

8.0 ENVIRONMENT DIVISION REPORTS

ITEM 8.1	DRAFT DISTRICT PARK PLAN OF MANAGEMENT PUBLIC EXHIBITION
REPORTING MANAGER	GROUP MANAGER PARKS RESERVES & FORESHORES
TRIM FILE REF	2015/130031
ATTACHMENTS	1 District Park Plan of Management - Final Draft - 20150512 (Included In Attachments Booklet)

EXECUTIVE SUMMARY

PURPOSE

To seek approval for the public exhibition of the draft District Park Plan of Management.

SUMMARY

Council resolved at the Ordinary Council meeting held on 24 June 2015:

"That the District Park Strategic Directions Paper be placed on public exhibition for a minimum of 28 days.

A feasibility study that investigates opportunities for aligning facilities and operations of the Warringah Golf Club, North Manly Bowls Club and other relevant District Park groups as well as Council's Warringah Recreation Centre be supported.

A working group be established involving representatives from stakeholder groups to support this feasibility study."

The feedback on the Strategic Directions Paper and the Clubhouse Feasibility Study findings were used to draft the Plan of Management.

The key direction for District Park is to become a high quality sporting and recreational precinct.

Under the Draft Plan of Management, the vast 62 hectare site will be better connected by new shared paths. Outdoor fitness and parkour equipment, a dirt bike track, BBQ facilities, new lighting and heritage signs are also part of the plan.

Also proposed is a new, sports, recreation and community building on the North Manly Bowling Club site that could accommodate numerous sporting groups. The Warringah Recreation Centre could include improved tennis and futsal facilities plus more squash courts.

The banks of the lagoon and two creeks that run through the park would be maintained and enhanced.

This paper seeks approval for Public Exhibition of the draft District Park Plan of Management for a minimum of 42 days in the period 27 May- 12 July 2015.

FINANCIAL IMPACT

It is expected that the new Plan of Management will include actions that will need to be budgeted in 2016/17 and subsequent financial years.

POLICY IMPACT

Nil

RECOMMENDATION OF DEPUTY GENERAL MANAGER ENVIRONMENT

That the Draft District Park Plan of Management is placed on public exhibition for a minimum of 42 days.

REPORT

BACKGROUND

The current Plan of Management for District Park was adopted by Council in December 2002.

Council resolved, in part, at the Ordinary Council meeting held on 11 December 2012, to:

“Give priority to commencing the review of the District Park Plan of Management (as listed in the 2012 Strategic Community Plan), and ensure it is brought back to Council for adoption no later than December 2015.”

District Park comprises approximately 62 hectares of public open space, including four sportsgrounds, (David Thomas Reserve, Miller Reserve, Passmore Reserve and Nolan Reserve) and the Warringah Golf Course. District Park is located at the boundary between the suburbs of Manly Vale and North Manly. The Park is one of Warringah’s most significant reserves, in terms of its sporting and recreational uses, open space and commercial use. It is a complex regional recreation resource incorporating several categories of community land. There is a small portion of the area that is crown land.

Built facilities in the Park include the Warringah Golf Course, several amenities buildings, the Warringah Recreation Centre, a child care centre, two bowling clubs, a rifle club and a skate park. There are a number of current use agreements. The Christian Brothers Junior Rugby League Football Club lease has expired. Several agreements are due to expire in 2016 (Warringah Golf Club, North Manly Bowling Club, Manly Small Bore Rifle Club and squash, tennis and futsal operators at the Warringah Recreation Centre). The Calabria Club’s lease expires in 2017.

District Park has a similar facility mix to Moore Park, which is located on the edge of Sydney’s Central Business District however, Moore Park is almost twice the size of District Park at 115 hectares.

Council resolved at the Ordinary Council meeting held on 26 November 2013:

“That Council endorse the process for the review of the District Park Plan of Management 2002.”

Subsequently, community engagement was undertaken for the District Park Discussion Paper.

A Strategic Directions Paper was developed based on the feedback on the Discussion Paper. As part of the process to review the Plan of Management, a regional golf study was commissioned, as this was a recommendation in the Warringah Recreation Strategy 2009.

