

PLAN OF MANAGEMENT FOR COMMUNITY LANDS

(Part 2, Division 2 of the
Local Government Act, 1993)

BUSHLAND RESERVES
Castle Circuit, Rignold Street and
Gurney Crescent, Seaforth



Prepared by the
Environmental Services Division

1. DESCRIPTION

1.1 Title, Area, Ownership

Title & Area: Asset Management

Nos. 15, 45-46, and 119-126

Lot 55 DP 200638, Castle Circuit,
North Seaforth (Approx Area =
184.60m²)

Lot 1 DP 530015, Volume 11087,
Folio 36, Rignold Street, North
Seaforth (Approx Area = 1695m²)

Lot 1 DP 610902, Volume 14202,
Folio 55, Rignold Street, North
Seaforth (Approx Area = 736.7m²)

Lot 46 DP 11214, Volume 4542, Folio
F230, Gurney Crescent, Seaforth
(Approx Area = 543.7m²)

Lot 47 DP 11214, Volume 4542, Folio
F230, Gurney Crescent, Seaforth
(Approx Area = 486.8m²)

Lot 48 DP 11214, Volume 4542, Folio
F230, Gurney Crescent, Seaforth
(Approx Area = 486.3m²)

Lot 49 DP 11214, Volume 4542, Folio
F230, Gurney Crescent, Seaforth
(Approx Area = 385.7m²)

Lot 50 DP 11214, Volume 4542, Folio
F230, Gurney Crescent, Seaforth
(Approx Area = 335.1m²)

Lot 51 DP 11214, Volume 4542, Folio
F230, Gurney Crescent, Seaforth
(Approx Area = 328.8m²)

Lot 52 DP 11214, Volume 4542, Folio
F230, Gurney Crescent, Seaforth
341.4m²)

Lot 53 DP 11214, Volume 4542, Folio
F230, Gurney Crescent, Seaforth
(Approx Area = 392.0m²)

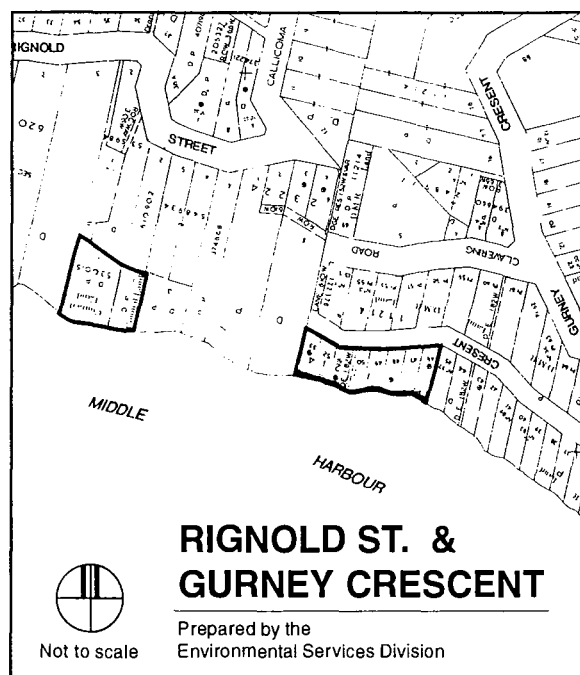
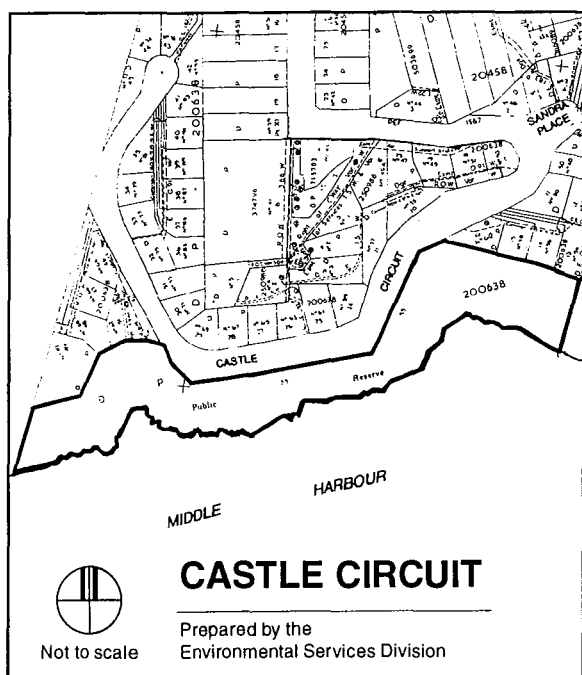
Owner: Manly Council

1.2 Landform, Vegetation, Use

The three separate areas comprise deep westerly facing slopes which have been excluded from urban development because of the rugged terrain. Each parcel is situated on the waterfront and has remnant natural bushland.

