



**North Narrabeen Reserve**  
Plan of Management  
2024

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## Acknowledgement of Country

We acknowledge the Traditional Custodians of this land and show our respect to all Aboriginal people. We acknowledge the Elders past, present and emerging and the spirits and ancestors of the Clans that lived in this area.



## Key information

This Plan of Management (PoM) has been prepared by Northern Beaches Council and provides direction as to the use and management of Council land classified as community land. This PoM is required in accordance with Section 36 of the *Local Government Act 1993* (LG Act). This site-specific PoM addresses the management of North Narrabeen Reserve (the Reserve) (see Figure 1) and outlines the way the land will be used and provides the framework for Council to follow in relation to the express authorisation of leases and licences on the land.





# 1. Introduction

## What are Plans of Management?

The LG Act requires a Plan of Management (PoM) to be prepared for all public land that is classified as 'community land' under that Act. The LG Act sets out, among other things, how public land owned or controlled by councils is managed. Public land is any land (including a public reserve) vested in or under the control of a council.

Under the LG Act, public land is classified as operational or community land. Operational land is not generally open to the public but may be used for public purposes such as works depots. Community land is for public access and use, or where there is some obligation to maintain public access.

A previous PoM must be adopted by Council for all community land.

The NSW Department of Planning, Housing and Infrastructure's guidelines indicate that PoMs:

- are strategic planning and governance tools for Council management and use of community land
- clarify how councils manage community land and in particular how this land may be used or developed
- set out objectives and performance targets for community land and authorises among other things the use of the land, including tenures and development on the land.

### Background to this Plan of Management

A previous PoM for the Reserve was adopted by the former Pittwater Council in November 2004. The adoption of this PoM revokes the North Narrabeen Reserve Plan of Management 2004.

This PoM will align with Council's current Community Strategic Plan and strategic directions and the needs and aspirations of stakeholders identified in recent community engagement.

A Masterplan has been developed for this PoM. The Masterplan details facility and land improvements proposed for the Reserve (see Appendix 3).

### Purpose of this Plan of Management

The purpose of this PoM includes (but is not limited by) to:

- align with and contribute to the implementation of Council's strategic goals, directions and vision as set out in strategies including the Community Strategic Plan 2040 (CSP), Northern Beaches Sportsground Strategy 2017, Let's Play! Open Space and Outdoor Recreation Strategy and Action Plan 2022, Environment and Climate Change Strategy 2040, Asset Management Strategy and Plan 2022-2032 and the Disability Inclusion Action Plan 2022-2026
- ensure compliance with the LG Act
- provide a framework for management of the Reserve and clarity and guidance for its development, use, maintenance and management
- outline a management approach that supports an integrated, viable and sustainable approach to meeting the varied needs of stakeholders and the Northern Beaches community particularly nearby residents and users of the Reserve
- supersede the previous PoM (2004).

## Process of preparing this plan of management

An overview of the process of preparing this PoM including engagement with stakeholders and the community and documents produced at each stage, are shown in Table 1.

**Table 1**  
Process undertaken to prepare this Plan of Management

<b>Step 1</b> - Scoping - Community engagement Stage 1 - Idea gathering	> Literature and data review, site audit and analysis > Community engagement - idea gathering o Review and consider submissions o Stage 1 Community Engagement Report developed
<b>Step 2</b> - Prepare Draft Plan of Management	> Draft PoM and associated Masterplan prepared - findings from step 1 considered > The PoM must meet all the minimum requirements outlined in section 36(3) of the Local Government Act 1993 > Any activities (including tenure and development) to be undertaken on the Reserve must be expressly authorised in the PoM to be lawfully authorised > Seek Council's endorsement to place the draft PoM on public exhibition, notify and to conduct community engagement
<b>Step 3</b> - Public exhibition of Draft Plan of Management - Community engagement Stage 2	> Councils are required to publicly notify and exhibit PoMs under section 38 of the Local Government Act 1993 > Stage 2 community consultation - public exhibition > 'Your Say' project page updated and includes an online submission form > Submissions received through Your Say, mail and email > Review and consider submissions > Stage 2 Community Engagement Report prepared
<b>Step 4</b> - Prepare draft final Plan of Management	> Consider submissions > Finalise a draft PoM
<b>Step 5</b> - Adopting Plan of Management	> Submit final draft PoM to Council for consideration for adoption
<b>Step 6</b> - Implementation (ongoing)	> Publish adopted PoM on Council's website > Commence implementation in line with priorities identified in the action plan and available resources and following any required environmental, planning and other approvals

### Change and review of this Plan of Management

This PoM will require review to continue to align with community values and changing community needs as well as Council's priorities and strategic directions. It is planned to review the PoM as required.

Review of this PoM will take into account the outcomes of periodic reviews of Council's strategic and operational plans, funding availability and community need.

### Community consultation/engagement

Council's community engagement for this PoM (and for proposed changes and future reviews) has been and will be undertaken in accordance with:

- relevant legislation including section 38 of the LG Act.
- Council's Community Engagement Framework including the Community Engagement Strategy and Policy.

### Contents of this Plan of Management

This PoM is divided into the sections outlined in Table 2.

**Table 2**  
Structure of this Plan of Management

Section	What does it include?
1	Introduction
2	Land description - North Narrabeen Reserve
3	Basis for management
4	Development and use
5	Management of land by category
6	Masterplan, action plan and implementation
<b>Appendices</b>	Condition and use table, development and maintenance strategy, Masterplan and legislative framework

The LG Act sets out the requirements for a PoM for community land. This Reserve is classified as community land and has a PoM that applies to one area of community land. The LG Act requirements for this PoM are set out in Table 3.

**Table 3**  
Minimum requirements of a PoM according to the LG Act

A plan of management needs to identify	Reference section
The categories of the land	Section 5
The objectives and performance targets of the PoM with respect to the land	Section 6
The means by which Council proposes to achieve the PoM's objectives and performance targets	Section 6
The manner in which Council proposes to assess its performance in achieving the PoM's objectives and performance targets	Section 6
How this plan of management satisfies the requirements of the LG Act	Reference section
Description of the condition of the land, and of any buildings or improvements on the land	Appendix 1
Description of the use of the land and any such buildings or improvements	Appendix 1
Statement of the purposes for which the land, and any such buildings or improvements, will be permitted to be used	Section 4
Specification of the purposes for which any further development of the land will be permitted, under lease or licence or otherwise	Section 4
Description of the scale and intensity of any such permitted use or development	Section 4
Permitted uses of the land	Section 4
Leases, licences and other estates that can be granted	Section 4



# 2. Land description North Narrabeen Reserve

The Reserve is located in Warriewood. It is bounded by Pittwater Road to the west and Walsh Street to the south. The eastern and northern boundaries of the Reserve are bounded by residential lots on Sydney Road and Arnott Crescent respectively, with formal pedestrian access to the Reserve by a series of pathways (see Figure 1).

**Land to which this Plan of Management applies**

This Plan of Management applies to Lot 1 and Lot 2 DP 1250192 at 1472 to 1518 Pittwater Road, Warriewood as shown in Figure 1. Lot 1 DP 1250192 is subject to a Council lease to Transport for NSW. The Reserve is Council owned community land. The land is zoned RE1 Public Recreation according to the Pittwater Local Environment Plan 2014 (see Figure 2).

**Figure 1**

Aerial view of North Narrabeen Reserve – including land boundaries



This PoM is specific to the land mentioned in Table 4 below which details information about the Reserve covered by this PoM.

Table 4 Land information	
Land parcel	Lot 2 DP 1250192
Area (ha)	23.488
LEP zoning	RE1 Public Recreation
Landowner	Northern Beaches Council
Classification	Community land
Assigned categories	Sportsground, Park and General Community Use
<hr/>	
Land parcel	Lot 1 DP 1250192
Area (Ha)	2678m2
LEP zoning	RE1 Public Recreation
Landowner	Northern Beaches Council
Classification	Community land
Assigned categories	General Community Use
Lease	Lot 1 is subject to a Council lease to Transport for NSW

**Figure 2**  
Land zoning map according to the Pittwater Local Environment Plan 2014



- Legend**
- Business park
  - Environmental conservation
  - Environmental living
  - Low density residential
  - Medium density residential
  - Public recreation
  - Infrastructure
  - Tourist

### Adjoining land

Sited largely within a low density residential area, the uses of adjoining land are shown in Figure 3 and described below.

**Sydney Lakeside Holiday Park** is located immediately south of the Reserve across Walsh Street and provides accommodation for visiting sporting groups or clubs who use the Reserve as well as holidaymakers and long-term residents. The Park is located on Council land and leased to a business.

**The Coastal Environment Centre (CEC)** was established in 1991 to enhance coastal management through information, education, capacity building and public participation. The CEC provides a wide range of resources and services and is located in the grounds of the Sydney Lakeside Caravan Park. The CEC is located on Council land and is managed by Council.

**North Narrabeen Beach and rockpool** is located southeast of the Reserve and access is within walking distance across Sydney Road (approx. 500 metres). North Narrabeen rockpool is 50 metres in length and located on a rock platform.

Turimetta Beach is located to the east of the Reserve and access is within walking distance (approx. 250 metres).

**Northern Beaches Coast Walk** is a splendid coastal walk stretching along the Northern Beaches between Palm Beach and Manly. To the east of the Reserve you can explore part of this walk as it snakes along the beaches and through coastal headlands heath.

**Northern Beaches Indoors Sports Centre** is located southwest of the Reserve (approx. 600-700 metres). This sports centre provides sports groups with access to indoor facilities including for basketball, netball and volleyball.

### Boondah Reserve and Warriewood

**Valley Sportsfield** are located on the western side of Pittwater Road alongside Narrabeen Creek and includes sportsfields, multi-use hard courts, amenities and parking. Some sports groups that use the Reserve also use these sportsfields.

**Narrabeen Sports High School** is a public high school located southwest of the Reserve and bordering the western side of Pittwater Road (approx. 600 metres). Council has an agreement with the NSW Department of Education for shared use of the school's sportsfields (one synthetic oval and one natural turf rectangular field). Some sports groups that use the Reserve also use these sportsfields.

**Narrabeen North Public School** is a public primary school located southwest of the Reserve (approx. 600 metres).

**Warriewood Wetlands** is located west of the Reserve (approx. 600 metres). It is the largest remaining sand plain wetland in the northern Sydney area at 26 hectares. It provides a variety of habitats for native animals and also plays a vital role in flood mitigation, nutrient recycling and filtering sediments. The wetlands contain several endangered ecological communities.

There is a 2.4km walkway that winds through the wetlands.

**B-Line bus stop** is located on both sides of Pittwater Road adjacent to the Reserve. It provides a high frequency bus service between Mona Vale and the Sydney CBD. Other bus services also use these stops.

**Figure 3**  
North Narrabeen Reserve and surrounding land



### Legend

- |   |                                   |
|---|-----------------------------------|
| 1. North Narrabeen Reserve                        | 8. Narrabeen Sports High School   |
| 2. B-line bus stop and Park&Ride commuter carpark | 9. Sydney Lakeside Holiday Park   |
| 3. Boondah Reserve                                | 10. Coastal Environment Centre    |
| 4. Warriewood Square                              | 11. Turimetta Beach               |
| 5. Warriewood Valley Sportsfield                  | 12. Northern Beaches Coastal Walk |
| 6. Narrabeen North Public School                  | 13. North Narrabeen Rockpool      |
| 7. Northern Beaches Indoor Sports Centre          | 14. North Narrabeen Beach         |

### Regional context

The extensive open space network on the Northern Beaches provides a diverse range of sport, recreational and community settings and opportunities for residents and visitors. It also provides significant and essential social, economic, cultural and environmental benefits. Values are closely linked with the environment of a place as well as the opportunities, activities and facilities available for public use.

The Reserve is a significant regional asset within the open space network particularly as a regional sports precinct. The Reserve is unique with multiple multiuse sportsfields, regional facilities, parking, amenities and the capacity to host major sports, recreation and community events. The Reserve has potential to be a regional community event venue.

### Land tenure

The Reserve comprises two separate parcels of public land with title held (owned) by Northern Beaches Council.

The Reserve was previously owned by the Salvation Army. Under the County of Cumberland Planning Scheme Ordinance (a schedule to the *Local Government (Amendment) Act 1951*) a notice was served requiring the County Council of Cumberland (County Council) to resume the land now known as North Narrabeen Reserve. This occurred in 1953.

The Reserve was transferred by the County Council to Warringah Shire Council in 1964. There are several Trusts that apply to the Reserve, with each requiring that the Reserve be used for the purposes of a public park, public reserve and public recreation. Warringah, Manly and Pittwater Councils amalgamated in 2016 to form Northern Beaches Council. Northern

Beaches Council is now the land owner and manages this community land.

### History

Local residents indicate that the Reserve has always had an open landscape, with the original floodplain/wetland becoming progressively degraded through urban influences. From the mid-1950s much of the area that makes up the Reserve was used for landfill. The Reserve's development as a major sporting precinct began in the 1970s.

As discussed below, the historic and social importance of the Reserve generally arises from its use for sport. The Reserve is also important to local residents for informal recreation.

In the 1950s the Boots and Saddles Riding School was established and equestrian activities started at the Reserve. Originally the school occupied a large proportion of the Reserve, which was later consolidated into the Clive Rogers Equestrian Ground (where the overflow carpark is now located). Equestrian activities at the Reserve have now ceased and the name Clive Rogers Equestrian Ground will be retired as per Council's naming policy.

The Warringah Rugby Club established a home ground at the Reserve in 1971. The Reserve continues to be their home ground. Facilities have progressively been added, including a grandstand, clubhouse and a training sportsfield (sportsfield 2). The ground was originally called Warringah Rugby Park however the name was changed to Pittwater Rugby Park in 1993. It is commonly known as 'Rat Park' and the players are affectionately known as 'the Rats'. These names originated after the players experienced many difficult years with many defeats. A Rat of Tobruk, Doug Leslie senior spoke to the players about the Rats of Tobruk, of bonding together and making commitments in the true spirit of mateship. From that time on the Club became

known as the Green Rats. Their long held friendship with the 'Rats of Tobruk Veterans Association'<sup>1</sup> and their legacy is honoured by a memorial on the hill at the southern end of 'Rat Park' (see Figure 4) that reads:

*This memorial is dedicated to 'The Rats of Tobruk', the men who "didn't give in". And to all those men and women who served Australia in the Boer war, World War I,*

**Figure 4**  
Plaque and flag pole memorial dedicated to the Rats of Tobruk



*World War II, Korea, Malaysia, Vietnam and UN peacekeeping missions. Warringah Rugby Club has adopted the ethos of the men who "didn't give in". Lest we forget.*

Other sportsfields at the Reserve were established during the 1970s and facilities have been developed and improved over time to support the sports that play here, including AFL, baseball, touch football and football. These sportsfields are well used by local community sports groups and schools for training and competition. Participation in sport continues to grow and as such the demand for access to sportsfields by community groups and schools continues to increase.

