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# IVANHOE PARK PLAN OF MANAGEMENT

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13 OCTOBER 2021



NORTHERN BEACHES COUNCIL

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13 OCTOBER 2021

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# 1 INTRODUCTION

## 1.1 What is a Plan of Management?

A Plan of Management provides the framework for managing public land. It sets out how public land is intended to be used, managed, maintained and enhanced in the future.

The *Local Government Act 1993* requires Councils to classify public land as either community or operational land. Under Section 3.23(6) of the *Crown Land Management Act 2016*, Council Crown Land Managers (CLMs) are required to prepare and adopt a Plan of Management (PoM) for all Crown reserves they manage as community land.

A Plan of Management for a specific area of public land is usually accompanied by a Landscape Masterplan which shows proposed spatial actions. The Ivanhoe Park Landscape Masterplan which illustrates proposed physical changes to Ivanhoe Park is in Section 7.1. Supporting information is in the Ivanhoe Park Masterplan Report (NBRs and Partners, 2021).

## 1.2 Land to which this Plan of Management applies

The boundary of Ivanhoe Park in Raglan Street, Manly is shown in Figure 1.

This Plan of Management applies to the community land of Ivanhoe Park contained within reserve R89199 managed by Council as the appointed CLM. Lot 2661 DP 752038 (bowling club, bowling greens, and caretaker's cottage) and Lots 2424 and 2726 DP 752038 (tennis courts and clubhouse) are not within the reserve boundary of R89199 and are leased directly from Crown Lands. Under the CLM Act, as these excluded areas are not community land managed by Council as the appointed CLM, they are not required to be covered by this PoM.

Figure 1 Ivanhoe Park



Table 4 in Section 2 lists the land parcels in the study area. The study area comprises reserved Crown land for the purposes of Public Recreation and Community Purposes.

## 1.3 Background to this Plan of Management

Ivanhoe Park was included in the *Plan of Management for Community Lands* which was adopted by Manly Council in June 1996. At that time a botanic garden as an educational and tourist feature was proposed to be created in Ivanhoe Park. An objective of the Plan of Management was that Council wanted to extend the botanic gardens concept from Ivanhoe Park to other Council reserves and to connect them via a botanic walk with interpretive information provided. The Plan of Management also proposed a Recreation objective to “Make Ivanhoe Park a true, multi-use ‘town park’ for the Manly Town Centre.”

On 8 August 2017 Northern Beaches Council adopted the Ivanhoe Park Botanic Garden Landscape Masterplan.

On 23 August 2019, the Ivanhoe Park (including Manly Oval) cultural landscape was listed as a heritage item on the State Heritage Register. Following the heritage listing, Council resolved on 28 August 2019 to prepare a Landscape Masterplan, a Conservation Management Plan and a Plan of Management for the whole of Ivanhoe Park.

Council’s decision to prepare a Plan of Management and Masterplan for Ivanhoe Park also follows the commencement of the *Crown Land Management Act 2016* and the subsequent changes to the management of Crown reserves. Such changes include that Crown land managed by a Council as Crown land manager is to be managed as community land and included in a Plan of Management under the *Local Government Act 1993*.

## 1.4 Objectives of this Plan of Management

Council’s aim is to prepare a Plan of Management which will result in clear and achievable strategies to guide the future use, management and enhancement of Ivanhoe Park over the next 5 to 10 years.

The specific objectives of preparing a Plan of Management for Ivanhoe Park are to:

- ☐ comply with relevant legislation, particularly the *Crown Land Management Act 2016*, *Native Title Act 1993*, and the *Local Government Act 1993*
- ☐ ensure the park is managed according to the principles of Crown land management and the core objectives for categories of community land
- ☐ reflect the values and desired outcomes of engagement with the community, user groups, local residents, and other stakeholders
- ☐ identify and consider cultural heritage, consistent with the NSW Heritage Act and the State Heritage significance of the Park as a cultural heritage place
- ☐ identify and consider environmental, open space and recreational values, and the balancing of such values
- ☐ ensure the protection of the environment and provision of opportunities to enhance the health and wellbeing of the community
- ☐ identify land use issues through consultation and research, and to inform the development of strategies to manage them
- ☐ develop a holistic framework to plan and sustainably manage the land
- ☐ develop clear and achievable objectives and performance targets and the means to achieve them
- ☐ establish practical measures of assessment of performance
- ☐ include a Landscape Masterplan which shows proposed spatial actions.



## 1.5 Process of preparing this Plan of Management

The process of preparing this Plan of Management, engagement with stakeholders and the community, and documents produced at each stage, are shown in Figure 2.

Engagement with the community is an important part of the preparation of this Plan of Management. It gives everyone in the community the chance to have an input into the planning process so Council has a better understanding of the range of values, issues and concerns, and suggestions for improvements to consider when preparing the Plan of Management.

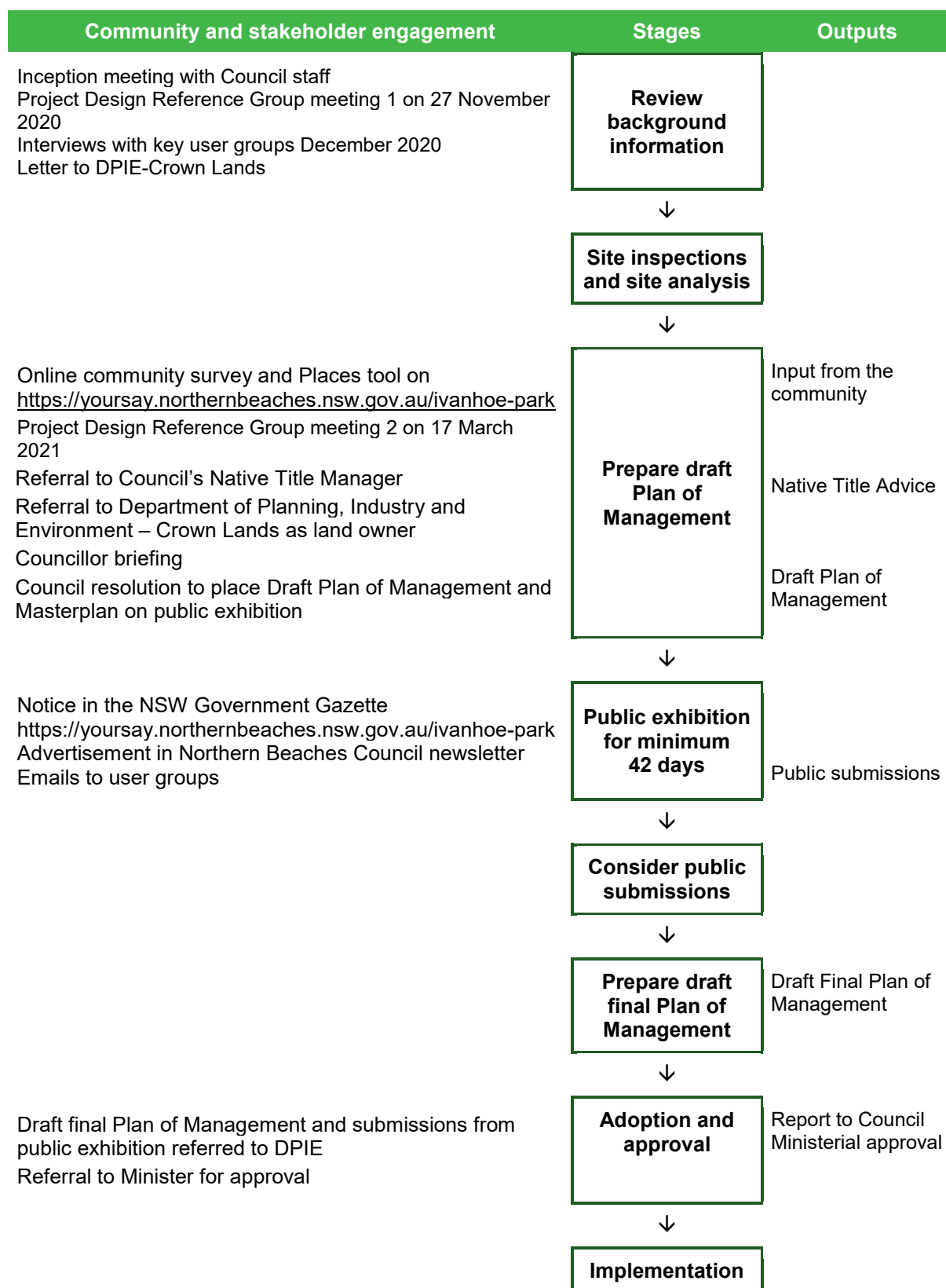
Stage 1 of community engagement involved a project page and online survey on the *Your Say Northern Beaches* website, and holding two workshops with a Design Reference Group comprising representatives of user groups, local residents, and young people. The Stage 1 community and stakeholder engagement outcomes are in a separate report (Parkland Planners, 2021).

Public exhibition of the Draft Plan of Management and Stage 2 community and stakeholder engagement involved a project page and online submission form on the *Your Say Northern Beaches* website, and holding online meetings / information sessions with the Design Reference Group, resident stakeholder groups, and the community. The Stage 2 community and stakeholder engagement outcomes are in a separate report (NBC, 2021).



*Ivanhoe Park Masterplan and Plan of Management Design Reference Group workshop 1*

Figure 2 Process of preparing this Plan of Management



## 1.6 Contents of this Plan of Management

This Plan of Management is divided into the following sections, as outlined in Table 1.

Table 1 Structure of this Plan of Management

Section	What does it include?
<b>1 Introduction</b>	Background to the Plan of Management, objectives, process, contents
<b>2 Description of Ivanhoe Park</b>	History, ownership and management, physical description, facilities, uses, maintenance
<b>3 Planning context</b>	Commonwealth and State planning legislation Regional and local planning context
<b>4 Community and stakeholder engagement</b>	The Manly community, issues raised by stakeholders and the community
<b>5 Basis for Management</b>	Values of the community and users Vision, roles, management objectives
<b>6 Future Use of Ivanhoe Park</b>	Permitted future uses and developments, scale and intensity of use, use agreements
<b>7 Action Plan</b>	Landscape Masterplan Strategies and actions to resolve issues consistent with values, performance measures to implement actions.
<b>8 Implementation and review</b>	Management, funding, reporting, review

Requirements for a Plan of Management for Crown land managed by a Council are generally as provided by the *Local Government Act 1993* rather than the *Crown Land Management Act 2016*. These requirements of the *Local Government Act 1993* for the contents of a Plan of Management for community land, and where they can be found in this Plan, are listed in Table 2.

Table 2 Contents of a Plan of Management for community land

Requirement of the Local Government Act	How this plan satisfies the Act
A description of the condition of the land, and of any buildings or other improvements on the land as at the date of adoption of the Plan of Management	Section 2
A description of the use of the land and any such buildings or improvements as at the date of adoption of the Plan of Management.	Section 2
Categorisation of community land	Section 3
Core objectives for management of the land.	Section 3
The purposes for which the land, and any such buildings or improvements, will be permitted to be used.	Section 6
The purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.	Section 6
A description of the scale and intensity of any permitted use or development.	Section 6
Authorisation of leases, licences or other estates over community land.	Section 6
Objectives and performance targets.	Section 7
Means by which the plan's objectives and performance targets will be achieved.	Section 7
Means for assessing achievement of objectives and performance targets.	Section 7

This Plan of Management has also been prepared according to the requirements of the *Crown Land Management Act 2016*. A Plan of Management will satisfy the *Crown Land Management Act 2016* if the points in Table 3 are addressed.

**Table 3 Contents of a Plan of Management required by the Crown Land Management Act 2016**

A Plan of Management prepared by a Council crown land manager satisfies the Crown Land Management Act if:	How this plan satisfies the Act
It is consistent with the purposes the land has been reserved or dedicated. (Sections 3.13 and 2.12)	This Plan has been prepared consistent with the purpose(s) of the reserves and dedications.
It has been prepared under the <i>Local Government Act 1993</i> and is classified community land that is either dedicated or reserved Crown land. (Sections 3.32 (1)(b) and Section 3.23 (6))	All Crown land that this Plan of Management has been prepared for is either dedicated or reserved Crown land under the management of Northern Beaches Council, and therefore required to have a Plan of Management.
Plans of Management for the land are to be prepared and adopted in accordance with the provisions of Division 2 or Part 2 of Chapter 6 of the <i>Local Government Act 1993</i> . (Section 3.23 (7) (d))	This Plan has been prepared to satisfy the requirements of the <i>Local Government Act 1993</i>
If the draft Plan of Management alters the categories assigned as provided by this section, the council manager must obtain the written consent of the Minister to adopt the plan if the re-categorisation would require an addition to the purposes for which the land is dedicated or reserved	No additional purposes of reserved or dedicated land are proposed.
Hold public hearing under section 40A of the <i>Local Government Act 1993</i> . (Section 3.23 (7) (d))	A public hearing will be undertaken in relation to this Plan of Management if categories change after initial categorisation or after further advice or direction from DPIE-CL.
Excepting where the relevant land is excluded land, the written advice of at least one Council's Native Title Manager that it complies with any applicable provisions of the native title legislation has been obtained. (Section 8.7 (1) (d))	Council has received the advice of a native title manager that the plan complies with the <i>Native Title Act 1993</i> (Cwth).
Council must comply with any requirements of the native title legislation in relation to the land (Section 8.10)	The Plan of Management has been prepared to ensure any impacts on native title will be appropriately addressed under the future act provisions of the <i>Native Title Act 1993</i> . Council shall meet the notification requirements of Section 24JB of the <i>Native Title Act 1993</i> in relation to the construction or establishment of a public work prior to further approval.



# 2 DESCRIPTION OF IVANHOE PARK

## 2.1 Locational context

Ivanhoe Park is located on the western edge of the Manly central business district, 250 metres from Manly Beach, and 350 metres from Manly ferry wharf.

Figure 3 shows adjoining and nearby landuses to Ivanhoe Park. The park is adjoined on its northern, western and southern sides by residential development. Tower Park and Gilbert Park are across Sydney Road to the south. St Andrews Presbyterian Church is midway on the park boundary on Raglan Street.

Figure 3 Locational context of Ivanhoe Park



Locational context of Ivanhoe Park (Source: Nearmap)





*View across Manly Oval towards Raglan Street*

## 2.2 History

A comprehensive description of Aboriginal occupation and post-European events is in the Ivanhoe Park Conservation Management Plan (GML Heritage, 2021). A summary of key points is set out below.

### 2.2.1 Aboriginal history

Aboriginal history of the Manly area is set out in the Ivanhoe Park Conservation Management Plan (GM Heritage, 2021).

The traditional owners, the Kay-ye-mai people of the Manly area, cared for the land until the late 1800s when land now known as Ivanhoe Park was increasingly being used for public recreation.

Prior to the arrival of Europeans, Aboriginal people collected and ate shellfish (as evidenced by large middens) and fish found in the low-lying swamps, lagoons and estuaries around the North Head peninsula and the greater Manly area, including the eastern end of what is now Ivanhoe Park.

The reasonably steep sandstone slopes rising westward in Ivanhoe Park which could have offered shelter (ideally facing east and north east) and firewood. At least one watercourse flowed down the slopes, providing essential potable water.

Local Aboriginal land management practices included use of controlled fire to clear country for hunting and to attract kangaroos, wallabies and other game. The cleared land also made travel easier and encouraged growth of root vegetables.

### 2.2.2 Post-European historical events

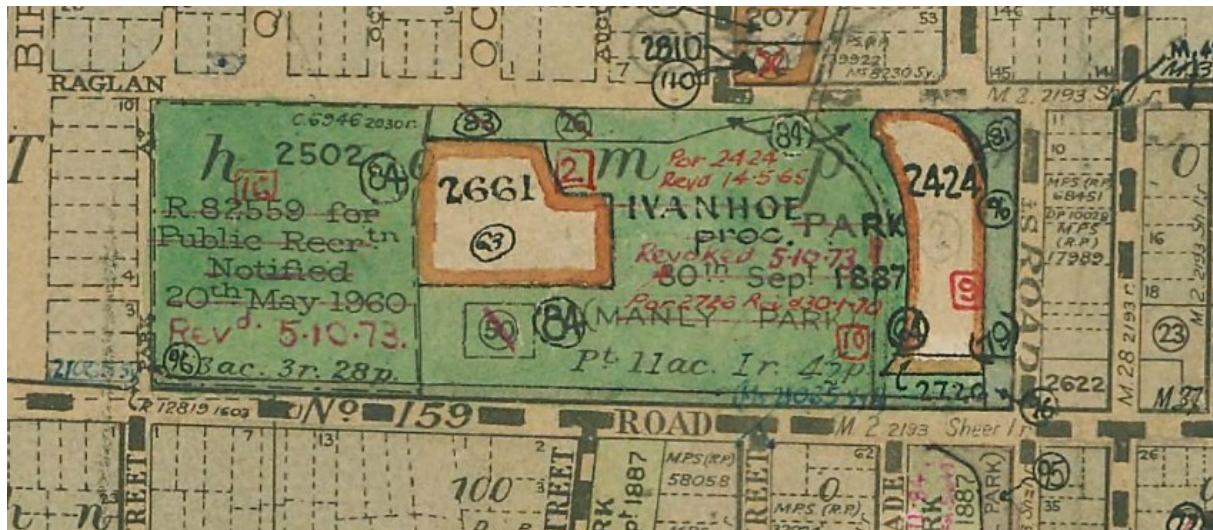
The history of Ivanhoe Park from 1810 onwards is summarised below and in Figure 4. A more detailed timeline of historical events is in Appendix A.

Captain Arthur Phillip and others first visited Manly Cove in 1788 and visited several times thereafter.

In April 1842 the Crown granted 100 acres of land to John Thompson, including what is now Ivanhoe Park.

Ivanhoe Park was first proclaimed as a public park on 30 September 1887 when Lot 7379 was gazetted as a public park under the Public Parks Act of 1884. Prior to this the land was in private ownership. Lot 2502 was reserved from sale and lease generally under the *Crown Lands Consolidation Act 1913*, gazetted 20 May 1960 (refer to Figure 5). These were both revoked on 5 October 1973 before being gazetted as one parcel on 15 May 1974.

Figure 4 Gazettal of Ivanhoe Park



Extract from Land Registry Services Historical Land Records Viewer for the town of Manly

## 2.2.3 Cultural heritage

The cultural heritage significance of Ivanhoe Park is set out in detail in the Ivanhoe Park Conservation Management Plan (GML Heritage, 2021).

### Aboriginal heritage

GML Heritage (2021) advised that an extensive survey undertaken by the Aboriginal Heritage Office (2018) identified no Aboriginal sites or objects in Ivanhoe Park, but there is still potential for sites to exist in areas not easily accessible by pedestrians.

There are no sites listed in the Aboriginal Heritage Information Management System (AHIMS) in Ivanhoe Park. However, three sites within 200 metres of Ivanhoe Park suggest there is potential for similar shelters on a ridgeline in the park if similar rock outcrops were associated with the gully which cuts through the park.

Ivanhoe Park is assessed as having nil to low potential to contain Aboriginal objects, however there is potential for individual (isolated) stone artefacts to have been discarded in the park.



Figure 5 History of Ivanhoe Park

## SITE HISTORY

### 1853-1855: HENRY GILBERT SMITH

Henry Gilbert Smith, known as the 'father of Manly', acquired consolidated estate in Manly and commissioned a plan of Manly north of The Corso in an attempt to create a street system with present-day Ivanhoe Park divided into allotments as per the Ellensville Plan.

### 1871: PLEASURE GROUNDS

1870's pleasure grounds, Ivanhoe park was a favourite destination for residents, with increasing number of events and attending for pleasurable recreation.



### 1872: INTERCOLONIAL EXHIBITION

Pavilions from Intercolonial Exhibition were transferred from Prince Alfred Park and erected in Ivanhoe Park by businessman WH Wardle and became an anchor for community events.

### 1885: PARK IMPROVEMENTS

Continual improvements were made to the park, including further drainage, top dressing and filling it to a uniform level. Additions of a cricket ground, lamp lighting, a bicycle track, picket fence and planting and trees. These improvements would enhance recreational sporting facilities and botanic gardens.



### 1887: PUBLIC PARK DEDICATION

Park hosted major regional events such as Commonwealth celebrations, Coronation day, Empire day and WWI fundraising events.



### 1901: REGIONAL COMMUNITY EVENTS

Park hosted major regional events such as Commonwealth celebrations, Coronation day, Empire day and WWI fundraising events.



### 1902: PICKET FENCE

In 1902, the picket fence was built to enclose the playing area, separating the oval from the tennis courts, the pavilion was fenced in.



### 1905: CROQUET CLUB

By 1905 the croquet club had built a pavilion on the land opposite the post office.

### 1924: MANLY SPORTING UNION

The Manly Sporting Union was formed circa 1924. The union proposed the enlarging of the oval, by removing the trees inside the fence near the tennis courts, as well as reconfiguring the tennis courts. The old Court House building was removed, and tenders to supply seating accommodation at the oval were completed in June 1924, providing an opportunity to enlarge the available area of the oval.



1860

1870

1880

1890

1900

1910

1920

### 1860S: BRIGHTON + THOMAS ROWE

With the Ellensville plan unsuccessful, HBS created the Brighton Plan providing several recreation reserves for public use where land was set aside for competitive sports. Thomas Rowe, Manly's first mayor purchased allotments part of the subdivision that was is now the western half of today's Ivanhoe Park.



### 1877 - SUBDIVISION

Council Municipality of Manly was incorporated. New council set about improving services and facilities in Manly, sealing roads and introducing drainage to low lying land.



### 1880: PRIVATE OWNERSHIP

Eastern portion of Ivanhoe park sold to Thomas Adrian. Council and local residents continued to lobby the Government for the provision of suitable public park and recreation ground for Manly. Pavilion, hotel and park continued operation.



### 1881 - WILD FLOWER SHOW

In September 1881, the first wild flower show in NSW was held in the Ivanhoe Park Pavilion, proving to be popular, by October 1st there were nearly 3,000 visitors. The wild flower shows were held for most years until 1895.

### 1881 - FERRY SERVICE

With the introduction of Ferry services to Manly, large numbers of people from Sydney and wider NSW visited Ivanhoe/Manly Park for recreational pleasure such as cricket and other public events including annual picnic of the Eight Hours' League.



### 1893 - PAVILLION DEMOLITION

After the demolition of the Pavilion in 1893, it was not until November 1894 that a replacement pavilion was built. Opened by the mayoress of Manly, the new pavilion was completed for the use of the members of the cricket club, and a second pavilion was erected for the tennis club on the east side of the reserve, adjacent to the tennis courts.

### 1910 - GRANDSTAND OPENING

Replacing the much smaller earlier pavilion, the grandstand was opened by Mayor James Bonner on the 9th of April 1910, costing 780 pounds to build. Erected to the design of Fred Trenchard Smith, the new stand could accommodate 300 people, as well as an additional 30 on the top gallery level.



### 1911 - TRAMWAY SERVICE

Tram service initiated from the Spit to Manly, running along the Raglan Street frontage before turning towards Manly Wharf. The service closed in 1939.



### 1924 - 1925: GIRL GUIDES AND BOY SCOUTS

Manly Girl Guides and Boy Scouts clubhouses were constructed and the Scout Drill Hall was built and opened in 1925.

### 1928: CARETAKER'S RESIDENCE

In 1928 a caretaker's residence was built near the bowling greens, as well as a new tennis pavilion and additions to the existing croquet club rooms.



### 1953: WAR MEMORIAL

Gardens in the Manly War Memorial Park were dedicated to those who served in World War II. Plaques, a plinth, ornamental gardens, and a bubble fountain were set up for residents in this North Harbour region to commemorate.



### 1973: SCOUT HALL

In July 1973, the existing drill hall was demolished, where in place the current Scout Hall was erected



### 2001: GRANDSTAND REBUILD

In 2001, the grandstand was re-built with a round plate like roof structure, which colloquially became known as the flying saucer although it was designed with a stingray in mind.



### 2006: BOTANIC GARDENS

The geographical Names Board named the reserve at the western end of the park 'Ivanhoe Park Botanic Garden' in 2006.

### 2019: NSW STATE HERITAGE ITEM

Ivanhoe park and Manly Oval cultural landscape was gazetted as a heritage item of state significance in NSW

1930

1940

1950

1960

1970

1980

1990

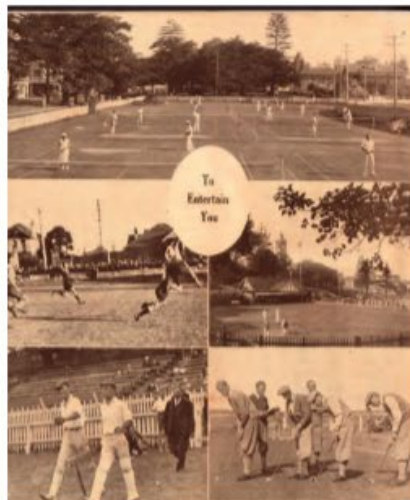
2000

2010

2020

### 1935: TENNIS CLUBHOUSE

The Ivanhoe Park tennis club applied to manly council for a loan to build a two storey brick clubhouse in 1935.



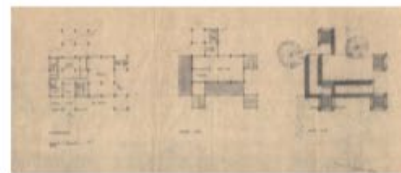
### 1962: OVAL REDEVELOPMENT

A 50,000 Pound redevelopment of the oval was approved by council in 1962, which saw the demolition of the 54-year-old timber pavilion and dressing rooms. Larger brick dressing rooms as well as a concrete grandstand with a large apex roof covering a section of the seating were erected on site, officially opened in 1963.



### KINDERGARTEN BUILDING

The 1962 redevelopment also included a new girl guides and kindergarten building in Ivanhoe Park.



### 2013: HERITAGE LISTING IN THE MANLY LEP

Ivanhoe Park Botanic Garden and tram loop were heritage listed in the Manly Environmental Plan 2013. Soon after, the council established a sensory garden in the park.

### 2017: BOTANIC GARDEN MASTERPLAN

The northern Beaches council adopted a masterplan for the Botanic Garden. The principle aims were to increase opportunities for recreation, provide accessibility to all pedestrians and conserve and enhance the Botanic gardens.

Information has been provided by CMP Report by GML, Ivanhoe Park, Manly - Conservation Management Plan - Historical Context, December 2020



## State heritage listing

Ivanhoe Park (including Manly Oval) cultural landscape is listed on the New South Wales State Heritage Register (SHR Item 02029). GML Heritage (2021) lists the following reasons for its state heritage significance:

- ☐ It is an exceptional example of an important Aboriginal site.
- ☐ Its exceptional significance in the course of the cultural history of New South Wales (NSW)
- ☐ It represents a rare demonstration of the development of townships
- ☐ Its strong and special associations with several leaders of public life in NSW
- ☐ Its unusual aesthetics of a combined recreation 'botanic' garden, war memorial, village green and sporting complex
- ☐ Its strong and special association with several community and cultural groups in NSW
- ☐ Its high potential to contain Aboriginal cultural heritage
- ☐ The rarity of its story of colonial expansion and development
- ☐ Its representativeness as a Victorian-era park adapted to a combined Australian setting and Aboriginal cultural site.

The SHR Statement of Significance is in Section 5.3.

## Local heritage listing

Ivanhoe Park, and The Ivanhoe Loop (former tram track route), are listed as having local heritage significance under Schedule 5 of the Manly Local Environmental Plan 2013. Stone kerbs throughout Manly, including outside the park on Sydney Road and Raglan Street, are also listed on MLEP 2013.

## 2.3 Land ownership, management and tenure

### 2.3.1 Ownership and management

Property details for the land parcels included in this Plan of Management are listed in Table 4. Figure 6 shows the land parcels included in this Plan of Management.

Table 4 Ownership and management of Ivanhoe Park

Area of Ivanhoe Park	Land parcels	Area (ha)	Land owner	Reserve No., Purpose, Gazette Date	Land Manager
West/ Botanic Garden	Lot 2502 DP 1143032	38,914.41m <sup>2</sup>	Crown	R89199 Purpose: Public Recreation Gazetted 17 May 1974 Additional Purpose (s.121A): Community Purposes notified 28 August 2008	Northern Beaches Council is Crown land manager
Manly Oval and surrounds	Lot 7379 DP 1164856				

Figure 6 Ownership of land in Ivanhoe Park



### 2.3.2 Native title and Aboriginal land claims

Table 5 shows the native title status of R89199 as at 26 March 2021.

