

DISTRICT PARK LEASE AND SPORTS AND COMMUNITY BUILDING COMMUNITY ENGAGEMENT REPORT

FINAL REPORT

4 JULY 2016



NORTHERN BEACHES COUNCIL

DISTRICT PARK LEASE AND SPORTS
AND COMMUNITY BUILDING
COMMUNITY ENGAGEMENT REPORT

FINAL REPORT

4 JULY 2016

Parkland Planners

ABN: 33 114 513 647

PO Box 41

FRESHWATER NSW 2096

tel: (02) 9938 1925

mob: 0411 191 866

sandy@parklandplanners.com.au

www.parklandplanners.com.au

DIRECTOR:

Sandy Hoy

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ACKNOWLEDGEMENTS

Warringah Council

Buildings Property and Spatial Information

Campbell Pfeiffer	Group Manager – Buildings Property and Spatial Information
Colin Windleborn	Property Manager
Tereza Tomas	Property Officer

Parks Reserves and Foreshores

Christine Deaner	Senior Recreational Service Planner
------------------	-------------------------------------

Marketing and Communications

Kate Lewis	Community Engagement and Research Manager
Jennifer Hernandez	Community Engagement Officer

EXECUTIVE SUMMARY

1 Introduction

Clubhouses associated with sporting facilities in District Park (Warringah Golf Club, North Manly Bowling and Recreation Club, Calabria Bowling Sports and Social Club) have been constructed on an ad-hoc basis over the years. Several sporting clubs and activities are located in close proximity at District Park, and the leases of some of these facilities expired from 2014 onwards. In addition, Warringah Golf Club has indicated their desire to locate their clubhouse in District Park rather than outside the park.

Combining sports and community activities into one building in District Park was first proposed by Warringah Council in the District Park Discussion Paper in November 2013. Council saw an opportunity to combine these clubs into a shared, modern, multipurpose facility rather than have disparate and poorer quality facilities. This would have social opportunities as well as financial benefits to the clubs and the community.

Feedback from the community about the proposed combined sports club in 2013-14 through public exhibition of the District Park Discussion Paper and the District Park Strategic Directions Paper was generally favourable.

In 2014-15 Council decided to test the need for and the feasibility of a combined sports and community building in District Park. Council commissioned the District Park Clubhouse Feasibility Study which was prepared by Golf Business Advisory Services in April 2015. The feasibility study concluded that a combined clubhouse is feasible, and the most favourable location is in Nolan Reserve close to the corner of Pittwater and Kentwell Roads, which is currently occupied by the North Manly Bowling and Recreation Club.

Based on feedback from the community about the combined sports, recreation and community facility, Council proposed in the Draft Plan of Management for District Park (May 2015) to:

“Implement a process to develop a central recreation club on the site of the current North Manly Bowling Club to include activities on WRC site (bowling, golf and other recreational activities)”.

Features of a central, combined sports, recreation and community facility which were supported most by respondents to the public exhibition of the Draft District Park Plan of Management in June-July 2015 were:

- ☐ the long-term lease of the combined sports, recreation and community building should be to Warringah Golf Club
- ☐ support for a combined sports, recreation and community club
- ☐ the sports and community club should be for multiple sports
- ☐ the clubhouse should be located close to the golf course
- ☐ the building design should allow for storage, clubrooms, change rooms, and social areas.

Key concerns/issues about a central, combined sports, recreation and community facility included:

- ☐ location of the building on the identified footprint in relation to the golf course and the riparian corridor of Brookvale Creek
- ☐ possible loss of a bowling green(s) at North Manly Bowling and Recreation Club

- ☐ changes to the configuration of Warringah Golf Course
- ☐ uncertainty about the combination of clubs which would be involved
- ☐ management structure of the building
- ☐ possible involvement of Manly Warringah Rugby League Football Club
- ☐ length of the lease period
- ☐ uncertainty of funding of the building and parking area between Council and Warringah Golf Club
- ☐ poker machines and gambling
- ☐ the site is flood prone, so the building would need to be raised to avoid flooding.

Community feedback on the proposed sports, recreation and community facility was considered. The action in the adopted Plan of Management for District Park was changed to:

“Investigate and develop a combined sports, recreation and community club building on the site of the current North Manly Bowling and Recreation Club.”

The preferred maximum footprint and some suggested features of the building are shown on the Landscape Concept Plan for District Park in the District Park Plan of Management, which was adopted by Warringah Council on 25 September 2015.

Since the Plan of Management for District Park was adopted on 25 August 2015, Council has put the occupiers of the three main leased areas – Warringah Golf Course, North Manly Bowling and Recreation Club, and the Warringah Recreation Centre - on monthly tenancy and extending arrangements until August 2017.

Scope

The lease from August 2017 is proposed to include:

- ☐ the leased land of the Warringah Golf Course, North Manly Bowling and Recreation Club, and the Warringah Recreation Centre.
- ☐ design, construction, and centralised management and operation of a Sports and Community Building on the site of the North Manly Bowling and Recreation Club.

Process and timing

Community engagement about the proposed tender was conducted in March-April 2016.

Council endorsement is required to proceed with the tender.

Proposed tender criteria

Warringah Council informed the community that it preferred a single management approach to the lease of the land occupied by the Warringah Golf Course, North Manly Bowling and Recreation Club, and the Warringah Recreation Centre; and to design, construct, and centrally manage and operate the Sports and Community Building.

The successful tenderer would be required to meet certain compulsory criteria including:

- ☐ design and construction of a Sports and Community Building
- ☐ centralised management and operation of the Warringah Golf Course, Warringah Recreation Centre, and the Sports and Community Building
- ☐ continued operation of Warringah Golf Course as an 18 hole golf course.

- ❑ compliance with relevant legislation (including development, environmental)
- ❑ compliance with the District Park Plan of Management 2015
- ❑ public access to the Sports and Community Building.

Other aspects of the Sports and Community Building may be negotiable, such as:

- ❑ location of the Sports and Community Building within the specified footprint
- ❑ building components and design
- ❑ future uses of the building
- ❑ management of the building.

Opportunities for community engagement

Warringah Council promoted and facilitated several opportunities to comment throughout the period of community engagement. Such opportunities included:

- ❑ 'Your Say Warringah' Home Page
- ❑ Warringah Update advertisement in the *Manly Daily* on Saturday 19 March and 16 April 2016.
- ❑ bulk email of the monthly newsletter 'Warringah Matters' sent to each of 3,500 people on Council's Community Engagement Register on 4 April.
- ❑ bulk email to 1,500 Your Say Warringah registered members on Tuesday 5 April 2016.
- ❑ a letter mailed out to over 1,700 local property owners and residents.
- ❑ meetings with key external stakeholder groups, including Warringah Golf Club, Voyager Tennis, Luik Holdings, Manly Christian Brothers Old Boys Football Club, North Manly Bowling and Recreation Club, Manly Warringah Leagues Club, and Northern Beaches Futsal Association.
- ❑ four community drop in sessions:
 - Saturday 2 April, 3pm to 5pm at Warringah Golf Club, 397 Condamine Street, North Manly
 - Saturday 9 April, 11.30am-1.30pm at North Manly Bowling and Recreation Club, 431 Pittwater Road, North Manly
 - Wednesday 13 April, 6pm-8pm at Warringah Recreation Centre, 459 Pittwater Road, North Manly
 - Wednesday 27 April, 6pm-8pm at North Manly Bowling and Recreation Club.

The feedback Council received from the community is intended to influence the criteria for the tender if it proceeds.

Further information about the proposed lease and associated background information is available on Council's website at

<http://yoursaywarringah.com.au/Districtparkleasesandsportsbuilding>

Outcomes of community engagement

117 written submissions were made by stakeholders and the community in response to the call for comments. Sources of feedback were the online survey on Your Say Warringah (70% of responses), hard copy feedback form (26%), email (2%), one letter, and one petition with 223 signatures.

Members of clubs which responded most were the key user groups of North Manly Bowling and Recreation Club, Manly Leagues Club, and Warringah Golf Club.

In general, there is speculation and uncertainty about the composition of the entity which may tender for the lease, although some respondents professed to know who the successful tenderer would be. There is no clear support for a potential tendering entity.

Respondents want to strongly protect the interests of the club(s) of which they are a member. While some club members/facility users are prepared to share the proposed sports and community building with others, other club members/facility users are not.

Overall there is qualified support for the proposed lease, provided concerns are addressed and that certain criteria are included in the expression of interest for the lease.

The key concern expressed is the future of the North Manly Bowling Club if the sports and community club proposal goes ahead. Retention of at least two bowling greens is the main desired requirement to ensure the bowling club can continue to operate.

Key responses to the questions asked are:

Liked aspects about the lease

The most liked aspect of the proposed lease is for a combined/"country club" facility to encourage community and social interaction, followed by support for various combinations of clubs to hold the head lease or to be involved in the successful tendering entity.

Concerns about the lease

Concerns about the proposed lease centre on decline or loss of the North Manly Bowling and Recreation Club if bowling facilities are downgraded or not included in the proposal.

Other key concerns about the lease are:

- ☐ Manly Leagues Club won't cater for all existing sports if they are the head lessee
- ☐ Traffic, parking and pedestrian access around Kentwell Road
- ☐ Opposition to one lease, or a preference for separate leases for each facility/club
- ☐ Displacement of current users
- ☐ Management would not be for all interested parties
- ☐ Loss of identity of individual sporting groups.

Criteria for tender of the Warringah Golf Course

Criteria for the tender for the Warringah Golf Course should include the following requirements:

- ☐ Maintenance of the golf course in its current or better condition
- ☐ Experience in golf business management and a sound financial structure
- ☐ Management and maintenance of the golf course by the Warringah Golf Club
- ☐ Retention of an 18-hole golf course
- ☐ Public access and use for golf.

Criteria for tender of the Warringah Recreation Centre

Criteria for the tender for the Warringah Recreation Centre should include the following requirements to:

- ☐ Provide facilities for multiple use by a range of user groups

- ☐ Retain existing sporting activities
- ☐ Demonstrate a long term commitment to managing the Recreation Centre
- ☐ Upgrading the Recreation Centre
- ☐ Demonstrating a sound business structure and plan.

Liked aspects of the Sports and Community Club

The most liked aspect of the proposed sports and community club is that combining clubs/groups in a new building will benefit the community.

Other liked aspects of the proposed sports and community club are:

- ☐ Economy of scale / cost efficiency of a new combined club
- ☐ Consolidated building
- ☐ Possible management by Manly Leagues Club and North Manly Bowling and Recreation Club.

Concerns about the Sports and Community Club

The main concerns about the proposed sports and community club are related to retaining a bowling club on the site. A reduction in the number of greens to below a minimum of two greens would result in a reduction in or loss of valued bowling, social and entertainment activities.

Other key concerns are:

- ☐ Lack of parking
- ☐ Traffic and site access
- ☐ Poor quality building and site design
- ☐ Funding and financial viability
- ☐ Potential over-development of the site
- ☐ Poker machines
- ☐ The new club will try to be “everything to everyone”
- ☐ Reduction in entertainment and function facilities
- ☐ High building construction costs
- ☐ A private club on public land
- ☐ Building on flood-prone land
- ☐ Compromised open space and aesthetics of the site
- ☐ Manly Leagues Club would control the facility.

Suggestions to address key concerns about the Sports and Community Building focused on:

- ☐ retaining the bowling club with a minimum of two bowling greens
- ☐ applying development controls for adequate parking
- ☐ planning for traffic ingress and egress
- ☐ involving professionals such as architects, landscape architects and engineers
- ☐ sensitivity to the surrounding environment
- ☐ demonstrated financial capacity of the tenderer
- ☐ experience in running a similar club
- ☐ a short, medium and long term business plan
- ☐ development controls, particularly building footprint/envelope
- ☐ limiting the number of poker machines
- ☐ considering the needs of all groups

- ☐ continuing use for social events
- ☐ retaining and upgrading existing buildings
- ☐ retaining community interests and focus.