The potential for the site to be used extensively for walking and other passive recreational activities has only evolved since the development of the sportsfields on the site.

The Pittwater Golf Centre was established in 1981 and includes a driving range and putt-putt mini golf course. A private operator has a management agreement with Council to oversee the operation and management of the golf centre.

A popular weekly Friday market has been in operation at the Reserve for many years.

An agreement for the acquisition of a long-term lease of land on a portion of the Reserve to build and operate the Warriewood Park&Ride Commuter Car Park was made between Transport for NSW and Northern Beaches Council in 2017 (Lot 1 DP 1250192). This facility is located adjacent to Pittwater Road and includes a two-storey carpark.

At the same time as the Park&Ride facility was built, traffic lights and road access improvements at the Pittwater Road entry were constructed which have improved traffic.

<sup>1</sup> [www.warringahrugby.com.au](http://www.warringahrugby.com.au)



# 3. Basis of Management

**Introduction**

Council intends to manage the Reserve to meet:

- assigned categorisation of community land
- the LG Act guidelines and core objectives for community land
- restrictions required by relevant legislation
- the Council’s strategic objectives and priorities
- development and use of the land outlined in Section 6 of the LG Act

**Categorisation of land**

All community land is required (under the LG Act) to be categorised. The LG Act defines five categories of community land as:

- Park - for areas primarily used for passive recreation.
- Sportsground - for areas where the primary use is for active recreation involving organised sports or the playing of outdoor games.
- General Community Use - for all areas where the primary purpose relates to public recreation and the physical, cultural, social, and intellectual welfare or development of members of the public. This includes venues such as community halls.
- Area of Cultural Significance - for areas with Aboriginal, aesthetic, archaeological, historical, technical, research or social significance.
- Natural Area - for all areas that play an important role in the area’s ecology. This category is further categorised into bushland, escarpment, foreshore, watercourse and wetland categories.

Three categories apply to the community land in this PoM:

- Park
- Sportsground
- General Community Use

**Guidelines and core objectives for management**

The management of community land is governed by the categorisation of the land and the core objectives of the relevant category of community land. Council may then apply more specific management objectives to community land, though these must be compatible with the core objectives for the land.

The guidelines for categorisation of community land are set out in the Local Government (General) Regulation 2021 (LG Regulation). The core objectives for each category are set out in the LG Act. The Reserve is categorised as a combination of General Community Use, Park and Sportsground (see Figure 8). The guidelines and core objectives for the Park, Sportsground and General Community Use categories are set out in this PoM.

Council intends to continue to permit and encourage a broad range of appropriate activities and opportunities at the Reserve having regard to the relevant categories applicable to the land making up the Reserve.

**Physical description and site analysis**

The Reserve has a number of key activity spaces including Pittwater Rugby Park, Pittwater Golf Centre, sportsfields and open spaces. The Reserve caters for a range of uses including organised sport and casual recreation and play. Weekly markets are held at the Reserve along with other events and community activities from time to time. An overview of the key activity spaces is outlined below. Further detail on the facilities, settings and activities are mapped in Figure 5 and listed in Table 5.

**Pittwater Rugby Park (rugby park)**

The facilities at the rugby park include a regional natural turf senior rectangular lit sportsfield with mobile goal posts, a grandstand with undercover seating for over 1400 patrons, administration office area, canteen and bar within the grandstand, toilets and change rooms, storage areas, function room, gym, medical and first aid room, canteen and bar facility on the eastern hill, electronic scoreboard, BBQ area, southern, northern and eastern spectator hills and various pathways, internal and external fencing.

**Pittwater Golf Centre (golf centre)**

Incorporates facilities including a golf driving range, putt-putt mini golf facility, car parking, public amenities, office and retail shops.

**Sportsfields**

Natural turf sportsfields including; one lit senior AFL oval, three lit senior rugby sportsfields, one unlit baseball sportsfields with three baseball diamonds. The AFL and rugby fields are configured for several different sports throughout each year including; AFL, rugby union, touch, football and baseball.

**Road and carpark network**

There is an internal road and pathway network that provides connectivity through the Reserve between Pittwater Road and Walsh Street. There are dedicated car parking bays between sportsfield 2 and the rugby park and adjacent to the baseball field. Overflow parking currently occurs on the grassed area south of the rugby park. Pedestrian connectivity through the remainder of the Reserve is limited.

**Open space**

The Reserve includes open space and vegetated areas with no sports infrastructure along the boundaries and between activity areas.

**Figure 5**  
Physical features of North Narrabeen Reserve as at March 2024



**Legend**

- |   |  |
|---|--|
| 1. Sportsfield 1                        | 12. Rugby park - grandstand                |
| 2. Sportsfield 2                        | 13. Warriewood Park&Ride commuter car park |
| 3. Sportsfield 3                        | 14. B-Line bus stop (outside the Reserve)  |
| 4. Sportsfield 4                        | 15. Storage building                       |
| 5. Sportsfield 5                        | 16. Baseball practice nets                 |
| 6. Sportsfield 6                        | 17. Sports Amenities North Building        |
| 7. Sportsfield 7 (and overflow parking) | 18. Sports Amenities South Building        |
| 8. Golf centre - driving range          | 19. Open space                             |
| 9. Golf centre - putt-putt mini golf    | 20. Car parking                            |
| 10. Golf centre - buildings             | 21. Market area (various locations)        |
| 11. Rugby park - building and amenities |  |

### Existing facilities and current activities

The Reserve includes a wide range of facilities and sportsfields that are used for a variety of sport, recreation and community activities.



**Table 5**

Overview of key facilities and activities

Key facilities	Key activities - overview
<p><b>Golf centre</b></p> <ul style="list-style-type: none"> <li>• Driving range</li> <li>• Short game area</li> <li>• Putt-putt mini golf course</li> <li>• Office and amenities</li> <li>• Retail pro-shop, café</li> <li>• Car park</li> <li>• Maintenance and storage sheds</li> </ul>	<p>Golf activities and lessons</p> <p>Holiday camps and activities</p> <p>Social gatherings, parties and events</p> <p>Retail, food, drink sales</p>
<p><b>Rugby Park</b></p> <ul style="list-style-type: none"> <li>• Sportsfield <ul style="list-style-type: none"> <li>- Regional standard</li> <li>- Rectangular shape</li> <li>- Lighting</li> <li>- Irrigation and drainage</li> <li>- Water bores and in-ground and above-ground water tanks</li> <li>- Goal posts</li> </ul> </li> <li>• Scoreboard</li> <li>• Spectator viewing hills (north, east, south)</li> <li>• Grandstand <ul style="list-style-type: none"> <li>- Undercover spectator seating</li> <li>- Corporate areas (open)</li> <li>- Public address system</li> <li>- Storage rooms</li> </ul> </li> <li>• Amenities <ul style="list-style-type: none"> <li>- Change rooms - home and away</li> <li>- Toilets</li> </ul> </li> <li>• Physiotherapy treatment room</li> <li>• Kitchen/canteen facility</li> <li>• Undercover BBQ facility</li> <li>• Function room</li> <li>• Bar on eastern hill</li> <li>• Gymnasium</li> <li>• Storage</li> <li>• Office</li> <li>• Exterior and internal fencing</li> <li>• Open grass areas</li> </ul>	<p>Sport competition and events including rugby union, football</p> <p>Sport training and related activities</p> <p>Spectating of sport and events</p> <p>Events of various scope and scale</p> <p>Markets</p> <p>Meetings</p> <p>Sports administration</p> <p>Functions</p> <p>School sport and recreation</p>

**Table 5**  
Overview of key facilities and activities

Key facilities	Key activities - overview
<b>Sportsground</b>	
<b>Sportsfield 2</b>	Community and regional sport including baseball, rugby union, Oztag, touch football, AFL, EagleTag
<ul style="list-style-type: none"> <li>One senior rectangular field with goal posts and lights</li> </ul>	
<ul style="list-style-type: none"> <li>Irrigation and drainage</li> </ul>	School sport and recreation including cross county, EagleTag, rugby league, rugby union AFL and PSSA (and the like)
<ul style="list-style-type: none"> <li>Access to public amenities adjoining the field in the Warriewood Park&amp;Ride commuter carpark</li> </ul>	Sport training and related activities
<b>Sportsfield 3</b>	Spectating of sport and events
<ul style="list-style-type: none"> <li>One senior rectangular field with goal posts and lights</li> </ul>	Events of various scope and scale
<ul style="list-style-type: none"> <li>Baseball back nets</li> </ul>	Community use including for informal recreation, sporting activities and games
<ul style="list-style-type: none"> <li>Irrigation and drainage</li> </ul>	
<b>Sportsfield 4</b>	
<ul style="list-style-type: none"> <li>One senior rectangular field with goal posts and lights</li> </ul>	
<ul style="list-style-type: none"> <li>Baseball back nets</li> </ul>	
<ul style="list-style-type: none"> <li>Irrigation and drainage</li> </ul>	
<b>Sportsfield 5</b>	
<ul style="list-style-type: none"> <li>3 baseball diamonds and infrastructure – dugouts, back nets, mounds (junior/senior)</li> </ul>	
<ul style="list-style-type: none"> <li>One practice net with 2 lanes</li> </ul>	
<ul style="list-style-type: none"> <li>Clubhouse (Sports Amenities North Building) : baseball/junior rugby union</li> </ul>	
<b>Sportsfield 6</b>	
<ul style="list-style-type: none"> <li>One senior oval field with goal posts and lights</li> </ul>	
<ul style="list-style-type: none"> <li>Irrigation</li> </ul>	
<ul style="list-style-type: none"> <li>Clubhouse (Sports Amenities South Building) : AFL</li> </ul>	
<b>Sportsfield 7</b>	
<ul style="list-style-type: none"> <li>One junior rectangular field</li> </ul>	
<ul style="list-style-type: none"> <li>Grass area</li> </ul>	
<b>Building (proposed to be removed)</b>	
<ul style="list-style-type: none"> <li>Adjacent to entry road from Walsh Street</li> </ul>	
<ul style="list-style-type: none"> <li>Storage</li> </ul>	

**Table 5**  
Overview of key facilities and activities

Key facilities	Key activities - overview
<b>Road networks and parking</b>	Vehicles
Road networks:	Markets (in a specific location at the time of writing)
<ul style="list-style-type: none"> <li>From Walsh Street and Pittwater Road</li> </ul>	
<ul style="list-style-type: none"> <li>Between sportsfields 1 and 2</li> </ul>	
<ul style="list-style-type: none"> <li>Between sportsfield 1 and Pittwater Golf Centre</li> </ul>	
<ul style="list-style-type: none"> <li>Between Pittwater Road and sportsfield 5</li> </ul>	
Car parking:	
<ul style="list-style-type: none"> <li>Adjacent to sportsfields</li> </ul>	
<ul style="list-style-type: none"> <li>Between sportsfields 1 and 2</li> </ul>	
<ul style="list-style-type: none"> <li>Onstreet parking: Walsh Street and Sydney Road</li> </ul>	
<ul style="list-style-type: none"> <li>Warriewood Park&amp;Ride Commuter Car Park adjacent to sportsfield 2</li> </ul>	
<b>Pathways</b>	Pedestrians
Paths	Events
<ul style="list-style-type: none"> <li>Adjacent to Walsh Street and following along the Walsh Street entry road</li> </ul>	
<ul style="list-style-type: none"> <li>Adjacent to the carparks on the southern side of the road between sportsfields 1 and 2</li> </ul>	
<ul style="list-style-type: none"> <li>Northern, southern and western sides of sportsfield 2 with access to the Warriewood Park&amp;Ride Commuter Car Park and Pittwater Road</li> </ul>	
<ul style="list-style-type: none"> <li>Western side of sportsfield 3 linking the carpark to the clubhouse on sportsfield 6</li> </ul>	
<ul style="list-style-type: none"> <li>Access from Arnott Crescent, Collins Street and Sydney Road</li> </ul>	
<b>Signage</b>	Compliance
<ul style="list-style-type: none"> <li>Park identification</li> </ul>	Information
<ul style="list-style-type: none"> <li>Regulatory</li> </ul>	
<ul style="list-style-type: none"> <li>Interpretive</li> </ul>	
<ul style="list-style-type: none"> <li>Way finding</li> </ul>	
<ul style="list-style-type: none"> <li>Information</li> </ul>	

The key facilities are listed in Table 5.

#### Geology, soils and topography

The area consists of underlying Narrabeen Group shale and sandstone as evidenced at nearby Narrabeen and Turimetta Headlands. The majority of the Reserve is situated on Class 4 acid sulphate soils.

The Reserve has a relatively flat topography with a slight elevation in the north-eastern corner.

#### Hydrology and drainage

There are two bores located within the Reserve. The bore water is stored in water tanks and is used to irrigate sportsfields 1, 2, 3, 4 and 6.

Sportsfield 1 has a sand base which assists with drainage.

Areas of the Reserve are subject to medium risk flood events that need to be considered when planning any works.

A low-lying area at the northern end of sportsfield 5 holds water periodically which is frequented by local birdlife.

The northern end of the Reserve contains a large Sydney Water easement running the full length for sewer mains. There are high pressure water mains throughout the Reserve.

#### Flora and fauna

The Reserve is an open landscape and has limited vegetation as it is mostly made up of sportsfields and open space. Vegetation currently exists along the roadways, bordering the golf centre, the boundary of the rugby park and along some of the perimeter of the Reserve. Trees provide shade along pathways, some screening for neighbouring residents and a generally pleasing aesthetic.

Bushland islands are located at the northern and eastern boundary areas of the Reserve. They provide a home to endangered, local and visiting species of animals and birds. Local residents have advised Council that tawny frogmouths, long-nosed bandicoots, black cockatoos, flying-foxes, king-parrots, ringtail possums and many other species use these bushland islands.

These bushland islands also provide a habitat corridor for species to live and move between the Warriewood Wetlands and the bushland on Turimetta and Narrabeen Headlands.

