

# **PLAN OF MANAGEMENT FOR COMMUNITY LANDS**

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

## **DRAINAGE RESERVES** Little Manly Point, Seaforth & Clontarf



Prepared by the  
Environmental Services Division

# 1. DESCRIPTION

## 1.1 Title, Area, Ownership

**Title:** Asset Management Nos. 48, 60, 71  
Lot 1, DP 964124, Peronne Avenue  
to Sandy Bay Road

**Area:** 298.4 sqm

**Owner:** Manly Council

**Title:** Lot 1, DP 327734, Grandview Grove

**Area:** 17.7 sqm

**Owner:** Manly Council

**Title:** Lot 142, DP 604520 Oyama Avenue

**Area:** 167.8 sqm

**Owner:** Manly Council

## 1.2 Landform, Vegetation, Use

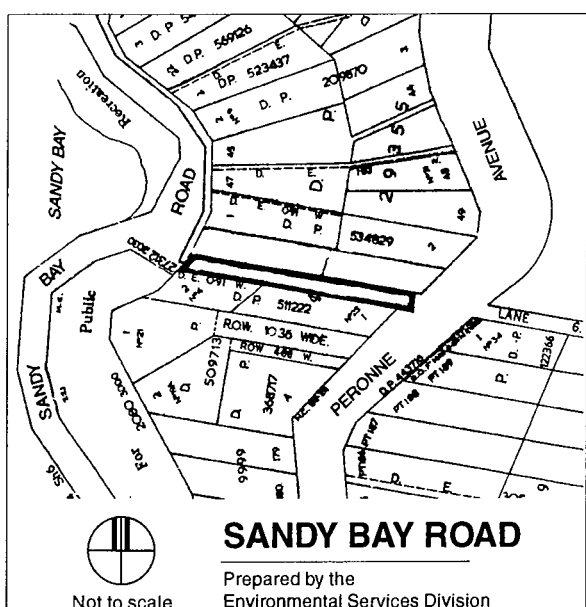
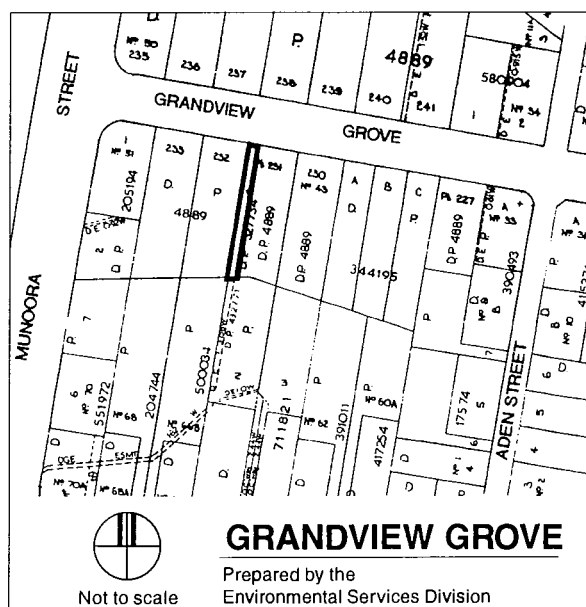
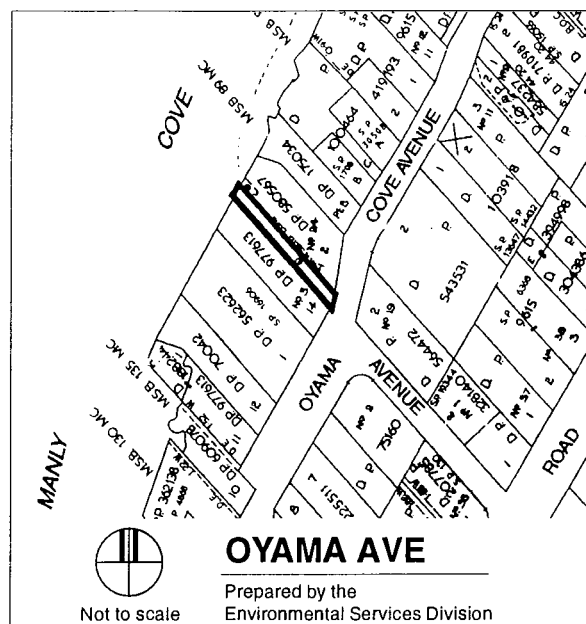
**Asset Management No. 48** - A drainage easement between Peronne Avenue and Sandy Bay Road, very steep terrain with natural bushland. This drainage reserve has limited potential for access, however, provides a natural backdrop to Clontarf Reserve.

**Asset Management No. 60** - Drainage reserve at Grandview Grove, Seaforth.

**Asset Management No. 71** - Drainage reserve at Oyama Avenue, Manly.

## 1.3 Links to Other Areas and Adjacent Land

The drainage reserves have the potential to provide pedestrian access within the local area and/or to retain natural vegetation. In most instances they are within fully developed residential areas.



## 2. CONTEXT

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

The land is classified as operational land under the Local Government Act, 1993 and the category for Asset Management No. 48 is Natural Area Bushland and for Asset Management No. 60 & 71 as General Community Use.

NB. Classification subject to amendment.

### 2.2 Other Legislation

- Manly Local Environmental Plan 1988
- Zoning: Open Space

### 2.3 Reports and Studies

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### 3. STATEMENT OF FUNCTION AND VALUE

#### 3.1 Values and Function of the Land

The drainage reserves are primarily of local and district significance having regard to their natural and recreational value providing access to the foreshore areas and linkages between residential areas and major open space.

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

Drainage Reserves  
Little Manly Point, Seaforth & Clontarf

## 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 Drainage 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 signposting of the various accessways.  
**Response:** Consider this in discussion with the local community.
2. Address the issue of appropriate planting along and maintenance of drainage reserves.  
**Response:** Identify appropriate action in the Master plan.

# 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.

**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 to 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.



**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.

**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.

