

# **PLAN OF MANAGEMENT FOR COMMUNITY LANDS**

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

**BOWER STREET RESERVE**  
Manly



Prepared by the  
Environmental Services Division

# 1. DESCRIPTION

## 1.1 Title, Area, Ownership.

Title: Asset Management Nos. 14, 108 (i)  
 Lot 36A, DP 390597, Bower Street,  
 Manly.

Area: (approximately 240m<sup>2</sup>)

Owner: Manly Council.

Title: Lot 1, DP 438724, Bower Street,  
 Manly

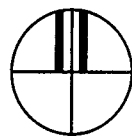
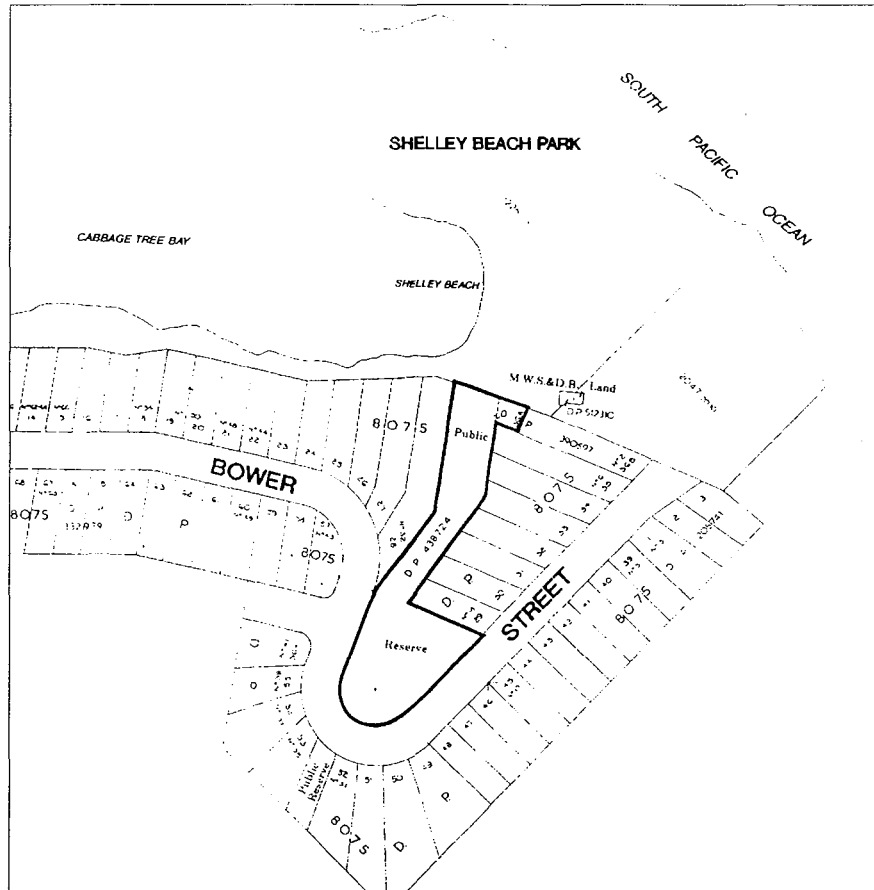
Area: (approximately 5,867m<sup>2</sup>)

Owner: Manly Council.

## 1.2 Landform, Vegetation, Use.

Three broad areas can be identified:-

- i) An attractive semi-circular grassed area enclosed by the curve of Bower Street. Two prominent fig trees set the character. There are ocean glimpses, a swing and a slippery-dip, and a Phoenix palm transplanted from an adjacent



Not to scale

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development site. This area was established by filling of the original gully. The original watercourse is now piped under this area which is still subject to settlement from time to time.

- ii) A natural gully leading to the foreshore which has been altered from its previous form by fill and removal of vegetation. Includes a path access and service corridor for gas pipes. At the base of the gully is an old sandstone building operated as a restaurant ("Le Kiosk"). Re-planting, primarily with rainforest species has recently occurred.
- iii) Lot 36A has a reasonable slope and is not readily available for public access due to the gully and buildings. It is partly occupied by a take-away food kiosk with function room above ("La Rampa").

#### 1.4 Links to other areas, adjacent land.

Acts as a public link from residential Bower Street to the foreshore.