Landscape planting has occurred around the rugby park and native mass planting along the access road between the rugby park and the golf centre and the eastern end of the golf centre. Native planting has also occurred between Pittwater Road and the Warriewood Park&Ride commuter carpark. Individual tree planting occurred along Walsh Street between 2020 and 2022 to define the edge of the Reserve and provide a natural boundary to the Reserve. Species planted here include Fig trees (*Ficus rubiginosa*) and Hibiscus trees (*Hibiscus tiliaceus*). See Figure 6.

Large eastern osprey nests have been observed on the lights at sportsfield 1 and between sportsfields 3/4 and 6 (figure 7). Many bird watchers visit the Reserve to view the nest and the birds. The eastern osprey is a large, water-dependant bird of prey and is listed as vulnerable in NSW.

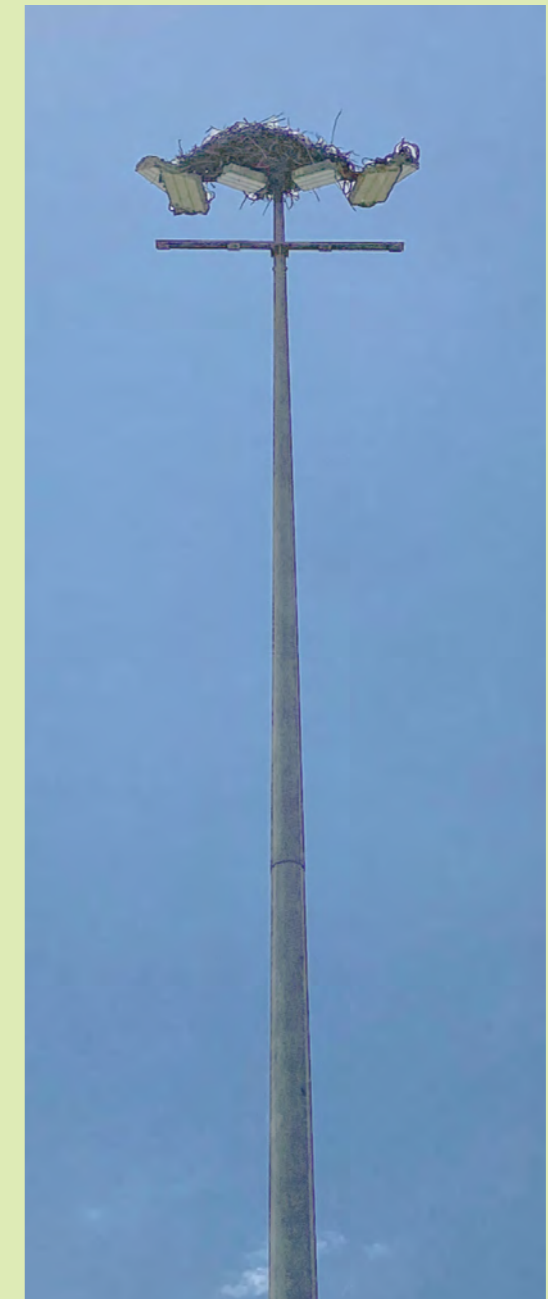
Figure 6

Plantings in the vicinity of the Pittwater Golf Centre.



Figure 7

Osprey nest on light between sportsfields 3/4 and 6



### Utilities and services

Utilities in the Reserve include electricity, water, sewer services and gas.

Lighting is installed on sportsfields, 1, 2, 3, 4 and 6. There is no lighting on sportsfields 5 and 7, in the carparks or along pathways.

Irrigation is installed on sportsfields 1, 2, 3, 4 and 6. There is no irrigation on sportsfields 5, and 7.

### Access, circulation and parking

Community feedback indicates that ease of access to the Reserve is important to users and visitors including those that come via vehicles (private and public transport), by bike and as pedestrians.

The previous PoM identified a need for safer and easier vehicle access in and out of the Reserve. Previously vehicle access was from Walsh Street to the south of the Reserve. Installation of the access road from Pittwater Road to the Reserve has greatly improved vehicle access.

The Reserve is well serviced by public transport, including the B-line and bus stops on Pittwater Road.

Pedestrian entry points are available from all sides of the Reserve. Pittwater Road and Walsh Street provide flat entry points. Access from Sydney Road and Arnott Crescent includes stairs.

Cycle routes link the Reserve to Mona Vale in the north and Dee Why to the South. A shared cycling and pedestrian path runs along the edge of the Reserve on Walsh Street.

### Condition of the land and infrastructure

A PoM that applies to just one area of community land must include 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 PoM. The condition and primary use of land and infrastructure in the Reserve at the date of writing this PoM is presented in Appendix 1.

### Strategic context

Council had established strategic directions for the Reserve through a PoM adopted by Council in 2004 and a draft PoM in 2008 (not adopted). Current strategic, planning and management directions for the Reserve are informed by the following:

- Community Strategic Plan 2040
- Delivery Program 2023-2027 (see Appendix 2 Overview of the Development and Maintenance Strategy for the Reserve for further information about the Delivery Program)
- Local Strategic Planning Statement – Towards 2040
- Environment and Climate Change Strategy 2040
- Let's Play! Open Space and Outdoor Recreation Strategy 2022
- Sportsgrounds Strategy 2017
- Events Strategy 2018-2023
- Asset Management Strategy and Plan 2022-2032
- Disability Inclusion Action Plan 2022-2026.

Current strategic directions include:

Strategic directions from Council's Sportsgrounds Strategy 2017:

Prepare a Masterplan for the Reserve which considers:

- review of field layouts to maximise opportunities for shared use
- review of lighting layout and levels in accordance with most appropriate layout and ensure compliance with standards of competition
- investigation of installing 90 degree parking along Walsh Street and formalising the current overflow parking area
- investigation of installing a playing field on the existing market area
- upgrading of drainage/ irrigation
- adequacy of amenities
- fields 3 and 4 upgrade lighting to 100 lux.

Strategic directions from Council resolution:

At its meeting held 23 June 2020 Council resolved (resolution 151/20 among other things):

- In consultation with the key stakeholders, develop an upgrade plan for the Pittwater Rugby Park facilities with the intent to create additional change facilities that will allow both men's and women's participants to utilize the ground and facilities at the same time, while also improving equitable access for participants with a disability.

The outstanding commitments for the Reserve from these various strategies, plans and Council resolutions have been reviewed and are reflected in the action plan and Masterplan developed for this PoM.

### Community engagement

Community consultation is integral to the preparation of this PoM.

Two stages of community engagement were undertaken from 4 November to 18 December 2022 (stage 1) and 9 May to 30 June 2024 (stage 2).

The feedback analysis is presented in 2 community engagement reports. (Stage 1: Item 13.1 Northern Beaches Council Meeting 26 March 2024 and Stage 2: Item XX Northern Beaches Council Meeting 10 December 2024) The outcomes of the community engagement have informed the PoM and Masterplan.



# 4. Development and use

This PoM provides a framework to use and manage the Reserve in a manner which meets needs and identified priorities. The LG Act envisages that a PoM may require the prior approval of the Council to the carrying out of any specified activity on the land. The adoption of this PoM also identifies the purposes for which the land the subject of this PoM will be used and actions to achieve these purposes. The implementation of each of the actions identified in this PoM is dependent on resourcing and funding, feasibility research and obtaining any necessary approval, licence, authorisation or permission. The provisions of other statutes may apply to the implementation of each action.

In particular, the *Environmental Planning and Assessment Act 1979 (EPA Act)* applies to the use and development of the Reserve (that is the land the subject of this PoM). Prior to carrying out actions identified in this PoM, it may be necessary to:

- obtain development consent under Part 4 of the EPA Act if development consent is required under the EPA Act, or comply with the conditions of development consent under Part 4 of the EPA Act or
- undertake an environmental assessment to an activity under Part 5 of the EPA Act when undertaking a use permitted under this PoM or comply with the provisions /requirements of any approval granted in respect of such an activity and or proposed action.

The Reserve's asset development and maintenance is guided and directed by a range of Council strategic directions including the: Community Strategic Plan 2040, Delivery Program, Operational Plan and Budget, Long Term Financial Plan and the Asset Management Strategy and Plan.

#### Current use

Community use and stakeholders of the Reserve have evolved over time. The current facilities at the Reserve support current use, however research indicates that some current and future sport, community and recreation needs are not able to be met and accessibility, equity and inclusion does not meet community expectations. A range of organisations have a responsibility and/ or interest in the Reserve as set out in Table 6 below. Many of these groups are based at the Reserve. Details about use agreements including leases, licences and other estates are presented in Section 4.

**Table 6**

Key stakeholders of North Narrabeen Reserve in 2024

Northern Beaches Council	<ul style="list-style-type: none"> <li>• Manages Council's land and assets and their use</li> </ul>
Pittwater Junior AFL Club (Pittwater Tigers)	<ul style="list-style-type: none"> <li>• The Club's home is North Narrabeen Reserve</li> <li>• Activities include - AFL training, competition, events, club administration and programs for people with disability</li> <li>• Facilities used - AFL oval and clubhouse on sportsfield 6</li> <li>• Arrangement – seasonal bookings for sportsfield use and a licence for use of the clubhouse</li> </ul>
Pittwater Baseball Club	<ul style="list-style-type: none"> <li>• The Club's home is North Narrabeen Reserve</li> <li>• Activities include - baseball training, competition and events and club administration</li> <li>• Facilities used - baseball clubhouse (shared use with Narrabeen Junior Rugby Union), diamonds on sportsfields 3,4, 5 and baseball practise nets</li> <li>• Arrangement – seasonal bookings for use of the diamonds and practise nets and a licence for use of the clubhouse</li> </ul>
Narrabeen Junior Rugby Union Club (Narrabeen Tigers)	<ul style="list-style-type: none"> <li>• The Club's home is North Narrabeen Reserve</li> <li>• Activities include - baseball training, competition and events and club administration</li> <li>• Facilities used - Rugby Union clubhouse (shared use with Pittwater Baseball Club), sportsfield 3, 4</li> <li>• Arrangement – seasonal bookings for sportsfield use and a licence for use of the clubhouse</li> </ul>
Northern Beaches Super Touch	<ul style="list-style-type: none"> <li>• The Club's home is North Narrabeen Reserve</li> <li>• Activities include - training, competition and events and club administration</li> <li>• Facilities used -rugby park and sportsfields 2, 3, 4, 6 and amenities</li> <li>• Arrangement - seasonal bookings for sportsfield use and access to amenities</li> </ul>
Warringah Rugby Club (The Rats)	<ul style="list-style-type: none"> <li>• The Club's home is North Narrabeen Reserve</li> <li>• Activities include - rugby union training, competition and events and club administration</li> <li>• Facilities used and sportsfields 2, 3, 4</li> <li>• Arrangement – seasonal bookings for sportsfield use and a licence for the rugby park.</li> </ul>
Manly Warringah District Baseball Association	<ul style="list-style-type: none"> <li>• Training and competition – baseball diamonds on sportsfields 3, 4, 5</li> <li>• Arrangement - seasonal bookings for diamond use and access to amenities</li> </ul>

**Table 6**  
Key stakeholders of North Narrabeen Reserve in 2024

Manly EagleTag	<ul style="list-style-type: none"> <li>• Activities include - competition</li> <li>• Facilities used - sportsfields 2, 3, 4, 6 and amenities</li> <li>• Arrangement – seasonal bookings for sportsfield use and access to amenities</li> </ul>
Northern Beaches Touch Association	<ul style="list-style-type: none"> <li>• Activities include - touch training and competition</li> <li>• Facilities used - sportsfields 2, 3, 4, 6, 7 and amenities</li> <li>• Arrangement - seasonal bookings for sportsfield use and access to amenities and storage</li> </ul>
Manly Warringah Football Association	<ul style="list-style-type: none"> <li>• Activities include - football training</li> <li>• Facilities used - sportsfields 2, 3, 4 and amenities</li> <li>• Arrangement - seasonal bookings for sportsfield use and access to amenities</li> </ul>
Football SSG	<ul style="list-style-type: none"> <li>• Activities include - small sided soccer competition</li> <li>• Facilities used - sportsfields 1, 2 and amenities in the Rugby Park</li> <li>• Arrangement – seasonal bookings for sportsfield use and access to the rugby park</li> </ul>
Pittwater Golf Centre (commercial)	<ul style="list-style-type: none"> <li>• Management Agreement for the golf centre</li> </ul>
Schools such as St Augustine's and school organisations such as the NSW Primary Schools Sports Association (PSSA) including local, zone and regional events	<ul style="list-style-type: none"> <li>• Activities include (but not limited to) – AFL, rugby, football, touch, cross country</li> <li>• Facilities used - sportsfields 1, 2, 3, 4, 5, 6, 7, diamonds on sportsfields 3, 4, 5, the rugby park, clubhouses (north and south) and the amenities on sportsfield 2</li> <li>• Arrangement – one-off and/or annual bookings for sportsfield use and access to the rugby park and amenities</li> </ul>
Market Operator (commercial)	<ul style="list-style-type: none"> <li>• Activity – provision of weekly markets each Friday</li> <li>• Rugby Park, roadway, car parking, sportsfield 7 (at the time of writing)</li> <li>• Arrangement - licence</li> </ul>
Nearby residents and visitors	<ul style="list-style-type: none"> <li>• Activities - casual recreation activities, spectating, thoroughfare</li> <li>• Arrangement – n/a</li> </ul>
Transport for NSW (TfNSW)	<ul style="list-style-type: none"> <li>• Lot 1 is subject to a lease to TfNSW for the B-line. It is not being used for public recreation. However, it is still public land because it is land that is vested in the Council, though a 50-year lease has been acquired by TfNSW for its use.</li> </ul>

**Permissible uses/future uses**

Council encourages a wide range of uses of community land and intends to facilitate uses which increase the recreational opportunities. Council intends to continue to permit and encourage a broad range of appropriate opportunities and activities.

The use of community land is often supported by appropriate ancillary development such as playground equipment, amenity blocks or food kiosks.

The general types of uses which may occur on community land categorised as Park, Sportsground and General Community Use are set out in this PoM.

Park category land is used for general community recreation, events and activities as outlined in this PoM.

Sportsfield category land is used for sports training, competition and other sports-related activities and community events as outlined in this PoM.

General Community Use category land is used to provide opportunities for varied community uses as outlined in this PoM.



The scale and intensity of these permissible uses and developments, including any commercial nature of the activities for Park, Sportsground and General Community Use will be determined in context with this PoM, Council assessment and development approvals, leasing and licensing that are consistent with the category core objectives and any identified carrying capacity of the proposed site or locations.