The bushland comprises principally dry sclerophyll forest and wetter heathland communities. Dominant species include *Eucalyptus piperita* and *Angophora costata*, with *Eucalyptus gummifera* and *Eucalyptus haemastoma* on the upper slopes. There is heavy weed growth and a considerable number of exotic species have invaded the bushland.

The land in Gurney Crescent has access from the end of Gurney Crescent, however, the land immediately falls to a steep escarpment and therefore access for



any recreational activity would be extremely difficult. There is evidence of some drainage problems which would need to be addressed in the Master plan.

The land in Rignold Street is presently inaccessible by public road. To its north is land presently owned by the Roads & Traffic Authority and when the future of that land is resolved consideration should be given to providing some form of access to the Rignold Street properties.

The third area in Castle Circuit has a 400m frontage to the foreshore of Middle Harbour. A small strip of land along the roadway has been mown providing access off Castle Circuit, however, this is also associated with the introduction of weeds to the bushland below. The lower slopes are heavily vegetated with dry sclerophyll forest species up to 20m tall. There are excellent views to Middle Harbour available from the ridge.

1.3 Links to Other Areas and Adjacent Land

These open spaces provide potential linkages and access points to the Middle Harbour foreshores. Adjacent land comprises residential development and roads. The issue of future access to the properties on Gurney Crescent and Rignold Street requires further consideration as part of the Master plan. Consideration is also being given to the development of a foreshore walking trail linking Sugarloaf Point and Garrigal National Park.

1.4 Reserve History

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1.5 Available Plans

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1.6 Leases

Nil

1.7 Council File References

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2. CONTEXT

2.1 Classification under the Local Government Act, 1993

The land is classified as Community land and is categorised as Natural Area - Bushland and Foreshore.

2.2 Other Legislation

- Manly Local Environmental Plan 1988
- Zoning: Open Space
- SEPP 19 - Bushland in Urban Areas refers to the area of remnant bushland.

2.2 Reports and Studies

- Landscape Study 1977
- Recreation Study, 1978.

3. STATEMENT OF FUNCTION AND VALUE

3.1 Values and Function of the Land

The three bushland areas in Castle Circuit, Rignold Avenue and Gurney Crescent are of local, district and regional significance in terms of their natural and visual value being located on the slopes of Middle Harbour and retaining much of their remnant bushland character. The three parcels of land have also local and district significance in terms of their educational, future generational and heritage values related again to their bushland character.

VALUE AND FUNCTION	SIGNIFICANCE						
	Local	District	Regional	Metropolitan	State	National	International
Natural	■	■	■				
Visual	■	■	■				
Social							
Recreational							
Cultural							
Educational	■	■					
Future Generational	■	■					
Heritage	■	■					

Values and function of the land

Bushland Reserves
Castle Circuit, Rignold St and Gurney
Crescent, Seaforth

4. MANAGEMENT

4.1 Means of Achieving Objectives:

The draft plan of management for community land is based on 15 objectives. Those applicable to the Bushland Reserves are indicated on the following tables starting on page 5.

4.2 Issues for the Master plan

Issues, Concerns, Opportunities

1. The need for bushland rehabilitation programme.
Response: Address this issue in the Master plan.
2. To involve the local community in addressing the issues regarding the future of the three parcels of land.
Response: Consult the community in preparation of the Master plan document.

1**OBJECTIVE**

Look after our bushland and comply with the legislative requirements of State Environmental Planning Policy No. 19 - Bushland in Urban Areas.

