

# **PLAN OF MANAGEMENT FOR COMMUNITY LANDS**

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

**TOWER HILL PARK**  
Tower Street, Manly



Prepared by the  
Environmental Services Division

# 1. DESCRIPTION

## 1.1 Title, Area, Ownership

**Title:** Asset Management No. 162 Lot 1,  
DP60402, Tower Street, Manly

**Area:** 208.7m<sup>2</sup>

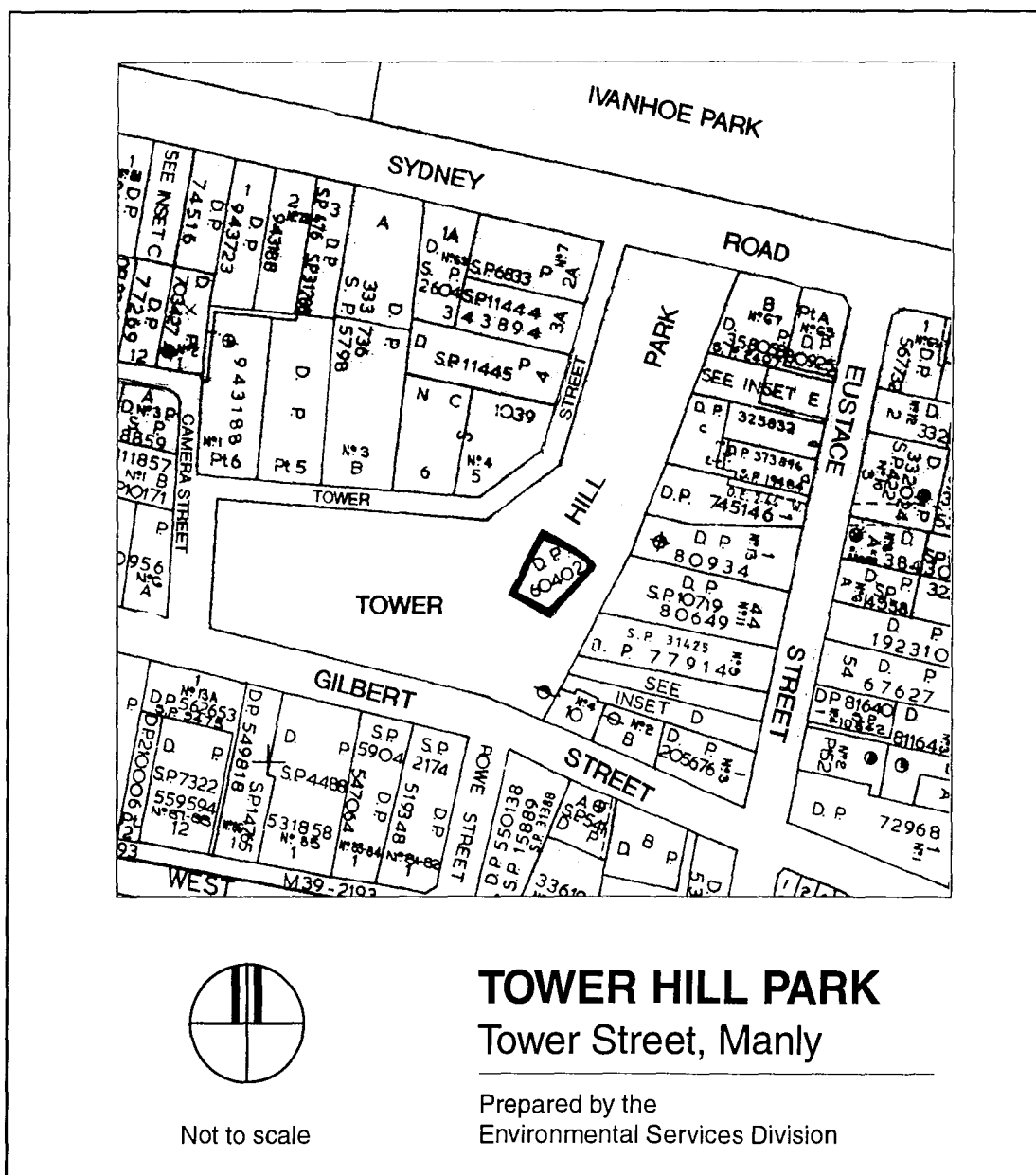
**Owner:** Manly Council

The community land is limited to a small area of land within the crown reserve.

Vegetation is semi-natural. The park was originally planted with Morton Bay and Port Jackson Figs, now mature and either eliminating or framing views to the ocean. There are also ornamental garden plants with dense weed growth in terraced planting beds.

## 1.2 Landform, Vegetation, Use

Situated on top of an escarpment, Tower Hill Park has a steep grade with rocky outcrops scattered throughout. Steps and paths are provided to access various parts of the park.



Use is limited due to the park's steep topography and vegetation. The park is used for walking and sitting.

### 1.3 Links to Other Areas and Adjacent Land

Numerous paths provide formal links through the park connecting Tower Street to the lower area of Manly. Parking is available in Tower Street.

Adjacent land is high density residential apartments.

### 1.4 Reserve History

### 1.5 Available Plans

### 1.6 Leases

### 1.7 Council File References

## 2. CONTEXT

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

Community Land in part, with only the community land categorised as natural area escarpment and park. NB Primarily the park comprises Crown Land.

### 2.2 Other Applicable Legislation

- Manly Local Environmental Plan 1988
- Zoning: Open Space.
- Six trees listed as items of significant landscape conservation.

### 2.3 Reports and Studies

- Landscape Study, 1977
- Recreation Study, 1978
- Manly Heritage Study, 1986

### 3. STATEMENT OF FUNCTION AND VALUE

#### 3.1 Values and Function of the Land

The Park is of local and district significance having regard to its natural and visual values. In terms of its social and recreational functions the park is primarily of local significance. It is also of local significance having regard to its heritage and future generational value.

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  
Tower Hill Park

## 4. MANAGEMENT

### 4.1 Means of Achieving Objectives

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

### 4.2 Issues for the Master plan

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

1. Consider issues of future use and maintenance and opportunities for further development of the reserve.

**Response:** Prepare a Master plan for both Community Land and Crown Land.

**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 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.

# 4

## OBJECTIVE

To include heritage conservation and cultural identity matters in design criteria 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.

**7****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 assessed for compatibility, demand and availability of resources.
- 2.2 Appropriate facilities included in the Master plan.



## 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 programmememememes.
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. 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. 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.

