

# Quarantine Reserve

## Plan of Management

DRAFT

April 1984  
Crown Lands Office

QUARANTINE RESERVE  
DRAFT PLAN OF MANAGEMENT

PREPARED BY THE  
DRUMMOYNE MUNICIPAL COUNCIL  
and the  
CROWN LANDS OFFICE,  
DEPARTMENT OF LANDS

APRIL, 1984

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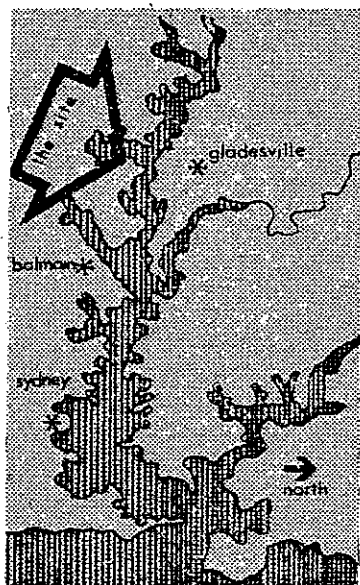


Fig.1



Fig.2

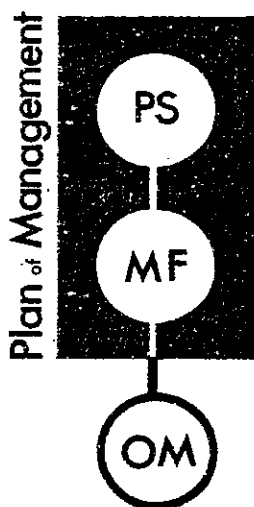


Fig.3

## 1.0 INTRODUCTION

Urban parks are an important part of the urban open space system. Many of these parks are Crown land and managed by local councils. A plan of management can be formally adopted for these areas.

This report outlines for Council's review the plan of management for the Quarantine Station Reserve in Abbotsford. Refer to Figs. 1 and 2 for location maps.

## 1.1 The Process

The preparation process of a plan of management for urban parks can be separated into three main steps. Refer to Fig. 3. These are:-

### 1. Writing a Planning Statement (P.S.) (Philosophy)

This statement sets out the broad philosophy or management direction for the site. Definitions, assumptions and the rationale behind decisions are included for reference.

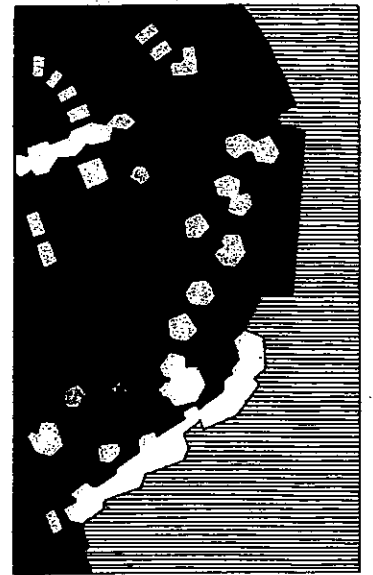
### 2. Documenting the Management Framework (M.F.) (Policy)

This step outlines the management policy for the site. This policy is stated in two forms. One for specific areas (or management units) and the other for overall site issues (or topics).

These two components (the planning statement and the management framework) form the management plan.

### 3. Preparing the Operations Manual O.M. (Implementation)

The manual is a collection of reference material needed to manage the site. This will include work programmes, technical instructions, plans, costing information and references to the policy statements.



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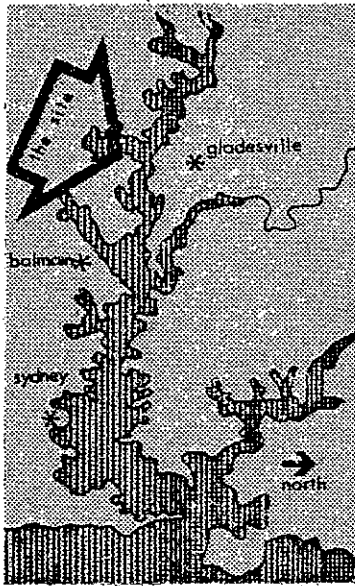


Fig.1



Fig.2

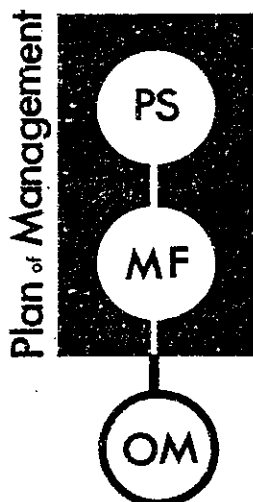


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The manual is a collection of reference material needed to manage the site. This will include work programmes, technical instructions, plans, costing information and references to the policy statements.

