location and Area Description

John Fisher Park and the area known as the Abbott Road Land are located in the suburb of Curl Curl on Sydney's northern beaches. The area includes most of Curl Curl Lagoon, Greendale Creek, sporting fields, associated amenities and facilities, open space and two small neighbourhood playgrounds (see Master Plan).

John Fisher Park and Abbott Road Land provides a significant open space within the Warringah Local Government Area (LGA). Curl Curl Lagoon (some times known as Harbord Lagoon) has a surface area of 5.7 hectares (ha) when full. The total reserve (open space) area of John Fisher Park is 34.2ha, and Abbott Road Land is 4.8 ha. The lagoon is currently degraded but has important environmental value within the park.

Substantial work on Curl Curl Lagoon and Greendale Creek rehabilitation has already been undertaken. Several issues have arisen since the completion of the rehabilitation studies, including:

- the requirements of the Local Government Act 1993 ( and Local Government 'Community Land Planning' Amendment Act 1998);
- the need to establish management priorities for the area;
- incorporating lagoon rehabilitation;
- the objective for Warringah Council to be responsive to the needs of the community with regard to management of community land.

These issues have combined to create the need for a Plan of Management for John Fisher Park and Abbott Road Land.

John Fisher Park and Abbott Road Land is enclosed by development on all but its eastern side and stretches westward from Carrington Parade/Griffin Road to Harbord Road. To the north of the reserve is residential development off Abbott Road. To the south is residential development, Harbord Bowling Club and Freshwater High School. The study area for this Plan of Management excludes the Curl Curl Women's Bowling Club and the parcel of open space between Freshwater High School and Greendale Creek as this is Department of Education and Training owned and managed land.

Curl Curl Lagoon is contained almost entirely within the park boundaries, with the exception of the lagoon entrance and channel. Greendale Creek is the main source of fresh water to the lagoon. Dissecting the park, the creek is open downstream of Harbord Road, but is extensively piped and channelled upstream of Harbord Road, (through industrial and residential development immediately outside the study boundaries).

Other facilities within the park include the Curl Curl Sports Centre, the Curl Curl Youth and Community Centre, one Scout Hall, four amenities buildings, a temporary toilet/ canteen facility on the Abbott Road Land, benches, picnic tables and barbecue facilities.





# WARRINGAH COUNCIL LOCAL GOVERNMENT AREA

HORNSBY

COTTAGE POINT

DUFFYS FOREST

TERRY HILLS

PITTWATER

N

KU-RING-GAI

BELROSE

PACIFIC

COLLARROY

DAVIDSON

FRENCHS FOREST

LONG REEF

FORESTVILLE

DEE WHY

OCEAN

JOHN FISHER PARK  
&  
ABBOTT ROAD LAND

MANLY  
DAM

CURL CURL

HARBORD

WILLOUGHBY

MANLY VALE

MANLY

Figure 1: Location of John Fisher Park & Abbott Road Land within a Regional Context.

## **1.2 History of John Fisher Park and Abbott Road Land**

The site now occupied by John Fisher Park and Abbott Road Land was previously low lying, poorly draining estuarine flats. The area supported Swamp Mahogany (*Eucalyptus robusta*) heath and scrub, dominated by Swamp Oak (*Casuarina glauca*). Due to its poorly drained soils, swamp lands and dense vegetation, the area was not suited to colonisation by early settlers who were looking for agricultural land (Benson and Howell, 1990).

Early in the 20th century, part of the land was cleared and drainage was improved for the establishment of market gardens. These gardens retained some proportion of the previous native vegetation.

Following World War I, the northern beaches of Sydney became popular holiday resorts. As motor cars improved access to northern areas, small cottages were built behind the beaches from Manly to Newport. Following World War II intensive urban development began to spread along the coastal beaches and up onto the sandstone plateaus.

In response to urban development and population growth in the local area, in 1951 the market gardens were converted into a tip. This involved extensive filling with both putrescible and non-putrescible wastes and resulted in the straightening of the previously more winding Greendale Creek. As a result of the change in hydrology and the addition of fill, the banks of the creek were progressively raised and steepened, narrowing the creek.

Filling was followed by civil works which continued up until the mid 1970's, after which the park was developed as open space, with numerous sporting facilities. The finished park was named after John L. Fisher, Shire President at the time the project began.

A number of studies have been conducted on specific aspects of John Fisher Park and Abbott Road Land, including studies relating to Curl Curl Lagoon, Greendale Creek, the catchment area and planning issues in the local area. These provided useful background information to this plan of management and are included as references.

## **1.3 What is a Plan of Management?**

A Plan of Management provides the framework for managing community land. Warringah Council has designated John Fisher Park and Abbott Road Land as a 'Significant Area' in recognition of its key values, role and purpose within the reserves system.

It is a general requirement for Council to prepare plans of management for all land classified as "community". This classification means that the land is owned and managed by Council for use by the community. Plans of Management are being prepared for all parcels of Community land within Warringah. The Plans are to be consistent with the Local Government Act 1993 and the amendments of 1998, the Crown Lands Act 1989, when dealing with Crown Land, and other relevant legislation.

## **1.4 What are the aims of this Plan?**

This Plan of Management aims to provide a clear, concise and practical framework for the management of John Fisher Park and Abbott Road Land. It aims to be performance oriented in order to contribute towards Council achieving its strategic goals, vision, mission and strategic outcomes. As a means of achieving these aims, the Plan uses a values-based approach to land planning and management. This approach facilitates strategies which will protect and enhance values, whilst identifying the issues which may pose a threat to these values. It ensures the longer term objectives of sustainable management.

The primary purpose of this Plan is to provide the community, users and Warringah Council with a clear statement on the future use and management of John Fisher Park and Abbott Road Land. The efficient and appropriate management of this land is essential if its value to the community is to be maintained and enhanced.



In accordance with Council's broader goals and objectives, the Plan aims to provide the following strategic outcomes for John Fisher Park and Abbott Road Land.

- Identify and assess the reserve's values and uses;
- Define the reserve's role within its Local Government Area and regional context;
- Identify and assess key issues affecting the resource base;
- Develop an understanding of the resource at an organisational level;
- Set a vision for the park spanning the next 15 – 30 years;
- Establish management strategies and their resourcing implications;
- Assign directions and priorities in a strategic plan (5 years); and
- Develop a landscape master plan.

### **1.5 Land Status and Ownership**

John Fisher Park and Abbott Road Land contain a mix of Department of Education and Training, Crown and Council owned land (Figure 2).

The Crown owns the old alignment of Greendale Creek and land parcels along the northern and southern sides of Curl Curl Lagoon, east of Playfair Road. Council owned land includes the area to the south of Greendale Creek from Freshwater High to Park Street, three areas to the north of Greendale Creek and Curl Curl Lagoon and a small portion in the south east section of the park. Council owned land includes un-made road reserve.

Warringah Council currently has the care and control of the Crown land, in addition to the Council land.

In March 1984 an Aboriginal Land Claim was lodged in the area. Aboriginal land claim No. 5336 concerned an area south of Curl Curl Lagoon and north of the rear boundaries of dwellings along the northern side of Stewart Avenue (Adams Street Ground) including a section of the dune areas across Griffin Road. In February 1996, Warringah Council resolved to object to the land claim, on the basis that the land is public open space, serving an essential public purpose and that the success of the land claim may stifle efforts to rehabilitate Curl Curl Lagoon.

The claim was unsuccessful.



[CLICK HERE FOR LAND OWNERSHIP MAP](#)



## **2. JOHN FISHER PARK AND ABBOTT ROAD LAND AS IT IS NOW**

### **2.1 Who uses John Fisher Park and Abbott Road Land?**

John Fisher Park and Abbott Road Land has both organised and informal uses. Netball, softball, rugby league, touch football, cricket, soccer, hockey, baseball, little athletics, and Australian Rules are all catered for within the park. The park also offers the opportunity for unleashed dog exercise, an increasingly restricted activity. Two neighbourhood playground were located along the park's boundary, providing limited play facilities for children (due to safety concerns one was removed in February 2001). Freshwater High School and Manly High School use the lagoon and creek as a source of education for aquatic ecology and biology.

As an open space, the park has a direct link to Curl Curl beach, and offers a visual and functional area for recreation that provides an attractive contrast to the developed nature of the surrounding area.

### **2.2 Land Use in the Water Catchment**

A major issue raised for consideration in this Plan of Management is the need for rehabilitation of the lagoon and creek and in particular water quality. The total catchment area of Greendale Creek consists of the 190 ha portion surrounding Curl Curl Lagoon, the remainder located upstream of Harbord Road (PBP, 1992).

Current land uses within the Greendale Creek catchment are a mixture of residential, industrial, business, special use, private recreation and open space.

Low density residential areas are located to the north and south of John Fisher Park and Abbott Road Land, east of Harbord Road. This comprises 58% of the total catchment area.

General, light and automotive industries comprise 14% of the total catchment area. Uses in the area include panel beaters and/or painters, motor engineers and repairers, concrete batching plants, food processing plants and various manufacturing plants.

Small business comprises only 1% of the total catchment area. Most of these businesses are located along Pittwater Road.

Special uses exist in the catchment area including a number of primary and high schools, a bus depot and a brickworks which is no longer operational.

Two private recreation areas exist within the catchment. These are the Curl Curl Women's Bowling Club and Harbord Bowling Club, both situated east of Harbord Road.

John Fisher Park and Abbott Road Land comprise 18% of the total catchment area. These areas are used for both passive and active recreation by residents, local schools and sporting groups.

#### **2.2.1 How do People get to John Fisher Park and Abbott Road Land?**

##### *Private Transport*

Motor vehicle access is provided to the park, with the provision of parking in four formalised car parks. One is at Abbott Road adjacent to Pitt Road, directly catering for both football fields to its immediate south; others are at Abbott Road, along side the North Curl Curl Scout Hall; and Abbott Rd, at the intersection of Playfair Road. This last car park directly caters for Curl Curl Sports Centre, the Curl Curl Youth and Community Centre and the netball and soccer fields to the west and east respectively. Another informal car park exists near Manly High School opposite Burilla Ave.



On the southern side of John Fisher Park and Abbott Road Land off Stirgess Avenue, another car park caters directly for the cricketers/footballers using Weldon Oval, but is in proximity to the Curl Curl Sports Centre (across the pedestrian footbridge) and the baseball/hockey fields to the west. In addition to these, car parking for peak periods is available in the grounds of Freshwater High School as well as North Curl Curl Public School for a small fee. On-street parking is provided along most of Abbott Road with 90° parking on the southern side and along Park Street, Travers Road, Bennett St, Stirgess Avenue and Stewart Avenue on the southern side.

Abbott Road is a local road which services John Fisher Park and Abbott Road Land, and acts as an alternative route connecting Harbord Road with Griffin Road. Traffic volumes along Abbott Road are generally low with the exceptions of weekends, when slow and congested conditions persist. As a result of the high number of vehicles that the park attracts, a local area traffic management scheme has been installed, including a blanket 40 kph speed zone and roundabouts in the area between Pitt Road and Abbott Road. This system was designed to reduce the speed and volume of through traffic, allowing local residents better access and providing sufficient 'gaps' in the traffic flow so that pedestrians can cross more freely. A wombat crossing is located near Manly High School.

#### *Public Transport*

A number of bus services are provided to the general area, from both the city and various suburbs along the Northern Beaches. These services run frequently, throughout the day and evening, seven days per week. However, only the service 136 from Manly to Chatswood, and service 139 Warringah Mall to Manly Wharf, stop a short distance from John Fisher Park and Abbott Road Land. These services have an average frequency of thirty or forty minutes on weekends.

### **2.3 Geology, Soils, Slope and Terrain**

The geology, soils, slope and terrain of John Fisher Park and Abbott Road Land has a large impact upon possible uses for the reserve. This issue is particularly important in this reserve due to the previous fill operations and the potential for Acid Sulphate Soils (ASS).

In 1995 Coffey Partners International Pty Ltd. was engaged by Warringah Council to perform a geotechnical investigation and a limited environmental screening study at Abbott Road Land. Further details of this study can be found in Section 6.1.

Previous investigations of geology, soil, slope and terrain have been undertaken for the Curl Curl Lagoon Rehabilitation Study (PBP, 1992) and for the Greendale Creek and Curl Curl Lagoon Statement of Environmental Effects (SEEs) (PBP, 1994a and PBP, 1994b). This information was generally limited to specific areas impacted by rehabilitation development proposals. A field visit was undertaken to confirm and complement existing information.

John Fisher Park and Abbott Road Land consists of flat to gently sloping flood plains (playing fields) elevated 2-3 m above the creek and lagoon beds.

The soils of a large portion of John Fisher Park and Abbott Road Land are generally natural alluvial soils (2.0-3.5 m below the surface) overlain by clean and refuse fill (2-3 m deep), with an upper layer of clayey sand and clean fill topsoil (0.3-0.5 m deep).

The nature of fill used is variable and includes putrescible and non-putrescible waste mixed with sandy material, ripped sandstone rocks and sandstone boulders. Soil contaminant levels are generally acceptable with slightly high concentrations of manganese, which is common in the Sydney area (Jeffrey & Katauskas 1994).

The natural alluvial soils of the site are generally horizontally bedded sandy clay/clayey sands, silty clays and sands. Stiff clays are encountered at a depth of 7-8 m and are underlain by sands.

The soils of the outer parts of Curl Curl Lagoon comprise predominantly sandy profiles characterised as fine to medium grained sand with a variable fines content ranging up to 25% and a moisture content of 20-30%. A near surface layer of clayey material is also present.



The soils of the interior of the Lagoon comprise predominantly clayey profiles to about 1m depth characterised as predominantly silts and clays with fines contents usually in excess of about 50%.

Flood plains contain an upper layer of sand/silt material more recently deposited by over-bank flow.

The risk associated with ASS (Acid Sulphate Soils) is highest in low lying coastal areas (less than 3 m Australian Height Datum) that have sulphate available in sea water, anaerobic soil conditions and high input of organic matter to soil profiles. It is expected that these conditions would have been satisfied at the study site during the Holocene, and that there is a possibility that ASS are present on site. Previous investigations have not been comprehensive enough to determine the extent of ASS distribution and concentration in soil. The potential existence of ASS requires careful management of possible disturbance of the area due to any construction or infrastructure activities.

## 2.4 Flora and Fauna

Previous flora and fauna studies have been undertaken for the Curl Curl Lagoon Rehabilitation Study (PBP, 1992) and for the Greendale Creek and Curl Curl Lagoon Rehabilitation Project SEEs (PBP, 1994a and PBP, 1994b). This information was supplemented by field investigations which were used to confirm and complement existing information. In recent years major works have been undertaken to begin the rehabilitation work for this area. This work has been undertaken by Warringah Council, with support from the State and Federal Governments. Curl Curl Lagoon Friends Inc, community volunteers, and schools have volunteered much of their time to support these rehabilitation works.

A sign stands at the Harbord Road Gross Pollutant Trap to recognise the efforts made:

### ***“The Power of People working Together***

*In recognition of the degraded state of Greendale Creek and Curl Curl Lagoon, Warringah Council, the Curl Curl Lagoon Committee and the local community resolved to undertake an ambitious plan to rehabilitate both the Creek and the Lagoon.*

The Greendale Creek Gross Pollutant Trap, built in 1997, represents the first component of the REHABILITATION PROJECT. In time both Greendale Creek and Curl Curl Lagoon will be returned to a more NATURAL STATE.

***Treat the earth well – it was not given to you by your parents. It was lent to you by your children”.***

(Land and Water Conservation / Warringah Council).

### 2.4.1 Flora

Extensive work has been undertaken within the Greendale Creek Rehabilitation Works. Degraded vegetation communities, that were a result of previous land use activities, have been regenerated and landscaped. A greater diversity of locally native species are now present. Stages one, two and three of the Greendale Creek Rehabilitation Works have removed exotics in the area, regraded and stabilised the banks with new plantings, and established locally native communities such as *Melaleuca* spp, *Eucalyptus robusta* (Swamp Mahogany), *Lomandra longifolia*, and *Isolepis* sp.

The dominant vegetation associations found in Curl Curl Lagoon and Greendale Creek, can be categorised under a number of community classes:

- screen, buffer and landscape planting
- riverine vegetation
- macrophyte reed beds
- other



These vegetation types are generally not continuous and are surrounded by mixed exotic grassland dominated by Couch and Kikuyu.

#### *Screen and Buffer Planting*

Screening and buffer planting has been established around the lagoon boundary to the west of Griffin Road. Here there is a mixture of shrub and tree species in dense sections including Coastal Banksia (*Banksia integrifolia*), Swamp She Oak (*Casuarina glauca*), Swamp Mahogany (*Eucalyptus robusta*), Coast Tee Tree (*Leptospermum laevigatum*) and Honey Myrtle (*Melaleuca armillaris*).

Sections of buffer planting along the southern residential boundary consisted mainly of Honey Myrtle. Street planting along the southern edge of Harbord Road features various Eucalypts and Brush Box.

Progressive revegetation and weed maintenance has been carried out by local volunteers and has resulted in an improvement in the quality and quantity of local vegetation present on site. Volunteer workers have also worked to re-establish vegetation communities at Griffin Road as a habitat for small birds.

#### *Riverine Vegetation*

Newly established riverine vegetation and macrophyte planting are dispersed along the banks of Greendale Creek and Curl Curl Lagoon.

Greendale Creek supports mature stands of Poplar spp, Eucalypts spp, Melaleuca spp and Casuarina spp, on the northern banks. Many of the locally native trees have been established as part of the Greendale Creek Rehabilitation Works. Larger sections of *Casuarina glauca* and *Eucalyptus robusta* with a grassed understorey are supported on the southern banks.

#### *Macrophyte Reed Beds*

Reed communities are important in maintaining water quality through biological filtration and are important habitat resources for aquatic vertebrates, invertebrates and avifauna.

Reed beds are present along the shallow shores of Curl Curl Lagoon and Greendale Creek at the creek entrance. They consist primarily of Common Reed (*Phragmites australis*) and generally formed dense narrow stands in those areas that were at least temporarily submerged.

As part of the rehabilitation of Greendale Creek and subsequent maintenance, there have been efforts to increase the biodiversity of the macrophyte fringe.

