

# **PLAN OF MANAGEMENT FOR COMMUNITY LANDS**

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

**GURNEY CRESCENT**  
Seaforth



Prepared by the  
Environmental Services Division

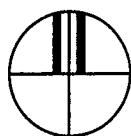
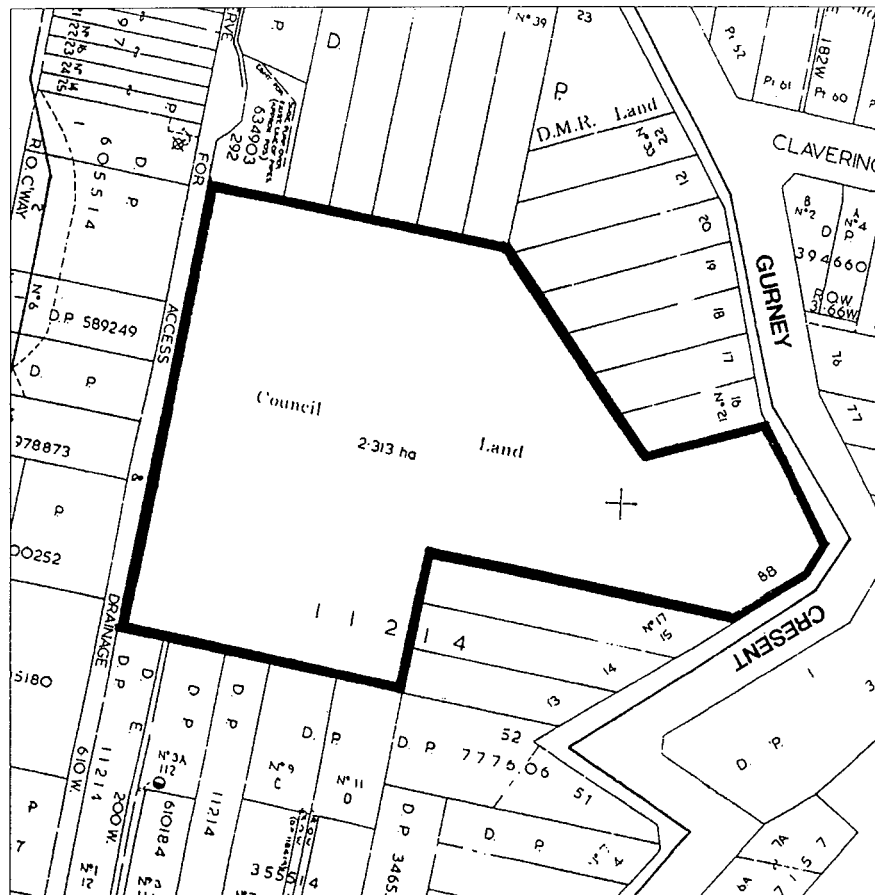
# 1. DESCRIPTION

## 1.1 Title, Area, Ownership

**Title:** Asset Management No. 29  
 Lot 88 DP 11214  
 Gurney Crescent, Seaforth  
**Area:** 2.313 hectares  
**Ownership:** Manly Council.

## 1.2 Landform, Vegetation, Use

The landform of the reserve is extremely steep and rugged. The vegetation comprises a mixture of dry sclerophyll forest and wetter heathland communities, but reduced as a result of adjoining residential development. Dominant



Not to scale

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species include *Eucalyptus piperita* (Sydney peppermint), *Eucalyptus gummifera* (Red Bloodwood) and *Angophora costata*, (smooth barked apple). The vegetation is affected by infestation of large areas by Lantana and Convolvulus which are infiltrating natural bushland areas. A natural watercourse flowing from east to west runs across the contours of the land from Gurney Crescent towards Middle Harbour.

The reserve has been maintained in its undeveloped condition because of its steep terrain.

### 1.3 Links

There are no formal existing through site links between Gurney Crescent and the unmade section of Bligh Street below the site. The land is enclosed by residential development on three sides.