Conclusion

A range of interests and concerns were represented in the 117 submissions received. It is recommended that Northern Beaches Council carefully consider the content of the submissions from the community and stakeholders.

If Council resolves to call tenders to lease land occupied by the Warringah Golf Course, Warringah Recreation Centre, and North Manly Bowling and Recreation Club; and to design, construct and centrally operate a sports and community club then the concerns and desired criteria of the community and stakeholders should be reflected in the process which follows on from the community and stakeholder engagement.

Based on the submissions, Northern Beaches Council should require the tendering entities to address the following, among other considerations:

- ☐ the expressed desire of the community for a combined/"country club" facility to encourage community and social interaction
- ☐ experience in sport and community facility management
- ☐ sound financial capacity, structure and management
- ☐ a long term commitment
- ☐ public access to the sporting and community facilities
- ☐ multiple use by a range of user groups
- ☐ the needs of existing sporting groups, while avoiding the potential displacement of current users and loss of identity of individual sporting groups.
- ☐ maintenance of existing sporting facilities and buildings in at least their current or better condition.

The process involving Northern Beaches Council and the State government in planning, design and construction of the sports and community building would address the key concerns of:

- ☐ traffic and pedestrian access around Pittwater and Kentwell Roads
- ☐ safe vehicle ingress and egress
- ☐ adequate on-site parking
- ☐ site design, taking into account the riparian corridor and adjoining open space in Nolan Reserve
- ☐ building on flood-prone land
- ☐ the building footprint/envelope.

The number of gaming machines in the sports and community club is the responsibility of the NSW Government.

Ongoing management of the leased sports and community facilities in District Park and meeting the terms of the lease would be the responsibility of the successful tenderer and Northern Beaches Council.

1 INTRODUCTION

1.1 Background

Clubhouses in District Park

Clubhouses associated with sporting facilities in District Park have been constructed on an ad-hoc basis over the years. Such clubhouses are:

- ❑ Warringah Golf Club (located on privately owned land at 397 Condamine Street in North Manly)
- ❑ North Manly Bowling and Recreation Club (located in Nolan Reserve)
- ❑ Calabria Bowling Sports and Social Club (located in Passmore Reserve).

Several sporting clubs and activities are located in close proximity at District Park, and the leases of some of these facilities expired from 2014 onwards. In addition, the Warringah Golf Club indicated their desire to locate their clubhouse in District Park rather than outside the park.

Combining sports and community activities into one building in District Park was first proposed by Warringah Council, which saw an opportunity to combine these clubs into a shared, modern, multipurpose facility rather than have disparate and poorer quality facilities. This would have social opportunities as well as financial benefits to the clubs and the community.

The District Park Discussion Paper, which Warringah Council placed on public exhibition for comment in November 2013, proposed options for clubhouses including:

- ❑ integrating golf club facilities with tennis, squash and bowling facilities.
- ❑ integrating the North Manly Bowling and Recreation Club and Christian Brothers Junior Rugby League buildings on Nolan Reserve.

Feedback from the community in 2013 about a combined sports club in District Park was generally favourable, although there were varying views on the location of a new clubhouse, and the desire for a new clubhouse only for golf members and players.

Feasibility of a sports and community building in District Park

In 2014-15 it was decided to test the need for and the feasibility of a combined sports and community building in District Park. A Mayoral Minute to the 24 June 2014 Council meeting proposed that Council investigate opportunities to better utilise or develop existing assets by entering into Public Private Partnerships (PPP) to facilitate the delivery of key community projects. Council evaluated the 22 submissions received in terms of community benefit and financial viability, with five concepts assessed as desirable to proceed. One of these five concepts proposed a multi-sports and health club.

Council included a proposal to commission a feasibility study for a combined sports, recreation and community facility in District Park in the District Park Strategic Directions Paper. The proposal received a limited but generally positive response from the community during public exhibition of the Strategic Directions Paper in July 2014.

Council then commissioned the District Park Clubhouse Feasibility Study which was prepared by Golf Business Advisory Services in April 2015. The feasibility study concluded that:

- ❑ a combined clubhouse is feasible

- ❑ the most favourable location is in Nolan Reserve close to the corner of Pittwater and Kentwell Roads, which is currently occupied by the North Manly Bowling and Recreation Club.

Community feedback about a sports and community facility

Based on feedback from the community about the combined sports, recreation and community facility, Council proposed in the Draft Plan of Management for District Park (May 2015) to:

“Implement a process to develop a central recreation club on the site of the current North Manly Bowling Club to include activities on WRC site (bowling, golf and other recreational activities)”.

Support

Features of a central, combined sports, recreation and community facility which were supported most by respondents to the public exhibition of the Draft District Park Plan of Management in June-July 2015 were:

- ❑ the long-term lease of the combined sports, recreation and community building should be to Warringah Golf Club
- ❑ support for a combined sports, recreation and community club
- ❑ the sports and community club should be for multiple sports
- ❑ the clubhouse should be located close to the golf course
- ❑ the building design should allow for storage, clubrooms, change rooms, and social areas.

Concerns

Key concerns/issues about a central, combined sports, recreation and community facility included:

- ❑ location of the building on the identified footprint in relation to the golf course and the riparian corridor of Brookvale Creek
- ❑ possible loss of a bowling green(s) at North Manly Bowling and Recreation Club
- ❑ changes to the configuration of Warringah Golf Course
- ❑ uncertainty about the combination of clubs which would be involved
- ❑ management structure of the building
- ❑ possible involvement of Manly Warringah Rugby League Football Club
- ❑ length of the lease period
- ❑ uncertainty of funding of the building and parking area between Council and Warringah Golf Club
- ❑ poker machines and gambling
- ❑ the site is flood prone, so the building would need to be raised to avoid flooding.

Preferred location for sports and community building

Community feedback on the proposed sports, recreation and community facility was considered. The action in the adopted Plan of Management for District Park was changed to:

“Investigate and develop a combined sports, recreation and community club building on the site of the current North Manly Bowling and Recreation Club.”

The preferred maximum footprint and some suggested features of the building are shown on the Landscape Concept Plan for District Park in the District Park Plan of Management, which was adopted by Warringah Council on 25 September 2015.

Figure 1 Proposed location of sports community club facility in District Park



The key reason for further developing the concept for a combined sports, recreation and community club building in a location zone close to the corner of Pittwater and Kentwell Roads, which is currently occupied by the North Manly Bowling and Recreation Club, was because this location was supported by the Clubhouse Feasibility Study 2015. Reasons for supporting this location are because it:

- ☐ is centrally located within District Park.
- ☐ is easily accessible from frequent bus services operating along Pittwater Road and Condamine Street.
- ☐ takes advantage of and supports the existing shared paths linking the site with surrounding areas.
- ☐ takes advantage of the traffic signals at the Pittwater Road/Kentwell Road and Condamine Street/Kentwell Road intersections which provide for safe controlled vehicle access as well as pedestrian crossing movements.
- ☐ is large enough to incorporate appropriate environmental set-backs, and formal parking.
- ☐ permits a registered club under the Warringah Local Environmental Plan 2011.

Leases

Current situation

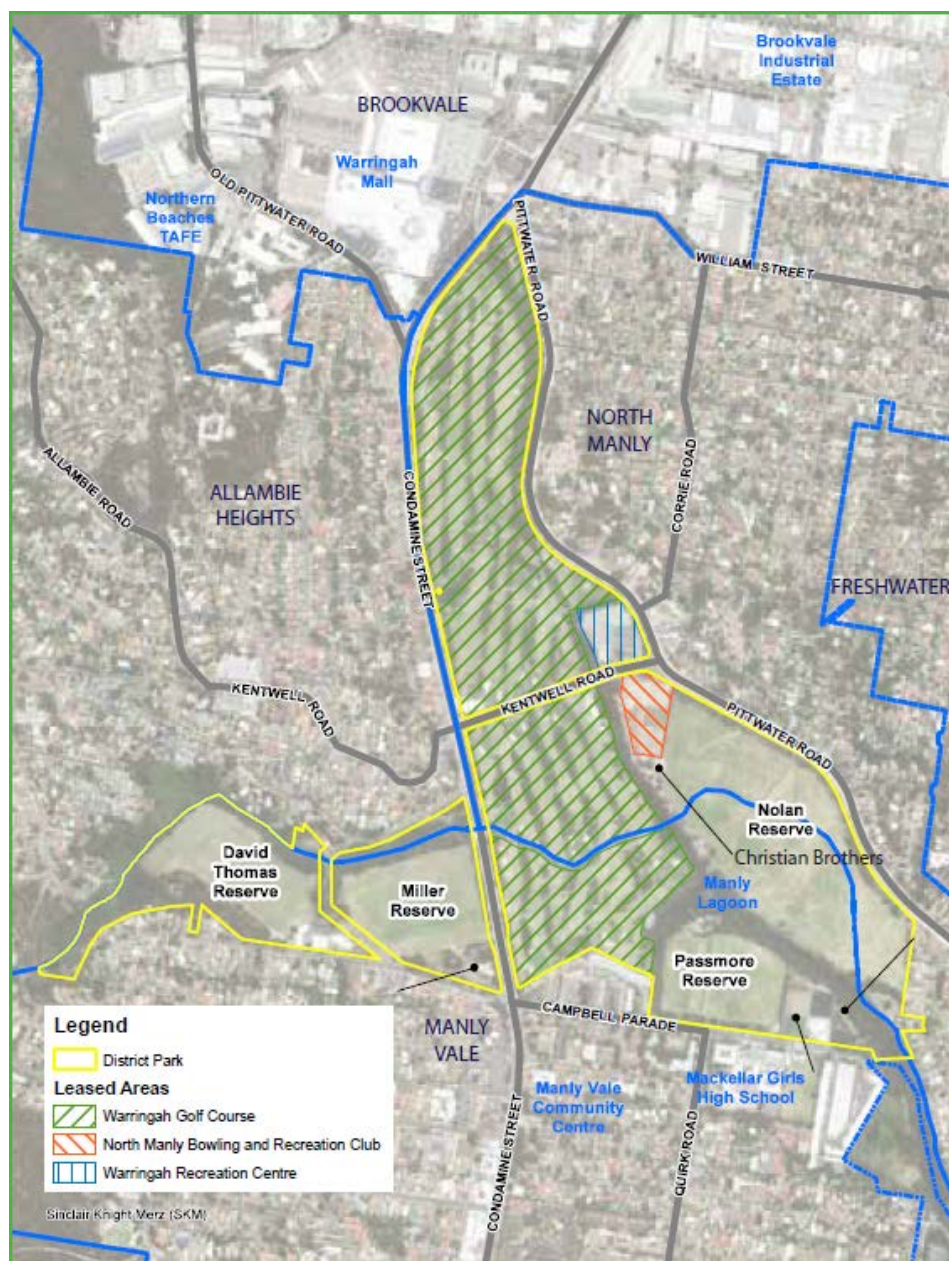
Since the Plan of Management for District Park was adopted on 25 August 2015, Council has put the occupiers of the three main leased areas – Warringah Golf Course, North Manly Bowling and Recreation Club, and the Warringah Recreation Centre - on monthly tenancy and extending arrangements until August 2017.

Proposed lease

The lease from August 2017 is proposed to include:

- ❑ the leased land of the Warringah Golf Course, North Manly Bowling and Recreation Club, and the Warringah Recreation Centre.
- ❑ design, construction, and centralised management and operation of a Sports and Community Building on the site of the North Manly Bowling and Recreation Club.