#### *Other*

A number of associations occurred which did not fit into the above classes.

The majority of the park consists of a mixture of mown exotic grasses suitable for general recreation purposes.

Adjacent to Freshwater High School there are large groves of mixed Eucalypts and Brush Box extending towards Harbord Road. Large Figs (*Ficus macrophylla* and *Ficus elastica*) feature within these groves.

#### *How valuable is the vegetation?*

The vegetation communities that are present within John Fisher Park and Abbott Road Land have been degraded due to disturbance and weed invasion. The Greendale Creek Rehabilitation Works have made significant improvements to the quality and diversity of vegetation in the area. All vegetation community types found are well represented both locally, within Warringah, and regionally. Plantings of Swamp Mahogany along Greendale Creek form a good structure for the re-establishment of the original community. These trees should be preserved wherever possible. The reed beds are significant as a wetland community however their condition and natural vigour at re-establishing means they will not be significantly affected by disturbance.

An ongoing maintenance program has been established for these rehabilitated areas. The long term goal of this area is to re-establish the vegetation that existed before the landfill operations.



In March 1998, 600 natives were planted in the area by Curl Curl Lagoon Friends Inc, Regenerates, Friends of the Bush, the Scout Association, and community volunteers. These trees were planted as habitats for small birds.

## **2.4.2 Fauna**

Overall 95 species of fauna have been recently recorded on site or are listed as likely to occur. This includes 87 bird species (Maxwell, 1992). The main habitat for fauna is provided by Curl Curl Lagoon, Greendale Creek and some of the less degraded and relatively diverse vegetation communities.

### *Birds*

Reed beds in the shallows of Curl Curl Lagoon form an important local habitat resource for waterbirds. During lagoon closure periods this habitat supports six species of duck and an array of common waterbirds. Numbers swell during times of lagoon break out to include species of Silver Gull, Egrets, Herons and Ibises (PBP 1994a). Recorded sightings of migratory waders suggest migratory waders do visit the lagoon. One of the goals of the 'Restoration of Wetlands' grant for this area is to present and protect bird habitat. Another goal is to develop this area as part of an environmental learning program for catchment issues. This is to demonstrate the regional and international significance in the natural chain of coastal wetlands.

The extensive landfill areas of John Fisher Park and Abbott Road Land support poor quality habitat, and as a result the most common species here is the introduced common Starling. Native species that would be expected to commonly use this area are the Golden-Headed Cisticola, Richard's Pipit and the Australian Kestrel (PBP 1994a).

### *Mammals*

Only the introduced Black Rat (*Rattus rattus*) is expected to occur in John Fisher Park and Abbott Road Land.

### *Reptiles*

No reptiles were observed during the field visit. However, a number of reptile species are recorded as likely to occur in the area including the Red-Bellied Black Snake (*Pseudechis porphyriachus*) which utilises habitat close to swamps and creeks.

### *Frogs*

Eastern Common Froglet (*Crinia signifera*) may use the area. No other frogs would be expected.(PBP,1994a)

### *Fish*

Observations indicate that while there are various species of fish and eels within the lagoon, the populations of these are limited due to poor water quality. Fish and eels most likely repopulate Curl Curl Lagoon during times of breakout.



## **2.5 Water Environment**

### **2.5.1 Description of Greendale Creek and Curl Curl Lagoon**

Water quality and the general degradation of Greendale Creek and Curl Curl Lagoon was a major issue raised by the community. Consideration of catchment, stream flow, sediment transportation and water quality are necessary in order to formulate appropriate management strategies within this Plan of Management.

Greendale Creek flows west to east through a highly urbanised and industrialised catchment area into Curl Curl Lagoon at its western boundary. The creek has been straightened, narrowed and the bank level increased as a result of filling and civil works commencing in the 1950s. Upstream reaches of the creek have been concreted and now function as stormwater channels. Such changes to creek morphology and its catchment have generated a series of impacts which have degraded the water environment.

Curl Curl Lagoon is a barrier estuary lagoon that is typically cut off from the open ocean by a sand berm. The main body of the lagoon is approximately 550m long (east-west), a maximum of 150m wide (north-south) and approximately 5.7 ha in surface area. The bed level of the lagoon ranges from 0.5 to 1.1 m AHD and the water level ranges from 1.6 to 2.0 m AHD (PBP 1994a). The bed level is generally uniform with deeper channels near Greendale Creek entrance.

The lagoon water level, tide, wave and wind action are responsible for periodically opening the lagoon to the ocean. This occurs from 8-12 times per year for a duration of 8-12 hours at a lagoon water level of 2.2 to 2.4 m AHD (PBP 1994a). When this occurs a breakout flow drains the lagoon to a water level not lower than 0.5 m AHD, exposing the majority of the lagoon bed. Refilling of the lagoon occurs quickly as a result of wave overflow of the berm, groundwater inflows and drainage input. Bed exposure only lasts for approximately 5 days after a breakout event (PBP 1994a).

### **2.5.2 Stream Flow and Sedimentation**

The first order of impacts resultant from the changes to creek morphology include such things as the change in flow duration and flood frequency and the subsequent adjustment in sediment transport characteristics.

The combination of straightening and concrete lining of the upstream reaches of Greendale Creek would be expected to have increased flow velocity. An increase in flow velocity (sediment transport capacity) subsequently leads to the erosion of fine sediment from the creek bed. Flow velocity is reduced dramatically at the entrance to Curl Curl Lagoon. Transported sediment is likely to settle, increasing the lagoon bed level over time and reducing its storage capacity. Evidence of historical bed degradation in Greendale Creek and sediment accumulation (aggradation) in Curl Curl Lagoon is visible during times of breakout, when the channel has deeper pools than the lagoon (PBP 1994a).

Infilling of the lagoon will increase the frequency of breakout events, which is not favoured due to the production of odours from lagoon sediment, which impact upon recreational users and local residents and the visual impact and resultant reduction in park amenity associated with an empty lagoon.

### **2.5.3 Water Quality**

Water quality within Greendale Creek and Curl Curl Lagoon is poor as a result of high concentrations of diffuse source urban pollutants in stormwater. Ongoing leachate inflow from immediately adjacent areas of fill and the lack of opportunity for natural filtration along Greendale Creek further impact water quality. Additionally, the creek and its associated stormwater network is responsible for concentrating gross pollutants in Curl Curl Lagoon.

Water Quality assessments have been undertaken for previous studies (PBP, 1992, PBP 1994a & PBP 1994b). These identified:



- levels of common toxicants such as copper, lead, zinc and arsenic consistently above Australia and New Zealand Environment Conservation Council (ANZECC) (1992) guidelines for the protection of aquatic ecosystems (fresh water). Such toxicants are damaging to organisms and concentrate in the food chain;
- levels of faecal coliforms (above secondary contact guidelines) indicating sewerage contamination;
- levels of nutrients such as nitrogen and phosphorus above typical indicator guidelines for a eutrophication problem;
- unacceptable levels of gross pollution; and
- a regular occurrence of oil slicks along the creek.

In summary, the water quality of both Greendale Creek and Curl Curl Lagoon constitutes a health and safety risk to recreational users.

## 2.6 Sportsfield Allocation

John Fisher Park and the Abbott Road Land provide a focus for competitive sports in a number of major sporting codes. The park is also used for sports by local schools during weekdays. The formal sporting use of the sub areas of the park are shown in the following table:

**Table 1: Competitive Sporting Allocation for 2001.**

Area	Summer Allocation	Winter Allocation
Abbott Road Land Softball Oval	Softball	Softball Baseball
Denzil Joyce Playing Field	Rugby League	Rugby League
Reub Hudson Playing Field	Rugby League	Rugby League
3 Abbott Road	Cricket (Jnr)	Soccer
4 Abbott Road	Baseball (Jnr)	Soccer
5 Abbott Road	Baseball (Jnr)	Soccer
Adam Street Grounds - #6	Cricket (Jnr)	Baseball/ Touch/ Soccer
Park Street Grounds/ Stirgess Ave	Softball	Netball
Weldon Oval	Softball/ Little Athletics/ Cricket	MW Australian Rules
Frank Gray Oval	Baseball (Jnr)/ Cricket/ Softball/ Hockey	Hockey
Old Reub Hudson Oval		
Netball Courts	Netball	Netball
Grassed area behind Youth Centre	Baseball (Jnr)	Netball

The Manly Warringah Pittwater Sporting Union may approve the use of the sporting areas at John Fisher Park and Abbott Road Land for sporting purposes. The Manly Warringah Pittwater Sporting Union allocates the use of sportsgrounds for weekend game requirements, and after 4pm for training on weekdays. Any other bookings are authorised by Council's Reserve Booking Team.

Further restrictions apply to the Abbott Road Land with respect to sporting allocation.



### 3. SPECIAL REQUIREMENTS FOR THE MANAGEMENT OF THE ABBOTT ROAD LAND.

#### 3.1 Ownership and categorisation characteristics of the Abbott Road Land.

Abbott Road Land has the following tenure:

- ‘Community Land’, owned by Warringah Council,
- Crown Land owned by the Crown Lands Department, and
- land owned by the Department of Education and Training.

Two articles of legislation apply to the area, designed for the protection and management of such land.

The Local Government Act, 1993 (and Community Land Amendments 1998), state that Plans of Management are to be prepared for all ‘Community Land’ vested in a Council, except Roads or Land to which the Crown Lands Act, 1989 applies.

However, the Abbott Road Land that is owned by the Department of Education and Training, has not been classified by Warringah Council as ‘Community Land’ for the following reasons:

- Under the Deed of Agreement there is no requirement to classify the land.
- The title of the land is not uniform, as it incorporates land owned by the Department of Education and Training, Warringah Council, and a road reserve. Therefore, the land is not entirely in Warringah Council Ownership, nor is it land owned by Warringah Council or intended to be acquired outright by Warringah Council.
- The zoning of the land does not reflect the combined ownership.
- The land owned by the Department of Education and Training is not public land, and is for the use of local schools when required.
- There is no public right to access this land.
- The Deed of Agreement is the negotiated and accepted vehicle which permits future use of the site (See Appendix D).



**Photo 1: Abbott Road Land**



### **3.2 Development of a Management Actions Table for the Abbott Road Land.**

Despite not all of the Abbott Road Land being classified as ‘Community Land’, under the Local Government Act, the Abbott Road Land Management Committee felt that this Plan of Management should reflect the following requirements for ‘Community Land’:

- The category of the land.
- The objectives and performance targets of the Plan.
- The means by which Warringah Council proposes to achieve the Plan’s objectives and performance targets.
- The manner in which Warringah Council proposes to assess its performance with respect to the Plan’s objectives and performance targets.

The Abbott Road Land is considered as a separate Management Action Table as there are several characteristics that make this land distinct from that of John Fisher Park. This area has, in the past, been a totally separate Plan of Management. The community consultation methods for this Action Table are as per the John Fisher Park consultation process.

### **3.3 The Deed of Agreement and the Steering Committee.**

A Steering Committee has been formed to advise Council on the management of this area. This Committee has identified the contiguous nature of the two areas and has felt that they should be managed cohesively. Management should make reference to the unique role the Department of Education and Training has with respect to this land.

This Steering Committee is made up of Councillors (The Mayor & B Ward Councillors), representatives from Manly and Freshwater High Schools, a representative from the Friends of Curl Curl Lagoon Inc, representatives from sporting groups users of the area, and representatives from the local community.

The Deed of Agreement (See Appendix D) notes that the requirements of the Minister of Education and Training and the needs of Manly and Freshwater High Schools are taken into account within the Plan of Management.

The role of Warringah Council and the Department of Education and Training has on this land is outlined in the Deed of Agreement. The Deed of Agreement states that Council has care, control and management of the land for 20 years, after the adoption of the 1996 Abbott Road Land Plan of Management, and for implementation of this and subsequent Plans of Management. The Department of Education and Training would approve leases or licences proposed by the Steering Committee that would be implemented by Warringah Council.

Warringah Council have the option of extending this term for a further 20 years by written notice to the Minister for Education and Training.

### **3.4 Additional management requirements of the land.**

The Abbott Road Land currently has no leases or licences in operation. The Steering Committee and some community groups desire that the Abbott Road Land is used for public recreational purposes, and be accessible to the general community. As such leases and licences should reflect this desire.

The Steering Committee and some community groups feel that the sporting facilities on the Abbott Road Land should be for public use, and not controlled by one sporting body.

The Deed of Agreement for the Abbott Road Land states that Manly and Freshwater High Schools shall be entitled to the exclusive use of those parts of the grounds set aside for sports, during school hours or other times as required, at no cost, and through a booking with Manly Warringah Pittwater Sporting Union. These arrangements may be made on either a permanent and/ or casual basis.



The Deed also states that after school hours, or when the grounds have not been booked for the use of either Manly or Freshwater High Schools, Warringah Council may permit the Manly Warringah Pittwater Sporting Union to allocate the use of those parts of the grounds set aside for sports under its normal charter. It has been noted that 'normal school hours' are no longer between 9am and 3:30pm and as a result the schools may wish to negotiate longer hours of use through the Manly Warringah Pittwater Sporting Union.



## **4. LEGISLATIVE AND STATUTORY REQUIREMENTS**

This Plan of Management consists of Community Land, Department of Education and Training Land, and Crown Land (for which Council is the Trustee or has Care, Control and Management). The Plan of Management must therefore satisfy the:

- Local Government Act, 1993;
- Local Government Amendment (Community Land Management) Act 1998 (known as the Amendment Act 1998); and
- Crown Lands Act, 1989.

### **4.1 What are the Requirements of Community Land Management?**

Under legislative requirements of the Local Government Act 1993 and the Local Government (Community Land Planning) Amendment Act 1998, s.36 (a) – (n), Councils must prepare and adopt plans of management for all community land. A Plan may apply to one or more areas of community land, providing all the Act's requirements are fulfilled.

The Act states that the Plan must identify the following:

- The category of the land;
- The objectives and performance targets of the plan with respect to the land;
- The means by which Council proposes to achieve the plan's objectives and performance targets;
- The manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets.

As this is a Significant Area Plan of Management which applies to just one area of community land it must also:

- Include a description of the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the Plan of Management;
- Include a description of the use of the land and any such buildings or improvements as at the date of adoption of the plan;
- Specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used;
- Specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise; and
- Describe the scale and intensity of any such permitted use or development.

### **4.2 What Dealings Can a Council Have on Community Land?**

Council has no power to sell, exchange or otherwise dispose of community land, except for the purpose of enabling that land to become, or to be added to, a Crown Reserve or land reserved or dedicated under the National Parks and Wildlife Act 1974;

- Council may grant a lease or licence on community land, but only in accordance with the Local Government Act 1993;
- A Council may grant any other estate in community land to the extent permitted by the Local Government Act 1993.



### **4.3 Leases or Licences on Council owned Community Land**

#### **4.3.1 Granting a Lease or Licence on Council owned Community Land**

Leases and licences are a method of formalising the use of community land and facilities. Leases or licences can be held by groups such as sporting clubs and schools, by commercial organisations or individuals providing facilities and/or services for public use.

The Local Government Act 1993 allows Council to grant leases or licences over all or part of community land. The use of land under a lease or licence must be compatible with the Local Environment Plan or Council requirements and provide benefits and services or facilities for the users of the land. Terms and conditions of a lease should reflect the interests of Council and the public and ensure proper management and maintenance.

#### **4.3.2 Conditions of Granting a Lease or Licence on Council Owned Community Land.**

The following conditions must be met when granting a lease or licence over community land:

- The lease or licence must not be granted for a period exceeding 21 years;
- A lease or licence for a period greater than five years may only be granted by tender, unless it is granted to a non-profit organisation; and
- The Plan of Management must expressly authorise a lease or licence.

Council must:

- Give public notice of the proposal;
- Exhibit notice of the proposal on the land to which the proposal relates;
- Give notice of the proposal to such persons who appear to own or occupy land adjoining the community land; and
- Give notice of the proposal to any other person (owner or occupier of land in the vicinity of the community land), if in the opinion of the Council the subject to the proposal is likely to form the primary focus of the person's enjoyment of community land.

### **4.4 Crown Land Management**

The overriding constraint in preparing a Plan of Management for Crown Land is the requirement that the plan must conform to the requirements of the Crown Lands Act 1989 and the Coastal Crown Lands Policy. Both of these documents stress the conservation of natural resources and their management in an ecologically sustainable manner, while at the same time, providing appropriate opportunities for public use.

Section 11 of the Crown Lands Act 1989 provides a set of principles for Crown Land management as follows:

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



Furthermore, when preparing a plan of management for Crown land, the trust manager must comply with the following requirements of the Crown Lands Act 1989: -

- Direction of the Minister or request by Trust for plan of management preparation;
- Drafts circulated for comment;
- Exhibition of draft Plan; and
- Draft Plan exhibition notices provided.

With the following outcomes: -

- The Minister shall consider timely comment;
- Ministerial adoption of the Plan;
- Trust must follow the Plan; and

All operations must be in accordance with it.

#### **4.4.1 Crown Land, the Reserve System and Trust Management**

The Crown Lands Act 1989 governs the planning, management and use of Crown Land, including provisions to reserve or dedicate lands for a prescribed public purpose and for leasing and licensing. The collection of Crown land which has been set aside for a public purpose is called the Crown reserve system.

The Department of Land and Water Conservation, together with reserve trusts appointed by the Minister, is responsible for the administration and management of the Crown reserve system. Warringah Council is the reserve trust manager appointed by the Minister to care, control and manage parcels of land at John Fisher Park and Abbott Road Land.

#### **4.4.2. How can Crown Land be used?**

Uses and activities on land reserved for public purposes are broadly defined by the public purpose of the reservation, in conjunction with any conditions and provisions within the specific land use in Warringah's Local Environmental Plan 2000. The reservation of Crown Land within the John Fisher Park and Abbott Road Land Plan of Management is for public recreation.