Although the manual is not a formal part of the plan of management it is still an essential step to complete. Care taken in the implementation of policy at this stage is as essential as policy formulation. It is recommended that a manual be prepared by Council. It will provide guidance in the co-ordination of site operations and ensure a continuity of policy.

### 1.2 Site Description

The park is located 8 km west of central Sydney. It is approximately 2.3 hectares in size. The use of the area has recently changed from an animal quarantine station to a recreation reserve. The quarantine reserve Plan of Management has been prepared as a guide to development and management decisions. The area is Crown Land and is managed by Drummoyne Municipal Council as trustees appointed by the Minister for Lands under the Crown Lands Consolidation Act, 1913.

### 1.3 The Quarantine Reserve Plan of Management

The combination of the following planning statement and management framework constitutes the plan of management for Quarantine Reserve.

This plan is intended as an aid to decision making; and aims to:-

- (a) provide an up-to-date, quick reference guide to the essential information required to make park management decisions.
- (b) provide one document for reference by all the people involved in managing a park. (Only essential information is included with references to more detailed information.)

The resource and analysis information is contained in planning files separate from the plan of management document. The main purpose of this is to provide a document that includes only the essential information to make decisions. It should therefore leave the mind free to concentrate on essential issues and/or policies, unclouded by detailed information.

## 2.0 THE PLANNING STATEMENT

A planning statement documents the:-

- (a) the management objectives and priorities for the site, and
- (b) the reason behind these decisions.

The purpose of the planning statement is to record the policy intent. This makes review easier and provides a clear record of policy for reference by managers and/or the public.

### 2.1 The Planning Statement for Abbotsford Quarantine Reserve

The Planning Statement is made up of five parts. These are:-

#### 1. The Management Philosophy

The Management and Development of the park must be consistent with the Role and Theme stated below -

##### (a) Role

The main role of the reserve is the provision of an area for passive recreation for the local residents. Refer to Fig. 4. The opportunities for passive recreation should focus on two of the park's attributes. These are:-

- (i) the natural foreshore and the mature vegetation of the reserve;
- (ii) the cultural features of the reserve which are the wharf, the mature vegetation on site and the stables.

The secondary role of the reserve is the maintenance of a "natural foreshore". This will assist the Government's efforts in the restoration of the Parramatta River-scape.

##### (b) Theme

With these roles in mind the Quarantine Reserve could be managed to create a relaxing atmosphere within a natural riverside park, highlighted by the historical features of the river, the previous quarantine use and the quiet foreshore beach and mangroves.

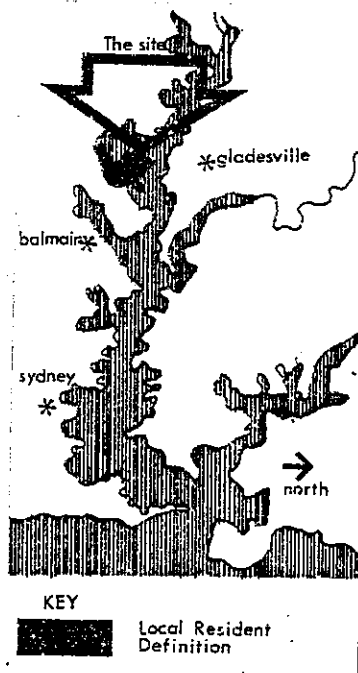


Fig. 4

## 2.2.2 The Strategy for the Park

The strategy is illustrated by the concept plan shown on Fig. 5.

## 2.2.3 The Assumptions and Process Used

### (a) Assumptions

The main assumption used in the development of the strategy above is that open space for passive recreation with a strong natural character, is rare along the Parramatta River, especially in this area.

### (b) The Process

The process used in making the planning statement was:-

Analyse issues, opportunities constraints;	Refer to October, 1982 discussion paper.
apply Crown Lands Office and Drummoyne Municipal Council policies.	
state preliminary management philosophy and review concept options;	Refer to council meeting 29/11/1983
philosophy reviewed by Drummoyne Council;	Letter reference 7/1/1983
philosophy and preferred concept plan agreed to by Crown Lands Office and Drummoyne Council;	Refer to June discussion paper and letter reference 27/7/1983
public review of philosophy and concept plan by exhibition and consideration of submissions;	Refer to public exhibition summary
review of the plan of management by Drummoyne Municipal Council;	Refer to draft plan of management March, 1984
the plan of management is then submitted to the Minister for adoption.	

