









North Narrabeen Reserve Plan of Management

(Under the Local Government Act 1993)

Prepared by Pittwater Council
Adopted November 2004

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1 INTRODUCTION

1.1 Land to which this Plan of Management applies

The land covered by this Plan of Management covers approximately 24ha of Council owned land (DPs 13460, 34314 and 547505), zoned 6(a) existing recreation, and set aside for the purpose of sport and recreation.

Figure 1 shows the area covered by this Plan of Management, and the site boundaries in relation to the surrounding locality and adjacent land uses.

1.2 Purpose of Preparing this Plan of Management

The purpose of preparing this Plan of Management is to:

- Comply with the *Local Government Act 1993* in regards to the preparation of Plans of Management for community land;
- Provide a framework for consistent management of North Narrabeen Reserve by Pittwater Council over the next 10 years;
- Update the previous plan of management adopted by Council in November 2000.
- Provide a basis for effective day-to-day decision-making;
- Set guidelines for permissible uses of North Narrabeen Reserve,
- Accommodate and integrate the needs of Council (as land owners and managers), and local residents (as neighbours), and current and future users of North Narrabeen Reserve.

1.3 Objectives of this Plan of Management

The Plan aims to provide a clear, concise and practical framework for the development and ongoing management of North Narrabeen Reserve. It aims to recognise the area's outstanding sporting values and recreational opportunities as a regional sporting facility while providing for local community values and needs. The Plan is performance orientated in order to assist Council in achieving its vision and strategic goals for North Narrabeen Reserve.

In accordance with these broader objectives and through identification of the proposed uses and key issues relating to North Narrabeen Reserve, the following objectives for the reserve have been established to:

- Identify and assess the reserve's values, uses and condition;
- Define the reserve's role within its LGA and regional context;
- Identify and assess key issues affecting this land;
- Address current and future permitted uses and purposes for this land;
- Address future leases/licences attached to this land;
- Establish management strategies and their resource implications;
- Assign directions and priorities in a strategic plan;
- Provide a high quality multipurpose sporting venue for use accessible to the entire Pittwater community;
- Provide a venue for cultural and community events that does not unduly compromise the sporting function of the Reserve or the amenity of surrounding residential areas;
- Develop a master plan. Refer **Appendix B.**

1.4 Process of preparing this Plan of Management

The process of preparing this draft Plan of Management to date has involved:

- Reviewing background documents and information;
- Preparation of the draft Plan of Management;
- Placing the Draft Plan of Management on public exhibition for a minimum of 28 days with a further 14 days permitted to enable all interested members of the community to make written submissions to Pittwater Council regarding the Draft Plan of Management;
- Review and consideration of written submissions;
- Updating of the Plan of Management previously adopted by Council in 2000;
- Adoption of the final Plan of Management by Council.

1.5 Contents of this Plan of Management

According to the Local Government Act, 1993, a Plan of Management for all community land must identify:

TABLE 1: A PLAN OF MANAGEMENT NEEDS TO IDENTIFY	**HOW THIS PLAN OF MANAGEMENT SATISFIES THE ACT**
The category(ies) of the land	Section 2
Core objectives for each category of land	Appendix A
The objectives and performance targets of the Plan with respect to the land	Section 1
The means by which Council proposes to achieve the Plan's objectives and performance targets	Section 4
The manner in which Council proposes to assess its performance in achieving the Plan's objectives and performance targets	Section 4

The additional requirements of the Local Government Act, 1993 for information to be included in a Plan of Management that applies to just one area of community land are:

TABLE 2: A PLAN OF MANAGEMENT FOR COMMUNITY LAND NEEDS TO INCLUDE:	**HOW THIS PLAN OF MANAGEMENT SATISFIES THE ACT**
Description of the condition of the land, and of any other buildings or improvements on the land, as at the date of adoption of the Plan of Management	Section 2
Description of the use of the land and any such buildings and improvements as at the date of adoption of the Plan of Management	Section 2
Statement of the purposes for which the land, and any such buildings or improvements, will be permitted to be used	Section 3
Specification of the purposes for which any further development of the land will be permitted, under lease or licence or otherwise	Section 3
Description of the scale and intensity of any such permitted use or development	Section 3
Permitted uses of the land	Section 3
Leases, licences and other estates that can be granted	Section 3

Figure 1 - location, surrounding land uses



2 DESCRIPTION OF NORTH NARRABEEN RESERVE

2.1 History

North Narrabeen Reserve has been a major sporting facility for the Pittwater peninsula since the 1970s. Before this, much of the Reserve had been used as a landfill (from the mid 1950s). Anecdotal evidence from local residents suggests that the site has always had an open landscape, with the original floodplain/wetland becoming progressively degraded through urban influences.

The adjacent Sydney Lakeside Caravan Park has been used as a camping/caravanning destination for the majority of the twentieth century. As such it has a level of cultural significance to both the local area and to Sydney as a whole, visitors to the area traditionally coming from suburban Sydney.

The historic and social significance of North Narrabeen Reserve on the other hand is derived more from the recent past and largely relates to its use for sport by the community of the Pittwater Peninsula. The Reserve also has historic significance for local residents who have witnessed the changes that have occurred and have used the area for less formal recreational activities.

One current use that predates the post 1970 development of the site is equestrian activities. This dates back to the 1950s, when the Boots and Saddles Riding School was established. The school utilised a large proportion of the site at times and equestrian activities have since become consolidated into the Clive Rogers Equestrian Ground in the southern portion, where pony activities and occasional polo occur.

The Warringah Rugby Club established a home ground at North Narrabeen Reserve in 1971. Facilities have progressively been added, most notably, a grandstand, clubhouse and training field. The ground was originally called Warringah Rugby Park, but was changed to Pittwater Rugby Park in 1993. It was more colloquially known as "Rat Park".

