

PLAN OF MANAGEMENT FOR COMMUNITY LANDS

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

LOT 1 FRENCHS FOREST ROAD
Seaforth



Prepared by the
Environmental Services Division

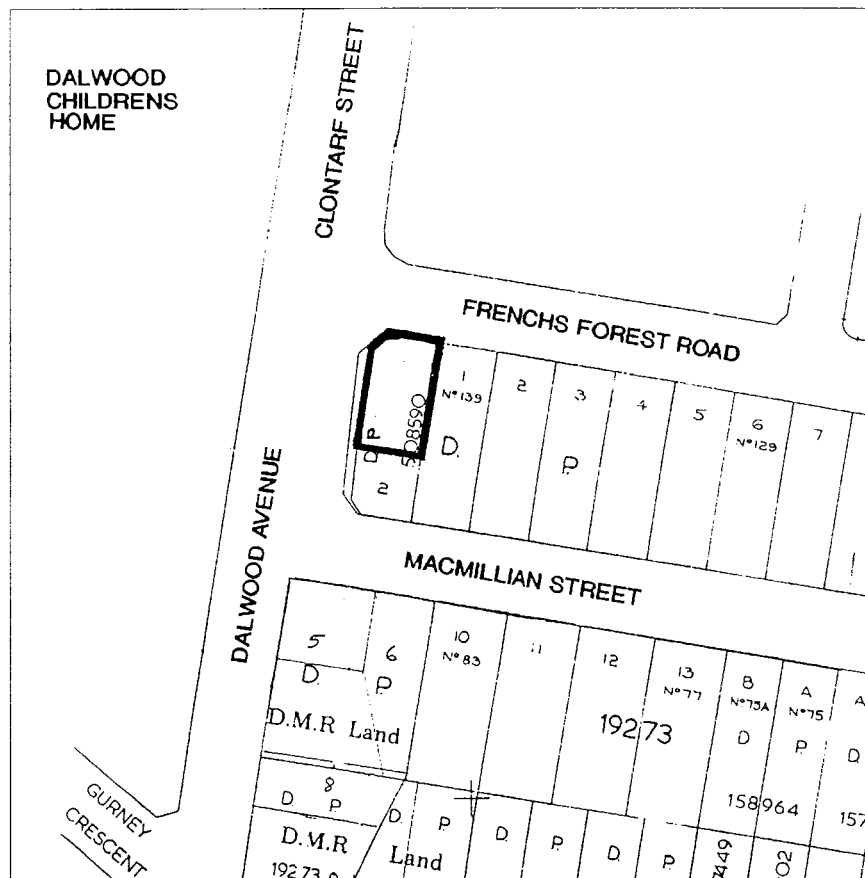
1. DESCRIPTION

1.1 Title, Area, Ownership

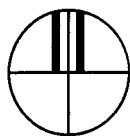
Title: Asset Management No. 25, 159
 Lot 1 DP 508590
 Area: 531.1 sqm
 Owner: Manly Council

1.2 Landform, Vegetation, Use

Situated on the corner of Frenchs Forest Road and Dalwood Avenue, this site can be described as a small open, flat pocket of land which is sparsely vegetated.



LOT 1 FRENCHS FOREST ROAD, SEAFORTH



Not to scale

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Having a frontage onto the busy Frenchs Forest Road, the area has a limited use. In the adjoining Lot 1 a cream brick building with a pitched tile roof, approximately 80 sqm, previously a substation, lies unused.

Vegetation on the site comprises a healthy grass covering which fades to gravel in Lot 2.

A row of young Eucalypts, one mature, can be found along the existing fence line. Two mature, but straggly Eucalypts are positioned in the middle of the site with a stand of small trees along Dalwood Avenue.

1.3 Links to Other Areas and Adjacent Land

No formal through site links exist, but the area offers pedestrian short cuts between Frenchs Forest Road and MacMillan Street, by passing Dalwood Avenue.

Adjacent land includes public road, one adjoining residential property which has two access points to the park and Lot 2 currently owned by Sydney Electricity.

Dalwood Childrens' Home is located on the opposite side of Dalwood Avenue.