Future use, development and building works in this PoM are to align with the Reserve's zoning which is RE1 Public Recreation and as required will also be assessed in accordance with any relevant planning and environmental requirements and relevant legislation.



**General types of uses and forms of development**

The general types of uses which may occur on community land categorised as Park, Sportsground and General Community Use and forms of development generally associated with those uses, are set out in detail in Table 7 and Table 8 below.

**Table 7**  
Purposes/uses which may occur on land categorised as Park, Sportsground and General Community Use

Purpose/use such as....	Park	Sportsground	General Community Use
Organised and unstructured sport, community and recreation activities compatible with the nature of the particular land, facilities and other uses	X	X	X
Group recreational use, such as picnics and private celebrations	X	X	X
Community events and gatherings including sporting events, festivals, concerts, parades, markets, fairs, evacuation area, exhibitions and the like, including up to 10,000 people in the rugby park as approved by Council	X	X	X
Providing a location for, and supporting, the gathering of groups for a range of social, cultural or recreational purposes	X	X	X
Relevant commercial uses, for example: return and earn container deposit scheme and infrastructure	X	X	X
Low-intensity commercial activities (for example recreational equipment hire, mobile food vendors)		X	X
Filming and photographic projects	X	X	X
Entertainment facilities	X	X	X
Public address (speeches)	X	X	X
Community gardening	X		
Providing multi-purpose buildings, facilities (for example, community halls and centres) for specialised community uses		X	X

**Table 8**  
Development to facilitate uses on land categorised as Park, Sportsground and General Community Use

Development to facilitate uses, such as...	Park	Sportsground	General Community Use
Development for the purpose of conducting and facilitating organised sport (both amateur and professional, training, competition, events), for example: sports (AFL, rugby union, rugby league, cricket, football (and various iterations), baseball, softball), track and field athletics	X	X	X
Development for the purposes of evacuation areas, social, sporting, community, cultural and recreational activities, such as youth services, health services, sports and recreation facilities, including administration and management facilities including but not limited to:			
- provision of buildings and or other amenity areas to facilitate use and enjoyment by the community including schools	X	X	X
- development (particularly within buildings) for the purposes of addressing the needs of a particular group (for example, a stage)			
Development to support community events and gatherings including sporting events, festivals, concerts, parades, markets, fairs, exhibitions and the like, including up to 10,000 people in the rugby park as approved	X	X	X
Development for the purposes of improving access, amenity and the visual character of the Reserve, for example paths, public art, shade structures, park furniture	X	X	X
Development for the purposes of active recreation such as play equipment, exercise equipment, bike racks and courts	X	X	X
Multi-use courts (e.g. basketball, volleyball, badminton, tennis, hockey, netball)		X	X
Amenities to facilitate the safe use and enjoyment of the park, for example picnic tables, BBQs, sheltered seating area, shade structures	X	X	X
Café or refreshment areas (kiosks/cafés/canteens) including external seating		X	X
Lighting, seating, toilet facilities, paved areas, fencing	X	X	X
Hard and soft landscaped areas	X	X	X
Storage ancillary to sport, community and recreational uses, community events or gatherings, and public meetings	X	X	X
Car parking, loading areas and associated road infrastructure	X	X	X
Electric vehicle facilities including charging stations	X	X	X
Commercial development that is sympathetic to and supports use in the area, for example hire of recreation equipment, training, mobile food vendors, and return and earn container deposit scheme and infrastructure	X	X	X
Community gardens	X		

**Table 8**  
Development to facilitate uses on land categorised as Park, Sportsground and General Community Use

Development to facilitate uses, such as...	Park	Sportsground	General Community Use
Locational, directional, information and regulatory signage	X	X	X
Heritage, cultural and other interpretation, for example signs	X	X	X
Advertising structures and signage (such as A-frames and banners) that:			
o relate to approved, appropriate uses/activities	X	X	X
o are discreet and temporary			
o are approved by the council			
Bio-banking and carbon sequestration initiatives and the like	X		
Water-saving initiatives such as stormwater harvesting, rain gardens and swales	X	X	X
Energy-saving initiatives such as solar lights and solar panels	X	X	X
Publicly accessible, inclusive ancillary areas such as toilets	X	X	X
Change rooms, showers and locker areas (inclusive and accessible)	X	X	X
Professional rooms for hire		X	X
Ancillary areas (for example staff rooms, meeting rooms, recording rooms, storage areas, media areas, gym, first aid areas)		X	X
Car parking, roads and loading areas		X	X
Facilities for sports training, for example batting cages, tennis walls		X	X
Equipment sales/hire areas		X	X
Compatible, small scale commercial uses, for example sports tuition and training, mobile food vendors	X	X	X

\*The uses and development listed above will also be subject to any relevant legislation and any relevant Council or other approval.

### Express authorisation of leases and licences and other estates

The LG Act requires that any lease, licence or other estates over community land must be expressly authorised by a PoM. The term 'other estates' includes other interests, charges, rights or titles in relation to the land (an example is easements). Council may enter into a range of leases, licences, agreements, and/or other arrangements (including permits), or create other estates, as specified in s46(1) of the LG Act in order to authorise and manage the use of the Reserve's land and/or buildings appropriately and effectively.

These agreements and arrangements authorised by this PoM are intended to support and encourage a range of uses, permissible under the PoM which enhance the level of activation and enjoyment of the space, such as sporting or community group hire or lease, refreshment facilities, mobile vending, recreational equipment sale or hire (e.g. bicycle hire) events or community uses.

Each proposal will be reviewed to ensure it is compatible with this PoM, Council policies and planning controls. Community feedback on proposals will be sought when required.

Council is responsible for bookings of community land and reserves in its LGA and, generally, Council seeks to encourage a broad and appropriate range of uses within its area to meet community needs and expectations.

Any lease, licence agreement or other estate must be for uses consistent with the assigned categorisation and zoning of the land as well as the Reserve purpose, be in the best interests of the community and enable, wherever practicable, shared use of community land.

When considering whether to enter into a lease, licence, agreement or other estate, the Council will consider the following: the community benefit(s), compatibility with this PoM and Council's strategic directions, plans and policies, the capacity of the community land itself and impacts on local residents and the local area.

A lease is normally issued where exclusive control of all or part of an area by a user is proposed. In other instances a licence or hire agreement may be a more appropriate form of agreement.

### Leases and licences

This PoM expressly authorises leases, licences and other estates over the Reserve land for a purpose prescribed in s46(1)(b)(i) and (ii) of the LG Act and cl 116 of the LG Regulation. Any such lease, licence or other estate must:

- be for a purpose consistent with any purpose for which it may have been dedicated, e.g.: transfer of land Trust terms/conditions
- a purpose consistent with the LG Act 1993 and the LG Regulation
- be granted and notified in accordance with the provisions of the LG Act 1993 or the LG Regulation
- not materially harm the use of the land.

Table 9 details the current use agreements and Table 10 further identifies the purposes for which leases and licences may be issued over the reserves identified in this PoM, and the maximum duration of leases, licences and other estates.

### Short term licences and agreements

Short-term licences and bookings may be used to allow the council to program different uses of community land at different times, allowing the best overall use.

Fees will be charged in accordance with council's adopted fees and charges at the time.

Short-term licences issued under section 116 of the LG Regulation

- 1 (a) the playing of a musical instrument, or singing, for fee or reward
- (b) engaging in a trade or business

- (c) the playing of a lawful game or sport
  - (d) the delivery of a public address
  - (e) commercial photographic sessions
  - (f) picnics and private celebrations such as weddings and family gatherings
  - (g) filming sessions
  - (h) the agistment of stock provided the use or occupation does not involve the erection of any building or structure of a permanent nature.
2. the use of any existing road or fire trail
    - (a) to transport building materials and equipment required in relation to building work that is to be or is being carried out on the land adjoining the community land, or
    - (b) to remove waste that is consequential on such work

Short term hire agreements are issued to users of the sportsfields. Council's seasonal allocation process provides sports groups the opportunity to apply for winter and or summer season access to sportsfields and ancillary facilities.

**Time periods for leases or licences**

The grant of any lease, licence or other estate is subject to the provisions of Part 2, Division 2 of the LG Act. The maximum period for any lease or licence is 30 years (including any option) s46(3) of the LG Act. The Minister's consent is required if the lease/licence exceeds 21 years (Sect 47(5)(b)). Unless exempt by the regulations, all leases, licences or grant of other estate which are proposed to exceed 5 years must be advertised and the community notified in accordance with the provisions of s47 of the LG Act.

Where the term of a lease, licence or other estate is for a period of less than 5 years, the proposed lease, licence or other estate will be notified and exhibited in the manner prescribed by s47A of the LG Act and those provisions of s47 of the LG Act as specified in s47A will apply.

Council must call tenders for leases or licences over 5 years, unless the lease or licences is to be granted to a non-profit organisation, (s.46A) (3) of the LG Act.

Subleases are only allowable for the same purpose as the original lease, except for a small number of exceptions listed in cl.26, LG Regulation.

Council must:

- give public notice of the proposal
- place a notice of the proposal on the land
- notify owners or occupiers of adjoining land
- notify owners or occupiers of land living in the vicinity of the land if the council believes that the land "is the primary focus of the person's enjoyment of community land"

- consider submissions made about the proposal
- Council has received an objection to the proposal
- If the proposed lease or licence is for a period of less than 5 years, it must also be referred to the Minister if the Council receives a request for referral from the Minister s47A(2)(c) of the LG Act.

**Authorisation of current use agreements**

At the time of writing there are six use agreements on the Reserve (Table 9). This PoM expressly authorises the review, updating and renewal of the current leases and licences on the Reserve as required and where appropriate.

Council's procurement guidelines, policies and relevant legislation applies. The agreement holder/s may change overtime.

This PoM expressly authorises short term agreements for seasonal and temporary agreements sports training, competition and related activities with Council's approval. Council's guidelines, policies and relevant legislation applies.

**Table 9**  
Existing use agreements on the Reserve

Lessee / licensee	Permitted use	Agreement type that may apply
<b>Warringah Rugby Club</b>	Use of the rugby park for sports administration, sport training and competition, storage, operating a gymnasium for the club's use, operating canteens / bars for home games and events and related events and activities  Use of Reserve sportsfields for sport training and competition and related events and activities	Licence
<b>Teed Up Management Pty Ltd (or as approved by Council)</b>	Commercial operation of the golf centre	Management Agreement or the like
<b>Pittwater Junior AFL Club (Pittwater Tigers)</b>	Shared use of the southern building as a sports clubhouse for administration, meetings, storage	Licence
<b>Pittwater Baseball Club</b>	Shared use of the northern building as a sports clubhouse for administration, meetings, storage	Licence
<b>Narrabeen Tigers Junior Rugby Union Club</b>	Shared use of the northern building as a clubhouse for administration, meetings, storage	Licence
<b>Choulartons Australia Pty Ltd (or as approved Council)</b>	Commercial provision of weekly markets	Licence

**Table 10**  
Leases, licences and other estates and purposes for which they may be granted by categorisation

Type of tenure arrangement	Maximum term	Purpose for which tenure may be granted		
		Park category	Sportsground category	General Community Use category
<b>Lease</b>	As per relevant legislation and Council's approval	<ul style="list-style-type: none"> <li>Café/kiosk areas, including seating and tables</li> <li>Electric vehicle infrastructure including charging stations</li> <li>Hire or sale of sport, recreational equipment</li> <li>Management of sport and recreation facilities</li> <li>Mobile food vendors</li> <li>Return and earn container deposit scheme and infrastructure</li> <li>Sporting, community, social, recreational and leisure purposes and related activities</li> </ul>	<ul style="list-style-type: none"> <li>Café/kiosk areas, including seating and tables</li> <li>Management of court facilities</li> <li>hire or sale of sport, recreational equipment</li> <li>Return and earn container deposit scheme and infrastructure</li> <li>Mobile food vendors</li> <li>Electric vehicle infrastructure including charging stations</li> <li>Commercial activities associated with and ancillary to the Reserve and aligned with the reserve's values in function, scope and scale, including:                             <ul style="list-style-type: none"> <li>Management and maintenance of sporting and related infrastructure and the sportsfields</li> <li>Sport, recreation, fitness and community, food / beverage services</li> <li>Sporting, community, recreational and related activities</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Commercial activities associated with and ancillary to the Reserve (including markets and golf centre) and aligned with the reserve's values in function, scope and scale</li> <li>Cultural purposes, including concerts, dramatic productions, events and galleries</li> <li>Commercial uses associated with the Reserve (e.g. sale or hire of sports goods, mobile food vendors, canteen)</li> <li>Educational purposes, including classes and workshops</li> <li>Electric vehicle facilities including charging stations</li> <li>Health or medical practitioners associated with the relevant facility (for example, nutrition, physiotherapy)</li> <li>Kiosk, restaurants, café and refreshment purposes</li> <li>Management and maintenance of reserve infrastructure and open spaces including sportsfields</li> <li>Child care, vacation care and related activities</li> <li>Recreational purposes, including sport and fitness classes, dance classes and games</li> <li>Return and earn container deposit scheme and related infrastructure</li> <li>Sporting, recreational, community uses developed/ operated by a private or community operator</li> </ul>

**Table 10**  
Leases, licences and other estates and purposes for which they may be granted by categorisation

Type of tenure arrangement	Maximum term	Purpose for which tenure may be granted		
		Park category	Sportsground category	General Community Use category
<b>Licence</b>	As per relevant legislation and Council's approval	<ul style="list-style-type: none"> <li>Advertising aligned with the Reserve's values and Council policies</li> <li>Electric vehicle infrastructure including charging stations</li> <li>Hire or sale of recreational equipment</li> <li>Management of court or similar facilities</li> <li>Mobile food vendors</li> <li>Outdoor café/kiosk seating and tables</li> <li>Return and earn container deposit scheme and infrastructure</li> <li>Sporting, community, social, recreational and leisure purposes and related events, activities</li> </ul>	<ul style="list-style-type: none"> <li>Advertising aligned with the Reserve's values and Council policies</li> <li>Ancillary commercial activities</li> <li>Cafes, kiosks and refreshment purposes associated with and ancillary to the use of Reserve, including outdoor seating and tables</li> <li>Electric vehicle infrastructure including charging stations</li> <li>Hire or sale of recreational equipment</li> <li>Management of courts and other facilities</li> <li>Markets</li> <li>Mobile food vendors</li> <li>Outdoor café/kiosk seating and tables</li> <li>Recreational, community, social and leisure purposes including appropriate events ancillary to the Reserve</li> <li>Return and earn container deposit scheme and infrastructure</li> <li>Return and earn container deposit scheme and infrastructure</li> <li>Sporting activities, fixtures, training and related events, including ticketed events</li> <li>Community, social, recreational and leisure purposes and related events, activities</li> </ul>	<ul style="list-style-type: none"> <li>Advertising aligned with the Reserve's values and Council policies</li> <li>Cafes, kiosks, restaurants, canteens and refreshment purposes associated with and ancillary to the use of Reserve, including outdoor seating and tables</li> <li>Caravan parks and camping grounds and golf centre</li> <li>Child care or vacation care</li> <li>Commercial activities associated with and ancillary to the Reserve (including markets and golf centre) and aligned with the Reserve's values in function, scope and scale</li> <li>Commercial retail uses associated with the Reserve (e.g. sale or hire of sports goods, mobile food vendors, canteen)</li> <li>Cultural purposes, including events, festivals, concerts, dramatic productions and galleries</li> <li>Educational purposes, including libraries, education classes, workshops</li> <li>Electric vehicle infrastructure including charging stations</li> <li>Health or medical practitioners associated with the relevant facility (for example, nutrition, physiotherapy)</li> <li>Markets</li> <li>Mobile food vendors</li> <li>Recreational purposes, including sport and fitness classes, dance classes and games</li> <li>Return and earn container deposit scheme and infrastructure</li> <li>Sale of goods and or services that are ancillary to community land use and reserve purpose</li> </ul>

