

PLAN OF MANAGEMENT FOR COMMUNITY LANDS

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

BLIGH PARK
Alto Avenue, North Seaforth



Prepared by the
Environmental Services Division

1. DESCRIPTION

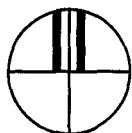
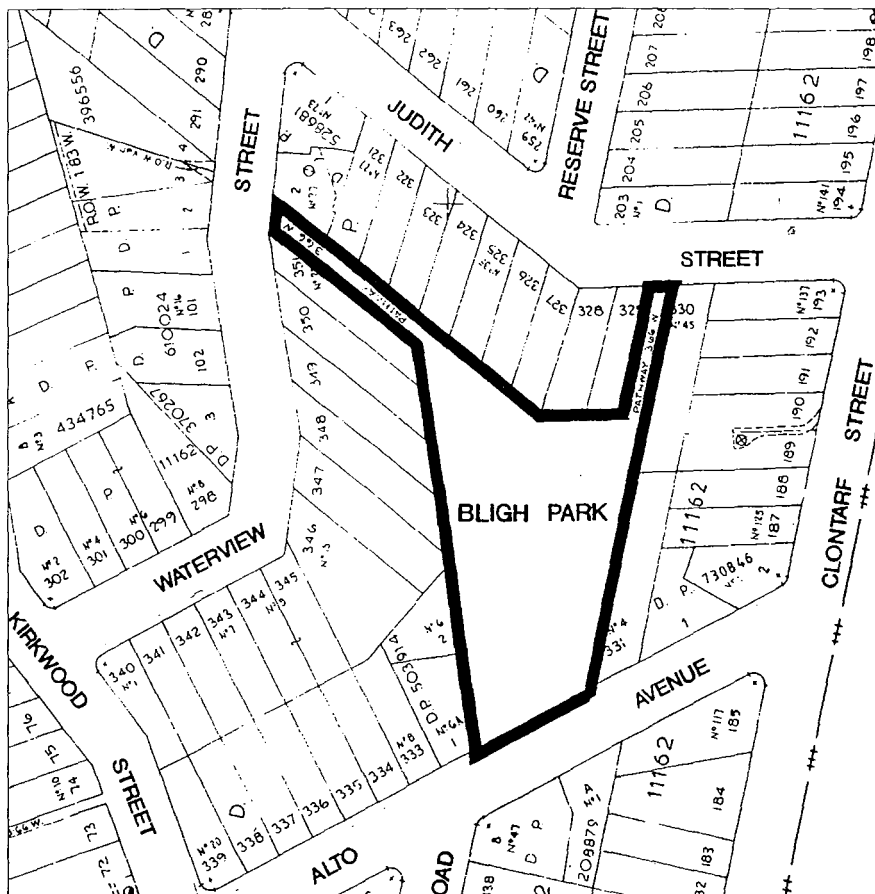
1.1 Title, Area, Ownership

Title: Asset Management No: 127
 Lot 352 DP 10356 Alto Avenue,
 North Seaforth
Area: 5980sqm
Owner: Manly Council

1.2 Landform, Vegetation, Use

Bligh Park is a small local park. Landform comprises a gentle gully, the lowest point of which is close to the centre of the reserve.

A childcare centre is located on a small ridge on the western side of the park with frontage to Alto Avenue. A small electrical substation is also situated on the site.



Not to scale

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Predominantly a bushland setting, the vegetation comprises almost entirely native species left following subdivision of surrounding lots. Dominant tree species are *Angophora costata* (smooth bark apple), *Eucalyptus piperita* (Sydney peppermint gum), *Eucalyptus sieberi* (black ash), and *Eucalyptus gummifera* (red bloodwood). Much of the undergrowth comprises pittosporum and weeds including privet and lantana.

1.3 Links to Other Areas and Adjacent Land

Two pedestrian paths provide access from Alto Avenue through the bushland areas of the reserve via easements to Waterview Street and Judith Street. Adjacent land comprises the yards of residential properties and Alto Avenue.

1.4 Reserve History

- 1955 - the land was transferred to Council
- 1958 - an electrical substation was established in the reserve by the MacKellar County Council. Now replaced by a kiosk substation and used by the kindergarten as a store
- 1989 - a collaborative effort by local residents and Council was undertaken to clear the reserve area of weeds and to reduce fire hazard.

1.5 Available Plans

- Bligh Park layout plan - undated - plan reference 28/033.

1.6 Leases

An informal lease to the kindergarten exists.

1.7 Council File References

Bligh Park R5/6 Kindergarten lease C312
Engineering File Alto Substation
File S31/4.

2. CONTEXT

2.1 Classification under the Local Government Act, 1993

Primary classification is Community land and category is General Community Use Park and Natural Area - bushland.

2.2 Other Applicable Legislation

- Manly Local Environmental Plan 1988
- Zoning: Open Space
- SEPP 19 - Bushland in Urban Areas - Applies to the remnant bushland within the reserve.

2.3 Reports and Studies

- Landscape Study, 1971
- Recreation Study, 1978
- National Trust Bushland Survey - March 1981.

3. STATEMENT OF FUNCTION AND VALUE

3.1 Values and Function of the Land

A park in bushland setting, Bligh Park caters primarily for the needs of the immediate population, serving the recreational and educational needs of very young children. The park is also of local natural, visual and potential heritage value being part of the remnant bushland of the area. It's natural setting provides opportunities for walking, social and recreational activities.

3.2 Conclusion

Bligh Park is a small park which combines several different function. The area closest to Alto Avenue could accommodate additional facilities which would extend the range of activities in the park.

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
Bligh 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 Bligh Park are indicated on the following tables starting on page 5.

4.2 Issues for the Master plan

Issues, Concerns, Opportunities

1. The play equipment may require upgrading or replacement.
Response: Consider in the context of the Master plan.
2. The need for regular maintenance and bush regeneration programmes.
Response: Consider in the context of the Master plan.
3. Review the safety and visual effects of the existing stormwater inlets in the lower part of the park.
Response: Review in consultation with the Community in preparation of the Master plan.
4. Update the existing park sign.
Response: Review in Master plan.
5. Potential exists to improve and possibly add facilities to the area of the park adjacent to Alto Avenue to encourage community usage.
Response: Review in the context of the Master plan preparation.
6. Opportunity exists for screening of the eastern wall of the childcare centre with small and medium shrubs to reduce visual impact on the reserve.
Response: Review in the context of 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 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.

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 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 increase in the number of trees and shrubs is considered compatible with other objectives, where appropriate.
 - 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.

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.

7

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 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 use of Council's reserves and 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. Confirm efforts to invite neighbourhood groups or individuals to directly participate in on-going planning and maintenance of reserves.

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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.