

ITEM 10.2	ADOPTION OF THE PLAN OF MANAGEMENT FOR 3 BOONDAH ROAD, WARRIEWOOD AND CONCEPT PLAN
REPORTING MANAGER	EXECUTIVE MANAGER PARKS AND RECREATION
TRIM FILE REF	2018/581364
ATTACHMENTS	1 Boondah Road Sports Courts Plan of Management Final 3 Sept 18 (Included In Attachments Booklet) 2 Boondah Road Sports Courts Public Hearing Report 4 September 2018 (Included In Attachments Booklet)

EXECUTIVE SUMMARY

PURPOSE

To recommend that Council adopt the Plan of Management for 3 Boondah Road, Warriewood.

SUMMARY

Council resolved on 26 June 2018 to publically exhibit the draft Plan of Management for 3 Boondah Rd, Warriewood. Council placed the draft Plan of Management for the site and concept plan on exhibition for 42 days and received 19 submissions. As required by the Local Government Act 1993, a Public Hearing was held on 25 July 2018 and was attended by three people.

A summary of changes to draft Plan of Management and Concept Plan resulting from community engagement is contained in the body of this report. The final Plan of Management and independent report on the Public Hearing are attached.

RECOMMENDATION OF GENERAL MANAGER ENVIRONMENT AND INFRASTRUCTURE

That Council adopt the Plan of Management for 3 Boondah Road, Warriewood.

REPORT

BACKGROUND

The Warriewood Valley Development 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 active open space (sports fields).

Council has been seeking to purchase 3 Boondah Road for a number of years, formally resolved on 8 August 2017 to purchase it and completed the transaction 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 planned that sites like 3 Boondah Road will be included. However, due to the current and growing demand for more sporting facilities on the Northern Beaches (as identified in the Sportsgrounds Strategy, 2017) it is recommended that a site specific Plan of Management is adopted as soon as practicable, enabling budgeted works to be undertaken over the next 18 months.

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.

Council resolved to publically exhibit the plan and hold a public hearing on 26 June 2018.

CONSULTATION

The draft Plan of Management was on public exhibition for 28 days closing on 12 August 2018. A Public Hearing was held on 25 July 2018.

The public exhibition of the Plan of Management and the concept plan was advertised through the Manly Daily, letter box drop to all surrounding residents and landowners, notification through the Community Engagement Register and through Council's social media platforms.

Council facilitated the community engagement through the Your Say Northern Beaches platform. The Your Say page was visited by 528 individuals with a further 218 viewing more than one web page. 19 Submissions were received during the exhibition period. Of the 19 submissions, 14 were supportive of the proposal, three raised issues unconnected to the proposal and two opposed the proposal.

The issues that were raised in these submissions and Council's responses are noted below:

Issue	Council response
Over development of Warriewood and not enough sporting fields to service the area	Within the Warriewood Valley precinct Council currently provides 5.8 hectares of sportsgrounds and has identified another 3.2 hectares for acquisition for this purpose. The provision of sportsgrounds to service Warriewood Valley as outlined in the Warriewood Valley Development Contributions Plan is considered to be adequate.
Shared path connection along Boondah Road	A shared path has been identified in the Warriewood Valley Landscape Masterplan to be within the road corridor of Boondah Rd. It will be considered as part of the design for the Boondah Road upgrade proposed under the Warriewood Valley Development Contributions Plan and is likely to run on the western side of Boondah Road, to be consistent with the existing shared path at the northern end of Boondah Rd.
Precinct Masterplan required and implement all works to deliver higher efficiencies to community	3 Boondah Rd is an isolated parcel of land and it is appropriate that it is planned separately from the other sportsgrounds in the vicinity. Given the property boundary constraints there are limited options available for what sports can be used at the site. There currently is no funding available for a widespread reconstruction or reconfiguration of existing sportsgrounds in Boondah Rd.
Funding should be allocated to building a synthetic hockey field in the Local Government Area instead	<p>The project is funded out of the Warriewood Valley Development Contributions Plan and the funding needs to be spent to provide facilities for the residents of Warriewood Valley and within the Warriewood Valley precinct area.</p> <p>The property boundary constraints of 3 Boondah Rd mean that hockey field is not possible at this site as it would not fit.</p>
Football or AFL should be accommodated	The property boundary constraints of 3 Boondah Rd mean that AFL and football would not be possible at this site as their respective fields would not fit.
Unleashed dogs	Unleashed dogs will not be permitted at this park.

Issue	Council response
Full rather than half basketball court	An analysis of the need for hardcourts has indicated a general deficit of hard surface netball training courts within the Warriewood Valley area. The provision of basketball courts has not been identified to have as high a demand. Council is however committed to providing a multi-use facility and Council will install switchable posts on one of the four netball courts.
Increase the number of the public toilets	Council has increased the number of public toilets allowed for, from one unisex accessible toilet to one unisex accessible toilet and two unisex toilets.
Funding allocated to netball courts has siphoned money from proposed community centre	Funding for this project is per the Open Space embellishment allocation within the adopted Warriewood Valley Development Contributions Plan.
Turning in car park has not been accommodated	The concept plan has been amended to include a turning bay in the car park.
Proposed facility is in a mapped wildlife corridor	The proposal is consistent with current planning controls. The purpose of the natural area classification is to ensure that the riparian buffer zone to Narrabeen Creek is maintained preserving a wide wildfire corridor. The buffer zone has been increased by 30% to reinforce this.

In addition, a number of issues were raised verbally at the Public Hearing on 25 July 2018. The full independent report prepared by Parkland Planners Pty Ltd on the Public Hearing is attached to this report.

The changes to the concept plan and draft Plan of Management are summarised below:

- Toilets increased from one unisex accessible to one unisex accessible and two unisex toilets
- Vehicle turning bay and better ambulance access included in concept design. This results in the loss of seven car spaces.
- Increased the natural area buffer zone by 30% resulting in an increase in the natural area classification within the Plan of Management.
- Indicative plant species list further defined.
- Storage area combined into the toilet building footprint
- One netball court will have switchable posts to accommodate full court basketball.

TIMING

Following adoption of the Plan of Management and concept plan, Council will immediately proceed to document the concept plan for tender and construction with a view to commencing works in early 2019. Demolition of the existing structures is proposed for late 2018.

FINANCIAL CONSIDERATIONS

The works proposed under the Plan of Management and concept Plan have been funded through the adopted Delivery Program over the 2018/2019 and 2019/2020 financial years. The funding source for the works is the Warriewood Valley Development Contributions Plan.

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, they also lead to greater opportunities for social interaction such as 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.

While these works are permitted without consent under the State Environmental Planning Policy (Infrastructure) 2007, which does not rely upon prescribed zones, it is proposed as an action in the Plan of Management that the property is rezoned from RU2 Rural Landscape to RE1 Public Recreation. It is proposed that this rezoning will be undertaken within the next 12 months.