Table 5 Native title and Aboriginal land claims

Native title status as at 26 March 2021	
Subject land	R89199
Current Native Title application (claim)?	No
Determination of Native Title?	No
Registered Indigenous Land Use Agreement?	No
Acts likely to have extinguished native title?	No
Compulsory acquisitions of native title or future act protection determinations?	No
Native title certificates under CLMA issued?	No
Aboriginal land claims under the <i>Aboriginal Land Rights Act 1983</i>	No

### 2.3.3 Management

Ivanhoe Park is managed by Northern Beaches Council, which is responsible for:

- ☐ managing leases and other use agreements
- ☐ managing informal use and bookings for use
- ☐ liaising with the community and user groups about improvements to facilities
- ☐ ensuring that park rules are adhered to

- ☐ ongoing preventative and remedial maintenance of park assets
- ☐ allocation of resources (financial, human and physical) for capital improvements and maintenance
- ☐ liaising with authorities which have responsibilities relevant to development and management of infrastructure and services associated with the park.

Council is also responsible for review of this Plan of Management when necessary to enable changing circumstances and community needs to be considered and incorporated.

### 2.3.4 Key stakeholders

Several organisations have a responsibility and/or an interest in Ivanhoe Park as set out below.

Table 6 Key stakeholders in Ivanhoe Park

Stakeholders	Responsibility / interest in Ivanhoe Park
Northern Beaches Council	Management Asset management Community and stakeholder engagement Community safety Bookings Maintenance Funding
Minister for Planning and Public Spaces Department of Planning, Industry and Environment – Crown Lands	Land owner/manager Use of the park according to public purposes Native title provisions Leases over Crown land
Aboriginal Heritage Office	Aboriginal interests
Manly Warringah District Cricket Club Manly Rugby Union Club	Key sporting users Seasonal use agreements
Fairlight Manly Scouts	Lease holders
Friends of Ivanhoe Park Botanic Garden Inc.	Park user group
Local residents	Neighbours Users
Mounties Group Manly Lawn Tennis Club	Lease holders of adjoining land

### 2.3.5 Use agreements

Use agreements in place at Ivanhoe Park are:

- ☐ lease of the Scout hall by Manly-Fairlight Scouts.
- ☐ seasonal agreement for Manly Warringah District Cricket Club and Manly Rugby Union Club to use Manly Oval, the pavilion, grandstand and storage.
- ☐ temporary licences for one-off or temporary sporting and community events.

Further details about leases, licences and other use agreements are in Section 6.2.



## 2.4 Physical description

### 2.4.1 Introduction

The key elements of Ivanhoe Park are shown in Figure 7.

Ivanhoe Park generally consists of two distinct areas:

- ❑ the largely vegetated Ivanhoe Park Botanic Garden and informal recreation area on the western, elevated side of the park. This area also comprises the former tramway route on the northern side of the park.
- ❑ the formal sporting facilities and “village green” of Manly Oval, Pavilion and grandstand.

Figure 7 Physical features of Ivanhoe Park



#### Key

- |   |   |  |
|---|---|--|
| ① Caretaker's Cottage                                   | ①⑦ Manly War Memorial Gates—southwestern corner off Sydney Road                             | ②⑧ Sandstone block retaining wall north of Bowling precinct                                |
| ② Manly Bowling Clubhouse                               | ①⑧ Former Preschool and Playground  | ②⑨ Norfolk Island Pine plantings northwest of Oval   |
| ③ Lawn Bowling Greens                                   | ①⑨ Fairlight Manly Scout Hall   | ③⑩ Ivanhoe Park Botanic Gardens tree 'collection' (and mature trees on the central slopes) |
| ④ Carpark and Vehicular Entry                           | ②① World War II Memorial  | ③① Steps, paths, retaining walls from Raglan Street (northwest corner of the park)         |
| ⑤ Manly Oval  | ②② Sundial and circular paved sandstone zone  | ③② Path-lining retaining wall south of bowls greens  |
| ⑥ Perimeter Drive to Oval                               | ②③ Sandstone Retaining Walls—Raglan Street  | ③③ Steps and pedestrian 'channel' cut into sandstone outcrops in southwestern corner       |
| ⑦ Harbord Diggers Turnstile                             | ②④ Sandstone Retaining Walls—Sydney Road  | ③④ Gilbert Park  |
| ⑧ Storage/Maintenance Sheds                             | ②⑤ Former Tramway Corridor (including concrete blade wall at eastern exit to Raglan Street) | ③⑤ Tower Hill Reserve  |
| ⑨ Manly Tennis Clubhouse                                | ②⑥ Stone Footbridge and Stone-lined Creek   |  |
| ⑩ Tennis Courts (6)                                     | ②⑦ Path and Steps (Raglan Street to Bowling Club)   |  |
| ⑪ Row planting of Paperbark trees along Belgrave Street | ②⑧ Entry, Steps and Paths (Sydney Road to Lawn Bowls Precinct)                              |  |
| ⑫ Park—Main Entry                                       |   |  |
| ⑬ Merrett Memorial Gateway                              |   |  |
| ⑭ Grandstand and Members Stand                          |   |  |
| ⑮ WC / Dressing Room                                    |   |  |
| ⑯ Manly War Memorial Gates—Bowling Green Precinct       |   |  |

Location Plan of Ivanhoe Park showing key elements within Ivanhoe Park (Source: Googlemaps with GML overlay)

## 2.4.2 Geology, soils and topography

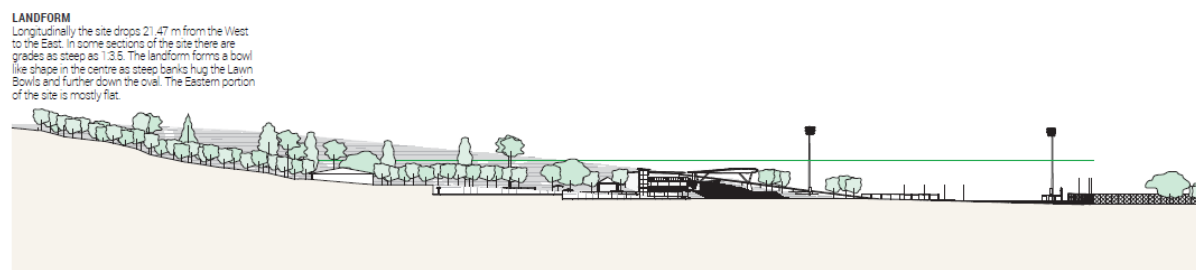
Ivanhoe Park is situated on Hawkesbury Sandstone geology, with sandstone outcrops and overhangs in the western part of the park.



The lower eastern section of the park was a former swamp, with marine sediments.

Figure 8 shows a cross-section of Ivanhoe Park. The change in elevation east-west is from 6 metres above sea level at Belgrave Street to 30 metres above sea level at Park Street. Grades as steep as 1:3.5 are in some sections of the park. The eastern section of the park, formerly a swamp, is mostly flat. Access and circulation, natural amphitheatres and expansive views are influenced by the bowl-like landform.

Figure 8 Landform of Ivanhoe Park



Longitudinal Section 1:1000 @ A3

Source: NBRIS and Partners (2021)

Soil landscapes in Ivanhoe Park are:

- ☐ Woy Woy soil landscape, comprising the eastern 75% of the park. Marine landscape with deep soils and permanently high water table within 2 metres of the surface. Holocene sediments of predominantly coarse to fine quartz sand, with shell fragments and occasional silt.
- ☐ Lambert soil landscape, comprising the western 25% of the park. Hawkesbury Sandstone underlying geology, consisting of medium to coarse grained quartz sandstone with minor shale and laminate lenses.

## 2.4.2 Hydrology and drainage

Ivanhoe Park is located in the Manly Lagoon catchment.

The park is underlain by the Metropolitan Coastal Sands Groundwater/aquifer. A bore to the aquifer is located in the Ivanhoe Park Botanic Garden. The bore water is stored in the water tank located in the north western corner of the park adjacent to the tram loop. Bore water is available for use in the garden areas.



An unnamed watercourse, which flows through natural and constructed stone banks, flows in the western section of the park.



The low-lying topography to the east, including the tennis courts, Manly Oval and the public domain, are susceptible to flooding with medium risk. The oval acts as a detention basin, capturing much of the overland flow from the park. The watercourse in the west of the park is also susceptible to flooding, resulting in overland flow flooding the area at the bowling greens with a maximum depth of 0.05 metres to 0.2 metres (Manly to Seaforth Flood Study, 2010).

### 2.4.3 Vegetation

Figure 9 shows the distribution of vegetation in Ivanhoe Park.

Figure 9 Trees and vegetation in Ivanhoe Park



Source: NBRIS and Partners (2021)

Ivanhoe Park has a “rambunctious” quality of vegetation and undergrowth throughout the park (NBRIS and Partners, 2021). The three dominant typologies of vegetation are gardens, native planting, and the formal Botanic Gardens.

Significant tree specimens are mature due to the age of the park. The two mature Norfolk Pine trees, along with Bunya Pine, Cabbage Palm, Cook Pine, Hoop Pine, Brush Box and Fig species are dominant species in the park. Paperbark plantings are dominant on the eastern side of the tennis courts.



Large canopy trees have formed rainforest-like spaces in the western section of the park, creating a distinct cooler, shadier microclimate that is different to the open, exposed lawn bowls and oval portion of the park.

The Ivanhoe Park Botanic Garden is densely planted with a range of indigenous and introduced trees, shrubs and understorey. A list of species recorded in this area is in Urban Forestry Australia (2018).



#### 2.4.4 Access, circulation and connectivity

Figure 10 shows the access to/from, circulation within and connectivity of Ivanhoe Park.

Ivanhoe Park is bounded by Raglan Street, Belgrave Street, Sydney Road and Park Road.

Vehicle access is available from Raglan Street to the 53-space bowling club carpark. Two parking spaces for people with disability are located next to the grandstand. Vehicle access is also available from Park Street to the Scout Hall. Parking is available on adjoining and nearby streets, and the park is within easy walking distance of three Council carparks offering two hours free parking.

Pedestrian entry points are available from all sides of the park. Pedestrian pathways and stairways, which are steep in places, extend throughout the park. Path gradients range from level to 1:5.

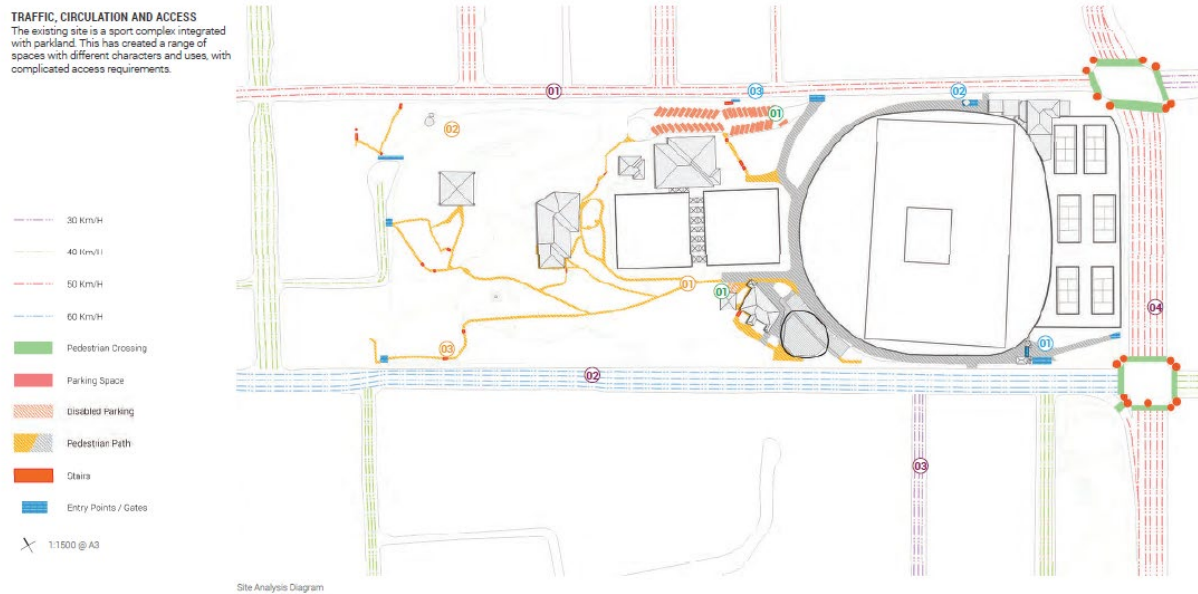
Cycle routes link the park with Manly Beach, and with parkland via Kangaroo Reserve.

Ivanhoe Park is well serviced by public bus routes and stops on Belgrave Street and Sydney Road. Manly ferry wharf is a short walk to the south.

Key entry points to the park are the sandstone Merrett Memorial Gates, the tennis club and bowling club entrances on Raglan Street, from Park Street, and at the grandstand from Sydney Road.



Figure 10 Access, circulation and connectivity of Ivanhoe Park



Source: NBRS and Partners (2021)

Fences define the park boundary, provide a safety barrier to prevent falls, and direct pedestrian flow. Fences also enclose sporting facilities within the park to prevent balls from entering other spaces and adjoining roads. Such fences are the picket fence surrounding Manly Oval, mesh tennis court fences, and cricket ball nets between Manly Oval, Sydney Road and Raglan Street.



Northern vehicle entry

## 2.4.5 Visual

Ivanhoe Park is a diverse landscape, with many existing buildings, structures, and vegetation creating open and enclosed vistas. Significant landscape elements in Ivanhoe Park include sporting clubhouses and seating, bowling greens, Scout hall, tennis courts and the botanic garden vegetation. Minor landscape elements include the war memorial and creekline.

## 2.4.6 Utilities and services

Utilities and services which are provided to and through Ivanhoe Park are electricity, water and sewer, and gas.





Flood lighting is provided to Manly Oval. Safety lighting is provided along some paths.

## 2.4.7 Condition of the land and built structures







Major structures in Ivanhoe Park were shown in Figure 7.






The condition and use of land and structures in Ivanhoe Park at the date of adoption of the Plan of Management is in Table 7.

Table 7 Condition and use of Ivanhoe Park

Item and description	Use	Condition	
<b>Boundary fencing</b>	Park definition Safety and security	Mesh fencing along Raglan Street - Average	
		Timber fence along Raglan Street - Poor	
		Cricket ball capture nets – Excellent	
		Tennis court fencing - Average	
<b>Retaining walls</b>	Landform support	Poor to Average	
Sandstone blocks			




Item and description	Use	Condition	
<b>Ivanhoe Park Botanic Garden</b>  Constructed in 1994 <ul style="list-style-type: none"> <li>- 2-3 storey concrete framed building</li> <li>- Face brickwork, infill walls</li> <li>- Metal deck sheeting roof</li> </ul>	Botanic education and learning. Informal recreation – walking, sitting, picnics. Friends of Ivanhoe Park outings, events, volunteer gardening.	Variable	
<b>Harold Brown Memorial Scout Hall</b>  Constructed in 1994 <ul style="list-style-type: none"> <li>- 2-3 storey concrete framed building</li> <li>- Face brickwork, infill walls</li> <li>- Metal deck sheeting roof</li> </ul>	Scout activities Community activities such as yoga, dancing, small functions Friends of Ivanhoe Park for storage	Average	
<b>Tramway loop</b>  Flat grassed area Wooden picnic table and seats Grassed with worn vehicle tracks	Walking, picnics	Poor	
<b>Stormwater tank</b>	Storage of stormwater for irrigation	Average	
<b>WWII War Memorial</b>  c.1953	Remembrance ceremonies	Average	
<b>Sundial</b>  c.1953	Landscape element	Poor	

Item and description	Use	Condition	
<b>Ivanhoe Park Pre-School</b> <ul style="list-style-type: none"> <li>- Single storey building with concrete frame with brick infill walls</li> <li>- office, kitchen, internal toilet</li> <li>- palisade fencing – wire and metal</li> </ul>	Vacant	Poor  Planned to be demolished in 2021	
<b>Children's playground</b>  Junior play equipment Synthetic softfall	Children's play, social activities	Average	
<b>Greenkeeper/amenities/scoreboard</b>	Equipment storage Ground staff amenities Match scoring	Storage and amenities – Poor  Scoreboard – Excellent	
<b>Pathways and paving</b> <ul style="list-style-type: none"> <li>- Variable surface materials – concrete, asphalt, sandstone, stone brick, granite</li> <li>- 24% of paving in the park is of degraded in situ concrete</li> <li>- Vehicular paving comprises new and old asphalt</li> <li>- Fair quality clay pavers on paths surrounding the eastern portion of the park</li> </ul>	Walking Cycling Event space	Variable	
<b>Bridges</b> <ul style="list-style-type: none"> <li>- Wooden</li> <li>- Concrete and stone</li> </ul>	Pedestrian crossings of watercourses	Poor          Average	 



Item and description	Use	Condition	
<b>Stairs</b> - Stone and concrete stairs with handrails	Pedestrian use	Variable  Older stairs are badly worn	  
<b>Manly Oval</b>  Natural turf oval Turf cricket wickets Scoreboard Sight screens Wooden picket fence Floodlighting	Cricket Rugby union School sport Informal sports and games Christmas choral concert Advertising	Playing surface - Excellent  Umpires ground assessments for NSWCA in 2019-20 show Manly Oval ranked 19/20 of grounds used for first grade cricket matches in Sydney  Sight screens - Average  Floodlighting - Average	  
		Wooden picket fence – Average	

Item and description	Use	Condition	
<b>Manly Oval Pavilion</b> <ul style="list-style-type: none"> <li>- Deck and terrace</li> <li>- Pavilion</li> <li>- Storage</li> <li>- Kitchen</li> <li>- 4 change rooms with showers and toilets</li> <li>- Referees room</li> <li>- Medical room</li> <li>- Kiosk</li> <li>- Cool room</li> <li>- Public toilets (accessible)</li> </ul>	Manly Warringah Pipe Band and Manly District Band practice Functions Meetings Seniors Week events Storage Sport change rooms	Poor	
<b>Manly Oval grandstand</b>  Constructed in 2001  Concrete  750 (approx.) covered seats 300 (approx.) uncovered seats	Watching sport and community activities on Manly Oval   Manly Warringah Pipe Band practice	Average	
<b>Storage building</b>  Brick, with metal roof	Storage	Poor	
<b>Merrett Gates</b>  Constructed in 1927 <ul style="list-style-type: none"> <li>- Sandstone blocks</li> <li>- Decorative iron arch</li> </ul>	Park entry Memorial	Poor	 



Item and description	Use	Condition	
<b>Ticket booths / turnstiles</b> <ul style="list-style-type: none"> <li>- Raglan Street: brickwork with shutter closure</li> <li>- Sydney Road: brickwork with shutter closure</li> </ul>	Collecting tickets for entry to the oval	Poor, obsolete infrastructure	 
<b>Manly War Memorial Gates</b> <ul style="list-style-type: none"> <li>- Three gateposts in face brickwork</li> <li>- Decorative iron gates</li> </ul>	Memorial	Poor	
<b>Seats</b> <ul style="list-style-type: none"> <li>- Wooden on concrete base</li> <li>- Not accessible</li> </ul>	Sitting	Average	 

## 2.4.8 Proposed capital works projects

Ivanhoe Park is currently subject to several proposed capital works projects including:

- ☐ Reconstruction of Manly Oval Pavilion and grandstand
- ☐ Development Application to demolish the Ivanhoe Park Pre-school
- ☐ \$750,000 to implement the Ivanhoe Park Botanic Garden Masterplan (8 August 2017).

## 2.5 Park uses and activities

Ivanhoe Park is used for a wide range of sporting and informal recreation activities which make use of the space, facilities and settings offered by the park.

Use of Ivanhoe Park by respondents to the online survey is:

- ☐ 93% use Ivanhoe Park. The most frequent reason for not using the park was a lack of awareness of the park/botanic gardens
- ☐ 77% walk to Ivanhoe Park
- ☐ 75% visit multiple times a week/a few times a month
- ☐ weekday and weekend mornings and afternoons are the most popular times to visit
- ☐ walking through (17%), sitting/relaxing (15%) and fitness/exercise (12%) are the most popular activities.

Uses of particular facilities and structures in the park are outlined in Table 7.



## 2.6 Maintenance and inspections

The main maintenance responsibilities of Northern Beaches Council, contractors and user groups associated with Ivanhoe Park are:

- ☐ **Manly Oval:** management of sports field and turf cricket wicket to regional standard
- ☐ **garden maintenance:** to agreed service levels
- ☐ **inspect and clear trash racks and the drainage line** before and after storms
- ☐ **playground maintenance:** weekly, including an audit to ensure safe operation and tightening of any loose fixings as per Australian Standards.
- ☐ **waste bin** servicing
- ☐ **trees** are pruned once a year, or reactively when works are required or the trees fail.

The Northern Beaches Asset Management Strategy/Plan sets out agreed service levels for playgrounds, sporting fields, amenities buildings, furniture, parks and reserves.

## 2.7 Income and expenditure

Sources of funding for Ivanhoe Park are rate revenue and grants.

Income from use of the park is derived from lease and licence fees and from bookings.

Fees charged are listed in the annual *Northern Beaches Council Fees and Charges*.

Expenditure on Ivanhoe Park includes maintenance, renewal, capital improvements, and events.

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# 3 PLANNING CONTEXT

## 3.1 Introduction

This section describes the wider legislative and policy framework which currently applies to Ivanhoe Park.

Full versions of the legislation referred to below are on-line at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au) and [www.austlii.edu.au](http://www.austlii.edu.au). Northern Beaches Council website is: [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au).

Table 8 outlines the national, state, regional and local planning context which influences the use, development and management of Ivanhoe Park.

Table 8 Planning context of Ivanhoe Park

	Land use planning and management	Open space / recreation	Heritage	Environment	Community and culture
<b>Common-wealth</b>	<i>Native Title Act 1993</i>			<i>Environmental Protection and Biodiversity Conservation Act 1999</i>	<i>Disability Discrimination Act 1992</i>
<b>NSW</b>	<i>Crown Land Management Act 2016</i> <i>Local Government Act 1993</i> <i>Local Government (General) Regulation 2005</i> <i>Environmental Planning and Assessment Act 1979</i> SEPP (Infrastructure) 2007 Crown Lands Draft State Strategic Plan – A Vision for Crown Land	Draft NSW Public Spaces Charter Greener Places Policy Draft Greener Places Design Guide <i>Better Placed</i> Policy Everyone Can Play Guidelines <i>Companion Animals Act 1998</i> and Regulation 2008	<i>Heritage Act 1977</i> <i>National Parks and Wildlife Act 1974</i>	<i>Biodiversity Conservation Act 2016</i> <i>Biosecurity Act 2015</i>	
<b>Sydney</b>	A Metropolis of Three Cities: Greater Sydney Region Plan	Draft 50-Year Vision for Greater Sydney's Open Space and Parklands Greater Sydney Green Grid Greater Sydney Local Land Services		Greater Sydney Regional Strategic Weed Management Plan 2017-2022	
<b>Regional/ District</b>	North District Plan	Sydney Green Grid – North District			



	Land use planning and management	Open space / recreation	Heritage	Environment	Community and culture
<b>Former Manly/ Northern Beaches LGA</b>	<p>Towards 2040: Local Strategic Planning Statement</p> <p>SHAPE 28 Northern Beaches Community Strategic Plan 2018-2018</p> <p>Delivery Program Operational Plan</p> <p>Manly Local Environmental Plan 2013</p> <p>Manly Development Control Plan 2013</p> <p>Northern Beaches Transport Strategy 2038</p> <p>Northern Beaches Public Domain Guidelines</p> <p>Manly Place Plan</p> <p>Manly Advertising and Advertisements Policy</p> <p>Manly Trading Activities - Hawking and Vending on Public Reserves, Roads and Public Places</p> <p>Manly Display of Banners Within Council Controlled Properties and Reserves</p>	<p>Draft Open Space and Recreation Strategy 2021</p> <p>Northern Beaches Sportsgrounds Strategy 2017</p> <p>Northern Beaches Sportsgrounds Strategic Directions Analysis 2017</p> <p>Northern Beaches Social Infrastructure Study – Draft</p> <p>Northern Beaches Walking Plan 2019</p> <p>Northern Beaches Bike Plan 2020</p> <p>Northern Beaches Walking Plan</p> <p>Northern Beaches Asset Management Policy 2018</p> <p>Northern Beaches Asset Management Strategy 2018-2028</p> <p>Infrastructure Asset Management Plans</p> <p>Risk Management Policy</p> <p>Former Manly Dogs – Urban Dog Management Policy</p> <p>Manly Reserves- Outdoor Furniture – Dedication Policy</p>	<p>Manly Local Environmental Plan 2013</p> <p>Heritage Strategy</p>	<p>Northern Beaches Environment and Climate Change Strategy year</p> <p>Manly Ethical Charter- Sustainability Policy 2014</p> <p>Manly Tree Management Policy 2014</p> <p>Draft Northern Beaches Urban Tree Canopy Plan 2019</p>	<p>Northern Beaches Social Infrastructure Study – Draft</p> <p>Northern Beaches Cultural Policy 2020</p> <p>Manly Reconciliation between Indigenous and Non-Indigenous Australians Policy</p> <p>Northern Beaches Events Strategy 2018-2023</p> <p>NB Waste Minimisation for Functions and Events Approved by Council Policy</p> <p>NB Arts and Creativity Strategy</p> <p>NB Public Art Policy 2019</p> <p>NB Public Art Guidelines 2019</p> <p>Manly Public Art and Memorials Policy</p> <p>Access Strategy</p> <p>NB Disability Inclusion Action Plan 2017-2021</p> <p>Manly Pedestrian Access and Mobility Plan 2018</p> <p>NB Community Development and Services Policy 2019</p> <p>Manly Reserves – Exclusive Use for Private Functions Policy</p> <p>Northern Beaches Smoke Free Zones Policy</p> <p>Manly Closed Circuit Television on Public Land Policy</p>
<b>Ivanhoe Park Plan of Management and Masterplan</b>					



## 3.2 Commonwealth legislation

### 3.2.1 Native Title Act 1993

The *Native Title Act 1993* recognises the traditional ownership and interest in land and waters that indigenous Australians hold according to their traditions, laws and customs. It describes the process for the recognition of native title rights – including mechanisms for Aboriginal and Torres Strait Islander People to establish the existence of native title, lodge native title claims, determine and validate the extinguishment of native title, and dealing with land and waters where native title persists.

The NSW *Crown Land Management Act 2016* requires that on Crown land (including where managed by a local council) native title rights/interests must be addressed (unless native title has been surrendered, extinguished or legally determined to no longer exist). Any dealings in land or water by a Crown land manager that affect (impair or extinguish) native title are classified as “future acts” and must comply with the Act. Examples of a “future act”, on Crown land, might include the granting of freehold title, or a lease or licence, or the construction of public works. The Native Title Act sets out procedures to follow before such “future acts” can be validly carried out.

## 3.3 NSW government legislation and plans

### 3.3.1 Introduction

The NSW legislation most affecting use and management of Ivanhoe Park is the *Crown Land Management Act 2016*, *Local Government Act 1993*, and the *Environmental Planning and Assessment Act 1979*.

Both the *Crown Land Management Act 2016* and the *Local Government Act 1993* include provisions regarding the preparation of Plans of Management for lands under a Council’s management, how a Plan of Management is to be prepared (including community engagement activities), and what must be included in a Plan of Management.

### 3.3.2 Crown Land Management Act 2016

Ivanhoe Park is Crown land as set out in Table 4.

The *Crown Land Management Act 2016* (CLM Act) replaced the *Crown Lands Act 1989* and some associated legislation on 1 July 2018. The CLM Act improves the governance of Crown land, more closely aligns the planning and management of Council-managed Crown reserves with the management of community land under the *Local Government Act 1993*, and provides for community involvement in Crown land management.

As manager of Ivanhoe Park under the previous legislation, Northern Beaches Council was automatically appointed as Crown land manager under the CLM Act, and continues to have management responsibility for the park.

Under Section 1.4 of the CLM Act, Crown land is required to be managed according to the principles of Crown land management. Refer to Section 5.4 of this Plan.

Section 3.21 of the CLM Act authorises a local Council that has management responsibility for an area of dedicated or reserved Crown land (a “council manager”), as Northern Beaches Council does for Ivanhoe Park, to manage that land in accordance with the public land provisions of the *Local Government Act 1993*. With some exceptions, Sections 3.22(1) of the CLM Act requires that a Council manager of dedicated or reserved Crown land “must manage the land as if it were community land under the *Local Government Act 1993*” and has “for that

purpose all the functions that a local Council has under that Act in relation to community land (including in relation to the leasing and licensing of community land)".