#### 2.2.4 The Rationale behind the Strategy and the Role and Theme

##### (a) why "passive recreation"?

- (i) the site is unsuitable for active recreation due to its access constraints and land capability.
- (ii) the Drummoyne Municipal (D.M.) area has few large areas set aside for passive recreation;
- (iii) the D.M. area has few bushland areas;
- (iv) the scarcity of mangroves and bushland along the Parramatta River make the site an important visual element and mangrove regeneration area.

Considering these factors the passive recreation use of the site best protects the mangroves and the natural setting. The area will also help to balance recreation opportunities in the Drummoyne Municipality.

##### (b) why "local residents"?

- (i) the site is too small for a regional park;
- (ii) the site has limited space suitable for carparking and Spring Street is narrow;

##### (c) why are the natural trees and foreshore important?

- (i) they are the main character elements in the reserve;
- (ii) they are rare examples of the original environment in the D.M. area;

##### (d) why are the stables and wharf important?

- (i) a link to the history of the area;
- (ii) the wharf could be used in the future;
- (iii) wharf demolition is too costly.

Other factors taken into account were:-

- (a) the site's visual prominence from the Parramatta River;
- (b) the policies of the Crown Lands Office and the Drummoyne Municipal Council;

- (c) National Trust's and Department of Environment and Planning's recommendations that the open space around the Parramatta River should be retained and kept in a natural state if possible.
- (d) The history of the place. The public expressed interest in the animal quarantine use of the area. In order to retain this historical link animal displays at limited times are proposed in the strategy.

#### 2.2.5 References

All information collected or created to date is in the Abbotsford planning file MN82 R 68.

### 3.0 THE MANAGEMENT FRAMEWORK

The management framework outlines the objectives, policy guidelines and management actions for the reserve. The objectives, guidelines and actions are all formulated on the basis of the planning statement and outlined on management unit or topic sheets.

#### 3.1 The Management Units

There are five management units. These are shown on Figs. 6 to 10. They are:

1. The Wharfside area;
2. The Quiet Beach Foreshore;
3. The Parkland Picnic area;
4. The Spring Street Plateau;
5. The Community Activities area.

#### 3.2 The Topic Sheets

There are five topics (or park issues). These are shown on Figs. 11 to 16. The topics are:

1. Occupation by special interest groups and/or private enterprise;
2. Structures;
3. Services;
4. Boat access;
5. Signs;
6. Planting.



ABBOTSFORD QUARANTINE RESERVE

MANAGEMENT FRAMEWORK: management unit 1 wharfside area

current situation  
25-10-83

The sandstone wall is sound but shows signs of deterioration. The wharf is compacted making regeneration difficult. The Wharf is not in use today.

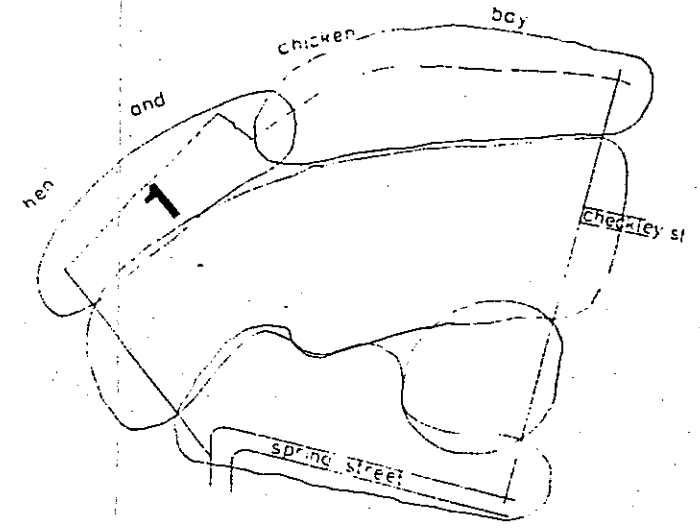
assumptions

A. The wharf is a significant feature of cultural interest that should be retained.

objectives

DATE ADOPTED

1. To create a wharfside character suitable for small groups who would fish, walk, sit and rest near the river.



policy guidelines

DATE OF TRUST  
DECISION

1. Boat access shall be limited to this area only.
2. Planning and construction in this area should establish and maintain a natural character.
3. No vehicles are allowed except in emergency.