Warringah Rugby Club held a 30-year Lease, which expired on the 31st December 2000. The Warringah Rugby Club did not re-new the 21 year Lease offered by Council at the December 2001 Meeting. On the 1st January 2002 Council took over the full management of the facility and appointed a Facility Manager. All income received by Council is allocated to the ongoing maintenance and management of the Pittwater Rugby Park and North Narrabeen Reserve.

The Golf Driving Range was established on the site in 1981 and since that time, along with the rugby park, has been the most intensively used section of the Reserve.

The other playing fields were established in the 1970s and have been subject to only minor improvements since.

Casual use of the site by local residents would have occurred to some extent since European settlement of the area. The potential for the site to be used extensively for walking and other passive recreational activities has really only eventuated since the development of the sporting fields on the site.

2.2 Land Classification and Tenure

2.2.1 Land Classification

This Plan applies only to community land at North Narrabeen Reserve. All public land must be managed in accordance with the Local Government Act, 1993 and as applicable, the Local Government Amendment (Community Land Management) Act 1998. The Local Government Act requires that all councils must classify public land as "operational" or "community" and that plans of management must be prepared for community land. In this Plan, existing land at North Narrabeen Reserve remains "community land", as originally classified by Pittwater Council.

2.2.2 Land Tenure

The land, which is the subject of this Plan of Management, comprises one large separate parcel of public land, title held by Pittwater Council and described as identifier 1/1064208.

2.3 Categories of Community Land

Under Section 36 of the *Local Government Act, 1993*, community land is required to be categorised as one or more of the following:

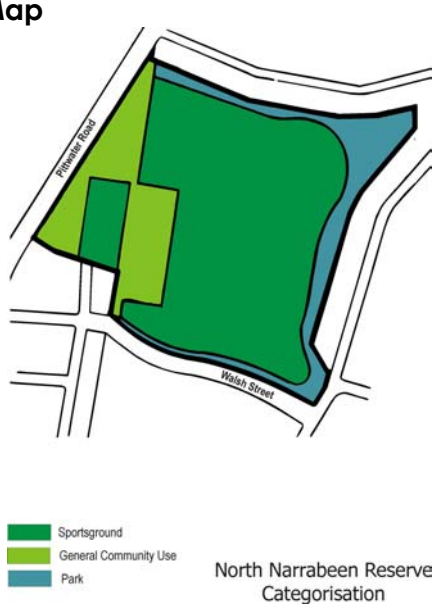
- Natural area (further categorised as either bushland, wetland, escarpment, watercourse or foreshore);
- Sportsground;
- Park;
- Area of cultural significance;
- General community use.

Consistent with the guidelines for categorising community land in the Local Government (General) Amendment (Community Land Management) Regulation 1999, North Narrabeen Reserve has been categorised as a combination of General Community Use, Park and Sportsground in accordance with Figure 2 – Categorisation Map.

Under Section 40A of the Local Government Act a public hearing must be held in regard to the categorisation of community land.

A public hearing was held in December 2002 to re-categorise North Narrabeen Reserve from Sportsground, General Community Use and Park as indicated in the following diagram. These categories were adopted by the Council at its meeting of 10 February 2003

Figure 2: Categorisation Map



2.4 Zoning

In accordance with the provisions of the Pittwater Local Environmental Plan 1993 (as amended), the land areas of North Narrabeen Reserve and the adjoining portions of land are zoned as shown in Figure 3: zoning.

2.4.1 Community Land Zoned 6(a) Existing Recreation

The PLEP states that the uses permissible on community land zoned 6(a) are those set out in any plans of management prepared and adopted by the Council under the Local Government Act or the Crown Lands Act. This Plan contains a schedule of Permissible Uses (requiring/not requiring development consent) and Prohibited Uses for land zoned 6(a) Existing Recreation at North Narrabeen Reserve in accordance with the relevant statutory requirements.

2.5 Location context

2.5.1 Adjoining land uses

Pittwater Road bounds the Reserve to the West, Walsh Street to the South, residential lots on Arnott Crescent to the North, and Sydney Road to the East. Sydney Lakeside Narrabeen Caravan Park lies immediately to the south of the reserve, while Boondah Reserve and playing fields, as well as a light industrial area, are located to the West. The Reserve is bordered by residential development to the north and east, as well as a small pocket located adjacent to the southwest corner of the Reserve.

The formal land uses accommodated at the reserve include; Pittwater Rugby Park, Narrabeen Golf Driving Range, Clive Roger Equestrian Ground and playing fields that are used by local schools and sporting clubs, as well as the general public. There are less formal areas of the Reserve, between and outside of the formal areas, that are used for walking, jogging, walking of dogs on leashes and social games.

Figure 3

NORTH NARRABEEN RESERVE ZONING MAP



6(a) - Existing Recreation 'A'

3(e) - Office Business 'E'

2(a) - Residential 'A'

5(a) - Special Uses 'A'

2.5.2 Regional Open Space Context

Pittwater's reserves form an extensive open space system, which is characterised by a diverse range of recreational settings and opportunities (Pittwater Council Open Space and Recreation Plan, June 1997). Recreational values are closely linked with the environmental quality of a place as well as the opportunities, activities and facilities available for public recreation and visitation.

North Narrabeen's role is that of a significant regional asset in Pittwater's open space network both as a recreational resource and in terms of its values as a regional sportsground facility.

2.6 Physical description and site analysis

2.6.1 The North Narrabeen Reserve Management Precincts.

For the purposes of this Plan of Management North Narrabeen Reserve has been delineated into four interconnected management precincts. The Map (Figure 4) with its notations shows these precincts.

Management Precincts (linked by roadway network) include:-

North Narrabeen Golf Driving Range incorporates the Pirates putt putt golf facility together with the golf driving range.

This precinct currently has car parking (approx. 60 spaces, 1 disabled), public amenities, and lighting, putt putt golf facility, golf driving range, and shop.