Figure 2 Current and proposed leased areas in District Park



Process and timing

Community engagement about the proposed tender was conducted in March-April 2016, with the outcomes of community engagement being reported to Council in May 2016.

Council endorsement is required to proceed with the tender. If Council endorses the tender, Council expects to issue tender documents and seek Expressions of Interest from potential tenderers in an open public tender in mid 2016.

Proposed tender criteria

Council informed the community that it prefers a single management approach to the lease of the land occupied by the Warringah Golf Course, North Manly Bowling and Recreation Club, and the Warringah Recreation Centre; and to design, construct, and centrally manage and operate the Sports and Community Building.

Council will require the successful tenderer to meet certain compulsory criteria including:

- ☐ design and construction of a Sports and Community Building
- ☐ centralised management and operation of the Warringah Golf Course, Warringah Recreation Centre, and the Sports and Community Building
- ☐ continued operation of Warringah Golf Course as an 18 hole golf course.
- ☐ compliance with relevant legislation (including development, environmental)
- ☐ compliance with the District Park Plan of Management 2015
- ☐ public access to the Sports and Community Building.

Council expects that other aspects of the Sports and Community Building will be negotiable, such as:

- ☐ location of the Sports and Community Building within the specified footprint
- ☐ building components and design
- ☐ future uses of the building
- ☐ management of the building.

Further information about the proposed lease and associated background information is available on Council's website at

<http://yoursaywarringah.com.au/Districtparkleasesandsportsbuilding>

1.2 Aims of community engagement

The aims of community engagement are to:

- ☐ obtain community feedback on the proposal to lease land in District Park.
- ☐ ensure the outcomes of community feedback are considered by Council when considering leasing land in District Park.

1.3 Purpose of this report

This report summarises and outlines in detail the outcomes of community engagement undertaken in April 2016 regarding the proposal to lease land occupied by the Warringah Golf Course, North Manly Bowling and Recreation Club, and Warringah Recreation Centre; and to

design, construct, and centrally manage and operate a Sports and Community Building on the site of the North Manly Bowling and Recreation Club.

This report will be attached to a report to the Administrator of Northern Beaches Council as well as to the tender documentation if tenders are called. The report will also be publicly available on Council's website.

1.4 Contents of this report

The remainder of this report sets out the outcomes of the community engagement.

Appendix A includes the information panels which were displayed at the community drop-in sessions.

Appendix B contains detailed comments from the community engagement regarding the proposed lease.

2 COMMUNITY AND STAKEHOLDER ENGAGEMENT PROCESS

2.1 Introduction

Warringah Council sought feedback from the community and stakeholders in March-April 2016 about the criteria and other considerations which should be included in the proposed lease of land for the Warringah Golf Course, North Manly Bowling and Recreation Club and Warringah Recreation Centre; and design, construction, and centralised management and operation of a proposed Sports and Community Building.

2.2 Survey questions

Council asked the community to comment on the following questions:

The proposed leasing of land occupied by Warringah Golf Course, North Manly Bowling and Recreation Club and Warringah Recreation Centre

- ☐ What do you like about the proposal to lease the land occupied by Warringah Golf Course, North Manly Bowling and Recreation Club, and Warringah Recreation Centre?
- ☐ Do you have any concerns about the proposal to lease the land occupied by Warringah Golf Course, North Manly Bowling and Recreation Club and Warringah Recreation Centre? If so, what are your concerns and how should Council address these concerns?
- ☐ What should Warringah Council require from the successful tenderer to lease the land occupied by Warringah Golf Course?
- ☐ What should Warringah Council require from the successful tenderer to lease the land occupied by North Manly Bowling and Recreation Club?
- ☐ What should Warringah Council require from the successful tenderer to lease the land occupied by Warringah Recreation Centre?

The proposed lease to design, construct, and centrally manage and operate the District Park Sports and Community Building

- ☐ What do you like about the proposal to design, construct, and centrally manage and operate the District Park Sports and Community Building?
- ☐ Do you have any concerns about the proposal to design, construct, and centrally manage and operate the District Park Sports and Community Building? If so, what are your concerns and how should Council address these concerns?
- ☐ What should Warringah Council require from the successful tenderer to design, construct, and centrally manage and operate the Sports and Community Building in District Park?

Is there anything else about the proposed lease that Council should take into consideration?

2.3 Promotion of opportunities to comment

Warringah Council promoted and facilitated several opportunities to comment throughout the period of community engagement. Such opportunities included:

- ❑ 'Your Say Warringah' Home Page
<http://yoursaywarringah.com.au/Districtparkleasesandsportsbuilding> including information about the proposed lease and details of four community drop-in sessions. Visitors to the site could comment using an online feedback form.
- ❑ information about the project and drop-in sessions included in the Warringah Update advertisement in the *Manly Daily* on Saturday 19 March and 16 April 2016.

COUNCIL NOTICES

Sportsfields - Wet Weather Updates

To find out if your sportsfield is open for the weekend, please go to warringah.nsw.gov.au and search for your field. The status of all 128 fields is on the 'All Sportsfields and Facilities' page.

We also give general updates every Friday afternoon after 3pm on Facebook and Twitter.

This service replaces the Wet Weather Hotline phone message. If you have questions over the weekend, please contact your club.

MEETINGS

Council Meeting

Tuesday 22 March, 6pm
Civic Centre, Dee Why

The agenda can be viewed at Customer Service, Warringah Council libraries or at

warringah.nsw.gov.au, where the meeting will also be webcast.

Requests to address Council should be lodged by 3pm Monday 21 March by phoning 9942 2737, emailing councilmeetings@warringah.nsw.gov.au or submitting a request through Council's website.

HAVE YOUR SAY

Boat Trailer Parking Areas

Give us your ideas on how to apply NSW Government legislation on boat trailer parking. Should it be applied to all, some or none of Warringah?

Drop in session
Wed 30 Mar, 6 - 8pm
Civic Centre, Dee Why

For more information contact Tash Mitrevska on 9942 2111.

Comments close Thursday 14 April.

Wandella Reserve Playground Upgrade

We're seeking community feedback on design options for the playground at Wandella Reserve, Allambie. It's one of five playground upgrades being planned for Warringah this year.

For more information call Lia Skountzos on 9942 2111.

Comments close Tuesday 5 April.

Proposal for Sports and Community Leases in District Park

We're seeking feedback on the proposal to lease land in District Park at North Manly for a sports and community building.

The leased area is proposed to include the Warringah Golf Course, North Manly Bowling and Recreation Club and the Warringah Recreation Centre.

Have your say by completing a feedback form on our website or, find out more at our drop-in sessions:

- Sat 2 Apr, 3 - 5pm
Warringah Golf Club
- Sat 9 Apr, 11.30am - 1.30pm
North Manly Bowling and Recreation Club
- Wed 13 Apr, 6 - 8pm
Warringah Recreation Centre
- Wed 27 April, 6 - 8pm
North Manly Bowling and Recreation Club

For more information contact Tereza Tomas, Property Officer, on Tereza.Tomas@warringah.nsw.gov.au or 9942 2111.

Comments close Friday 29 April.

The above drafts, plans and accompanying documents are available at warringah.nsw.gov.au and the Civic Centre. Submissions are invited in writing to Warringah Council, 725 Pittwater Rd, Dee Why NSW 2099 or council@warringah.nsw.gov.au, marked with the name of the exhibition. Plans for Public Exhibition can also be viewed at Warringah libraries.

WARRINGAH.NSW.GOV.AU

06 MANLY DAILY, Saturday, March 19, 2016



MANE01201MA - V1

COUNCIL NOTICES

HAVE YOUR SAY

Proposal for Sports and Community Leases in District Park

We're seeking feedback on the proposal to lease land in District Park at North Manly for a sports and community building.

The leased area is proposed to include the Warringah Golf Course, North Manly Bowling and Recreation Club and the Warringah Recreation Centre.

Have your say by completing a feedback form on our website or, find out more at our drop-in session:

Wed 27 Apr, 6 - 8pm
North Manly Bowling and Recreation Club

For more information contact Tereza Tomas, Property Officer on 9942 2111.

Submissions close Friday 29 April.

DEVELOPMENT PROPOSAL

Lots 15 & 16, No. 2 Carawa Road Cromer

Council is in receipt of Application No. Mod2016/0068 for Modification of Development Consent DA2008/1704 granted for a mixed use development comprising residential and commercial units, basement car parking, landscaping and ancillary site

works at Lots 15 & 16, DP 11438, No. 2 Carawa Road Cromer.

The proposal is 'Integrated Development' according to section 91 of the *Environmental Planning & Assessment Act 1979*. In this regard, a licence to carry out temporary construction dewatering is required from the NSW Office of Water under the *Water Management Act 2000*.

The proposal does not constitute designated development. Warringah Council is the consent authority. The applicant is J G Wray, C/- Arcouture.

For enquiries contact Lashta Haidari, Senior Planner, 9942 2111 or council@warringah.nsw.gov.au.

Exhibition period Monday 18 April - Tuesday 17 May, 2016

The above drafts, plans and accompanying documents are available at

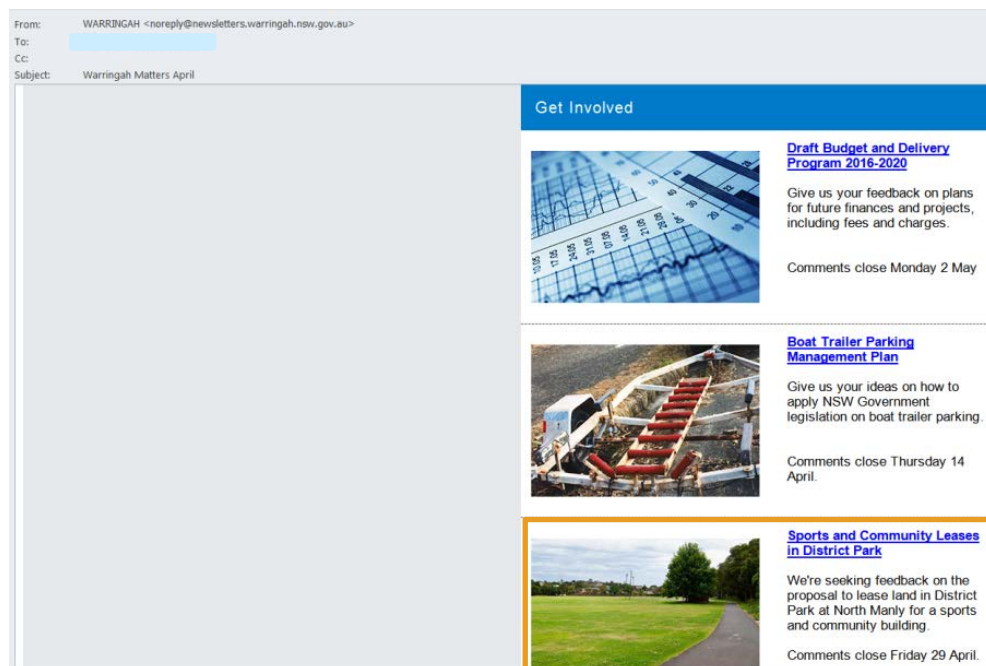
warringah.nsw.gov.au and the Civic Centre. Submissions for Development and Planning Proposals are invited in writing online or to Warringah Council, 725 Pittwater Rd, Dee Why NSW 2099. Submissions for Public Exhibition should be sent to council@warringah.nsw.gov.au or to the above street address, marked with the name of the exhibition. Plans for Public Exhibition can also be viewed at Warringah libraries.