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

- Improvements and developments to land which is reserved or dedicated are confined to those which support, or are ancillary to, the public purpose of the reservation;
- Land reserved or dedicated for public recreation must be open to the public generally as a right. The public may only be restricted from access to parts of the reserve and buildings thereon, if it is necessary for the public's enjoyment of the reserve to be excluded, eg a workshop, equipment storage or operational facilities;
- Right of access does not mean entirely free access. Reasonable entry fees and charges may be imposed as well as other legal constraints to entry, such as those relating to health and safety;
- Use of the reserve must be consistent with the public purposes for which the land is dedicated or reserved.
- A lease or licence must be consistent with the reason or purpose of the land's reservation or dedication.



#### **4.4.3 Coastal Crown Lands Policy**

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

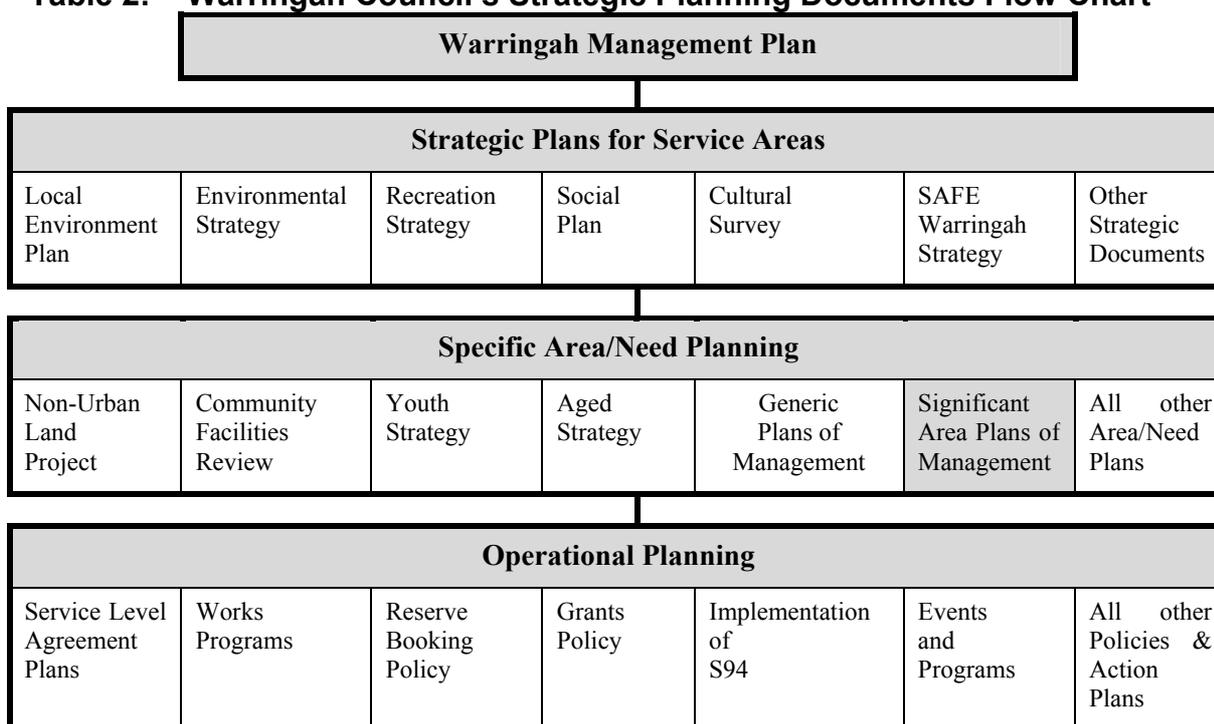
- Conserve and maintain the intrinsic environmental and cultural qualities of coastal Crown land.
- Retain all coastal Crown lands of an environmentally sensitive nature and/or required for a public purpose, in public ownership.
- Optimise public access and use of coastal Crown lands.
- Provide Crown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

#### **4.5 How does this Plan relate to other Strategic Documents?**

In accordance with the requirements of the Local Government Act 1993, Warringah Council has adopted a coordinated approach to planning. This involves development of a number of linked strategic documents under the guidance of the Warringah PLAN 2001–2004. This Plan of Management highlights Council's commitment to protecting Warringah's identity, high quality of life and enhancement of natural environmental, aesthetic, cultural, heritage and recreational values. *Table 2: Warringah's Strategic Planning Documents*, illustrates the framework for planning and this Plan's relationship to other strategic documents which share the same guiding principles.



**Table 2: Warringah Council's Strategic Planning Documents Flow Chart**



#### **4.5.1 Strategic documents used in the preparation of this plan**

The following Council documents have been used to assist and guide the strategic outcomes of this Plan, ensuring consistency in values, principles and policies:

Warringah PLAN 2001– 2004;

Warringah Local Environment Plan 2000;

Recreation Strategy Plan 1999;

Warringah Bicycle Plan 1998;

Recreation Strategy for Warringah's Beaches and Coastal Open Space 1998;

Coastal Management Strategy 1985;

Urban Bushland Management Plan 1990;

State of the Environment Report 1997–98;

Stormwater Management Plans–Cowan, Northern Beaches and Middle Harbour, 1999.

#### **4.5.2 Other relevant Legislation and Policies**

The Plan must also be in accordance with the provisions contained within relevant legislation and policy guidelines, including but not limited to the following:

Environmental Planning and Assessment Act 1979;

Australian Heritage Commission Act 1975;

Disability Discrimination Act 1992;

Rural Fires Act 1997;

Threatened Species Conservation Act 1995;



Rare or Threatened Australian Plants 1996;  
Noxious Weeds Act 1993;  
National Parks & Wildlife Act 1974;  
Fisheries Management Act 1994;  
Japan-Australia Migratory Birds Agreement 1974 (JAMBA);  
China-Australia Migratory Birds Agreement 1986 (CAMBA);  
State Rivers and Estuaries Policy 1993;  
Catchment Management Act 1989;  
Assets and Accessibility Policy;  
Social Plan 2000  
SEPP 19: Bushland in Urban Areas;  
Sydney REP 20: Hawkesbury/ Nepean River (No. 2 – 1997)  
NSW Coastal Policy 1997  
Policy on Food & Beverage on Crown Reserves, September 1996.  
NSW Heritage Act 1997  
NSW Coastline Hazard Policy 1990



## 5. HOW LEGISLATION RELATES TO JOHN FISHER PARK AND ABBOTT ROAD LAND.

### 5.1 What are Community Land “Categories”?

Community land must be categorised in accordance with the Local Government Amendment (Community Land Management) Act 1998. A category describes the land and each category has a set of core objectives. All current and intended uses of the land must comply with the core objectives and the objectives are defined and addressed within the Action Plan (*Section10*).

As John Fisher Park and Abbott Road Land consists of both Community, Crown and Department of Education and Training land, an integrated management approach has been taken, with all land categorised according to the Local Government (General) Regulation 1999. The Department of Land & Water Conservation supports this approach, “ In this respect there is no objection to the categorisation of the Crown reserve, as it clearly demonstrates to the public Council’s intentions for the management of these areas.” Department of Land & Water Conservation (8/02/01)

The definitions of each of these categories as described in the Act and Local Government (General) Regulation 1999 are provided below.

#### 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; and
- 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 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; or
- 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, sedgelands, wet meadows or wet heathlands that form a water body 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; or
- 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.

## **5.2 Categorisation of Land within John Fisher Park and Abbott Road Land.**

The Local Government Act requires all community land to be categorised. The core objectives are detailed within the Action Plan. A combination of categories may be used for the one parcel of land. Accordingly this plan of management has identified the following categories:

- *General Community Use*
- *Park*
- *Sportsground*
- *Natural Area: Wetland*
- *Natural Area: Watercourse*

The entire study area has been categorised, that is Community Land, Crown Land, and Department of Education and Training Land. It is not a requirement to categorise Crown Land nor Department of Education and Training Land, however categories are useful to determine management actions for the whole area.

Figure 3 illustrates the location and extent of these categories within the Park. Refer to Appendix C: Table for categorisation of the land parcels at John Fisher Park and Abbott Road Land.



[CLICK HERE FOR CATEGORISATION MAP](#)



## **5.3 What is Council's role in managing John Fisher Park and Abbott Road Land?**

### **5.3.1 Community Land**

Part of John Fisher Park is designated as "Community Land". All public land must be managed in accordance with the Local Government Act 1993, including the Community Land Management Amendment Act 1998. The Act requires that councils must classify public land as "operational" or "community" and that plans of management must be prepared for community land. 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 the use of the land. Section 4 provides detail on the requirements of community land management, what dealings a council can have in community land and information regarding the granting of a lease or licence.

### **5.3.2 Crown Reserve**

In its role as trustee, Warringah Council has the ongoing responsibility to provide care, control and management of Crown Land in John Fisher Park in accordance with the Crown Lands Act 1989. It is important that all parcels of Crown Reserve are managed within the broader context of all the land under Council's control. Moreover, the Act requires that a plan of management must identify the public purpose of the Crown reserve to provide the basis for planning and management. In accordance with the Act, all land uses must either support or be ancillary to the reserve's public purpose. The Department of Land and Water Conservation's schedule of Public Purposes continues to be revised and amended. All activities on the reserve are currently conducive and ancillary to the Reserve Public Purpose of 'Public Recreation'.

### **5.3.3 Department of Education and Training Land.**

In its role as trustee, Warringah Council has the ongoing responsibility to provide care, control and management of the Abbott Road Land through a Deed of Agreement between the Department of Education and Training and Warringah Council. A Council Steering Committee – the Abbott Road Land Management Committee advises Council on this land.

## **5.4 Existing Lease and License Details**

Currently one lease exists within John Fisher Park and Abbott Road Land, between Warringah Council and The Scout Association of Australia, New South Wales Branch. This lease is for Lot 1 DP 805534 and applies to the building and a small parcel of land surrounding the building off Abbott Road and is used by the local combined Scout Group. This lease was drawn up to commence on 1 January 1993, and was signed before the new Local Government Act was gazetted during 1993. The lease terminates on 31 December 2012.

The Scout Association of Australia has recently requested that Council give consideration to issuing a new lease to them for a term of up to 21 years.

There are currently no licences affecting John Fisher Park nor the Abbott Road Land.

Please see Table 3 for details and conditions of existing buildings at John Fisher Park and Abbott Road Land.



## 5.5 Authorised Development

In accordance with the Local Government Amendment (Community Land Planning) Act 1998 the Plan of Management must expressly authorise any proposed developments on the land. This authorisation in a plan of management gives 'in principle' support for an activity to proceed to the development assessment stage. Table 3 describes the authorised scale of development for all buildings within the subject area. This plan does not grant consent. Once a plan of management is adopted any developments authorised will then be assessed by Council through the normal development approval process.

### 5.5.1 Assessment Criteria for New Development Proposals

No particular weighting will be given in the evaluation of criteria for approving new development proposals. It is recognised that different proposals will raise different concerns from the community. The following should be addressed in a Development Application:

- 1) Compliance with Council's Local Environment Plan 2000. In particular the application should address the following:
  - Health and safety – noise; pollutants; hazardous uses; flood affected land; potentially contaminated land; and remediation of contaminated land.
  - Public Domain – safety and security; development near parks, bushland reserves and other public open spaces; and signs.
  - Site Planning and Building Design – protection of existing flora; watercourse and aquatic habitat; and accessibility – public and semi public buildings.
  - Soil and water management – management of stormwater; and erosion and sedimentation.
- 2) Compliance with other Council and Local Management Plans and Strategies.
  - This should include, but not be limited to the following documents: warringah PLAN, Stormwater Management Plan, Estuary Management Plan, Recreation Strategy, and Environmental Strategy, Principles for Community Land Management, and Ecologically Sustainable Development Policies.
- 3) Is an Environmental Impact Assessment Required?
  - This may range from consideration of environmental impacts described in a development application for very minor matters, through to significant impacts in Statement of Environmental Effects, or Environmental Impact Statements. The level of Environmental Impact Assessment should reflect the level of likely environmental significance of impacts.
  - For development proposals requiring development consent, the requirements of Part 4 of the Environmental Planning and Assessment (EP&A) Act apply. The types of developments requiring an Environmental Impact Statements are listed or designated in a schedule to the EP&A Regulation 1994 and are known as designated developments.
  - Development consent is often not required for activities undertaken by government agencies and statutory authorities.

### 5.5.2 Project Justification

Before granting owner's consent for the lodgement of a development application, the following must be addressed:

- Protection of identified values
- Is this development expressly authorised within the current Plan of Management?
- Any changes to lease boundaries



- ❑ Public accessibility, equity, exclusivity and alienation of Crown Reserve, Department of Education and Training land, and community land
  - Is there another facility within 1km which could be utilised to fulfill your needs or your club's needs?
  - Are there any other clubs/ groups that could utilise this proposed development?
- ❑ Demonstrate a clear connection with the reserve's role and Greendale Creek and Curl Curl Lagoon setting
- ❑ Assess the expected impact of subsidence on the proposed development.
- ❑ Interest group identification and consultation
  - Have you consulted with other user groups within the area who may be able to utilise this facility?
  - To what extent do you propose this facility may be accessed for multi-use by other parts of the community?
  - Which groups in the local area also utilise this facility and would need to be informed of this development?
- ❑ Cost and funding sources
  - Give details of estimated costs or quotes for this development.
  - What funding sources available from grants, club fundraising, special funds?



**Table 3: Authorised Development, Condition and Tenancy of Existing Buildings at John Fisher Park and Abbott Road Land.**

<b>Building and location</b>	<b>Purpose/Use</b>	<b>Current or proposed tenant</b>	<b>Authorised scale of development</b>	<b>Condition of building</b>
Amenity Block – former Fay Street grounds now Reub Hudson Playing Field.	Amenity block with storage facility.	None currently – community or sporting group.	No development authorised.	2 – Very good
Scout Hall – opposite Pitt Road.	Recreation and General Community Use.	Scout Association of Australia or similar community or sporting group.	Development authorised for the site for up to an additional 50% of floor space. This building is restricted to a single storey facility.	4 – Fair
Curl Curl Sports Centre.	Recreation and Community Use – linked to sporting use.	Manly Warringah Netball Association or similar community or sporting group.	Development authorised for the site for up to an additional 25% of floor space.	4 – Fair
Curl Curl Youth & Community Centre.	Recreation and Community Use – links with sporting use.	None.	Development authorised for up to an additional 50% of floor space.	4 – Fair
Amenity Block – Spring Road.	Amenity Block.	None.	Development authorised for up to an additional 25% of floor space.	3 – Good
Amenity Block – Frank Gray Oval.	Amenity Block.	None currently – community or sporting group.	Development authorised for up to an additional 25% of floor space.	2 – Very Good
Amenity Block & Grandstand – Weldon Oval.	Amenity Block, storage and grandstand for recreational use.	None currently – sporting or community groups.	Development authorised for up to an additional 100% of floor space.	4 - Fair
Amenity Block – Adam’s Street grounds.	Amenity block.	None.	No development authorised.	3 – Good
Council Workshed at Weldon Oval.	Council Use Only.	Council.	Development authorised for up to an additional 100% of floor space.	2 – Very Good



### Interpretation of Building Condition Rating:

Excellent – These buildings are in excellent or ‘as new’ condition and meet all requirements for Building Code of Australia standards. They require little or no maintenance work at present.

Very Good – these buildings are in excellent condition but do not comply with all Building Code of Australia Standards. They require minor maintenance work, often due to subsidence issues.

Good - these buildings are in good condition and are well maintained for their age. They do not meet all Building Code of Australia standards. They require ongoing maintenance work due to their age and the subsidence issues of the area.

Fair – these buildings are suitable for their current use but need repairs, renovations, and upgrades to meet building standards. These buildings are either of a considerable age, or have subsidence issues that need rectification.

Poor – these buildings are in poor condition. They need urgent maintenance and require significant repairs and upgrades to meet building code standards.

A number of the buildings that are currently within John Fisher Park and Abbott Road Land do not meet the strict guidelines as set out in the Building Code of Australia. Non compliance can be seen within the Code’s section for Health and Amenity requirements; in the lack of toilets for the number of users; through designs not meeting the current standards; and through the areas of open brickwork not meeting health requirements. These structures are sound but in need of embellishments or repairs.

Non compliance can also be seen within the Access and Egress section. Disability access to some of the buildings is not sufficient, also there could be a lack of fire access, and fire exits from the buildings, as current standards require two fire exits.

As the whole park is a former tip site, there are major subsidence problems that need to be addressed. Detail can be found in the maintenance and development areas in the Action Plan of this Plan of Management.

## **5.6 Easements**

This Plan of Management expressly authorises the granting of easements over the land for the purpose of providing pipes, conduit or other connections under the surface of the ground. This is limited to easements that connect premises adjoining community land to an existing water, sewer, drainage or electricity facility of Council or other public utility provider that is situated on community land.

The granting of easements above, on or under the surface of community land or to land that is not community land is not within the authority of this Plan of Management. This includes but is not limited to:

- Piping to a natural watercourse
- Piping to a facility through community land to a facility on land under private ownership
- Private access, vehicular or pedestrian.



## **6. ADDITIONAL STUDIES**

### **6.1 Abbott Road Land, North Curl Curl: Geotechnical Investigation and Limited Environmental Screening**

(Coffey Partners International Pty Ltd, 1995).

For the preparation of the 1996 John Fisher Park and Environs Plan of Management a geotechnical investigation and limited environmental screening was undertaken to assess proposed developments at the site. The results showed three main layers overlying the bedrock.

The first layer consisted of predominantly silty and clayey sand, gravel, sandstone fragments, plant matter, with some concrete and bricks with an approximate depth of 1m. The second layer consisted of uncompacted miscellaneous debris including timber, putrescible household rubbish, plastics, concrete pieces and bricks with a range of 0.5m to 5.6 m. Landfill gases were also encountered. The third layer was a low plasticity clay from 5m to 30m across the site.

These results need to be factored into any developments proposed for this site, as additional costs in the stabilisation of the land will be encountered.

### **6.2 Curl Curl Lagoon Rehabilitation Study: Statement of Environmental Effects**

(Patterson Britton and Partners, 1994a).

The proposed rehabilitation measures for Curl Curl Lagoon include removal of contaminated sediment from the lagoon to provide a permanent ponded waterbody following lagoon breakout, incorporation of minor Gross Pollutant Traps and stormwater treatment zones ('mini - wetlands'), provision of viewing alcoves at intervals along the southern shore of the lagoon, and landscape development to re-establish a character reflective of the original coastline to improve visual quality and habitat value.

