

PLAN OF MANAGEMENT FOR COMMUNITY LANDS

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

BRIMBECOM PARK
Beach Street, Balgowlah



Prepared by the
Environmental Services Division

Access through the site is available from the New Street footpath adjacent to the townhouses off New Street. This access however has not been formalised and is not currently signposted. The principal access is from Beach Street which is signposted.

A natural culvert has formed through the middle of the park as a result of stormwater runoff and vehicle access. There is evidence of erosion as a result of runoff on the western slope of the park.

At the southern end of the park a Scout Hall constructed primarily of timber occupies 180 sqm of site area within an area of 280 sqm which is leased to the Scout Association of Australia, NSW Division. Overhead wires run across the park to the Scout Hall.

There are a few isolated trees around the perimeter of Brimbecom Park and indigenous trees situated along the western boundary, forming a canopy. Also, indigenous trees remain within the subdivision of the adjoining residential property. Indigenous species include *Angophora costata* (smooth-barked apple), and *Eucalyptus piperita* (Sydney peppermint gum). Other species include *Eucalyptus gummifera* (red bloodwood), *Eucalyptus haemastoma* (scribbly gum) and *Banksia spinulosa*.

The condition of bushland in the park has been assessed as badly degraded in Council's view when considered in terms of SEPP 19 (State Environmental Planning Policy No. 19 Bushland in Urban Areas). The bushland on adjoining private land along the western boundary of the park is also subject to the provisions of SEPP 19.

A few pieces of children's play equipment are located at the northern end of the park along with picnic table and chairs. Other uses and activities within the park include informal games, walking and group usage of the Scout Hall.

1.3 Links to Other Areas and Adjacent Land

An informal pedestrian link exists through the site between Beach Street and West Street via the unmade section of New Street adjacent to the town houses.

1.4 Reserve History

The original area of the park, 1.75 acres, was donated to Council by the Brimbecom family. Consideration could be given to recognising this donation in the form of a plaque or interpretive material. Two additional lots were acquired by Council.

In 1961 Council leased a portion of the reserve to the Scout Association of Australia, NSW Division. In 1986 playground equipment was installed.

1.5 Available Plans

- landscape plan dated April 1982 - reference 1/242
- dimensioned lease plan

1.6 Leases

A lease of 280 sqm to the Scout Association of Australia, NSW Division for the Brimbecom Park Scout Hall. Leased 1/9/86 for ten years.

1.7 Council File References

- R5/7 Brimbecom Park
- C95 Lease for Scout Hall.

2. CONTEXT

2.1 Classification under the Local Government Act, 1993

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

2.2 Other Legislation

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

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

Brimbecom Park fulfils local functions in terms of the range of functions and values listed in Table 2 reflecting the existing character of the park, the limited range of playground facilities currently installed and its use mainly for local informal recreation.

However, the Scout Hall would have a wider district value, drawing scouts from areas beyond the immediate neighbourhood of Brimbecom Park.

3.2 Conclusions

Brimbecom Park is presently limited in its use to informal recreation. The Scout

Hall situated at the southern end is an exception in this respect. There is potential for further development of the park as a recreational resource by the improvement of existing play and recreation facilities.

There is also an opportunity to extend the area of bushland by planting indigenous native shrubs and trees on the sloping western area of the park. There are also opportunities to signpost the access to the park within the local area, particularly on the footpath system which provides linkages to Woodland and West Streets, and also to Beach and Woodland Streets. The opportunity also exists to sign post and improve the informal track to the park on the unmade section of New Street.

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
Bimbecom Park

4. MANAGEMENT

4.1 Means of Achieving Objective

The draft plan of Management for community land is based on 15 objectives. Those applicable to Brimbecom Park are indicated on the following tables starting on page 6.

4.2 Issues for the Master plan

Issues, Concerns, Opportunities

1. Opportunity to recognise the original grant of land by the Brimbecom family.
Response:
Potential for plaque or interpretative sign.
2. Opportunity for further development of recreational facilities, further landscaping and revegetation with natives.
Response:
These issues require further discussion with community.
3. Bushland issues include weed infestation, exotic trees and shrubs.
Response:
Address specifically in Master plan.
4. Drainage issues require attention.
Response:
Address specifically in Master plan, also erosion and sediment control.
5. Opportunity for improved pedestrian linkages and greater usage overall.
Response:
Examine this issue in consultation with the community.
6. Address the need for shade in the Master plan.
Response:
Consider provision of suitable shade trees or structure.

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 neighbouring residents aware of the provisions of SEPP 19 and seek co-operation to achieve good management of urban bushland areas.
2. Determine the bushland plant community appropriate to the contemporary environment.
3. Include actions for the conservation and regeneration of bushland in the Master plan.
4. 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.
5. The Master plan identifies areas of park for replanting with indigenous native plants.
6. Identification and prioritisation of areas requiring regeneration.

PERFORMANCE MEASURES

- 1.1 Information is made available to neighbours on the issues relating to urban bushland under SEPP 19.
- 1.2 Follow up inspections confirm good neighbourly practice.
2. Lists of appropriate plant communities are determined and included in the master plan.
3. Lists of appropriate plant communities are determined and included in the Master plan.
4. Master plan implemented by workers in urban bushland areas.
- 5.1 The Master plan addresses encroachment issues.
- 5.2 Confirmation that encroachment issues have been addressed.
6. Progress on areas being regenerated recorded.

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.
 - 2.1 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.

11**OBJECTIVE**

Recognise the roles of each open space within the wider community and in relation to other objectives.

MEANS OF ACHIEVING THE OBJECTIVE

1. Ensure Master plan contains reference to particular statutory obligations and non-statutory reports and other relevant matters.
2. Ensure Master plan assesses the functions of the park and the needs of the local community in relation to the wider geographical area to avoid duplication or repetition of facilities.

PERFORMANCE MEASURES

1. Master plan includes reference to statutory obligations as well as non-statutory matters of relevance.
2. Master plan reflect local needs and seeks to avoid duplication of facilities.

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.

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. Review efforts to encourage neighbourhood groups or individuals to directly participate in on-going planning and maintenance of 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. 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 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. Greater public use of reserves and reduced vandalism.
4. Minimum accidents from use of facilities.
5. Additional activities provided after assessment.
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.