Pittwater Rugby Park Precinct incorporates the Rugby Park and facilities, the western training field adjoining Pittwater Road, a park & ride facility and car park. Facilities available include canteen, change room facilities, storage areas, function room, gym, toilets, physio treatment room, snack facility on eastern hill, TV tower, goal posts, grandstands, BBQ, First Aid room.

Equestrian Ground Precinct incorporates the equestrian field and the Manly Warringah Pony Clubhouse including canteen, toilets and six horse bays.

Sportsground Precinct incorporates a clubhouse and amenities, baseball fields, AFL field adjoining the Equestrian field and Rugby fields. The precinct also incorporates a newly constructed car park, which has ninety-three (93) car spaces available, including one (1) disabled and emergency access bay.

Figure 4

NORTH NARRABEEN RESERVE MANAGEMENT PRECINCTS



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The information provided in this plan is indicative only. This plan is not survey accurate. Any reference to title details should be verified by a title search with the Land Titles Office.

TABLE 1: EXISTING RECREATIONAL FACILITIES, SETTINGS & ACTIVITIES	
Facility/Setting	**Activities**
Golf Driving Range & Putt Putt Golf Precinct: Car parking, Internal access road network, Golf driving range, Mini golf facility, Office and amenities Retail golf shop	 Car parking to golf facilities Practicing golf. Mini golf facilities Retail sales.
Pittwater Rugby Park Precinct: Main sporting field Training field fronting Pittwater Road Car park Viewing mounds Grandstand Change room amenities Toilet amenities Physio treatment room Snack facilities Function room TV tower Snack facility to east of main field Access roads connecting sporting facilities Gymnasium	 Structured sporting activities Sport training activities Viewing of sporting games Refreshment facilities Change rooms i.e. toilets/showers etc. Functions/socialising Basic gymnasium facilities.
Clive Rogers Equestrian Ground Precinct Equestrian ground 6 horse tethering bays Clubhouse/canteen/toilets	 Pony Club activities Equestrian/polo activities Refreshments
Sports Ground Precinct Baseball fields/nets Football fields Clubhouse Car parking	 Structured baseball games/training Junior rugby games/training AFL games/training Canteen facilities Amenities Training ground for professional football codes
Signage Regulatory signage installed on largely ad hoc basis Limited interpretive signage (directional interpretive)	 Opportunities to use signage for remote risk management.
Recreational Linkages Access roads linking from Pittwater Road to baseball fields, rugby park and equestrian grounds.	 Access road interlinking sporting fields within North Narrabeen Reserve.

2.6.2 Linkages with Adjoining Land/Facilities

The Sydney Lakeside Caravan Park – is located immediately south of the reserve and provides accommodation for visiting sporting groups/clubs utilising North Narrabeen Reserve, holidaymakers and long-term residents.

Coastal Environment Centre – The 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 a Pittwater Council facility.

North Narrabeen Beach/Rock pool – is located south east of the reserve and access is within walking distance across Sydney Road. The North Narrabeen Rock pool is a 50-metre sea pool located on the rock platform.

Pittwater Bicentennial Coastal Walk – The coastal walk is a series of headland pathways and lookouts connecting the ends of each beach to form a continuous coastline route which stretches along Sydney's northern coastline between Manly and Palm Beach.

Pittwater Road, Walsh Street and Sydney Road – These roads immediately adjoin the reserve at North Narrabeen and provide points of access to open space and pathway networks. Pittwater Road is a main road that links to the Wakehurst Pathway at Narrabeen and Mona Vale Road at Mona Vale.

2.6.3 Access, circulation, and parking

The ease of access to North Narrabeen Reserve is important to its users, for both those that come via vehicles and local residents who access the Reserve as pedestrians. The community identified a need for safer and easier access to the Reserve as many problems stem from the fact that originally the only access was from the residential streets to the south. With the implementation of the access road from Pittwater Road this has alleviated some of the problems associated with access.

The potential for North Narrabeen Reserve to be a venue for a range of non-sporting community activities has been identified by a number of groups including Council and the Warringah Rugby Club. The Reserve has already been used on an occasional basis for events such as rock concerts, circuses and markets, however the range of uses that would be acceptable to the surrounding community has not previously been defined.

The assessment of the type and number of activities that can occur will involve balancing local residential amenity with the broader benefits to the Pittwater community. Appropriate planning and management can minimise the conflict between the two factors.

3 PERMITTED FUTURE USES AND DEVELOPMENT

3.1 Planning Provisions

3.1.1 Introduction

This section defines the range of activities that can occur and the facilities and structures that can be constructed and operated and the extent or intensification of any development permitted at North Narrabeen Reserve. It also specifies the leases, licences and other interest in land, which are expressly authorised to be granted in respect of the community land at North Narrabeen Reserve. It also identifies the need for development consent for any proposed activities, and provides guidelines to assist Council in determining any Development Application required for proposed structures and activities.

Allocation of the general sports fields for sporting events is through Council's Facilities Manager in conjunction with the Manly Warringah Pittwater Sporting Union. Activities that do not require Development Consent require a permit from Council. Applications are required to be submitted to the Facilities Manager for consideration.

3.1.2 Guidelines for future development and uses

The *Pittwater Local Environmental Plan 1993* (as amended) requires Plans of Management for community land to specify the uses, activities and developments that will be permitted on the subject land that is zoned 6(a) (Existing Recreation "A"), both with and without development consent. This Plan of Management is a guide to the matters that Council may take into consideration for all development applications required for activities and developments on North Narrabeen Reserve. The landuse-planning table of this Plan of Management outlines examples of permissible and prohibited activities and developments on North Narrabeen Reserve.

3.1.3 Scale and intensity of future uses and development

This section defines what range of activities can occur and what facilities and structures can be constructed in North Narrabeen Reserve (including lease areas). It also identifies the need or otherwise for Development Consent (see Landuse Planning Table) for a proposed activity and guidelines in assisting Council to determine any Development Application. The scale of proposed developments on the site are shown on the concept Master Plan.