Section 3.23 of the CLM Act requires a Council manager of dedicated or reserved Crown land to:

- ❑ categorise the land to one or more categories of community land referred to in Section 36(4) of the *Local Government Act 1993*. The assigned category(s) must be closely related to the purpose(s) for which the land is dedicated or reserved. The proposed multiple categorisation of Ivanhoe Park which is consistent with the initial categories assigned by Council and approved by DPIE-Crown Lands in correspondence to Council on 8 September 2020, and which correspond with the reserve purposes, are in Figure 12.
- ❑ prepare and adopt a Plan of Management for the dedicated or reserved Crown land in accordance with the Plan of Management provisions of Division 2 of Part 2 of Chapter 6 of the *Local Government Act 1993*.

The CLM Act also provides that any existing lease, licence or permit issued under the previous legislation will continue for its agreed term. However from 1 July 2018 all new leases, licences and permits will be issued under the new legislation.

Section 3.15 of the CLM Act also allows the Minister to make, and publish, Crown land management rules "for or with respect to the management of dedicated or reserved Crown land by Crown land managers".

The new *Crown Land Management Regulation 2018* supports the new *Crown Land Management Act 2016*. The Regulation is a statutory document that prescribes principles and rules relating to the use and management of Crown land in NSW.

## Crown Lands Draft State Strategic Plan – A Vision for Crown Land

This 10-year vision will guide how Crown land in NSW will be used for the years to come.

The draft plan includes a roadmap of priorities, outcomes and enablers that are all steps in delivering a vision where Crown lands supports resilient, sustainable and prosperous communities across NSW.

The draft plan sets out an approach that will enable the use of Crown land to evolve to meet changing community needs.

### 3.3.3 Local Government Act 1993

#### Classification

The *Crown Land Management Act 2016* includes considering Crown land as community land under the *Local Government Act 1993*. Land which is classified as 'community' land must be managed and kept for the purposes of the community. Community land is managed according to the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.

Community land:

- ❑ must have a Plan of Management prepared for it, which sets out guidelines for use and management of the land. Until a Plan of Management is adopted, the nature and use of the land must not change.
- ❑ must be kept for the use of the general community, and must not be sold. Council has no power to sell, exchange or otherwise dispose of community land, except for the purpose of enabling that land to become, or be added to, a Crown Reserve or land reserved or dedicated under the *National Parks and Wildlife Act 1974*.

- ❑ cannot be leased or licensed for a period of more than 21 years, or for 30 years with consent from the Minister.

## Categorisation

Crown land must be categorised in accordance with Section 36 of the *Local Government Act 1993* as either Natural Area, Park, Sportsground, Area of Cultural Significance, or General Community Use. A category assigned to community and Crown land, using the guidelines for categorisation in the *Local Government (General) Regulation 2005*, reflects Council's intentions for future management and use of the land.

The categories applied to Ivanhoe Park are Park, Sportsground, and General Community Use. These categories reflect its primary landuses and character.

Figure 11 Categorisation of Ivanhoe Park



Table 9 outlines the guidelines for the proposed Park, Sportsground and General Community Use categories set out in the *Local Government (General) Regulation 2005*.

Table 9 Guidelines for categories of community land at Ivanhoe Park

Category	Guidelines <sup>1</sup>	Land included
Park	Land that is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.	Ivanhoe Park Botanic Garden Former tram loop Informal recreation areas Entry from Belgrave Street
Sportsground	If the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.	Manly Oval, grandstand, pavilion and surrounds

Category	Guidelines <sup>1</sup>	Land included
General Community Use	Land that may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public.	Scout Hall

<sup>1</sup> *Local Government (General Regulation) 2005*

## Use agreements

The requirements of the *Local Government Act 1993* regarding leases, licences and other estates are in Section 6.2.

### 3.3.4 Environmental Planning and Assessment Act 1979

#### Introduction

The *Environmental Planning and Assessment Act 1979* (EPA Act) establishes the statutory planning framework for environmental and land use planning in NSW through:

- ❑ State Environmental Planning Policies (SEPPs).
- ❑ Local Environmental Plans (LEPs). The Manly Local Environmental Plan 2013 applies to Ivanhoe Park.

The EPA Act provides for the protection of local heritage items and conservation areas through listing on LEPs and SEPPs which provide Councils with the framework required to make planning decisions.

The EPA Act requires that “environmental impacts” are considered in land use planning and decision making.

Parts 4 and 5 of the EPA Act also set out processes for approving development applications for structures and works on public land in the Northern Beaches local government area.

#### State Environmental Planning Policy (Infrastructure) 2007

The SEPP (Infrastructure) assists local Councils and communities by simplifying the process for providing essential infrastructure and enabling greater flexibility in the location, development and maintenance of infrastructure and service facilities. It includes specific planning provisions and development controls for a range of infrastructure works or facilities including parks and other public reserves, roads, emergency services, electricity delivery, and telecommunications networks. The clauses relevant to permissible works in Ivanhoe Park are in Section 6 of this plan.

### 3.3.5 Heritage Act 1977

The *Heritage Act 1977* conserves the State’s heritage ie. those places, buildings, works, relics, moveable objects, and precincts, of State or local heritage significance.

Ivanhoe Park (including Manly Oval) cultural landscape is listed on the NSW State Heritage Register (SHR) under the *Heritage Act 1977*. The Statement of Significance is set out in Section 5.3.

Under the Heritage Act, owners of items listed on the SHR are required to ensure that heritage significance is maintained and to achieve minimum standards of maintenance and repair.

Council as Crown Land manager will seek relevant approvals from NSW Heritage for any proposed new works.



Sections 139 to 146 of the Heritage Act set out the provisions for disturbance or excavation of any archaeological relics. Approval is required under these provisions to impact or harm archaeological relics.

### 3.3.6 Other legislation

Other NSW legislation may at times be relevant for the planning, development and management of Ivanhoe Park, as follows:

- ❑ *Protection of the Environment Operations Act 1997* addresses environmental offences, air quality, water quality, pollution control and noise control
- ❑ *National Parks and Wildlife Act 1974* contains provisions to protect places, objects and features of significance to Aboriginal people as well as to protect and conserve habitats, ecosystems and wildlife, landforms/landscapes and natural features of significance
- ❑ *Biosecurity Act 2015* addresses the control of declared noxious weeds, environmental weeds and pests
- ❑ *Local Land Services Act 2013* addresses land, water, natural resources and biosecurity management
- ❑ *Soil Conservation Act 1938* addresses the mitigation of erosion and conservation of soil resources
- ❑ *Disability Inclusion Act 2014* provides for the provision of services for, and inclusion of, people with a disability
- ❑ *Companion Animals Act 1998* provides for the declaration of Wildlife Protection Areas, requires environmental initiatives by Councils to promote responsible animal ownership, provides for owners to have effective control of dogs and cats in public places, and prohibits dogs within 10 metres of a playground and food preparation/consumption areas and some recreation areas
- ❑ *Smoke-free Environment Act 2000* and *Smoke-free Environment Regulation 2016* prescribe controls regarding smoking tobacco (prohibited within 10 metres of a playground or a spectator area for/while watching an organised sporting event).

## 3.4 NSW government policies and plans

### 3.4.1 Premier's Priorities

This plan aligns with the relevant NSW Premier's Priorities:

- ❑ **Greener public spaces:** Increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 10 per cent by 2023.
- ❑ **Greening our city:** Increase the tree canopy and green cover across Greater Sydney by planting one million trees by 2022.

### 3.4.2 Draft Public Spaces Charter

The Draft Public Spaces Charter (Department of Planning, Industry and Environment, 2020) applies to:

- ❑ public open spaces - active and passive (including parks, gardens, playgrounds, public beaches, riverbanks and waterfronts, outdoor playing fields and courts, and publicly accessible bushland.
- ❑ Public facilities – including libraries, civic/community centres, showgrounds, and indoor public sports facilities.
- ❑ Streets – including squares and plazas, and bicycle paths.

The ten draft principles for NSW public spaces (refer to Section 5.4) help ensure that everyone has access to high quality public space that allows them to enjoy and participate in public life. The Charter cites the US-based Project for Public Spaces' finding that successful places have four key qualities:

- ☐ They are accessible – can I get there?
- ☐ People can engage in activities there – am I able to play and participate?
- ☐ The space is comfortable and has a good image – am I able to stay?
- ☐ It is a sociable place – am I able to connect?

### 3.4.3 Greener Places (Draft)

Greener Places is the draft Green Infrastructure policy produced by the Government Architect NSW which guides the planning, design and delivery of green infrastructure in urban areas across NSW.

Greener Places recognises that the network of green spaces, including parks and other public open space, provides numerous benefits in an urban environment. Such benefits include health, environmental, social, recreational, and economic. As such, green infrastructure is essential infrastructure, and is as crucial to the city as transport, cultural and communications infrastructure.

Greener Places builds on the Sydney Green Grid which was developed to create a network of high quality green areas that connect town centres, public transport networks and major residential areas in Sydney.

Greener Places aims to create a healthier, more liveable and sustainable urban environment by improving community access to recreation and exercise, and supporting walking and cycling connections.

The key components of the green infrastructure framework are:

- ☐ parks and open space – to deliver green infrastructure for people
- ☐ the urban tree canopy – to deliver green infrastructure for climate change adaptation and resilience
- ☐ bushland and waterways – to deliver green infrastructure for habitat and ecological health.

Well designed green infrastructure responds to four key principles:

- ☐ Integration: combine green infrastructure with urban development and grey infrastructure.
- ☐ Connectivity: create an interconnected network of open space.
- ☐ Multi-functionality: deliver multiple ecosystem services simultaneously.
- ☐ Participation: involve stakeholders in development and implementation.

Greener Places advocates for public spaces to help meet the challenges associated with:

- ☐ Health: improving community physical and mental health outcomes by providing high quality open space within walking distance to encourage healthy activities.
- ☐ Climate resilience: enhancing tree canopy and other solutions like green roofs to improve air quality and reduce temperatures as we experience impacts of climate change.
- ☐ Rapid population growth: meeting the need for provision of accessible public spaces responding to higher density living.

Desired outcomes of an integrated, connected and multifunctional green infrastructure network are:

- ☐ Conservation of the natural environment



- ☐ Increased access to open space
- ☐ Improved connectivity to promote active living
- ☐ Increase urban greening to ameliorate climate extremes.

Well designed, accessible, high quality and diverse greener places make it easier for people to be physically and mentally active. The social benefits of green infrastructure include to provide more opportunities and places for children to play.

Supporting Greener Places, the Draft Urban Tree Canopy Guide sets a target for increasing the tree canopy in Greater Sydney to more than 15% in CBD areas, more than 25% in medium density areas, and more than 40% in suburban areas.

## Draft Greener Places Design Guide

The draft guide provides information on how to design, plan and implement green infrastructure, including parks and sportsgrounds, in urban areas throughout NSW.

The draft guide focuses on:

- ☐ Open space for recreation: green infrastructure for people
- ☐ Urban tree canopy: green infrastructure for adaptation and resilience and
- ☐ Bushland and waterways: green infrastructure for habitat and ecological health

The draft guide provides strategies, performance criteria and recommendations to assist planning authorities and design and development communities to deliver green infrastructure.

### 3.4.4 Better Placed

The Better Placed design policy for the built environment by Government Architect NSW places good design at the centre of all development stages from project definition and concept design to construction and maintenance. The relevant objectives for built structures in Ivanhoe Park are:

- ☐ Better fit: contextual, local and of its place
- ☐ Better performance: sustainable, adaptable and durable
- ☐ Better for the community: inclusive, connected and diverse
- ☐ Better for people: safe, comfortable and liveable
- ☐ Better working: functional, efficient and fit for purpose
- ☐ Better value: creating and adding value
- ☐ Better look and feel: engaging, inviting and attractive.

### 3.4.5 Everyone Can Play

Play is for everyone, regardless of age, ability or cultural background. The Everyone Can Play Guideline is the design principles and best practice toolkit for local Councils, play space designers and other community members to ensure that inclusive play spaces are designed and delivered to enhance accessibility and opportunities for recreation activities and social interaction to be enjoyed by everyone in the community.

Addressing the three questions: Can I get there? Can I play? Can I stay? should be central when creating and modernising playspaces across NSW.

## 3.5 Greater Sydney and District plans

### 3.5.1 Strategic landuse plans

The *Greater Sydney Region Plan: A Metropolis of Three Cities* outlines a vision for a metropolis of three cities where the people of Greater Sydney live within 30 minutes of their jobs, education and health facilities, services and great places.

Open space is identified across several directions of the Greater Sydney Region Plan. In relation to Liveability and Sustainability of Greater Sydney, the following directions, and the objectives and strategies which flow on from them, are set out below. Actions relating to each strategy are derived from the North District Plan which follows on from 'A Metropolis of Three Cities'.

Table 10 Directions, planning priorities, objectives, strategies and actions for Greater Sydney and the North District

Directions	Planning Priority	Objectives	Strategies / actions
<b>Liveability</b>			
<b>A city for people:</b> celebrating diversity and putting people at the heart of planning	N3	Providing services and social infrastructure to meet peoples' changing needs	6 Services and infrastructure meet communities' changing needs 9 Deliver social infrastructure that reflects the needs of the community now and in the future 10 Optimise the use of available public land for social infrastructure
	N4	Fostering healthy, creative, culturally rich and socially connected communities	7 Communities are healthy, resilient and socially connected 11 Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities
<b>A city of great places:</b> Designing places for people	N6	Creating and renewing great places and local centres, and respecting the District's heritage	12 Great places that bring people together 19 Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by: - prioritising a people-friendly public realm and open spaces as a central organising design principle - integrating social infrastructure to support social connections and provide a community hub
			13 Environmental heritage is identified, conserved and enhanced 21 Identify, conserve and enhance environmental heritage

Directions		Planning Priority		Objectives		Strategies / actions
Sustainability						
A city in its landscape: Valuing green spaces and landscape	N15	Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways	25	The coast and waterways are protected and healthier	62	Protect environmentally sensitive areas of waterways and the coastal environmental areas.
					63	Enhance sustainability and liveability by improving and managing access to waterways, foreshores and the coast for recreation, tourism, cultural events and water-based transport.
					64	Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impacts of development, including co-ordinated monitoring of outcomes.
					65	Work towards reinstating more natural conditions in highly modified urban waterways.
	N16	Protecting and enhancing bushland and biodiversity	27	Biodiversity is protected, urban bushland and remnant vegetation is enhanced	66	Protect and enhance biodiversity by: <ul style="list-style-type: none"><li>- supporting landscape-scale biodiversity conservation and the restoration of bushland corridors</li><li>- managing urban bushland and remnant vegetation as green infrastructure</li><li>- managing urban development and urban bushland to reduce edge-effect impacts.</li></ul>
					N17	Protecting and enhancing scenic and cultural landscapes
					68	Enhance and protect views of scenic and cultural landscapes from the public realm
	N19	Increasing urban tree canopy cover and delivering Green Grid connections	30	Urban tree canopy cover is increased.	71	Expand urban tree canopy in the public realm.
			32	The Green Grid links parks, open spaces, bushland and walking and cycling paths	72	Progressively refine the detailed design and delivery of: <ul style="list-style-type: none"><li>- Greater Sydney Green Grid priority corridors and projects important to the District</li><li>- opportunities for connections that form the long-term vision of the network</li><li>- walking and cycling links for transport as well as leisure and recreational trips.</li></ul>



Directions	Planning Priority	Objectives	Strategies / actions
	N20 Delivering high quality open space	31 Public open space is accessible, protected and enhanced	73 Maximise the use of existing open space and protect, enhance and expand open space by: <ul style="list-style-type: none"> <li>- providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow.</li> <li>- providing walking and cycling links for transport as well as leisure and recreation trips</li> </ul>
<b>A resilient city:</b> Adapting to a changing world	N22 Adapting to the impacts of urban and natural hazards and climate change	37 Exposure to natural and urban hazards is reduced	80 Support initiatives that respond to the impacts of climate change.

### 3.5.2 Green Grid plans

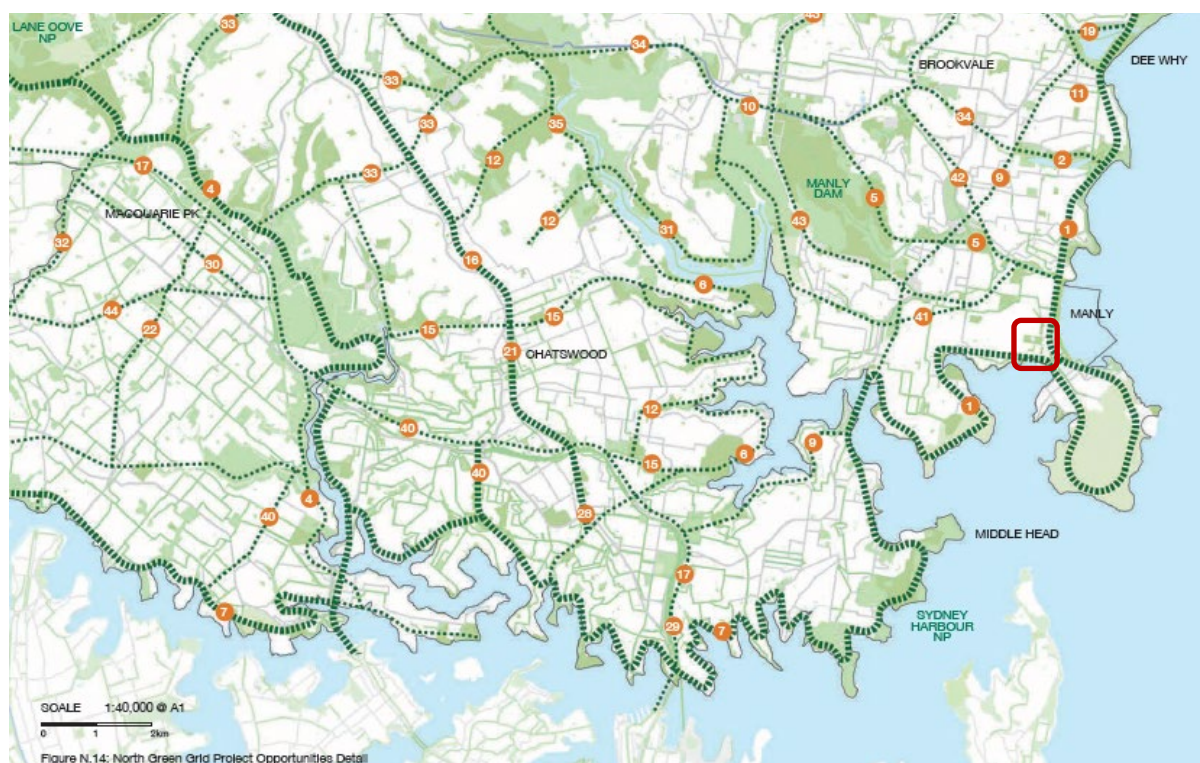
Ivanhoe Park is part of the Greater Sydney Green Grid, a network of high quality green spaces connecting streets, parks, waterways and bushland to public transport, centres, and public spaces.

The components of the Sydney Green Grid include:

- ❑ Recreation Grid:
  - Increase access to open space
  - Create a high quality and active public realm
- ❑ Ecological Grid
  - Conserve the natural environment
  - Adapt to climate extremes
  - Increase urban greening
  - Improve management, maintenance and sustainable greenspace design
- ❑ Blue (Hydrological) Grid
  - Increase environmental quality
  - Reveal the unique character of Sydney's waterscapes
  - Reframe waterways as connectors not barriers.

The Sydney Green Grid – North District Spatial Framework and Project Opportunities Plan outlines the Green Grid Project Opportunity 1: 'Sydney's Great Coastal Walk – Barrenjoey Head to Manly' as a priority project for recreation.

Figure 12 North District Green Grid Project Opportunities



Project Opportunity No. 1 – Sydney's Great Coastal Walk – Barrenjoey Head to Manly

### 3.5.3 Recreation plans

The NSW Office of Open Space and Parklands (Department of Planning, Industry and Environment) completed the Greater Sydney Outdoors Survey into the recreation needs of Greater Sydney in 2019.

Through the study they learnt what Sydneysiders like to do outdoors:

- ☐ They love experiencing the outdoors on foot, going for runs, enjoying long hikes and taking in the view on leisurely strolls.
- ☐ Water is important to everyone, whether it's swimming at the beach or picnicking by a river you really love being around it.
- ☐ Connections matter, a lot of Sydneysiders spend time in Sydney's open spaces together with friends, family and your dogs.

Compared to Greater Sydney as a whole, North District residents love to participate generally more in outdoor recreation activities. DPIE learnt that Sydneysiders and North District residents would like to see more of:

- ☐ More high quality, open spaces supported by good facilities, especially for areas of high development
- ☐ Larger open spaces, to provide greater opportunity for diverse, outdoor recreation activities
- ☐ Open spaces that assist in building a greater sense of community
- ☐ Improvements to walking and cycling networks, to help get to outdoor recreation areas without a car
- ☐ Improvements to existing parks, to ensure they are being well utilised
- ☐ Protection of existing open spaces and recreational areas for future communities
- ☐ Open spaces that feel safe and provide for multiple uses.

These results are intended to assist local Councils with their recreation planning. Many of

these desired outcomes are or can be accommodated in Ivanhoe Park.

### 3.5.4 Planting plans

The NSW Government is aiming to work with Councils and the community to plant Five Million Trees for Greater Sydney (5MT) by 2030 in streets, parks, backyards, neighbourhoods and schools, so we can grow our tree canopy from 16.8% to 40%. More tree canopy means healthier neighbourhoods, more shade, cooler suburbs, habitats for wildlife and an increase in property values.

The Five Million Trees for Greater Sydney (5MT) Grant supports local councils in Greater Sydney to enhance urban tree canopy by co-funding tree planting projects in public spaces such as parks, streets and plazas.

## 3.6 Northern Beaches Council plans

### 3.6.1 SHAPE 28 Community Strategic Plan

Council's vision for the Northern Beaches to 2028 is:

#### Vision

Northern Beaches - a safe, inclusive and connected community that lives in balance with our extraordinary coastal and bushland environment

Eight community outcomes support the vision:

#### Sustainability

Sustainability is the unifying theme for the CSP and align with the quadruple bottom line reporting standard where environmental, economic, social and civic perspectives are taken into account in decision-making, planning and reporting.

Drawing on the extensive number of comments from the community, eight inter related outcome areas have been identified that address the complex challenges and opportunities that lie ahead.

##### Protection of the Environment

We need to protect the natural and built environment from the impacts of climate change and population pressures. We have an opportunity to work collaboratively with the community and key partners to reduce risks and address predicted long term effects of climate change, including frequencies of extreme weather patterns, bushfires, storm surges and floods.

##### Environmental Sustainability

We have the opportunity to show real leadership in environmental sustainability – encouraging and motivating a culture of environmental awareness and leading by example. As a large Council, we have the scale and capacity to invest in cleaner technologies and actively promote sustainability.

##### Places for People

Close to 280,000 people are expected to call the Northern Beaches home by 2028. Our challenge is to design green developments that are good for people, stimulate social interaction and align with local character. We have an opportunity to expand housing choice, improve affordability and create vibrant and inclusive communities.

##### Community and Belonging

We need to actively engage the community in creative ways to reduce the risk of social isolation, loneliness and mental illness. We need to look after people with a disability, seniors and young people. We have an opportunity to collaborate with our partners to offer appropriately targeted services that can meet the evolving needs of our community.

##### Vibrant Local Economy

We need to attract new businesses and accommodate a diverse range of existing local enterprise. Securing and supporting a stable and skilled workforce is also vital. We have an opportunity to leverage off our locational advantage and promote the Northern Beaches as a 'green and clean' destination that offers excellent lifestyle and business opportunities.

##### Transport, Infrastructure and Connectivity

Meeting the needs of a growing population and a thriving local economy presents the dual challenge of addressing the need for better road infrastructure while reducing the need for car-based travel in the first place. Transport is a fundamental issue that is strongly related to all outcome areas: it affects our economy, our environment and our social wellbeing. It needs to be addressed holistically – and in strong partnership with the NSW Government.

##### Good Governance

We need to ensure the community trusts Council to make good decisions on its behalf. There is an opportunity to use technology, systems and processes to improve transparency in reporting and communication with community members. We will invest in building a culture of accountability and authenticity throughout the organisation.

##### Partnerships and Participation

Effective community engagement is the cornerstone of good governance. We need to ensure that the diversity of views in the community is considered during decision-making. There is an opportunity to use new technologies and engagement methods to consult broadly with demographic groups that traditionally are difficult to reach.

### 3.6.2 Towards 2040 Local Strategic Planning Statement

Council's vision for the Future of the Northern Beaches in the Towards 2040 Local Strategic Planning Statement (LSPS) is:



## Vision

In 2040, the Northern Beaches has a stunning coastal and bushland environment, an enriched and contemporary coastal character and better connections to the North District and the rest of Greater Sydney. The natural environment is healthy and protected and highly valued by residents and visitors alike. There is a range of housing to accommodate the whole community and we continue to pursue design excellence and sustainability outcomes in built forms. It offers a thriving local economy and a sustainable mix of employment and industrial lands and vibrant and enlivened centres. The healthy and active community can easily access artistic, creative, sporting and recreational opportunities and the services and facilities that support their health and wellbeing.

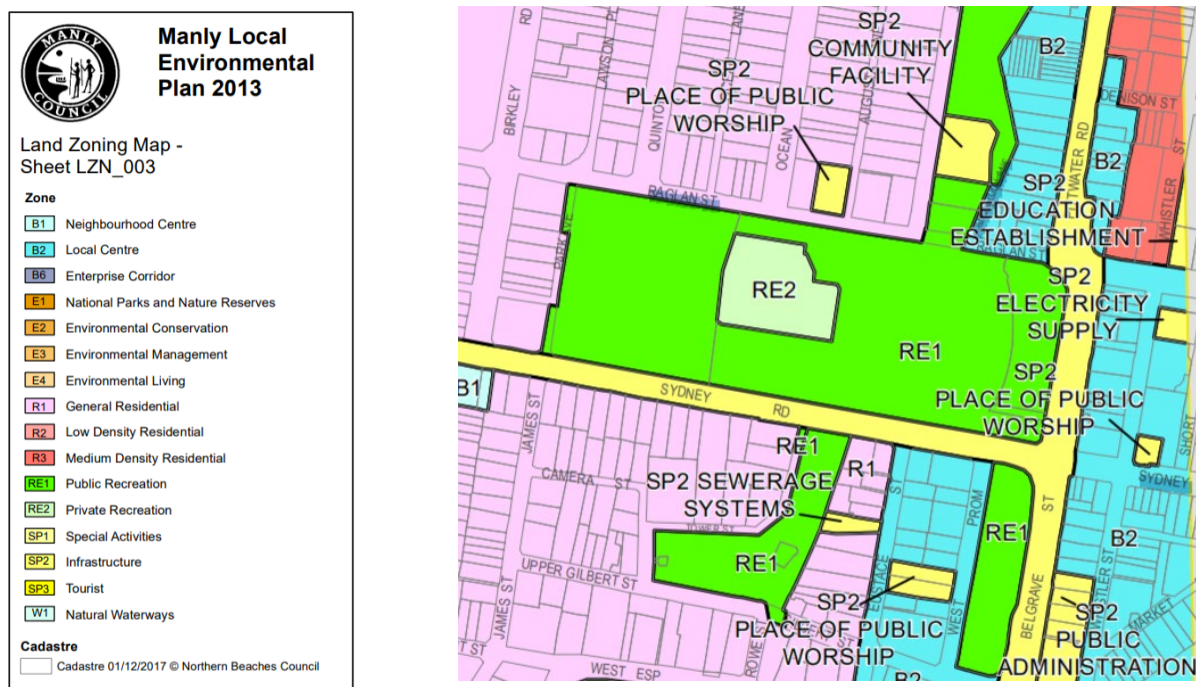
Manly is identified as “Sydney’s premier seaside destination” on the Northern Beaches Structure Plan in the LSPS.

### 3.6.3 Manly Local Environmental Plan 2013

## Zoning

Ivanhoe Park is zoned RE1 Public Recreation under the Manly Local Environmental Plan 2013.

Figure 13 Zoning of Ivanhoe Park



The zone objectives are in Section 5.4 and permissible landuses are in Section 6.1.

