

PLAN OF MANAGEMENT FOR COMMUNITY LANDS

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

FISHER BAY AREA
Balgowlah



Prepared by the
Environmental Services Division

1. DESCRIPTION

1.1 Title, Area, Ownership

Title: Asset Management No. 36, 67, 128 and 144. Lot 21, DP 614938, Linkmead Avenue, Balgowlah Heights Lot 1, DP 121585, Linkmead Avenue, Balgowlah Heights Lot 37, DP 9521, Avona Crescent, Balgowlah Heights Lot 2, DP 231330, Manly Road, Balgowlah Heights

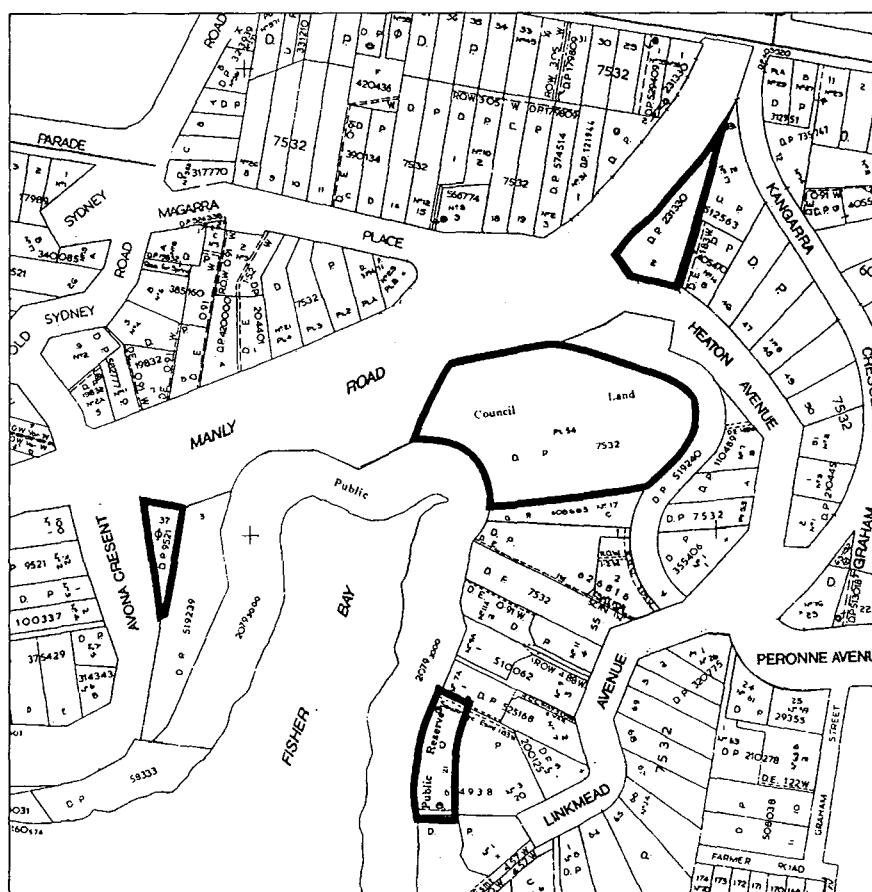
Area: 1.2 ha

Owner: Manly Council

1.2 Landform, Vegetation, Use

The areas of land to which this Plan of Management applies are primarily small areas of bushland in the vicinity of Fisher Bay. Two of them are situated on Manly Road while two are on the immediate foreshores of Fisher Bay.

Each parcel is characterised by urban bushland and has not been developed for any form of passive or active recreational use. All are in need of bush regeneration programmes.



1.3 Links to Other Areas and Adjacent Land

The two parcels close to Fisher Bay; Asset Management Nos. 67 and 36 are significant as part of the land which forms the Manly Scenic Walkway. The land off Linkmead Avenue; Asset Management No. 67 also has potential to provide access from Balgowlah Heights to the headwaters of Fisher Bay.

Adjacent land is residential, public road and Middle Harbour foreshore.

1.4 Reserve History

-

1.5 Available Plans

Not applicable

1.6 Leases

Nil

1.7 Council File References

-

2. CONTEXT

2.1 Classification under the Local Government Act, 1993

The land is classified as Community land under the Local Government Act, 1993 and is categorised as Natural Area - Bushland, Foreshore.

2.2 Other Legislation

- Manly Local Environmental Plan 1988
- Zoning: Open Space
- NB One parcel Asset Management No. 36 is zoned residential
- SEPP 19 - Bushland in Urban Areas
- Fisher Bay is an item of environmental heritage.

2.3 Reports and Studies

-

3. STATEMENT OF FUNCTION AND VALUE

3.1 Values and Function of the Land

The community land which adjoins Fisher Bay has local and district significance in terms of its natural and visual values providing part of the physical backdrop to Middle Harbour and being an important element with in the Manly Scenic Walkway.

The land is also considered to have regional recreational significance.

The land is considered to have local significance in terms of its heritage and future generational values.

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
Fisher Bay Area

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 Fisher Bay area are indicated on the following tables starting on page 5.

4.2 Issues for the Master plan

Issues, Concerns, Opportunities

1. The need for a bushland rehabilitation programme.
Response: This issue should be addressed within the Master plan.
2. The need for the Master plan to address issues relating to the adjoining Crown Land in addition to the Community Land.
Response: This approach can be adopted in the preparation of the Master plan.
3. Address the severe problem of sewer overflows.
Response: Give priority to this issue 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. Masterplan 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 are 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. A reporting process established in the Master plan confirms progress in achieving the objective.

3**OBJECTIVE**

Integrate local drainage needs into park design and bushland management.

MEANS OF ACHIEVING THE OBJECTIVE

1. The preparation of the Masterplan 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 Masterplan.
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.

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.

8

OBJECTIVE

Provide a major open space connecting between the harbour and ocean foreshores, creek and lagoon edges, 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.