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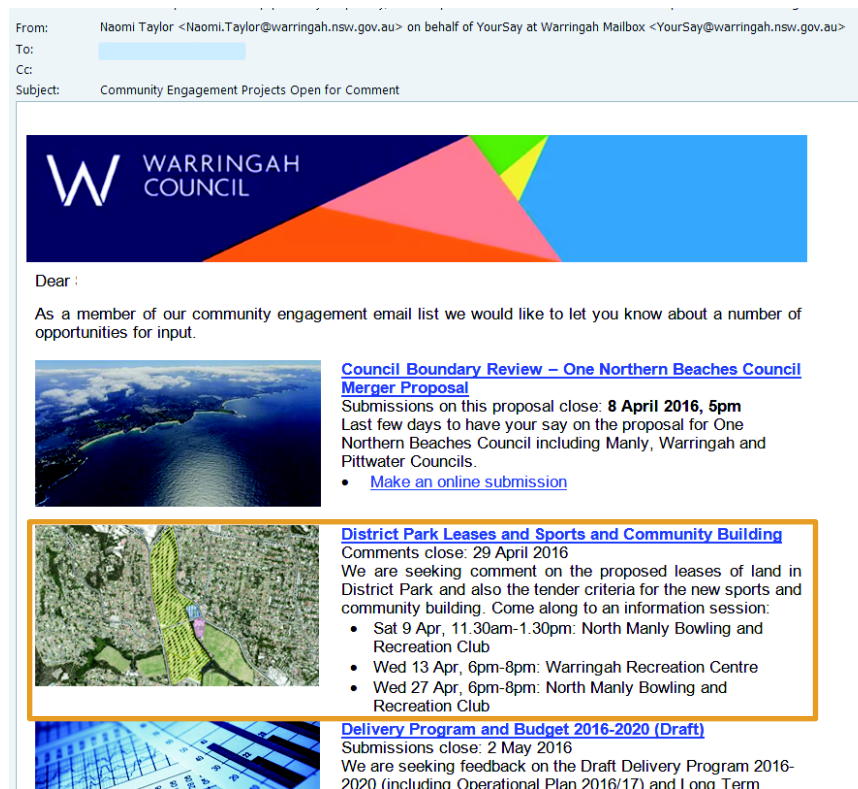
08 MANLY DAILY, Saturday, April 16, 2016



- ❑ bulk email of the monthly newsletter 'Warringah Matters' sent to each of 3,500 people on Council's Community Engagement Register on 4 April.



- ❑ bulk email to 1,500 Your Say Warringah registered members on Tuesday 5 April 2016.

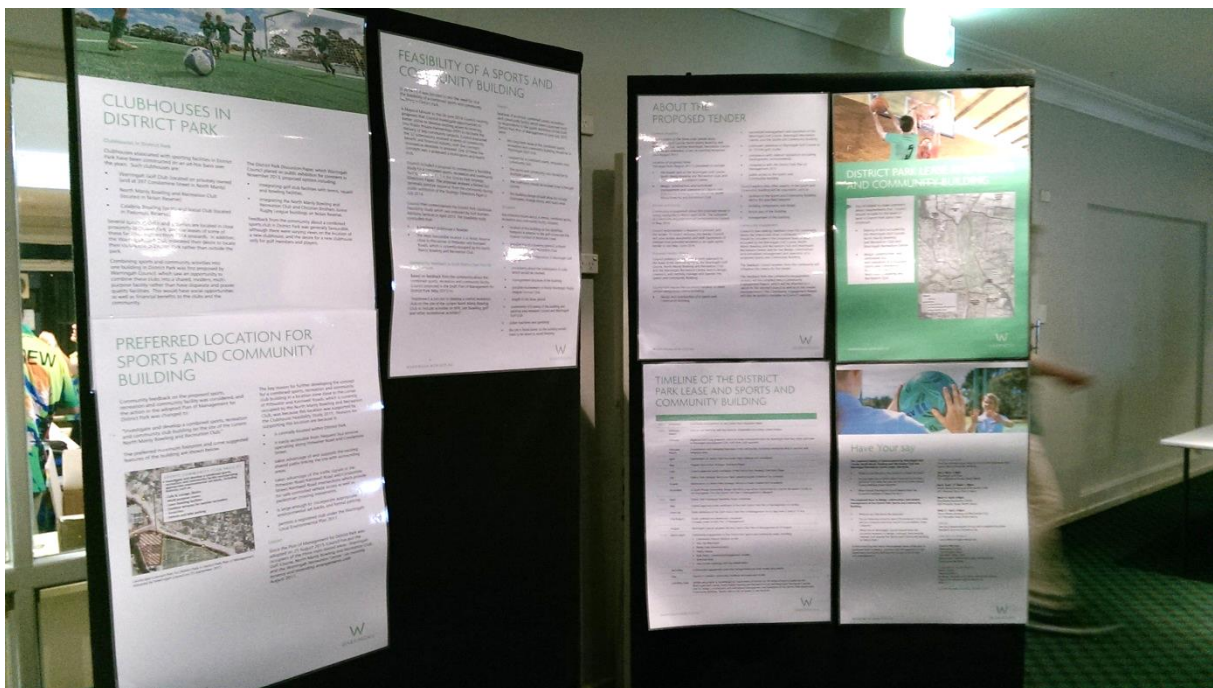


- ❑ a letter mailed out to over 1,700 local property owners and residents.
- ❑ direct communication with key external stakeholder groups, including meetings with:
 - Warringah Golf Club on 15 March 2016
 - tennis operator (Voyager Tennis) on 22 March 2016

- squash operator (Luik Holdings) on 29 March 2016
- Christian Brothers on 30 March 2016
- North Manly Bowling and Recreation Club on 30 March 2016
- Manly Warringah Leagues Club on 30 March 2016
- futsal operator (Northern Beaches Futsal Association) on 14 April 2016

❑ four community drop in sessions:

- Saturday 2 April, 3pm to 5pm at Warringah Golf Club, 397 Condamine Street, North Manly
- Saturday 9 April, 11.30am-1.30pm at North Manly Bowling and Recreation Club, 431 Pittwater Road, North Manly
- Wednesday 13 April, 6pm-8pm at Warringah Recreation Centre, 459 Pittwater Road, North Manly
- Wednesday 27 April, 6pm-8pm at North Manly Bowling and Recreation Club.



Display at drop-in session at North Manly Bowling and Recreation Club on Wednesday 27 April 2016

3 OUTCOMES OF COMMUNITY ENGAGEMENT

3.1 Sources of feedback

117 written submissions were made in response to Council's call for comments about the proposed lease of land in District Park, and a new sports and community building. Table 1 sets out the sources of feedback received.

Table 1 Sources of feedback

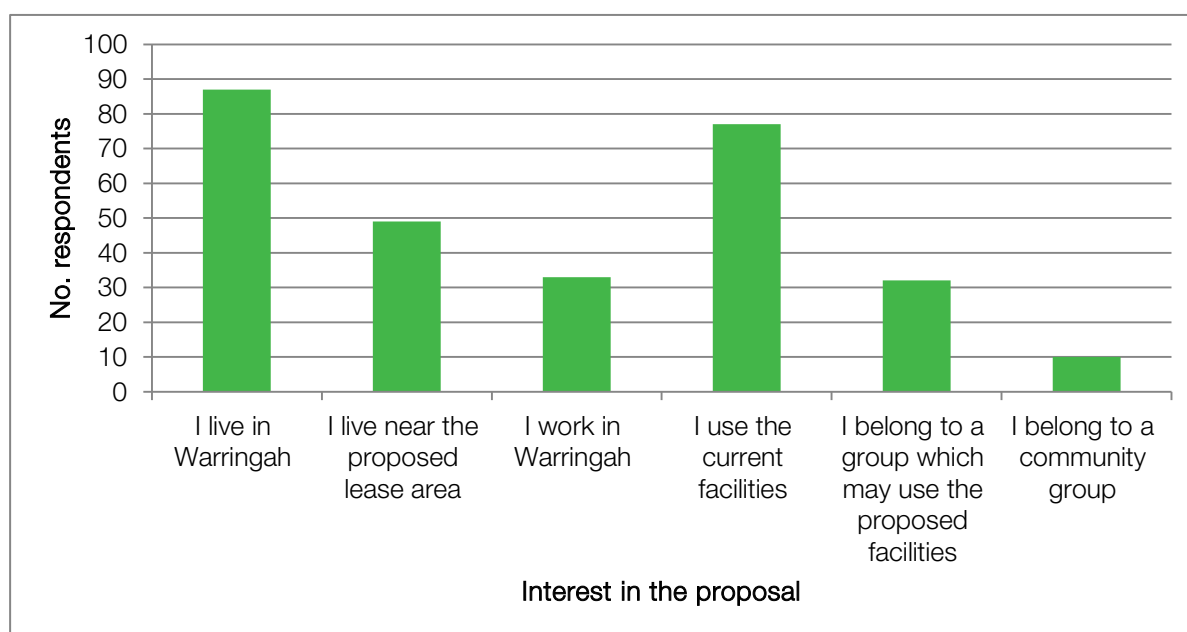
Method	No. responses	% of responses
Online survey on Your Say Warringah	83	70%
Hard copy feedback forms	30	26%
Emails	2	2%
Letters	1	1%
Petition signed by 223 members of Manly Leagues Club Treated as one submission	1	1%
TOTAL	117	100%

Errors due to rounding

3.2 Interests of respondents regarding the proposal

Figure 3 shows the range of particular interests of people and organisations which responded.

Figure 3 Interests of people and organisations which responded



Respondents could specify as many interests in the proposal as applicable

Clubs and organisations to which people who responded said they belong include:

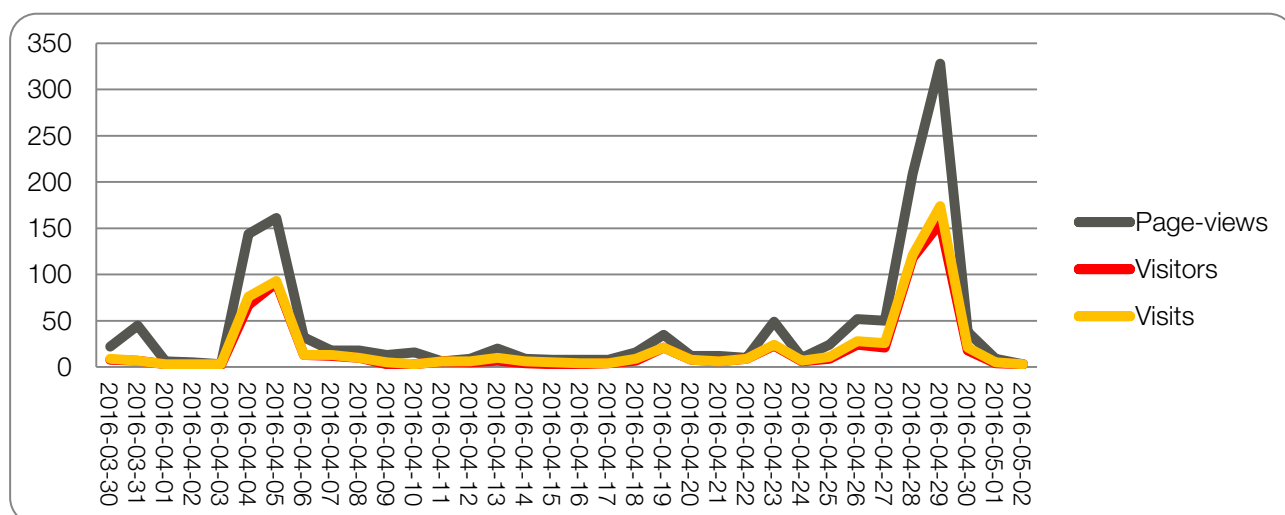
- ❑ North Manly Bowling and Recreation Club (50 people)
- ❑ Warringah Golf Club (16)
- ❑ Manly Warringah Leagues Club (10) + 223 members who signed a petition
- ❑ Freshwater Probus Club (4)
- ❑ National Seniors Australia – Northern Beaches Branch (3)
- ❑ Lane Cove Bowling and Recreation Club (3)
- ❑ Harbord Bowling Club (2)
- ❑ Manly Warringah District Darts Association (1)
- ❑ North Manly Bowling Club Darts (1)
- ❑ Northern Beaches Futsal Association (1)
- ❑ Tennis NSW (1)
- ❑ Mounties (1)
- ❑ Manly Lagoon Catchment Committee (1)
- ❑ Manly Lagoon group (1)
- ❑ Warringah Friends of the Bush (1)
- ❑ Manly Vale Soccer Club (1)
- ❑ Calabria Club (1)
- ❑ National Australia Northern Beaches Branch (1).