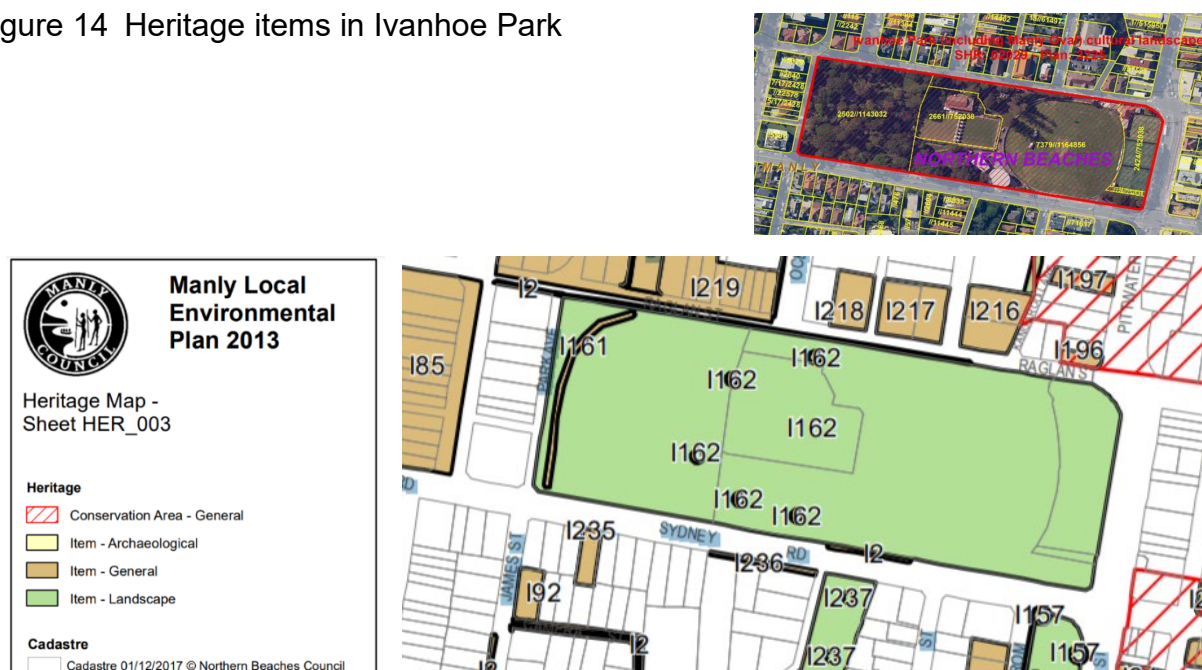
## Heritage

Heritage items of state significance applying to Ivanhoe Park are listed on the State Heritage Register and of local significance in Schedule 5 of the Manly Local Environmental Plan 2013 as follows:

Table 11 Heritage items in Ivanhoe Park

LGA	Name	Item	Applicable land	Signif- icance	No.
Manly	Ivanhoe Park (including Manly Oval cultural landscape)		Lot 2502, DP 1143032; Lots 2424, 2661 and 2726, DP 752038; Lot 7379, DP 1164856	State	02029
Manly	The Ivanhoe Loop (former tram track route)	Ivanhoe Park		Local	I161
Manly	Ivanhoe Park	Ivanhoe Park (bounded by Sydney Road, Belgrave Street	Lot 2502, DP 1143032; Lots 2424, 2661 and 2726, DP 752038; Lot 7379, DP 1164856	Local	I162
Manly	All stone kerbs	Ivanhoe Park		Local	I2

Figure 14 Heritage items in Ivanhoe Park



As listed heritage items, potential impacts must be considered consistent with Clause 5.10 Heritage Conservation of the of the Manly Local Environmental Plan 2013.

## Terrestrial biodiversity

The western section of Ivanhoe Park is identified on the Terrestrial Biodiversity map of the Manly Local Environmental Plan 2013.

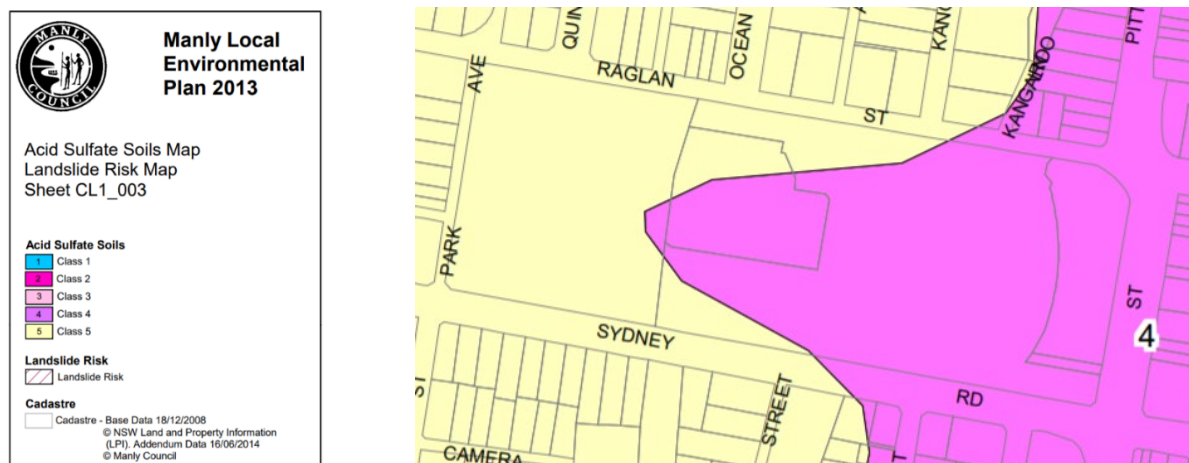
Figure 15 Terrestrial Biodiversity: Ivanhoe Park



## Acid sulfate soils

Acid sulfate soils are present in the eastern section of Ivanhoe Park as shown in Figure 16. To ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage, development consent may be required for the carrying out of works more than 1 metre below the existing ground surface, works involving the disturbance of more than 1 tonne of soil, and works that are likely to lower the ground water table.

Figure 16 Acid sulfate soils in Ivanhoe Park



### 3.6.4 Manly Development Control Plan 2013

Section 3.2 of the Manly Development Control Plan 2013 contains heritage considerations and provisions. The heritage objectives of Section 3.2 of the MDCP are listed in Section 5.6.3 of this plan.

### 3.6.5 Flood Hazard Map

The Northern Beaches Council Flood Hazard Map shows a low to medium risk of flooding in the eastern and central sections of the park.

Figure 17 Flood Hazard Map: Ivanhoe Park





### 3.6.6 Open Space and Recreation

The Northern Beaches Sportsgrounds Strategy (2017) identified Manly Oval as a regional sportsground.

Council is currently preparing a Social Infrastructure Study for the Northern Beaches.

### 3.6.7 Council policies

Relevant Northern Beaches Council policies are listed in Table 8.

# 4 COMMUNITY AND STAKEHOLDER ENGAGEMENT

## 4.1 The Manly community

81% of the Ivanhoe Park online survey respondents live in Manly, Manly East, or Fairlight. As such, the characteristics of the Manly Strategic Centre catchment analysed in SGS Economics and Planning (2019) *Northern Beaches - Demographic Analysis* is summarised below.

The characteristics of the Manly Strategic Centre Catchment community of 58,742 people in 2016, compared to the Northern Beaches local government area population, are more likely to:

- ☐ be of similar age profile to Northern Beaches LGA
- ☐ be tertiary-educated, particularly in Manly-Fairlight
- ☐ come from overseas
- ☐ live in a flat, unit or apartment (46% Manly SC, 34% NB)
- ☐ live in a rented dwelling (33% Manly SC, NB 26%)
- ☐ similar proportion of lone person households (23% Manly SC, 22% NB) and group households (7% Manly SC, 6% NB)
- ☐ be employed and work full-time (45% Manly SC, 42% NB)
- ☐ be a professional or manager (68% Manly SC, 48% NB)
- ☐ be employed in the knowledge-intensive sector (Manly SC 45%, NB 36%)
- ☐ work at home (13% Manly SC, 10% NB)
- ☐ live in a higher socio-economic<sup>1</sup> community (Manly-Fairlight 1114, NB 1092)
- ☐ own no cars per household (10% Manly SC, 7% NB)
- ☐ use public and active transport options
- ☐ have a higher turnover of residents.

## 4.2 Community engagement outcomes

### 4.2.1 Process of community engagement

Community and stakeholder engagement for this Plan of Management was undertaken in two stages:

1. Information gathering in Stage 1 in November 2020-February 2021.
2. Public exhibition of the Draft Plan of Management was for 42 days.

Council sought community input and feedback by various means including:

- ☐ establishing a Design Reference Group comprising representatives of key user groups (cricket, Mounties Group, rugby union, Scouts, tennis), Friends of Ivanhoe Park, and three local residents one of whom is a youth representative aged under 25 years. The Design Reference Group met twice, on 27 November 2020 and 17 March 2021

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<sup>1</sup> SEIFA (Socio-Economic Index for Areas) score

- ❑ meeting individually with key user group representatives in December 2020
- ❑ posting a project page on *Your Say Northern Beaches* including background information, an online survey and Places tool in December 2020-January 2021. 319 online and written responses were received.
- ❑ emailing user groups to encourage feedback.

The community could provide feedback via the online survey and Places tool, and sending an email or letter to Council.

## 4.2.2 Issues raised and how they are addressed in this Plan

The community's values of Ivanhoe Park are set out in Section 5.1. The issues that the community, stakeholders and Council raised in the community and stakeholder engagement undertaken for this plan, and how their suggestions to address those issues are addressed in this Plan, are briefly set out below.

Table 12 Issues raised and how they are addressed in this Plan

Issues raised	Suggestions to address issues	How issue is addressed in this Plan
<b>Better safety and security at night (76)</b> Anti-social behaviour and pedestrian safety Homeless people in the park	Improve/better lighting at night (13) More lights at night (10) Clearer and more lights on pathways (4) Better security at night (5) More ranger patrols at night (7) CCTV/cameras (3) Police presence at night (4) Better visibility (1) Safer paths (1) Fence off complete area (1)	Refer to Masterplan
<b>Scout hall (43)</b>	Fix/improve/revamp/re-do/update/ refresh/ reinvigorate/ renovate/improve aesthetics and retain the Scout hall (21) Open up the Scout hall for more/multi-purpose community use (9) Demolish and replace the Scout hall on the same site (1) Relocate the Scout hall in the park (1) Demolish the Scout hall (6) Re-purpose the Scout hall site (2) Improve the area around the scout hall (1)	Refer to Masterplan
<b>Improve spectator facilities at Manly Oval (26)</b>	Better seating Shade/shelter	New grandstand and pavilion proposed
<b>Improve paths (25)</b>	Maintain paths (2) Upgrade/repair paths (19) Widen paths Remove paths (1) Better path system	Refer to Masterplan
<b>Enhance the botanic garden (24)</b>	Improve use of botanic garden Improve flow Tidy up the gardens Improve maintenance of the Botanic Garden following a considered planting plan Keep all the mature vegetation (especially trees) More interesting plants	Refer to Masterplan



Issues raised	Suggestions to address issues	How issue is addressed in this Plan
	<p>More native shrubs</p> <p>Make the “Botanical Gardens” actual botanic gardens, with wedding photo areas like Stony Range</p> <p>Further development of botanical garden as an accessible retreat</p> <p>Limited change to the quaint historic gardens</p> <p>More botanicals</p> <p>Improve plantings, pathways and amenities in the botanic gardens.</p> <p>More exotic flora in the garden.</p> <p>More trees of botanical interest including some deciduous for colour and ‘kickable leaf drop’</p> <p>Better lighting in evenings</p> <p>Increase size of botanic gardens</p>	
<b>Café/ restaurant (24)</b>		Refer to Masterplan
<b>More seating (23)</b>	<p>under the trees.</p> <p>in the botanical garden with a cleared area for picnics</p> <p>more variety in seating options</p> <p>variety of dwelling spots that will encourage locals to use this park</p> <p>- picnic lawn, picnic tables, informal seating</p> <p>more seating in the tramway section and the grass sections near the scout hall</p> <p>in the gardens area</p> <p>on walk way down to Oval from Sydney Road entry.</p>	Refer to Masterplan
<b>Interpretation (23)</b>	<p>More interpretation to encourage greater community knowledge in the site (2):</p> <ul style="list-style-type: none"> <li>- History/heritage (11)</li> <li>- Botanical (9)</li> <li>- Things to do in Ivanhoe Park (1)</li> </ul>	Refer to Masterplan
<b>Density of planting (20)</b>	<p>Higher density of planting (8)</p> <p>Maintain the current density of planting (6)</p> <p>Lighter density of planting (6) to make it less overgrown</p>	Refer to Masterplan
<b>Pre-school/ childcare building (19)</b>	<p>Retain/reinstate/repair pre-school/childcare (12)</p> <p>More effective community use of childcare building (3)</p> <p>Improve access to play area and preschool (2)</p> <p>Remove the pre-school (2)</p>	Refer to Masterplan
<b>Picnic/ barbecue facilities (17)</b>	<p>More picnic areas with chairs, benches and tables (14)</p> <p>Barbecue areas (3)</p> <p>Replace the Scout Hall and pre-school with picnic area and facilities</p> <p>Barbecue area in the new garden</p>	Refer to Masterplan
<b>Children’s playground/ space (17)</b>	<p>with a bike track.</p> <p>Adventure playground for older children/teens</p> <p>A playground with better equipment</p> <p>A new playground</p> <p>Build an additional kids playground that has swings and kids ropes course</p> <p>An adult/child disabled playground.</p> <p>Place for parents to sit.</p> <p>A really good kids play area, half for smaller kids, half bigger.</p> <p>Create an interactive feature for children to get involved</p>	Refer to Masterplan

Issues raised	Suggestions to address issues	How issue is addressed in this Plan
<b>More/better toilets (13)</b>	Clean, safe toilets In botanic gardens Better toilets for sport spectators (1)	Refer to Masterplan
<b>Better access from adjoining streets (12)</b>	More entry and exit points. More access points to the Park from Sydney Road and Raglan Street. More access from northern side (near Ocean Lane) access higher up Raglan Street to make access easier to the top part of the park, just west of Ocean Road and Raglan Street junction. A gate onto the oval from Raglan Street near Kangaroo Lane Improve safe pedestrian crossing and access from Sydney Road south side.	Refer to Masterplan
<b>Fitness/ exercise equipment (12)</b>	For (9) <ul style="list-style-type: none"> <li>- adult outer gym/retiree playground for the older residents who live in the blocks adjacent to the park to encourage fitness.</li> <li>- exercise equipment similar to that in the park near Manly Wharf</li> <li>- near the sporting field.</li> </ul> Against (3) <ul style="list-style-type: none"> <li>- not suitable for botanic garden</li> </ul>	Not included on Masterplan
<b>Buildings – general (12)</b>	Better use of existing halls (4) <ul style="list-style-type: none"> <li>- Community space/services</li> </ul> Renovate rundown/derelict buildings (3) Remove old council buildings (3) <ul style="list-style-type: none"> <li>- If not in use</li> <li>- Replace with greenery</li> </ul> Paint some of the buildings (1) No visibility of buildings such as bowling club, childcare centre etc. (1)	Refer to Masterplan
<b>Better maintenance (12)</b>	General (5) Maintenance of gardens and landscape (6) Maintain the oval and facilities (1)	Recommended action
<b>Retain/better use of tram terminus/ corridor (11)</b>	Keep the old tramline Safe and secure access through the tramway Put it back one day Use as a cycleway and path to reflect the historic transport corridor More parking facilities available for the multiple sports using the area Better signage	Refer to Masterplan
<b>Steps (11)</b>	Fewer steps Safer steps - to Sydney Road Better flow to the section next to Raglan Street between the top of the park near Parkview Road and the bowling club car park. New stairs from the top down into the top carpark (near the bowls club). Put decorative hand rails on all steps	Refer to Masterplan
<b>More parking (10)</b>	Improve parking near the bowling club Expand carpark with the Manly Bowling Club extension	Refer to Masterplan

Issues raised	Suggestions to address issues	How issue is addressed in this Plan
	Parking under the oval	
<b>Fencing (10)</b>	Upgrade the boundary fence Replace unattractive wire mesh fencing on Sydney Road, and the northern and southern ends of at least the Oval area if not all the way up west. Improve/replace the fence separating the oval from Sydney Rd and Raglan Street (2) closable gates / fencing Open it up a bit. There are lots of fences Demolish or change the fence and turnstiles in lower Raglan Street	Refer to Masterplan
<b>Access for people with disability and carers with prams (10)</b>	Access for all More ramps and less stairs Upgrade pathways, stairs and ramps Better access for people with disability and mobility issues Accessible paths and ramps to improve access for wheelchairs, walkers and strollers. Comply with Disability Standards	Refer to Masterplan
<b>More paths (9)</b>	Paths through the lesser used parts More defined/distinctive pathways. A couple of direct paths to encourage more walking trips from Fairlight down to Manly, and a couple of meandering paths to enjoy. Path along the tramline No paths through the denser areas.	Refer to Masterplan
<b>Better player facilities at Manly Oval (8)</b>	Improve the Manly Oval change rooms (1) Improve the playing surface (4)	Refer to Masterplan
<b>Waste management (8)</b>	More bins (3) Conceal bins near the oval and bowling green (3) Regular rubbish pickups (2) especially after sporting events	Recommended actions
<b>Community music events (8)</b>		Provided for in permissible uses
<b>Improve the park for families (8)</b>	Children play area Picnics Coffee cart on weekends Nature trails for kids	Refer to Masterplan
<b>Improve access to and increase safety and use of botanic garden (7)</b>	Improve access from the oval side Improve access for people with disability An entrance to the part nearer to the west of where Ocean Road meets Raglan Street to make easier access to the top part of the garden	Refer to Masterplan
<b>Community garden/ compost (7)</b>	A place with a simple kitchen and an attractive sheltered area to share meals together Community garden and urban farming	Not included on Masterplan
<b>Dogs (7)</b>	Allow dogs (3) No dogs – at all, off leash, on oval (4)	Dogs prohibited on manly Oval



Issues raised	Suggestions to address issues	How issue is addressed in this Plan
		and at playground
<b>Water feature (7)</b>	Water facilities A pool Feature pond with cafe Paddling pool Lake Water spring Statues Waterfall/ fountain	Refer to Masterplan
<b>Improve the upper park (6)</b>	Increase use of upper park (2) with: <ul style="list-style-type: none"> <li>- café/coffee shop run by locals</li> <li>- climbing gym, tree tops gym, zip line</li> <li>- great kids park.</li> </ul>	Not included on Masterplan
<b>Watercourse (6)</b>	A greater flow of water through the creek Naturalise the drain Recirculated water system Sort out the waterfalls in the creek (rill) Repair and better maintain the stone bridge	Refer to Masterplan
<b>Active recreation facilities (7)</b>	Basketball courts, skateboard park (ramps, bicycle and scooter), outdoor gym, table tennis, handball courts, tennis courts, gymnastic rings, a himalayas style golf putting green	Not included on Masterplan
<b>Increase awareness of the park / Better promotion of the park (6)</b>	Botanic gardens, everything other than oval and tennis	Recommended action
<b>Stage/ amphitheatre (6)</b>	For (5) <ul style="list-style-type: none"> <li>- amphitheatre or bandstand for live music.</li> <li>- used for events such as outdoor cinema.</li> <li>- the oval can be used for events like the Jazz festival etc.</li> <li>- stage on Sydney Road side</li> </ul> Against (1) <ul style="list-style-type: none"> <li>- The stage, amphitheatre and seating proposed for the zone B Open Space is an over development and will likely be under-utilised and attract undesirables</li> </ul>	Refer to Masterplan
<b>Trees and vegetation (6)</b>	Improve vegetation management Remove dangerous overhanging branches Replant Casuarinas along the Sydney Road edge Plant large trees to replace two huge coral trees ( <i>Erythrina indica</i> ) at the top of the grassy rise Plant another stand of tree ferns Reinstate understorey planting in area C the Canopy Garden to prevent people accessing/walking in the gully.	Refer to Masterplan
<b>Improve grass cover (6)</b>	-	Refer to Masterplan
<b>More native planting (5)</b>	Restrict native planting to the historic wildflower area in the north west corner near the sandstone sign off Sydney Road.	Refer to Masterplan

Issues raised	Suggestions to address issues	How issue is addressed in this Plan
	Reintroduce and restore the wild flower garden. Plant flowering plants (3)	
<b>Better connections and linkages in the park (5)</b>	All areas From the playground round the park. Scout hall, pre-school From the tennis court area to the gardens Different parts and levels of the park	Refer to Masterplan
<b>Improve park entrances (5)</b>	Dress up various street frontages to be more inviting. all entry points / frontages to be upgraded for safer accessible entry to park including new lighting Improve/update the entrance at Sydney Road (2) Entries in keeping with historic significance Much nicer sign or picture welcoming people to Manly (perhaps an historical one)	Refer to Masterplan
<b>Allow other sports on Manly Oval (5)</b>	More accessible and useful for a diverse set of sports and activities The rugby union and cricket clubs shouldn't have a mortgage on the facilities Local community use Allow in rugby league, soccer, touch football, oztag, field hockey etc. The oval should be maintained for local community use Remove the Rugby games completely.	Permissible uses allow other sports on Manly Oval
<b>Community facilities (4)</b>	-	Refer to Masterplan
<b>Cycleways (4)</b> -	More cycleways/bike use areas (2) Prohibit cycling/wheeled users (2)	Not included in Masterplan
<b>Better drainage (4)</b>	Swampy after rain on northern border Fix drainage from the hall Upgrade the 300mm drainage pipe under the preschool with a trash rack which gets blocked to accommodate drainage from the catchment.	Recommended action
<b>Ossie Merrett Memorial Gates (4)</b>	Preserve/conservate the Merrett Gates Ossie Merrett Memorial Gate could be updated Improvements to the Merrett Gates appearance	Refer to Masterplan
<b>Higher netting to stop cricket balls (3)</b>	Some additional netting to prevent cricket balls landing on Sydney Road and Raglan Street, similar to the netting on the tennis court boundary.	Noted
<b>More level, flat areas (3)</b>		Refer to Masterplan
<b>More gardens (3)</b>		Refer to Masterplan
<b>Wollemi Pine (3)</b>	Cage the Wollemi Pine Replace Wollemi Pine Remove the hefty tree guard and plaque for the Wollemi pine	Not addressed in the Masterplan
<b>Markets (3)</b>		Permissible use

Issues raised	Suggestions to address issues	How issue is addressed in this Plan
<b>More events and concerts on the oval (3)</b>		Permissible use
<b>Passive surveillance</b>	Limited passive surveillance of the Ivanhoe Park Botanic Garden and Scout hall from outside the park	Noted



# 5 BASIS FOR MANAGEMENT

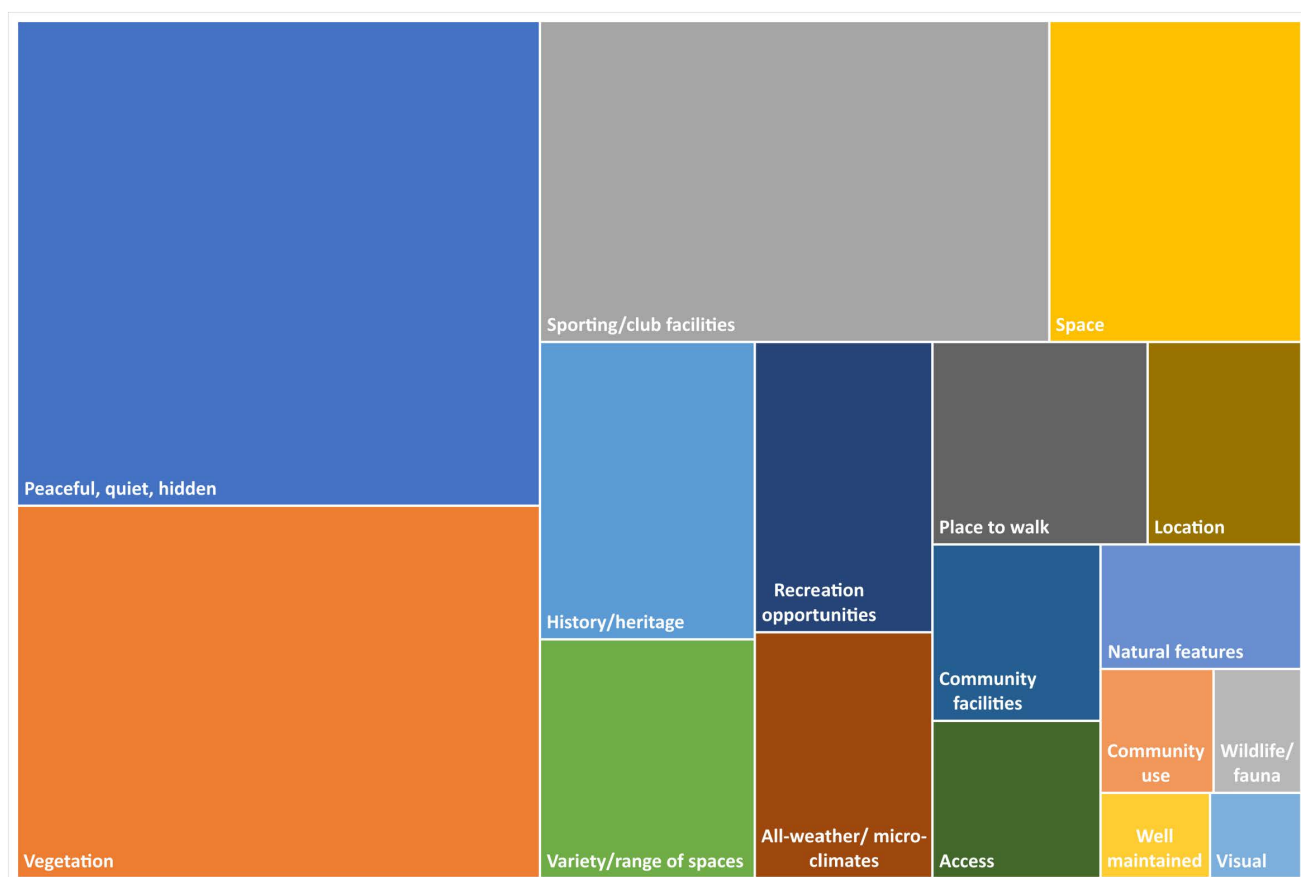
## 5.1 Values of Ivanhoe Park

Northern Beaches Council takes a values-based approach to the planning, use and management of Ivanhoe Park. Values may be described as what is important or special about a place.

The Manly and wider community value various aspects of Ivanhoe Park for different reasons. By understanding the reasons why the community values Ivanhoe Park, the roles that the community expects the site to play in the future may be determined. This Plan of Management is based on protecting, conserving and enhancing the values of Ivanhoe Park. Desired outcomes, management strategies and actions which are consistent with these values have been developed.

The values of Ivanhoe Park revealed by the community engagement are:

**What do you most like or find special about Ivanhoe Park?**



## 5.2 Roles of Ivanhoe Park

The roles of Ivanhoe Park include:

- ☐ the “town park” for residents, visitors and businesses of the Manly town centre
- ☐ botanic garden
- ☐ regional sporting facilities
- ☐ reminder of historical developments and events
- ☐ place of remembrance
- ☐ spaces for casual, active and informal recreation activities
- ☐ venues and facilities for community, recreation and social gatherings, celebrations and events
- ☐ children’s play spaces
- ☐ remnant vegetation, and wildlife habitat and corridors.