**Table 10**  
Leases, licences and other estates and purposes for which they may be granted by categorisation

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>• Social purposes (including child care, vacation care)</li> <li>• Sport, community, recreational purposes, including fitness classes</li> <li>• Sporting activities, fixtures and events, including ticketed events and developed/operated by a private operator</li> <li>• Community, social, recreational and leisure purposes and related events, activities</li> </ul>
<b>Short-term licence</b>	As per relevant legislation and Council's approval	<ul style="list-style-type: none"> <li>• Advertising aligned with the Reserve's values and Council policies</li> <li>• Community, sporting and recreational events and festivals</li> <li>• Conducting a commercial photography session</li> <li>• Delivering a public address</li> <li>• Electric vehicle infrastructure including charging stations</li> <li>• Engaging in an appropriate trade or business</li> <li>• Fairs, markets, auctions and similar activities</li> <li>• Evacuation area</li> <li>• Filming, including for cinema/television</li> <li>• Mobile food vendors</li> <li>• Picnics and private celebrations such as weddings and family gatherings</li> <li>• Playing a musical instrument, or singing for fee or reward</li> <li>• Return and earn container deposit scheme and infrastructure</li> <li>• Scientific research</li> <li>• Sporting, community, social, recreational and leisure purposes and related activities</li> </ul>	<ul style="list-style-type: none"> <li>• Advertising aligned with the Reserve's values and Council policies</li> <li>• Ancillary ceremonies (for example, rehearsal and conduct of opening and closing award ceremonies, gala days, cheer squads, ANZAC day and Remembrance Day activities etc.)</li> <li>• Broadcasting or filming of sporting, recreational and community fixtures, events and activities</li> <li>• Commercial activities aligned with relevant Council policies, plans and initiatives including markets</li> <li>• Community sporting and recreational events including festivals, concerts and exhibitions</li> <li>• Electric vehicle infrastructure including charging stations</li> <li>• Engaging in an appropriate trade or business including a commercial golf practise centre</li> <li>• Evacuation area</li> <li>• Functions and private events</li> <li>• Mobile food vendors</li> <li>• Public speeches, meetings, seminars and presentations, including educational programs</li> </ul>	<ul style="list-style-type: none"> <li>• Advertising aligned with the Reserve's values and Council policies</li> <li>• Broadcasts associated with any event, activity, concert, or public speech</li> <li>• Concerts and other performances, including both live performances and film (cinema and TV)</li> <li>• Displays, exhibitions, fairs, markets, events and shows</li> <li>• Electric vehicle infrastructure including charging stations</li> <li>• Engaging in an appropriate trade or business delivering a public address, community events; auctions, markets and similar activities</li> <li>• Evacuation area</li> <li>• Events, festivals (including weddings, corporate functions, and community gatherings)</li> <li>• Functions (including commemorative functions, film releases, events, and similar activities)</li> <li>• Mobile food vendors</li> <li>• Public speeches, meetings, seminars and presentations, including educational programs</li> <li>• Research and community engagement</li> <li>• Return and earn container deposit scheme and infrastructure</li> </ul>

**Table 10**  
Leases, licences and other estates and purposes for which they may be granted by categorisation

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>• Return and earn container deposit scheme and infrastructure</li> <li>• Scientific studies and surveys or similar</li> <li>• Sport and fitness training and classes</li> <li>• Sporting, community and recreational activities, fixtures and events</li> <li>• Uses reasonably associated with the promotion or enhancement of resident sport and other groups, fixtures, training and events (e.g. gala days; club meetings)</li> </ul>	<ul style="list-style-type: none"> <li>• Sporting, community, social, recreational and leisure purposes and related activities including commercial such as for golf practise related purposes</li> <li>• Transport and related infrastructure</li> </ul>
<b>Other estates</b>	Depending on the activity, Council's consent and relevant strategic direction, planning and other approvals and relevant legislation	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.		

**Authorisation of future leases, licences and other estates**

In addition to current use agreements, other agreements may be granted if the use is consistent with the objectives of this PoM and the relevant land category. Table 10 outlines the tenures that may be granted at the Reserve according to land category.

**Restricted and prohibited activities**

Activities that are prohibited or restricted at the Reserve include but are not limited to:

- the Reserve may be subject to an Alcohol Prohibited Area (APA) and Alcohol Free Zones (AFZ) as agreed by Council. APA 8pm to 8am unless otherwise approved, e.g. via a liquor license

- dogs are prohibited on synthetic sportsfields (includes synthetic playing surface and synthetic surrounds)
- dogs are prohibited within the fenced perimeter of the rugby park (except a dog that is an assistance animal NSW Companion Animals Act 1998)
- playing golf is prohibited except within the golf centre
- using a public address (PA) system is prohibited without Council approval
- Horses are prohibited except when the Reserve is being used as a declared emergency large animal evacuation area or when part of a Council approved event or as approved by Council



# 5. Management of land by category

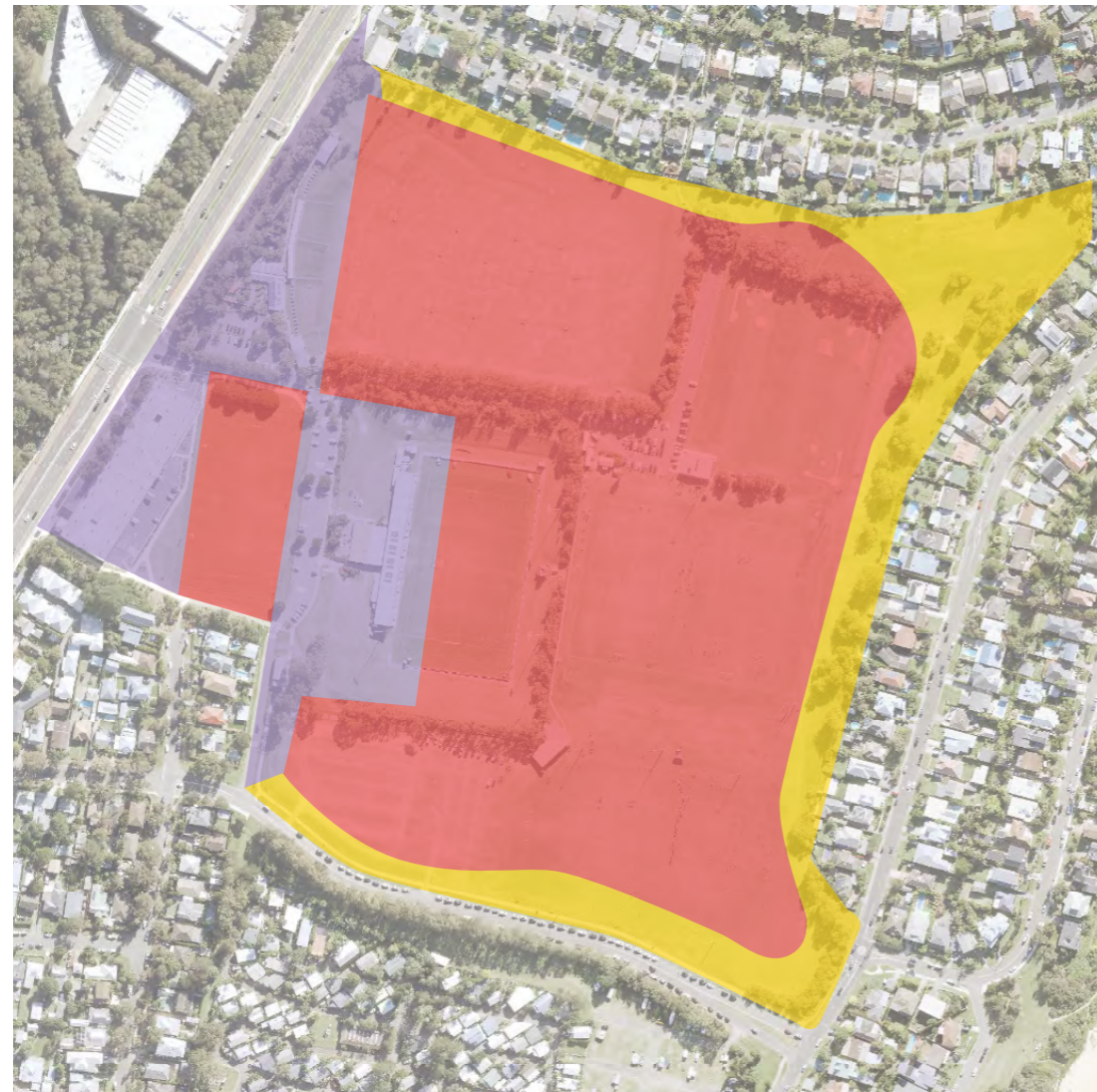
### Land categories

This section outlines the core objectives of each of the categories of community land

that apply to the Reserve. The categories are Park, Sportsground and General Community Use as mapped in Figure 8.

**Figure 8**

The following map presents the land categories for the Reserve.



#### Legend

- General Community Use
- Sportsground
- Park

### Park category

Park land is defined in section 104 of the LG Regulation as land which is improved by landscaping, gardens or the provision of non-sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that do not intrude on the peaceful enjoyment of the land by others. The core objectives for the parks category, as outlined in Section 36G of the LG Act, 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.

### Sportsground category

Sportsground land is defined in section 103 of the LG Regulation as land used primarily for active recreation involving organised sports or playing outdoor games. The core objectives for the sportsgrounds category, as outlined in Section 36F of the LG Act are to:

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

### General Community Use category

General Community Use land is defined in section 106 of the LG Regulation as land that may be made available for use for any purpose for which community land may be used, and does not satisfy the definition of natural area, sportsground, park or area of cultural significance. The core objectives for community land categorised as general Community Use, as outlined in Section 36I of the LG Act, are to:

- promote, encourage and provide for the use of the land
- provide facilities on the land, to meet the current and future needs of the local community and of the wider public:
  - (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
  - (b) in relation to 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).



# 6. Action Plan and Masterplan

### Action Plan introduction

Section 36 of the LG Act requires that a PoM for community land details:

- objectives and performance targets for the land
- the means by which Council proposes to achieve these objectives and performance targets
- the manner in which Council proposes to assess its performance in achieving the objectives and performance targets.

These requirements are set out in an Action Plan for the Reserve (see 5.62) and some specific actions are presented spatially in a masterplan (see 5.6.1). This Action Plan outlines the range of actions recommended to meet current and future community needs. Implementation is dependent on resourcing, funding, planning approvals and/or the outcome of environmental assessments and other required approvals, and will be informed by community feedback (also see page 38). Grant funding and other external funding will be sought as opportunities arise.

A review of the PoM actions will be undertaken by Council as required.

The recommended actions:

- Are underpinned by Council's Northern Beaches Community Strategic Plan 2040
- May be delivered over multiple financial years

### Masterplan

A Masterplan (see Appendix 3) has been prepared as part of this PoM which details improvements to meet community and stakeholder needs.

### Action Plan

Management issues, objectives and performance targets, means of achieving them and assessing achievement are outlined in the following tables.

Assessment of performance will include where relevant; measures of user satisfaction and or delivery of projects within agreed scope, time and cost where feasible and where resources are available.