3.3 Online page visits

752 visits were made to the project page at www.yoursaywarringah.com.au, from which 73 documents were downloaded.

The spikes in the number of visitors to the project page corresponded to the end of the period for comment on 29 April, and the dates on which notification emails were sent by Council on 4 and 5 April.

Figure 4 Online visitors summary



3.4 Content of submissions

3.4.1 Introduction

The submissions received from the community engagement program are set out in Tables 2 to 7 below according to the questions in the online and hard copy surveys. More detail about the broad views expressed below is in Appendix B.

The number of submissions mentioning liked aspects, concerns, suggestions to address concerns, and criteria for the proposed lease should not be considered absolute, rather as an indication of the weighting that respondents as a whole gave to their responses to the questions asked.

3.4.2 Liked aspects of leasing the land

Table 2 What do you like about the proposal to lease the land occupied by Warringah Golf Course, North Manly Bowling and Recreation Club, and Warringah Recreation Centre?

Liked aspect about the lease	No.
General support	3
Support a combined/ "country club" facility to increase use	22
Support a merger between Manly Warringah Leagues Club and North Manly Bowling Club to manage land and facilities	8
Support Manly Warringah Leagues Club to hold the head lease/provide finance	8
Opportunity for better facilities	8
Community use and benefit	7
Central, convenient, accessible location	4
Support management by one organisation	4
If meets needs and fair to existing users	3
Opportunity to improve financial viability of clubs	4
Benefit to the area	2
Support one entity to manage lease to ensure the long term survival of smaller groups	2
Support inclusion of North Manly Bowling and Recreation Club in lease	2
Support WGC to hold the lease	2
Qualified support if bowling greens retained	2
Support combination of Warringah Golf Club and NMBRC	2
Support a licensed registered club to hold the lease	1
Support NMBRC, MWLC, WGC merger	1
Current uses can be continued	1
Opportunity for modern and functional buildings	1
Maintenance cost savings	1
Landscaping	1

Liked aspect about the lease	No.
Benefits for tennis	1
Environmental benefit	1

3.4.3 Concerns about the proposal to lease the land

Table 3 Do you have any concerns about the proposal to lease the land occupied by Warringah Golf Course, North Manly Bowling and Recreation Club and Warringah Recreation Centre? If so, what are your concerns and how should Council address these concerns?

Issue	No.
No concerns	12
Opposition – general	6
Criteria for lease – general	3
Decline/loss of the bowling club	27
Manly Leagues Club won't cater for all existing sports if head lessee	10
Traffic, parking and pedestrian access around Kentwell Road	8
Opposition to one lease	8
Displacement of current users	7
Management for all interested parties	7
Loss of identity of individual sporting groups	6
Traffic generation and management	5
Maintain existing situation	4
Lessee will make a profit at the expense of the community	3
Warringah Golf Club won't have commitment or expertise to cater for all existing sports if head lessee	3
Concern about Warringah Council involvement in the lease	3
Monitoring of facility allocation	3
Wait for Council amalgamation before proceeding with the lease	3
Loss of public land/open space	2
Financial viability of one entity	2
Community interests not served	2
Warringah Golf Club would fail if it doesn't secure the lease	2
Little incentive for Warringah Golf Club to relocate unless it holds a long lease	1
Warringah Golf Club would provide most funding	1
Existing users have to compromise	1

Issue	No.
Other clubs should tender	1
No advantage to clubs or community	1
Environmental concerns	1
Pollution and waste from new buildings and development	1
Alienation of part of District Park	1
Loss of cost-effective services	1
Over-development	1
Warringah Council should sub-lease areas	1
Private operation	1
Loss of family friendly atmosphere of the bowling club	1
Potential for objections from neighbours	1
Private golf course	1
The layout of the golf course could be changed	1
Long-term lease to an outside entity	1
Change in membership fees	1
Loss of a facility	1
Lease terms to safeguard future	1
Unclear lease terms	1
Floodprone land	1
Councillors' commitment	1
Community engagement	1

3.4.4 Requirements for Warringah Golf Course

Table 4 What should Warringah Council require from the successful tenderer to lease the land occupied by Warringah Golf Course?

Requirements for leasing Warringah Golf Course	No.
Maintenance of the golf course in its current or better condition	12
Experience in golf business management and has a sound financial structure	10
Management and maintenance of the golf course by the Warringah Golf Club	8
18-hole golf course	8
Public access and use for golf	5
Commitment to the interests of golf	3

Requirements for leasing Warringah Golf Course	No.
Direct and convenient access to the golf course from the proposed sports and community building	2
Reduce creek pollution	2
Control costs for golf course users	2
Long lease for return on development on the course	2
Not for profit	2
Maintain exiting situation	2
Change golf course to public parkland	2
Allow golf club to influence decisions about golf course	2
Comply with best practice and EPA recommendations for golf courses adjoining riparian zones and waterways	1
Improve golf course and clubhouse	1
Reasonable rent	1
Operation 7 days a week	1
Provide a range of golfing facilities for members	1
No over-development	1
Setbacks from creek riparian corridors	1
Public access to Brookvale Creek	1
Recognise history and tradition of Warringah Golf Club	1
Clubhouse close to the golf course	1

3.4.5 Requirements for Warringah Recreation Centre

Table 5 What should Warringah Council require from the successful tenderer to lease the land occupied by Warringah Recreation Centre?

Requirements for leasing Warringah Recreation Centre	No.
Provide facilities for multiple use by a range of user groups	6
Retain existing sporting activities	4
Long term commitment	4
Upgrade the Recreation Centre	4
Sound business structure and plan	3
No over-development	2
Continue current administration	2
Experience running a recreation centre	1
Continue to provide tennis facilities	1
Tennis and squash are a priority	1

Requirements for leasing Warringah Recreation Centre	No.
Upgrade existing tennis courts	1
Upgrade the squash courts	1
Allow food and beverage at the Recreation Centre	1
Public use	1
Retain existing leaseholders	1
Retain on-site community facilities	1
Reasonable rates for use	1
Manage parking and traffic	1
Tenderer made aware of financial situation	1
Upgrade creek and integrate into shared path	1
Provide on-site facilities	1
Prepare environmental impact study	1
Maintenance	1
Manage landscaped areas	1

3.4.5 Liked aspects of the proposed Sports and Community Building

Table 6 What do you like about the proposal to design, construct, and centrally manage and operate the District Park Sports and Community Building?

Liked aspects of proposed District Park Sports and Community Building	No.
Positive comments – general	4
Combining clubs/groups in a new building will benefit the community	19
Economy of scale / cost efficiency of a new combined club	6
Consolidated building	5
Management by Manly Leagues Club and North Manly Bowling Club	5
Potential for improving/ upgrading existing facilities	3
New purpose-built building to meet modern needs	3
Management by one entity	3
Support for Manly Warringah Leagues Club to develop and run the clubhouse	3
Clubhouse for golf	2
It will attract young people	1
Provides for desired activities	1
Operation by North Manly Bowling Club and Manly Leagues Club	1
Clubhouse for golf and bowling members	1
Place for park users to go at night	1

Liked aspects of proposed District Park Sports and Community Building	No.
Community benefit	1

3.4.6 Concerns about the proposed Sports and Community Building

Table 7 Concerns about Sports and Community Building and North Manly Bowling Club site

Issue	No.
No concerns	9
Comparison of tenders for sports and community building	2
Loss of bowling greens	35
Retain a bowling and recreation club on the site	27
Reduction in / loss of bowling and social activities due to loss of greens	21
Lack of parking	10
Traffic and site access	9
Poor quality building/site design	9
Funding and financial viability	9
Over-development	8
Poker machines	8
The new club will try to be “everything to everyone”	7
Reduction in entertainment and function facilities	7
Expertise and ability to run a sports and community club	6
High building construction costs	6
Private club on public land	6
Provision for families and junior sport players	6
Building on flood-prone land	5
Compromised open space and aesthetics of the site	5
Concern that Manly Leagues Club would control the facility	5
Design does not satisfy existing user needs	4
Disruption to North Manly Bowling Club and other users during redevelopment	4
One entity controlling the lease or building may disadvantage smaller groups	4
Unaffordable rent	4
Loss of smaller and specific club functions	4
Access to the golf course	4

Issue	No.
Commercial involvement	3
Potential conflicts of use	3
Provision for sporting users of Nolan Reserve to access the building	3
Reliance of funds from sale of golf club site	3
Control by Warringah Golf Club	3
Wrong location for a sports and community club	3
Planning would be short-term	2
Centralised management	2
Loss of live music	2
Pedestrian safety	2
Environmental impact	2
Bowling club to remain as leaseholder	2
Loss of financial membership	2
Loss of jobs	2
Preference for licensed club rather than a pub	2
Noise	2
Late hours of operation	2
Loss of the small war memorial	2
Duplication of use of facilities	1
Unfair distribution of facilities among all sports	1
Uncertainty about tendering clubs	1
Disturbance of contaminated fill	1
Water pollution caused by flooding	1
Impact of development and car parking on riparian zone	1
Loss of cafe and restaurant	1
Profit-driven design by leaseholder	1
Management by one group	1
Clubhouse should be for golfers only	1
Damage to sporting fields by waste and delivery trucks	1
No space for heavy vehicles to turn around on site	1
Reduction in sporting facilities	1
Consumption of alcohol in and around the building	1

Issue	No.
Management of the project by Warringah Council	1
Management of landscaped areas	1
Name of the facility	1
Need for equipment storage	1
Loss of member friendly atmosphere	1
Loss of garden shop across the road	1

3.4.7 Suggestions to address concerns about the proposed Sports and Community Building

Suggestions to address key concerns about the Sports and Community Building focused on:

- ☐ retaining the bowling club with a minimum of two bowling greens
- ☐ development controls for adequate parking
- ☐ planning for traffic ingress and egress
- ☐ involving professionals such as architects, landscape architects and engineers
- ☐ sensitivity to the surrounding environment
- ☐ demonstrated financial capacity of the tenderer
- ☐ experience in running a similar club
- ☐ a short, medium and long term business plan
- ☐ development controls, particularly building footprint/envelope
- ☐ limit the number of poker machines
- ☐ consider the needs of all groups
- ☐ continue use for social events
- ☐ retain and upgrade existing buildings
- ☐ retaining community interests and focus.

3.4.8 Other considerations

Other considerations regarding the proposed lease that were mentioned by respondents are to:

- ☐ listen to the community and users (6)
- ☐ ensure transparency from Council about future plans (4).

3.5 Other issues

Other issues not related to the proposed tender which were raised in the submissions are listed in Appendix B.

4 CONCLUSION

Some 117 responses were received from the community and stakeholders in response to Warringah Council's invitations to comment on the proposed leasing of land and establishing a new sports and community building in District Park. Nearly half (43%) of responses were received from members of North Manly Bowling and Recreation Club, 14% from members of Warringah Golf Club, and 9% from members of Manly Warringah Leagues Club. The number of responses is minor compared to notifications sent to 3,500 people by email, notices placed in the *Manly Daily*, notices sent to 1,700 local property owners and residents, and personal contact of Council staff with interested people and groups.