## 5.3 Heritage significance of Ivanhoe Park

The Statement of Significance of Ivanhoe Park for the NSW Heritage Listing is:

*Ivanhoe Park (including Manly Oval) cultural landscape, is important in the course of New South Wales cultural history combining a 'pleasure garden' park, a traditional 'village green' community and sporting venue, and a passive recreational garden, demonstrating the principal characteristics of a Victorian-era park adapted to the Australian setting. This landscape is unique within New South Wales as a place with a combined history of Aboriginal heritage and 150 years of recreation, sport and community use.*

*With its natural land formation of sandstone outcrops and overhangs and watercourse flowing into what was a low-lying swamp area, the site has high potential to reveal tangible Aboriginal heritage of the Kay-ye-my people, and with its close proximity to three identified aboriginal heritage sites the site relates to intangible cultural heritage of the local Aboriginal people.*

*Ivanhoe Park (including Manly Oval) cultural landscape demonstrates the importance of public recreation and pleasure grounds in the development of townships remote from Sydney and the importance of sport, and the establishment of sporting venues in the ongoing development of community life in Australia.*

*Ivanhoe Park is one of the few planned colonial era ‘pleasure grounds’ surviving in New South Wales. Since its establishment in the 1860s Ivanhoe Park has been an important destination for pleasure and healthy recreation for vast numbers of visitors to Manly from Sydney and beyond. The ‘village green’ oval and Ivanhoe Park pavilion became the centre of sporting and community functions and events, not just for Manly residents but for the region and NSW.*

*Ivanhoe Park (including Manly Oval) cultural landscape has significant association with several sporting organisations in NSW, the Scouts, Girl Guides, Australian Air League and many leaders of public life in NSW. These include HG Smith (the ‘father of Manly’), Charles Lawrence and the first Australian Aboriginal cricket team (1866-68), Thomas Rowe (architect and first Mayor of Manly), Sir Henry Parkes, (local MP and Premier of NSW), Sir Roden Cutler (NSW Governor and Chief Scout of Australia), Merle Deer AM (Guide representative to the National Council of Women), Gladys Eastick MBE (Guide service in Australia, Papua New Guinea and Europe) and Mrs WC (Barbara) Wentworth (Guide State Commissioner), Ossie Merritt (Manager of the 1924 Australian Olympic Team), Keith Miller (test cricket great) and Frank Row and Tom Richards (Rugby Union legends) as well as many Australian international sports people.*

*Ivanhoe Park (including Manly Oval) cultural landscape was the site of Australia’s first and highly successful Wildflower Shows (1881-1899) influencing similar shows and interest in native wildflowers throughout Australia.*

*Ivanhoe Park (including Manly Oval) cultural landscape, is a diverse and complex site with its natural sandstone outcrops and watercourse, Victorian 'gardenesque' plantings, rich diversity of native and planted tree species, war memorial garden, traditional 'village green' oval, and sporting complex. Combined, it demonstrates an unusual yet pleasing aesthetic.*

Date significance updated: 15 February 2019

## 5.4 NSW government vision and principles for open space, parklands and public space

### 5.4.1 50-Year Vision for Greater Sydney's Open Space and Parklands

The Draft 50-Year Vision for Greater Sydney's Open Space and Parklands in the next 50 years is:

- ❑ a living and breathing city of parks for people to connect, exercise, reflect and celebrate
- ❑ a city of immense natural beauty, with incredible parklands, open spaces and waterways within its landscape
- ❑ a place where people are custodians and wholeheartedly embrace and care for open space and parklands
- ❑ cool, connected and community-focused through the Greater Sydney Green and Blue Grid
- ❑ a city where open spaces and parklands are accessible, meaningful and sustainable, reflecting the stories of the city's ancient and recent past, and enhancing unique landscapes for stories yet to be told
- ❑ a place where open spaces and parklands are fundamental to everyday life, nurturing people while supporting a vibrant ecology and providing a home for a rich diversity of flora and fauna in the city and its neighbourhoods
- ❑ as much a parkland city as it is a harbour and river city, where people share access to diverse types of open space and parklands.

Strategic directions underpinning the 50-year vision for Greater Sydney's open space and parklands are:

- ❑ Growing a city of parks for people
- ❑ Connecting neighbourhoods to parks
- ❑ Keeping Sydney green and captivating
- ❑ Being smart and resilient.

### 5.4.2 NSW Public Spaces Charter principles



Source: Department of Planning, Industry and Environment (2020)



## 5.5 Vision and direction for Ivanhoe Park

Following on from Council's vision for the Northern Beaches, and consistent with the values and roles of Ivanhoe Park, the vision for Ivanhoe Park is:

**IVANHOE PARK WILL BE A  
WELCOMING DESTINATION FOR  
COMMUNITY ENJOYMENT,  
CELEBRATING ITS UNIQUE  
HERITAGE, ENVIRONMENT,  
SPORT AND RECREATION. A  
WELL MAINTAINED PLACE OF  
SANCTUARY, REFLECTION AND  
LEARNING, CLOSE TO THE  
HEART OF MANLY.**

The vision and management direction for Ivanhoe Park is reflected in the Landscape Masterplan and the Action Plan in Section 7.

Following on from the vision for Ivanhoe Park, the management direction will be to implement the Landscape Masterplan and Conservation Management Plan.

Issues regarding use and management of the park identified by Council and the community will be addressed where desirable and possible.

## 5.6 Objectives for management of Ivanhoe Park

### 5.6.1 State government objectives

#### Principles of Crown land management

The principles of Crown land management are:

- a) that environmental protection principles be observed in relation to the management and administration of Crown land, and
- b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and
- c) that public use and enjoyment of appropriate Crown land be encouraged, and
- d) that, where appropriate, multiple use of Crown land be encouraged, and
- e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

#### Core objectives for categories of community and Crown land

Ivanhoe Park will be managed according to the core objectives under the *Local Government Act 1993* for each category of community land as set out below.

The core objectives for community land categorised as **Park** are to:

- ☐ encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities

- ☐ provide for passive recreational activities or pastimes and for the casual playing of games
- ☐ improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

The core objectives for community land categorised as **Sportsground** are to:

- ☐ encourage, promote and facilitate recreational pursuits in the community involving active recreation involving organised sports and informal sporting activities and games, and
- ☐ ensure that such activities are managed having regard to any adverse impact on nearby residences.

The core objectives for community land categorised as **General Community Use** are to:

- ☐ promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public in relation to:
  - public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public.
  - purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

### 5.6.2 Council planning objectives

The objectives of the Manly Local Environmental Plan 2013 for the RE1 Public Recreation zone are to:

- ☐ enable land to be used for public open space or recreational purposes.
- ☐ provide a range of recreational settings and activities and compatible land uses.
- ☐ protect and enhance the natural environment for recreational purposes.
- ☐ protect, manage and restore areas visually exposed to the waters of Middle Harbour, North Harbour, Burnt Bridge Creek and the Pacific Ocean.
- ☐ ensure that the height and bulk of any proposed buildings or structures have regard to existing vegetation, topography and surrounding land uses.

### 5.6.3 Council heritage objectives

The objectives of Clause 5.10(1) of the Manly Local Environmental Plan 2013 are:

- (a) to conserve the environmental heritage of Manly
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views
- (c) to conserve archaeological sites
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The objectives of Part 3.2 of the Manly Development Control Plan 2013 are:

1. To retain and conserve environmental heritage and cultural significance of Manly including:
  - significant fabric, setting, relics and view associated with heritage items and conservation areas;
  - the foreshore, including its setting and associated views; and

- potential archaeological sites, places of Aboriginal significance and places of natural significance.
2. To ensure any modification to heritage items, potential heritage items or buildings within conservation areas is of an appropriate design that does not adversely impact on the significance of the item or the locality.
  3. To ensure that development in the vicinity of heritage items, potential heritage item and/ or conservation areas, is of an appropriate form and design so as not to detract from the significance of those items.
  4. To provide infrastructure that is visually compatible with surrounding character and locality/visual context with particular regard to heritage buildings/areas and cultural icons.
  5. To integrate heritage management and conservation into the planning development process including incentives for good heritage management, adaptive reuse, sustainability and innovative approaches to heritage conservation.

#### 5.6.4 Objectives for Ivanhoe Park

The key objectives for the future management of Ivanhoe Park are to:

- ☐ upgrade the existing open space, facilities and gardens to a standard appropriate to a Botanic Garden
- ☐ upgrade the sports oval, grandstand and ancillary facilities to a standard of a high quality regional sport and recreation facility
- ☐ celebrate the significant cultural heritage of Ivanhoe Park
- ☐ facilitate community gatherings and events
- ☐ improve the amenity of the park for access and informal recreation
- ☐ ensure that open spaces, facilities and gardens are inclusive and attractive to the community to visit and use
- ☐ ensure that existing significant heritage settings, plantings and garden elements are protected and integrated into development.

The following design principles form the foundations of the landscape design for Ivanhoe Park:

1. Connecting into the existing urban fabric and reaching out to the Northern Beaches.
2. Create a green heart that will leave a legacy and a destination loved by a growing local community.
3. Create a place that continues to evolve over time and welcomes all walks of life.
4. Strengthen Ivanhoe Park as a social and recreation hub that will strongly engage with the community providing flexible spaces for everyone and creating a memorable place that is rich in community culture and experience.
5. Strengthen and evolve a sense of place and identity for both passive and active recreation for a growing community and future generations.

# 6 FUTURE USES OF IVANHOE PARK

## 6.1 Future uses and developments

### 6.1.1 Introduction

It is not possible to forecast every activity, development or structure that may occur in Ivanhoe Park in the future. New activities, developments and structures may be proposed in response to an application for use of the park, or because funding or another opportunity becomes available, or to address a need or management issue that may not be evident when preparing this Plan of Management.

Section 36 of the *Local Government Act 1993* states that a Plan of Management must expressly authorise any proposed or potential developments on community land. Such authorisation in a Plan of Management gives 'in principle' support for certain activities to proceed to the development assessment stage. However, this Plan does not in itself imply or grant consent for these activities. Any specific works will require further investigation, and development approval if required. Refer to Section 6.3 for approval requirements and processes.

### 6.1.2 Legislative requirements

#### Introduction

Permissible uses and developments at Ivanhoe Park must be in accordance with relevant legislation, particularly:

- ☐ the reserve purposes for Public Recreation and Community Purposes under the *Crown Land Management Act 2016*
- ☐ any interests and rights granted under the *Crown Land Management Act 2016*
- ☐ native title rights and interests, and the provisions of the *Commonwealth Native Title Act 1993* including those regarding public works
- ☐ the inchoate interests of Aboriginal people where an undetermined Aboriginal Land Claim exists
- ☐ zoning under the Manly Local Environmental Plan 2013
- ☐ NSW Heritage Act 1977
- ☐ heritage provisions of the Manly Local Environmental Plan 2013 and Manly Development Control Plan 2013
- ☐ guidelines for and core objectives of the relevant categories of community land under the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.
- ☐ SEPP (Infrastructure) 2007
- ☐ uses for which leases, licences and other estates may be granted on community and Crown land under the *Local Government Act 1993*, *Crown Land Management Act 2016*, and the *Crown Land Management Regulation 2018*.
- ☐ Commonwealth legislation.
- ☐ any interests held on title.



## Crown Reserve Purpose

Use of Crown land must be consistent with the Reserve Purpose. Crown land in Ivanhoe Park is reserved for Public Recreation and Community Purposes as set out in Table 4.

No additional reserve purposes are proposed.

## Native Title Act 1993

The Native Title Act defines a public work as:

- (a) any of the following that is constructed or established by or on behalf of the Crown, or a local government body or other statutory authority of the Crown, in any of its capacities:
  - (i) a building, or other structure (including a memorial), that is a fixture; or
  - (ii) a road, railway or bridge; or
  - (ia) where the expression is used in or for the purposes of Division 2 or A of Part 2-a stock-route; or
  - (iii) a well, or bore, for obtaining water; or
  - (iv) any major earthworks, defined as earthworks (other than in the course of mining) whose construction causes major disturbance to the land, or to the bed or subsoil under waters.
- (b) a building that is constructed with the authority of the Crown, other than on a lease.

Where it is proposed to construct or establish a public work on reserved or dedicated Crown land, where native title is not extinguished, and that work is not shown on the landscape concept plan, prior to approval Council will notify and give an opportunity to comment any representative Aboriginal/Torres Strait Islander bodies, registered native title bodies corporate and registered native title claimants in relation to the land or waters covered by the reservation or lease as required under the *Native Title Act 1993*.

## Zoning

All proposed uses, development and building works in this Plan of Management should be permissible under the applicable zoning in the Manly Local Environmental Plan 2013, and assessed if required through a Development and Building Application process consistent with the *Environment Planning and Assessment Act 1979*.

Works permitted under the RE1 Public Recreation zone are listed in Table 13.

Table 13 Permissible activities in the RE1 Public Recreation zone in former Manly LGA

Permitted without consent	Permitted with consent		Prohibited
Nil	Boat launching ramps Boat sheds Building identification signs Business identification signs Car parks Charter and tourism boating facilities Child care centres Community facilities Depots Emergency services facilities	Kiosks Marinas Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Research stations Respite day care centres Restaurants or cafes Roads	Any development not permitted without or with consent

Permitted without consent	Permitted with consent		Prohibited
	Environmental facilities Environmental protection works Flood mitigation works Information and education facilities Jetties	Take away food and drink premises Water recreation structures Water recycling facilities Water reticulation systems Water storage facilities	

## Heritage provisions

Part 3.2 of the Manly Development Control Plan 2013 contains heritage considerations and provisions for heritage items and conservation areas listed in the MLEP 2013.

## Categorisation of community land

According to the *Local Government Act 1993*, activities and structures on land classified as community land must be consistent with the guidelines for each relevant category and the core objectives of the relevant category. The guidelines and core objectives for the Park, Sportsground and General Community Use categories which apply to Ivanhoe Park were outlined above.

All activities and developments which are consistent with the guidelines for categorisation as Park, Sportsground and General Community Use which meet the core objectives of those categorisations, are expressly authorised by this Plan.

## SEPP (Infrastructure) 2007

Clause 66 of SEPP (Infrastructure) 2007 allows for certain construction or maintenance works to be undertaken as “exempt development”, subject to certain conditions and compliance requirements set out in Clause 20 in parks and other public reserves, including Crown land under a Crown land manager. Such works include, among others:

- ☐ bicycle parking or storage facilities
- ☐ gates
- ☐ handrail barriers
- ☐ landscaping and landscape maintenance
- ☐ park furniture items (seats, picnic tables, barbecues, bins, shelters or shade structures)
- ☐ play equipment (including soft-fall surfaces)
- ☐ raised paths (including boardwalks)
- ☐ ramps and stairs
- ☐ routine maintenance of playing fields and other infrastructure (including roads providing access to or within those playing fields).
- ☐ sporting facilities including goal posts, sight screens and fences, providing visual impacts on surrounding land uses are minimal
- ☐ ticket machines or park entry booths
- ☐ vehicle barriers
- ☐ viewing platforms less than 100 square metres in area
- ☐ walking tracks.

Such exempt development must involve “no greater disturbance of native vegetation than necessary” and “not result in an increase in stormwater run-off or erosion”.

Clause 65 of the SEPP also permits specified works to be undertaken on community land or Crown land under a Crown land manager without consent “if the development is for the

purposes of implementing a plan of management adopted for the land". Such works include, among others:

- ☐ cycleways
- ☐ environmental management works
- ☐ information boards and other information facilities
- ☐ landscaping and irrigation
- ☐ lighting, with controls around light spill
- ☐ maintenance depots
- ☐ pedestrian pathways and bridges
- ☐ recreation areas and outdoor recreation facilities (excluding grandstands)
- ☐ roads
- ☐ single storey car parks
- ☐ viewing platforms and bridges
- ☐ visitor/user amenities, such as toilets, change rooms, food preparation and related facilities.

Clauses 128 and 129 of the SEPP (Infrastructure) refer to waterway or foreshore management activities. A local Council as a deemed public authority does not require development consent to undertake waterway and foreshore activities, including construction, maintenance, environmental and emergency works, such as:

- ☐ aquatic habitat rehabilitation
- ☐ bank management and stabilisation
- ☐ environmental management works
- ☐ erosion control
- ☐ in-stream works to maintain/restore environmental or tidal flows for ecological purposes
- ☐ provision of foreshore accessways.
- ☐ revegetation activities
- ☐ riparian corridor management
- ☐ weed management.

## Commonwealth legislation

Under the Commonwealth *Telecommunications Act 1997*, 'low impact' installations are permissible without Council approval.

## Permissible uses under use agreements

Permissible uses for which use agreements can be granted on community and Crown land are listed in Section 6.2.

### 6.1.3 Authorised future developments and uses

#### Introduction

Ivanhoe Park is generally intended to be used for informal and active recreation, sporting, social/ community activities, and other compatible activities. Developments and structures are limited to those which support current uses and desired activities and environmental management of the park, consistent with the Landscape Masterplan (Figure 18).

Permitted uses and developments must support and enhance the values of the park as described in Section 5.1. Any use or development that would further encroach on the open space or natural areas of the park should be minimised, unless it can be shown that the

proposed use or development is a more efficient use of the space, has a community benefit, and is consistent with the objectives of this Plan of Management.

This Plan of Management expressly authorises development of new buildings and structures, and future redevelopment/refurbishment of buildings and structures, which support the desired uses of Ivanhoe Park for public recreation and community/social purposes.

## Authorised uses and developments

This Plan of Management authorises the following uses and developments at Ivanhoe Park, including but not limited to those listed in Table 14. Some of the activities and developments listed below may require development consent.

Table 14 Authorised uses and developments at Ivanhoe Park

Uses / activities	Developments / structures
Advertising	Advertising structures and signage, including digital, that relate to approved uses/activities, are discreet and temporary, and are approved by the Council
Art, including painting, sculpture	Bicycle parking and storage facilities
Barbecues	Bins and other waste receptacles
Bush fire hazard reduction	Biobanking and carbon sequestration initiatives
Bush regeneration and rehabilitation	Bore
Busking	Bridges (walking, cycling, access for people with disabilities)
Ceremonies	Café or refreshment areas
Children's play	Children's play equipment, softfall and shade structures
Classes (leisure, recreation, training)	Commercial development sympathetic to and supports use of the park
Community gardening	Community facilities such as multi-purpose buildings for social, cultural and/or recreational purposes
Concerts including all musical genres	Community gardens
Cultural events	Development for conducting and facilitating organised sport (amateur and professional) including sports fields, marked courts, change room/locker areas, shower/toilet facilities
Cycling	Drainage works and structures: only where complementary to the natural drainage patterns on the land, and where essential to protect tracks, roads, services, or other facilities on the land
Commercial activity including fitness training with Council consent	Educational facilities
Delivering a public address or speech	Environmental facilities
Dogs on leash (dogs prohibited within the fenced sporting field of Manly Oval and within 10 metres of playgrounds)	Erosion control structures
Easements to private property: temporary or permanent access across the site where appropriate and in compliance with the requirements of the <i>Local Government Act 1993</i> and other relevant legislation and policy.	Fencing
Education (environmental, heritage, botanical and the like)	Fitness/exercise equipment
Emergency purposes including training	Food preparation and related facilities
Environmental protection works	Flagpoles or smart poles
Environmental management and monitoring	Hand rail barriers
Events and gatherings - community, sport, recreation, environmental 7am to 10pm, up to 10,000 people with Council consent	Information boards and other facilities
Exhibitions	In-stream works for ecological flows
Fairs and parades	Irrigation structures and systems
Filming and photographic projects, subject to Council approval	Landscaping (hard and soft), including landscape structures or features
Filling, levelling or draining of land	Lighting: where essential for public safety and the protection of assets while minimising light spill and impact on nocturnal animal habitat.
Flora, fauna, archaeological surveys	Pathways
	Picnic tables and barbecues
	Public art – temporary and permanent



Functions	Recreation areas
Helicopter landings in emergencies only on Manly Oval	Recreation facilities (outdoor)
Interpretation	Kiosks (but not restaurants)
Maintenance and emergency vehicle access	Renewable energy sources e.g. solar panels, batteries
Meetings	Retaining walls
Nature study including birdwatching	Roads
Performances, including film (outdoor cinema) and stage	Seating
Public address (speeches)	Shelters and shade structures
Revegetation activities	Signage – locational, directional, interpretive, regulatory
Riparian bank management and stabilisation	Solar lights, panels, batteries
Riparian corridor management	Sporting facilities including goalposts, sight screens, fences
Pest control (invertebrate and vertebrate)	Sports courts
Photography	Sports lighting
Picnics	Sports training facilities such as indoor cricket nets
Running / jogging	Storage sheds
Scout activities	Stormwater storage tanks
Sport competition, training and tuition	Stormwater treatment and/or retention
Walking	Ticket machines or park entry booths
Workshops	Toilets, change or rest rooms
Weed management	Vehicle access, parking and loading areas
	Vehicle barriers
	Viewing area / platform
	Walking tracks and paths, raised paths/boardwalks, ramps, stairs, gates, pedestrian bridges
	Water sensitive urban design (WSUD) structures such as rain gardens, swales
	Work sheds or storage required in connection with maintenance of the land

#### 6.1.4 Guidelines for permissible activities in Ivanhoe Park

##### Advertising

Temporary advertising is permitted only on land categorised as Sportsground in Ivanhoe Park.

Internal advertising is permitted only where it is supportive of the desired uses of the land and is not visible from the exterior.

Placing advertising material on the ground and buildings is permitted providing it is consistent with State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64).

New signage would be subject to assessment under the provisions of SEPP 64, Manly Local Environment Plan 2013, and Manly Development Control Plan 2013.

##### Commercial and corporate activities

Small-scale or low-key commercial uses may include personal fitness trainers, “boot camps”, aerobics groups, guided nature walks, art classes, yoga or tai chi classes, public talks, small musical/singing performances, and mobile food/ refreshment vending such as ice cream vans, food trucks, and “coffee carts”.

Such commercial uses must be consistent with the park’s recreation and community purposes, and their natural values. They would be permitted within specified areas of the park (including in existing or proposed structures/buildings) with Council approval under an appropriate licence or permit. Such commercial uses must comply with the core objectives of the category of the land, not involve constructing a permanent building or structure, and must be in

accordance with any applicable policies (such as an event policy) and necessary government and/or professional registration requirements such as fitness qualifications.

Occasional use of the park only may be permitted for corporate hire, events and other uses as set out in Council's event policy and other applicable policies and procedures. Such corporate events and activities will require a booking/approval and may be subject to special requirements or conditions including minimising exclusive access/use, temporary structures, banners/signage and advertising, serving of food and alcohol, noise and lighting control, waste management, bonds, insurance, and other issues.

Approval will not be granted for commercial events or activities which are solely focused on advertising and marketing of products or services.

## Community and special events

Occasional use of Ivanhoe Park will be permitted for larger community or special events – such as festivals, markets, fairs, music/concerts, outdoor cinema, community celebrations or commemorations, Christmas carols, fireworks, sport/recreation events (displays, events, competitions, etc.), exhibitions, etc.

All such larger community or special events will be subject to Council's event policy or other policies and procedures as applicable. All such events will require Council approval – which may include special conditions for traffic and parking, vehicle access, temporary structures, food and alcohol, noise and lighting control, waste management, on-site security and crowd safety, bonds, insurance, and other issues.

In considering approvals and conditions for larger community or special events Council will consider the appropriateness of an event to the park's values, purpose and setting; event history; the timing and duration of an event; access by the wider community; potential impacts on other users and neighbours; and the experience, capabilities and capacity of the organiser(s). Council may cap the number of major events that can take place within the park, or within specific parts of the park, within a set period, or enforce "blackout periods" when events will not be approved, if warranted. Some larger community or special events may also require a Development Application.

Events held by the Friends of Ivanhoe Park Botanic Gardens will be permitted with approval by Council's Parks and Recreation Department.

## Commercial filming and photography

Commercial/professional filming and photography will be permitted within Ivanhoe Park as required by the *Filming Related Legislation Amendment Act 2008*, and as guided by Council's filming conditions and approval procedures and the *Department of Local Government Filming Protocol 2009*.

Council will consider applications consistent with the 2009 filming protocol and Council's filming policy if they are non-commercial, educational or a community service, and will not unreasonably impact on the access and amenity of residents and businesses. Such commercial/ professional filming and photography will require a booking/ approval and may be subject to special requirements or conditions regarding traffic and parking management, exclusive use, noise and other disruptions, safety, and other matters.

## Informal recreation

Ivanhoe Park (other than leased areas such as the Scout Hall, and during approved sporting use of Manly Oval) will continue to be publicly accessible for informal leisure, recreation, play, nature and scenic appreciation, and social/cultural activities.

Ivanhoe Park will continue to accommodate a range of informal leisure, recreation and other social/cultural uses across age groups, abilities and interests, levels of activity/exertion, and settings (grouped/communal or private) that are at least comparable to the type and range of activities now offered/accommodated within the park. However the location, configuration and provision for these uses may vary from the current situation in accordance with other directions and actions set out in this Plan.

## Dog exercise

Management of dogs within Ivanhoe Park will be consistent with requirements of the *Companion Animals Act 1998*, *Companion Animals Regulation 2018*, and Council's Dog Management Policy.

Under the *Companion Animals Act 1998* unleashed dogs are not permitted within 10 metres of playgrounds, within 10 metres of all food preparation areas, and on areas when being used for approved sporting activities (including training) or other approved activities (such as school use).

Dogs are prohibited within the fenced sporting field of Manly Oval and within 10 metres of a playground at all times.

Dogs must be on leash in all other areas of the park at all times.

Dog owners/ walkers are required to remove all dog faeces, and are encouraged to self-regulate their activities.

## School uses

Use of Ivanhoe Park by school groups is encouraged for activities such as school sport, picnics, health and well-being, nature study and appreciation, outdoor education, and cultural and special event purposes. Use by schools may involve use of Manly Oval, the botanic garden, informal park areas, and structures/buildings (existing and proposed).

School use will be consistent with Council's use and bookings policies or other policies and procedures as applicable, as well as complying with necessary hire/booking requirements.

## Social gatherings

The new grandstand/pavilion may be booked for indoor/outdoor social gatherings.

Casual use of outdoor areas in Ivanhoe Park will be permitted for picnics, family, organisation, community group or other social (non-corporate) gatherings. Such large social/family group use will require a booking/approval when the number of attendees exceeds thresholds as set by Council, or that involve setting up temporary structures (such as a jumping castle or marquee) and be subject to Council's events policy where relevant. Large social/family group use will principally be permitted within the Park category.

Weddings (including wedding photography) and other family ceremonies (such as naming or commitment ceremonies) will be permitted, on a bookings only basis, in the indoor and outdoor areas of the park, subject to the same requirements and limitations as those applying to large social/family group uses.

## Sport

Sporting activities on Manly Oval will take place according to seasonal use agreements, and other bookings as determined by Council.

Use of Manly Oval for sporting activities will be permitted where these activities:

- ☐ can be accommodated and adequately managed
- ☐ are consistent with Council's relevant policies and procedures
- ☐ are within acceptable impacts on playing surfaces and assets
- ☐ do not unreasonably disadvantage or impede use of the facilities by other sporting groups or opportunities for informal leisure/recreation use by the wider community
- ☐ do not unreasonably disturb neighbouring residents
- ☐ does not generate significant impacts on amenity.

### 6.1.5 Restricted and prohibited activities

Manly Oval and Ivanhoe Park Botanic Gardens are Alcohol Prohibited Area (APA) under Section 632A of the *Local Government Act 1993*. The service of alcohol is permitted only as part of the conditions of an event or approved activity.

Activities that are prohibited or restricted at Ivanhoe Park include, but are not limited to:

- ☐ breaking or leaving any bottle, glass, syringe or other objects likely to endanger the safety of any person is prohibited
- ☐ camping or staying overnight is prohibited
- ☐ consumption of alcoholic liquor as per relevant licence and policy guidelines
- ☐ depositing rubbish prohibited
- ☐ discharging of rifles or firearms is prohibited
- ☐ dogs prohibited within the fenced area of Manly Oval
- ☐ fireworks with approval
- ☐ helicopter landings, except in emergencies
- ☐ horse riding is prohibited
- ☐ interfering with or damaging any Council building, equipment, furniture, landscaping, tree, plant or flora is prohibited
- ☐ leaving of dogs faeces (removal and proper disposal is required)
- ☐ practising of golf or archery prohibited

Conduct which is prohibited in dedicated or reserved Crown land are listed in Clause 9 of the *Crown Land Management Regulation 2018*.

Activities that can be prohibited on Crown land by direction or notice under Part 9 of the *Crown Land Management Act 2016* are listed in Clause 13 of the Regulation.

Certain activities at Ivanhoe Park are prohibited by the RE1 Public Recreation zoning.

Clause 10 of State Environmental Planning Policy (SEPP) No. 64 – Advertising and Signage provides that, despite other environmental planning instruments, the display of an advertisement is prohibited on land which is zoned as open space.

Northern Beaches Council may also prohibit certain activities in the park from time to time by signage.



## 6.1.6 Guidelines for buildings and other structures

### Express authorisation

This Plan of Management expressly authorises development of new buildings and structures, and redevelopment/refurbishment of existing buildings and structures, which support the desired uses of Ivanhoe Park and is consistent with the reserve purposes of public recreation or community purposes.

Proposed buildings and structures at Ivanhoe Park include:

- ☐ new grandstand
- ☐ new sporting pavilion

The location, size and scale of other buildings and structures in Ivanhoe Park will be consistent with:

- ☐ the Landscape Masterplan (Figure 18)
- ☐ physical site constraints including flooding, proximity to waterways, acid sulfate soils.
- ☐ cultural heritage considerations
- ☐ design considerations

### Physical site constraints

#### Flooding

Periodic flooding is a constraint to use of Ivanhoe Park. Future development of the site must take the flood risk into account.

