

# **PLAN OF MANAGEMENT FOR COMMUNITY LANDS**

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

**NORTH HARBOUR RESERVE**  
Balgowlah



Prepared by the  
Environmental Services Division

# 1. DESCRIPTION

## 1.1 Title, Area, Ownership

**Title:** Asset Management Nos. 145 & 156  
No. 145 - Within DP 7357

**Area:** 573.5m<sup>2</sup>

**Owner:** Manly Council

**Title:** No. 156 - Lot 1, DP 115707

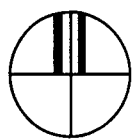
**Area:** 2,751m<sup>2</sup>

**Owner:** Manly Council

## 1.2 Landform, Vegetation, Use

Area 1 comprises a drainage reserve between Jackson and Condamine Streets which follows the path of a natural water course. Area 2 off Boyle and Burton Streets is an area of bushland.

The two areas of community land form part of the overall North Harbour Reserve, the majority of which is Crown Land.



Not to scale

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### 1.3 Links to Other Areas and Adjacent Land

The two areas of community land have the potential to provide pedestrian links to the adjoining residential areas and to the foreshore

### 1.4 Reserve History

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### 1.5 Available Plans

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### 1.6 Leases

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### 1.7 Council File References

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## 2. CONTEXT

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

The park is classified as Community land and is categorised as a Park and Natural Area - Foreshore and Bushland.

The drainage reserve is subject to reclassification to Community Land.

### 2.2 Other Applicable Legislation

- Manly Local Environmental Plan 1988
- Zoning: Open Space
- SEPP 19 - Bushland in Urban Areas

### 2.3 Reports and Studies

### 3. STATEMENT OF FUNCTION AND VALUE

#### 3.1 Values and Function of the Land

The values and function of the two areas of community land are primarily of local and district significance in terms of their natural and visual values and functions. They form part of the North Harbour Reserve and are important in terms of their foreshore location.

Similarly the community land is of local and district significance in terms of its recreational, cultural and educational

values. The Reserve is also considered to be of local and district significance in terms of its future generational and heritage values.

It is a popular location for picnics and active recreation, primarily for the local community and people within the district who know its location and facilities.

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

North Harbour Reserve  
Balgowlah

## 4. MANAGEMENT

### 4.1 Means of Achieving Objective:

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

### 4.2 Issues for the Master plan

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

1. Importance of retaining as much of the natural character of the Reserve as possible.

**Response:** Address 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 Masterplan.
6. The Masterplan 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 Masterplan 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 Masterplan.
5. Masterplan implemented by workers in urban bushland areas.
6. The Masterplan identifies encroachment issues. Confirmation that encroachment issues have been addressed.
7. Progress on areas being regenerated recorded.
8. Priority areas 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 Masterplan.
2. Ensure Masterplans 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 Masterplan 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 Masterplan should identify causes of bushland degradation and include a bushland rehabilitation programme.
9. The Masterplan should include the bushland reserve in a corridor strategy to link remnants of bushland in Manly.
10. The Masterplan 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 Masterplan should establish means of documentation and reporting on the progress of implementation.

## PERFORMANCE MEASURES

1. The Draft Masterplan is referred to the Community Environment Committee and Manly Community Environment Centre for input.
2. Masterplans 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 Masterplan.
4. The Masterplan and work programmes include mulching, drainage and other specific water conservation techniques where appropriate.
5. Preferred plant species relevant to the Reserve included in Masterplan.
6. An annual increase in the number of trees and shrubs is considered compatible with other objectives.
- 7.1 Fertiliser use addressed in the Masterplan.
- 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 Masterplan identifies appropriate indigenous species for replanting when required.
11. Community awareness and education programmes are implemented.
12. A reporting process established in the Masterplan 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 Masterplan 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 Masterplan 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 Masterplans, where appropriate.

## PERFORMANCE MEASURES

1. Compliance with statutory provisions achieved.
2. The Masterplan 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 Masterplan, where appropriate.



## 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 Masterplan.

### 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 Masterplan.

## 8

## OBJECTIVE

Provide a major open space linkage connecting: harbour and ocean foreshores, creek and lagoon edge, and the national parks.

## 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. Paths and signage installed as required.
2. Publicise linkages.
3. Masterplans 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.
6. Review confirms that provision has been made for people with mobility impairments.
7. All leases and licenses include provision related to minimizing public risk.

## 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.

**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.
- 3.3 Refer to the design guidelines in the Manly Landscape Management Plan 1988, Section 2.1.7. when preparing designs or undertaking works.
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.