### 1.4 Reserve History

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### 1.5 Available Plans

Not applicable.

### 1.6 Leases

Not applicable.

### 1.7 Council File References

Gurney Crescent - R5/31.

## 2. CONTEXT

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

Primary classification is Community land. The category of the land is Natural Area - Bushland.

### 2.2 Other Legislation

- Manly Local Environmental Plan 1988
- Zoning: Open Space
- Draft LEP Schedule 4 (Conservation) - there is the possibility of Aboriginal sites
- State Environmental Planning Policy No 19 - Bushland in Urban Areas.

### 2.3 Reports and Studies

- Landscape Study, 1977
- Recreation Study, 1978
- National Trust Bushland Survey 1981
- Manly Heritage Study 1986 mentions that Aboriginal sites are likely to occur.

### 3. STATEMENT OF FUNCTION AND VALUE

#### 3.1 Values and Function of the Land

The values associated with the bushland reserve at Gurney Crescent are related to its undeveloped natural bushland character. It is of natural, visual and heritage value at the local and district level. By virtue of its situation on the slopes above Middle Harbour the reserve is also of district significance in terms of its visual and natural value.

#### 3.2 Conclusion

The steep terrain severely restricts any active recreational function for the Reserve. There may exist some potential for provision of pedestrian linkages through or across the site, possibly utilizing the adjacent drainage and access easement. This would require further consideration.

The Reserve also offers potential as part of a bushland corridor, linking remaining areas of bushland in Manly.

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 Reserve in Gurney Crescent

## 4. MANAGEMENT

### 4.1 Means of Achieving Objective

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

### 4.2 Issues for the Master plan

#### **Issues, Concerns, Opportunities**

1. Need for weed control and bush management programme.  
**Response:** Consider in the Master plan.
2. Drainage issues and runoff from adjoining properties.  
**Response:** Examine within context of the Master plan.
3. Consider issue of encroachments and definition of boundaries.  
**Response:** Discuss with local community and devise appropriate actions.
4. Naming the reserve to establish its identity.  
**Response:** Consider in 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 SEPP 19 and the areas to which it applies.
2. Make all neighbouring residents aware of the provisions of SEPP 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 contemporary 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 of park for replanting with indigenous native plants.
8. Prioritisation of areas requiring regeneration.

**PERFORMANCE MEASURES**

1. Workers are aware of the legislation and its responsibilities. Awareness is ascertained at annual performance reviews.
- 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. Up to date knowledge and skills are 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.
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. The Master plan should allow for a general increase in vegetation cover for shade, cooling and oxygen replenishment.
6. Modify the use of fertilisers where there is risk of polluting the bushland area or water course.
7. The Master plan should identify causes of bushland degradation and include a bushland rehabilitation programme.
8. The Master plan should include the bushland reserve in a corridor strategy to link remnants of bushland in Manly.
9. The Master plan should identify a requirement for locally indigenous species to be used when replanting of bushland reserves is required.
10. Develop and implement community awareness and education programmes involving adjoining residents.
11. 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 specific water conservation techniques.
5. An increase in the number of trees and shrubs is considered compatible with other objectives, where appropriate.
6. Fertiliser use by Council assessed for pollution issues.
  - 6.1 Leases or licences contain similar requirements relating to fertiliser use.
7. A bushland management programme is undertaken for the reserve.
8. The bushland reserve is included in a strategy to establish a corridor linking bushland remnants in Manly.
9. The Master plan identifies appropriate indigenous species for replanting when required.
10. Community awareness and education programmes are implemented.
11. 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 and the means of achieving the objective.

**MEANS OF ACHIEVING THE OBJECTIVE**

1. The preparation of the Master plan should address 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.



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## 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.
2. Include identified needs in the Master plan.

### PERFORMANCE MEASURES

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

**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-team for particular reserves and projects.
4. Consider inviting neighbourhood groups or individuals to be directly involved in ongoing planning and management of reserves.

**PERFORMANCE MEASURES**

1. Evidence of liaison undertaken to the satisfaction of local groups.
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.