#### Acid sulfate soils

Development consent is required for the carrying out of works on land subject to Class 4 and 5 acid sulfate soils ie. works below the natural ground surface and works by which the watertable is likely to be lowered. Except for emergency, routine and minor work, an Acid Sulfate Soils Management Plan must be prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and provided to the consent authority.

#### Waterways

In assessing any application for development consent relating to land in the vicinity of a natural watercourse in Ivanhoe Park, the consent authority must consider:

- ☐ whether, or the extent to which, the proposed development would affect the water quality or obstruct the natural waterflow, and
- ☐ the likelihood of increased run-off from the proposed development leading to degradation or erosion of the natural watercourse, and
- ☐ whether, or the extent to which, fauna and flora habitats would be affected by the proposed development.

### Design considerations

Design objectives for Ivanhoe Park include to:

- ☐ create multi-functional open spaces that provide settings for activities and events.
- ☐ provide tree planting for shade whilst maintaining views from adjoining streets
- ☐ encourage walking and cycling access and maximise connections to other open space areas
- ☐ enhance safety and personal security through the use of Crime Prevention Through Environmental Design (CPTED) principles.

- ❑ adhere to a uniform design aesthetic, colour palette and material palette throughout the site in accordance with the Masterplan. This aesthetic, colour, material palette and signage is to be replicated and consistent through to the other areas of open space along the western side of Manly CBD including Gilbert Park, Tower Hill Park, and the open space in Kangaroo Street.

## Landscaping

Landscaping works will be undertaken consistent with the Landscape Masterplan.

## Planting

A specific vegetation management plan is to be prepared to guide the ongoing protection, management and maintenance of vegetation in the Ivanhoe Park including weed species control, general landscape / hedge plantings around the park perimeter, landscape/planting design of garden zones for floral / botanical displays respecting the existing endemic and significant heritage plantings. Careful selection of endemic, native and exotic plant species for Ivanhoe Park for study, interpretation, conservation and display purposes. Planting works within the park will be undertaken on a site-specific basis as shown on the Landscape Masterplan and outlined in the VMP.

## Access

Access to new facilities on the site and any refurbishment of those structures will be provided according to Australian Standard 1428 (Parts 1 – 4) Design for Access and Mobility.

Access and seating for people with disabilities should comply with the Disability Discrimination Act and the Building Code of Australia.

## Sustainable development

All facilities and infrastructure (new and renewed), and maintenance of the park will integrate sustainability in terms of energy use, life cycle costs, source material impacts, and Water Sensitive Urban Design (WSUD).

All new buildings and/or refurbishments of existing buildings will be low-scale and of architecture and built form appropriate to the local seaside climate.

## 6.1.7 Scale and intensity of use and development

### Introduction

In accordance with the *Local Government Act 1993* a Plan of Management for community

- ❑ and to maintain the appropriate uses and developments.
- ❑ The scale and intensity of future uses and development at Ivanhoe Park is dependent on:
- ❑ approved development applications
- ❑ flooding and acid sulfate soils
- ❑ impact on adjoining residents and land uses.

The benchmarks for the scale and intensity of future uses and developments permissible at Ivanhoe Park will be physical disturbance and damage to the park.

Any proposal to use buildings, structures and spaces at Ivanhoe Park will be considered on merit and balanced against physical constraints and the amenity of adjoining residents and land uses.

The physical impacts of activities and uses should be regularly monitored. Review of permissible activities and developments will occur if site monitoring shows any deterioration from the present condition of Ivanhoe Park resulting from those activities or developments.

Any further intensification or variation to development to that shown on the Landscape Masterplan would be subject to a development application.

## Scale and intensity of use

Activities at Ivanhoe Park which may attract high numbers of people include cricket and rugby union matches at Manly Oval, and community events. The scale and intensity of such activities will be managed by Council's booking process and by conditions of use.

The intensity of use, multiple activities/uses, and real or perceived crowding/congestion or competition for space across the park's open space may be greater in future than at present, but will be managed so as not to unreasonably compromise the community amenity.

The location of specially booked/approved uses (sporting activities, large social/family groups, weddings/family ceremonies and photography, community or special events, and commercial/professional filming or photography) within the park will be monitored and managed as necessary (including a limit on the number of events over a given period and/or in a specific area/facility) to ensure these uses do not adversely impact the park's values, unacceptably disadvantage other users, or cause unacceptable inconvenience or disturbance for neighbours.

## Emergencies and public health directives

At times, such as during the COVID-19 pandemic, Council is required to implement public health directives, which may involve temporarily fencing off play equipment, prohibiting sport training and competition to ensure social distancing, and limiting use of park seating.

Conversely the response to a pandemic or similar situation would increase demand for walking, cycling and informal recreation opportunities. Ivanhoe Park is ideally placed to offer local open space and exercise opportunities.

## Sporting activities

The scale and intensity of sporting activities on Manly Oval will be managed by Council's seasonal allocation and booking process and by conditions of use. Applications for permissible activities will be assessed on a case-by-case basis.

The scale and intensity of use of Manly Oval will be limited by the capacity of the oval to withstand use. Council reserves the right to close the oval during and after wet weather to minimise damage to the field.

## Traffic and parking

The impact of traffic and parking associated with organised sport or community events on local residents and businesses will be managed by preparing a Traffic and Parking Plan when required.

## Scale and intensity of development

This Plan of Management does not propose any significant changes to the extent or "footprint" of development in Ivanhoe Park. A new grandstand and pavilion are intended to be constructed in the footprint of the current grandstand and pavilion.

Several other infrastructure items may be developed within the Park, as shown on the Landscape Masterplan, as follows:

- ☐ accessible amenities
- ☐ new nature playground
- ☐ a new boardwalk through the Botanic Gardens
- ☐ specific site hardening or sealing, primarily for paths and access
- ☐ provision of park furniture and other low-key leisure and recreation facilities.

Any works undertaken at Ivanhoe Park shall be undertaken to minimise disturbance to the park. Such measures include:

- ☐ using materials which are visually sympathetic to the natural environment.
- ☐ incorporating pollution control measures into drainage systems to minimise debris, nutrients and other chemicals entering waterways.
- ☐ using and retaining on-site resources wherever possible.
- ☐ leaving acid sulfate soils undisturbed wherever possible.
- ☐ disposing of waste material off site and in a manner not affecting the natural vegetation or that encourages the spread of weeds.
- ☐ restoring areas following works to the maximum extent.
- ☐ encouraging service and utility suppliers to comply with the guidelines of this Plan, and to undertake community engagement where essential services are required.

### 6.1.8 Assessment and approval of permissible uses and developments

Certain activities and developments are permissible without development consent under the Manly Local Environmental Plan 2013, are permissible as exempt and complying development under the *Environmental Planning and Assessment Act 1979*, and may be permissible without development consent under SEPP (Infrastructure) 2007.

Other proposed development and building works at Ivanhoe Park which are consistent with this Plan of Management would be subject to development and building applications in accordance with the *Environmental Planning and Assessment Act 1979* and the Manly Local Environmental Plan 2013.

Northern Beaches Council must expressly authorise proposed developments on community land under the *Local Government Act 1993*. The proposed development of Ivanhoe Park is shown on the Landscape Masterplan. Authorisation for the proposed development in this Plan of Management gives 'in principle' support for certain activities and developments to proceed to development assessment under the *Environmental Planning and Assessment Act 1979*. However, this Plan does not in itself imply or grant consent for these activities or developments. Any proposed uses and developments which are consistent with this Plan are still subject to development approval and consent processes which would be advertised widely for information and to invite comment. This Plan of Management would be an important supporting document for the required applications for the proposed activities and works.

If development assessment is required for proposed uses and developments in Ivanhoe Park, the assessment should also address:

- ☐ the objectives of this Plan of Management
- ☐ Council plans and policies
- ☐ the future roles of the park
- ☐ objectives for the park
- ☐ known community values, views and objectives for the park
- ☐ impacts on local residents and other adjoining land uses in terms of noise, lighting, traffic and vehicle parking
- ☐ cultural heritage or similar assessments



- ☐ the extent to which the activity or use will increase the intensity of use, congestion or competition for space in the park
- ☐ the potential for significant adverse impacts on the botanic garden, peace and quiet, “green open space”, and scenic values
- ☐ likely impacts on the experiences of other park users
- ☐ Council’s ability to effectively manage the proposed activity or use and any management, maintenance or resourcing implications for Council
- ☐ permitted land uses under the current Manly Local Environmental Plan 2013
- ☐ the public purposes of the park
- ☐ relevant legislation, particularly the *Local Government Act 1993* and *Crown Land Management Act 2016*
- ☐ the conditions of any applicable approved (or permissible) lease, licence or estate.

Council cannot delegate consent to development of community land if:

- ☐ the development involves the erection, rebuilding or replacement of a building, except:
  - toilet facilities
  - small refreshment kiosks
  - shelters for persons from the sun and weather
  - picnic facilities
  - structures required for the playing of games or sports
  - playground structures
  - work shed or storage sheds
  - buildings of a kind prescribed by the regulations.
- ☐ the development involves the extensions to an existing building greater than 10% of its existing area
- ☐ the location of the development has not been specified in the Plan of Management and the development is likely to be intrusive to nearby residents.

Section 68, Part D, of the *Local Government Act 1993* requires approvals issued by Council for the following activities on community land:

- ☐ engage in a trade or business
- ☐ direct or procure a theatrical, musical or other entertainment for the public
- ☐ construct a temporary enclosure for the purpose of entertainment
- ☐ for fee or reward, play a musical instrument or sing
- ☐ set up, operate or use a loudspeaker or sound amplifying device
- ☐ deliver a public address or hold a religious service or public meeting.

Approval is also required from Northern Beaches Council for the following activities at Ivanhoe Park:

- ☐ advertising
- ☐ collecting money
- ☐ distributing handbills
- ☐ entertainment
- ☐ erecting temporary structures or awnings
- ☐ events
- ☐ landing aircraft
- ☐ organised sport
- ☐ playing, training or practising of sport or other games
- ☐ public meetings
- ☐ trading
- ☐ using a facility for which approval is required
- ☐ using sound amplifying and lighting devices.

### 6.1.9 Development consent for works to heritage items

Obtaining development consent for heritage items requires consideration of any possible impacts on the heritage significance of an item or area concerned. The considerations for approvals are provided below:

#### Manly Local Environmental Plan, 2013

Ivanhoe Park and the Ivanhoe Loop (former tram track route) are listed as heritage items under the Manly Local Environmental Plan, 2013. The LEP also provides the considerations for obtaining development consent. The relevant clauses are:

- ❑ Clause 5.10(2): works which require development consent applicable to heritage items
- ❑ Clause 5.10(3): exemptions to the requirement to obtain development consent for works of a minor nature and which would not affect the heritage significance of the item or place
- ❑ Clause 5.10(5): requirement for assessing the impact of development on heritage items
- ❑ Clause 5.10(7): requirements for development on an archaeological site
- ❑ Clause 5.10(8): guidelines for carrying out development in an Aboriginal place of heritage significance.

#### Heritage Impact Report and Conservation Management Report

Depending on the nature and extent of a proposed development, Council, as the consent authority can, under Clauses 5.10(5) and 5.10(6), require a heritage impact report and a conservation management report. This is consistent with NSW State Heritage Guidelines. The heritage impact report assesses the known and potential impacts arising from the proposed activity on the heritage significance of the site. Please note, the Heritage Conservation Plan has been prepared for Ivanhoe Park, and each consideration is to be cross referenced with the HCP as this is the overarching document.

### 6.1.10 Heritage exemptions

The Minister responsible for heritage granted site-specific exemptions from approval for a range of activities and works to the Ivanhoe Park (including Manly Oval) cultural landscape listed on the State Heritage Register on 19 August 2019. Such activities and works that are exempt from Section 57(1) of the *Heritage Act 1977* are:

- 1 Works and activities in accordance with the list of exempt works within any Management Plan for Ivanhoe Park (including Manly Oval) cultural landscape endorsed by the Heritage Council of NSW.
- 2 All Standard Exemptions apply to Lot 7379 DP 1164856, Lot 2424 DP 752038, Lot 2726 DP 752038, and Lot 2661 DP 752038
- 3 Works and activities to allow general maintenance and repair where these activities do not materially impact on the identified heritage values of Ivanhoe Park (Including Manly Oval) cultural landscape, including:
  - (i) Suppression of fire in vegetation.
  - (ii) Tree surgery or tree removal where considered necessary for the health of a tree, or the safety of the public or staff, in accordance with a full report by a suitably qualified arborist, horticulturist or tree surgeon, provided a concurrent proposal for a replacement species is submitted.
  - (iii) Pruning of less than 30% of the canopy of trees within a 2 year period as recommended by a qualified arborist, horticulturist or tree surgeon, and approved by Council's Tree Management Officer for the tree's health or public safety reasons.
  - (iv) Routine horticultural maintenance, including lawn mowing, cultivation and pruning.

- (v) Repair of damage caused by erosion and implementation of erosion control measures.
  - (vi) Maintenance, repair and resurfacing of vehicular hard surfaces, paths, fences and gates.
  - (vii) Maintenance and repair of any building, structure, monument or work, including temporary relocation for conservation or protection.
  - (viii) Maintenance, repair and resurfacing of sports fields and other sport infrastructure.
- 4 Clearing or cleaning of sandstone outcrops and overhangs including:
- (i) Removal of garden waste, overgrown garden beds, lawn and soil, plants and trees, from the rock surface or surrounds within 3 metres of an outcrop or overhang.
  - (ii) Any repair or maintenance to hard landscaping, buildings or structures within 3 metres of an outcrop or overhang, that may impact sandstone outcrops or overhangs.
  - (iii) Any such work is done in the presence of and in conjunction with a local community Aboriginal cultural heritage advisor.
- 5 Works and activities to allow for the maintenance of services and utilities where these activities do not materially impact on the identified heritage values of Ivanhoe Park (including Manly Oval) cultural landscape, including:
- (i) Maintenance and repair of services and public utilities including communications, gas, electricity, water supply, waste disposal, sewerage, irrigation and drainage.
  - (ii) Upgrade of services and public utilities where the Ivanhoe Park Reserve Trust is satisfied that the activity will not materially affect the heritage significance of the Park as a whole or the area in which they are to be undertaken.
  - (iii) Maintenance and upgrade works to buildings undertaken to improve public safety and/or the suppression of fire which, in the opinion of the Ivanhoe Park Reserve Trust, do not impact on the heritage significance of the building or work.
  - (iv) Installation, maintenance and removal of waste bins to implement the Council's waste management policies.
  - (v) Extension of irrigation system as necessary to areas currently without this infrastructure.
- 6 Works and activities to allow the alteration of roadways, verges, drainage, pedestrian pathways and steps where these do not materially impact on the identified heritage values of Ivanhoe Park (including Manly Oval) cultural landscape, including:
- (i) Closure, removal, alteration or construction of roadways and pathways in accordance with Council's policies and heritage guidelines where the Ivanhoe Park Reserve Trust is satisfied that the activity will not materially affect the heritage significance of the Park as a whole or the area in which they are to be undertaken (excluding Manly LEP 2014 Item 161 – Ivanhoe Tram Loop).
  - (ii) Repair, alteration, removal and installation of fences in accordance with Council's policies and heritage guidelines where the Ivanhoe Park Reserve Trust is satisfied that the activity will not materially affect the heritage significance of the Park as a whole or the area in which they are to be undertaken.

- 7 Works and activities to allow for the management of lawns, sports fields, garden beds and living collections where these do not materially impact upon the identified heritage significance of Ivanhoe Park (including Manly Oval) cultural landscape, including:
  - (i) Removal, construction or alteration of garden beds and plantings where the Ivanhoe Park Reserve Trust is satisfied that the activity will not materially affect the heritage significance of the Park as a whole or the area in which they are to be undertaken.
  - (ii) Alteration of sports fields and other facilities for organised sports within the areas currently used for such activities to meet changing needs and demands where the Ivanhoe Park Reserve Trust is satisfied that the activity will not materially affect the heritage significance of the Park as a whole or the area in which they are to be undertaken.
  - (iii) Routine horticultural curation, including development and management of displays.
- 8 Management of interpretative, information and directional signage, including:
  - (i) Installation, removal and alteration of interpretative, information and directional signage and labels in accordance with signage policies adopted by Council and detailed in a Management Plan endorsed by the Heritage Council of NSW.
- 9 Works and activities associated with the repair of damage to the buildings and landscape within the precinct, caused by storm or other weather events.
- 10 Management of artworks, statues and monuments, including:
  - (i) Installation or relocation within the Ivanhoe Park precinct of artworks, statues and monuments to the satisfaction of the Ivanhoe Park Reserve Trust.
  - (ii) Minor maintenance and minor repair of any artwork, monument or work within the Ivanhoe Park precinct, where the Ivanhoe Park Reserve Trust is satisfied that the works will not materially affect the heritage significance of the area in which they are to be undertaken.
- 11 Furniture and fixtures, including:
  - (i) Installation, relocation, removal and maintenance of park furniture, BBQs, play equipment, light poles, bollards and fixtures where the Ivanhoe Park Reserve Trust is satisfied that the proposal will not materially affect the heritage significance of the Park as a whole or any buildings or area in which they are to be undertaken.
- 12 Existing approved development.
  - (i) All works and activities in accordance with a current and valid development consent in force at the date of gazettal for listing on the NSW State Heritage Register.
- 13 Works and activities allowing alterations to existing recent development.
  - (i) All works and activities for minor alterations and additions to current and valid development consents, in force at the date of gazettal for listing on the State Heritage Register of Ivanhoe Park (including Manly Oval) cultural landscape, where:



- (ii) The proposed works are substantially the same as the development for which consent was originally granted, before any modifications to that consent, for the purpose of this exemption only;
- (iii) The proposed works will not impact the original development consent on significant elements or characteristics of Ivanhoe Park (including Manly Oval) cultural landscape.

14 Changes to use of buildings and structures within the Park, including:

- (i) The change of use of a building or a structure located within the Park, where the Ivanhoe Park Reserve Trust is satisfied that the use will not materially affect the heritage significance of Ivanhoe Park (including Manly Oval) cultural landscape and where otherwise permitted by relevant legislation.

## 6.2 Use agreements

### 6.2.1 What are use agreements?

Under Section 46(1)(b) of the *Local Government Act 1993* a lease, licence, other estate or easement (also referred to as use agreements) may be granted over all or part of community land as a way of formalising the use of community land.

Leases and licences may be held by organisations such as sporting clubs and associations, community groups, schools, non-government organisations, charities, community welfare services, non-profit organisations and government authorities, or by private/commercial organisations or people providing facilities and/or services for public use.

A lease will be normally issued where exclusive control of all or part of Ivanhoe Park is proposed. A lease may also be required due to the scale of investment in facilities, the necessity for security measures, or where the relationship between a major user and facilities on community land justifies such security of tenure.

In all other instances a licence, short-term licence or hire agreement will be issued.

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of Ivanhoe Park is proposed. A licence may be required for activities that may affect other users, and for use of a shared facility or space. Several licences for different users can apply to the same area at the same time, provided there is no conflict of interest.

The lease or licence must be for uses consistent with the reserve purpose(s), the assigned categorisation and zoning of the land, be in the best interests of the community as a whole, and enable, wherever possible, shared use of community land.

Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this Plan of Management, and the capacity of the community land itself and the local area to support the activity.

### 6.2.2 Authorisation of current use agreements

Several use agreements currently apply to Ivanhoe Park as listed in Table 15. These agreements are expressly authorised to the end of their current term without exercising of any options.

Table 15 Current use agreements

Use agreement	Area	Lessor/ licensor	Lessee/ licensee	Purposes of agreement	Conditions	Term
Lease	Scout Hall, on the 268.9m <sup>2</sup> portion of Lot 2502 DP 752038 on which the building stands, and such improvements on the land from time to time.	Northern Beaches Council	The Scout Association of Australia-New South Wales Branch	Activities related to and incidental to Scouting, and the achievement of the objectives of the Scout Association of Australia including fund raising in support of the Scouts Association, community based activities, and any ancillary uses.	No motorised vehicles in Ivanhoe Park. Lessee not to permit any Scouting activity to interfere with any other public use of the park. Manage and operate activities in the building and surrounding area to cause no noise and disturbance, and to respect the rights of surrounding residents. The Lessee may not rent, without the Lessor's consent, licenses to use the Premises (or any part of the Premises) to not-for-profit community groups and organisations	20 years, with option to renew in 15 June 2028
Licence	Manly Oval, grandstand, Pavilion, amenities, and their surrounds. Dressing rooms, referees room, medical room, kiosk/ coolroom	Northern Beaches Council	Manly Warringah District Cricket Club (MWDCC)	Sporting and organised recreation activities (matches) played under Cricket NSW. Consent from Council's Facility Manager is required for other fixtures for touring teams, juniors or schools.	Temporary sponsorship advertising is to be removed by 6pm on match days. Ball nets are to be used on the Raglan Street and Sydney Road sides of the ground on match days.	Seasonal use agreement September -March
Licence	Manly Oval, grandstand, Pavilion, amenities and their surrounds. Dressing rooms, referees room, medical room, kiosk/ coolroom	Northern Beaches Council	Manly Rugby Football Club Inc. (MRFC)	Sporting and organised recreation activities (Grade and Colts rugby matches and training) published prior to season commencement. Alternative dates to be agreed with Council, MWDCC and MRFC. Consent from Council's Facility Manager is required for other fixtures for touring teams, juniors or schools. 2 nights per week training with lighting.		Seasonal use agreement April-August

The ground water bore for Ivanhoe Park is licenced (Water Access License WAL24222) and operational for an annual maximum volume of 2 ML at a flow rate of 3lps to a depth of 42 metres.

### 6.2.3 Considerations for leases and licences over Crown land

#### Requirements for leases and licences over dedicated or reserved Crown land

The *Crown Land Management Act 2016* sets out requirements for granting leases, licences, permits, easements or right of way including secondary interests on dedicated or reserved Crown land. On Crown Land where Council is Crown Land Manager, Council is empowered to grant leases, licences and other permits on Crown Land, once the transitional period has passed and an operative plan of management has been endorsed by the Minister.

The *Crown Land Management Act 2016* has additional requirements for leases and licences over dedicated or reserved Crown land as follows.

Table 16 Leases and licences over dedicated or reserved Crown land

Section of Crown Land Management Act 2016	Lease and licence requirements																											
3.22 Functions of Council as Crown Land Manager	As Crown Land Manager, Council must manage the land as if it were community land under the <i>Local Government Act 1993</i> . Council as Crown Land Manager can exercise all the functions that a local Council has under that Act in relation to community land, including in relation to leasing and licensing of community land.																											
8.77 Advice of Native Title Manager required to grant interests	Where Council is Crown Land Manager, a native title report must be prepared prior to granting a lease, license or other permit, in accordance with Native Title legislation. This requirement also extends to capital works on Crown reserves.																											
2.20 & 3.17 and <i>Crown Land Regulation 2018</i> Section 31 Short term licenses over dedicated or reserved Crown land	<p>Council as Crown Land Manager may issue short term licences on Crown land as if it were community land under the <i>Local Government Act 1993</i> for uses including:</p> <table><tr><td>- Access through a reserve</td><td>- Grazing</td></tr><tr><td>- Advertising</td><td>- Hiring of equipment</td></tr><tr><td>- Camping using a tent, caravan or otherwise</td><td>- Holiday accommodation</td></tr><tr><td>- Catering</td><td>- Markets</td></tr><tr><td>- Community, training or education</td><td>- Meetings</td></tr><tr><td>- Emergency occupation</td><td>- Military exercises</td></tr><tr><td>- Entertainment</td><td>- Mooring of boats to wharves or other structures</td></tr><tr><td>- Environmental protection, conservation or restoration or environmental studies</td><td>- Sales</td></tr><tr><td>- Equestrian events</td><td>- Shows</td></tr><tr><td>- Exhibitions</td><td>- Site investigations</td></tr><tr><td>- Filming (as defined by the <i>Local Government Act 1993</i>)</td><td>- Sporting and organised recreational activities</td></tr><tr><td>- Functions</td><td>- Stabling of horses</td></tr><tr><td></td><td>- Storage.</td></tr></table>		- Access through a reserve	- Grazing	- Advertising	- Hiring of equipment	- Camping using a tent, caravan or otherwise	- Holiday accommodation	- Catering	- Markets	- Community, training or education	- Meetings	- Emergency occupation	- Military exercises	- Entertainment	- Mooring of boats to wharves or other structures	- Environmental protection, conservation or restoration or environmental studies	- Sales	- Equestrian events	- Shows	- Exhibitions	- Site investigations	- Filming (as defined by the <i>Local Government Act 1993</i> )	- Sporting and organised recreational activities	- Functions	- Stabling of horses		- Storage.
- Access through a reserve	- Grazing																											
- Advertising	- Hiring of equipment																											
- Camping using a tent, caravan or otherwise	- Holiday accommodation																											
- Catering	- Markets																											
- Community, training or education	- Meetings																											
- Emergency occupation	- Military exercises																											
- Entertainment	- Mooring of boats to wharves or other structures																											
- Environmental protection, conservation or restoration or environmental studies	- Sales																											
- Equestrian events	- Shows																											
- Exhibitions	- Site investigations																											
- Filming (as defined by the <i>Local Government Act 1993</i> )	- Sporting and organised recreational activities																											
- Functions	- Stabling of horses																											
	- Storage.																											
2.19, 3.17 Secondary interests over dedicated or reserved Crown land	The Minister or Council may issue a secondary interest where they are satisfied it is in the public interest and would not be likely to materially harm use of the land for the purposes for which it is dedicated or reserved.																											

2.18 Special provisions relating to Minister's powers over dedicated or reserved Crown land	<p>The Minister may grant a lease, licence, permit, easement or right of way over dedicated or reserved Crown land for a facility or infrastructure, or any other purpose the Minister thinks fit. Before doing so, the Minister must consult the Crown land manager or the relevant government agency if the land is used, occupied or administered by an agency or the Minister to whom that agency is responsible.</p> <p>If the land is to be used or occupied under the relevant interest for any purpose except a purpose for which it is currently dedicated or reserved, a notice is to be published specifying the purposes for which the land is to be used or occupied under the relevant interest, and be satisfied that it is in the public interest to grant the relevant interest.</p>
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## Native title and Aboriginal land rights considerations in relation to leases, licences and other estates

A lease, licence or permit over Crown land may affect native title rights and interests. When planning to grant a lease or licence on Crown reserves, the council must comply with the requirements of the Commonwealth *Native Title Act 1993* (NT Act) and have regard for any existing claims made on the land under the NSW *Aboriginal Land Rights Act 1983*.

It is the role of the council's native title manager to provide written advice in certain circumstances to advise if the proposed activities and dealings are valid under the Native Title Act.

Any lease, licence or permit issued on Crown land must be issued in accordance with the provisions of the *Native Title Act 1994* and in accordance with Part 8 of the *Crown Land Management Act 2016* unless native title is extinguished. For Crown land which is not excluded land, this will require written advice from Council's Native Title Manager that it complies with any applicable provisions of the native title legislation.

The advice of Council's Native Title Manager and an independent Native Title Manager were sought before and at the time this Plan of Management was adopted.

The granting of easements over Crown land will be subject to the provisions of the *Native Title Act 1993* and Division 8.7 of the *Crown Land Management Act 2016*.

Subject to the *Native Title Act 1993*, any secondary interest or short term licence over Crown land described in Division 2.5 of the *Crown Land Management Act 2016* may be issued.

To undertake a future act (including the adoption of a Plan of Management) on Crown land, Council must comply with the future act provisions of the *Native Title Act 1993* and meet the requirements of Section 8.7 the *Crown Land Management Act 2016*. Generally, Section 24JA of the *Native Title Act 1993* allows most actions that a Council would want to undertake on Crown land. To utilise Section 24JA the reservation must have been validly created prior to 23 December 1996.

### 6.2.4 Express authorisation of future use agreements

#### Authorisation of future use agreements

Use agreements over community and Crown land are dealt with in Sections 46, 46A and 47 of the *Local Government Act 1993*, the *Local Government (General) Regulation 2005*, Division 3.4 of the *Crown Land Management Act 2016*, and Clause 70 of the *Crown Land Management Regulation 2018*.



In accordance with Section 46A of the *Local Government Act 1993* a Plan of Management for community land is to specify and authorise any purpose for which a lease, licence or other estate may be granted over community land during the life of a Plan of Management.