A range of interests and concerns were represented in the submissions. It is recommended that Northern Beaches Council carefully consider the content of the submissions from the community and stakeholders which are outlined in the earlier sections of this report.

If Council resolves to call tenders to lease land occupied by Warringah Golf Course, Warringah Recreation Centre, and North Manly Bowling and Recreation Club; and to design, construct and centrally operate a sports and community club then the concerns and desired criteria of the community and stakeholders should be reflected in the process which follows on from the community and stakeholder engagement.

Based on the submissions, Council should require the tendering entities to address the following, among other considerations:

- ☐ the expressed desire of the community for a combined/"country club" facility to encourage community and social interaction
- ☐ experience in sport and community facility management
- ☐ sound financial capacity, structure and management
- ☐ a long term commitment
- ☐ public access to the sporting and community facilities
- ☐ multiple use by a range of user groups
- ☐ the needs of existing sporting groups, while avoiding the potential displacement of current users and loss of identity of individual sporting groups
- ☐ maintenance of existing sporting facilities and buildings in at least their current or better condition.

The process involving Northern Beaches Council and the State government in planning, design and construction of the sports and community building would address the key concerns of:

- ☐ traffic and pedestrian access around Pittwater and Kentwell Roads
- ☐ safe vehicle ingress and egress
- ☐ adequate on-site parking
- ☐ site design, taking into account the riparian corridor and adjoining open space in Nolan Reserve
- ☐ building on flood-prone land
- ☐ the building footprint/envelope.

The number of gaming machines in the sports and community club is the responsibility of the NSW Government.

Ongoing management of the leased sports and community facilities in District Park and meeting the terms of the lease would be the responsibility of the successful tenderer and Northern Beaches Council.

REFERENCES

Golf Business Advisory Services (2015) *District Park Clubhouse Feasibility Study*.

JBAS (2014) *Regional Golf Study*. Prepared for Warringah Council, April.

Parkland Planners (2015) *District Park Draft Plan Of Management Community Engagement Report*. Prepared for Warringah Council, August.

Warringah Council (2015) *District Park Plan of Management*.

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APPENDIX A

INFORMATION PANELS DISPLAYED AT COMMUNITY DROP-IN SESSIONS



DISTRICT PARK LEASE AND SPORTS AND COMMUNITY BUILDING

You're invited to make comment about two proposals.

- leasing of land occupied by the Warringah Golf Course, North Manly Bowling and Recreation Club, and Warringah Recreation Centre.
- design, construction, and centralised management and operation of a proposed Sports and Community Building on the site of the North Manly Bowling and Recreation Club.



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CLUBHOUSES IN DISTRICT PARK

Clubhouses in District Park

Clubhouses associated with sporting facilities in District Park have been constructed on an ad-hoc basis over the years. Such clubhouses are:

- Warringah Golf Club (located on privately owned land at 397 Condamine Street in North Manly)
- North Manly Bowling and Recreation Club (located in Nolan Reserve)
- Calabria Bowling Sports and Social Club (located in Passmore Reserve).

Several sporting clubs and activities are located in close proximity at District Park, and the leases of some of these facilities expired from 2014 onwards. In addition, the Warringah Golf Club indicated their desire to locate their clubhouse in District Park rather than outside the park.

Combining sports and community activities into one building in District Park was first proposed by Warringah Council, which saw an opportunity to combine these clubs into a shared, modern, multi-purpose facility rather than have disparate and poorer quality facilities. This would have social opportunities as well as financial benefits to the clubs and the community.

The District Park Discussion Paper, which Warringah Council placed on public exhibition for comment in November 2013, proposed options including:

- integrating golf club facilities with tennis, squash and bowling facilities.
- integrating the North Manly Bowling and Recreation Club and Christian Brothers Junior Rugby League buildings on Nolan Reserve.

Feedback from the community about a combined sports club in District Park was generally favourable, although there were varying views on the location of a new clubhouse, and the desire for a new clubhouse only for golf members and players.

FEASIBILITY OF A SPORTS AND COMMUNITY BUILDING

In 2014-15 it was decided to test the need for and the feasibility of a combined sports and community building in District Park.

A Mayoral Minute to the 24 June 2014 Council meeting proposed that Council investigate opportunities to better utilise or develop existing assets by entering into Public Private Partnerships (PPP) to facilitate the delivery of key community projects. Council evaluated the 22 submissions received in terms of community benefit and financial viability, with five concepts assessed as desirable to proceed. One of these five concepts proposed a multi-sports and health club.

Council included a proposal to commission a feasibility study for a combined sports, recreation and community facility in District Park in the District Park Strategic Directions Paper. The proposal received a limited but generally positive response from the community during public exhibition of the Strategic Directions Paper in July 2014.

Council then commissioned the District Park Clubhouse Feasibility Study which was prepared by Golf Business Advisory Services in April 2015. The feasibility study concluded that:

- a combined clubhouse is feasible
- the most favourable location is in Nolan Reserve close to the corner of Pittwater and Kentwell Roads, which is currently occupied by the North Manly Bowling and Recreation Club.

Community Feedback to Draft District Park Plan Of Management

Based on feedback from the community about the combined sports, recreation and community facility, Council proposed in the Draft Plan of Management for District Park (May 2015) to:

"Implement a process to develop a central recreation club on the site of the current North Manly Bowling Club to include activities on WRC site (bowling, golf and other recreational activities)".

Support

Features of a central, combined sports, recreation and community facility which were supported most by respondents to the public exhibition of the Draft District Park Plan of Management in June-July 2015 were:

- the long-term lease of the combined sports, recreation and community building should be to Warringah Golf Club
- support for a combined sports, recreation and community club
- the sports and community club should be for multiple sports
- the clubhouse should be located close to the golf course
- the building design should allow for storage, clubrooms, change rooms, and social areas.

Concerns

Key concerns/issues about a central, combined sports, recreation and community facility included:

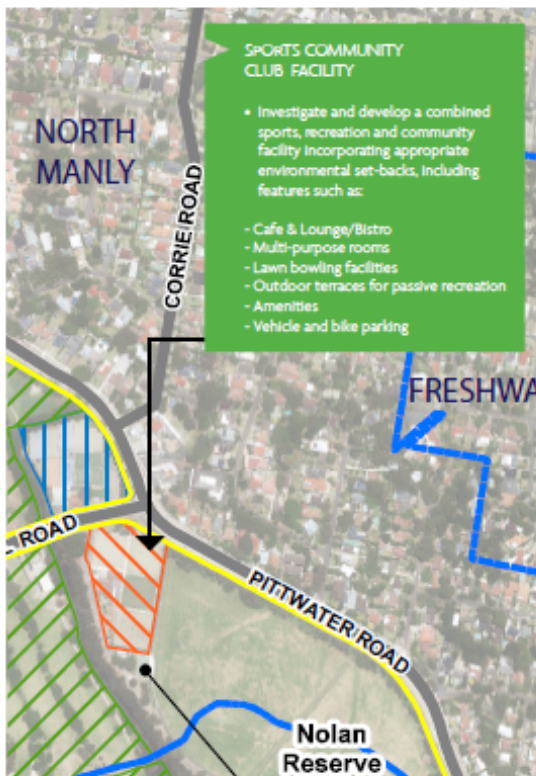
- location of the building on the identified footprint in relation to the golf course and the riparian corridor of Brookvale Creek
- possible loss of a bowling green(s) at North Manly Bowling and Recreation Club
- changes to the configuration of Warringah Golf Course
- uncertainty about the combination of clubs which would be involved
- management structure of the building
- possible involvement of Manly Warringah Rugby League Football Club
- length of the lease period
- uncertainty of funding of the building and parking area between Council and Warringah Golf Club
- poker machines and gambling
- the site is flood prone, so the building would need to be raised to avoid flooding.

PREFERRED LOCATION FOR SPORTS AND COMMUNITY BUILDING

Community feedback on the proposed sports, recreation and community facility was considered, and the action in the adopted Plan of Management for District Park was changed to:

"Investigate and develop a combined sports, recreation and community club building on the site of the current North Manly Bowling and Recreation Club."

The preferred maximum footprint and some suggested features of the building are shown below.



Landscape Concept Plan for District Park in District Park Plan of Management. Adopted by Warringah Council on 25 September 2015

The key reason for further developing the concept for a combined sports, recreation and community club building in a location zone close to the corner of Pittwater and Kentwell Roads, which is currently occupied by the North Manly Bowling and Recreation Club, was because this location was supported by the Clubhouse Feasibility Study 2015. Reasons for supporting this location are because it:

- is centrally located within District Park.
- is easily accessible from frequent bus services operating along Pittwater Road and Condamine Street.
- takes advantage of and supports the existing shared paths linking the site with surrounding areas.
- takes advantage of the traffic signals at the Pittwater Road/Kentwell Road and Condamine Street/Kentwell Road intersections which provide for safe controlled vehicle access as well as pedestrian crossing movements.
- is large enough to incorporate appropriate environmental set-backs, and formal parking.
- permits a registered club under the Warringah Local Environmental Plan 2011.

Leases

Since the Plan of Management for District Park was adopted on 25 August 2015, Council has put the occupiers of the three main leased areas - Warringah Golf Course, North Manly Bowling and Recreation Club, and the Warringah Recreation Centre - on monthly tenancy and extending arrangements until August 2017.

ABOUT THE PROPOSED TENDER

Current situation

The occupiers of the three main leased areas - Warringah Golf Course, North Manly Bowling and Recreation Club, and the Warringah Recreation Centre – are on monthly tenancies until August 2017.

Location of proposed lease

The lease from August 2017 is proposed to include:

- the leased land of the Warringah Golf Course, North Manly Bowling and Recreation Club, and the Warringah Recreation Centre.
- design, construction, and centralised management and operation of a Sports and Community Building on the site of the North Manly Bowling and Recreation Club.

Process and timing

Community engagement about the proposed tender is being conducted in March-April 2016. The outcomes of community engagement will be reported to Council in May 2016.

Council endorsement is required to proceed with the tender. If Council endorses the tender, Council will issue tender documents and seek Expressions of Interest from potential tenderers in an open public tender in late May / June 2016.

Proposed tender criteria

Council prefers a single management approach to the lease of the land occupied by the Warringah Golf Course, North Manly Bowling and Recreation Club, and the Warringah Recreation Centre; and to design, construct, and centrally manage and operate the Sports and Community Building.

Council will require the successful tenderer to meet certain compulsory criteria including:

- design and construction of a Sports and Community Building

- centralised management and operation of the Warringah Golf Course, Warringah Recreation Centre, and the Sports and Community Building
- continued operation of Warringah Golf Course as an 18 hole golf course.
- compliance with relevant legislation (including development, environmental)
- compliance with the District Park Plan of Management 2015
- public access to the Sports and Community Building.

Council expects that other aspects of the Sports and Community Building will be negotiable, such as:

- location of the Sports and Community Building within the specified footprint
- building components and design
- future uses of the building
- management of the building.

Community engagement

Council is now seeking feedback from the community about the criteria and other considerations which should be included in the proposed lease of land for the Warringah Golf Course, North Manly Bowling and Recreation Club and Warringah Recreation Centre; and design, construction, and centralised management and operation of a proposed Sports and Community Building.

The feedback Council receives from the community will influence the criteria for the tender.

The feedback from the community engagement process will be compiled into a Community Engagement Report, which will be attached to a report to the elected Council as well as the tender documentation. The Community Engagement Report will also be publicly available on Council's website.



HAVE YOUR SAY

The proposed leasing of land occupied by Warringah Golf Course, North Manly Bowling and Recreation Club and Warringah Recreation Centre

- What do you like about the proposal to lease the land?
- Do you have any concerns about the proposal to lease the land occupied? If so, what are your concerns and how should Council address these concerns?
- What should Warringah Council require from the successful tenderer to lease the land?