### **6.3 Greendale Creek Rehabilitation Project: Statement of Environmental Effects**

(Patterson Britton and Partners, 1994b).

Rehabilitation works are currently underway with Stages 1, 2 and 3 complete. The rehabilitation includes the construction of a gross pollutant trap at Harbord Road (complete), selective deepening and widening of the creek between the Gross Pollutant Trap and Park Street, development of a weir at the Park Street bridge, planting of aquatic vegetation, and the incorporation of minor GPT's and stormwater treatment zones.

### **6.4 John Fisher Park Hard Courts, Curl Curl: Statement of Environmental Effects.**

(Gary Blumberg and Associates, July 2000).

A Statement of Environmental Effects (SEE) was commissioned by Warringah Council after the proposal to hard surface some of the existing grass courts raised concern with the local community. This document looked at the impacts such a proposal would have, and made recommendations to Council regarding the level of development.



The Statement of Environmental Effects considered the following impacts:

- Impacts on other users,
- Geotechnical considerations,
- Drainage,
- Traffic,
- Water quality, and
- Noise.

This document considered the impact of sealing up to 16 hard courts in two blocks of eight. The Statement of Environmental Effects established that there were four main benefits of court sealing, namely:

- improved netball facility able to support a higher grade of play;
- net safety benefit, particularly since the sealed surface would include polymeric covering;
- reduced closure due to weather;
- lower maintenance costs.

It was concluded that the courts would be able to support other informal recreational uses and that the visual and drainage impacts would be small, manageable and acceptable. The Statement of Environmental Effects states that sealing a relatively large area of the surface of the former landfill stands to offer a considerable benefit to the water quality of Greendale Creek and Curl Curl Lagoon through a reduction in flows of contaminated leachate into the system.

See Appendix E for the Executive Summary from this Statement of Environmental Effects.



Photo 2: Netball courts at John Fisher Park.



## **6.5 Supplement to a Statement of Environmental Effects for the Impact on the Natural Environment of Hard Surfacing of 16 Netball Courts at John Fisher Park**

(URS Australia Pty Ltd, October 2000)

This investigation concluded that the proposed sealing of up to 16 netball courts is unlikely to have a significant negative impact on the rate of runoff from the sealed area and on the quality of surface or groundwater flow. It also concluded that severe subsidence of the courts is unlikely. A number of mitigating recommendations were made.

See Appendix G for the Report from this Supplementary Statement of Environmental Effects.



## 7. THE DEVELOPMENT PROCESS

### 7.1 The Planning Process

The planning process for this Plan of Management is based on a number of principles. These are:

- Using community values as a basis for management;
- Adopting a consultative approach, incorporating input from stakeholders; including Council officers, government authorities and the local community to ensure the plan reflects the visions and values of all;
- Providing site specific analysis information to add value;
- Providing practical recommendations which are achievable in the short term;
- Incorporating the Landscape Concept Plan; and
- Incorporating heritage and flora and fauna study summaries.

The process undertaken to prepare this Plan of Management follows the guidelines as set out in the handbook, "Succeeding with Plans of Management - *A Guide to the Local Government Act and Crown Lands Act*" (DLWC & Manidis Roberts, 1996).

### 7.2 Community Consultation

Warringah Council actively seeks the involvement of the community in the preparation of its plans of management to ensure the plans address community desires, values and needs and to ensure they comply with the Local Government Act, 1993, and the 1998 amendments. The main advantages of involving the community in the process are that it:

- Creates a sense of ownership with the parks;
- Taps into the large amount of local knowledge about the site; and
- Advises and keeps the community informed.

Community consultation is a vital component in the preparation of this Plan of Management as well as in the Public Exhibition/ Submission period following release of the draft. The purpose of this community consultation is to identify the values attached to this community land and to provide a forum in which to collect and understand related community issues.

### 7.3 Methods of Communication

Flyers advertising community workshops, and outlining the role of the Plan of Management review, were distributed to sporting and community groups and letterbox dropped to residents in streets surrounding the park. Some flyers were also distributed at sporting events on the weekend. 1500 of these flyers were circulated in all.

Meetings with those interested individuals or groups, as well as community consultation workshops were conducted. One workshop was held by Council for the general community to canvass their ideas and issues. Other meetings and workshops were held by individual sporting groups, including one with the Manly Warringah Netball Association on 6 March 2000. These workshops and invitations for the community to comment on issues relating to the Plan of Management, were also advertised in the local paper 'The Manly Daily'.

A John Fisher Park Community Group has been established by local residents, for local residents, to express their issues and concerns about the future management of John Fisher Park. This group met twice within the Plan of Management Community Consultation process with over 600 people attending. The minutes of these meetings are included in Appendix B.



The main concern of the John Fisher Park Community Group is the proposal to hard surface netball courts in this area. This group also presented their views through numerous letters to Council.

#### **7.4 Community Comments**

The community was able to present their views in a variety of different formats. The Community Consultation Workshops involved group presentation of views as well as individual feedback in the form of issues forms collected at the workshop.

Comments sheets accompanied the flyers sent out to advertise the workshops and could be returned 'Reply Paid' to the Council Civic Centre. Values and issues were also gathered from the community in the form of letters, faxes and by phone. Approximately 100 of these comment sheets were completed and returned to Council. Altogether 78 people attended workshops and numerous letters, faxes, and phone calls were received. The minutes of the community consultation workshop and the workshop with Manly Warringah Netball Association can be found in Appendix A.

Participants were then encouraged to complete an Issues Form outlining their values, issues and thoughts regarding the park. An Issues Paper has been developed from these comments, as well as any other letters, surveys and phone calls (Appendix F).

A submission period of 42 days was held for the draft John Fisher Park and Abbott Road Land Plan of Management (1), between 28<sup>th</sup> August and 9<sup>th</sup> October 2000. 343 submissions were received for this draft Plan during this period.

As a result of the exhibition period a number of changes were made, culminating in the Draft Plan of Management (2). In accordance with legislation the Draft Plan of Management (2) was released for an exhibition and submission period of 42 days, from 28<sup>th</sup> May to 9<sup>th</sup> July 2001.

A total of 1583 submissions were received.



## 8. BASIS FOR MANAGEMENT

### 8.1 Council's Management Goals

Warringah Council recognises the need to plan ahead and provide management frameworks to meet the challenges of today and the future. Council's Warringah PLAN 2001 - 2004 (adopted 2001) outlines Council's visions and mission statement.

Warringah Council's **Vision** statement is:

*" A Council which values Warringah's identity, high quality of life and strives to care for its special bush and beach environment."*

### 8.2 Council's Principles for Community Land Management

The way in which community land is managed by Council is about creating a safe and healthy living environment thereby influencing the quality of life of residents and visitors to Warringah.

The following principles have been developed to guide Council and the community in the management of community land:

- To ensure community consultation involves residents and local environmental groups and to foster community stewardship in the planning and management of community land;
- To maintain and enhance a diverse range of recreational open space and increase opportunities for sport and leisure, ensuring access to all groups and community through an ongoing commitment to planned provision and improvement;
- To plan for a hierarchy of quality, multi-use sporting grounds and facilities to cater for all groups in the community;
- To enhance the provision and quality of non-sporting recreation areas on community land, to cater for broader community needs;
- To conserve and enhance the existing natural environment and rehabilitate degraded areas of community land by basing decisions on sound environmental best practice;
- To conserve and enhance the natural resources of community land (including water, soil, flora, fauna, and scenic quality);
- To ensure the community land is managed, used and dealt with in the best interests of the health and well-being of Warringah's residents and visitors; and
- To ensure access, equity and a high standard of risk management in the provision, maintenance and management of community land in a cost effective manner.

The above principles have been taken into account in the preparation of this Plan of Management.



### 8.3 Vision Statement

The following vision statement was derived from a compilation of community workshop participants and stakeholders visions for John Fisher Park and Abbott Road Land .

***“John Fisher Park and Abbott Road Land: to be a healthy, accessible open space that provides harmoniously for both active and passive recreation, which is well maintained and protected by responsible use and management.”***

### 8.4 Community Values

John Fisher Park and the Abbott Road Land is a highly valued area for both active sport and passive recreation. It is utilised by the local community and a wider regional catchment, particularly for competitive sport. A strong sense of value and ownership has arisen from the community regarding this park. There is a desire to continue to improve and develop the management practises to protect the natural, sporting and recreational values of this significant area.

The following values were drawn from community consultation workshops and comment sheets:

#### *Social/ Cultural*

The local community and users of John Fisher Park and the Abbott Road Land (the Park) feel that this land is very valuable as an area where the benefits of open space can be enjoyed. No private use of or sale of this land is acceptable in the community’s eyes. The lack of congestion within this park is also appreciated. Wide expanses of open areas and vegetation give a sense of space and freedom, and add to the quality of life of the park’s users.

#### *Recreation*

The Park is seen as a fairly safe area for such a wide variety of pursuits, for many different groups of people. Many residents feel that this is the sort of area in which they are able to watch their children, and grandchildren, to grow and to explore their environment. From walking with youngsters in prams and strollers, through to watching them playing on the swings and onto bicycle riding, watching them play competitive sports and an area for skateboarding.

Competitive sport is the primary weekend focus for this area. A variety of sporting codes play here, and it is the regional facility for netball competition. Sporting groups value this area as a place where space is available for such competitions.

The Park’s ‘leash free zone’ is highly valued by both local dog owners, and those who come to this park from a wider area.

#### *Access*

The passive recreation role of this park heightens the local resident’s sense of community and the fitness and health of all who enjoy the area. Many feel that this park has an ideal balance between the passive and active functions of such an area. It is a venue for many competitive sports, an area for social gatherings and picnics, and an area for personal space. Many park users feel that the long cycle/walking path is a fantastic addition to the Park and should be extended to form a circuit on both sides of the creek and lagoon.

#### *Natural/Visual*

The Park is often a peaceful and serene area and a beautiful area to walk or cycle through, particularly for access to the beach area. The community highly values the local wildlife and habitats. The improvements on both Greendale Creek and Curl Curl Lagoon are appreciated and supported by many. A balance is sought between the urban and natural environment in the Park.



## *Heritage*

Many locals that have lived in the area for many years feel they have lived through the “bad years” of this area when the stench and eyesore of the local tip was in place. These residents are pleased that the promise they were given, for a beautiful park, is finally coming to fruition.

This park contains many characteristics that are unique to this site. A balance is called for between the natural environment, and the recreational and sporting environment. This park is part of the community’s urban heritage. The community values the multi use potential and management of this area.

### **8.5 Roles of the Area**

John Fisher Park and the Abbott Road Land is of regional significance because of its size, environmental qualities and the diversity of recreational pursuits, which it provides for the community.

John Fisher Park and the Abbott Road Land are an local habitat for small bird life, especially the reed beds, and mud flats in times of lagoon break out. During periods of lagoon closure the area is also a habitat for ducks, cormorants, and water hens. This area is not a substantial breeding ground for these species.

The area surrounding the Lagoon and Greendale Creek provide opportunities for walking, cycling, and an appreciation of open space. A significant role of this area is for active sporting uses. Weekend competitive sports and weekday training are an important use of the park. A portion is devoted to netball and represents Warringah’s regional facility. The Park is extensively used by schools for sporting activities during the week.

### **8.6 Management Objectives for John Fisher Park and Abbott Road Land**

Council recognises the Park’s important role in the provision of recreational facilities and open space within the Warringah area. The management objectives of this Plan identifies the need for a balance between the management of recreational/ sporting uses and the natural area in the Action Plan for John Fisher Park and Abbott Road Land.

#### **8.6.1 What is this Plan of Management trying to achieve?**

The objectives of this plan of management for John Fisher Park and Abbott Road Land are :-

- To provide a sound basis for the future management of John Fisher Park and Abbott Road Land , guiding the major strategies and actions that are needed to achieve the vision for John Fisher Park and Abbott Road Land.
- To manage John Fisher Park and Abbott Road Land in accordance with ecologically sustainable development principles.
- For a participatory style of management to be encouraged in all aspects of park operations so as to develop a sense of ownership between the community and the park.
- To be consistent with and contribute to Council’s overall management plan.
- To incorporate Curl Curl Lagoon Rehabilitation Study recommendations and other relevant studies into the plan.



## 9. COMMUNITY ISSUES

### 9.1 What are the Issues?

A detailed Issues Discussion Paper regarding John Fisher Park and Abbott Road Land can be found in Appendix F. These issues have been identified in the Action Plan, which aims to address community and environmental concerns. The Abbott Road Land issues have been incorporated into each of the sections of this document to develop a holistic view of the Park's issues. A brief summary follows:

#### *Access and Parking*

Parking is seen as a problem for the northern side of the Park in particular. On weekends in winter the congestion around the netball courts causes many problems for both residents and players. The streets are not able to handle the quantity of cars, and residential parking in the local streets around the park is hard to find. Residents would like to see some areas with restricted parking for residents and time limitations.

Many users are concerned about the lack of parking facilities, within the Park's boundaries, for high demand times. It has been recognised that the parking within Curl Curl North Public School is helping relieve some of these pressures, as well as helping the school community. The parking at Stirgess Ave can be used by netballers in winter and although this alleviates some of the pressures on the northern side of the Park, it causes congestion in the southern side. Improved car parking facilities are needed in this area.

Other suggestions from the consultation include the need for improved ambulance access across the park, and the need for improved bus facilities to and from this area.

#### *Subsidence*

Subsidence of the fields, particularly the Abbott Road Land, is of ongoing concern for the competitors using these fields. These fields are becoming increasingly uneven and dangerous. It should be noted that these fields have been ticketed as high priorities under Warringah's 'Sportsfield Rectification Fund'.

#### *Abbott Road Land*

There are many issues that are particularly acute in this area. These include a lack of amenities and facilities on these fields, as well as a distinct lack of shade and shade trees for spectators and players alike. As previously noted, there are ongoing problems with subsidence of the fields in this area.

Both High Schools need the Abbott Road Land for parking as recognised within the 1996 Plan of Management for this Department of Education and Training Land. The Department of Education and Training is a priority user of this area. They use this area for any special event, as well as for parking, throughout the year. Restrictions on car access in these events do not apply to these schools.

It has been identified that the Abbott Road Land also suffers a lot of wear and tear and management strategies need to address this. An amenity block is seen to be required for this area and the suggested location for such a block is the site of the old caretaker's house. This would be seen as an improvement from the current graffiti decorated container and 'Porta- Loo'.



### *Water Quality*

One of the community's highest priorities is the water quality of Curl Curl Lagoon. The polluted waters in the creek and the lagoon are an ongoing concern for residents and other park users alike. It has been noted that many stormwater drains empty into the creek and the lagoon and that after heavy rain a lot of suspended solids flow in stormwater along this system. Improvements in this system could be of benefit. Local residents have requested a more intensive and regular clearing of the Gross Pollutant Trap.

### *Landscaping*

The community recognises the amount of work that has been put into the rehabilitation of Greendale Creek. They would like to see continued planting and more landscaped garden areas around the park.

There is a desire to make the northern part of the lagoon as beautiful as that of the southern side, as well as to introduce oxygen promoting plants within the lagoon itself. There is a strong call to maintain the bio-diversity of the area, and to support the development of wildlife corridors in the area.

There is strong support for native tree shade planting along the boundary perimeter of The Parks. This includes the planting of shade trees for both spectators and players alike. There is ongoing support for the removal of coral trees within the rehabilitation works of Greendale Creek. The community desires that when existing trees die off or become diseased, they are replaced by local species. Such trees are seen to attract bird life to the area. Many would like to see a clearer path between the lagoon and the Bowling Club for walkers and access to the beach. This area of overgrowth also poses a safety concern.

### *Leases and Licences*

Manly Warringah Netball Association have requested a secure and long term lease of the Curl Curl Sports Centre. This lease proposal has been met with a mixture of reactions. Some feel that the Manly Warringah Netball Association are dominating the use of the Park, and that this lease will further establish their dominance.

Others feel that the Manly Warringah Netball Association have been a part of the park and its use for so many years that it would be unfair to exclude them from a lease arrangement, especially as other sporting codes at similar sites throughout Warringah have been given long leases. It is noted that the Manly Warringah Netball Association has contributed financially to the development of the Curl Curl Sports Centre. Any such lease arrangement would require a multi-use policy with respect to the facility, and the Association would need a booking officer to facilitate this arrangement.

### *Vandalism*

Vandalism is an ongoing concern for many of the facilities within the park. Although there have not been many complaints recently regarding damage to facilities, there have been some incidents in the past.



### *Recreational Facilities*

Some suggestions have met with a certain amount of disagreement between interest groups. The primary issue of contention is the resurfacing of some grass netball courts at John Fisher Park. The Manly Warringah Netball Association has submitted a proposal to turn a number of the grass courts at the site into hard courts. Many local residents, as well as the Friends of Curl Curl Lagoon, have expressed their disapproval of this proposal. This includes the newly formed John Fisher Park Community Group who conducted two public meetings over this issue, with over 600 attendees. This group feels that the proposal will decrease the amount of 'green space' available for passive recreation, and that such a development will not be a multi – use facility for the whole community.

Manly Warringah Netball Association wish to upgrade their facilities so that they may play a higher level of netball, and perhaps to hold a Regional Gala day sometime in the future. Other suggestions to improve the courts are to regrade them and then returf them. The Association desires hard surfaces at this site to improve the quality of their game. Hard courts are seen by the Association to be a faster surface on which to play, and a surface where less serious injuries are likely to occur.

The John Fisher Park Community Group was established with a primary concern being the proposal to hard surface netball courts in the park. After the proposal to hard surface some of the grassed courts was presented to Council, Council engaged two external consultants to prepare Statements of Environmental Effects for the site. The recommendations of these reports are outlined in Section 6.4.

### *Maintenance*

Maintenance is an ongoing issue for any park of this sort. Litter is the primary maintenance issue identified through community consultation. There is a need for more bins, and a more regular clearing of these bins. Litter left at weekends often ends up in the creek and lagoon.