3.1.4 Development Application and Permit Procedures

Any proposed uses or development and building works that are permitted only with Development Consent (consistent with the uses listed in the Land Use Planning Table) would be subject to the normal Development Application process required by Council in accordance with the Environmental Planning and Assessment Act 1979. However, the following development types are exempt from this provision: toilet facilities, small refreshment kiosks, shelters, picnic facilities, structures for the playing of games and sports, playground structures, and works/storage sheds.

3.2 Leases, licences and other estates

3.2.1 Introduction

Council is permitted to grant leases, licences and other estates over community land in accordance with the provisions set out in the Local Government Act, 1993 and the aims and objectives of this Plan of Management.

A lease will be typically required where exclusive use or control of all or part of the Reserve is desirable for effective management of the area. A lease may also be required due to the scale of investment in facilities, the necessity for security measures, or where the relationship between a major user and facilities on the sportsground justify such security of tenure.

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of a reserve is proposed. A number of licences for different users can apply to the same area at the same time, provided there is no conflict of interest.

An assessment of each lease, licence or other estate granted would be carried out in terms of environmental quality and public access.

The Plan of Management at Section 3.5 as well as the Action Plan sets out the nature of the leases, licences and other estates that Council intends to grant under this Plan of Management.

3.2.2 Existing Leases on North Narrabeen Reserve

Existing Lease/Licence/Agreements	Description
Warringah Rugby Club	Ten (10) year agreement commenced 1 January 2002 until 31 December 2012.
Sidiff (Golf Driving Range)	Five (5) year lease commenced 28 October 2001 until 27 October 2006.

This Plan of Management authorises the renewing of the current existing leases and agreements on North Narrabeen Reserve.

3.3 Authorisation of leases and licences

To comply with the Local Government Act 1993, a Plan of Management for community land must clearly specify the leases, licences and other estates that are authorised on the land. Terms and conditions of a lease or licence should reflect the interest of the Council, protect the public, and ensure proper management and maintenance of North Narrabeen Reserve.

This Plan of Management specifically authorises the leasing, licensing or granting of an estate in the land that is the subject of this Plan, including the following:-

3.3.1 Manly Warringah Pittwater Pony Club

This Plan of Management expressly authorises the leasing or licensing for the use of the clubhouse facilities to the Manly Warringah Pittwater Pony Club. It is proposed that leases or licences granted to community groups will be similar to those leases granted to other community groups occupying community buildings such as Surf Clubs.

3.3.2 Pittwater Tigers AFL Club

This Plan of Management expressly authorises the leasing and licensing for the use of the proposed clubhouse facilities to the Pittwater Tigers AFL Club. It is proposed that leases or licences granted to community groups will be similar to those leases granted to other community groups occupying community buildings such as Surf Clubs.

3.3.3 Narrabeen Tigers Junior Rugby Union Club/Pittwater Baseball Club

This Plan of Management expressly authorises the joint leasing or licensing for the use of the clubhouse facilities to the Narrabeen Tigers Junior Rugby Union & Pittwater Baseball Club. It is proposed that leases or licences granted to community groups will be similar to those leases granted to other community groups occupying community buildings such as Surf Clubs.

3.3.4 Proposed Future leases, Licences and other estates

The following table identifies the major leases, licences and other estates for facilities proposed to be developed at North Narrabeen Reserve.

Proposed Lease/Licence	Lessor	Permitted Use	Description
Manly Warringah Pittwater Pony Club	Pittwater Council	Use of Clive Rogers Equestrian field for horse activities by registered members of the MWP Pony Club.	It is proposed to place the Pony Club on a community based lease arrangement for the use of the clubhouse facilities. It is proposed that any use of the reserve by individual horse owners will be only permitted through the approval and or membership of the Pony Club.
Pittwater Tigers AFL Club	Pittwater Council	Use of the AFL field for competition and training purposes and use of the proposed new clubhouse facilities	It is proposed to place the Pittwater Tigers AFL Club on a community based lease arrangement for the use of the proposed new clubhouse.
Pittwater Baseball Club	Pittwater Council	Use of the baseball fields for competition games and training and use of clubhouse facilities	It is proposed to place the Pittwater Baseball Club & Narrabeen Tigers Rugby Union on a joint community based lease arrangement for the use of amenities & clubhouse facilities.
Narrabeen Tigers JRUC	Pittwater Council	Use of the eastern rugby fields for competition games and training and use of clubhouse facilities	It is proposed to place the Narrabeen Tigers JRUC & Pittwater Baseball on a joint community based lease arrangement for the use of amenities & clubhouse facilities.

3.4 Schedule of Permissible Land Uses

Where applicable, the land use terms and definitions contained in the following schedules of permissible uses have the same meaning as those contained in the interpretation dictionary of the Pittwater Local Environmental Plan 1993 (as amended).

Permissible Uses Exempt (these may be subject to approval under Part 5 of the EPA Act 1979)	Permissible Uses Requiring Development Consent	Prohibited Uses (including but not limited to the following)
Advertising for sponsorship purposes. Buildings ancillary to the Reserve, which include toilets, change rooms, canteen, meeting room, storage and the like Bush regeneration (including weed removal) Car parking area (sealed or unsealed) ancillary to use of the reserve Car markets/sales Children's playground facilities and structures Concerts Evacuation Area for large animals under Local Emergency Plan Earthworks to construct structures identified on the Landscape Master Plan Filling, levelling, grading and topdressing Filming Fire hazard reduction activities Horse riding only in conjunction with Pony Club or equestrian activities. Informal recreation activities, such as picnics Land restoration works, including mounding Landscaping works Laying of turf or re-turfing Lighting Markets Multi-use pedestrian and cycle tracks, including footpaths, cycle tracks, boardwalks, minor bridges Noticeboards Open air cinemas Park furniture Parking ancillary to the reserve Picnic facilities	Community events involving more than 4,000 people Community facilities Floodlighting Filling greater than 500mm in depth. Grandstand or similar for spectator seating Telecommunications facility or tower Temporary activities, developments or events that exceed one of the following criteria: • The number of participants and/or spectators on any one day of an event exceeds 4,000 • Activities will occur outside the period between 8am and 12pm. • Activities or temporary facilities will occur over a total of more than 14 continuous days	Agistment of stock Consumption of alcohol other than with the express permission of Council. Development and temporary activities or events not consistent with the Plan of Management Domestic drainage outlets Extractive industries Hitting of golf balls other than in the golf driving range. Private alienation or encroachment on to the Sportsground Recreational motor sports (including four-wheel driving, motorbike or trail bike riding, or similar) Recreational horse riding without being a member of the MWP Pony Club. Unauthorised dumping of refuse including building materials, soil, fill, garden wastes and the like (other than importing of fill for permitted works) Unleashed dogs. Vegetation removal not in accordance with Council's Tree Preservation and Management Order