The proposed Lease to design, construct, and centrally manage and operate the District Park Sports and Community Building

- What do you like about the proposal to design, construct, and centrally manage and operate the District Park Sports and Community Building?
- Do you have any concerns about the proposal to design, construct, and centrally manage and operate the District Park Sports and Community Building? If so, what are your concerns and how should Council address these concerns?
- What should Warringah Council require from the successful tenderer to design, construct, and centrally manage and operate the Sports and Community Building in District Park?
- Is there anything else about the proposed lease that Council should take into consideration?

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DROP-IN SESSIONS

Drop by and share your ideas for the District Park Lease And Sports And Community Building:

Saturday 2 April, 2pm to 4pm

Warringah Golf Club
397 Condamine Street, North Manly

Saturday 9 April, 11.30am-1.30pm

North Manly Bowling and Recreation Club
431 Pittwater Road, North Manly

Wednesday 13 April, 6pm-8pm

Warringah Recreation Centre
459 Pittwater Road, North Manly

Wednesday 27th, 6pm-8pm

North Manly Bowling and Recreation Club
431 Pittwater Road, North Manly

ONLINE

Visit yoursaywarringah.com.au and complete the online feedback form

WRITING TO COUNCIL

council@warringah.nsw.gov.au

General Manager
Warringah Council
725 Pittwater Road
DEE WHY NSW 2099

Please mark 'District Park Lease and Sports and Community Building'

Enquiries can be directed to:
Tereza Tomas
Property Officer
Buildings Property and Spatial Information Group
tereza.tomas@warringah.nsw.gov.au
9942 2358

Comments close on Friday 29 April 2016

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TIMELINE OF THE DISTRICT PARK LEASE AND SPORTS AND COMMUNITY BUILDING

	DATE	ENGAGEMENT ACTIVITY
2013	November	Community engagement on the District Park Discussion Paper
2014	February-March	One-on-one meetings with key external stakeholders including current lessees
	February	Regional Golf Study prepared, which included consultation with the Warringah Golf Club, other golf clubs in Warringah and adjacent LGAs, Golf NSW, Golf Australia)
	February-March	Consultation with interested members of the community, including community drop-in sessions and letterbox drop
	April	Submissions on District Park Discussion Paper collated and considered
	May	Prepare District Park Strategic Directions Paper
	June	Council approved public exhibition of the District Park Strategic Directions Paper.
	July	District Park Strategic Directions Paper placed on public exhibition for comment
	August	Submissions on District Park Strategic Directions Paper collated and considered
	November	A Public Private Partnership Tender identified a site within District Park for a Sports Recreation Facility to be investigated once the District Park Plan of Management is adopted.
2015	April	District Park Clubhouse Feasibility Study completed
	May	Council approved public exhibition of the Draft District Park Plan of Management on 26 May
	June-July	Public exhibition of the Draft District Park Plan of Management for 42 days from 3 June to 14 July
	July-August	Public submissions collated and considered Changes made to Draft Plan of Management
	August	Warringah Council adopted the Final District Park Plan of Management on 25 August
2016	March-April	Community engagement on the District Park Sports and Community Lease, including: <ul style="list-style-type: none"> • Community Drop-in Sessions on-site • Your Say Warringah • Manly Daily advertisements • Media release • Bulk Email – Community Engagement Update • letterbox drop • one-on-one meetings with key stakeholders
	April-May	Community engagement outcomes incorporated into draft tender documents
	May	Council to consider community feedback and proposed tender
	Late May-June	Tender documents to be released for Expressions of Interest for the lease of land occupied by the Warringah Golf Course, North Manly Bowling and Recreation Club and Warringah Recreation Centre; and for design, construction, and centralised management and operation of the District Park Sports and Community Building. Tender will run for six weeks to two months.

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B COMMUNITY FEEDBACK ON PROPOSED LEASE IN DISTRICT PARK

Community feedback on proposed lease in District Park

The content of submissions received about the proposed lease over land in District Park is set out below.

B.1 Leasing of land occupied by Warringah Golf Course, North Manly Bowling and Recreation Club, and Warringah Recreation Centre

What do you like about the proposal to lease the land occupied by Warringah Golf Course, North Manly Bowling and Recreation Club, and Warringah Recreation Centre?

Liked aspect about the lease	No.	Submissions
General support	3	<p>General idea seems good.</p> <p>A new and positive approach to sporting facilities is indeed needed.</p> <p>I don't have an issue with leasing the land.</p>
Support a combined/ "country club" facility to increase use	22	<p>Amalgamation of all sports to become a country club facility would be beneficial for Warringah Shire.</p> <p>It would create a country club type area incorporating golf, bowls and squash with a new combined facility and club house.</p> <p>All facilities and sporting spheres covered.</p> <p>That this will give all the District Park sports bodies and community a permanent home and tenancy of the adjacent sports fields and facilities through long term leases.</p> <p>To incorporate all the other facilities such as bowling club, tennis/squash/soccer centres and supply adequate parking.</p> <p>We like the current and existing lease of land occupied by the above clubs and organisations because I have been using and participating in the events and activities that are organised by the North Manly Bowling and Recreational Club. This is one of the best locations and facilities we could find and enjoy.</p> <p>Would be great for the community. Also NMBC is very popular with the locals for social gatherings. Manly/Warringah area would benefit greatly from a combined sports centre. This would be a first in our area. Pittwater has the Sports Academy on Wakehurst Parkway at Narrabeen.</p> <p>I fully support the proposal. It will be great to have one sporting recreation centre at one venue.</p> <p>A strong central club supported by a diversity of sports and recreational activities is preferable to the antiquated North Manly Bowling and Recreation Club (NMBRC) and poorly located Warringah Golf Club (WGC) facilities.</p> <p>The proposal thus far sounds very appropriate for all clubs.</p> <p>Assuming the 18 hole golf course will remain, with some changes to it, accommodating a single clubhouse for golfers and all park users.</p> <p>A genuine sporting precinct and club can be created in the area to facilitate various sporting bodies. This will be a tremendous community service for the area for both young and older folk.</p> <p>Currently this area caters for a variety of community and sporting groups. Centralised and under one strategic direction</p> <p>The bringing together of social clubs.</p> <p>I believe that this area is well suited as a central hub of community and sport. Being a recreational golfer and keen sports lover I am in favour of a centralised club building encompassing the Leagues Club and Bowling Clubs. To have the addition of the Warringah Golf Club in the same area is a master stroke. The area is well suited to housing such a venue with public transport easily accessible. Golf course in existence. Playing Fields that are used all year round for various sports for the younger more agile as well as lawn bowls for the more mature population. To provide all with an improved community venue for</p>

Liked aspect about the lease	No.	Submissions
		<p>their entertainment can only promote community spirit and cooperation. I feel that we have two clubs in the area feeling the strain of their locations. The Leagues Club is a white elephant that needs to be brought into the current century, the golf club is remote from its course separated by Condamine Street and here is an opportunity to create a new sporting club that can offer a range of activities.</p> <p>The lease to provide a centralised facility is a better use of land and assets. It will enable the entity to provide a range of sporting and recreation facilities that would be available to active & passive users of District Park and the local community. With a broader membership and user base the facility will be more financially viable and will have a greater flexibility to adapt to future trends as the demographics and participation within the community change. For example: the drop in participation of golf and lawn bowls and the rise in other activities such as touch football, women's soccer, fitness groups indoor and outdoor, and youth sport generally. The lessee should therefore have a broader outlook than just a single sporting activity such as golf or lawn bowls. To have the golf club on its own as the sole lessee would restrict the potential for greater community involvement.</p> <p>Maximum use of the facilities in a 'share' arrangement.</p> <p>It's a great idea because if it is one sports club for everyone it will be used all the time.</p> <p>It may provide a wider customer base to support the activities of the proposed sporting and recreation club</p> <p>I believe that this is an ideal opportunity to take a "big picture" approach to the use of District Park and am in favour of a strategic vision of a fully integrated "sports recreational and cultural club" which would offer to members and the public a wide range of sporting; cultural; recreational and business activities including those currently being undertaken.</p>
Support a merger between Manly Warringah Leagues Club and North Manly Bowling Club to manage land and facilities	8	<p>A merger with the leagues club and North Manly Bowling Club is the greatest option to the community.</p> <p>North Manly Bowling Club and Manly Leagues Club together in a joint venture. North Manly Bowling Club to remain joined with Manly Leagues Club as a joint venture.</p> <p>I think it would be great if Manly Leagues took over the land so the club could have a new venue with other activities such as bowling.</p> <p>I see this as our only option. As a leagues club member I know that they will be responsible with the bowling club, with making sure each club services and serves their community and develops some of that land responsibly instead of a developer getting their hands on the lease of that land and serving their pocket.</p> <p>I fully support Manly Leagues in becoming the lease holder of this facility. Both Manly Leagues and North Manly Bowling Clubs are supporters of our Association. We believe proposed facility will be of benefit to all our members. I support the Manly Leagues Club amalgamation with the North Manly Bowling Club and to be in charge of the lease. The club's record as a community based organisation is second to none.</p> <p>I support the merger between North Manly Bowling Club and the Manly Warringah Leagues Club, but don't want any more poker machines on the site than are currently there.</p>
Support Manly Warringah Leagues Club to hold the head lease/provide finance	8	<p>Manly Leagues Club wants to hold the head lease - they want to engage and keep existing lease holders with in that business plan - they want to create the new Club house as discussed - they have the management team and assets to be successful now and in the future.</p> <p>The Warringah council should grant the head lease to the local group that wishes to work and excel with all existing lease holders - that's the Manly Leagues Club</p> <p>A wonderful idea to have them under the one control with the financial support that could be provided by the Leagues Club.</p>

Liked aspect about the lease	No.	Submissions
		<p>It requires significant investment and capital apart from Manly Leagues Club I don't feel that other current lease holders have the expertise to build run and function such a large and diverse business model.</p> <p>I know that the Manly Leagues Club is interested in taking on a head lease over the whole proposal and I think the concept of a master operator is good idea.</p> <p>I welcome Manly Leagues Club as an amalgamation partner that will submit a tender to redevelop the site.</p> <p>I welcome Manly Leagues Club as an amalgamation partner that will submit a tender to redevelop the site.</p> <p>It will help with relations to Manly Leagues and provide sporting facilities</p>
Opportunity for better facilities	8	<p>To provide better facilities that can be utilised by all residents of the local community.</p> <p>More members sharing an upgraded facility.</p> <p>I see the potential for this area to be upgraded so that it is more useful to the people of the area.</p> <p>The sporting facilities in the area really need upgrading especially the Warringah Recreation Centre.</p> <p>It will provide much needed and appreciated facilities for Warringah residents in a recreational sense given the current disturbing trend of high rise over population in the immediate vicinity.</p> <p>The opportunity for the North Manly Bowling Club to grow and attract more players, and having facilities that will encourage non players to come along for social events and meals.</p> <p>It will be good to see an injection of money into an area that needs a facelift!</p> <p>That all sporting organisations be given the same and/or better allocation of current facilities they have now.</p>
Community use and benefit	7	<p>A great idea for the benefit of the general population.</p> <p>All parties provide sporting and recreation facilities for people of all ages.</p> <p>That it can always be for community use and it is not lost to private enterprise.</p> <p>The opportunity for the community to gain a wider use of the land (2).</p> <p>That the ultimate amalgamations will benefit the community.</p>
Central, convenient, accessible location	4	<p>Ease of location</p> <p>The proposed centre location is convenient to public transport and central to the Manly Warringah area.</p> <p>This is a very central location, with public transport already available.</p> <p>No sacrifice of convenience regarding location.</p>
Support management by one organisation	4	<p>Great to have this lovely area under control by a single organisation.</p> <p>Not sure of the benefit except that there would be one lease for the area.</p> <p>Good idea if right management structure is appointed with appropriate capital and long term income streams to support the functioning of the three areas.</p> <p>Seems like a good idea to bring all the land areas together under a single management plan operate by a capable operator.</p>
If meets needs and fair to existing users	3	<p>As long as it is fair to all concerned it will work.</p> <p>It is only a good idea if all the needs are met of the existing user groups.</p> <p>Great idea, if it doesn't harm existing users.</p>
Opportunity to improve financial viability of clubs	4	<p>The chance to improve financial viability at reasonable cost to members.</p> <p>The financial rescue that the arrangement will offer to three sporting clubs.</p> <p>Economic good sense</p> <p>It would have economic benefits.</p>
Benefit to the area	2	<p>If the roads, parking and infrastructure are improved the area will benefit.</p> <p>It would provide an excellent opportunity to improve public amenity.</p>