This Plan of Management expressly authorises the issue of leases, licences and other estates over the land covered by this Plan of Management, provided that:

- ☐ the purpose is consistent with the purpose for which it was dedicated or reserved
- ☐ the purpose is consistent with the core objectives for the category of the land
- ☐ the lease, licence or other estate is for a permitted purpose listed in the *Local Government Act 1993* or the Local Government (General) Regulation 2005
- ☐ the issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *Native Title Act 1993* (Cth)
- ☐ where the land is subject to a claim under the *Aboriginal Land Rights Act 1983* the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted
- ☐ the lease, licence or other estate is granted and notified in accordance with the provisions of the *Local Government Act 1993* or the Local Government (General) Regulation 2005
- ☐ the issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.

## Express authorisation of leases, licences and other estates

This Plan of Management expressly authorises the issue of leases, licences and other estates over the land in Ivanhoe Park categorised as Park, Sportsground and General Community Use as set out in Table 17.

Table 17 Express authorisation of leases, licences and other estates

Type of tenure arrangement	Maximum term	Purpose for which tenure may be granted		
		Park category	Sportsground category	General Community Use category
Lease	21 years, or 30 years with approval from the Minister	<ul style="list-style-type: none"> <li>- cafés/kiosks, including outdoor seating and tables</li> </ul>	<ul style="list-style-type: none"> <li>- cafés/kiosks, including outdoor seating and tables</li> <li>- commercial activities associated with and ancillary to the Park and aligned with the Park's values in function, scope and scale including: <ul style="list-style-type: none"> <li>- health and medical sport recreation fitness services</li> <li>- management and maintenance of sporting and related infrastructure and the sport field</li> </ul> </li> <li>- sporting, community, recreational and related activities</li> </ul>	<ul style="list-style-type: none"> <li>- cafés/kiosks, including outdoor seating and tables</li> <li>- commercial activities associated with and ancillary to the Park and aligned with the Park's values in function, scope and scale</li> <li>- Scout/Girl Guide and related activities</li> <li>- child care, before and after school care, vacation care and related activities</li> <li>- educational purposes, including education classes, workshops</li> <li>- arts and cultural purposes, including concerts, dramatic productions, exhibitions and galleries</li> <li>- recreational, community and leisure purposes, including gardening workshops, fitness classes, dance classes, craft classes</li> </ul>
Licence		<ul style="list-style-type: none"> <li>- cafés/kiosks, including outdoor seating and tables</li> <li>- mobile food/beverage vans</li> <li>- advertising aligned with the Park's values and Council's policies</li> <li>- sporting, community, recreational and related activities</li> </ul>	<ul style="list-style-type: none"> <li>- cafés/kiosks, including outdoor seating and tables</li> <li>- mobile food/beverage vans</li> <li>- advertising aligned with the Park's values and Council's policies</li> <li>- sporting activities fixtures and events including ticketed events</li> <li>- sporting, community, recreational and related activities</li> </ul>	<ul style="list-style-type: none"> <li>- cafés/kiosks, including outdoor seating and tables</li> <li>- mobile food/beverage vans</li> <li>- advertising aligned with the Park's values and Council's policies</li> <li>- commercial activities associated with and ancillary to the Park and aligned with the Park's values in function, scope and scale</li> <li>- Scout/Girl Guide and related activities</li> <li>- child care, before and after school care, vacation care and related activities</li> <li>- educational purposes, including education classes, workshops</li> </ul>

Type of tenure arrangement	Maximum term	Purpose for which tenure may be granted		
		Park category	Sportsground category	General Community Use category
			<ul style="list-style-type: none"> <li>- commercial activities associated with and ancillary to the Park and aligned with the Park's values in function, scope and scale including; health and medical sport recreation fitness services, management and maintenance of sporting and related infrastructure and the field</li> </ul>	<ul style="list-style-type: none"> <li>- arts and cultural purposes, including concerts, dramatic productions, exhibitions and galleries</li> <li>- recreational, community and leisure purposes, including gardening workshops, fitness classes, dance classes, craft classes</li> <li>- sporting, community, recreational and related activities</li> </ul>
Short-term licence	Depending on activity and agreement with Council	<ul style="list-style-type: none"> <li>- community events and festivals of up to 10,000 people</li> <li>- commemorative ceremonies</li> <li>- playing a musical instrument, or singing for fee or reward</li> <li>- picnics and private celebrations such as weddings and family gatherings for groups</li> <li>- filming, including for cinema/television including temporary erection or use of buildings or structures necessary to enable a filming project to be carried out</li> <li>- conducting a commercial photography session</li> <li>- public performances</li> <li>- engaging in an appropriate trade or business</li> <li>- delivering a public address</li> <li>- community events</li> </ul>	<ul style="list-style-type: none"> <li>- organised sporting and related activities at Manly Oval will be permitted under seasonal or other licence, or one-off casual hire</li> <li>- sporting activities fixtures and events including ticketed events</li> <li>- sports and fitness training and classes</li> <li>- filming, photography including for cinema/television including temporary erection or use of buildings or structures necessary to enable a filming project to be carried out</li> <li>- broadcasting or filming of sporting fixtures</li> <li>- ancillary ceremonies (for example, rehearsal of opening and closing ceremonies, cheer squads, etc.)</li> <li>- uses reasonably associated with the promotion or enhancement of sporting groups, fixtures and events (for example, 'guest' events for juniors; gala days; club meetings)</li> </ul>	<ul style="list-style-type: none"> <li>- public speeches, meetings, seminars and presentations, including educational programs</li> <li>- functions (including commemorative functions, book launches, film releases, balls, and similar activities)</li> <li>- displays, exhibitions, fairs, fashion parades and shows</li> <li>- events (including weddings, corporate functions, and community gatherings)</li> <li>- concerts and other performances, including both live performances and film (cinema and TV)</li> <li>- broadcasts associated with any event, concert, or public speech</li> <li>- filming, photography including for cinema/television including temporary erection or use of buildings or structures necessary to enable a filming project to be carried out</li> <li>- engaging in an appropriate trade or business delivering a public address, community events; auctions, markets and similar activities</li> <li>- sporting, community, recreational and related activities</li> <li>- volunteering</li> </ul>

Type of tenure arrangement	Maximum term	Purpose for which tenure may be granted		
		Park category	Sportsground category	General Community Use category
		<ul style="list-style-type: none"> <li>- fairs, markets, auctions and similar activities</li> <li>- scientific studies and surveys or similar</li> <li>- sporting, community, recreational and related activities</li> </ul>	<ul style="list-style-type: none"> <li>- mobile food/beverage vans</li> <li>- sporting, community, recreational and related activities</li> <li>- volunteering</li> </ul>	
Other estates		This PoM allows the council to grant ‘an estate’ over community land for the provision of public utilities and works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the community land to a facility of the council or public utility provider on the community land in accordance with the LG Act.		



Depending on the nature of the proposed lease or licence, Council would develop specific objectives and requirements tailored to the proposed use. Terms and conditions of a lease, licence or other estate should reflect the interest of the Council, protect the public, and ensure proper management and maintenance.

### 6.2.5 Express authorisation of specific activities and works in Ivanhoe Park

#### Commercial uses and facilities

Income-producing avenues for Crown reserves should be explored in a Plan of Management to maximise funding for management of the reserve.

Any commercial use of a Crown reserve must be consistent with the reserve purpose (unless an additional purpose is authorised in a Plan of Management), a lease granted by the Minister, or by separate authorisation from the Minister.

Leasing and licensing of facilities on Crown reserves to commercial operators or special interest groups must address:

- ☐ Sustainable use and management of the reserve
- ☐ The size or scale of the proposed area or facility in relation to the size of the reserve
- ☐ The relationship of the proposal to development on adjoining land or on other land in the locality
- ☐ Landscaping provisions, including the preservation of trees and other vegetation
- ☐ Enhancement of the visual experience and amenity values of the reserve
- ☐ Provision of adequate infrastructure, water, electricity and sewerage
- ☐ Provision for adequate protection and management of environmental features and/or hazards such as landform stability, coastal erosion, erosion control, drainage and flooding, bushfire, buffer zones, vegetation and landscaping, waste control, noise and lighting
- ☐ The social and economic effect of the proposal on the park and the locality
- ☐ The character, siting, scale, shape, size, height, design and external appearance of the proposal
- ☐ Provisions for the protection and maintenance of any heritage buildings, archaeological values or sites, indigenous values or sites, or threatened species critical habitat
- ☐ Criteria for the erection of signs for the proposed use.
- ☐ The amount of traffic, parking, loading, unloading and manoeuvring likely to be generated by the proposal and how it can be provided without compromising other uses and users of the reserve.

Northern Beaches Council has no current plans for development of additional commercial facilities at Ivanhoe Park, nor is it considering any applications by private or community organisations to develop additional commercial facilities at Ivanhoe Park.

However, commercial activities at Ivanhoe Park may operate with Council approval if they:

- ☐ complement the values of Ivanhoe Park.
- ☐ do not impact on other Crown reserve or community land values.
- ☐ support the use of Ivanhoe Park for low-key activities, such as personal and group fitness training, sport coaching, and mobile food/beverage vans at on weekends.
- ☐ support or complement other permissible activities and developments.

- ☐ do not unduly impact on other users or on local residents and businesses.
- ☐ pose no threat to public safety.

Proposals for commercial activities should be considered on their specific merits. Conditions should apply in each case to ensure the above requirements are met.

## Fitness training

Council will issue licences for up to 12 months for use of Ivanhoe Park by personal trainers, fitness coaches, “boot camp” operators, aerobics groups, Pilates classes, or yoga or tai chi groups, and the like (including personal, or small group, sport coaching) in accordance with Council’s policy.

Licences may include conditions around group size, permitted or allocated use times, approved equipment and restrictions (such as not attaching equipment to trees, not using park furniture, no equipment/activity likely to damage turf, etc.), allocated sites/areas, on-site advertising, on-site equipment storage (including in parked trailers), and use in wet weather. Such licences will not be approved for any use of the Ivanhoe Park Botanic Garden.

The impact and management of personal trainers, and the number of licences issued for the park, will be regularly reviewed. Council will continue ranger patrol and enforcement action to regulate use of the park by personal trainers.

## Public utilities and works

Northern Beaches Council is authorised to grant easements in the park for stormwater management and other public utilities to the extent permitted/required by the *Local Government Act 1993*, *Crown Land Management Act 2016* and other applicable legislation. The granting of easements of over Crown land will also be subject to the provisions of the *Native Title Act 1993* and Division 8.7 of the *Crown Land Management Act 2016*. Conditions will be imposed as required to ensure the protection of reserve assets, values and uses.

Council will oppose the creation of any additional (foreign) services or utility installations, or easements, through the park unless there is an advantage for the park and its management, or an overriding community benefit.

This Plan of Management authorises Northern Beaches Council to grant “an estate” over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the *Local Government Act 1993*.

This Plan of Management expressly authorises the granting of easements over community land at Ivanhoe Park for public utilities, providing pipes, conduits or other connections under the ground surface. This is limited to easements which connect premises adjoining community land to an existing water, sewer, drainage or electricity facility of Council or another public utility provider that is situated on the land. Such easements are authorised provided that:

- ☐ there is no feasible alternative to connecting to a facility on the community land
- ☐ there is no significant impact on the condition or use of the community land
- ☐ in all cases, the applicant is to be responsible for all costs incurred by Council in the creation of the easement.

Granting of easements above or on the surface of community land is not within the authority of this Plan of Management. These easements include, but are not limited to, piping to a natural watercourse, piping from a facility on community land to a facility on private land, and private vehicular or pedestrian access.

## Scout hall

The current lease of the Scout Hall permits Fairlight-Manly Scouts to license use of the Scout Hall to other not-for-profit community groups and organisations with Council's consent.

At the expiry of the current lease of the Scout Hall Council intends to directly sub-lease areas and times of use of the Scout Hall not required by the Scouts to other community groups.

## Sporting activities

Organised sporting activities at Manly Oval will be permitted under seasonal licence or one-off casual hire.

## Use of buildings

This Plan of Management authorises the granting of a lease or licence for the use of buildings in Ivanhoe Park. These buildings can be used for activities such as sporting, recreational, Scout/Girl Guide and community activities, meetings and social functions.

## Use of Ivanhoe Park Botanic Garden

Ivanhoe Park Botanic Garden has not been promoted by Council for bookings. In the longer term it is likely to be suitable and promoted for weddings and community activities, but this would involve discussions with the Friends of Ivanhoe Park Botanic Garden beforehand. Should someone apply to book to use the Ivanhoe Park Botanic Garden, Council's internal booking system includes a notation that the Friends of Ivanhoe Park Botanic Garden are to be notified.

### 6.2.6 Authorisation of short-term uses

#### Short-term casual use and occupation

This Plan of Management expressly authorises the granting of temporary licences (up to 12 months duration), once-off or set (short) duration activity or event permits, or short-term/casual hire arrangements and other estates/approvals (excluding leases) – for appropriate social, sporting, recreational, community, educational, scientific or park management events and activities. Such activities include:

- ☐ organised sporting and related activities at Manly Oval permitted under seasonal or other licence, or one-off casual hire
- ☐ family or social events according to Council policy
- ☐ weddings
- ☐ corporate hiring or events
- ☐ small-scale or low-key commercial activities
- ☐ commercial filming and photography.

Short-term casual uses and occupation will be in accordance with Council's event management plans and policies and other policies or guidelines, and may include appropriate fees, bonds and other conditions as required by Council.

Appropriate nature-based organised or commercial activities, such as guided nature walks or educational activities, and volunteering, may be permitted in the Ivanhoe Park Botanic Garden.

## Short-term activities on Crown land

Short-term activities may be undertaken on Crown land under a short-term licence. Short-term activities include:

- ☐ one-off short-term events, for example a music festival or gala day
- ☐ filming or photography
- ☐ environmental protection and/or rehabilitation, for example foreshore stabilisation, eradication of noxious weeds or land regeneration
- ☐ education and training
- ☐ environmental studies or monitoring, for example flora and fauna surveys, endangered species protection.

A one-off rental fee is required to be paid for most short-term licences, except in instances where a significant community or environmental benefit can be demonstrated.

An application for a short-term licence should include:

- ☐ a map with the proposed areas marked
- ☐ information on the proposed dates and the length of time proposed to occupy the land, including any set-up and cleaning time
- ☐ information regarding public liability insurance.

## Casual use and occupation of community land

Licenses for short-term casual use or occupation of Ivanhoe Park for a range of uses may be granted in accordance with Clause 116 of the *Local Government (General) Regulation 2005*. To be considered as casual use, activities must not:

- ☐ involve the erection of any building or structure of a permanent nature.
- ☐ continue for more than three consecutive days.
- ☐ continue to recur for a period of more than 12 months in the case of uses occurring more than once. Each occurrence must be no more than 3 consecutive days, not including Saturday and Sunday.

All short-term casual uses and occupation would be subject to Council's standard conditions for hire, approval processes, and booking fees. A temporary licence would be issued by Council as part of the approval process prior to the land being used for these activities.

Fees for short term, casual bookings will be in accordance with those published in Northern Beaches Council's annual fees and charges schedule.

## Authorised short-term casual use and occupation

Express authorisation is granted for short-term casual use or occupation of Ivanhoe Park for the following uses and occupations.

Table 18 Authorised uses for short term casual use or occupation of Ivanhoe Park

Proposed use	Land to which authorisation applies	Express authorisation of short term casual use or occupation for:
Sporting activities	Manly Oval	Senior sport Junior sport Seasonal, occasional and one-off field sporting competitions, training and related activities



Proposed use	Land to which authorisation applies	Express authorisation of short term casual use or occupation for:
Social/ community events	Land categorised as Park and Sportsground	One-off or occasional community events such as Christmas carols and markets One-off or occasional cultural, musical or entertainment events One-off or occasional festivals, events, ceremonies. Licences for social/community events will provide for the temporary erection of food stalls, stages, seating and amusement rides.
Commercial activities	Land categorised as Park and Sportsground	Small-scale commercial uses which support the use of Ivanhoe Park for sport, informal recreation, and social/community activities, such as personal fitness training, and mobile food/beverage vans.
Filming on Crown land	Land categorised as Park and Sportsground	Filming and still photography on Crown land is encouraged and supported, but a short-term licence is required. DPIE-Crown Lands regulates filming and still photography to ensure that these activities are carried out in a safe manner, with minimal disruption to local residents, businesses and other users of Crown land.
Helicopter takeoff/ landing	Land categorised as Sportsground	Authorisation is granted provided all other approvals such as use of restricted air space have been granted by the relevant authority. Such a licence may require the temporary erection of exclusion fencing or any other measure required to ensure public safety.
Other short-term uses of community land	Land categorised as Park and Sportsground	Short term/temporary uses in the <i>Local Government Act 1993</i> and the <i>Local Government (General) Regulation 2005</i> including: <ul style="list-style-type: none"> <li>- playing of a musical instrument or singing for fee or reward</li> <li>- engaging in a trade or business</li> <li>- playing of a lawful game or sport</li> <li>- delivery of a public address</li> <li>- commercial photographic sessions</li> <li>- picnics and private celebrations e.g. weddings, family gatherings</li> <li>- filming sessions. A licence or other estate may be granted in order to allow a filming project to be carried out, whether or not the project is in accordance with the plan of management or is consistent with the core objectives or the categorisation of the land concerned.</li> <li>- markets and / or temporary stalls including food stalls.</li> <li>- corporate functions</li> <li>- other special events/ promotions provided they are on a scale appropriate to the use of a district field/court sports area and to the benefit and enjoyment of the local community.</li> <li>- agistment of stock</li> <li>- emergency purposes, including training, when the need arises.</li> </ul>

Short term temporary occupation of Crown land is subject to native title manager advice.

### 6.2.7 Lease and licence periods

The maximum period for leases and licences on community land allowable under the Local Government Act is 21 years, or 30 years if consent from the Minister is required (including any period for which the lease or licence could be renewed by the exercise of an option) for

purposes consistent with the categorisation and core objectives of the particular area of community land. Community land may only be leased or licensed if public notice is given according to the requirements of the *Local Government Act*.

Under Section 47, Council may grant a lease, licence or other estate exceeding five years if it gives public notice of the proposal to the land owner, the public and all stakeholders, and invites and considers public submissions. If an objection to the proposal is made, Council may not grant a lease, licence or other estate without consent of the Minister.

For proposed leases, licences and other estates of five years or less, Council must publicly advertise the proposal in the same way as for leases, licences and other estates over 5 years. Final approval of the lease rests with Council, but the Minister has the discretion to call in a proposed lease and determine the matter in place of Council. However, some short-term and other types of leases, licences and other estates, such as providing underground pipes and connections, are exempt from the need to advertise.

Any leases or licences for emergency services organisations, and not-for-profit and community groups after 30 June 2021 must be authorised by an adopted Plan of Management, or Ministers consent must be sought to manage the land as is it were operational land under the *Local Government Act 1993*.

### 6.2.8 Leases and licences by tender

Section 46A of the *Local Government Act 1993* requires that Plans of Management for community land must specify purposes for which a lease, licence or other estate over community land may be granted only by tender. Under Section 46A, a lease or licence for a term exceeding five years may be granted only by tender, unless it is granted to a non-profit organisation. However, Council may apply a tender process in respect to granting any particular lease, licence or estate.

Council would invite public competitive tenders for:

- ☐ a lease or licence for a term exceeding five years, unless it is granted to a non-profit organisation
- ☐ any commercial activities.

### 6.2.9 Public notification of use agreements

Section 47(1) of the *Local Government Act 1993* requires that any proposed lease, licence or estate of community land and Crown land (where Council is the Crown Land Manager), is publicly notified. Any comment received must be considered prior to granting such interests.

Under Sections 46 and 47, where a lease or licence exceeds five years and objections are received via public notification, Ministerial consent is required prior to granting such interest.

Public notification and advertising is required for filming projects on community land that is critical habitat, directly affected by recovery plan or threat abatement plan, or is an area of Aboriginal cultural significance under Section 47AA of the *Local Government Act 1993*. If Council is of the opinion that a filming project proposed under Section 47A will have a minor impact on the environment and on public amenity then Council may invite written submissions in its public notice of the proposal.

### 6.2.10 Private purposes

Section 46 of the *Local Government Act 1993* generally prevents Councils from granting leases, licences or other estates over community land for private purposes. However, the Act does enable short-term casual licences to be issued by Councils for purposes prescribed by the Regulation. The purpose of the lease, licence or other estate must still be consistent with the core objectives for the relevant category of community land.

### 6.2.11 Exclusive occupation

Exclusive use of any area of community land is not desirable, as Ivanhoe Park should be available for use by anyone in the community. An exception is a use where the exclusion of the public is desirable for security and public safety.

The exclusive occupation or use of Ivanhoe Park is only permitted for the purposes of:

- ☐ a lease to which Sections 47 and 47A of the Act applies.
- ☐ a sub-lease or other title derived from the holder of such a lease, licence or other estate. Where a lease arrangement has been entered into with Council for community land, sub-leasing of the land must be in accordance with the requirements of Section 47C of the *Local Government Act 1993* ie. the purpose for which the land was to be used under the lease. Under Clause 119 of the *Local Government (General) Regulation 2005*, community land leased by a sporting club may be sub-let for refreshment kiosks, dances and private parties.

## 6.3 Approvals and conditions of use

Conditions of approval of use agreements must be in keeping with the existing relevant Council policies and may require a resolution from Council.

Any approval for leases or licences must include, but not be limited to, the following provisions:

- ☐ no significant damage to the area is anticipated as a result of the proposed activity.
- ☐ a bond or agreement to undertake repairs in respect of potential damage is held by Council.
- ☐ the activity is permissible under the objective identified for the applicable category of community land.
- ☐ the use or occupation does not involve the erection of any building or structure of a permanent nature.
- ☐ there is anticipated to be no significant disturbance to adjacent property owners.
- ☐ there is no interference with other users.
- ☐ proof of suitable insurances is obtained by Council.
- ☐ payment of the relevant fee is made or a payment plan is established.
- ☐ all litter is removed.

## 6.4 Acquisition and dedication of land

This Plan of Management applies to Ivanhoe Park within the boundary as shown in Figure 1. Additions to the boundaries of Ivanhoe Park may be possible or desirable through dedication of land or acquisition of suitable adjoining properties to the west.

Dedication of adjoining land to add to Ivanhoe Park may be accepted if the land:

- ☐ supports the values and objectives outlined in this Plan.
- ☐ is at least in good condition.
- ☐ is accessible.

Ongoing maintenance requirements of land dedications must also be considered.

# 7 ACTION PLAN

## 7.1 Landscape Masterplan

A Masterplan Report for Ivanhoe Park was prepared by NBRS and Partners (2021), which is available separately to this Plan of Management.

The Landscape Masterplan for Ivanhoe Park is shown below in Figure 18. The Landscape Masterplan shows the location of the proposed upgrading and improvement works in the following Action Plan to achieve the objectives for improvement and management of Ivanhoe Park.



Figure 18 Landscape Masterplan for Ivanhoe Park



- 1 NEW ENTRY TO UPPER AND LOWER GRANDSTAND FROM SYDNEY ROAD.
- 2 RESTORATION OF MERRETT GATE ENTRY, WITH STATE HERITAGE LISTING PLAQUE AND PAVED THRESHOLD INTO THE PARK. EXISTING FOOTPATH UPGRADED WITH GRANITE PAVERS.
- 3 RE-PLANTING OF HEDGE AND UNDER PRUNING OF TREES TO ENHANCE SIGHT LINES. NEW TENNIS BANNER WITH HERITAGE DESIGN.
- 4 POTENTIAL OPPORTUNITY FOR DECK FOR SPECTATORS & CAFE STYLE SEATING (OUTSIDE MASTERPLAN SCOPE). IMPROVED INTERFACE WITH STREET, BY NEW PARK SIGNAGE, LOW PLANTING AND FENCE.
- 5 IMPROVED RAGLAN STREET ENTRY BY THE REMOVAL OF EXISTING BRICK ENTRY AND UPGRADED THRESHOLD PAVING WITH NEW PLANTING.
- 6 IMPROVEMENT WORKS TO MANLY OVAL INCLUDING RE-CENTERING OF CRICKET WICKETS, PICKET FENCE RENEWAL.
- 7 RE-PLANTING OF HEDGE & MAINTAIN TO IMPROVE SIGHT LINES OUT OF CAR PARK & ACROSS OVAL.
- 8 **CARPARK:**  
- DEFINE PEDESTRIAN ZONE FROM RAGLAN STREET PEDESTRIAN ENTRY/STEPS TO CLUBHOUSE.  
- RECONFIGURE CARPARK FOR SAFETY AND ACCESS
- 9 ADDITIONAL SPECTATOR SEATING BOOK ENDED WITH PLANTING AREAS.
- 10 UPGRADED HERITAGE ENTRANCE WITH NEW PAVING, PLANTING AND RESTORED GATES.
- 11 POTENTIAL OPPORTUNITY FOR RENOVATION OF CARE TAKERS COTTAGE WITH A NEW DECK FOR CAFE USE & IMPROVED PUBLIC ACCESS THROUGH BOWLING CLUB (OUTSIDE MASTERPLAN SCOPE).
- 12 NEW NATURE AND SENSORY PLAYGROUND UTILISING EMBANKMENT.
- 13 CHILDCARE BUILDING REPLACED WITH CENTRAL LAWN SPACE FOR PASSIVE RECREATION AND CATER FOR EVENTS
- 14 ENHANCEMENTS TO ANZAC MEMORIAL AND SURROUNDS. LIFT CREPE MYRTLE CANOPY.
- 15 DRAINAGE CHANNEL NATURALISED WITH INCORPORATION OF NEW GROSS POLLUTANT TRAP. EXISTING WALLS DECONSTRUCTED AND PLANTED WITH NATIVES.
- 16 NEW BOARD WALK THROUGH GARDENS.
- 17a **TRAMWAY:**  
- TRAMWAY INTERPRETATION ADOPTED FROM 2017 MASTERPLAN
- 17b CONTINUE TRAMWAY INTERPRETATION TO INTEGRATE INTO 2017 MASTERPLAN ADOPTION.  
- REPLACE EXISTING LOW SAFETY FENCE WITH INTERPRETATION PANELS.  
- UNDER- PRUNE AND SELECTIVELY REMOVE UNDERSTOREY PLANTING TO OPEN VIEWS TO BOWLING GREEN AND MANLY OVAL.
- 18a NEW COVERED SHELTER.
- 18b BENCH SEATING ALONG RETAINING WALL AND PATHWAY.
- 19a UPGRADE PAVING TO GRANITE UNIT PAVING
- 19b UPGRADE PAVING TO NEW ASPHALT PAVING WITH HALL OF FAME PLAQUES INSET INTO PAVING.
- 20 INTERPRETATION OF OLD SITE BOUNDARY
- 21 NEW 1.8M PALISADE FENCING
- 22 REPLACEMENT OF BENCH SEATING IN FRONT OF GRANDSTAND WITH CLASSIC PLAZA BENCH.
- 23 RE-ALIGNMENT OF PATH WITH NEW SANDSTONE SEATING TERRACES INTEGRATED INTO SLOPED LAWN AREA.
- 24 MINOR REFURBISHMENTS OF SCOUT HALL EXTERIOR
- 25 LIFT CANOPY OF TREES BETWEEN CARPARK AND TRAMWAY.
- 26 NEW HANDRAIL TO SANDSTONE STAIRCASE.
- 27 GROSS POLLUTANT TRAP INSTALLED TO COLLECT LITTER AND DEBRIS ENTERING INTO THE PARK.
- 28 NEW BENCH SEATING TO NORTHERN SIDE OF OVAL
- 29 SANDSTONE THRESHOLD AND REFURBISHMENT OF GATE ENTRIES.
- 29a IMPROVEMENTS TO PARK AVE ENTRY FOR ACCESS + SAFETY.
- 30 RENEW EXISTING ARRIS POST AND RAIL FENCE TO WESTERN PARK BOUNDARY IN CHARCOAL GREY TO MATCH PARK COLOUR PALETTE.
- 31 INVESTIGATE POTENTIAL FOR FUTURE PEDESTRIAN CROSSING THRESHOLD FOR CO-LINKING OPENSPACE AND TRAFFIC CALMING.
- 32 CONSTRUCT SINGLE ACCESSIBLE PUBLIC TOILET

\*NOTE: IMPROVE POLE LIGHTING ALONG MAIN PATHWAYS. PARK LIGHTING AND SIGNAGE STRATEGY TO BE INTEGRATED THROUGHOUT THE PARK TO BE FURTHER EXPLORED.



## 7.2 Action Plan

### 7.2.1 Introduction

Plans of Management prepared for community and Crown land are required to:

- ☐ contain performance targets.
- ☐ specify the means of achieving objectives and performance targets.
- ☐ specify how achievement of the objectives and performance targets is to be assessed.