The Action Plan is arranged under the following priorities areas:

- 1.0 Safety, Access and Inclusion
- 2.0 Transport Infrastructure and Management
- 3.0 Rugby Park
- 4.0 Sportsfields Precinct
- 5.0 Golf Centre
- 6.0 Community Use and Events
- 7.0 Environment and Sustainability

### 1.0 Safety, access and inclusion

Goal: To provide safe, accessible, inclusive and well maintained facilities at the Reserve

Code	Management issues	Objectives and performance targets	Means of achievement of objectives	Assessment of performance
1.1	Accessibility, inclusion	<p>Deliver any relevant actions and align with principles within Council's Disability Inclusion Action Plan to make the Reserve more inclusive and accessible and with a focus on the Reserve being a place for people.</p> <p>Create and maintain open spaces and facilities that provide equal opportunity to participate in activities and experiences at the Reserve.</p>	<p>Undertake an audit of accessibility and implement findings as agreed and when resources are available.</p> <p>Facilitate disability inclusion and access through improvements to the open spaces and facilities at the Reserve including:</p> <ul style="list-style-type: none"> <li>- Footpaths works are constructed at a minimum to Council's standard specifications such as width.</li> <li>- Deliver new or upgrade existing accessible parking spaces to meet relevant standards as a minimum.</li> <li>- Maintain and improve accessible connectivity between the sportsfields, rugby park, golf centre, and the B-line busstop.</li> <li>- Improve and provide unisex and accessible toilets and incorporate change table and other facilities where needed and when resources are available.</li> <li>- Hearing loops installed indoors where needed.</li> </ul>	<p>Accessibility and inclusivity of open spaces and facilities at the Reserve is improved.</p> <p>Audit of accessibility completed.</p> <p>Number of sportsfields and facilities where access has been improved.</p> <p>Access standards are met.</p>
1.2	Safety	<p>Deliver any relevant actions and align with principles within Council's Community Safety Plan to make the Reserve a safer place.</p> <p>Design improvements at the Reserve with Crime Prevention through Environmental Design principles.</p> <p>Ensure the Reserve is a safe place to visit day and night for visitors to the Reserve and those people passing through.</p>	<p>Crime Prevention through Environmental Design principles inform the roll out of the master plan actions and other agreed improvements at the Reserve.</p> <p>Review the need for new and improved public space lighting and implement where agreed and when resources are available as recommended by the Northern Beaches Local Area Command.</p> <p>Monitor anti-social behaviour and take appropriate actions.</p> <p>Contract security services as required and where resources allow to monitor the Reserve.</p> <p>Utilise the Rapid Graffiti Removal Program at the Reserve.</p> <p>Ensure that risk management plans are developed and implemented as required to ensure that safety is a focus at events and sport and recreation activities held at the Reserve.</p> <p>Enhance sight lines into and through the Reserve to improve passive surveillance.</p> <p>Investigate and install a surveillance system with CCTV motion sensor activation cameras and sensor lighting as recommended by the Northern Beaches Local Area Command</p>	<p>Visitors feel safe at the Reserve.</p> <p>Crime Prevention through Environmental Design principles are applied.</p> <p>Events and sport and recreation activities are held safely at the Reserve.</p> <p>Reported incidents.</p>

### 1.0 Safety, access and inclusion

Goal: To provide safe, accessible, inclusive and well maintained facilities at the Reserve

Code	Management issues	Objectives and performance targets	Means of achievement of objectives	Assessment of performance
1.3		Emergency equipment	Ensure all of Council's publicly accessible emergency equipment is available and in a safe and working condition. Provide additional publicly accessible emergency equipment such as defibrillators where needed. 'Investigate and install a surveillance system with CCTV motion sensor activation cameras and sensor lighting as recommended by the Northern Beaches Local Area Command.	Council's publicly accessible emergency equipment is available and in a safe and working condition.
1.4		To ensure effective procedures are in place to provide for public safety.	Develop new and update existing evacuation and emergency management plans for the Reserve as required, including for use as an emergency large animal evacuation area. Implement and inform relevant stakeholders.	Emergency and evacuation plans are current and up to date and meet required standards.
1.5	Signage	Ensure wayfinding, regulatory, information and other signage in the reserve is current, accurate, easy to read, consistent with the character of the reserve and meets the needs of users and Council.  Public more informed about the Reserve.	Develop a signage plan (and inventory) for the Reserve and when resources allow implement the plan including installing new signs or updating existing signs as required. Information on signage to be replicated (and where needed in more detail) on Council's website. Current information about the Reserve is on Council's website. Update park identification and directional signage at pedestrian and vehicular entries (new and existing) as resources allow.	Signage plan developed and implemented.  Signage information is current, accurate, easy to read, consistent with the character of the Reserve.  Signs updated, replaced and new installed as required.  Public more informed about the Reserve.
1.6		Reduce signage clutter.	Periodically review signage for relevance and remove or replace as required.	Reduced signage clutter.
1.7		Signage is well presented and well maintained.	Regular inspections and maintenance as required.	Signage is well presented and well maintained.
1.8		Promote and preserve the Reserve's historical identity and character.	Consider interpretive signage for the Reserve and implement as agreed when resources are available.  Maintain existing memorial infrastructure to Council's standards.	Promote and preserve the Reserve's historical identity and character.
1.9	Community	Provide opportunities for stakeholders to be involved in the implementation of the PoM in accordance with Council's community engagement policies and practice.	Opportunities are provided for stakeholders to be involved in the implementation of the PoM.	Community engagement is undertaken in accordance with Council's policies and practices.
1.10		Create and maintain open spaces and facilities that enable social interaction and stimulate wellbeing for all, in particular youth and children.	Install and maintain facilities consistent with the Masterplan when resources are available. Provide new recreation and play spaces and facilities for youth and children.	Increased youth and children's participation in recreation measured by observation.

### 1.0 Safety, access and inclusion

Goal: To provide safe, accessible, inclusive and well maintained facilities at the Reserve

Code	Management issues	Objectives and performance targets	Means of achievement of objectives	Assessment of performance
1.11	Maintenance	Continue to ensure the cleanliness of the Reserve meets community expectations particularly public amenities during high use.	Continue to implement maintenance regimes for the Reserve and all its facilities that meet community expectations and needs.	Meet agreed service levels. User satisfaction.
1.12		Asset renewals meet Council's requirements.	Undertake asset renewals that meet Council's requirements.	Asset renewals meet Council's requirements.
1.13		Improved and new facilities assist in meeting the sporting, recreational and community needs and are consistent with relevant Council directions, legislation and approvals.	Improvements and new development is consistent with relevant Council strategies, strategic direction, this PoM, relevant legislation and planning, environment and other approvals. Improvements and new development assist in meeting community needs.	Improved and new facilities meet the sporting, recreational and community needs and are consistent with relevant Council directions, legislation and approvals.

### 2.0 Transport infrastructure and management

Goal: To improve connectivity and better meet users travel needs

Code	Management issues	Objectives and performance targets	Means of achievement of objectives	Assessment of performance
2.1	Roads - Improve road safety, capacity and functionality	Maintain and enhance roads and road-related infrastructure where needed. Improve accessibility and connectivity to better meet users' travel needs.	Undertake modifications to internal access roads and carparks to current Australian Standards consistent with the Masterplan and as otherwise considered through community engagement and in alignment with findings from any Traffic Management Plans.	Complete project(s) within agreed scope, time, cost. Reduced congestion at peak times. Improved road safety, capacity and functionality.
2.2	Paths - Improve cycling, walking pathway safety, capacity, connectivity and functionality	Facilitate and promote active travel, including safe cycling and walking options. Improved and safer pedestrian access. Encourage people to walk, cycle or use public transport to get to the Reserve. Improved and safer pedestrian and cycling access throughout the Reserve.	Undertake pathway improvements consistent with the Masterplan or as approved by Council.	Complete project(s) within agreed scope, time, cost. Improved and safer pedestrian access. More riding to the Reserve. User satisfaction.
2.3	Traffic management	To minimise potential impacts on the local community by managing and controlling traffic generated by major fixtures and events at the Reserve.	Consider patrolling streets affected by increased traffic generation to prevent illegal parking when major fixtures and other large-scale events are taking place. Provide information to the community about alternative ways to get to the Reserve (other than by car). Inform local residents of major / significant events and about traffic matters in a reasonable time. Major events – implement traffic management plans to reduce resident impacts as required.	Decrease in number of vehicles parked illegally. Vehicles are parked legally. Local residents informed.

## 2.0 Transport infrastructure and management

Goal: To improve connectivity and better meet users travel needs

Code	Management issues	Objectives and performance targets	Means of achievement of objectives	Assessment of performance
2.4	Operational and emergency vehicle access	Improve access for operational and emergency vehicles and equipment throughout the Reserve.	Determine access requirements for operational and emergency vehicles and implement improvements where feasible and as resources become available. Ensure required pathways are trafficable for operational and emergency vehicles.	Operational and emergency vehicles and equipment access meets requirements. Improved maintenance vehicle and equipment access.
2.5	Public transport infrastructure	Improve connectivity to public transport.	New bus drop-off bays at Rugby Park entry. Consider additional bus drop off bays permanent and temporary and implement where feasible and resources are available.	Improve connectivity to public transport.
2.6	Parking	Improved and new parking areas to meet user and operational needs. Improve accessibility and connectivity to better meet users' travel needs.	Formalise the existing over-flow car parking area sportsfield 7 with sealed (consider best practice sustainable surface treatments and consider flexible use) new surfacing, lighting, rain garden beds and tree planting. Demolish existing storage building (former Pony Clubhouse) for this new parking area.	Improved and new parking areas. Improve accessibility and connectivity.

## 3.0 Rugby Park

Goal: To improve the quality, accessibility, inclusiveness and capacity of Rugby Park facilities

Code	Management issues	Objectives and performance targets	Means of achievement of objectives	Assessment of performance
3.1	Player, visitor, resident group and spectator experience and access	Improve player, visitor and spectator experience at the Rugby Park. Improve venue capability and capacity. New and improved infrastructure to support events. Minimise impact on residents.	Undertake improvements to the Rugby Park buildings and infrastructure consistent with the Masterplan and as otherwise approved by council but not limited to: - provision of female friendly amenities and change rooms. - upgrade of main entry. - develop facilities and the sportsfield to a national standard where feasible. - upgrade existing and install new game day and event infrastructure such as scoreboard, PA system, and ensure adequate provisions for utilities such as power and water. - install lower level lighting settings for bump in / out to minimise resident impact. - improvements to gym building and facilities,	Complete project(s) within agreed scope, time, cost. Player, visitor and spectator satisfaction. Improve the game, event day experience for spectators and players. New and improved infrastructure to support events. User satisfaction.
3.2		Improved event access to bump / in out – Rugby Park. Improved maintenance vehicle and equipment access and facilities– Rugby Park.	Adjust /reposition maintenance gates to assist maintenance/event operations and improve pedestrian safety. Improve maintenance and operational facilities (for Council) as required and needed.	Improved event access to bump / in out. Improved maintenance vehicle and equipment access and facilities.
3.3	Sportsfield	Improve capacity and resilience of sportsfield to enable more sport to be played more often and more (larger) events. The sportsfield meets at a minimum the standards for regional and State level training and competition.	Implement upgrades and renewal works for the sportsfield to optimise use, functionality and capacity for sport and events including; - install new and or upgrade existing playing surfaces, drainage and irrigation. The sportsfield (and surrounds) is maintained (including regular renovation) to the minimum standards for regional and State level training and competition.	Complete project(s) within agreed scope, time, cost. Sportsfield recovers quicker after rain. Improved capacity, functionality and resilience of the sportsfield. Sportsfield is maintained to the appropriate standards. User and player satisfaction.
3.4	Amenities	Improve the accessibility, inclusiveness, functionality and capacity of existing facilities. New accessible and inclusive amenities. Improved accessibility and inclusiveness and functionality of existing facilities.	New accessible and improved existing bar/canteen facilities and toilet amenities integrated on the eastern hill. Develop female and family, public and spectator friendly amenities, facilities when resources are available. Consider expanding the capacity of amenities for sport, community events and activities (temporary and permanent) to meet needs.	Complete project(s) within agreed scope, time and cost. New accessible and inclusive amenities at the Rugby Park. Improved accessibility and inclusiveness of existing facilities at the Rugby Park. User satisfaction.

#### 4.0 Sportsfields precinct

Goal: To provide fit for purpose sporting, community and recreation spaces and facilities

Code	Management issues	Objectives and performance targets	Means of achievement of objectives	Assessment of performance
4.1	Buildings and amenities	Improve the accessibility, inclusiveness, functionality and capacity of existing facilities. Facilities are female and family friendly. There is adequate storage for resident users.	Upgrade and expand the Sports South Amenities Building including additional storage, change rooms and amenities. Investigate need for improvements to the Sports North Amenities Building for better accessibility and to make more female and family friendly and implement where feasible and resources are available. Improve maintenance and operational facilities (for Council) as required and needed.	Complete project(s) within agreed scope, time, cost. Improved accessibility, inclusiveness and capacity of existing facilities. Facilities have female and family friendly characteristics. New and improved storage for resident user groups. Buildings and amenities are maintained to the appropriate standards. User satisfaction.
4.2	Sportsfields	Improve capacity and resilience of sportsfields to enable more sport to be played more often.	Implement upgrades and renewal works for sportsfields 2, 3, 4, 5, 6, and 7 to optimise use and capacity including: <ul style="list-style-type: none"> <li>- install new and or upgrade existing playing surfaces, drainage and irrigation as required.</li> <li>- Install new and or upgrade existing sportsfield lighting to meet required standards.</li> <li>- Consider conversion of sportsfield 2 to an all-weather (synthetic) surface that meets required standards and implement if approved by Council.</li> <li>- Upgrade Field 7 to a full size lit rectangular sportsfield.</li> </ul> <p>The sportsfields (and surrounds) are maintained (including regular renovation) to the appropriate standard.</p>	Complete project(s) within agreed scope, time, cost. Improvement in the capacity and resilience of sportsfields. Improved quality of playing surfaces. Sportsfields are maintained to the appropriate standards. Reduced maintenance costs. User and player satisfaction.
4.3	Facilities	improve safety of batting cage.	Investigate safety net over baseball batting cage facility and implement if feasible and when resources are available.	Improve safety of the batting cage.
4.4	Facilities	Provide storage for equipment. Improve safety.	Consider provision of storage for scrum machine, other equipment and sports storage.	Storage solution provided. Improve safety.
4.5	Open Space	Provide open space areas for recreation, events and play where needed.	Consider reducing the end of grassed spectator mound at the rugby park and adjust fence line to increase accessible public open space corridor for new shared path connection between rugby park and outer playing sportsfields and facilities.	Provide open space areas for recreation, events and play where needed.

#### 5.0 Golf centre

Goal: To improve safety, functionality and parking at the golf centre

Code	Management issues	Objectives and performance targets	Means of achievement of objectives	Assessment of performance
5.1	Safety, functionality and parking viability.	Improved viability, safety, capacity, drainage and functionality of the golf centre viability. Managing parking for patrons.	Investigate safety modifications to golf centre facilities including: Reconfigure existing vehicular entry to carpark and new pedestrian entry path connection from the Reserve. Upgrade protection netting to tee-off facilities to control stray balls, Investigate additional drainage infrastructure to address ponding. Investigate options and implement agreed action/s to restrict parking to golf centre patrons only. Review the viability of the golf centre as and when required by Council. Review the needs and opportunities for improvement for the provision of golfing and related facilities as required.	Complete project(s) within agreed scope, time, cost. Improved viability, safety, capacity, drainage and functionality of the golf centre viability.

#### 6.0 Community Use and events

Goal: To provide inviting spaces for events and community use including spaces for children and youth.

Code	Management issues	Objectives and performance targets	Means of achievement of objectives	Assessment of performance
6.1	Community use and events	Support and enable temporary event use that contributes to cultural and community outcomes. Create and maintain spaces that enable social interaction, stimulate wellbeing. Continue to hold a diverse range of public events that activate and increase vibrancy of the reserve and bring the community together in line with Council's Events Strategy.	Develop venue guidelines for hirers. Facilitate temporary event use that is appropriate to scale of spaces and in consideration of other park uses. Encourage a broad range of activities and events. Develop event specific infrastructure throughout the Reserve where feasible and resources are available eg. access to power and water. Seek funding partnerships to deliver proposed improvements and new facilities and programs to meet community needs. Implement strategies to minimise local resident impacts from activities at the reserve that complement the appropriate ongoing use of the Reserve (and from works).	Increased use of the Reserve for events appropriate for the Reserve. Increased external funding for the Reserve.
6.2	Spaces for children and youth	Increased and new recreation and play opportunities for youth and children.	Investigate the formalisation/creation of a small scale a bike trail zone for young people and children and implement where feasible. Create a welcoming, inclusive play zone with spaces for children and young people with spaces for active and passive play including multi-use court(s). Recreation, play facilities and their use are not to conflict with approved sportsfield use and events.	Complete project(s) within agreed scope, time, cost. User satisfaction. More facilities for children and youth.
6.3		Reduce unauthorised bike trail building.	Inspect unauthorised trails and remove or make safe.	Reduce unauthorised bike trail building.