Permissible Uses Exempt (these may be subject to approval under Part 5 of the EPA Act 1979)	Permissible Uses Requiring Development Consent	Prohibited Uses (including but not limited to the following)
Public addresses Public drainage and stormwater works Public gardens Recreation area Recreational facilities, other than buildings Road or vehicle access track (formalised) Shade structures and shelters Signage, including compliance, directional, interpretive, identification and safety signs Sporting activities and games (organised, informal) consistent with this Plan of Management Structures required for the playing of games or sports, such as cricket practice nets, goal posts, baseball/softball cages Temporary commercial activities, developments or events requiring a lease, licence or other estate under *the Local Government Act 1993* Temporary activities, developments or events consistent with this Plan of Management that do not exceed one of the following criteria: • The number of participants and/or spectators on any one day of an event does not exceed 4,000 • Activities that will occur outside the period between 8am and 12pm. • Activities or temporary facilities will occur over a total of more than 14 continuous days Temporary community activities requiring a casual booking or permit under the relevant Council policy		

4 MANAGEMENT STRATEGIES

This section of the Plan of Management outlines the direction for the management of North Narrabeen Reserve and has the following objectives:-

- To formulate management strategies (objectives);
- To ensure consistency with core objectives for community land categories;
- To develop means of achievement (actions);
- To provide means of assessment (of the actions);
- To assign priorities for each of the actions; and
- To develop a Master plan for inclusion in council's works program.

4.1 Implementation

The Plan of Management is to be reviewed on a five yearly basis. Each of the management actions has been given a priority as to the importance of the action.

It should be recognised however, that the commencement and completion of the Management Actions are dependent on available Council resources and funding. As such projects and Actions identified in this Plan of Management must be assessed against the other priorities of Council.

4.2 Actions Table

The Attached actions table includes objectives along with specific actions to be taken to achieve the objectives. Responsibility is attached to each action, as well as the priority and a measure by which performance can be assessed.

Table 4.2 Action Table

Objectives	Actions	Responsibilit	Priority	Performance Measures
To maintain North Narrabeen Reserve as a significant area of open space	• Retain the primary function of the reserve as recreation	Res/Rec	H	No uses occurring that are incompatible with recreation activities.
	• Allow further development of activities only in areas designated on the Master plan	Res/Rec	H	Facilities established being consistent with Master plan.
	• Ensure ancillary structures to sporting fields are small in scale, landscaped appropriately and are designed to integrate with the landscape.	Res/Rec/Bld	H	Absence of inappropriately designed structures.
Improve the landscape amenity of North Narrabeen Reserve.	• Develop planting master plan that can be divided into allotted sections for each leaseholder to carry out.	Res/Rec	H	Planting Master plan prepared.
	• Supplement existing plantings where appropriate	Res/Rec	M	Plantings effectively established.
	• Replace fence around main sporting field and establish tree plantings around the external perimeter.	Res/Rec	M	Fence replaced. Plantings effectively established.
	• Establish avenue planting to central roads and paths. Clearly define edges of roads and paths.	Res/Rec	M	Condition of existing paths improved. Plantings effectively established.
	• Improve the landscaped perimeter around the Golf Driving Range	Res/Rec & Lessee	H	Plantings effectively established.
	• Define edges to sporting areas with planting, where flexibility of use is not compromised.	Res/Rec	M	Main sporting precincts defined by plantings.
To maintain the Commercial Activities Sporting Precinct (currently comprising the Golf Driving Range).	• Develop appropriate terms for the tender of the commercial activities sporting precinct in the context of the broad objectives for the reserve.	Bus/Admin	H	Commercial Activities Sporting Precinct successfully tendered for optimum benefit to Council and the community.
	• Establish effective communication between the successful tenderer and Council staff.	Bus/Admin/ success tenderer	H	Issues relating to the operation of the Commercial Activities Sporting Precinct dealt with quickly and effectively.

Objectives	Actions	Responsibilit	Priority	Performance Measures
Minimise the risk to people and property from stray golf balls.	• Reduce the width (with planting and mounding) of the access road along the southern fence to prevent vehicles parking. Parking to be further limited by the construction of a landscaped earth mound at the northern end of the Pittwater Rugby Park	Res/Rec/Bld	H	No damage incurred to vehicles along the access road.
	• Plant tall species such as Eucalypts as a backdrop to the existing planting to provide additional shielding from golf balls	Res/Rec	H	Number of golf balls escaping over the southern fence minimised.
	• Establish planting within the golf driving range to further direct golfers aim to the centre of the range.	Current Lessee	H	Number of golf balls escaping over the southern fence minimised.
	• Supervise golfers to ensure that direction of shots is towards the centre	Current Lessee	H	Number of golf balls escaping over the southern fence minimised.
	• Maintain existing controls on the use of the southernmost tees	Current Lessee	H	Number of golf balls escaping over the southern fence minimised.
Ensure the Main Sporting Field is managed as a high quality sports facility.	• Allow a range of uses in the lease area that are consistent with the broad objectives of the Reserve.	Res/Rec/Bld	H	Main sporting field used for a range of events that are compatible with the function of the reserve.
	• Ensure that capital improvements to the main sporting field are undertaken on a needs basis.	Res/Rec	H	Main sporting field of high visual amenity.
	• Allow commercial ventures to be entered into if the result is the provision of facilities that benefit the community.	Res/Rec/Bld	H	Facilities established that are of high quality, have a net community benefit and are financially viable.

