

PLAN OF MANAGEMENT FOR COMMUNITY LANDS

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

L.M. GRAHAM RESERVE
Suwarrow St., Balgowlah



Prepared by the
Environmental Services Division

1. DESCRIPTION

1.1 Title, Area, Ownership

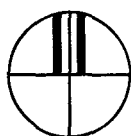
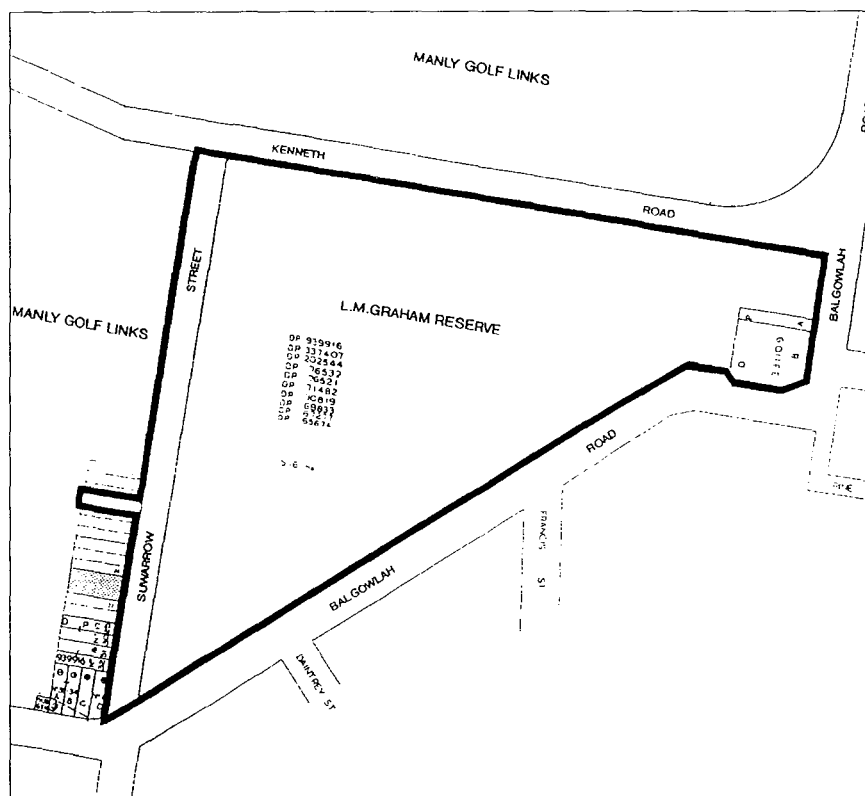
Title: Asset Management No. 7, 56, 114
(56) - Lot 30, Sec 4, DP 939916
Suwarrow Street (7) - (114) - Lot
1, DP 821350 Suwarrow Street

Area: (56) 224.9 sq m;
(114) 4652 sq m; (7) 5.6 ha

Owner: Manly Council

1.2 Landform, Vegetation, Use

The landform of the reserve is low lying and flat. Vegetation is very sparse and limited to the perimeters of the reserve.



Not to scale

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Three functional areas can be identified in the reserve:

1. At the southern end a childcare centre and associated outdoor play and grass areas is situated in the Reserve. Two large plane trees dominate this area and frame the vehicular entrance.
2. The central area incorporates sports fields, soccer ovals, tennis courts and cricket pitches. All native vegetation has been cleared from this area apart from some species lining the perimeter. The dominant species is *Melaleuca quinquenervia* (paper bark).
3. At the northern end is situated the Manly Swimming Centre incorporating an olympic size pool, wading pool, etc.

Car parking is available within L.M. Graham Reserve for 190 cars comprising two car parks of 95 cars each at the northern and southern ends of the Reserve.

1.3 Links to Other Areas and Adjacent Land

No formal through site links exist. A cycleway is located on the footpath along Kenneth Road. Potential exists for through site pedestrian and cycle links. Also potential exists for developing a cycle path on the perimeter.