rationale

1. To protect the mangroves.
2. Opportunities along the Parramatta River foreshore for the establishment of natural areas are considered by the Department of Environment and Planning to be important to retain for historical and visual reasons.
3. Consistency with other policy guidelines.

actions  
date complete

Work Required

- \* Design and Construct Wharfside character
- \* Design and Construct Boat Poles

staging cost respon'ty

actions  
date complete

staging cost respon'ty

3

3

ABBOTSFORD QUARANTINE RESERVE

MANAGEMENT FRAMEWORK: management unit 2 quiet beach foreshore

current situation  
25-10-83

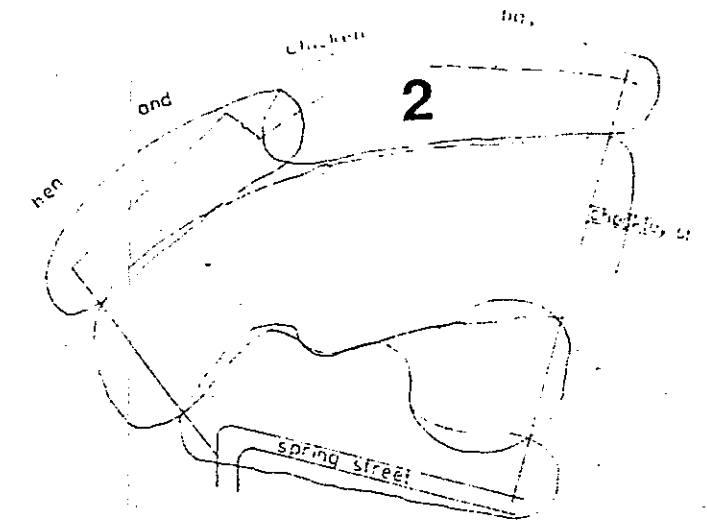
The existing beach profile has been filled and grassed over. Stormwater from the park is being discharged into the mangrove area and the mangroves are in need of protection from boats gaining access to the foreshore. Rubbish from Parramatta River and people using the reserve, collects in this area.

assumptions

- A. It is not financially feasible to completely restore the beach profile.

objectives

- DATE ADOPTED
1. Protect and maintain the mangroves in good health.
  2. Restore the beach profile as far as financially feasible.
  3. Manage this area to create a quiet foreshore area dominated by the beach and foreshore character.



policy guidelines

DATE OF TRUST  
DECISION

1. Prohibit vehicular access.
2. Prohibit formal picnic facilities. i.e. fixed furniture, bar-b-ques.
3. No structures are allowed on the foreshore.
4. Pedestrian access shall be informal and low key. The design of this access shall focus on educational features within this area e.g., Boardwalks through the mangroves.

rationale

1. Cars are in-consistent with the desired character for this unit.
2. These facilities are incompatible with the character of the area.
3. Visual Impact.
4. The scale and design of pedestrian access must be consistent with the objectives for this area.

actions  
date complete

Work Required

- \* Assess mangrove health and the need for protection
- \* Impliment protection measures where necessary
- \* Restore beach profile to approved budget
- \* Mow area and remove rubbish
- \* Plant area to establish the units character

Management

- \* Monitor health of mangroves
- \* Grounds maintenance and rubbish removal
- \* Control intensity of use to maintain the desired character

staging cost respon'ty

actions  
date complete

staging cost respon'ty

1

1

2

1

1



ABBOTSFORD QUARANTINE RESERVE

**MANAGEMENT FRAMEWORK: management unit 5 community activities area**

current situation  
25-10-83

Most of this area is paved and overgrown. The stables (wooden) are in poor condition and need restoration and protection. The brick stables are in good condition.