The community desires improved drainage of low lying areas, as previously mentioned within the additional facilities section. One suggestion was that the fields are regraded and relaid with proper drainage. The fields should also be assessed for redevelopment and rectification as required.

Ongoing improvements are needed for Council's use of poisons and herbicides. Particularly, the issue of reducing the use of weed killers and sprays around the base of trees within the park was raised.

### *Management*

Council's management and monitoring of the park is an issue for many park users. Misuse of the park by people letting their dogs off the leash in undesignated areas, not removing their dog's faeces, using the park for golf practise, driving their cars onto the park illegally on weekends, and illegal polluters, has resulted in a call for better patrols of the park.

There is a sentiment that this area should not be for the exclusive use of any one group, that the approval process of major developments should be improved, and that the community should be encouraged to feel a sense of ownership of the area. This could be by holding bush rehabilitation/regeneration workshops, and more clean up days.

The community wishes to maintain ownership of the park and doesn't want any changes to the classification of the park. Local residents feel that there should be the re-employment of a caretaker to look after the park.



### *Park Users*

Noise is an ongoing issue for local residents near the park, for example, noise associated with the netball competition's loud address system. The Scout Hall and cricket club are also sometimes very noisy. One suggestion to reduce noise is to remove the practise basketball hoop, as it is used late at night. The Curl Curl Youth & Community Centre is not soundproof, so no audio/ musical equipment should be used at this facility.

There is a general consensus that the park should be maintained as an open area for the whole community and future generations. Restrictions to the development of additional infrastructure, and improvements towards the promotion of the recreational uses of the park through the local media, are suggestions raised within workshops. The community would like to see a greater use of the park by local schools as a useful tool for their studies and for sport.

### *Risk/Public Safety*

Safety concerns exist in the areas of lighting, uneven playing surfaces, and dog faeces. Overall there is a poor level of lighting across the park at night. In an area such as John Fisher that is heavily used by children going and coming from school it is important that poor lighting and pockets of vegetation do not encourage people to loiter. Further, during evening training sessions the amenities blocks are often in use and adequate lighting should be maintained around the areas to minimise public safety problems.



Photo 3: Aerial view of Curl Curl Lagoon and surrounding John Fisher Park



## 10. ACTION PLAN

The desired outcome of this plan is for the values of the area to be protected, upheld and enhanced with no deterioration in the community's values and satisfaction levels in relation to the Park.

This section of the Plan of Management outlines the direction for the management of the John Fisher Park and Abbott Road Land and has the following objectives:-

- To formulate management strategies (ie. desired outcomes);
- To ensure consistency with core objectives for community land categories;
- To develop means of achievement (ie. management actions);
- To provide means of assessment (of the actions);
- To assign priorities for each of the performance targets; and
- To develop a Master Plan and capital works program for implementation.

### 10.1 Implementation

The Plan of Management is to be reviewed on a yearly basis and revised after the fifth year of implementation. Each of the actions has been given a priority which can be linked to the following time frame:

- High Commenced within next 2 years
- Medium Commenced in 2–5 years
- Low Commenced after 5 years

It should be recognised however that the commencement and completion of the actions will be dependent on the available resources.

### 10.2 Actions Table

The Actions Table is split into two sections – John Fisher Park (Green) and Abbott Road Land (Yellow). This is because the area known as Abbott Road Land is managed with advice from a Steering Committee as previously mentioned. Each land parcel included within the John Fisher Park and Abbott Road Land Plan of Management has been categorised in accordance with the Local Government Act (1993) and the Local Government Amendment (Community Land Management) Act 1998 (known as the Amendment Act). Some parcels may have more than one category and the location of each category is shown in Figure 3.

The Amendment Act describes a set of “core objectives” for each category and it is a requirement under the Act that the Plan of Management describes how it will achieve each of the core objectives. The following actions table has therefore been developed to address each of these objectives.

The actions within the table have been grouped by category. All of the natural area categories have been grouped together and a separate table has been created for general objectives which apply to the whole study area. As the plan of management has taken a values based approach to land planning the value of each relevant management issue has also been listed.



# JOHN FISHER PARK & ABBOTT ROAD LAND PLAN OF MANAGEMENT ACTIONS TABLE

## CORE OBJECTIVES: SPORTSGROUNDS

**Core objectives for management of community land categorised as a sportsground are:**

- a) To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and
- b) To ensure that such activities are managed having regard to any adverse impact on nearby residences.

## CORE OBJECTIVES: PARKS

**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 facilities its use to achieve the other core objectives for its management.

## CORE OBJECTIVES: GENERAL COMMUNITY USE

**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).



## **CORE OBJECTIVES: NATURAL AREA: WETLAND**

### **The Core objectives for management of community land categorised as wetland are:**

- (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, and
- (b) To restore and regenerate degraded wetlands, and
- (c) To facilitate community education in relation to wetlands, and the community use of wetlands, without compromising the ecological value of wetlands.

## **CORE OBJECTIVES: NATURAL AREA: WATERCOURSES**

### **Core objectives for management of community land categorised as a watercourse are:**

- (a) To manage watercourses so as to protect the bio diversity and ecological values of the inert environment, particularly in relation to water quality and water flows, and
- (b) To manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and
- (c) To restore degraded watercourses, and
- (d) To promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.



## JOHN FISHER PARK – MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, GENERAL COMMUNITY USE, PARK

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Recreation	Leases, Licences & Other Estates	<ul style="list-style-type: none"> <li>To ensure community facilities within John Fisher Park remain available for use by all members of the community</li> </ul>	<p><b>Council will give consideration of, and regard to, the core objectives of the land before approval of leases, licences and other estates. The core objectives are stated at the beginning of this table.</b></p> <p>Commercial Use</p> <ul style="list-style-type: none"> <li>This Plan of Management expressly authorises the licensing for the operation of a recreational, social and educational activity on the land categorised as park to a commercial entity.</li> <li>This Plan of Management expressly authorises the licensing for the operation of organised and informal sporting activities, or a recreational, educational or social activity on the land categorised as sportsground to a commercial entity.</li> <li>This Plan of Management expressly authorises the licensing for the operation of a recreational or community activity on the land categorised as general community use to a commercial entity.</li> <li>This Plan of Management expressly authorises the lease, licence or grant of any other estate over the land categorised as sportsground for a kiosk which serves prepared snacks, packaged and prepared foods with non-alcoholic beverages to take away, where they are supportive of, and ancillary to, the use of sportsground.</li> </ul>	<ul style="list-style-type: none"> <li>Number of leases, licences &amp; permits issued for John Fisher Park that adhere to Council Policy. Target: 100%</li> </ul>	High





## JOHN FISHER PARK – MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, GENERAL COMMUNITY USE, PARK

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Recreation	Leases, Licences & Other Estates	<ul style="list-style-type: none"> <li>• Granting of leases and licences and other estates.</li>   <li>• To ensure community facilities within John Fisher Park remain available for use by all members of the community.</li> </ul>	<p><b>The Plan of Management expressly authorises the leasing and licensing of the buildings outlined in Table 3 of this Plan of Management for the purposes prescribed therein.</b></p> <p>Non Profit Use</p> <ul style="list-style-type: none"> <li>• This Plan of Management expressly authorises the lease, licence or grant of any other estate over the land categorised as sportsground for a kiosk which serves prepared snacks, packaged and prepared foods with non-alcoholic beverages to take away, where they are supportive of, and ancillary to, the use of sportsground.</li> <li>• This Plan of Management expressly authorises the leasing, licensing or granting of any other estate over the land categorised as Sportsground, Park or General Community Use to a non-profit organisation for the purposes of operating a community activity.</li> <li>• This Plan of Management expressly authorises the leasing, licensing or granting of any other estate over the land categorised as Sportsground, Park or General Community Use to a non-profit organisation for the purposes of operating an educational activity.</li> <li>• This Plan of Management expressly authorises the licensing for the hiring of recreational and sporting equipment on the land categorised as Sportsground, Park or General Community Use, to a non profit entity on the condition that it does not impact on other recreational and community uses.</li> </ul>	<ul style="list-style-type: none"> <li>• Number of leases, licences and other estates per annum. Measure – trends over time.</li>   <li>• Number of leases, licences and temporary permits used. Trends over time.</li>   <li>• Number of leases, licences and temporary permits used. Trends over time.</li> </ul>	<p style="text-align: center;">High</p> <p style="text-align: center;">High</p> <p style="text-align: center;">High</p>



## JOHN FISHER PARK – MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, GENERAL COMMUNITY USE, PARK

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Recreation		<ul style="list-style-type: none"> <li>To encourage the multiple use of structures and facilities whenever possible</li> </ul>	<ul style="list-style-type: none"> <li>Continue the Management Committee for the Curl Curl Youth and Community Centre, North Curl Curl.</li> <li>Continue existing lease agreement with the Scout Association, or similar provider, at the North Curl Curl Scout Hall or replace with lease or licence by way of mutual agreement for up to 21 years.</li> <li>Expressly authorise the grant of a lease/licence to Manly Warringah Netball Association, or similar provider, of the Curl Curl Sports Centre for the purposes of sport, recreation, community or education purposes.</li> <li>Lease and licence conditions to allow access and hiring abilities by other community/sporting groups and encourage the efficient multi-use of the facility.</li> </ul>	<ul style="list-style-type: none"> <li>Records of use and maintenance to be kept and compared with previous years. Trends over time.</li> <li>Lease continued and replaced with licence agreement on expiration of existing terms</li> <li>Lease/licence granted</li> <li>Monitor level of use, measured over time.</li> </ul>	<p style="text-align: center;">High</p> <p style="text-align: center;">High</p> <p style="text-align: center;">High</p> <p style="text-align: center;">High</p>



## JOHN FISHER PARK – MANAGEMENT ACTIONS

### LAND CATEGORY: ALL CATEGORIES

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Natural	Community Involvement	<ul style="list-style-type: none"> <li>To ensure the community is adequately informed and involved in management issues</li> </ul>	<ul style="list-style-type: none"> <li>Consult with the community about the implementation of this Plan and major management decisions, including leasing, licensing, building development, infrastructure changes, and any other matter that may affect community use of the area. Implementation of community consultation/ education process in developments and improvements of the park.</li> </ul>	<ul style="list-style-type: none"> <li>Amount of community consultation in significant management decisions. Measure: 100% of identified primary stakeholders consulted</li> </ul>	High



## JOHN FISHER PARK – MANAGEMENT ACTIONS

### LAND CATEGORY: ALL CATEGORIES

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Recreation	Subsidence	<ul style="list-style-type: none"> <li>To ensure recreation facilities are well maintained, managed and used to an appropriate capacity.</li> </ul>	<ul style="list-style-type: none"> <li>Investigate funding for upgrading.</li> <li>Fill and regrade the Old Reub Hudson Oval, in accordance with the Patterson, Britton &amp; Partners Study, 1994b, and convert to sporting fields as per Landscape Master plan. Ensure a noise, traffic and parking impact assessment be undertaken. This to be done at peak netball periods, to determine if the potential impacts produced by the conversion of Old Reub Hudson Oval into grass netball courts is acceptable. If the impact is unacceptable to residents, the grass netball courts will be retained on the southern side of the creek and Old Reub Hudson Oval allocated as a sporting field for another sporting use.</li> <li>Fill and regrade Frank Gray Reserve, Adam St ground, Weldon Oval and Abbott Road fields to acceptable playing standard</li> <li>Remove cricket nets at eastern end of Abbott Road and regrade the fields as per the Sportfields Rectification Committee’s priorities.</li> </ul>	<ul style="list-style-type: none"> <li>Percentage of existing facilities upgraded and maintained to an acceptable playing standard in accordance with Council’s public health and safety risk management requirements</li> </ul>	High
			<ul style="list-style-type: none"> <li>Regrading of fields completed</li> </ul>	High	



## JOHN FISHER PARK – MANAGEMENT ACTIONS

### LAND CATEGORY: ALL CATEGORIES

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Natural	Vegetation and Landscape Character	<ul style="list-style-type: none"> <li>• To conserve, maintain and enhance vegetation within the park</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure landscape amenity planting occurs for all future development, using locally indigenous species.</li> <li>• Consider safety aspect of all landscape designs</li> <li>• Continue development &amp; implementation of environmentally sensitive weed control &amp; removal methods, &amp; minimise weed infestation of the lagoon vegetation at the source.</li> <li>• To provide ongoing ecological maintenance and monitoring of the Greendale Creek Rehabilitation Works planting.</li> <li>• Continue to support resource and encourage volunteer work. Record community members involved in bush regeneration activities and recognise their services.</li> </ul>	<ul style="list-style-type: none"> <li>• Landscaping and planting is implemented for new developments. Target 100%</li> <li>• Safety aspects considered and enforced.</li> <li>• Reduction in occurrence of noxious and exotics. Measure trends over time.</li> <li>• Plants are maintained and monitored. Target: 100%.</li> <li>• Increase in the number &amp; support of volunteer bush regenerators by community. Measure over time.</li> </ul>	<p>High</p> <p>High</p> <p>Medium</p> <p>Medium</p> <p>High</p>



## JOHN FISHER PARK – MANAGEMENT ACTIONS

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
	Vegetation & Landscape Character	<ul style="list-style-type: none"> <li>To ensure John Fisher Park remains as a continuous accessible open space.</li> </ul>	<ul style="list-style-type: none"> <li>Selected areas within 40 metres of the top of the creek and lagoon bank that are not part of an existing sports facility, or are not immediately adjacent to an existing sports facility, will be revegetated with endemic native vegetation appropriate to re-establishing a functioning riparian zone. Much of this work can be undertaken as part of Stage 4 of the Greendale Creek and Curl Curl Lagoon Rehabilitation Project. (Figure 4 shows the location of the proposed revegetated areas.)</li> <li>Over the long term (15 – 30 years), and if opportunities for the provision of alternative sporting facilities become available (either through reconfiguration of fields in the area subject to this Plan or other sites in Warringah), sporting facilities within 40 metres of the top of creek and lagoon bank will be relocated. The area within 40 metres of the top of creek and lagoon bank will then be revegetated with endemic native vegetation appropriate to re-establishing a functioning riparian zone.</li> </ul>	<ul style="list-style-type: none"> <li>All works recognise this buffer zone.</li> </ul>	High



## JOHN FISHER PARK – MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, GENERAL COMMUNITY USE, PARK

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
	Vegetation and Landscape character	<ul style="list-style-type: none"> <li>• To ensure John Fisher Park remains as a continuous accessible open space.</li> </ul>	<ul style="list-style-type: none"> <li>• Recognise important links to adjoining open space.</li> <li>• Ensure future development of John Fisher Park address access.</li> <li>• Discourage development along park boundaries that will conflict with a cohesive open space.</li> <li>• Discourage fencing, except where necessary for safety reasons within the park.</li> <li>• Use design strategies such as planting, path placement and screening to improve user access and circulation.</li> <li>• New fencing in the form of sporting nets, fences and dugouts should be of a temporary nature.</li> </ul>	<ul style="list-style-type: none"> <li>• Number of developments that maintain links</li> <li>• Number of obstructions to the park remaining as one continuous open space. Measure trends over time</li> </ul>	<p>High</p> <p>High</p>



## JOHN FISHER PARK – MANAGEMENT ACTIONS

### LAND CATEGORY: ALL CATEGORIES

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Social/Recreation/Visual	Additional Facilities	<ul style="list-style-type: none"> <li>• Management and reduction of litter across the park</li> <li>• Consider the mix of active and passive recreation needs in the context of increasing sporting facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure a 40 metre buffer zone from the top of Greendale Creek be maintained throughout the park for any new development, with the exemption of pathways.</li> <li>• Relocate rubbish bins as required throughout the park. The location of these bins to be in conjunction with existing amenities and proposed amenities. Provide new bins with new developments</li> <li>• Incorporate opportunities for passive/ informal recreation throughout the park, through:               <ul style="list-style-type: none"> <li>• Detailed design of multi use paths.</li> <li>• Provide multi use bike paths in accordance with the Landscape Master Plan or similar.</li> </ul> </li> <li>• Ensure requirements for planting and outdoor recreational shade areas are addressed in future development.</li> <li>• Investigate, and develop if appropriate, the rectification and hard surfacing of a maximum of 10 netball courts as per the Landscape Master Plan. Rectify and regrade any remaining courts. This will bring the maximum total of hard surfaces to 25 courts. Ensure that a 40m grassed court ‘buffer’ is maintained from the top of bank of Greendale Creek. Include vegetative plantings along road where feasible and implement measures to minimise scouring of the bank.</li> </ul>	<ul style="list-style-type: none"> <li>• All works recognise this buffer zone.</li> <li>• Rubbish within the park is reduced and regularly removed. Trends over time</li> <li>• Development of new facilities in accordance with the Landscape Master Plan</li> <li>• Number of new facilities measured over time.</li> <li>• Requirements addressed</li> <li>• Development of these courts.</li> </ul>	<p>High</p> <p>Medium</p> <p>Medium</p> <p>Low</p>



## JOHN FISHER PARK – MANAGEMENT ACTIONS

### LAND CATEGORY: ALL CATEGORIES

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Social		<ul style="list-style-type: none"> <li>Consider the needs of all the community in the development of new facilities</li> </ul>	<ul style="list-style-type: none"> <li>All new facilities to be suitable for disabled users in accordance with AS 1428 and the Disability Discrimination Act.</li> <li>Investigate and develop, if appropriate, a district sized playground facility near the Curl Curl Youth &amp; Community Centre. The playground is to be no larger than 300 sq. metres, and will incorporate facilities for 3 to 10 year olds.</li> <li>Investigate and develop, if appropriate, the addition of BBQ and/or picnic facilities near the proposed playground as per the Landscape Master Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Level of facilities adhering to Standards and Act. Target 100%</li> <li>Review of the completion of the playground facility.</li> </ul>	Medium
Recreation		<ul style="list-style-type: none"> <li>To provide areas for the development of recreational and community facilities</li> </ul>	<ul style="list-style-type: none"> <li>Authorise the development of the Scout Hall building on Abbott Road to include improved amenities and recreational facilities, as outlined in Table 3.</li> <li>Assess the stability of the land prior to installation of significant infrastructure .</li> </ul>	<ul style="list-style-type: none"> <li>Review of the completion of the facilities.</li> <li>Effective multi use facility developed on the site</li> <li>Amounts of new infrastructure on land with improved stability. Target 100%</li> </ul>	High  High  Low  High



