

# **PLAN OF MANAGEMENT FOR COMMUNITY LANDS**

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

**CROSS STREET RESERVE**  
Balgowlah



Prepared by the  
Environmental Services Division

# 1. DESCRIPTION

## 1.1 Title, Area, Ownership

**Title:** Asset Management No; 63  
 Lot 1 DP 90174 Volume 7439 Folio 181  
**Area:** 3111 sqm, including tennis club.  
**Owner:** Manly Council.

## 1.2 Landform, Vegetation, Use

Two broad areas can be identified:

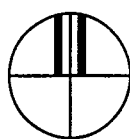
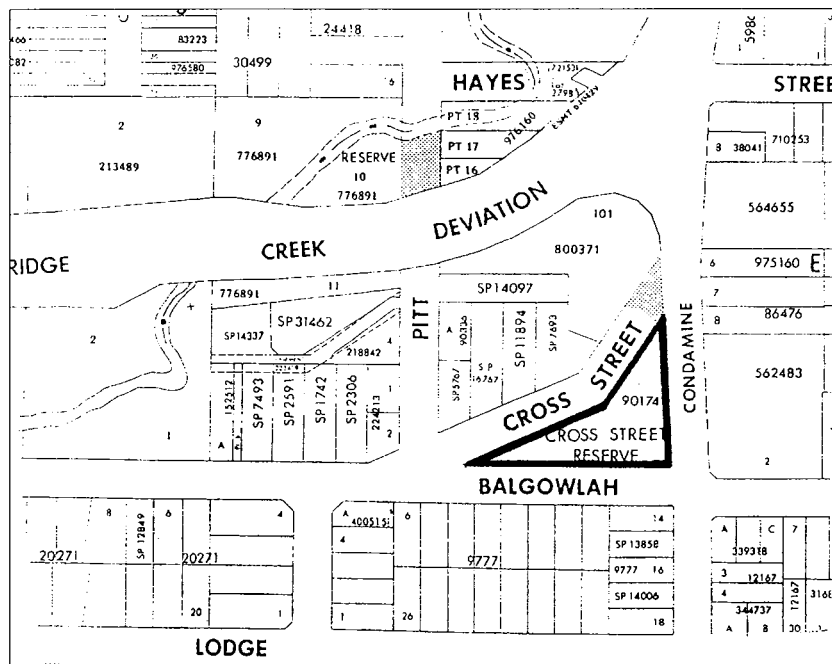
- i) Generally level area recently re-landscaped (in 1987) comprising grassed areas, mounding, various plantings, play equipment and

seats. The landscape design aimed to provide open grassed play areas and seating areas on the perimeter. Screen planting was provided to Condamine Street and the residential buildings to the north.

An old-style brick toilet block was retained.

Vegetation is varied with some reasonably tall and distinctive eucalypts.

General neighbourhood park usage. Current concerns about illegal drug activity and general



Not to scale

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- rowdiness at night has led to an informal night-time curfew. (1995)
- ii) Lease area on the south-east corner comprising two tennis courts and clubhouse, surrounded by wire fencing (sometimes with barbed wire topping).

**Note:** when the park was re-landscaped in 1987 Cross Street was closed to through traffic, the carriageway narrowed and the remaining area landscaped to appear contiguous with the public reserve.

### 1.3 Links to Other Areas, Adjacent Land

- Cycleway runs along Balgowlah Road side of reserve, then down Pitt Street towards Burnt Bridge Creek.
- Pedestrian path runs along Condamine Street side of reserve, and is screened from the road.
- Bus stops are located on Condamine Street.
- Informal pedestrian paths between housing to the north and Condamine Street (principally the bus stops and pedestrian crossings).

### 1.4 Reserve History

- A lease to the Balgowlah Tennis Club was first made in 1971.
- In 1987 Cross Street was closed off to through traffic and incorporated into the reserve. Today Cross Street remains gazetted as "road".

### 1.5 Available Plans

- Layout and Landscaping - 1/509 - March 1987
- Dimensioned Lease Plans

### 1.6 Leases

To the Balgowlah Tennis Club, last granted 1st February, 1980 for 21 years.

### 1.7 Council File References

R5/12 Cross Street Reserve C204  
Tennis Club Lease Engineering File  
Reference No. 63

## 2. CONTEXT

### 2.1 Classification under the Local Government Act, 1993

The land is classified as Community land and is categorised as a park.

### 2.2 Applicable Legislation

Manly Local Environmental Plan 1988 (zoning: Open Space).

### 2.3 Reports and Studies

- Recreation Study, 1978
- Landscape Study, 1977
- Manly Landscape Management Plan, 1989
- Police Community Safety Report, 1995

### 2.4 Unknowns

- Local community needs, wants and expectations
- Reasons for this reserve being the location of current illegal and antisocial behaviour patterns.

### 2.5 Other Comments

- Attend to repairs:
  - barbed wire fence around clubhouse.
  - remove or repair concrete at former play structure.
  - remove traffic stopper off Balgowlah Road.
- Planting areas along Condamine Street and Balgowlah Road deserve attention.
- Locals have recently been planting numerous shrubs; although well-intentioned they should probably be reconsidered in the light of desirable hoped-for use of the reserve (eg maintaining open areas for games) and to not provide future screening to non-desirable activities.
- Current responses to the antisocial activities tend towards the discouragement of evening and night usage totally - a better long term solution could be to determine with the local community alternative layout and facilities to encourage more legitimate usage. One function could be to see the reserve more as "yard" space for the adjacent inhabitants who currently have no landscaped open space on site.