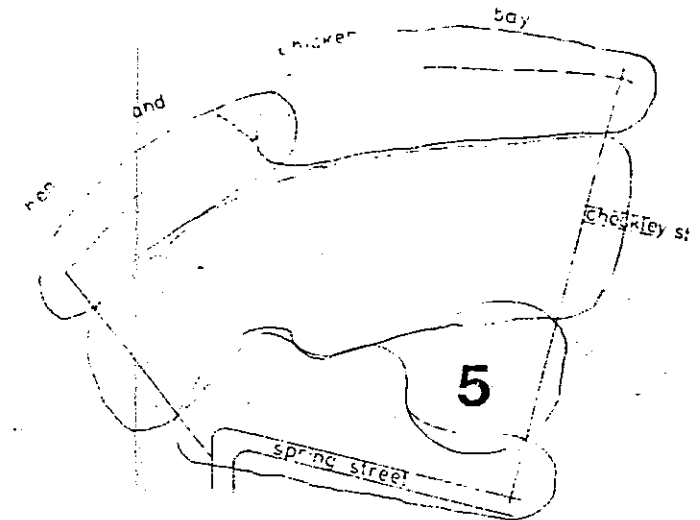
**assumptions**

- A. The wooden and brick stables are historical elements worth preserving.
- B. The memory of the parks past use as an animal quarantine station is worthwhile preserving by maintaining animals on site on occasions.

**objectives**

1. The wooden stables are to be repaired to a standard where they faithfully re-create the original character and can be used for temporary small animal displays and community activities.
2. The brick stables are to be maintained for storage space and community use
3. The area between the brick and wooden stables is to be paved and two enclosed areas are to be designed to cater for temporary animal displays.
4. The wooden stable closest to Spring Street is to remain open and function as a public entrance to the park. The other wooden stable is to be closed except when used for community activities or displays.

DATE ADOPTED



**policy guidelines**

DATE OF TRUST  
DECISION

1. No group is to be permitted permanent/exclusive occupation.
2. Provide for occasional truck access.
3. Prohibit car parking.

**rationale**

1. Multiple use of the resource is favoured rather than use by one group only.
2. Necessity.
3. This area is a pedestrian area and is sometimes used for displays involving many people.

actions  
date complete

**WORK REQUIRED**

- Restore wooden stables to required standards
- Pave and Fence area
- Design and Construct Animal Display Area
- Provide locks for brick stables

**MANAGEMENT REQUIRED**

Maintenance of property to required standard

staging cost

2

2

2

1

when  
necessary

respons'ty actions  
date complete

staging cost

respons'ty

FIG. 11  
TOPIC 1: OCCUPATION BY SPECIAL INTEREST GROUPS AND/OR PRIVATE ENTERPRISE

CURRENT SITUATION

The Spring Street residence is being leased by the park caretaker. There is no other occupation of the reserve.

OBJECTIVES

1. To prevent alienation of sections of the reserve from public use.
2. To prevent unreasonable domination of the reserve by any single interest group.

POLICY GUIDELINES

RATIONALE

- |  |   |
|--|---|
| 1. Permanent occupation of the reserve by any group is prohibited.   | 1. To prevent alienation of parts of the reserve from public use.   |
| 2. Agreements entered into for the use of parts of the reserve may be on a casual, single event, seasonal or annual basis. Annual agreements shall be reviewed prior to renewal. | 2. To prevent recreation opportunities being limited unnecessarily by lease agreements.                         |
| 3. Reserve buildings are to be made available on a multiple use basis.   | 3. (i) To enable efficient use of buildings.<br>(ii) To enable a wider spectrum of building use.                |
| 4. Use of any building or facility on the reserve should be granted on condition that no structural additions or changes will be made.   | 4. To protect park resources and ensure that changes to the facility to suit single purposes only are not made. |

CURRENT SITUATION

Structures related to animal enclosures within the reserve (with the exception of the stables) are due to be demolished. The construction of any structures on Crown land is subject to planning considerations that aim to minimise adverse environmental impact.

OBJECTIVES

1. To prevent the site's bushland assets being adversely affected by building development.
2. To prevent adverse visual impact.

POLICY GUIDELINES

RATIONALE

New structures on the reserve shall:

- |   |  |
|---|--|
| 1. Be sympathetic to the character of the reserve.                    | 1. To prevent adverse visual impact.                                     |
| 2. Be for recreation or reserve service purposes only.                | 2. Consistency with the approved land use for the site.                  |
| 3. Be approved only if there is a demand for the facility proposed.   | 3. To prevent unnecessary use of the reserve and possible fragmentation. |
| 4. Be located only on suitable sites bearing in mind land capability. | 4. (i) To prevent unacceptable environmental impact.<br>(ii) Cost.       |

In addition, new structures will not be permitted:

- |   |   |
|---|---|
| 5. Where their only function is for indoor sporting activities. | 5. To maintain the reserve's primary use as a passive recreation area.    |
| 6. In managements units 1 and 2.                                | 6. To prevent adverse visual impact and conflict in use of the foreshore. |

MANAGEMENT REQUIRED

Monitor development plans and apply policy where required.

