

<b>ITEM 10.4</b>	<b>PUBLIC EXHIBITION OF THE DRAFT PLAN OF MANAGEMENT AND CONCEPT PLAN FOR 3 BOONDAH ROAD, WARRIEWOOD</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER PARKS &amp; RECREATION</b>
<b>TRIM FILE REF</b>	<b>2018/329057</b>
<b>ATTACHMENTS</b>	<b>1 <a href="#">⇒</a> Draft Plan of Management, 3 Boondah Road, Warriewood (Included In Attachments Booklet)</b> <b>2 <a href="#">⇒</a> Draft Concept Plan, 3 Boondah Road, Warriewood (Included In Attachments Booklet)</b>

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### EXECUTIVE SUMMARY

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#### PURPOSE

To seek approval to publically exhibit the draft Plan of Management and draft concept plan for 3 Boondah Road, Warriewood.

#### SUMMARY

The Warriewood Valley Section 94 Contributions Plan (the Plan) outlined the need for adequate open space to meet the needs of an increased population resulting from the development of the release area. The property at 3 Boondah Road was identified in the Plan for purchase for future active open space and the Warriewood Valley Open Space & Streetscape Masterplan (the Masterplan) identified this area as open space (sports fields).

Council resolved on 8 August 2017 to purchase 3 Boondah Road and purchased the land in December 2017 with the intent to develop the area as outlined in the Masterplan and the Sportsgrounds Strategy (2017). Three months after acquisition, the land was classified as Community Land in accordance with the Local Government Act 1993. A Plan of Management is now required for the site. A draft Plan of Management and draft concept plan has been developed aligned with the Masterplan and the Sportsground Strategy (2017). The key features are:

- Four lit multi-use hard court netball courts
- ½ Basketball / multi-use court, lit
- 57 space car park
- Public amenities building
- Retention of significant trees
- Revegetation with endemic vegetation through the natural area
- A habitat corridor link at the rear of the site.

It is recommended that the draft Plan of Management and draft concept plan are publicly exhibited for a period of 42 days. An analysis of public submissions and final draft Plan of Management and concept plan will be the subject of a future report to Council.

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#### RECOMMENDATION OF GENERAL MANAGER ENVIRONMENT & INFRASTRUCTURE

That Council publically exhibit the [⇒](#) draft Plan of Management and draft concept plan for 3 Boondah Road, Warriewood for a period of 42 days.

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## REPORT

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### BACKGROUND

The Warriewood Valley Section 94 Contributions Plan (the Plan) outlined the need for adequate open space to meet the needs of an increased population resulting from the development of the release area. The property at 3 Boondah Road was identified in the Plan for purchase for future active open space and the Warriewood Valley Open Space & Streetscape Masterplan (the Masterplan) identified this area as open space (sports fields).

Council resolved on 8 August 2017 to purchase 3 Boondah Road and purchased the land in December 2017 with the intent to develop the area as outlined in the Masterplan and the Sportsgrounds Strategy (2017). Three months after acquisition, the land was classified as Community Land in accordance with the Local Government Act 1993. A Plan of Management is now required for the site.

Council intends to develop a Generic Sportsgrounds Plan of Management for the Northern Beaches in the next few years and it is envisaged that sites like 3 Boondah Road may be included. However, due to the current and growing demand for more sporting facilities on Northern Beaches (as identified in the Sportsgrounds Strategy, 2017) it is recommended that an area specific Plan of Management is adopted as soon as practicable, enabling budgeted works to be undertaken over the next 18 months.

A draft Plan of Management and draft concept plan has been developed (see attached). The Plan of Management provides a framework for managing the site, including how the site is used, maintained and enhanced in the future. The key features of the concept plan include:

- Four lit multi-use hard court netball courts.
- ½ Basketball / multi-use court, lit.
- 57 space car park.
- Public amenities building with one unisex toilet and one unisex accessible toilet.
- Retention of significant trees.
- Revegetation with endemic vegetation through the natural area.
- A wildlife corridor link at the rear of the site.

The use of this site for netball is identified as an action in the Sportsgrounds Strategy (2017). The strategy identified the need for more lit hard court netball courts to provide suitable playing surfaces for all grades and to meet increasing demand on the Northern Beaches particularly in this local area. Other sport options were also investigated. In response a ½ basketball court is proposed and the netball courts will be available for other activities such as futsal and informal games.

### CONSULTATION

The community will have an opportunity to comment on the draft Plan of Management and draft concept plan, as well as a name for the site, throughout the 42 day public exhibition via submissions on Council's 'Your Say' page and an independent public hearing to be held on 25 July 2018.

### TIMING

The draft Plan of Management and draft concept plan is planned to be placed on public exhibition from June 2018 to August 2018.

## **FINANCIAL CONSIDERATIONS**

This proposed concept plan, if it and the draft Plan of Management are approved, is planned to be implemented over the winter sports season 2019. \$1.45 million has been allocated in Council's budget to deliver the project.

## **SOCIAL CONSIDERATIONS**

The development of high quality sport and recreation facilities leads to many desirable outcomes. Not only do these facilities promote a healthier and more active community it also leads to greater opportunities for social interaction including from playing sport and volunteering.

## **ENVIRONMENTAL CONSIDERATIONS**

Under the adopted Pittwater 21 DCP, part of the land is mapped as a Wildlife Corridor and therefore, Division 2, 36C of the Local Government Act 1993, Community land containing significant natural features applies.

As part of the draft Plan of Management, a Natural Area will remain along the North Eastern border as per the Local Government Act 1993.

Council will also be integrating water sustainable urban design principles into the development to generally improve the quality of water entering the Narrabeen Lagoon catchment.

## **GOVERNANCE AND RISK CONSIDERATIONS**

Council's project management processes have been implemented to facilitate management of risks associated with the development of the draft Plan of Management and draft concept plan.