## 7.0 Environment and sustainability

Goal: To protect and enhance environmental and landscape features and improve sustainability.

Code	Management issues	Objectives and performance targets	Means of achievement of objectives	Assessment of performance
7.1	Future-proof the Reserve's Green Spaces	Sustain a green landscape at the reserve for continued community enjoyment. Improve the Reserve's presentation and amenity.	Upgrade existing drainage channels with widened swales and native plantings along edges. Resilient landscaping to future-proof the Reserve's green spaces. Maintain and renew horticulture, grass cover and plantings in accordance with agreed service levels. Enhance and expand native feature garden and tree plantings along park frontages to improve the Reserve's presentation and amenity. Renew landscape treatments of existing vehicular entries (and landscape new entries) to the reserve to improve sense of arrival, including native feature plantings. Maintain and enhance the scenic values of the Reserve when viewed from within and outside the Reserve.	Measurement and monitoring of vegetation. Compliance with service levels. Enhanced environmental values.
7.2		Conserve existing shade tree canopy and selectively extend to create new shade. Establish places at the Reserve that are cool, calm and comfortable in summer heat.	Plan for and integrate tree canopy shade in suitable locations. Retain and enhance existing native tree and landscape plantings for habitat, shade and amenity. Investigate linking existing isolated tree stands with additional plantings where feasible.	Conserve existing shade tree canopy and selectively extend to create new shade.
7.3	Sustainable water management	Identify and implement best practice water management initiatives at the Reserve where feasible to do so.	Review water management practises and identify opportunities for improvement. Where feasible, implement water management improvements including open space and sportsfield irrigation and drainage. Implement water-sensitive urban design (WSUD) to minimise (among other things) environmental degradation and improve waterway quality including for existing open drainage swales. Investigate measures to improve the sustainable use of groundwater and stormwater for irrigation.	Sustainable initiatives implemented. Savings in water consumption. Best practice utilisation of stormwater and groundwater for turf grass and parkland irrigation.
7.4	Sustainable energy management	Identify and implement best practice energy management initiatives at the Reserve where feasible to do so.	Review energy management practises and identify opportunities for improvement. Where feasible, implement energy management improvements including for sportsfield and other lighting where feasible and as resources are available. Continue to provide sportsfield lighting that meets the required standards for training and competition.	Sustainable initiatives implemented. Savings in energy consumption.
7.5	Sustainable waste management	Identify and implement best practice waste management initiatives at the Reserve where feasible to do so.	Review waste management practises and identify opportunities for improvement. Where feasible, implement waste management improvements where feasible and as resources are available.	Sustainable initiatives implemented.

## 7.0 Environment and sustainability

Goal: To protect and enhance environmental and landscape features and improve sustainability.

Code	Management issues	Objectives and performance targets	Means of achievement of objectives	Assessment of performance
7.6		Provide waste bins (including recycling bins) and bin storage for users.	Install new lockable bin storage for sports where needed. Continue to provide waste bins and services for sports users and events (as required).	Waste bins, servicing and bin storage meets the needs of users.
7.7	Artificial fauna nesting habitat	Identify and provide artificial nesting habitats.	consider the need for artificial nesting habitat and install appropriate additional habitat as required eg. possums, birds/osprey.	Artificial habitats meet the needs of the fauna.




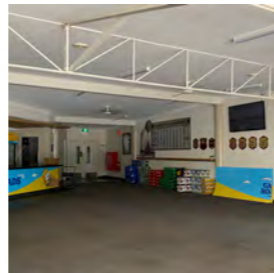

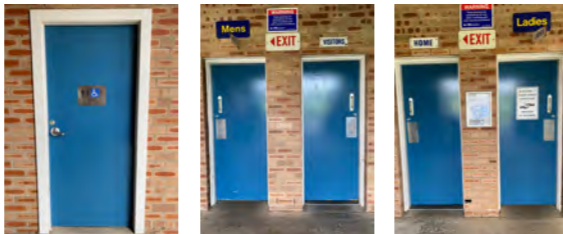



# 7. Appendices

## Appendix 1

### Condition and primary use of land and infrastructure in the Reserve

The condition rating scale used is Excellent, Good, Average, Fair and Poor which aligns with Council's Asset Management Plans.

Item and Description	Primary use	Condition	Image/s
Rugby Park - function centre	Sport, community, recreation related events / activities Council events, meetings School events	Good	 
Rugby Park -grandstand	Sport, community, recreation related events / activities including rugby union match days Council events School events	Good	
Rugby Park - change rooms and amenities	Sport, community, recreation related events / activities, markets Council events, meetings School events	Average	
Rugby Park - gym	Warringah Rugby Club use – training (equipment belongs to the Club)	Good	

Item and Description	Primary use	Condition	Image/s
Rugby Park – canteen within the grandstand	Sport, community, recreation related events/activities including rugby union match days	Average	
Rugby Park – canteen on eastern hill	Sport, community, recreation related events/activities including rugby union match days	Excellent	
Rugby Park - entry	Sport, community, recreation related events / activities, markets Council events, meetings School events	Average	
Rugby Park - pump sheds (2)	Pump water for irrigation	Average	
Rugby Park – storage areas (various sizes and configurations)	Warringah Rugby Club Schools Markets Council Sports groups	Average	
Sports Amenities North Building – Sportsfields 3/4/5	Rugby Union / Baseball shared clubhouse	Good	

Item and Description	Primary use	Condition	Image/s
Sports Amenities South Building Building – Sportsfield 6	AFL clubhouse	Average	
Building – Sportsfield 7	Council storage	Poor	
Sportsfield 1 – within the Rugby Park	Sport training and competition School sport Events	Good	
Sportsfield 2	Sport training and competition School sport Community recreation Events	Good	
Sportsfield 3	Sport training and competition School sport Community recreation Events	Good	
Sportsfield 4	Sport training and competition School sport Community recreation Events	Good	

Item and Description	Primary use	Condition	Image/s
Sportsfield 5	Sport training and competition School sport Community recreation	Good	
Sportsfield 6	Sport training and competition School sport Community recreation Events	Good	
Sportsfield 7	Sport training and competition Community recreation Overflow Parking Events	Poor	
Baseball - diamonds	Sport training and competition School sport Community recreation	Excellent	
Baseball - nets, dugouts and shelters	Sport training and competition School sport Community recreation	Excellent	
Baseball - practice nets	Sport training	Excellent	


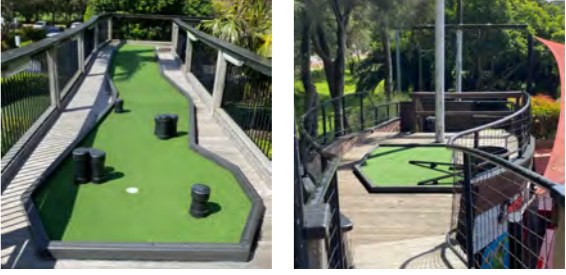


Item and Description	Primary use	Condition	Image/s
Goal posts	Sport training and competition School sport Community recreation	Good	
Warriewood Park&Ride commuter carpark – amenities building	Sportsfield 2 users Park&Ride users Community use School use	Good	
Carparks	Parking vehicles. Parking for markets and community events. Parking for people involved in sport training and competition Parking for school sport Parking for Community recreation Parking for spectators	Good	
Internal roads	Access to the reserve, sportsfields and facilities Access to markets and community events Access for sport training and competition Access for spectators School sport Community recreation	Variable	
Groundwater bore	Watering of sportsfields, park areas and open spaces	Good	
Irrigation system	Watering of sportsfields, park areas and open spaces	Good	

Item and Description	Primary use	Condition	Image/s
Sportsfield lighting system – poles, globes, infrastructure, remote control access	Lighting sportsfields for sport training and competition and community events	Good	
Golf centre - solar power infrastructure	Power supply	Average	
Rugby Park - solar power infrastructure	Power supply	Average	
Rugby Park - scoreboard	Sports scoring and advertising (for Warringah Rugby Club, Council) - sport, community, recreation related events/activities, School events	Fair	
Pathways	Pedestrian and cycling access to the reserve and facilities and events / activities / sport and a thoroughfare to adjoining areas.	Good	
Steps – various	Access to the Reserve and facilities	variable	

Item and Description	Primary use	Condition	Image/s
Water tanks	Storage, collection of water for irrigation	Good	 
Retaining wall	Landform support	Good	 
Pipes (various)	Transporting irrigation water, storm water, sewerage	Variable	<b>Under Ground</b>
Stormwater pits	Holds runoff stormwater	Variable	
Fences (various)	Park definition Facility definition Neighbour definition Safety Security	Variable	  
Gates (various)	security	Variable	   

Item and Description	Primary use	Condition	Image/s
Bollards (various)	Creates a perimeter Guides traffic Marks boundaries Some can be moved to allow access	Good	
Public BBQ	Public, community, school and sports use	Excellent	
Defibrillator	Medical emergencies	Excellent	
Taps various locations	To access water	Fair	
Landscaping and gardens	Aesthetics Wildlife refuge and corridor Shade Help prevent soil erosion Environmental outcomes	Good	 
Plaques (2)	Memorials	Good	 

Item and Description	Primary use	Condition	Image/s
Flag pole	Flying flag/s	Good	
Monument	Recognition of the Rats of Tobruk	Good	
Signs	Information Wayfinding Locational Interpretative Regulatory	Variable	
Golf centre – shop building	Golf shop, retail	Good	
Golf centre – office building	Administration	Good	
Golf centre - tuition shed (north)	Golf tuition	Good	

Item and Description	Primary use	Condition	Image/s
Golf centre - driving range	Golf practice Events	Poor	
Golf centre – putt-putt course	Recreation Entertainment Parties, events	Good	
Golf centre - fences	Safety - to prevent golf balls exiting the golf driving range Access control Security	Fair	
Golf centre - cafe	Food and drinks sales Merchandise sales	Good	

## Appendix 2

### Overview of the development and maintenance strategy for the Reserve

Council's Delivery Program sets out the work Council proposes to undertake over a four year period. The Delivery Program aligns with the outcomes and goals of Council's Community Strategic Plan 2040 and is supported by various strategies and plans such as this PoM and Masterplan. The first year of each Delivery Program includes Council's approved budget which funds services, capital works and maintenance. Capital works and maintenance at this and other locations are further guided by Council's Asset Management Strategy and Plans 2022-2032. Recent improvements at the Reserve since 2017 include:

- 2017/18
  - Lights on sportsfields 3 and 4 upgraded with LED lighting.
  - The NSW Government completed installation of the Warriewood Park&Ride facility, upgrade to the amenities and an upgrade and reconfiguration of Pittwater Road to allow for vehicles on Pittwater Road to turn into the Reserve and for vehicles to exit along Pittwater road to the north and south.
- 2019/20
  - A new purpose built amenities building with a clubhouse and public amenities was completed in this period. This building replaced an older clubhouse building and portable public amenities that no longer meet sport and community needs. This project was a partnership between Council, the NSW Government and two local sports groups.

- The removal of these older buildings and portable amenities enabled the establishment of over 20 new parking bays in the adjacent car park.
- 2020/21
  - Baseball back nets were replaced and a new baseball batting practise cage, officials' area and two covered team dug outs were completed in this period.
- 2021/2022
  - Trees planted long the Walsh Street boundary.

At the time of writing the planned improvements at the Reserve (Delivery Program 2023-2027) include:

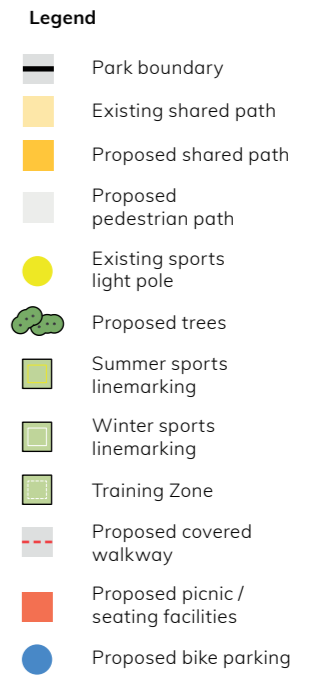
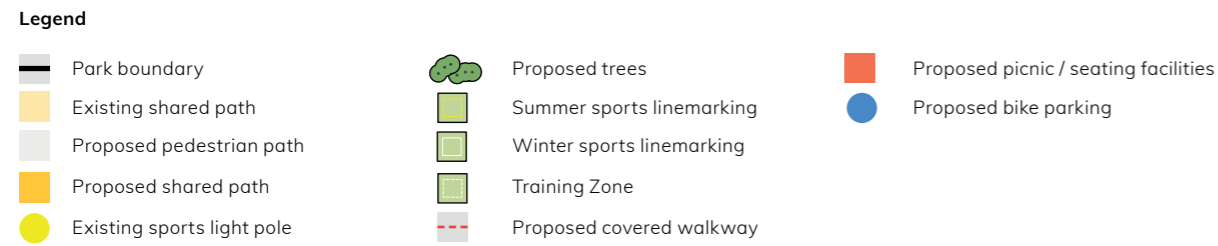
- 2023/24, 2024/25 \$1.49m to upgrade facilities at the Rugby Park including female friendly facilities (funded in partnership with the NSW Government).
- 2026/27 \$110,000 Masterplan Implementation



### Appendix 3

This Masterplan has been prepared as part of this PoM and details proposed improvements to meet community and stakeholder needs.

Figure 9  
Masterplan



**Figure 9**  
Masterplan

## Masterplan proposals

### Vision

To enhance North Narrabeen Reserve as an integrated, welcoming and sustainable place that meets the varied needs of the Northern Beaches community particularly nearby residents and users of the Reserve.

