

PLAN OF MANAGEMENT FOR COMMUNITY LANDS

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

BAREENA PARK Balgowlah Heights

Note: The majority of this park is Crown Land Reserve and does not require a Plan of Management under the Local Government Act provisions. These provisions only apply to the two allotments fronting Bareena Drive, owned by Manly Council. Most of the area of these allotments is included in the lease to the Balgowlah Bowling Club.



Prepared by the
Environmental Services Division

1. DESCRIPTION

1.1 Title, Area, Ownership

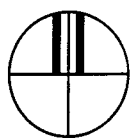
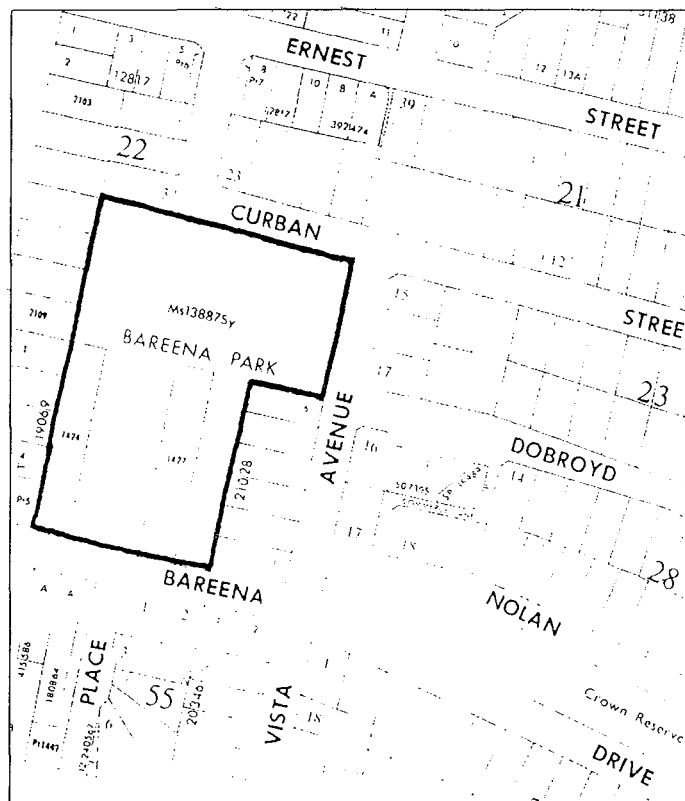
- i) Por 1424 and Por 1427 (2,002m²) owned by Manly Council
- ii) Crown Land reserve No. 74575 and No. 77008 (1.8 ha) under the care, control and management of Manly Council.

N.B. The provisions of this plan do not apply to the crown land.

1.2 Landform, Vegetation, Use

Three broad areas can be identified:

- i) elevated land with good views to the north, containing three bowling greens, a club-house and car parking area. The bowling greens have been constructed on filled land



Not to scale

BAREENA PARK Balgowlah Heights

Prepared by the
Environmental Services Division

- ii) a middle area comprising five tennis courts, a club-house and public toilet block with driveway access. Again there has been filled area to create level playing surfaces
- iii) a lower area mostly grassed with some remnant vegetation. These remnants are weed infested and tend to be encroached by grassed area. It includes a swing-set.

The first two areas present as well-established and apparently well-used sporting facilities with building design and landscaping typical of the 1950's suburban surrounds. The lower area is a typical plain suburban park having no well-defined function.

The perimeter of the lease areas for the two clubs comprise embankments which remain largely untended, used for fill and harbour weeds. A right of access way on the eastern side is neglected and unusable for this purpose.

1.4 Links to other areas, adjacent land

None existing. No formal through-site links, even though there are three road frontages. Potential to consider as part of connected open space area with Nolan Reserve and Tania Park. Adjacent land comprises rear yards of residential properties.

1.5 Reserve History

- the Crown Land reserve was established (gazetted) in part in 1951 and in part in 1954
- purchase date of the Council land was
- a lease to the Balgowlah Bowling Club was made in 1955 and the facilities established from that time
- a lease to the Bareena Park Tennis Club was made in 1956 and the facilities established from that time. An extension of the lease west of the club building was made in 1969.

1.6 Available Plans

- sketch plans of the built features
- dimensioned lease plans.

1.7 Leases

- i) to the Balgowlah Bowling Club, last granted 20th May, 1975 for twenty years
- ii) to the Bareena Park Tennis Club, last granted on 1st May, 1989 for ten years.

1.8 Council file references.

- Bareena Park - R5/5
- Balgowlah Bowling Club - B11/1
- Bareena Park Tennis Club - T6/3
- Bowling Club Lease - C68
- Tennis Club Lease - C73.

2. CONTEXT

2.1 Classification under the Local Government Act, 1993

Classification: community land

Category: sports ground (in part) park (in part).

2.2 Other Applicable Legislation.

- Manly Local Environmental Plan, 1988 (zoning - Open Space)
- S.E.P.P. 19 (Urban Bushland) applies to the remnant bushland area
- Crown Lands Act, 1989 (in respect to land not owned by Council).

2.3 Reports and Studies.

- Recreation Study, 1978
- Manly Landscape Management Plan, 1991 - specific recommendations made
- Recreation Needs Study, 1994 (incomplete)
- Urban Bushland Plan (in preparation).

3. STATEMENT OF FUNCTION AND VALUE

3.1 Values and Function of the Land

1. Provides space for well-used, group, active sporting grounds and accompanying facilities.
2. The age of the facilities means they appear to be well established the landscape of the reserve and the surrounding suburb. The building design and landscape treatment can be regarded as typical (indeed a good example) of its time (1950's) and the suburb. This includes the somewhat uncomfortable aspects of unshaded concrete areas, and untended embankments.
3. A small area of natural vegetation is of value as a remnant and probably provides informal "adventure" play space for children. There are statutory obligations under SEPP 19 (Urban Bushland) in respect to this area.
4. The open, northern area has limited function or value in its current state (other than as visual open space) given the slope (towards the road), lack of facilities or vegetation and some drainage problems. This area provides potential to meet future community needs (if identified and resources allocated).
5. The leases provide a source of income.

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
Bareena 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 Bareena Park are indicated on the following tables starting on page 6.

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.

7

OBJECTIVE

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.

9**OBJECTIVE**

To maintain our active sporting areas and manage them to maximise choice.

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.

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.

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

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.

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.