### 3. STATEMENT OF FUNCTION AND VALUE

#### 3.1 Values and Function of the Land

- (i) Provides neighbourhood park functions in a locality with few alternative such reserves and adjacent to residential flat development with little private open space.
- (ii) Partial link on Manly cycleway and possible connection on Circuit Linear Park (if route along Burnt Bridge Creek not viable).
- (iii) Provides active recreation facility (tennis courts).
- (iv) The lease provides a source of income.

#### 3.2 Conclusion

A local park incorporating both active and passive recreation activities and incorporating part of the adjacent road reserve to increase area.

A detailed design is required to better address user needs and hopefully provide a visual and usage link with adjacent residential flat dwellers. Encouragement of more neighbourly uses in the reserve should provide a better long term solution to current perceived anti-social uses rather than additional scattered plantings and night time curfews. An on site design forum would seem to be a logical part of this process.

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  
Cross Street Reserve

## 4. MANAGEMENT

### 4.1 Means of Achieving Objectives

The draft plan of Management for community land is based on 15 objectives. Those applicable to Cross Street Reserve are indicated on the following tables starting on page 6.

### 4.2 Issues for the Master plan

#### Issues, Concerns, Opportunities

- i) Undesirable usage of reserve, particularly at night-time

#### Response:

- determine why the activities are occurring in this particular reserve
- encourage greater use of reserve by legitimate users
- look at removal of "screen" vegetation and blind spots

- ii) Potential to encourage greater usage of reserve as neighbourhood space

#### Response:

- look at better seat positions, provision of table and bench sets, BBQs, activity and play equipment and the like. Possibly even local fruit trees or flower gardens
- redesign vegetation and mounding to encourage usage from adjacent flat dwellers (not screen them out)

- iii) Improve appearance of built elements

#### Response:

- make tennis courts more visible and clubhouse more inviting to encourage membership and usage
- relocate toilets to be contiguous with club building (and redesign to remove hidden semi-private areas).

**3****OBJECTIVE**

**Integrate local drainage needs into park design and bushland management and the means of achieving the objective.**

**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 as neighbourhood space (in addition to other uses) to provide for the local community.

**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.



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**OBJECTIVE**

Provide a major open space linkage connecting 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.

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**OBJECTIVE**

To maintain our active sporting areas and manage them to maximise choice.

**MEANS OF ACHIEVING THE OBJECTIVE**

1. Maintain active sporting area to a standard acceptable for optimum use.
2. Enter into leases, licences or other collaborations to assist in obtaining resources to achieve optimum use.
3. Continue to participate with the Manly/Warringah Sporting Union in respect of annual allocation of sporting areas to relevant codes.
4. Discuss, negotiate and enter into arrangements with sporting groups to allow multi use of facilities where possible.
- 5.1 Conduct relevant need studies from time to time.
- 5.2 Consider results of such studies using the processes of Manly LEP 1988, Clauses 10, 16 and 27 as a guide.
6. Prepare Master plans for the future use of LM Graham Reserve and Kierle Park.

**PERFORMANCE MEASURES**

1. Optimum use of sporting area obtained throughout the year at affordable cost.
2. Suitable resources available each year for sporting area maintenance.
3. Reasonable levels of satisfaction regarding allocation of sporting areas obtained each year.
4. Reasonable levels of satisfaction regarding provision of sporting areas to different groups obtained.
- 5.1 Recreation needs studies undertaken at sufficient intervals to determine current community recreation patterns and demands.
- 5.2 Strategies for allocation of resources following such studies adopted.
6. Plans for LM Graham Reserve and Kierle Park produced prior to major decisions on new or existing facilities.

**12****OBJECTIVE**

To encourage use of Council's reserves and 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.

**13****OBJECTIVE****Provide for user health, safety and enjoyment.****MEANS OF ACHIEVING THE OBJECTIVE**

1. Determine any necessary control on undesirable activities.
2. Determine any necessary control on dogs within reserves. Dog toilet areas provided if necessary.
- 3.1 Production of competent designs for reserves prior to major works being undertaken.
- 3.2 Inclusion of local neighbourhood and user groups in future design and management of reserves.
4. Regular assessment of maintenance needs to ensure minimum public safety risk from the facilities.
5. Consider the provision of additional activities where permitted and consistent with other objectives in order to increase recreational opportunities.
6. Make facilities and access to reserves generally suitable for those with mobility impairments.
7. Ensure that leases and licences include adequate provisions to minimise public risk as well as insurance cover.

**PERFORMANCE MEASURES**

1. Undesirable activities controlled.
- 2.1 Park users not threatened by dogs.
- 2.2 No scattered dog excrement within reserves.
- 3.1 Greater public use of reserves and reduced vandalism.
- 3.2 Local community needs are being met when consideration is given to this objective.
4. Minimum accidents from use of facilities.
5. Additional activities provided after consideration.
6. Facilities and access to reserves generally suitable for those with mobility impairments.
7. Leases and licences include adequate provision to minimise public risk as well as insurance cover.

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## OBJECTIVE

Retain opportunities to use open space for special events or projects and for future activities or structures if need becomes apparent.

### MEANS OF ACHIEVING THE OBJECTIVE

1. Consider the making or renewal of leases, licences or any other estate or permit, as appropriate.
2. At each lease, licence or permit renewal consider the need to continue the activity.

### PERFORMANCE MEASURES

1. Periodic assessment of whether community recreation needs are met by current lease arrangements.
2. Confirmation that consideration is given of the need to continue the particular land use activity at the time of lease, licence or permit renewal.