MEANS OF ACHIEVING THE OBJECTIVE

1. Make all persons working in bushland areas aware of the provisions of State Environmental Planning Policy No. 19 - Bushland in Urban Areas and the areas to which it applies.
2. Make all neighbouring residents aware of the provisions of State Environmental Planning Policy No. 19 and seek co-operation to achieve good management of urban bushland areas.
3. Utilise contemporary skills and knowledge of bushland conservation, regeneration and management.
4. Determine the bushland plant community appropriate to the environment.
5. Include actions for the conservation and regeneration of bushland in the Master plan.
6. The Master plan should specifically address encroachment issues including:
Definition of property boundary lines, rubbish removal, exotic weed infestation, drainage issues, including erosion and sediment control.
7. The Master plan identifies areas for replanting with indigenous native plants.
8. Identification and prioritisation of areas requiring regeneration.

PERFORMANCE MEASURES

1. Workers in bushland areas are made aware of the Legislation and its responsibilities.
- 2.1 Information is made available to neighbours on the issues relating to urban bushland under SEPP 19.
- 2.2 Follow up inspections confirm good neighbourly practice.
- 3.1 Workers maintain liaison with other practitioners and researchers in the field of urban bushland management.
- 3.2 New skills are disseminated to workers and utilised in day to day maintenance and management.
4. Lists of appropriate plant communities are determined and included in the Master plan.
5. Master plan implemented by workers in urban bushland areas.
6. The Master plan identifies encroachment issues. Confirmation that encroachment issues have been addressed.
7. Progress on areas being regenerated recorded.
8. Priority areas addressed.

2 OBJECTIVE

To manage our open spaces on a sustainable basis by addressing ecological systems and biodiversity in conjunction with user needs and demands.

MEANS OF ACHIEVING THE OBJECTIVE

1. Liaise with Council's Community Environment Committee and the Manly Environment Centre in the preparation of the Master plan.
2. Ensure Master plans are reviewed in the light of additional environmental knowledge from time to time as appropriate.
3. Conserve and/or recreate native habitats where possible.
4. Encourage mulching, drainage and other water conservation techniques in the maintenance and design of reserves.
5. Balance an overall emphasis on indigenous native plant types with the need to maintain traditional cultural plantings in some reserves.
6. The Master plan should allow for a general increase in vegetation cover for shade, cooling and oxygen replenishment.
7. Modify the use of fertilisers where there is risk of polluting bushland areas or water courses.
8. The Master plan should identify causes of bushland degradation and include a bushland rehabilitation programme.
9. The Master plan should include the bushland reserve in a corridor strategy to link remnants of bushland in Manly.
10. The Master plan should identify a requirement for locally indigenous species to be used when replanting of bushland reserves is required.
11. Develop and implement community awareness and education programmes involving bushland reserves.
12. The Master plan should establish means of documentation and reporting on the progress of implementation.

PERFORMANCE MEASURES

1. The Draft Master plan is referred to the Community Environment Committee and Manly Community Environment Centre for input.
2. Master plans are reviewed when required in the light of new knowledge and need. 3.1 Knowledge of the native habitats and their potential for conservation and/or re-creation should be gathered.
- 3.2 Include relevant information and action in the Master plan.
4. The Master plan and work programmes include mulching, drainage and other specific water conservation techniques where appropriate.
5. Preferred plant species relevant to the Reserve included in Master plan.
6. An annual increase in the number of trees and shrubs is considered compatible with other objectives.
- 7.1 Fertiliser use addressed in the Master plan.
- 7.2 Leases or licences contain similar requirements relating to fertiliser use.
8. A bushland management programme is undertaken for the reserve.
9. The bushland reserve is included in a strategy to establish a corridor linking bushland remnants in Manly.
10. The Master plan identifies appropriate indigenous species for replanting when required.
11. Community awareness and education programmes are implemented.
12. Reporting mechanism established.

4

OBJECTIVE

To include heritage conservation and cultural identity matters when designing and maintaining our reserves.

