

PLAN OF MANAGEMENT FOR COMMUNITY LANDS

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

COMMUNITY LAND
Stuart Street, Manly



Prepared by the
Environmental Services Division

1. DESCRIPTION

1.1 Title, Area, Ownership

Title: Asset Management Nos. 37, 55, 79,
80, 111, 112, 113, 154, No. 37, Lots
4/6, DP 252420

Approx Area: 510.8m²

Title: No. 55, Part Lot 52, Sec 17, Volume
1877, Folio 437

Approx Area: 193m²

Title: No. 79, Lot 1, DP 304765

Approx Area: 1,132m²

Title: No. 80, Cnr Lots 2/44 and Lot 6 plus
Part Lot 5, Sec 13, Bk 623, No. 201

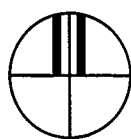
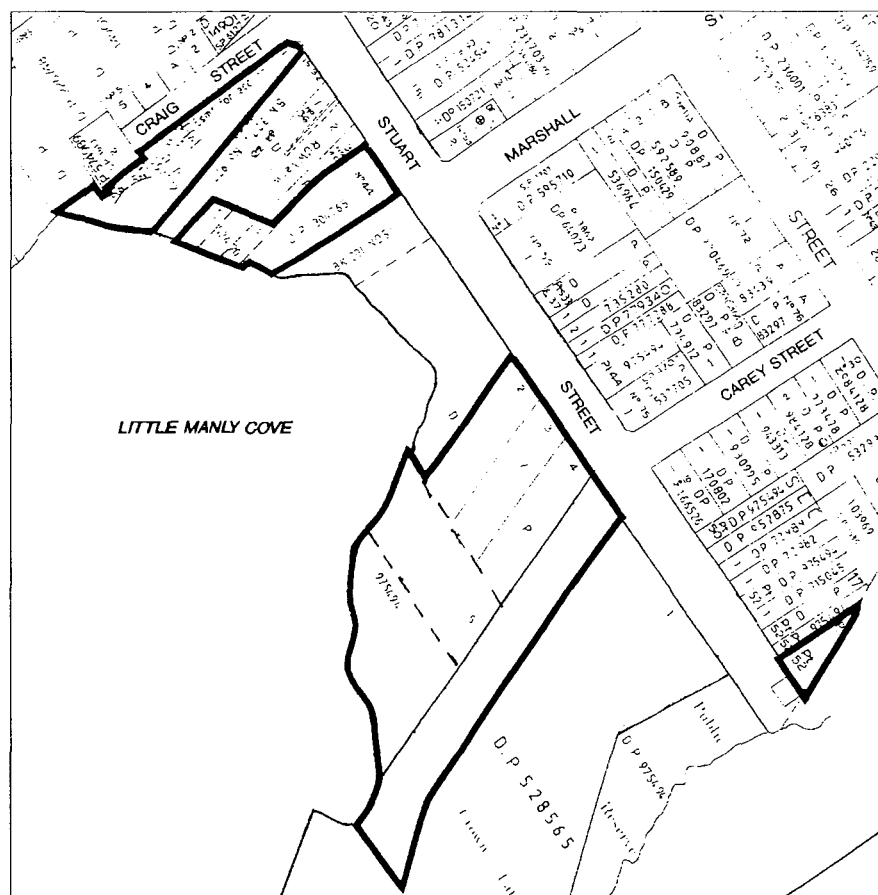
Approx Area: 6,100m²

Title: No. 111, Lot 1, DP 544297

Approx Area: 4,338m²

Title: No. 113, Lot 1, DP 574989

Approx Area: 94.3m²



Not to scale

STUART STREET
Manly

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1.2 Landform, Vegetation, Use

This is an area of landscaped foreshore open space comprising grassed areas, gentle slopes and a gully.

4 areas can be identified:

- i) A small grassed area at the end of Stuart Street with a through access path leading to the lower rock platform area, and a walking track to Colins Beach.
- ii) An undulating grassed area extending from Stuart Street down to the waterline of Little Manly Cove. An access path dissects the area which connects Little Manly Point Reserve with Little Manly Cove.
- iii) A childrens playground area is positioned on a flat grassy area adjacent to Little Manly Cove Beach. Access is directly off Stuart Street.
- iv) Car parking and boat ramp area adjacent to Little Manly Cove Beach which is directly accessible from Craig Street.

Vegetation in the landscaped areas is mostly natural bushland. Towards Spring Cove vegetation is associated with fairly deep and moist gully environment. Dominant species include Eucalytus botryoides (Bangalay), Pittosporum Undulatum and Melaleuca Quinquenervia (paper bark).

Uses of the area are picnics, swimming, children's play areas and beach activities.

1.3 Links to Other Areas and Adjacent Land

Formal through site links exist to Little Manly Cove via a flight of stairs, a path leads to Spring Cove. Adjacent land is Little Manly Cove, Spring Cove and public road.

1.4 Reserve History

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1.5 Available Plans

- Little Manly Cove Redevelopment 1974 (Ref: 3/027)

1.6 Leases

- i) To Little Manly Point Kiosk
- ii) Department of Planning lease of Little Manly Point to Council.

1.7 Council File References

L8/1 Development of Little Manly Point

R5/39 Little Manly Cove

C350 Little Manly Point Kiosk lease.

2. CONTEXT

2.1 Classification under the Local Government Act, 1993

The classification under the Local Government Act 1993 is Community Land and the category is Natural Area Foreshore and Park.

2.2 Other Applicable Legislation

- Manly Local Environmental Plan 1988
- Zoning: Open Space. The stone kerb and wall to Harbour are listed as landscape items of environmental heritage.
- Two Norfolk Island Pines are listed as significant plant items.

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 Community Land at Stuart Street has local, district and regional significance in terms of its natural, visual and recreation values. Its education, future generational and heritage values are primarily of local and district significance.

The Community Land represents an attractive and valuable component of the Manly foreshore open space system. The area has historical significance relating to the former site of the Gas Works. It provides scenic views of The Heads and the Harbour.

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
Community Land at
Stuart Street, Manly

4. MANAGEMENT

4.1 Means of Achieving Objectives

The draft plan of management for community land is based on 15 objectives. Those applicable to Community Land at Stuart Street, Manly are indicated on the following tables starting on page 7.

4.2 Issues for the Master plan Issues, Concerns, Opportunities

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 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 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 Master plan.
5. Master plan implemented by workers in urban bushland areas.
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.

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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. Balance an overall emphasis on indigenous native plant types with the need to maintain traditional cultural plantings in some reserves.
6. The Master plan 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 Master plan should identify causes of bushland degradation and include a bushland rehabilitation programme.
9. The Master plan should include the bushland reserve in a corridor strategy to link remnants of bushland in Manly.
10. The Master plan 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 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 mulching, drainage and other specific water conservation techniques where appropriate.
5. Preferred plant species relevant to the Reserve included in Master plan.
6. An annual increase in the number of trees and shrubs is considered compatible with other objectives.
- 7.1 Fertiliser use addressed in the Master plan.
- 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 Master plan identifies appropriate indigenous species for replanting when required.
11. Community awareness and education programmes are implemented.
12. A reporting process established in the Master plan confirms progress in achieving the objective.

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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 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.

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.

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.

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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.