Objectives	Actions	Responsibility	Priority	Performance Measures
Maintain equestrian activities in the short term until viable alternative sites are found.	• Import fill as necessary to level the surface of the equestrian field in consultation with MWP Pony Club	Res/Rec & Pony Club	M	Level equestrian field surface.
	• Allow limited additional facilities at the western end of the equestrian ground if required.	Res/Rec/Bldg	L	Adequate facilities for equestrian activities provided.
	• Ensure that only MWP Pony Club utilise the equestrian field for social riding.	Res/Rec/ Compliance	H	Only MWP Pony Club members are utilising the ground for social riding.
Maximise the quality of the public sporting fields	• Import fill to improve drainage on the sporting fields. Develop defined overland flow paths & sub surface drainage to all fields.	Res/Rec	H	Ground closures due to wet conditions reduced.
	• Develop basic bayonet fitting irrigation system for all playing fields.	Res/Rec/Bld	M	Irrigation carried out efficiently and effectively.
	• Undertake tree planting to define field & provide shade for spectators, where field boundaries will not be compromised.	Res/Rec	M	Main sporting precincts defined by plantings.
	• Investigate opportunities for increased use of sporting fields, where quality of the playing surface is not compromised	Res/Rec	H	Maximise use of sporting grounds achieved with high quality surface maintained.
	• Encourage and allow for use of the grounds by multiple sports	Res/Rec	H	Large number of different sports using the Reserve without conflict.
Provide indoor sports facility	• Allow for the development of a facility that provides a range of indoor sporting facilities	Res/Rec/Bld & Bus Admin	H	Indoor Sports Facility established.
Provide facilities for local residents to utilise the Reserve for non-sporting recreational facilities	• Establish a pedestrian/cycle track within the Reserve, including associated planting with super advanced trees.	Res/Rec	M	Pedestrian and cycle track constructed.
	• Develop passive recreational areas in the north eastern side and south eastern corners of the Reserve. Include barbeque facilities where appropriate.	Res/Rec/Bld	M	Limited facilities and improved landscape established in the northeast and southeast corners of the reserve.
Accommodate Commuter Park and Ride Facility	• Establish the primary car parking area and associated facilities as the parking area for the Park and Ride.	Res/Rec & Dept Transport	H	Park and Ride operating without conflicting with activities within the reserve.

Objectives	Actions	Responsibility	Priority	Performance Measures
Establish North Narrabeen Reserve as a venue for non-sporting community events.	• Allow for the main sporting field to be utilised for a defined range of acceptable community uses. Approval mechanisms defined in this plan to be followed.	Res/Rec/Bld	H	Community events conducted that do not inconvenience local residents.
	• Ensure that notifications to local residents occur before any major events are held	Res/Rec/Bld & event organiser	H	Local residents have full knowledge of any major community events.
	• Ensure that the community events permitted are in accordance with the procedures identified in this Plan.	Res/Rec/Bld	H	Permits and Development consents issued in accordance with this Plan.
Provide safe and efficient vehicle circulation within North Narrabeen Reserve.	• Establish a defined paved vehicular access network separated from pedestrian access.	Res/Rec	H	Vehicles circulating within the Reserve with a minimum of congestion.
	• Reconfigure access road along the southern golf driving range perimeter to eliminate parking	Res/Rec	H	No cars parked along access road.
	• Pittwater Rd Access – Install traffic lights to enable right hand turn into Reserve.	Res/Rec & RTA	L	Vehicles travelling north gain entry/exit to North Narrabeen Reserve to reduce traffic flow in adjoining streets.
Provide adequate and efficient car parking within the Reserve.	• Establish area adjacent to the Rugby training field as the primary parking area for major events within the Reserve.	Res/Rec	H	Main car park filled before alternative car parking is utilised.
	• Establish a secondary/overflow parking area as an additional use on the equestrian ground.	Res/Rec	H	Minimal parking on residential streets by users of and visitors to the Reserve.
	• Provide additional 90° parking bays by modifications to Walsh Street.	Res/Rec	M	Absence of car parking within the Reserve outside defined parking areas.
	• Construct car park to service equestrian area, AFL/Baseball fields as per Master plan	Res/Rec	M	Car park used by equestrian/baseball/AFL participants and spectators.

Objectives	Actions	Responsibility	Priority	Performance Measures
Provide effective pedestrian access to North Narrabeen Reserve	• Make allowance for pedestrian access from Pittwater Road to complement the vehicular access.	Res/Rec & Urban Infrast.	H	The Reserve easily and safely accessible for pedestrians from Pittwater Road.
	• Link the existing access points from Sydney Road and Arnott Crescent to an internal pedestrian network	Res/Rec	M	The Reserve easily and safely accessible for pedestrians from Sydney Road and Arnott Crescent.
	• Establish a defined pedestrian access route from Walsh Street.	Res/Rec & Urban Infrast.	M	The reserve easily and safely accessible for pedestrians from Walsh street.
Provide safe pedestrian circulation within North Narrabeen Reserve	• Separate pedestrian and vehicular access within the Reserve	Res/Rec	H	No conflict between pedestrians and vehicles.
Establish an effective directional signage system.	• Establish a signage system that directs people to the Reserve and within the Reserve and is of high graphic quality.	Res/Rec	M	The Reserve being easy to locate and navigate
Ensure that sporting bodies currently utilising facilities on the reserve are placed on community /commercial based lease arrangements.	• Draft community based lease agreements for the Manly Warringah Pittwater Pony Club, Pittwater Tigers AFL Club, Pittwater Baseball Club and Narrabeen Tigers JRUC	Res/Rec	H	All sporting groups that utilise the clubhouse buildings on the reserve are placed on community/commercial based lease arrangements.