### Design Objectives

- Ensure the Reserve's facilities (e.g. open spaces, sportsfields and buildings) are safe, inclusive, multi-purpose and cater for community events
- Improve pedestrian and bike connectivity, accessibility and safety within the Reserve
- Ensure renewal / upgrade of key buildings in the Reserve meet the needs of sporting clubs, community and Council
- Investigate and implement Water Sensitive Urban Design (WSUD), on-site detention and water harvesting opportunities to minimise environmental degradation and improve adjoining waterway quality
- Retain and enhance native tree and vegetation plantings for habitat, shade and amenity
- Ensure improvements are sustainable and enable effective management and maintenance

All proposals are subject to detail design, funding and relevant approvals

### Key features

#### Access and landscaping

- 01.** a. Renew landscape treatments of existing vehicular entries to the Reserve, improving the sense of arrival and include new park identification (ID) signage and native feature plantings
  - b. Update and install new park ID and directional signage at pedestrian entries to improve pedestrian connectivity and wayfinding through the Reserve
- 02.** Enhance and expand native feature garden and tree plantings along park frontages to improve the Reserve's presentation and amenity
- 03.** Investigate modifications to existing access road and 90 degree car parking to improve traffic congestion and safety:
 

Refer to Drawing L-002 INSET Main access road and Pittwater Rugby Park (PRP) interface for more details

- 04.** a. Continue shared path link (2.5 to 3.5m wide) through park interior to connect PRP to outer sportsfields and associated facilities. Include lighting and make trafficable for maintenance, service and emergency access
  - b. Reduce end of grassed spectator hill and adjust fenceline to Pittwater Rugby Park (PRP) grounds to create more useable open space and connectivity through the Reserve
- 05.** Implement a new pedestrian pathway network and circuit (1.8m wide) through and around the Reserve for accessibility and safety including:
  - a. New pedestrian path (1.8m wide) with lighting along the internal access road for safety and kerbing to prevent vehicle parking
  - b. Provide new pedestrian entries from Walsh Street and Narrabeen Park Parade
  - c. Formalise pathway links to Arnott Crescent and Sydney Road

#### New and improved facilities

- 06.** Design and implement upgrade / renewal modifications to existing PRP facilities to improve user / spectator experience, operations and venue capability including:
  - a. Improve existing facilities including function room, security, storage, public amenities and change rooms, gym building & facilities
  - b. New accessible canteen / bar facilities and toilet amenities integrated into the eastern hill
  - c. Upgrade existing or new game day event infrastructure such as scoreboard and PA system and ensure adequate provisions for access, power supply and ancillary services
- 07.** Upgrade and expansion of existing North Narrabeen Reserve Sports Amenities South Building including additional storage, female friendly change rooms and public amenities, event infrastructure
- 08.** Implement further modifications to North Narrabeen Reserve Sports Amenities North Building to improve function and operations, including new lockable bin storage, synthetic turf zones in high activity areas, vehicle drop-off zone and wider pedestrian access to sports amenities

#### Sportsfield improvements

- 09.** Implement upgrade and renewal works to sportsfields 1 to 7 to optimise usage with improved drainage, irrigation, sportsfield lighting and infrastructure (that meets current standards for sports in use) including:
  - a. Investigate the need and feasibility of converting sportsfield 2 to an all-weather (synthetic) surface that meets required standards and implement if approved by Council
  - b. Upgrade Field 7 to a sportsfield that meets the required standards
  - c. Drainage and surfacing works to existing grassed areas to provide additional training zones, including south of sportsfields 3 and 4
  - d. New sports lighting to sportsfield 5 and 7
- 10.** Renew baseball nets as required
- 11.** Investigate installation of a roof over baseball batting cage facility for all-weather use
- 12.** Formalise existing over-flow car parking area with a combination of sealed and permeable new surfacing, lighting, rain garden beds and tree planting. Provide up to 120 car spaces and drop-off bay
- 13.** Consider relocating existing maintenance / service vehicle gate entry on Walsh Street
- 14.** Minor works to existing internal carpark and re-configure turn-around area (hammerhead) to improve function and safety

#### Play and fitness

- 15.** a. Create a welcoming, inclusive Play and Youth Activity Zone with defined spaces for active and passive play, recreation and social opportunities for all abilities. Design to consider ball shooting games
  - b. Proposed fitness equipment zone
  - c. Formalise existing or create new bike trail area where feasible

#### Golf centre improvements

- 17.** Investigate safety modifications to Golf centre facilities including:
  - a. Reconfigure existing vehicular entry to carpark and new pedestrian entry path connection from Reserve
  - b. Upgrade and new protection netting to control stray balls
  - c. Investigate additional drainage infrastructure to address ponding

#### Environmental improvements

- 18.** Retain and enhance existing native tree and landscape plantings for habitat, shade and amenity
  - 19.** WSUD landscape treatment to existing open drainage swale
- #### Internal road, parking and open space improvements
- 20.** Investigate modifications to the existing access road and 90 degree parking to improve traffic flow, sight-lines and pedestrian safety, passive surveillance and visual amenity including:
    - a. Demolish existing storage building (former Pony Clubhouse) to allow for more open space and parking
    - b. Re-align main access road from Walsh Street end
    - c. Upgrade existing drainage channel with widened swale and native plantings along edge
    - d. Widen existing pedestrian / shared crossing and provide additional 90 degree car spaces
    - e. Reposition accessible parking spaces for new bus drop-off bay at PRP entry
    - f. New pedestrian path along western side of access road
    - g. Re-configure access road intersection with new raised pedestrian crossings:
 

Note The need for a Traffic Management Plan assessment will be considered and if necessary improvements will be implemented.

#### Rugby park entry improvements

- 21.** Upgrade main entry / exit facilities to PRP facilities to improve architectural presence and user and spectator arrival experience including:
  - a. New arrival space, ticketing booth (electronic) and walkway clearly delineating main entry to facilities and ground
  - b. New exit area with bike parking facilities
- 22.** Adjust / reposition maintenance gates to PRP grounds to assist maintenance / event operations and improve pedestrian safety

## Appendix 4

### Legislative framework

#### See separate attachment

The primary legislation that impacts on how community land is managed or used is briefly described below. You can find further information regarding these acts at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au).

#### Local Government Act 1993

Section 35 of the Local Government Act 1993 (the Act) provides that community land can only be used in accordance with:

- the plan of management applying to that area of community land, and
- any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land, and
- the provisions of Division 2 of Chapter 6 of the Act.

Section 36 of the Act provides that a plan of management for community land must identify the following:

- a) the category of the land,
- b) the objectives and performance targets of the plan with respect to the land,
- c) the means by which the council proposes to achieve the plan's objectives and performance targets,
- d) the manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets,

and may require the prior approval of the council to the carrying out of any specified activity on the land.

A plan of management that applies to just one area of community land:

a) must include a description of:

- (i) 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, and
- (ii) the use of the land and any such buildings or improvements as at that date, and

b) must:

- (i) specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and
- (ii) specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and
- (iii) describe the scale and intensity of any such permitted use or development.

Land is to be categorised as one or more of the following:

- a) a natural area
- b) a sportsground
- c) a park

d) an area of cultural significance

e) general Community Use.

Land that is categorised as a natural area is to be further categorised as one or more of the following:

- a) bushland
- b) wetland
- c) escarpment
- d) watercourse
- e) foreshore
- f) a category prescribed by the regulations.

Additionally, under section 36 of the LG Act, a site-specific PoM must be made for land declared:

- as critical habitat, or directly affected by a threat abatement plan or a recovery plan under threatened species laws (sections 36A(2) and 36B(3))
- by council to contain significant

natural features (section 36C(2))

- by council to be of cultural significance (section 36D(2)).

#### Classification of public land

The LG Act requires classification of public land into either 'community' or 'operational' land (Section 26). The classification is generally made for council-owned public land by the council's Local Environmental Plan (LEP) or in some circumstances by a resolution of the council (Section 27).

Classification of land has a direct effect on the council's ability to dispose of or alienate land by sale, leasing, licensing or some other means. Under the LG Act, community land must not be sold (except for scheduled purposes), exchanged or otherwise disposed of by the council, and the land must be used and managed in accordance with an adopted PoM. In addition, community land is subject to strict controls relating to leases and licences (sections 45 and 46) of the LG Act.

By comparison, no such restrictions apply to operational land that is owned by councils. For example, operational land can be sold, disposed, exchanged or leased including exclusive use over the land, unencumbered by the requirements which control the use and management of community land.

Operational land would usually include land held as a temporary asset or an investment, land which facilitates the council carrying out its functions or land which may not be open to the general public (for example, a works depot).

The classification or reclassification of council-owned public land will generally be achieved by a Local Environmental Plan (LEP) or by a resolution of council in accordance with sections 31, 32 and 33 of the LG Act. If land is not classified by

resolution within a three-month period from acquisition it automatically becomes community land, regardless of whether it satisfies the objectives for community land as outlined in the LG Act.

#### **Council strategies, plans, policies relating to this Plan of Management**

The following is a list of some Council documents that have an association with this PoM:

- Community Strategic Plan 2040
- Delivery Program 2023-2027
- Sportsgrounds Strategy 2017
- Let's Play! Open Space and Outdoor Recreation Strategy and Action Plan 2022
- Environment and Climate Change Strategy 2040
- Northern Beaches Resilience Strategy 2022
- Disability Inclusion Action Plan 2022-2026
- Asset Management Plan 2022-2032
- Asset Management Strategy 2022-2032
- Northern Beaches Council Towards 2040: Local Strategic Planning Statement 2020
- Northern Beaches Council Transport Strategy 2038
- Northern Beaches Council

Walking Plan 2019

- Northern Beaches Council Bike Plan 2020
- Northern Beaches Council Better Together Social Sustainability Strategy 2040

#### **Other State and Commonwealth legislation**

##### **1 NSW State legislation Environmental Planning and Assessment Act 1979**

The Environmental Planning and Assessment Act 1979 (EPandA Act) provides the framework for planning and development across NSW and guides environmental planning instruments which provide a basis for development control.

The EPandA Act ensures that effects on the natural environment, along with social and economic factors, are considered by the council when granting approval for or undertaking works, developments or activities.

This Act is also the enabling legislation for planning policies which may have a direct influence on open space management.

On a state-wide level there are State Environmental Planning Policies (SEPPs).

On a regional level there are Regional Environmental Plans (REPs). On a local level there are Local Environmental Plans (LEPs) as well as Development Control Plans (DCPs).

##### **Aboriginal Land Rights Act 1983**

The Aboriginal Land Rights Act 1983 (ALR Act) is important legislation that recognises the rights of Aboriginal peoples in NSW. It recognises the need of Aboriginal peoples for land and acknowledges that land for Aboriginal people in the past was

progressively reduced without compensation. Only Crown land meeting certain criteria may be granted to an Aboriginal Land Council. This Act may affect dealings with Crown land that is potentially claimable.

##### **National Parks and Wildlife Act 1974**

Statutory responsibilities on the council arising from this Act specifically relate to the protection of sites of pre- and post-European contact archaeological significance. This Act may affect community land categorised as cultural significance, natural area or park.

##### **Biodiversity Conservation Act 2016**

*Note: This Act repealed several pieces of legislation including the Native Vegetation Act 2003, Threatened Species Conservation Act 1995, the Nature Conservation Trust Act 2001, and the animal and plant provisions of the National Parks and Wildlife Act 1974.*

This Act covers conservation of threatened species, populations and ecological communities, the protection of native flora and fauna. This Act primarily relates to community land categorised as natural area. However, other categories may also be affected.

The Threatened Species Conservation Act 1995 has been repealed and superseded by the Biodiversity Conservation Act 2016. However, references to the former legislation remain in the LG Act and are therefore retained in this guideline.

The Department's Energy, Environment and Science division advises that recovery plans and threat abatement plans made under the Threatened Species Conservation Act 1995 were repealed on the commencement of the Biodiversity Conservation Act in 2017. These plans have not been preserved by any savings and transitional arrangement under the Biodiversity Conservation Act or LG Act, meaning pre-existing plans have no legal effect.

For this reason, requirements relating to recovery plans and threat abatement plans for local councils preparing plans of management under section 36B of the LG Act are now redundant. Councils will be advised if future amendments are made to the LG Act to enable these mechanisms.

Certain weeds are also declared noxious under this Act, which prescribes categories to which the weeds are assigned, and these control categories identify the course of action which needs to be carried out on the weeds. A weed may be declared noxious in part or all of the state.

##### **Rural Fires Act 1997**

This Act contains provisions for bushfire risk management and the establishment of a Bushfire Management Committee. It also includes direction on development in bushfire prone lands.

##### **Water Management Act 2000**

This Act is based on the concept of ecologically sustainable development, and its objective is to provide for the sustainable and integrated management of the water sources of the state for the benefit of both present and future generations. The Act recognises:

- the fundamental health of our rivers and groundwater systems and associated wetlands, floodplains, estuaries has to be protected
- the management of water must be integrated with other natural resources such as vegetation, native fauna, soils and land
- to be properly effective, water management must be a shared responsibility between the government and the community
- water management decisions must involve

consideration of environmental, social, economic, cultural and heritage aspects

- social and economic benefits to the state will result from the sustainable and efficient use of water.

#### **Heritage Act 1977**

This Act contains provisions for the conservation of items of heritage and may relate to community land categorised as cultural significance or natural area.

#### **2 Commonwealth legislation Environmental Protection and Biodiversity Conservation Act 1999**

This Act enables the Australian Government to join with the states and territories

in providing a national scheme of environment and heritage protection and biodiversity conservation. It incorporates threatened species on a national level and with relevance to Matters of National Environmental Significance.

Telecommunications Act 1997

This Act provides for telecommunication facilities being permitted on community land without authorisation in a PoM.

#### **3 State environmental planning policies State Environmental Planning Policy (Biodiversity and Conservation) 2021**

This policy deals with a range of environmental matters including the clearing of native vegetation in urban and village areas subject to particular zonings.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This planning policy lists development allowed with consent or without consent on community land.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

This SEPP specifies exempt and complying development which may be carried out without the need for development consent under the Environmental Planning and Assessment Act 1979 on certain public land. Such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.

#### **State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011**

This aims to protect quality of surface water and the ecosystems that depend on it and requires that any development would have a neutral or beneficial effect on water quality.

#### **4 Other relevant legislation, policies, and plans include (but not limited to)**

- Biosecurity Act 2015
- Catchment Management Authorities Act 2003
- Companion Animals Act 1998
- Disability Discrimination Act 1992
- Local Land Services Act 2013
- Pesticides Act 1999
- Protection of the Environment Operations Act 1997
- Retail Leases Act 1994
- Soil Conservation Act 1938
- NSW Invasive Species Plan 2008-2015
- National Local Government



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