1.4 Reserve History

To be prepared.

1.5 Available Plans

- Layout - June 1988 - plan reference 1/534
- Existing Sporting Facilities - July 1981 - plan reference 1/258

1.6 Leases

Tennis courts

1.7 Council File References

T6/4 Lease of tennis courts

2. CONTEXT

2.1 Classification under the Local Government Act, 1993

The reserve is classified as Community Land and categorised as a Sports Ground and Community use.

2.2 Other Legislation

- Manly Local Environmental Plan 1988
- Zoning: Open Space
- Seven coral trees at the corner of Kenneth and Balgowlah Roads, Manly are items of environmental heritage.

2.3 Reports and Studies

- Landscape Study, 1977
- Recreation Study, 1978.

3. STATEMENT OF FUNCTION AND VALUE

3.1 Values and Function of the Land

The L.M. Graham Reserve is primarily of local and district value and function in terms of natural characteristics, it's visual significance and the opportunities for social, recreational and educational activities. The location and the range of social and recreational facilities at the reserve are of district significance.

3.2 Conclusion

The potential exists to improve the Reserve through the addition of further activities and facilities, and additional planting of trees and shrubs. This should be developed within the preparation of the master plan for the reserves.

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
L.M. Graham Reserve

4. MANAGEMENT

4.1 Means of Achieving Objective

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

4.2 Issues for the Master plan

Issues, Concerns, Opportunities

1. Potential of undeveloped areas of park e.g. road closure.

Response: Requires further consideration at Master plan stage.

2. Need for additional landscaping and planting in the park.

Response: Consider opportunity for additional indigenous native planting in the area.

3. Maintenance issues e.g. the overgrown grass.

Response: Address in the Master plan.

4. Opportunity exists to explore potential for cyclepath/walkway across and around the Reserve.

Response: Consider as part of

Master plan exercise.

5. L.M. Graham is within the overall catchment of Burnt Bridge Creek and consideration should be given to the impact of activities e.g. maintenance, development, and plantings on the Creek system.

Response: Address in the Master plan and cross reference to Burnt Bridge Creek Master plan.

6. Consolidation of title.

Response: Carry out as first priority.

7. Issue of shade.

Response: Address provision of shade trees and structures in the master plan.

8. Potential to develop as part of an integrated sporting facility offering field sports, team games, golf, swimming, tennis and croquet.

Response: A significant issue for further development in the master plan.

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.

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OBJECTIVE

To manage all open space land in a flexible manner and to ensure that 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 assessed for compatibility, demand and availability of resources.
 - 2.2 Appropriate facilities included in the Master plan.

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OBJECTIVE

To maintain our active sporting areas and manage them to maximise choice. Consider LM Graham Reserve and Kierle Park as an opportunity to provide major new recreation activities.

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.

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OBJECTIVE

Recognise the role of each open space within the wider community and in relation to other objectives.

MEANS OF ACHIEVING THE OBJECTIVE

1. Ensure Master plan for each reserve assesses the functions of the park and the needs of the local community in relation to the wider geographical area to avoid duplication or repetition of facilities.

PERFORMANCE MEASURES

1. Master plan reflects local needs and recognises the need to avoid duplication.

12 OBJECTIVE

To encourage 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.

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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. Inclusion of local neighbourhood and user groups in future design and management of reserves.
4. Consider the provision of additional activities where permitted and consistent with other objectives in order to increase recreational opportunities.
5. Make facilities and access to reserves generally suitable for those with mobility impairments.

PERFORMANCE MEASURES

1. Undesirable activities controlled.
 - 2.1 Park users not threatened by dogs.
 - 2.2 No scattered dog excrement within reserves.
3. Local community needs are being met when consideration is given to this objective.
4. Additional activities provided after consideration.
5. Facilities and access to reserves generally suitable for those with mobility impairments.

14**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.