5. PROPOSED IMPROVEMENTS

5.1 Basis for overall concept

The Concept Landscape Master Plan, as shown has been developed to illustrate the works and improvements to North Narrabeen Reserve that are required to address key management issues and objectives.

It intends to accommodate necessary additions and mitigate the existing fragmentation/compartmentalisation of the various parts of the Reserve and provide a more stable framework from which the various users can benefit.

The main elements of the Concept Master plan include:

- Implementation of a network of tree lined park roads, which will provide access and definition to all sporting areas. Car parking will also be provided in areas surrounding the rugby-training field to cater for major sporting events;
- Incorporation of a continuous cycle/walking track around the Reserve perimeter linked to the existing access points from Sydney Road and Arnott Crescent;
- The creation of an ephemeral wetland feature by way of a series of ditches cut into the existing grade, running in a north south direction between the sporting pitches and cycle track;
- The provision of the planting of larger species along the boundary such as Eucalypt and Ficus species to provide additional shielding from golf balls along the southern boundary of the Golf Driving Range;
- Reconfiguration of the access road along the southern boundary of the Golf Driving Range to prevent parking along this road further reducing the risk of damage to vehicles and pedestrians from escaping golf balls. There will also be an onus on the operator of the golf driving range to appropriately supervise customers to ensure that aim is not directed towards the right hand side of the range;
- An area has been reserved for the development of a sporting facility;
- Implementation of a community lease between Council and the Pony Club for the use of clubhouse and to further manage the use of horses at the reserve. Signage to be installed prohibiting the riding of horses through the reserve without the express permission of the current Leaseholder (which will be the Pony Club);
- Reduce width of Walsh by incorporating 90° parking and a pedestrian footpath along the northern side, replace fence and screen with a single row of Moreton Bay Figs and understorey planting;
- Installation of a small children's playground;
- Implementation of a community based lease agreement with the Narrabeen Tigers JRUC/Pittwater Baseball for the use of the clubhouse.

5.2 Major Works Program

The following works program for North Narrabeen Reserve will be updated and implemented according to priorities and budget allocations assigned for each action by Council as a part of the process of annual review for the Pittwater Management Plan.

Item	Description	Estimate of cost	Priority
Modification of existing access road	Existing access road modified with asphalt surface, 6-metre carriageway & 90° parking. Provide kerb & gutter where required. Southern end, delineate pathway from roadway with timber bollards. Install fencing on western side to protect existing dish drain	$200,000.00	H
Unsealed internal roads	6 metre unsealed road including dish drain. Removable bollards installed at entrances to roads. Timber bollards installed in grass verges at 2.5 metre centres.	$120,000.00	M
Pittwater Road access	Install traffic lights to enable right hand turn into Reserve and concrete footpath.	$140,000.00	M
Amenity planting to edges and ancillary open space areas	Planting to edges of the Reserve and to passive open space areas as per master plan.	$300,000.00	M
Modification to Walsh Street	Road width reduced from park side to 6.0 metres with 90° angle parking. Footpath to be installed adjacent to parking bay & light standard as required. Single row of Moreton Bay Figs planted with understorey to define park boundary. No parking on the southern side of Walsh Street	$235,000.00	L
Multi Access Pathway	3-metre wide path constructed with stabilised decomposed granite/broom finish concrete. Verges planted with small indigenous tree and shrub species. Access paths to Sydney Road and Arnott Crescent modified to connect to proposed cycle track.	$650,000.00	L
Drainage Swale	Swale created by shallow profiling of ground to edge of sports fields, with geotextile liner. Edges stabilised with drought tolerant wetland grasses. Catchment pond excavated with 1:8 falls to centre, max 1.5 metres depth. Discharge pipe connected to stormwater.	$73,500.00	L
Replacement of Grandstand Roof	Replacement of roofing on grandstand located adjacent to main field	$450,000.00	H
	TOTAL	**$2,673,500.00**	

APPENDIX A

BASIS FOR MANAGEMENT

State Government requirements

Local Government Act

Introduction

All public land vested in or under the control of Pittwater Council (except a road, land to which the *Crown Lands Act 1989* applies, a common, land subject to the *Trustees Schools of Arts Enabling Act 1902*, or a regional park under the *National Parks and Wildlife Act 1974*) must be managed in accordance with the *Local Government Act, 1993* (as amended).

The *Local Government Act 1993* requires that Councils must classify all public land as either "community" or "operational" land.

As North Narrabeen Reserve has been classified as community land under the *Local Government Act, 1993*, the land will be available for public access and use. Community land must not be sold, exchanged or otherwise disposed of by the Council (unless a public hearing is held and reclassification of the land to operational occurs), except to enable the land to become or be added to a Crown reserve, or land reserved or dedicated as a protected area under the *National Parks and Wildlife Act, 1974*. Community land also cannot be leased or licensed for a period longer than 21 years.
Plans of Management that apply to one or more areas of community land must be prepared and adopted by Council. The way in which community land can be used and managed, are strictly governed by an adopted Plan of Management, and any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land.

The nature and use of any parcel of community land must not change, until Council adopts a Plan of Management for the land. This means that Council cannot carry out new development on the land, or grant a lease, licence or other estate over the land until a Plan of Management is in place.

Categories of community land

Under Section 36 of the *Local Government Act, 1993*, community land is required to be categorised as one or more of the following:

- Natural area (further categorised as either bushland, wetland, escarpment, watercourse, or foreshore);
- Sportsground;
- Park;
- Area of cultural significance, and;
- General community use.

North Narrabeen Reserve has been categorised as Sportsground, General Community Use and Park.

The following outlines the goals and objectives of both the State Government and Pittwater Council that apply to the management of North Narrabeen Reserve.