This section outlines the actions required to implement the management direction, resolve management issues implement the Landscape Masterplan for Ivanhoe Park, consistent with the community's values for Ivanhoe Park. The actions are displayed below in table form, and have been structured using the values of Ivanhoe Park that the actions would enhance and protect. Table headings are explained as follows:

Table 19 Structure of the action plan tables

### Value

Heading	Explanation										
Issue	An issue, need or opportunity to be addressed										
Objectives/ performance targets	Targets/strategies to achieve vision and objectives for Ivanhoe Park, consistent with defined roles. They reflect the value of Ivanhoe Park, and provides strategic direction for the action.										
Actions	Specific task or action required to address issues/needs, consistent with achieving the objectives/performance targets										
Priority / timeframe	<table><tr><td>High</td><td>within 2 years</td></tr><tr><td>Medium</td><td>within 3 to 5 years</td></tr><tr><td>Low</td><td>within 6 to 10 years</td></tr><tr><td>Annual</td><td>every year</td></tr><tr><td>Ongoing</td><td></td></tr></table> <p>Northern Beaches Council undertakes detailed prioritisation of proposed improvements to all parks and sportsgrounds when allocating funds on an annual basis.</p> <p>The timeframe of implementation of the action may differ from that in the action tables due to the scale and cost of the action, and the availability of funding.</p> <p>Further investigation and planning before implementing the action may be required. If investigation and planning has a high priority and implementation of the action is subject to funding, the priority is shown as High/Medium</p>	High	within 2 years	Medium	within 3 to 5 years	Low	within 6 to 10 years	Annual	every year	Ongoing	
High	within 2 years										
Medium	within 3 to 5 years										
Low	within 6 to 10 years										
Annual	every year										
Ongoing											
Manner of assessing achievement	How Council intends to measure and assess its performance in implementing and achieving the action over time.										

Developments included in this Action Table are authorised by this Plan of Management. Section 6 includes authorisation for future developments for Ivanhoe Park.

## 7.2.2 Cultural heritage actions

Table 20 Cultural heritage actions

Issue	Objectives / performance targets	Actions	Priority	Manner of assessing achievement
Acknowledgement and conservation of Aboriginal cultural heritage	Acknowledge and conserve Aboriginal cultural heritage	Consult with the local Aboriginal community to determine if a connection with Ivanhoe Park is present. If so, undertake an Aboriginal cultural heritage assessment	High	Consultation undertaken
Merrett Gates	Restore heritage gate structure, recognise park State Heritage	Undertake repair, restoration and conservation works to the Merrett Gates, install SH listing plaque	High	Restoration works completed
Merrett Gates entryway	Improve access and functionality of the park entry while keeping heritage values of the Merrett Gates	Upgrade the heritage entrance with new paving, planting and restored gates	High	Improvements completed
Tramway pathway	Improve access to and recognise the heritage value of the tramway pathway	Extend the tramway pathway with interpretation	High	Works completed
Interpretation	Tell the stories of Ivanhoe Park to the community	Prepare and implement an Interpretation Plan for Ivanhoe Park including the old site boundary and former tram route	High	Interpretation Plan completed and implemented
WWII Memorial	Enhance the World War II Memorial and its surrounds	Consult with the Returned and Services League (RSL) and other stakeholders regarding improvements to the war memorial	Medium	Works completed
Heritage walk	Celebrate the stories of Ivanhoe Park and the surrounding area through a heritage walk	Develop an Aboriginal and European heritage walk from Manly Wharf, through Gilbert Park, Tower Hill, Ivanhoe Park Botanic Garden and Kangaroo Street, with interpretive signage	Medium	Walk route developed. Supporting interpretive material developed

## 7.2.3 Sport actions

Table 21 Sport actions

Issue	Objectives / performance targets	Actions	Priority	Manner of assessing achievement
Sporting facilities not meeting the needs of sporting users	Meet community sport and recreation needs	Upgrade/replace the Manly Oval Pavilion and ancillary facilities as per Masterplan and as required	High/ Medium	Works completed
	Respond to the needs of sport participants in planning and design of new amenities and facilities and upgrades	Provide amenities and change facilities for women and girls in the new pavilion at Manly Oval.	High/ Medium	Female friendly amenities and change facilities are included
	Comply with requirements for regional sporting facilities	Consider including indoor cricket nets in the upgrade of the Manly Oval Pavilion	High/ Medium	Decision made about indoor cricket nets
		Upgrade/replace the Raglan Street storage building, including new accessible amenities	High/ Medium	Works completed
		Upgrade Manly Oval, field lighting and infrastructure	Ongoing	Works completed
		Re-centre the cricket pitch to the west	Ongoing	Works completed
Facilities not meeting sport spectator and visitor needs	Meet community needs	Upgrade/replace the grandstand and ancillary facilities as per Masterplan and as required	High/ Medium	Works completed
	Meet required facility standards	Replace bench seating in front of the grandstand with classic plaza bench seating	High	New seating installed
	Provide a high quality visitor experience	Provide additional spectator seating book-ended with planting adjoining the eastern side of the bowling greens	High	Seating installed
		Install new bench seating to the northern side of the oval	Medium	Seats installed
		Realign the path with new sand-stone seating on the terraces integrated into the sloped lawn area on the north-west side of the oval	Medium	New seating installed
		Provide new and improved spectator and visitor facilities such as shade, pathways and lighting	Ongoing	Ongoing improvements
Manly Oval Walk of Fame	Recognise local sporting representatives linked to Manly Oval	Integrate plaques for a Walk of Fame in the pathway surrounding Manly Oval	Ongoing	Plaques added as desired

## 7.2.4 Recreation actions

Table 22 Recreation actions

Issue	Objectives / performance targets	Actions	Priority	Manner of assessing achievement
Play spaces	Provide an improved and inclusive play space environment	Develop a new nature and sensory playground utilising the embankment, and other play facilities/spaces as needed	High	Playground works completed
New central lawn area	Provide a central gathering space	Demolish the childcare building	High	Building demolished
		Construct a grassed/sandstone tiered central lawn space	High	Works completed
Park lighting	Improve safety and visibility in the park at night	Upgrade park lighting	High	Lighting upgrade completed
Park furniture	Provide high quality park furniture that supports use of the park	Upgrade park furniture as required	Ongoing	Park furniture is of a high standard Positive feedback from park users
Recreation facilities	Provide recreation facilities that meet community needs, are sympathetic to Ivanhoe Park, and are aligned with the values of the park.	Consider provision of new recreation facilities which respond to community needs as required	Ongoing	Ongoing consideration of recreation facility needs

## 7.2.8 Community actions

Table 23 Community actions

Issue	Objectives / performance targets	Actions	Priority	Manner of assessing achievement
Scout Hall	Provide an aesthetically pleasing building that relates to the landscape setting and caters for the Scouts and the local community	Refurbish, upgrade the exterior of the Scout Hall and ancillary facilities to meet current needs	Medium	Complete agreed works
Space for the Friends of Ivanhoe Park Botanic Garden	Meet the needs of Friends of Ivanhoe Park Botanic Garden for space to undertake their activities and accessible amenities provision	Provide a space for the Friends of Ivanhoe Park Botanic Garden to meet their needs, including accessible amenities, storage, kitchenette, work space and plant growing area. Consider co-locating with the Scout hall and/or other appropriate location in the park.	Medium	Space provided that meets needs of Friends of Ivanhoe Park Botanic Garden



## 7.2.6 Visual amenity actions

Table 24 Visual amenity actions

Issue	Objectives / performance targets	Actions	Priority	Manner of assessing achievement
Visual link to Manly Town Centre	Visually connect the park to the Manly Town Centre	Install granite paving to the street frontages of Belgrave Street, Raglan Street and Sydney Road to match the paving in the Manly Town Centre	High	Granite paving installed
Views and passive surveillance	Enhance sight lines into and through the park to improve passive surveillance and safety of park users	Replant the hedge and under-prune trees on the northern side of the Belgrave Street entry	High	Works completed
	Enhance sight lines at vehicle entries for vehicle and pedestrian safety	Replace the oleander hedge at the Raglan Street vehicle entry with new low hedge planting at 1.8 metres high	High	Sightlines improved and maintained
		Undertake selective removal of understorey vegetation to lift the canopy of trees between the carpark, the tramway and the oval	High	
Visual amenity	Improve the appearance of tennis fencing	Replace tennis fencing banner to the existing court boundary with a heritage design	High	Works completed

## 7.2.7 Natural/environmental actions

Table 25 Natural/environmental actions

Issue	Objectives / performance targets	Actions	Priority	Manner of assessing achievement
Flooding	Minimise the occurrence and impacts of flooding in the park	Investigate opportunities to direct flood nuisance waters, or part of the catchment stormwater flows, into the fissure for rapid recharge and flood alleviation.	High	Investigation completed
Vegetation management and planting	Manage remnant trees, historical plantings and recent trees	Prepare a Vegetation Management Plan and Planting Strategy	High	Plans completed
Retaining walls	Expose the natural topography / rock outcrops	Undertake staged removal of various garden walls /edges where they are not integral to the structural integrity of retaining walls, or where a wall supports a significant specimen planting or a highly used lawn terrace	High / Medium	Works completed
Water feature	Naturalise the edge of the drainage channel to create a water feature in the centre of the park	Deconstruct the existing walls of the end of the drainage channel, install a new gross pollutant trap, and plant with natives	Medium	Works completed

Issue	Objectives / performance targets	Actions	Priority	Manner of assessing achievement
Litter and debris in the watercourse	Manage and prevent litter and debris impacts in the watercourse	Install a gross pollutant trap along the watercourse south-west of the stone bridge	Medium	Works completed
		Upgrade the gross pollutant trap at the lower end of the channel	Medium	Works completed
Water management	Investigate measures to improve the sustainable use of groundwater and stormwater for both the Gardens and Manly Oval	Investigate requirements for local groundwater and surface water ecology and environmental flows.	Medium	Investigation complete
Ground-water and stormwater use		Upgrade the bore water holding tank and flow capacity to irrigate all of Ivanhoe Park Botanic Garden and Manly Oval when required, such as at times of imposed water restrictions.	Medium	Works complete
		Investigate a suitable turf for the oval should the bore water be used for irrigation.	Medium	Suitable turf species determined
		Understand (in concert with engineering and irrigation designers) requirements for stormwater capture, storage, transport and use for irrigation.	Medium	Automated sampling equipment is installed and operational
		Develop Decision Support System, cost/benefit appraisal and guidelines for best practice utilisation of stormwater and groundwater for turf grass and parkland irrigation. This will involve GIS (map info) data layers with end user interrogation and recall facilities.	Medium	Decision Support System, cost/benefit appraisal and guidelines
Tree health	Ensure the health of trees and safety of park users	Undertake an annual inspection and risk assessment of trees and plantings identified in Urban Forestry Australia (2018) <i>Arboricultural Asset Assessment – Ivanhoe Park</i> .	Annual, ongoing	Annually by experienced AQF Level 5 arborist

## 7.2.8 Access actions

Table 26 Access actions

Issue	Objectives / performance targets	Actions	Priority	Manner of assessing achievement
Inclusive access	Develop and manage Ivanhoe Park in line with Council's Disability Inclusion Action Plan	Implement actions arising from Council's current (2017) and future (in progress) Disability Inclusion Action Plan where relevant to Ivanhoe Park	Ongoing	Recommended actions implemented Positive feedback from park users

Issue	Objectives / performance targets	Actions	Priority	Manner of assessing achievement
Accessible park entries	Ensure that park entries are accessible where feasible to meet the needs of people living with disability	Upgrade park entries, and where possible make accessible.	High	Increase in the number of accessible park entries
		Create a new entry to the upper and lower grandstand from Sydney Road	High	
		Investigate the feasibility of a new accessible (perhaps ramped) entry point off Raglan Street	Medium	
		Consider other accessible entry points as needed	Ongoing	
Accessible and family friendly amenities and facilities	Ensure that park amenities and facilities are accessible and family friendly	Upgrade amenities and facilities to improve accessibility and make family friendly (including for new).	High/ Medium, ongoing	Positive feedback from park users
		Construct a new accessible boardwalk through the gardens	High/ Medium	Boardwalk constructed
Pedestrian thoroughfare	Retain access through Ivanhoe Park for the general public at all times, except when activities and events require exclusive use as per relevant consent	Provide clear directional signage for an accessible alternate route in the event that the thoroughfare is temporarily closed to the general public	High, Ongoing	Pedestrian access through the park is available
Fencing	Define the boundary of Ivanhoe Park	Erect new 1.8 metre palisade fencing on the southern park boundary between the oval and Sydney Road	High	Fencing in place
	Improve the appearance of park boundary fencing	Renew/repaint the arris post and rail fence to the western park boundary to match the park colour palette	High	Western boundary fence upgraded
Signage	Ensure wayfinding, regulatory and sponsorship signage in the park is consistent with the character of the park and meets the needs of park users	Prepare a Signage Strategy for Ivanhoe Park	Medium	Strategy completed
Vehicle parking	Facilitate vehicle parking in limited areas in the park	Undertake improvements to the carpark off Raglan Street	Medium	Improvements complete

## 7.2.9 Management actions

Table 27 Management actions

Issue	Objectives / performance targets	Actions	Priority	Manner of assessing achievement
Funding to implement management actions	Recognise that the timing to implement management actions is dependent on funding availability from Council and external sources  Secure external funding for management actions	Regularly seek external funding, including from grants and government partnerships, to implement management actions based on agreed priorities	Ongoing	External funding secured for management actions
Maintenance of facilities and assets at Ivanhoe Park	Ensure that maintenance of facilities and assets at Ivanhoe Park meets Council's agreed levels of service, and the community perceive that the park is well cared for	Continue to maintain facilities and assets at Ivanhoe Park at Council's agreed levels of service	Ongoing	Maintenance of facilities and assets at Ivanhoe Park meets Council's agreed levels of service  Community feedback about maintenance
Shared use of facilities and spaces	Ensure equitable, efficient use of facilities and spaces for a range of sport, community and recreation uses, both casual and formal	The management of use of Ivanhoe Park aligns with the values for the park. Casual and formal use is encouraged.  Shared use of facilities and spaces for sport, community and recreation activities is based on community needs.	Ongoing	Data, trends for use  Community feedback
Seasonal sport at Manly Oval	Ensure that use of Manly Oval and ancillary facilities for rugby union and cricket is consistent with the use agreements  Meet community sports needs	Manage bookings of Manly Oval so rugby union has priority use of the oval and ancillary facilities in the winter sports season, and cricket has priority use of the oval and ancillary facilities in the summer sports season	Ongoing	Data, trends for use  Community feedback
Volunteering	Encourage and support volunteering at Ivanhoe Park	Provide ongoing support for the activities of the Friends of Ivanhoe Park Inc.	Ongoing	Volunteering data and outcomes  Community feedback.



Issue	Objectives / performance targets	Actions	Priority	Manner of assessing achievement
Homeless people and rough sleepers	Implement a protocol to assist homeless people and rough sleepers at Manly Oval	Establish and implement a protocol for homeless people and rough sleepers at Manly Oval in partnership with the NSW Police and relevant Northern Beaches community agencies	High, Ongoing	A protocol for homeless people and rough sleepers is implemented for Ivanhoe Park
Antisocial behaviour, public safety and community perception	Take steps to assist visitors to Ivanhoe Park to feel safe using the park and to regularly use the park	Ensure that Crime Prevention through Environmental Design (CPTED) and other relevant strategies inform the planning and design of infrastructure improvements and works and the day to day management, use and maintenance of Ivanhoe Park	High, Ongoing	Data, trends relating to antisocial behaviour, use
		Continue to strengthen relationships with the NSW Police and relevant Northern Beaches Community Agencies regarding antisocial behaviour and public safety.	High, Ongoing	Planning and design outcomes related to public safety
				Infrequent or no reports of antisocial behaviour
				Community feedback.

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# 8 IMPLEMENTATION

## 8.1 Management

Lot 2502 DP 1143032 and Lot 7379 DP 1164856 in Ivanhoe Park will continue to be managed by Northern Beaches Council, as Crown Land Manager, in terms of facility management, use, improvements and maintenance.

Council will have oversight of any use agreements for activities in the park. Day-to-day management of any leased and licensed areas will be the responsibility of any lease or licence holder according to the terms of the lease or licence agreement.

Allocation of staff and contractors for maintenance and capital works will be monitored by Council on an ongoing basis to ensure that standards are maintained. If new facilities or extensive works are required then the need for additional staff or contractors will be assessed.

Development of new facilities will be carried out by Council staff or by contractors engaged by Council.

## 8.2 Implementation

Once a Plan of Management for a Crown reserve has been approved and adopted by the Minister, the Crown Land Manager must carry out and give effect to the plan. Once Northern Beaches Council adopts this Plan of Management it is Council's responsibility to implement this Plan of Management.

Council must only allow uses or developments that are in accordance with this Plan of Management.

Implementation of actions in this Plan of Management in Section 7 will be monitored through the preparation of annual performance reports, budgets, and capital works programs.

It should be recognised however that commencement and completion of the recommended actions in this Plan of Management depends on available Council resources, funding, and Council's priorities in its annual works program. The priority of each action should be reassessed annually to determine if the stated priority is still relevant.

Implementation of this Plan of Management will be monitored at least annually with the preparation of capital works programs and budgets. Performance standards and works programs for administration, maintenance and upgrading works are revised each year to meet allocated budgets and works priorities determined in Council's Resourcing Plan.

## 8.3 Maintenance

Northern Beaches Council would be responsible for maintaining Ivanhoe Park according to maintenance service agreements with their staff/contractors consistent with the maintenance works set out in the asset management plan, and detailed service agreements.

Maintenance may be undertaken on a contract basis where this is efficient, cost-effective and delivers outcomes that meet Council's specified standards and the requirements of this Plan of Management.

Adequate Council staff and contractor resources should be allocated to maintain the park in a safe, usable and presentable condition through programmed monitoring, maintenance and replacement, supported by responsive and opportunistic maintenance works as required.

Maintenance requirements and performance standards will also be included in lease and licence agreements where applicable.

## 8.4 Monitoring

Implementation of actions in this Plan of Management according to their assigned priorities will be regularly monitored by Council as land owner and Crown land manager through the preparation of annual performance reports, budgets, and capital works programs. This will involve staff supervision to check that actions are undertaken, regular site inspections, collection of data, and review of Council's financial statements. The results of this monitoring will be measured against the intended outcomes of this Plan of Management in order to assess the overall success of the implementation.

Commencement and completion of the recommended actions in this Plan of Management depends on available Council resources, funding, and Council's priorities in its annual works program. The priority of each action will be reassessed annually to determine if the stated priority is still relevant.

If the proposals set out in the plan are not being met, Council would consider either devoting more resources to its implementation, or where this is not feasible, proposing certain amendments to the plan with the permission of the Minister.

## 8.5 Funding

### 8.5.1 Introduction

Funding is integral to implementing this Plan of Management. Capital works, maintenance and management of Ivanhoe Park relies on, and is largely determined by, the funding and resources available to Council.

This Plan of Management contains a substantial list of management actions. Some of these actions are management guidelines, providing policies or directions to guide future decision-making for management of the park. However, many actions are physical actions that will require the commitment of Council funds or resources, such as staff time, to implement. Council does not have the capacity to undertake all of these management actions immediately.

There are several approaches that Northern Beaches Council can take in funding the implementation of this Plan of Management. Funding for management of Ivanhoe Park will be sought from a range of government, Council, corporate and community sources on an ongoing basis.

### 8.5.2 Council funding

#### General

The implementation of this Plan of Management is achieved through its linkage with Council's Community Strategic Plan, operational budgets, and capital works programs.



Funding arrangements for Ivanhoe Park will address recurrent costs of management and maintenance, together with capital costs for new facilities or upgrading works. Council currently funds management and maintenance costs through its annual budget allocation, and uses capital funds and developer contribution funding for capital and non-recurrent works.

Staging of works will be necessary so Council can fulfil its overall funding obligations across the Northern Beaches local government area within the resources available to Council. Actions listed in the Action Plans have been prioritised, which will assist in preparing forward open space work programs and annual budgets. This Plan will therefore provide direction for future works at Ivanhoe Park.

## Developer contributions

Council currently enters into planning agreements, or levies contributions or works in kind from developers towards the cost of upgrading facilities, including open space, to meet the demands generated by new development.

## Fees and charges

Council's charges for hiring and using parks and reserves are set out in the annual Northern Beaches Council fees and charges.

Fees from leases, licences, permits, hiring charges or other usage as well as other revenue to Council will be returned to help fund the maintenance, management and capital improvement of the park to the fullest extent possible under the *Crown Land Management Act 2016*, *Local Government Act 1993* and associated regulations.

## Partnerships

There is an opportunity to develop further partnerships with user groups, residents, local community groups and interested people in relation to improvements and ongoing management.

### 8.5.3 Grants

Commonwealth and State government grants are available to assist with capital works and improvement project costs at Ivanhoe Park. Council considers submitting applications for grants as relevant funding opportunities from various agencies arise.

## 8.6 Reporting

Council will report on the progress of implementing this Plan of Management in the following ways:

- ☐ within Council's Integrated Planning and Reporting framework.
- ☐ including achieved and proposed actions in its quarterly and annual reports.
- ☐ listing income and expenditure in the annual financial audit.
- ☐ when preparing capital works and maintenance budgets.
- ☐ engaging with the general community.
- ☐ providing information flyers and newsletters to adjoining residents and other stakeholders.

## 8.7 Change and review of this Plan of Management

This Plan of Management will require regular review in order to align with community values and changing community needs, and to reflect changes in Council priorities. Council has determined that it will review the Plan of Management within 5 to 10 years of its adoption. However, the performance of this Plan of Management will be reviewed on an annual basis to ensure that Ivanhoe Park is being managed in accordance with the Plan of Management, is well maintained, and provides a safe environment for public enjoyment.

The community will have an opportunity to participate in reviews of this Plan of Management.

# REFERENCES

- Aboriginal Heritage Office (2018) *Ivanhoe Park, Manly: Aboriginal Heritage Review*.
- Department of Planning and Environment (2019) *Everyone Can Play: A Guideline to Create Inclusive Playspaces*.
- Department of Planning and Environment (2019) *Greater Sydney Outdoors Study*.
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# APPENDIX A

## HISTORICAL TIMELINE



## Summary Historical Timeline of Ivanhoe Park

Source: Draft Ivanhoe Park Conservation Management Plan 2021 (Table 2.1 pp. 55-57)

Date	Event
April 1842	Crown Grant to John Thompson.
March 1853	Henry Gilbert Smith, founder of Manly, acquired 100 acres on 9 March at what was then referred to as Cabbage Tree Bay (now Manly) from John and Anne Mary Thompson for £800.
1855	By 1855, Smith had begun planning a village initially called Ellensville but subsequently called Brighton.
1867	Smith returned to England, leaving control of his Brighton Estate to his attorney in Sydney.
1870	The Intercolonial Exhibition was held in Sydney at Prince Alfred Park. Two of the smaller pavilions were transferred to Ivanhoe Park after the exhibition.
1871	John Farrell, owner of the New Steyne Hotel in Manly, advertised that he would use the pavilion on 26 January 1871 to host a day of sports and amusements.
1871	A cricket ground was established on Ivanhoe Park.
October 1872	Ivanhoe Park was leased to WH Wardle.
1874	Wardle cancelled his lease. John Young advertised auction sale of the unexpired lease of the park, pavilion and other buildings on the grounds on 22 June.
1875	Thomas Adrian became proprietor of the pavilion and the cricket ground. He was also issued with a publican's license for the Ivanhoe Park Hotel, which he built in the southeast corner of the park using material salvaged from the old post office in Wynyard Square.
1877	Manly Council was formed.
1878	Local residents asked Manly Council to bring all of Manly's small parks under council control, excluding Ivanhoe Park which was still owned by Smith.
1880	Smith sold half of the 8 hectares of Ivanhoe Park to Thomas Adrian for £1,500. It was on this land that the pavilion and the Ivanhoe Hotel had been erected.
1881	The first wildflower show was held in the pavilion in Ivanhoe Park in October 1881. A large public meeting was held to discuss the need for a large park and recreation ground in Manly.
1882	Smith sold the rest of his land in what is now Ivanhoe Park to former Manly mayor Thomas Rowe for £285.
1883	Adrian defaulted on his mortgage, and his property was advertised for sale. Manly Council extended Adrian's tenancy to 2 May.
1884	Land comprising Ivanhoe Park was owned by the Crown and called Manly Park. Council converted buildings in the park for recreation purposes, including Council Chambers and the School of Arts. Council carried out improvements to the park including drainage, fencing and construction of a proper cricket ground and bicycle track. Council moved into the former Ivanhoe Park Hotel
1886	A 'permanent' fernery was established behind the pavilion
1887	Manly Park was under the trusteeship of Council.
1891	Two rail fences were constructed around the cricket ground.
1893	Tennis matches were played in July. The pavilion was removed.

Date	Event
1894	The Tennis Club pavilion was erected on the east side of the reserve and officially opened in November.
1895	Rugby was played on the oval.
1897	Commemorative tree planting on the site of the old pavilion in conjunction with Queen Victoria Jubilee celebrations.
1898	Several large trees were blown down during the storm.
1899	New bowling green and pavilion were opened in November on Victoria Lawn.
1902	Designs were invited for a new cricket pavilion on the oval. A latrine was added to the oval, designed by F Trenchard Smith.
1903	The new bandstand was opened in February.
1904	New by-laws for the oval were issued by the Lands Department.
1905	Old Council Chambers was partly demolished for the expansion of the cricket pitch.
1910	Mayor Bonner opened the new cricket pavilion, designed by Hassall and Stockham, on 9 April.
1911	Tram loop for new tram service from the Spit to Manly.
1924	A proposal was submitted to enlarge the oval by removing trees inside the fence near the tennis courts and reconfigure the tennis courts. Architects, Hassall and Stockham, invited tenders to supply additional seating accommodation at the oval. The old courthouse was demolished to enlarge the oval. A girl guide clubroom was built with recycled material from the old Ivanhoe Park Hotel.
1925	Manly Scout Hall was opened on 19 September.
1927	A memorial gateway was erected at the entrance to Manly Oval and named after OGH Merrett.
1928	Plans were drawn up by Harold Mead for a caretaker's residence. H Underwood drew up plans for tennis pavilions. Mrs Coombe drew up plans for additions to the Croquet Club rooms.
1932	The first rugby league match was held on the oval in July. Turnstiles were installed the eastern side of the ticket box at Merrett Memorial Gateway.
November 1935	A new girl guides and brownies clubhouse was opened by Lady Isaacs.
1939	Cessation of tram services. Tram tracks were removed.
1945	Manly District Cricket Club urged for the construction of a new pavilion.
1946	An old bicycle track was removed from around the oval.
1950	Public meetings were held to discuss a World War II memorial. Land was set aside in Ivanhoe Park as a war memorial park. A garden was landscaped and obelisk erected.
1951	Council gardener prepared revised sketch of land proposed for the War Memorial Park.
1953	Land was dedicated as Manly War Memorial Park on 30 October.
1958	A two-storey clubhouse for the Manly Bowling and Recreation Club was officially opened on 12 April.
1962	Council approved £50,000 redevelopment at the oval. A new girl guide and kindergarten building was designed by architects Edward, Madigan & Torzillo.

Date	Event
1963	New brick dressing rooms, concrete pavilion and score board were erected on site.
1969	Ossie Merrett Gates relocated.
1973	A new scout hall was erected and named the Harold Brown Memorial Hall.
1998	The old grandstand was demolished after being declared unsafe.
2001	The grandstand at the oval was re-built in 2001. Its roof, a round plate type structure, was colloquially become known as the 'Flying Saucer'. Tender was awarded to DG Sundin & Co. New facilities and upgrades costing \$1.75 million were erected, including improved change rooms and toilets, first aid rooms, media facilities, a function room, kitchen, community facilities, storage rooms and a kiosk. It was renamed the Tony Miller Grandstand.
2006	The Geographical Names Board named the reserve at the western end of the park, Ivanhoe Park Botanic Garden.
2009	Manly Council established the Sensory Garden.
2013	Ivanhoe Park Botanic Garden and the tram loop were heritage listed in the Manly LEP 2013, Schedule 5 Environmental Heritage Items Part 1 – Heritage.
2017	Northern Beaches Council adopted a masterplan for Ivanhoe Park Botanic Garden.
2018	Friends of Ivanhoe Park Botanic Gardens formed.
2019	Ivanhoe Park (including Manly Oval) cultural landscape was listed on the NSW State Heritage Register.