Access to the adjacent Shelly Beach reserve is necessarily restricted by the lease areas of "Le Kiosk" and "La Rampa". Adjacent land is either public road, rear yards of residential properties or other public reserve.

#### 1.5 Reserve History.

Unknown.

Has been used for dumping of fill. The original building now comprising the "Le Kiosk" restaurant is shown on photographs around 1910. The building now comprising "La Rampa" was originally used to store a surf rescue boat.

#### 1.6 Available Plans.

- Sketch plans of the landscape features
- Dimensioned lease plans.

#### 1.7 Leases.

- i) To the "Le Kiosk" restaurant.
- ii) To the "La Rampa" restaurant/ take-away.

#### 1.8 Council File References.

- Bower Street - 54
- Le Kiosk - K2/5
- La Rampa - S8/2
- Le Kiosk and La Rampa Leases - C182 and C201

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## 2. CONTEXT

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

The land is classified as Community Land and is categorised as a Park.

### 2.2 Other Applicable Legislation.

Manly Local Environmental Plan, 1988:

- Zoning - Open Space
- Foreshore Scenic Protection Area
- Fig-Trees (2) listed as items of environmental heritage.

### 2.3 Reports and Studies.

- Landscape Study, 1977
- Recreation Study, 1978
- Manly Landscape Management Plan, 1991 (no specific reference to these reserves).

### 3. STATEMENT OF FUNCTION AND VALUE

#### 3.1 Values and Function of the Land

1. A simple local park. Its low intensity of use provides a good balance to the more crowded Shelly Beach reserve.
2. There are two distinctive landscapes which are of value:-
  - i) a simple attractive, semi-circular lawn area bordered by a roadway with two large and distinctive fig trees; and
  - ii) a remnant gully which, although degraded, has the potential to provide an attractive experience.
3. The two large fig trees have been listed as landscape items of environmental heritage and as such have statutory obligations.
4. It is a local access to the foreshore which could become more important if more development occurs on the St. Patrick's College site.

5. Re-use of two existing buildings (one is quite old and attractive) for public refreshment rooms, provides a well-used facility consistent with Council's tourism objectives.
6. Opportunity to restore native vegetation to the gully area will assist weed and erosion control, attract bird-life and allow appreciation of rainforest species.
7. A integral part of the local drainage network.
8. 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  
Bower Street Reserve

## 4. MANAGEMENT

### 4.1 Means of Achieving Objectives

The draft plan of management for community land is based on 15 objectives. Those applicable to Bower Street Reserve are indicated on the following tables starting on page 6.

### 4.2 Issues for the Master plan

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**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.

## **4** 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.



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## OBJECTIVE

To allocate extra effort to our high profile areas: Manly Cove, the Ocean Beach, Clontarf and Little Manly.

### MEANS OF ACHIEVING THE OBJECTIVE

1. Commit resources to ensure a high standard of contemporary design to create stimulating and robust spaces.
2. Commit resources to ensure a high level of maintenance, hygiene and rubbish collection.

### PERFORMANCE MEASURES

1. Design exercises undertaken for each high profile area without an existing design.
2. Acceptable level of maintenance, hygiene and rubbish collection achieved.

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

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**OBJECTIVE**

Provide a major open space linkage connecting harbour and ocean foreshores, creek and lagoon edge, and the national parks.

**MEANS OF ACHIEVING THE OBJECTIVE**

1. Provide appropriate paths and signage in each applicable reserve.
2. Identify the walkway route in each applicable Master plan as one particular function for that reserve.
3. Work to bring private land on the harbour foreshores into the connection, either by public ownership or other agreement.
4. Liaise with National Parks and Wildlife Service to obtain connections into national park lands.
5. Publish a guide to the circuit walkway once the connections are substantially in place.

**PERFORMANCE MEASURES**

1. Paths and signage installed as required.
2. Publicise linkages.
3. Master plans include walkway function and location.
  - 3.1 Continue negotiation with private land holders.
  - 3.2 Land brought into public use within a reasonable time preferably for inclusion in Project 2000.
4. Connections with national park lands obtained within reasonable time by the Year 2000.
5. A guide published and distributed.

## **13** OBJECTIVE

Provide for user health, safety and enjoyment means of achieving the objective.

### 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.