3.1 Goals and objectives

The following section outlines the goals and objectives of both the State government and Pittwater Council that apply to the management of reserves.

3.1.1 State government objectives

Community land

Community land must be managed in accordance with the core objectives for the relevant category. The core objectives for community land categorised as sportsground, park and general community use under the *Local Government Act, 1993* are as follows:

Sportsground

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

Park

- To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- To provide for passive recreational activities or pastimes and for the casual playing of games, and
- To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

General Community Use

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

These objectives and means of achieving these objectives are set out in the Action Plan.

Environmental Planning and Assessment Act, 1979

The *Environmental Planning and Assessment Act, 1979* forms the basis of statutory planning in New South Wales, including the preparation of Local Environmental Plans (LEP's) by Councils which regulate land use and development.

Pittwater Council, as the consent authority under the *Pittwater Local Environmental Plan, 1993* (as amended) and the *Environmental Planning and Assessment Act, 1979* controls development and the use of parks and reserves in Pittwater.

The *Pittwater Local Environmental Plan, 1993* requires Plans of Management to define developments, activities and uses within the 6(a) zone that are permissible with and without development consent. This Plan of Management defines permissible activities and developments, and establishes a structure that identifies when development consent is required.

Council's Land Management Policies and Plans

Relevant policies and plans

Plans of Management for parks and reserves in Pittwater are guided by various plans, strategies and policies, prepared by Council. The Open Space, Bushland and Recreation Strategy for Pittwater local government area, sets out priorities for future provision of open space, bushland and recreation facilities and opportunities. The Section 94 Contributions Plan for Open Space, Bushland and Recreation (2000) draws on these identified priorities and outlines how they can be funded by developer contributions.

Program for Preparation of Plans of Management

Pittwater Council has set out a five-year program for the preparation of Plans of Management for its parks and reserves to meet its statutory obligations under the *Local Government Act, 1993* and the *Crown Lands Act, 1989*. The two main types of Plans of Management prepared by Council are significant area plans that cover one area of open space, and plans that cover a number of similar types of open space.

Pittwater Council has prepared this Plan of Management primarily to update the previous Plan of Management adopted by Council in 2000.

APPENDIX B

MASTER PLAN



Boundary Planting
Boundary planting to include larger species, such as Eucalyptus and Ficus species, to provide additional shielding from golf balls and provide definition around the boundary of the driving range.

Golf Driving Range
Golf Driving Range and associated car park and buildings to be maintained by lessee as per lease agreement.

Western Boundary
Restoration of existing garden bed areas along embankment including re-mulching, weed removal, pruning of existing vegetation and supplement with local native species - by lessee.

Pittwater Road Access
Install traffic lights to enable right hand turn into North Narrabeen Reserve - subject to RTA approval & funding.

Internal Roads
Six (6) metre road including dish drain. Removable bollards installed at each entrance to the internal access roads. Timber bollards installed in grass verges at 2.5 metre centres.

Park and Ride
Car park formed within formal tree grid. Streetscape fixtures i.e. tree surrounds and guard rails, light standards, bollards, benches and user amenities incorporated into the design.

Modification of Existing Access Road
Existing access road modified with asphalt surface, six (6) metre carriageway, 90° parking, and reduced speed limit to 10km/hr. Provide kerb and gutter where required.
At the Southern end, delineate the pathway from the roadway with timber bollards and install fencing on the western side to protect the existing dish drain.

Pony Club
Enter into a Community based lease agreement with the Pony Club for use of the clubhouse. Install signage - prohibiting riding of horses through the reserve without express permission of the current leaseholder. Investigate possible relocation of road to the eastern side of the pony club.

Sports Related Facilities
Denotes limit of area in which future built development (other than minor ancillary sporting facilities) can take place.

Central Playing Field Mound
Extend existing mound to the west, and re-shape the southern side of the existing mound, which surrounds the central playing field, to achieve a gentler slope and landscape.

Walsh Street
Reduce width of Walsh Street, to six (6) metres, by extending out boundary of the Reserve. Incorporate 90° degree angle parking along the Southern boundary of the Reserve and an associated footpath and lighting as required. Define the Southern boundary of the Reserve with a single row of Moreton Bay Figs and understorey planting. No parking proposed on the southern side of Walsh Street.

Amenity Planting to Edges & Passive Open Space Areas
Maintain the passive open space grassed area in the NE section of the Reserve. Prune existing vegetation and supplement planting along the boundary edges and also within the open space area as per master plan.

Northern Mound
Extend north mound and landscape. Add kerb and gutter to the south side of the access road, to prevent parking and improve pedestrian acceess.

Pittwater Baseball and Narrabeen Tigers Clubhouse Area of possible lease to Narrabeen Tigers and Pittwater Baseball for use as a shared clubhouse facility, subject to investigation of possible relocation of the clubhouse facility into eastern mound of main ground.

Drainage Swale
Swale created by shallow profiling of ground to edge of sports fields, with geo-textile liner. Edges stabilised with drought tolerant wetland grasses. Catchment pond excavated with 1.8 falls to centre and a maximum of 1.5 metres in depth. Discharge pipe connected to stormwater.

Sports Fields
Multi-purpose sports fields adapted to seasonal requirements and changing on-going needs.

Cycle/ Walking Track
Three (3) metre wide path constructed with stabilised decomposed granite / broom finished concrete. Verges planted with trees and low native shrubs and grass species. Access paths to Sydney Road and Arnott Crescent modified to connect to proposed cycle track.

Sports Fields
Multi-purpose sports fields adapted to seasonal requirements and changing on-going needs.

Proposed Pittwater Tigers AFL Amenities Building
Investigate a possible location for a new amenities building to accommodate Pittwater Tigers AFL Club and implementation of community based leases for the club.

Sydney Road Boundary
Provide low mounding and returfing and planting to Reserve SE corner.

North Narrabeen Reserve Master Plan



Pittwater's Sporting Precinct
Pittwater Council November 2004