In summary, the findings of the Northern Beaches Regional Golf Study were:

- Warringah Golf Club is exposed to industry wide trends and the requirement to fund course improvements and replace infrastructure
- The Warringah Golf Clubhouse location is not optimal
- The North Manly Bowling Club occupies a premium position in District Park in terms of traffic flow and sports field’s access.
- The Warringah Recreation Centre presents opportunities to improve Club’s sustainability via administration services and visitor traffic.

Council resolved at the Ordinary Council meeting held on 24 June 2014:

“That the District Park Strategic Directions Paper be placed on public exhibition for a minimum of 28 days.”

A feasibility study that investigates opportunities for aligning facilities and operations of the Warringah Golf Club, North Manly Bowls Club and other relevant District Park groups as well as Council's Warringah Recreation Centre be supported.

A working group be established involving representatives from stakeholder groups to support this feasibility study.

A Working Group was established involving representatives from stakeholder groups to support the undertaking of the District Park Clubhouse Feasibility Study. The Working Group convened on two occasions. Stakeholder groups represented on the Working Group included Warringah Golf Club, North Manly Bowling Club, Calabria Club, Small Bore Rifle Club and Christian Brothers Junior Rugby League Football Club.

A concept plan was developed for the North Manly Bowling Club site including:

- Cafe and lounge/bistro
- Multi-purpose rooms
- Bowling facilities- one green (existing)
- Outdoor terraces for passive recreation
- Amenities
- 185 car parking spaces

The District Park Clubhouse Feasibility Study found that a new multi purpose clubhouse on the site of the North Manly Bowling Club is feasible based on:

- Total participation in District Park was estimated to be approximately 410,000 participants and spectators per year. Approximately 30% of this figure is expected to visit the proposed clubhouse.
- A combined sports, recreation, community facility with a total area of 2000-2500m². The current North Manly Bowling Club covers 600m² and the current Warringah Golf Clubhouse is 1300m².
- An estimated capital cost of \$6m.
- A 10 year operational forecast has been prepared.
- It is estimated that there will be 110,000 users per year (currently 81,000 users per year at both the Warringah Golf Club and North Manly Bowling Club).
- Future gross operating profit is estimated to be approximately 15% or \$830,000 per year prior to interest on debt. Future net operating profit is forecast to be approximately 3% or \$164,000 per year. The merged financial position of the existing clubs generated a net operating profit of 4% or \$116,000 in 2013/14.
- The model indicates how a \$5m debt at 6% interest may be serviced. Capital investment will be required from the Warringah Golf Club or a third party.

The feedback on the Strategic Directions Paper and the Clubhouse Feasibility Study findings were used to draft the Plan of Management.

The key direction for District Park is to become a high quality sporting and recreational precinct. The following are some of the features included in this draft Plan of Management:

- The vast 62 hectare site will be better connected by new shared paths.

- Outdoor fitness and parkour equipment.
- An indoor/outdoor action sports facility including a bike dirt jump track.
- New lighting.
- Interpretive signage for heritage items.
- A new sports, recreation and community building on the North Manly Bowling Club site that could accommodate numerous sporting groups.
- The Warringah Recreation Centre could include improved tennis and futsal facilities plus more squash courts.
- The banks of the lagoon and two creeks that run through the park would be maintained and enhanced.

CONSULTATION

The members of Councils Open Space and Recreation and the Environmental Conservation and Overall Sustainability Strategic Reference Groups have been informed of the finalisation of the Draft Plan of Management.

The public exhibition of the Draft Plan of Management will include three community drop-in sessions (details yet to be finalised).

The Draft Plan of Management is supported by a separate volume of background documents including:

- District Park Discussion Paper
- District Park Discussion Paper Submissions Report
- Northern Beaches Regional Golf Study
- District Park Strategic Directions Paper
- District Park Strategic Directions Paper Submissions Report
- District Park Clubhouse Feasibility Study

TIMING

The Public Exhibition will be for a minimum of 42 days in the period 27 May to 12 July 2015.

13 July-24 July 2015. Prepare summary of written submissions and make any necessary changes to the Plan of Management and Landscape Concept Plan.

25 August 2015. Council meeting to consider approval of the Final Plan of Management.

FINANCIAL IMPACT

It is expected that the new Plan of Management will include actions that will need to be budgeted in 2016/17 and subsequent financial years.

POLICY IMPACT

Nil