MEANS OF ACHIEVING THE OBJECTIVE

1. All actions proposed in the Master plan should comply with the statutory heritage provisions of Manly Local Environmental Plan 1988 and Sydney Regional Environmental Plan No. 23 - Sydney and Middle Harbours.
2. Make all persons working in the reserves aware of the particular heritage, conservation and cultural value of the reserve as identified in various studies and listings.
3. Works in cultural reserves should maintain the particular identified character of the reserve unless there is community agreement for an alternative approach. Application of the principles of the Burra Charter are relevant here.
4. The Master plan should adhere to the principles and standards in the Manly Identity Programme in respect to furniture, signage, colour, etc.
5. Aboriginal heritage sites should be recorded in relevant Master plans, where appropriate.

PERFORMANCE MEASURES

1. Compliance with statutory provisions achieved.
2. The Master plan includes information on heritage, conservation and cultural matters. These are disseminated to workers.
3. Designs should be consistent with particular identified character of each reserve.
4. The Manly Identity Programme principles and standards are adhered to.
5. Aboriginal heritage sites are included in the Master plan, where appropriate.

3**OBJECTIVE****Integrate local drainage needs into park design and bushland management.****MEANS OF ACHIEVING THE OBJECTIVE**

1. The preparation of the Master plan should include consultation on neighbourhood drainage requirements and design proposals where appropriate.
2. Utilize contemporary skills in the design of multi-function drainage areas eg. sediment detention basins.
3. Ensure all drainage designs address: bushland maintenance; erosion; siltation and pollution controls; flooding issues; penetration for water table improvement and compatibility with recreational and aesthetic interests.

PERFORMANCE MEASURES

1. Drainage issues included in the preparation of the Master plan.
2. The drainage designs reflect current knowledge on drainage issues.
3. Drainage issues are addressed in park design and bushland management; and reviewed in relevant reviews of environmental factors.

7

OBJECTIVE

To manage all open space land in a flexible manner and ensure local needs are met.

MEANS OF ACHIEVING THE OBJECTIVE

1. Liaise with the local neighbourhood when assessing future facilities for reserves to determine needs which may include play areas, dog areas, toilets, picnic and barbeque area and space for ball games.
2. Include identified needs in the Master plan.

PERFORMANCE MEASURES

1. Liaison with local groups undertaken during the planning process.
- 2.1 Identified needs if assessed for compatibility, demand and availability of resources.
- 2.2 Appropriate facilities included in the Master plan.

8

OBJECTIVE

Provide a major open space linkage connection between harbour and ocean foreshores, creek and lagoon edge, and the national parks.

MEANS OF ACHIEVING THE OBJECTIVE

1. Provide appropriate paths and signage in each applicable reserve.
2. Identify the walkway route in each applicable Master plan as one particular function for that reserve.
3. Work to bring private land on the harbour foreshores into the connection, either by public ownership or other agreement.
4. Liaise with National Parks and Wildlife Service to obtain connections into national park lands.
5. Publish a guide to the circuit walkway once the connections are substantially in place.

PERFORMANCE MEASURES

1. Paths and signage installed as required.
2. Publicise linkages.
3. Master plans include walkway function and location.
 - 3.1 Continue negotiation with private land holders.
 - 3.2 Land brought into public use within a reasonable time preferably for inclusion in Project 2000.
4. Connections with national park lands obtained within reasonable time by the Year 2000.
5. A guide published and distributed.

12**OBJECTIVE**

To encourage local participation in design, development and management.

MEANS OF ACHIEVING THE OBJECTIVE

1. Continue liaison with local Precinct Committees and other groups prior to undertaking works in reserves other than day to day maintenance.
2. Continue where appropriate to hold on site gatherings with neighbours and other relevant groups or individuals as part of any exercise to plan the future form and use of a reserve.
3. Continue with joint Council and community maintenance and improvement teams like the C-Scheme for particular reserves and projects.
4. Consider inviting neighbourhood groups or individuals to be directly involved in ongoing planning and management of reserves.
5. Publish guides and educational pamphlets to Council's reserves and the activities available therein, possible topics being harbourside access, botanic gardens walk, circuit linear park and North Head Walk.

PERFORMANCE MEASURES

1. Evidence of liaison undertaken to the satisfaction of local groups without undue delay and inefficiency for Council programmes.
2. On-site meetings held where appropriate.
3. Joint Council and community works teams continued and expanded.
4. Confirm efforts to invite neighbourhood groups or individuals to directly participate in on-going planning and maintenance of reserves.
5. Guides and educational pamphlets published providing information on Council's reserves.