## JOHN FISHER PARK – MANAGEMENT ACTIONS

### LAND CATEGORY: ALL CATEGORIES.

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Recreation	Additional facilities		<ul style="list-style-type: none"> <li>• Authorise the development actions recommended in the Curl Curl Estuary Management Plan 2000 (AWT), including those for Greendale Creek.                             <ul style="list-style-type: none"> <li>➤ Development of multi-use pathways.</li> <li>➤ Replacement of Park Street footbridge to a size for bicycles to be able to traverse.</li> <li>➤ Removal of contaminated sediment.</li> <li>➤ Development of water quality control ponds and a weir.</li> <li>➤ Development of jetties and viewing alcoves/ platforms along the lagoon and the creek.</li> <li>➤ Development of roosting poles/ habitats within the lagoon.</li> <li>➤ Development of bank works and habitat and amenity planting along the creek and the lagoon.</li> <li>➤ Development of stormwater diversion infrastructure.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Review the completion of the Greendale Creek and Curl Curl Lagoon Rehabilitation Works. Measured over time.</li> </ul>	High



## JOHN FISHER PARK – MANAGEMENT ACTIONS

### LAND CATEGORY: ALL CATEGORIES

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Natural	Environmental Education	<ul style="list-style-type: none"> <li>Increase community awareness of the environmental values of the park</li> </ul>	<ul style="list-style-type: none"> <li>Develop a co-ordinated environmental education marketing plan for increasing awareness of key values within the park.</li> <li>Encourage continued use of the park by schools and community groups.</li> </ul>	<ul style="list-style-type: none"> <li>Number of community participating in environmental activities, measured over time</li> </ul>	High
			<ul style="list-style-type: none"> <li>Provide interpretative signage along Greendale Creek and Curl Curl Lagoon in a consistent format.</li> </ul>	<ul style="list-style-type: none"> <li>Level of school participation in Streamwatch groups and through Council's Eco-Schools grants program, measured over time</li> </ul>	High
		<ul style="list-style-type: none"> <li>To promote environmentally sound weed and litter disposal practices to the community</li> </ul>	<ul style="list-style-type: none"> <li>Educate the community about the impacts of dumping garden refuse or other refuse.</li> </ul>	<ul style="list-style-type: none"> <li>Number of interpretative signs across the park, measured over time</li> </ul>	Medium
		<ul style="list-style-type: none"> <li>To minimise stormwater pollution entering the creek and lagoon system.</li> </ul>	<ul style="list-style-type: none"> <li>Assist community groups/ schools with stormwater stencilling within the park and surrounding areas. Investigate source of project funding through grants programs.</li> </ul>	<ul style="list-style-type: none"> <li>Reduction in the incidents of garden refuse and litter dumping in the park. Measure trends over time</li> <li>Number of drains stencilled. Measured over time.</li> </ul>	High
				<ul style="list-style-type: none"> <li>Number of drains stencilled. Measured over time.</li> </ul>	Medium



## JOHN FISHER PARK – MANAGEMENT ACTIONS

### LAND CATEGORY: WATERCOURSE, WETLAND, PARK.

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Natural	Lagoon Habitat	<ul style="list-style-type: none"> <li>To rehabilitate Greendale Creek and Curl Curl Lagoon</li> <li>To protect habitats for native flora and fauna and to ensure the health of these urban vegetation areas</li> </ul>	<ul style="list-style-type: none"> <li>Complete rehabilitation works for Greendale Creek and Curl Curl Lagoon, as recommended in the Patterson, Britton &amp; Partners Study, 1992.</li> <li>Management of each drainage line into the lagoon (mini-wetlands/trash racks/mini GPT's) with ongoing water quality monitoring.</li> <li>Implement the actions recommended in the Curl Curl Estuary Management Plan 2000 (AWT).</li> <li>Maintain existing areas of urban native vegetation and minimise intrusion of exotics.</li> </ul>	<ul style="list-style-type: none"> <li>Review the completion of the Greendale Creek and Curl Curl Lagoon Rehabilitation Works.</li> <li>Reductions in the levels of gross pollutants removed from the trap, measured over time.</li> <li>Review the completion of the recommended actions</li> <li>Regular inspections of vegetation to monitor condition of native vegetation and to report on the extent of weed infestation. Measured over time</li> </ul>	<p>High</p> <p>High</p> <p>High</p> <p>Medium</p>



## JOHN FISHER PARK – MANAGEMENT ACTIONS

### LAND CATEGORY: ALL CATEGORIES

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Natural/Social	Waste Management	<ul style="list-style-type: none"> <li>Major events for which Council requires an official booking of a Council reserve shall be required to submit a waste management plan with their application.</li> </ul>	<ul style="list-style-type: none"> <li>Upon application for a reserve booking, Council shall provide copies of the Waste Boards' education materials such as 'Seven Steps to a Waste Wise Event'. Council will provide advice on ways in which waste may be reduced for events.</li> </ul>	<ul style="list-style-type: none"> <li>Survey amount of waste reduction during events and compliance with the Waste Minimisation Act 1995. Measure – trends over time.</li> </ul>	Medium
	Stormwater & Other Easements		<ul style="list-style-type: none"> <li>This Plan of Management expressly authorises the granting of easements over the land for the purpose of providing pipes, conduit or other connections under the surface of the ground. This is limited to easements that connect premises adjoining community land to an existing water, sewer, drainage or electricity facility of Council or other public utility provider that is situated on community land.</li> <li>The granting of easements above, on or under the surface of community land or to land that is not community land is not within the authority of this Plan of Management. This includes but is not limited to:                             <ul style="list-style-type: none"> <li>Piping to a natural watercourse.</li> <li>Piping to a facility through community land to a facility on land under private ownership.</li> <li>Private access, vehicular or pedestrian.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>% of Council policies adhered to. Target: 100%.</li> </ul>	High



## JOHN FISHER PARK – MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, GENERAL COMMUNITY USE, PARK

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Social/Recreation	Management	<ul style="list-style-type: none"> <li>To provide a range of recreational opportunities for the enjoyment of all sections of the community</li> </ul>	<ul style="list-style-type: none"> <li>In partnership with the sporting union and user groups, maintain playing fields at acceptable playing capacity through ongoing monitoring and appropriate continued maintenance.</li> <li>Encourage user group waste disposal supervision. Encourage groups to implement responsible waste practices.</li> <li>Grant the Sporting Union delegated authority under the Local Government Act to approve the use of sporting areas of the park after 4 pm on weekdays and on weekends.</li> <li>Ongoing assessment of the adequacy of existing amenities and determine whether they are meeting the needs of the community.</li> <li>Manage noise impacts to nearby residents.</li> </ul>	<ul style="list-style-type: none"> <li>Audit of playing field undertaken on an annual basis</li> <li>Monthly reports on Reserves and Sportsfield Service Level Agreements.</li> <li>Complaints to Council about user group litter recorded and monitored. Trends over time</li> <li>Use of the park by a variety of sporting users, measured over time</li> <li>Number of applications and bookings made through Sporting Union and the Reserves Booking Team, measured over time.</li> <li>Noise levels from park are managed and complaints from residents monitored.</li> </ul>	<p>High</p> <p>Medium</p> <p>High</p> <p>High</p> <p>High</p>



## JOHN FISHER PARK – MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, GENERAL COMMUNITY USE, PARK

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Access	Access	<ul style="list-style-type: none"> <li>Provide and maintain adequate carparking for park users</li> </ul>	<ul style="list-style-type: none"> <li>Quality review of existing carparking areas. Investigate and develop new sites and strategies for improved parking as per Landscape Master Plan. Ensure a 40 metre buffer zone from the top of Greendale Creek be maintained throughout the park for any new development.</li> </ul>	<ul style="list-style-type: none"> <li>Audit of maintenance of parking. Number of complaints per annum measured over time</li> </ul>	Medium
		<ul style="list-style-type: none"> <li>Provide carparking and access for people with a disability</li> </ul>	<ul style="list-style-type: none"> <li>No additional sealed surfaces to be developed for car parking except where necessary for wheelchair access.</li> </ul>	<ul style="list-style-type: none"> <li>Sealed surfacing only for wheelchair access.</li> </ul>	High
		<ul style="list-style-type: none"> <li>Maintain user safety with respect to vehicle access on to the park</li> </ul>	<ul style="list-style-type: none"> <li>Allocate specific car spaces for people with a disability in each formal carparking areas.</li> </ul>	<ul style="list-style-type: none"> <li>Monitor usage level of parking spaces for people with a disability</li> </ul>	Medium
		<ul style="list-style-type: none"> <li>To further develop linkages across the park</li> </ul>	<ul style="list-style-type: none"> <li>Limit vehicle access within the park to maintenance, police, ambulance and other authorised personnel.</li> </ul>	<ul style="list-style-type: none"> <li>Adherence to Council's policies. Target 100%</li> </ul>	High
		<ul style="list-style-type: none"> <li>Encourage responsible access and use of the park to dog/pet owners</li> </ul>	<ul style="list-style-type: none"> <li>Investigate and develop if appropriate the extension of pathways and walk/cycleways as per Landscape Master Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Feedback from the community regarding complaints/suggestions to access. Trends over time</li> </ul>	Medium
Visual/ Social	Embellishment & Development	<ul style="list-style-type: none"> <li>Enable embellishment of existing facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Restrict dog access to that currently within the park. Provide dog litter bins as needed across the park.</li> </ul>	<ul style="list-style-type: none"> <li>Develop a database of complaints under the Companion Animals Act, 1999, measured over time</li> </ul>	High
		<ul style="list-style-type: none"> <li>Expressly authorise embellishment of existing facilities, ensure embellishment is in accordance with the Local Government Act 1993 and is for the use by the community as per Table 3 of this Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Level of embellishment per annum. Measure trends over time.</li> </ul>	High	



## JOHN FISHER PARK – MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, GENERAL COMMUNITY USE, PARK

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Visual/ Social	Embellishment & Development	<ul style="list-style-type: none"> <li>Enable embellishment of existing facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Development should be in accordance with the development control guidelines as stipulated within the Warringah Local Environment Plan 2000. Development may be in excess of the existing footprints where deemed appropriate by Council, as detailed in Table 3 of this Plan.</li> </ul>	<ul style="list-style-type: none"> <li>% increase and level of development</li> </ul>	High
			<ul style="list-style-type: none"> <li>All development proposals for new infrastructure within the park will be assessed as per Council policy, as detailed in Section 5.5 of this Plan of Management.</li> </ul>	<ul style="list-style-type: none"> <li>All developments meet criteria. Target: 100%</li> </ul>	High



## JOHN FISHER PARK – MANAGEMENT ACTIONS

### LAND CATEGORY: ALL CATEGORIES

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Social	Public Safety	<ul style="list-style-type: none"> <li>• Ensure adequate access and signage at field entry points for emergency vehicles</li> </ul>	<ul style="list-style-type: none"> <li>• Review emergency vehicle access and signage across the park and develop as required.</li> </ul>	<ul style="list-style-type: none"> <li>• Regular audit of access and signage. Number of signs installed and incidents of poor access identified. Measured over time</li> </ul>	High
		<ul style="list-style-type: none"> <li>• Encourage users of sporting facilities to implement safe sporting strategies</li> </ul>	<ul style="list-style-type: none"> <li>• “How to become a Sports Safe Club” brochure or similar to be made available through Sporting Union or Northern Beaches Sports Safety Group.</li> </ul>	<ul style="list-style-type: none"> <li>• Reduction in number of related incidents, measured over time</li> </ul>	High
		<ul style="list-style-type: none"> <li>• Ensure the park is a safe environment for all users and the community</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure night safety is addressed in all future developments.</li> </ul>	<ul style="list-style-type: none"> <li>• Number of new developments that incorporate safety lighting</li> </ul>	Medium
			<ul style="list-style-type: none"> <li>• Formulate an inspection program to identify potential hazards.</li> </ul>	<ul style="list-style-type: none"> <li>• Potential hazards audit undertaken. Results compared over time</li> </ul>	Low
Visual			<ul style="list-style-type: none"> <li>• To protect and enhance the visual quality of the park</li> </ul>	<ul style="list-style-type: none"> <li>• Remove and/or replace any damaged structures and furniture posing a safety risk.</li> </ul>	<ul style="list-style-type: none"> <li>• Safety audits conducted in accordance with public safety and risk management requirements</li> </ul>



## JOHN FISHER PARK – MANAGEMENT ACTIONS

### LAND CATEGORY: ALL CATEGORIES

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Visual/ Social	Vandalism	<ul style="list-style-type: none"> <li>Ensure the park is not susceptible to high levels of vandalism</li> </ul>	<ul style="list-style-type: none"> <li>All new structures to include vandalism proof design and use vandalism proof material.</li> <li>Assess security features for their appropriateness and success.</li> <li>Develop physical barriers where required to restrict car access to designated car parking areas.</li> <li>Liaise with surrounding residents and user groups to build a sense of community ownership and encourage security surveillance.</li> <li>Increased level of lighting to deter vandals and minimise impacts on surrounding residents as per Landscape Master Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Incidents of vandalism reduced. Trends over time.</li> <li>Reduction in unauthorised access onto the fields.</li> <li>Increase in number of reported incidences</li> <li>Increase in number of reported incidences</li> </ul>	<p>Low</p> <p>Low</p> <p>Low</p> <p>Low</p> <p>Low</p>



## JOHN FISHER PARK – MANAGEMENT ACTIONS

### LAND CATEGORY: ALL CATEGORIES

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Recreation/ Visual/ Natural	Maintenance	<ul style="list-style-type: none"> <li>• To ensure maintenance within the park is consistent and recognises the sensitive lagoon habitat</li> <li>• Provide overall maintenance of the park and improved rate of addressing maintenance issues as they arise</li> <li>• Co-ordinate and consolidate all signage within the park</li> <li>• Ensure maintenance of the park is to the standards outlined in Council’s Service Level Agreement</li> </ul>	<ul style="list-style-type: none"> <li>• Review general maintenance practices for John Fisher Park and alter as necessary to ensure minimal impacts on the environment.</li> <li>• Continued improvement of communication both within the Council and between the public and Council.</li> <li>• New signs attached, where suitable, to existing poles</li> <li>• Ongoing operations of the Peninsula Parks Service Level Agreement or similar service provider.</li> <li>• Sediment detention basins and gross pollutant traps cleaned and maintained as required.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintenance practices are environmentally sensitive. Measure trends over time</li> <li>• Reply time on maintenance complaints, measured over time</li> <li>• Reduction in number of new poles in any area</li> <li>• Quarterly performance review of the Service Level Agreement</li> <li>• Record and monitor maintenance of sediment detention basins and gross pollutant traps.</li> </ul>	<p>High</p> <p>High</p> <p>High</p> <p>High</p> <p>High</p>



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Recreation	<ul style="list-style-type: none"> <li>Leases, Licences &amp; Other Estates</li> </ul>	<ul style="list-style-type: none"> <li>To ensure community facilities within Abbott Road Land remain available for use by all members of the community</li> </ul>	<p><b>Council will give consideration of, and regard to, the core objectives of the land before approval of leases, licences and other estates. The core objectives are stated at the beginning of this table.</b></p> <ul style="list-style-type: none"> <li>Commercial Use. This Plan of Management expressly authorises the licensing for the operation of organised and informal sporting activities, recreational, social, educational or community activities on the land categorised as sportsground to a commercial entity.</li> </ul>	<ul style="list-style-type: none"> <li>Number of leases, licences &amp; permits issued for Abbott Road Land that adhere to Council Policy. Target: 100%</li> </ul>	High



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, NATURAL AREA WATER COURSE

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Recreation	Leases, Licences & other Estates	<ul style="list-style-type: none"> <li>• Granting of short term and casual leases and licences.</li> </ul>	<ul style="list-style-type: none"> <li>• The use or occupation of land categorised as Sportsground for the following events is prescribed, in the Local Government Act Regulations, as a purpose for which a licence may be granted in respect of community land on a short term , casual basis:                             <ul style="list-style-type: none"> <li>➤ the playing of a musical instrument, or singing for 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 for cinema or television.</li> </ul> </li> <li>• However, the use or occupation of land for events listed above is prescribed only if the use or occupation does not involve the erection of any building or structure of a permanent nature.</li> </ul> <p><b>The Plan of Management expressly authorises the leasing and licensing of the buildings outlined in Table 3 of this Plan of Management for the purposes prescribed therein.</b></p>	<ul style="list-style-type: none"> <li>• Number of licenses that adhere to Council policy. Target: 100%</li>   <li>• Number of leases, licences and other estates per annum. Measure – trends over time.</li> </ul>	High



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Recreation	Leases, Licences & Other Estates	<ul style="list-style-type: none"> <li>To ensure community facilities within Abbott Road Land remain available for use by all members of the community</li> </ul>	<p>Non Profit Use</p> <ul style="list-style-type: none"> <li>This Plan of Management expressly authorises the lease, licence or grant of any other estate over the land categorised as sportsground for a kiosk which serves prepared snacks, packaged and prepared foods with non-alcoholic beverages to take away, where they are supportive of, and ancillary to, the use of sportsground.</li> <li>This Plan of Management expressly authorises the leasing, licensing or granting of any other estate over the land categorised as sportsground to a non-profit organisation for the purposes of operating a community activity.</li> <li>This Plan of Management expressly authorises the leasing, licensing or granting of any other estate over the land categorised as sportsground to a non-profit organisation for the purposes of operating an educational activity.</li> <li>This Plan of Management expressly authorises the licensing for the hiring of recreational and sporting equipment on the land to a non-profit entity on the condition that it does not impact on other recreational and community use.</li> </ul>	<ul style="list-style-type: none"> <li>Number of leases, licences and temporary permits used. Trends over time.</li> </ul>	High