FIG. 13  
TOPIC 3: SERVICES

CURRENT SITUATION

There is no survey of existing services. However, many services exist that served the quarantine facilities. There is only limited information on the condition of these services.

ASSUMPTIONS

- A. Rationalization of services will be required to serve the Reserve's new function.

OBJECTIVES

- \* Provide a service system adequate to meet the Reserve's existing and future requirements.

POLICY GUIDELINES

RATIONALE

- |   |  |
|---|--|
| 1. Keep services to corridors where possible.               | 1. Minimise damage and prevent unnecessary design constraints. |
| 2. Provide the water capacity for fire protection purposes. | 2. Public safety.  |
| 3. Services shall be designed to minimize visual intrusion. | 3. To prevent adverse visual impact.                           |

ACTIONS

Work Required

- \* Assess and Survey existing services
- \* Design service system

CURRENT SITUATION

Recreation boat access was prohibited due to the site's previous use as an animal quarantine station. As a result there is no established pattern of access for recreation boats along the foreshore. However, this could change in the near future as the park becomes more well known.

ASSUMPTIONS

- A. Water access by small boats is possible and desirable but needs to be managed to protect the foreshore vegetation.
- B. Water access by large boats is undesirable due to the limited docking area available and the vulnerability of the mangroves.

OBJECTIVES

- 1. Provide limited water access for small boats.
- 2. Protect the foreshore vegetation (including the mangroves).

POLICY GUIDELINES

RATIONALE

- |   |   |
|---|---|
| 1. Boat access facilities should remain limited.                          | 1. (i) To limit the intensity of possible use.<br><br>(ii) To prevent visitor levels growing beyond the site's capacity to accommodate large numbers.                       |
| 2. Powerboats and large keel boats will not be accommodated by provision. | As above.   |
| 3. Water access by boats is to be limited to the wharfside area only.     | 3. Protection of mangroves.   |
| 4. Boat launching facilities will not be permitted.                       | 4. i. To prevent unnecessary car intrusion.<br><br>ii. To maintain the foreshore character.<br><br>iii. Insufficient space is available in the Reserve for trailer parking. |



FIG. 14  
TOPIC 4: BOAT ACCESS (Cont'd.)

ACTIONS

Work Required

Design and Construct tie up points from the existing wharf.

MANAGEMENT REQUIRED

Monitor usage to ensure intensity of use is controlled and the mangroves are protected.

CURRENT SITUATION

There are no signs on the reserve.

ASSUMPTIONS

- A. There is a significant proportion of local residents that do not speak English.

OBJECTIVES

1. To provide information on the reserve's features that will enhance people's enjoyment of the reserve.
2. To prevent adverse visual impact by signs.

POLICY GUIDELINES

RATIONALE

- |  |   |
|--|---|
| 1. The media used to provide information should not be over prominent in number or size. | 1. To prevent visual pollution.                                 |
| 2. The signs or other media used should be professionally designed.                      | 2. To ensure material and aesthetic suitability.                |
| 3. Any text information should be in the appropriate range of languages.                 | 3. So that the local users can readily understand the messages. |

ACTION

Work Required

Design and Construct interpretation signs.

FIG. 16  
TOPIC 6: PLANTING

CURRENT SITUATION

The existing planting (mangroves, spring st. figs and mature Eucalypts) are important to retain as remnants of the early vegetation in the Drummoyne Municipal area. The vegetation is also an important character element in the reserve. The mangroves show some signs of deterioration.

OBJECTIVES

To create and maintain an attractive planting character.

POLICY GUIDELINES

RATIONALE

1. Planting is to be consistent with the planting zone themes. The zones are:
  - (a) Beach/Mangrove area  
(Management Unit 2)  
Planting is to simulate the natural beach/mangrove environment. Casuarinas and samphires are to dominate. No exotics.
  - (b) Wharfside area  
(management unit 1)  
Species should be those found along the natural foreshore of the Parramatta River. No exotics.
  - (c) Remaining Parkland  
(Management Units 3, 4 & 5)  
Planting should simulate a natural native woodland with selective use of exotics where appropriate.
2. A high standard of maintenance shall be in force particularly during the first 5 years, when plant material is becoming established.

To establish strong planting themes and distinct character areas.

As above

ACTION

Work Required

- \* Document planting lists for each planting zone.
- \* Apply policy.

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