1.4 Reserve History

In 1947, Council purchased Lots 1 & 2 from the Department of Main Roads as an electricity substation site as part of its electricity undertakings. The substation building was constructed on site in 1949.

With the formation of MacKellar County Council in 1951, all relevant real estate was automatically vested in MacKellar under Section 564B(1)(a) of the 1919 Local Government Area. In 1962, MacKellar County Council lodged a subdivision application with Council to transfer Lot 1 to Manly Council for open space purposes. However, the 1951 transfer of title had been overlooked and Manly actually held the title to both Lots 1 & 2

of the land. Lot 2 of the land was transferred to MacKellar County Council in 1963 together with the existing substation building on the site.

Council has recently acquired land known as Lot 50 between Lots 1 & 2, Dalwood Avenue from the RTA at no cost and is seeking to acquire the small strip of land known as Lot 3, currently owned by the RTA.

Play equipment has been recently removed and replaced in Acacia Park, Castle Circuit, 250m away.

1.5 Available Plans

None

1.6 Leases

None

1.7 Council File References

Engineering Assets File - 'Dalwo'

2. CONTEXT

2.1 Classification under the Local Government Act, 1993

This area is classified as Community Land and is categorised as General Community Use.

2.1 Other Legislation

- Manly Local Environmental Plan 1988
- Zoning: Open Space

2.3 Reports & Studies

- Environmental Services Division, 25th July 1995

3. STATEMENT OF FUNCTION AND VALUE

3.1 Value and Function of the Land

Lot 1 Frenchs Forest Road is an area which is largely under utilised due to it's siting and history. As a result, the area does not have any significant functions or values, except for use as a short cut between Frenchs Forest Road and MacMillan Street.

As the soil is contaminated with creosote, bitumen tar liquid and road base from previous RTA dumping, there is limited vegetation. The area also has a limited value as a recreational area due to its proximity to busy roads.

The area has a local function in relation to future generational value in terms of rectifying soil problems, revegetation and the possibility of providing safe recreational facilities.

3.2 Conclusions

Lot 1 Frenchs Forest Road is presently limited in its function, value and use due to the areas siting.

There is potential for the future development of the area as a recreational resource by the acquisition of Lots not currently owned by Council, (Lots 2,3) and the subsequent revegetation of the area providing a barrier from the busy French Forest Road.

The opportunity would then exist to formally name the park, provide relevant park facilities with the possibility of incorporating a sporting facility of either a Tennis Court, or Basketball Court.

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

Lot 1 Frenchs Forest Road, Seaforth

4. MANAGEMENT

4.1 Means of Achieving Objectives

The draft plan of management for community land is based on 15 objectives. Those applicable to Lot 1 Frenchs Forest Road are indicated on the following tables starting on page 6.

4.2 Issues for the Master plan

Issues, Concerns, Opportunities

1. The acquisition of Lots 2 & 3 to increase the area of Council owned land and to achieve functional space.
Response: Review during preparation of Master plan.
2. The amalgamation of Lots into/ under one Lot Number.
Response: Review during preparation of Master plan.
3. Re-landscaping of the area, especially to provide a barrier to Frenchs Forest Road, including resolving the soil contamination concern.
Response: Address at Master plan stage.
4. Formally name the park and provide relevant facilities within a safe environment.
Response: Address at Master plan stage.
5. The opportunity for the development of a sporting facility such as a Basketball or Tennis Court.
Response: Address at Master plan stage.
6. Demolition of the redundant electricity substation.
Response: Address at Master plan stage.

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OBJECTIVE

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

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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.
- 2.1 Production of competent designs for reserves prior to major works being undertaken.
- 2.2 Inclusion of local neighbourhood and user groups in future design and management of reserves.
3. Regular assessment of maintenance needs to ensure minimum public safety risk from the facilities.
4. Make facilities and access to reserves generally suitable for those with mobility impairments.

PERFORMANCE MEASURES

1. Undesirable activities controlled.
- 2.1 Greater public use of reserves and reduced vandalism.
- 2.2 Local community needs are being met when consideration is given to this objective.
3. Minimum accidents from use of facilities.
4. Facilities and access to reserves generally suitable for those with mobility impairments.