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, NATURAL AREA WATER COURSE

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Recreation	Management	<ul style="list-style-type: none"> <li>• To encourage the multiple use of structures and facilities wherever possible.</li> <li>• The Abbott Road Land Management Committee should continue its present role of facilitating and advising Council with future proposals for this land</li> <li>• Leasing, Licensing and other developments on the land are granted with required approvals</li> </ul>	<ul style="list-style-type: none"> <li>• Lease and licence conditions to allow access and hiring abilities by other community/ sporting groups and encourage the efficient multi-use of the facility.</li> <li>• Amend constitution of the Abbott Road Land Steering Committee to include the current Steering Committee, plus the Manly Warringah Pittwater Sporting Union, representations of each user group, and a community representative (preferably for informal activities). This Steering Committee was formerly known as “Abbott Road Land Management Committee”.</li> <li>• Maintain communication links between Council, the Steering Committee, future users and local residents.</li> <li>• The Deed of Agreement states that Warringah Council may lease any part of the Abbott Road land for purposes that are consistent with the objectives of this Plan of Management provided:               <ul style="list-style-type: none"> <li>➢ The concurrence of the Steering Committee and the Minister for School Educations if obtained.</li> <li>➢ Formulate any lease agreements based on recommendations by the Steering Committee, consistent with the conditions for leasing in the Deed of Agreement.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Monitor level of use. Measured over time.</li> <li>• Ongoing commitment to the Steering Committee</li> <li>• Leasing, Licensing and other developments are in line with the Deed of Agreement for the land. Target: 100%</li> </ul>	<p>High</p> <p>High</p> <p>High</p>





## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, NATURAL AREA WATER COURSE

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Natural		<ul style="list-style-type: none"> <li>Design the landscape to take into account the requirements of the land, the Management Committee and the community.</li> </ul>	<ul style="list-style-type: none"> <li>Encourage the community to be actively involved in the development of the land through initiatives such as tree planting days, and ongoing education and community consultation.</li> <li>Maintain a natural setting, especially along Greendale Creek.</li> <li>Maintain &amp; develop topographic and visual variety to improve a currently “barren” area.</li> <li>Maintain &amp; develop seating, shade and windbreaks for users.</li> <li>Screen traffic noise from Harbord Road and Abbott Road where possible with planting.</li> <li>Provide a habitat for birds through planting.</li> <li>Promote an ecological corridor from the land along Greendale Creek to John Fisher Park and Curl Curl Lagoon</li> <li>Promote an “urban forest” link from Freshwater High School to the land.</li> <li>Any proposals for landscaping must take into account the site characteristics, particularly the compacted inorganic surface layer with a low water table that is not conducive for growing trees and shrubs.</li> </ul>	<ul style="list-style-type: none"> <li>Increased level of community involvement. Measured over time.</li> <li>Level of community complaints, measured over time.</li> <li>Level of wildlife spotted, measured over time.</li> <li>Level of rehabilitation or new growth, measured over time.</li> <li>Number of proposals addressing this issue, measured over time.</li> </ul>	<p>High</p> <p>High</p> <p>Medium</p> <p>Medium</p> <p>Medium</p>



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, NATURAL AREA WATERCOURSE

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Recreation	Additional facilities/developments	<ul style="list-style-type: none"> <li>Balance the activities and passive uses of the park and the development of facilities</li> </ul>	<ul style="list-style-type: none"> <li>Design sporting facilities and buildings to ensure flexibility for a range of uses.</li> <li>Ensure the comfort of informal recreation participants through provision of comfortable seating, picnic tables, shade &amp; water.</li> <li>Promote opportunities for recreational walking and cycling between the Abbott Road land and surrounding areas along defined walkways/cycleways. As per Landscape Master Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Community consultation regarding needs and balance of new facilities</li> </ul>	Medium
Natural		<ul style="list-style-type: none"> <li>Rehabilitate Greendale Creek</li> </ul>	<ul style="list-style-type: none"> <li>Complete and maintain all rehabilitation and developments as outlined in Greendale Creek works report by Patterson, Britton &amp; Partners rehabilitation project (1994b)</li> <li>Complete and maintain all rehabilitation &amp; developments as outlined in the Curl Curl Lagoon Estuary Management Plan, 2000. (AWT)</li> </ul>	<ul style="list-style-type: none"> <li>Review completion of new walk/cycleways on Abbott Road Land.</li> <li>Review completion of the recommended actions</li> <li>Review the completion of the recommended actions</li> </ul>	Medium High High
Recreation	Subsidence	<ul style="list-style-type: none"> <li>Minimise the risk to users arising from recreational use of this former landfill site.</li> </ul>	<ul style="list-style-type: none"> <li>Regular inspections, levelling and renovation of fields as required.</li> <li>Fill and regrade the Abbott Road oval to an acceptable playing standard.</li> <li>Investigate funding for fill and regrade through the Department of Education and Training.</li> </ul>	<ul style="list-style-type: none"> <li>Reduction in level of incidents/accidents due to subsidence. Trends over time.</li> <li>Future construction includes characteristics to deal with potential problems.</li> </ul>	Medium



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, NATURAL AREA WATER COURSE

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Social/Cultural	Indemnity	<ul style="list-style-type: none"> <li>Minimise Warringah Council’s exposure to compensation claims and litigation</li> </ul>	<ul style="list-style-type: none"> <li>Ensure that future decisions regarding construction and use of the land take into account the site’s landfill history and characteristics.</li> <li>The Deed of Agreement states that Warringah Council agrees to indemnify the Crown and the NSW Government against legal proceedings brought by any person or group who suffered personal injury or damage while using the Abbott Road land. However, this indemnity does not extend to use of the land by the Crown and the NSW Government, unless injury or damage is a direct result of Council’s negligence.</li> </ul>	<ul style="list-style-type: none"> <li>Reduction in the number of actual or potential claims against Council. Trends over time.</li> </ul>	High
Social	Safety at Night	<ul style="list-style-type: none"> <li>Minimise the potential for anti-social behaviour within the park, especially at night.</li> </ul>	<ul style="list-style-type: none"> <li>Encourage community “ownership” of the land to discourage vandalism.</li> <li>Incorporate measures to increase safety of users at night in the concept design, including well-spaced vegetation and lighting along pathways.</li> </ul>	<ul style="list-style-type: none"> <li>Reduction in the number of incidents occurring within the park at night. Trends over time.</li> </ul>	High
Social/ Environmental	Additional Facilities/Future Development	<ul style="list-style-type: none"> <li>Minimise the impacts on neighbours of noise generated within the park.</li> <li>Minimise the impacts on neighbours of lighting sources within the park.</li> </ul>	<ul style="list-style-type: none"> <li>Reduce the effects of noise-generating activities on surrounding land uses by vegetative screening, and locating such uses on the western side of the site where possible.</li> <li>Authorise the development of lighting on the site if appropriated and funding permits, addressing subsidence issues. Ensure lighting does not unduly interfere with wildlife or local residents.</li> <li>Investigate and develop, if appropriate, additional lighting for competitive sport training and games.</li> </ul>	<ul style="list-style-type: none"> <li>Level of complaints received, measured over time.</li> <li>Level of complaints received, measured over time.</li> <li>Development of lighting to needs of community and users.</li> </ul>	High High High



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, NATURAL AREA WATERCOURSE

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Natural/Social	<ul style="list-style-type: none"> <li>Additional Facilities/Future development</li> </ul>	<ul style="list-style-type: none"> <li>Avoid potential problems occurring as a result of the landfill base.</li> <li>Development to consider rehabilitation works of Greendale Creek.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure that development and future use of the land does not compromise the rehabilitation of Greendale Creek and Curl Curl Lagoon.</li> <li>Investigate and develop if appropriate, a multi-use pathway between Manly High School and Freshwater High schools. Route to be determined in consultation with Steering Committee.</li> <li>Ensure there is a 40 metre buffer between the creek and any major recreational developments on the site, with the exemption of pathways.</li> <li>Permit only informal or unstructured recreational activities such as walking and cycling adjacent to the creek.</li> <li>Retain the grass areas adjacent to Denzil Joyce Playing Field for passive recreation.</li> </ul>	<ul style="list-style-type: none"> <li>Development address run off and potential leachate problems.</li> <li>Development within Council Policy. Target 100%</li> <li>No formal sporting use on this area.</li> </ul>	<p>High</p> <p>High</p>
Visual  Social	<ul style="list-style-type: none"> <li>Embellishment and Development</li> </ul>	<ul style="list-style-type: none"> <li>Enable development and embellishment of existing facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Expressly authorise embellishment and development of existing facilities, ensure embellishment and development is in accordance with the Local Government Act 1993, and is for use by the community as per Table 3 of this Plan.</li> <li>All development proposals for new infrastructure within the park will be assessed as per Council policy, as detailed in Section 5.5 of this Plan of Management.</li> </ul>	<ul style="list-style-type: none"> <li>Level of embellishment and development per annum. Measure trends over time.</li> <li>All developments meet criteria. Target: 100%</li> </ul>	<p>High</p> <p>High</p>



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, NATURAL AREA WATERCOURSE

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Natural	Vegetation and Landscape Character	<ul style="list-style-type: none"> <li>To conserve, maintain and enhance vegetation within the Abbott Road land.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure landscape amenity planting occurs for all future development, using locally indigenous species.</li> </ul>	<ul style="list-style-type: none"> <li>Landscaping and planting is implemented for new developments. Target 100%.</li> </ul>	Medium
			<ul style="list-style-type: none"> <li>Consider the safety aspect of all landscape designs.</li> </ul>	<ul style="list-style-type: none"> <li>Safety aspects considered and enforced</li> </ul>	High
			<ul style="list-style-type: none"> <li>Continue development and implementation of environmentally sensitive weed control and removal methods and minimise weed infestation of the lagoon vegetation at the source.</li> </ul>	<ul style="list-style-type: none"> <li>Reduction in occurrence of noxious and exotic weeds, measure trends over time.</li> </ul>	Medium
			<ul style="list-style-type: none"> <li>Continue to support resource and encourage volunteer work. Record community members involved in bush regeneration activities and recognise their services.</li> </ul>	<ul style="list-style-type: none"> <li>Increase in the number of, and support for volunteer bush regenerators by the community. Measured over time.</li> </ul>	Medium
Natural			<ul style="list-style-type: none"> <li>To provide ongoing ecological maintenance and monitoring of the Greendale Creek Rehabilitation Works planting.</li> </ul>	<ul style="list-style-type: none"> <li>Plants are maintained and monitored. Target 100%.</li> </ul>	High



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, NATURAL AREA WATERCOURSE

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Visual/Social		<ul style="list-style-type: none"> <li>To ensure the Abbott Road Land remains as a continuous accessible open space</li> </ul>	<ul style="list-style-type: none"> <li>Recognise important links to adjoining open space.</li> <li>Ensure future development of the Abbott Road Land address access.</li> <li>Discourage development along park boundaries that conflict with a cohesive open space.</li> <li>Discourage fencing, except where necessary for safety reasons around Abbott Road Land.</li> <li>Use design strategies such as planting, path placement and screening to improve user access and circulation.</li> </ul>	<ul style="list-style-type: none"> <li>Number of developments that deviated from the policy.</li> <li>Number of obstructions to the Abbott Road Land remaining as one continuous open space. Measure trends over time.</li> </ul>	High
Natural	Vegetation and landscape Character	<ul style="list-style-type: none"> <li>Create safe, attractive and welcoming entries to land.</li> <li>Minimise impact of field maintenance practices on Greendale Creek.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure that vegetation is well spaced to allow view into the land and maximise user safety.</li> <li>Minimise nutrient run off to the creek by rationalising use of fertilisers on the land.</li> </ul>	<ul style="list-style-type: none"> <li>Number of complaints of incidents. Measured over time.</li> <li>Reduction in the use of fertilisers, measured over time.</li> </ul>	Medium  Medium



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
	Vegetation and Landscape character	<ul style="list-style-type: none"> <li>To conserve, maintain and enhance vegetation within the park.</li> </ul>	<ul style="list-style-type: none"> <li>Selected areas within 40 metres of the top of the creek and lagoon bank that are not part of an existing sports facility, or are not immediately adjacent to an existing sports facility, will be revegetated with endemic native vegetation appropriate to re-establishing a functioning riparian zone. Much of this work can be undertaken as part of Stage 4 of the Greendale Creek and Curl Curl Lagoon Rehabilitation Project. (Figure 4 shows the location of the proposed revegetated areas.)</li> <li>Over the long term (15 – 30 years), and if opportunities for the provision of alternative sporting facilities become available (either through reconfiguration of fields in the area subject to this Plan or other sites in Warringah), sporting facilities within 40 metres of the top of creek and lagoon bank will be relocated. The area within 40 metres of the top of creek and lagoon bank will then be revegetated with endemic native vegetation appropriate to re-establishing a functioning riparian zone.</li> </ul>	<ul style="list-style-type: none"> <li>All works recognise this buffer zone.</li> </ul>	High



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, NATURAL AREA WATERCOURSE

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Social/Visual/Recreation/ Natural	Maintenance	<ul style="list-style-type: none"> <li>• Provide overall maintenance of the land and improved rate of addressing maintenance issues as they arise.</li> </ul>	<ul style="list-style-type: none"> <li>• Continued improvement of communication both within the Council and between the public and Council.</li> </ul>	<ul style="list-style-type: none"> <li>• Reply time on maintenance complaints, measured over time.</li> </ul>	High
		<ul style="list-style-type: none"> <li>• Coordinate and consolidate all signage within the park.</li> </ul>	<ul style="list-style-type: none"> <li>• New signs attached, where suitable, to existing poles.</li> </ul>	<ul style="list-style-type: none"> <li>• Reduction in number of new poles in any area. Measured over time.</li> </ul>	High
		<ul style="list-style-type: none"> <li>• Ensure maintenance of the park is to the standards outlined within Council’s Service Level Agreement.</li> </ul>	<ul style="list-style-type: none"> <li>• Ongoing operation of the Peninsula parks Service Level Agreement or similar SLA provider.</li> </ul>	<ul style="list-style-type: none"> <li>• Quarterly performance review of the Service Level Agreement.</li> </ul>	High
		<ul style="list-style-type: none"> <li>• To ensure maintenance within the area is consistent and recognises the sensitive lagoon habitat, and Greendale Creek.</li> </ul>	<ul style="list-style-type: none"> <li>• Sediment detention basins and gross pollutant traps cleaned and maintained as required.</li> </ul>	<ul style="list-style-type: none"> <li>• Record and monitor maintenance of sediment detention basins and gross pollutant traps.</li> </ul>	High



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, NATURAL AREA WATERCOURSE

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Social/Recreation/Natural	Maintenance		<ul style="list-style-type: none"> <li>Ensure that maintenance practices, and staff with appropriate skills, maintain the land to a quality that is consistent with the adjoining John Fisher Park.</li> </ul>	<ul style="list-style-type: none"> <li>Continuous maintenance of whole area, monitored regularly, measured over time.</li> </ul>	High
	Additional Facilities	<ul style="list-style-type: none"> <li>Management and reduction of litter across the Abbott Road Land.</li> <li>Layout of sporting facilities to utilise area effectively.</li> <li>Consider area for use as an outdoor classroom.</li> </ul>	<ul style="list-style-type: none"> <li>Relocate rubbish bins as required throughout the Abbott Road land. The location of these bins to be in conjunction with existing amenities and proposed amenities. Provide new bins with new developments.</li> <li>Investigate and develop, if appropriate, an amenities block on the footprint of the former cottage or similar site on Abbott road opposite Manly High School. If unsuitable, investigate alternative facilities of temporary or transportable nature to cater for softball/baseball competitors and spectators.</li> <li>Investigate and develop, if appropriate, facilities for the provision of a study area for school students to utilise.</li> </ul>	<ul style="list-style-type: none"> <li>Rubbish within the Abbott Road Land is reduced and regularly removed.</li> <li>Review of works after completion. Facilities meet the needs of the user groups. Measured over time.</li> <li>Development of passive recreation areas.</li> </ul>	High  Medium  Low



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, NATURAL AREA WATER COURSE

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Recreation/Heritage/Social	Additional facilities	<ul style="list-style-type: none"> <li>Consider the mix of active and passive recreation needs in the context of sharing the park with all the community.</li> </ul>	<ul style="list-style-type: none"> <li>Incorporate opportunities for passive/informal recreation throughout the Abbott Road Land through:                             <ul style="list-style-type: none"> <li>Detailed design of multi use paths</li> <li>Provide multi-use bike paths in accordance with the Landscape Master Plan or similar.</li> <li>Ensure requirements for planting and outdoor recreational shade areas are addressed in future development</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Development of new facilities in accordance with Landscape Master Plan.</li> <li>Number of new facilities measured over time</li> </ul>	Medium
		<ul style="list-style-type: none"> <li>Consider the needs of all the community in the development of new facilities.</li> </ul>	<ul style="list-style-type: none"> <li>All new facilities to be suitable for disabled users in accordance with AS 1428 and the Disability Discrimination Act, particularly along pathways, the creek area, and the picnic areas.</li> </ul>	<ul style="list-style-type: none"> <li>Level of new facilities adhering to standards and Act. Target: 100%</li> </ul>	Medium
		<ul style="list-style-type: none"> <li>To provide areas for the development of recreational and community facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Authorise the development of the Abbott Road Land to include improved amenities and recreational facilities as per Landscape Master Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Effective, multi-use facility development on the site.</li> </ul>	High
			<ul style="list-style-type: none"> <li>Assess the stability of the land prior to installation of significant infrastructure. Ensure a 40 metre buffer zone from the top of Greendale Creek be maintained throughout the park for any new development.</li> </ul>	<ul style="list-style-type: none"> <li>Amount of new infrastructure on stable land. Target: 100%</li> </ul>	High



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, NATURAL AREA WATERCOURSE

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Natural/Social/Visual	Environmental Education	<ul style="list-style-type: none"> <li>Increase community awareness of the environmental values of the Abbott Road Land.</li> </ul>	<ul style="list-style-type: none"> <li>Develop a coordinated environmental education marketing plan for increasing awareness of key values within the Abbott Road Land.</li> </ul>	<ul style="list-style-type: none"> <li>Number of community participating in environmental activities, measured over time.</li> </ul>	High
		<ul style="list-style-type: none"> <li>To minimise stormwater pollution entering the creek and lagoon system.</li> </ul>	<ul style="list-style-type: none"> <li>Assist community groups/ schools with stormwater stencilling within the park and surrounding areas. Investigate source of project funding through grants programs.</li> <li>Encourage continued use of the Abbott Road Land by schools and community groups.</li> </ul>	<ul style="list-style-type: none"> <li>Number of drains stencilled. Measured over time.</li> <li>Level of school participation in Streamwatch groups and through Council’s ECO schools grants program measured over time.</li> </ul>	Medium High
		<ul style="list-style-type: none"> <li>To promote weed and litter disposal practices to the community that are environmentally sound.</li> </ul>	<ul style="list-style-type: none"> <li>Provide interpretative signage along Greendale Creek in a consistent format to that at John Fisher Park.</li> <li>Educate the community about the impacts of dumping garden refuse, or other refuse.</li> </ul>	<ul style="list-style-type: none"> <li>Number of interpretative signs across the Abbott Road Land measured over time.</li> <li>Reduction in the incidents of garden refuse and litter dumping in the Abbott Road Land. Measure trends over time.</li> </ul>	Low High



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, NATURAL AREA WATERCOURSE

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Recreation	Management	<ul style="list-style-type: none"> <li>• To provide a range of recreational opportunities for the enjoyment of all sections of the community</li> </ul>	<ul style="list-style-type: none"> <li>• Grant the Manly/Warringah/Pittwater Sporting Union delegated authority under the Local Government Act to approve the use of sporting areas of the park after 4pm on weekdays and on weekends.</li> <li>• Allocation of the Abbott Road land Sportsfield will be determined by agreement reached between the Steering Committee and the user groups involved.</li> <li>• Ensure that Manly and Freshwater High Schools are permitted first preference for access to sporting facilities on the Abbott Road land during school hours in accordance with the Deed of Agreement.</li> <li>• Allow the use of ovals by Manly and Freshwater High schools out of normal school hours and on weekends with consultation with The Manly Warringah Pittwater Sporting Union and long term users.</li> <li>• Allow other local schools to use the sporting facility if not required by either Manly or Freshwater High Schools, and only upon confirming arrangements for use with both schools.</li> <li>• Allocate priority of use of the Abbott Road land sporting fields outside schools hours to sporting groups based in the Warringah local government area.</li> <li>• Permit use of the Abbott Road land sporting fields to groups outside Warringah if facilities are not required by Warringah sporting groups.</li> <li>• Refer any conflicts regarding times of use of sporting facilities outside school hours to the Manly Warringah Pittwater Sporting Union for resolution.</li> </ul>	<ul style="list-style-type: none"> <li>• Use of the park by a variety of sporting users, measured over time.</li> </ul>	High



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND, NATURAL AREA WATERCOURSE

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Recreation/Natural/Heritage	Management	<ul style="list-style-type: none"> <li>• Retain a sense of history associated with the gate at the entrance of the Abbott Road Land</li> <li>• To maintain playing fields at an appropriate level</li> <li>• To minimise/ waste litter.</li> </ul>	<ul style="list-style-type: none"> <li>• Ongoing assessment of the adequacy of existing amenities and determine whether they are meeting the needs of the community.</li> <li>• Retain the entrance structure known as “Memorial Gateway” and restore to a more suitable condition. Include interpretative signage outlining its significance as a structure to local history.</li> <li>• In partnership with the Manly Warringah Pittwater Sporting Union and user groups maintain playing fields at acceptable playing capacity through ongoing monitoring and appropriate continued maintenance.</li> <li>• Encourage user group waste disposal supervision. Encourage groups to implement responsible waste practises.</li> </ul>	<ul style="list-style-type: none"> <li>• Number of applications and bookings made through Sporting Union and the Reserves Booking Team, measured over time.</li> <li>• Development and improvements completed and reviewed.</li> <li>• Audit of playing field basis.</li> <li>• Monthly reports on Reserves and Sportsfields SLA.</li> <li>• Complaints to Council about user group litter recorded and monitored. Trends over time.</li> </ul>	<p style="text-align: center;">High</p> <p style="text-align: center;">Medium</p> <p style="text-align: center;">High</p> <p style="text-align: center;">Medium</p>



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Social	Management	<ul style="list-style-type: none"> <li>To minimise noise impacts on neighbouring residents.</li> </ul>	<ul style="list-style-type: none"> <li>Manage noise impact to nearby residents.</li> </ul>	<ul style="list-style-type: none"> <li>Noise levels from park are managed and complaints from residents monitored.</li> </ul>	High
Access	Access	<ul style="list-style-type: none"> <li>Provide and maintain adequate car parking for the Abbott Road land users.</li> <li>Provide car parking and access for people with a disability.</li> </ul>	<ul style="list-style-type: none"> <li>Review existing car parking areas and authorise development, if appropriate, new sites and strategies for improved parking as per Landscape Master Plan.</li> <li>No additional sealed surfaces to be developed for car parking except where necessary for wheel chair access.</li> <li>Allocate specific car spaces for people with a disability in each formal car parking area.</li> </ul>	<ul style="list-style-type: none"> <li>Audit of maintenance of parking. Number of complaints per annum, measured over time.</li> <li>Sealed surfacing only for wheelchair access.</li> <li>Usage level of parking spaces for people with a disability.</li> </ul>	Medium  High  Medium
		<ul style="list-style-type: none"> <li>Provide internal walk/cycleways to link Abbott Road, Harbord Road and the existing Greendale Creek Cycle track to John Fisher Park as per Landscape Master Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure easy access and circulation for all users on internal pathways.</li> <li>Ensure internal pathways are wide enough to allow both cyclists and pedestrians to pass safely.</li> <li>Investigate and develop if appropriate the extension of pathways and walk/cycleways as per Landscape Master Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Annual development of paths as needed. Trends over time.</li> <li>Feedback from the community regarding complaints/suggestions to access. Trends over time.</li> </ul>	Medium



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Access/Social		<ul style="list-style-type: none"> <li>Encourage responsible access and use of the park by dog/pet owners.</li> </ul>	<ul style="list-style-type: none"> <li>Restrict dog access to that currently within the Abbott Road land. Provide dog litter bins as needed across the park.</li> </ul>	<ul style="list-style-type: none"> <li>Develop a database of complaints under the Companion Animals Act, 1999 measured over time.</li> </ul>	High
Recreation/Social/Access	Public Safety	<ul style="list-style-type: none"> <li>Ensure adequate access and signage at field entry points for emergency vehicles.</li> </ul>	<ul style="list-style-type: none"> <li>Review emergency vehicle access and signage across the park and develop as required.</li> </ul>	<ul style="list-style-type: none"> <li>Regular audit of access and signage. Number of signs installed and incidents of poor access identified measured over time.</li> </ul>	Medium
		<ul style="list-style-type: none"> <li>Encourage users of sporting facilities to implement safe sporting strategies.</li> </ul>	<ul style="list-style-type: none"> <li>Remove and/or replace any damaged structures and furniture posing a safety risk.</li> <li>“How to become a Sports Safe Club” brochure or similar to be made available through Sporting Union or Northern Beaches Sports Safety Group.</li> </ul>	<ul style="list-style-type: none"> <li>Safety audits conducted in accordance with public safety and risk management requirements.</li> <li>Reduction in number of related incidents, measured over time.</li> </ul>	High
		<ul style="list-style-type: none"> <li>Ensure that the Abbott Road land is a safe environment for all users and the community.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure night safety is addressed in all future developments.</li> <li>Formulate an inspection program to identify potential hazards.</li> </ul>	<ul style="list-style-type: none"> <li>Number of new developments that incorporate security lighting.</li> <li>Potential hazards audit undertaken. Results compared over time.</li> </ul>	<p>Medium</p> <p>Low</p>



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Social	Vandalism	<ul style="list-style-type: none"> <li>Ensure that the Abbott Road is not susceptible to high levels of vandalism.</li> </ul>	<ul style="list-style-type: none"> <li>All new structures to include vandalism proof design and use vandalism proof material.</li> <li>Assess existing security features for their appropriateness and success.</li> <li>Develop physical barriers where required to restrict car access to designated car parking areas.</li> <li>Liaise with surrounding residents and user groups to build a sense of community ownership and encourage security surveillance.</li> <li>Level of lighting to deter vandals and minimise impact on residents.</li> </ul>	<ul style="list-style-type: none"> <li>Incidents of vandalism reduced. Trends over time.</li> </ul>	<p>Low</p> <p>Low</p> <p>Medium</p> <p>Medium</p> <p>Medium</p>



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Access	Access	<ul style="list-style-type: none"> <li>• Pedestrian and cycle access to the site improved and safe.</li>   <li>• To ensure that Abbott Road land remains as a continuous accessible open space.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure safe access to the land by bicycle from surrounding areas, as per Landscape Master Plan.</li> <li>• Promote links for bicycle transport between the Abbott Road land and local schools, Warringah Mall and other key developments.</li> <li>• Fencing of sportsfields and recreational facilities on the land should not restrict public access.</li> <li>• Exclude fencing that prevents easy access to all areas of the land, John Fisher Park and Greendale Creek.</li> <li>• Fencing should not interrupt the extensive view and vistas from the western side of the site east to John Fisher Park and to Greendale Creek</li> <li>• New fencing in the form of sporting nets, fences and dugouts, should be of a temporary nature.</li> </ul>	<ul style="list-style-type: none"> <li>• Level of complaints received. Measured over time.</li>   <li>• Number of obstructions to the Land remaining as one continuous open space. Measure Trends over time.</li> </ul>	<p>Medium</p> <p>High</p>



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Access	Access	<ul style="list-style-type: none"> <li>• Ensure that adequate vehicle parking is provided on the land or in local schools to minimise the demand for parking on Abbott Land.</li> <li>• Provide car parking and access for all users including those living with a disability.</li> <li>• Ensure parking activities do not impact on the regular use of condition of the fields.</li> <li>• Maintaining user safety with respect to vehicle access onto the Abbott Road Land</li> </ul>	<ul style="list-style-type: none"> <li>• On-site parking areas to be investigated and developed on the north-western fringes of the land to minimise traffic on Abbott Road and locate vehicles away from local residents. This carpark should not be sealed except for disability access.</li> <li>• Provide on-site vehicle parking spaces in accordance with the Roads and Traffic Authority’s “Guide to Traffic-Generating Development”, including access and parking for the physically disabled.</li> <li>• On-site vehicle parking areas should not lead to soil compaction or removal of grass.</li> <li>• Allow the use of the site for special event parking for the adjacent schools as required. All other vehicles, at all other times should be restricted except for maintenance, police ambulance and other authorised personnel.</li> </ul>	<ul style="list-style-type: none"> <li>• Review of the completion of the car park.</li> <li>• Level of complaints received. Trends over time.</li> <li>• Level of complaints due to parking reduced. Trends over time.</li> <li>• Access available to site for use by schools for parking. Adherence to Council’s policies at other times. Target: 100% adherence</li> </ul>	<p>Medium</p> <p>High</p> <p>Medium</p> <p>High</p>



## ABBOTT ROAD LAND– MANAGEMENT ACTIONS

### LAND CATEGORY: SPORTSGROUND

Value	Relevant Management Issues	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority
Social	Embellishment	<ul style="list-style-type: none"> <li>Enable embellishment of existing facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Expressly authorise embellishment of existing facilities, ensure embellishment is in accordance with the Local Government Act 1993 and is for the use by the community as per Landscape Master Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Level of embellishment per annum. Measure – trends over time.</li> </ul>	High
Social/Natural	Waste Management	<ul style="list-style-type: none"> <li>Major events for which Council requires an official booking of a Council reserve shall be required to submit a waste management plan with their application.</li> </ul>	<ul style="list-style-type: none"> <li>Upon application for a reserve booking, Council shall provide copies of the Waste Boards’ education materials such as ‘Seven Steps to a Waste Wise Event’. Council will provide advice on ways in which waste may be reduced for events.</li> </ul>	<ul style="list-style-type: none"> <li>Survey amount of waste reduction during events and compliance with the Waste Minimisation Act 1995. Measure trends over time.</li> </ul>	Medium
Natural	Stormwater & Other Easements	<ul style="list-style-type: none"> <li>Granting of Easements on Community Land.</li> </ul>	<ul style="list-style-type: none"> <li>This Plan of Management expressly authorises the granting of easements over the land for the purpose of providing pipes, conduit or other connections under the surface of the ground. This is limited to easements that connect premises adjoining community land to an existing water, sewer, drainage or electricity facility of Council or other public utility provider that is situated on community land.</li> <li>The granting of easements above, on or under the surface of community land or to land that is not community land is not within the authority of this Plan of Management. This includes but is not limited to: <ul style="list-style-type: none"> <li>➤ Piping to a natural watercourse.</li> <li>➤ Piping to a facility through community land to a facility on land under private ownership.</li> <li>➤ Private access, vehicular or pedestrian.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>% of Council policies adhered to. Target: 100%.</li> </ul>	High



[CLICK HERE FOR RIPARIAN VEGETATION PLANTING MAP](#)



## 11. MASTER PLAN

The Master Plan (see Executive Summary) for John Fisher Park and the Abbott Road Land has been developed as a result of community consultation and the identification of values for the Park.

### 11.1 Links to the Action Tables.

The Landscape Master Plan is a graphic representation of the actions and strategies for John Fisher Park and Abbott Road Land. The Landscape Master Plan should act as a guide for future management.

The actions that the Landscape Master Plan incorporates are:

- The continued rehabilitation of Greendale Creek, including regrading of the creek banks and landscape planting.
- The rehabilitation of Curl Curl Lagoon including a weir, viewing area, board walk/jetty, various edge treatments and removal of contaminated sediment.
- Multi-use path, a 2.5 metre wide path meandering through the park, allowing pedestrian and bike users access and improving circulation.
- Regrading the Old Reub Hudson playing field and converting it to grass sporting field. This field will then be allocated as netball courts if traffic, noise and parking study finds anticipated impacts acceptable. If these impacts are unacceptable the grass netball courts will be maintained on the current site south of the park and Old Reub Hudson Oval will be allocated to a low impact sporting use.
- Resurfacing 10 of the grass netball courts to the north of Greendale Creek to a hard surface finish.
- Planting:- providing landscape planting at strategic locations, to frame views, provide amenity, define spaces and improve the general park characteristics.
- Upgrading the boundary at locations where no boundary treatment exists or is not functional. This includes coppers logs, planting and security features, helping to reduce vandalism and define the park.
- Park furniture:- including tables, chairs, bins and BBQ facilities throughout the park at appropriate locations.
- Developing, if deemed appropriate, further toilets, permanent or demountable, at the Abbott Road Land on the site of the former caretaker's cottage or other similar site near the softball/baseball fields.
- Development of the effectiveness of the playing fields to improve their use for competitive games. This includes regrading ovals, developing lighting as deemed appropriate by the users and the local residents. Also review the layout of all fields. Field rectification is to be undertaken in conjunction with the Sportfield Rectification Committee's priorities.

The actions that the Landscape Master Plan incorporate have been given a priority however there is no set limit for their implementation.



## 11.2 Scope of Works

The cost estimates for the works proposed through this Plan of Management are detailed below. The exact location of works is to be defined during the detailed design phase. The costs listed in Table 4 are therefore only indicative costs. With this in mind, prices may vary. It is for this reason that a cost/unit price has been identified to enable a more accurate cost estimate during the detailed design phase. Please note that these prices do not include a 5% contingency, which is standard with capital works undertaken by Council.

An annual maintenance fee of 5% has been included in Table 4 . This figure of 5% is an estimated percentage of the total cost of works proposed which should be set aside annually for maintenance. The type of development will effect the amount of funding to be set aside each year. Some works may require high maintenance during their establishment, such as landscaping, whilst other works, such as footpaths, may require minimal maintenance for the first few years. It is therefore suggested that 5% be put aside annually for future maintenance of the works proposed in this Plan of Management.



**Table 4: Estimated costs of works.**

Item	Unit	Cost/ Unit	No. of Units	Total Costs
Cycleways/ Walkways:				
Manly High Crossing to creek:	Metres	\$185	275	\$ 50,875
Southern link between bridges:	Metres	\$185	425	\$ 78,625
Southern Link from Park St bridge to Griffin Road:	Metres	\$185	545	\$100,825
North/ South Link over Stirgess Ave bridge:	Metres	\$185	275	\$ 50,875
Rectification works:				
Frank Gray Oval:	Oval	-	1	\$1,465,000
Eastern Abbott Road fields:	Oval	-	3	\$500,000
Old Reub Hudson Oval (regrade and develop into grass sporting field):	Oval	-	1	\$326,000
Netball Courts sub - base ( Abbott Road side):	Courts		33	\$349,200
Gravel car park at Burilla Road:	Sq.m.	\$70	6500	\$45,500
Sealed parking spot for less mobile, and associated link to path:	Space	\$500	6	\$3,000
New Abbott Road amenities block:	-	-	1	\$100,000
Safety Lighting along Creek:	Light	\$5000	16	\$80,000
Safety Lighting at amenities blocks:	Light	\$4000	10	\$40,000
Hard surfacing netball courts, including stormwater drainage works (does not include any returfing or subgrade):	-	-	10	\$238,750
Landscaping for netball court proposals				\$15,000
Returfing netball courts	Courts		23	\$126,500
Playground for 3 - 10 yr old of 300sq.m.	-	-	-	\$ 62,500
Seating and Picnic tables:	Seat	\$3000	12	\$36,000
	Table	\$8,500	10	\$85,000
Gravel carpark at Curl Curl Youth and Community Centre:	Sq. m	\$70	3000	\$21,000
Upgrades to Curl Curl Youth and Community Centre:	-	-	-	To be investigated
Upgrades to Curl Curl Sports Centre:	-	-	-	To be investigated



<b>Item</b>	<b>Unit</b>	<b>Cost/ Unit</b>	<b>No. of Units</b>	<b>Total Costs</b>
Curl Curl Lagoon Rehabilitation works:	-	-	-	To be investigated
Emergency vehicle access and signage	-	\$750	4	\$3,000
BBQ facilities:	BBQ	\$10,000	1	\$10,000
Provision of vandalism and maintenance of new playground, BBQ facilities, seating and lighting and other new developments at 5% - per annum.	-	-	-	\$173,000



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