Liked aspect about the lease	No.	Submissions
Support one entity to manage lease to ensure the long term survival of smaller groups	2	I like the opportunity for a long established well run sporting club to take a head lease over these entities to ensure their long term future. Small bowling clubs are struggling to survive and need the support of larger organisations. For example the Harbord Diggers was combined with the Mounties Club.
Support inclusion of North Manly Bowling and Recreation Club in lease	2	I support the Council's intention to include the North Manly Bowling and Recreation Club in the proposed lease in continuation of the Club's usage of some 50 years (2)
Support WGC to hold the lease	2	The golf club is really the only viable club to run the land and lease of North Manly club house as it has looked after and improved the existing area for over 75 years with its own labour and club funds put into the area with little or no help from council. A club with 80 years' experience such as WGC has the experience and expertise to run a centralised community sports club and take responsibility for staffing and course management of the golf course and bowling greens and management of the Warringah Recreation Club (WRC).
Qualified support if bowling greens retained	2	Our Members enjoy the bowls. Also the social activities of the Club. We need the bowling greens. I agree with the proposal only if the Bowling Club retains a minimum of TWO bowling greens.
Support combination of Warringah Golf Club and NMBRC	2	In theory it sounds like a good idea. Would be nice to have the Warringah Golf Club closer to the course but not at the expense of the Bowling Club. A combination of both could work well. Bowls is a natural transitional activity for golfers when they reach an age when they prefer a less active sport.
Benefits for tennis	1	Tennis NSW supports the development of the District Park Lease and Community Building' project. Tennis NSW has actively worked with Warringah Council to ensure tennis and Council meet their community participation objectives in the Northern Beaches region. [Statistics on increasing tennis participation were supplied]. It is important that tennis remains a key community offering within District Park and thus Tennis NSW in collaboration with Tennis Australia are keen to participate in any future development activities. Tennis in its future on the District Park site will deliver on the core attributes of the District Park Plan of Management. Tennis would be more than happy to cohabitate/collaborate with other complementary community sporting partners to procure an optimal outcome for District Park stakeholders and the Warringah community. Any development on this site is essential for the future of tennis in NSW and will underpin the growth of the game for future generations.
Support a licensed registered club to hold the lease	1	Leasing the sites to a licensed, registered club ensures that the community continues to benefit from the business operations conducted on the sites
Support NMBRC, MWLC, WGC merger	1	I am not averse to a three way merger between the NMBRC, MWLC and the WGC.
Current uses can be continued	1	The opportunity to continue the programs of junior bowls development, school sports St Lukes and Mackellar Campus, vacation care and coaching people with disabilities.

Liked aspect about the lease	No.	Submissions
Opportunity for modern and functional buildings	1	A good move to make buildings modern and functional
Landscaping	1	I like that the majority of the landscaped area is maintained.
Maintenance cost savings	1	Maybe some savings in maintenance if merging of operations
Environmental benefit	1	It would provide an excellent opportunity to improve the environmental impact.

Do you have any concerns about the proposal to lease the land occupied by Warringah Golf Course, North Manly Bowling and Recreation Club, and Warringah Recreation Centre? If so, what are your concerns and how should Council address these concerns?

Issue	No.	Concerns about proposed lease
No concerns	12	<p>I honestly cannot see any negative aspects to this proposal.</p> <p>No major concerns.</p> <p>The land is already leased, what's the issue</p> <p>I would only be concerned if the lease did not proceed</p>
Opposition – general	6	<p>Nothing, in particular, as I understand the proposal.</p> <p>Absolutely nothing</p> <p>Nothing</p> <p>This is a bad idea. Do not lease the land and do not change the existing facilities.</p> <p>There should be nothing put out to tender</p> <p>Cancel this idiotic plan and leave the sites as they are.</p>
Criteria for lease – general	3	<p>Council requires certain “compulsory criteria”, but if the feedback from the community was considerable Council would have to take that into consideration it its criteria for the tender and disregard the compulsory criteria.</p> <p>It’s not what is required from the tenderer it’s what council instructs that could be a concern.</p> <p>The evaluation criteria for tenders should be stated to enable due consideration of these by tenderers when formulating their tender submission.</p>
Decline/loss of the bowling club	27	<p>That the bowling club will disappear.</p> <p>Reduction of North Manly Bowling Club greens to only one green.</p> <p>The bowling club could easily be neglected by the winning tenderer (namely the golf club) to the extent that minimum bowling club facilities will cause members to desert.</p> <p>The lack of detail creates concerns for bowling club members. The golf course will remain, the tennis/futsal courts will remain but it’s not clear whether the bowling club will remain.</p> <p>The NMB&RC is said to have been struggling for years to remain viable and the present proposal by Golf Business Advisory Services reduces the number of bowling greens even further. It is likely that during the disruption during reconstruction bowlers will drift away to other clubs where they have meaningful competition and not return. Casual barefoot bowls on a synthetic</p>

Issue	No. Concerns about proposed lease
	<p>green may be all that remains when all works are complete. In reality it is probable that bowls will fail completely and any expenditure on bowling greens will be wasted.</p> <p>What happens to the members of the bowling club regarding meeting rooms, facilities, food services etc.</p> <p>I am concerned that there will be no bowling facilities after the approval of the proposal.</p> <p>My main concern is for the health of members of the bowling club. Lawn bowls is to many of our elderly members, the last sport they will play and the bowling club is the last place they will socialise. Physical activity and social interaction are both effective at keeping us healthy in old age. Without the club the health of many of our members could suffer.</p> <p>Any changes to the lease conditions could affect the operations of the Club and the future prospects of Lawn Bowling activities. Many existing members enjoy a range of activities beside lawn bowls .ie the excellent dining room facilities, social interaction, practice on the greens, utilising the Club for private functions.</p> <p>That NMB&R club could lose control over the facilities which it currently enjoys via the existing lease arrangements (ie; NMB&R club gets swamped by a larger organisation and its requirements become secondary).</p> <p>Yes I am concerned that if the bowling club goes what will be left for retirees to stay active, fit and to be able to socialise. We are all living on a pension and have few resources to do this. Warringah should be committed to provide this sort of recreation for it retirees. Over our working lives we have contributed a huge amount of revenue in taxes and rates. I wish to continue to play bowls at North Manly Bowling and Recreation Club and do not want to move.</p> <p>Sounds like a very poor idea. Bowling greens must be rested and maintained, which means at least 2 greens are required. Whilst it can be said that bowling numbers have declined in some areas, it can be a very exciting sport and once tried usually pursued.</p> <p>I have no real reason to appreciate the present proposal. North Manly Bowling Club has leased the property on which it has operated for over 60 years, without any complications</p> <p>I want all clubs to co exist. I have a concern that council will take the existing Bowling Club, demolish it and not provide a least two greens for future bowling requirements.</p> <p>North Manly Bowling Club is an important facility, particularly for older people - often their last opportunity for outdoor activity.</p> <p>I am concerned that North Manly Bowling and Recreation Club may lose its bowling greens. For many of our elderly members lawn bowls is the last sport they will play in their lives and the bowling club the last place they can socialise. If the bowling greens vanish they will nowhere to go. I think that the needs of the elderly members of the local community have been forgotten about during the planning of a new sport and recreation facility on the bowling club site. Council can address these concerns by including the retention of 2 bowling greens in the tender documents. 2 bowling greens are necessary as each green is out of play for annual maintenance for 6-8 weeks.</p> <p>My concerns are the members will be left with only one bowling green. We MUST have a minimum of two greens to survive as a competitive and successful club.</p> <p>I think that the North Manly Bowling Club should definitely stay in operation including all the bowling greens as it is the only nice club facility within easy walking distance to a lot of Allambie and North Manly. It provides exercise, community support and budget regular entertainment to our local community.</p> <p>Concerned that we would lose the bowling greens, also the ambience of the Club.</p>

Issue	No.	Concerns about proposed lease
Manly Leagues Club won't cater for all existing sports if head lessee	10	<p>My concerns centre around the significant downgrading of facilities to North Manly Bowling Club. The club provides much needed social and sporting amenities for the aging demographic of residents in Warringah Shire. In this respect I believe it is essential that the Club's existence is paramount and to function satisfactorily a minimum of two bowling greens is a priority.</p> <p>The club must retain at least 2, preferably 3, greens.</p> <p>We have concerns if the proposal to lease the land occupied by the North Manly Bowling and Recreation Club is no longer valid. The similar community group and users will have a big loss. We prefer that the North Manly Bowling and Recreation Club can continue to practice and operate so that we maintain the current facilities and standards for users and community groups.</p> <p>Will the Bowling Club retain its greens?</p> <p>Loss of all bowling greens. Please retain some greens for bowling.</p>
		<p>Bowling clubs are a dying breed (unfortunately) and to expect revenue streams from that area is a concern. There are more than a couple of sports or recreations to be considered other than golf and lawn bowls but from preliminary inspections only Manly Leagues is only vaguely interested in golf, lawn bowls, no mention of tennis, futsal, cricket. I believe Manly Leagues Club winning the tender would be a retrograde step for the future of this concept/proposal.</p> <p>The facilities shouldn't be leased to the leagues club</p> <p>I haven't been requested to write in support of the golf club, however I was to join Roseville Golf Club which I now have not done due to the wonderful personal inclusion of newcomers at the club. The family who I understand has run the club for years have a vested interest in the club and this wonderful personal interest and attention will be lost if a huge leagues club should take over. Keep to league!!!!</p> <p>I am definitely not in favour of the Leagues Club making a "super" club of the Golf Club and North Manly Bowling Club. I do not have any personal connections to the family who run the golf club however I have joined a social group to learn and play golf there since my retirement, and the golf club is run so professionally and with so much enthusiasm due to the Pro, Rob. This would be lost in a takeover.</p> <p>I understand that Manly Leagues Club is chasing members to contact council to support them in a successful tender for management of all these clubs to make a "super" club. They should remain involved in league and leave golf, bowls, etc to the professional people who already run them rather than only think of another business deal to make more dollars to support league. Golf, bowls will suffer!!</p> <p>I am absolutely opposed to the Leagues Club leasing the Manly Bowling Club and surrounding areas</p> <p>The facilities shouldn't be leased to the Leagues club</p> <p>Absolutely nothing as far as Manly Leagues Club having the management/lease rights.</p> <p>Very little is liked about this "general sports" facility proposal. I was told today by the receptionist that the Club had sold its existing building to a Chinese. Why was this not put to a vote it is of genuine interest in members and the community? At this time I say this is particularly not in the interests of the small clubs. They will be dominated by Manly Leagues. Also, the members of the clubs have clearly different interests and probably values. If it is to be a "General Sports Club" then they must include a Soccer Club facility to cater for massive interests in the community.</p> <p>Is this all being driven by Manly Leagues decision to sell their Club?</p> <p>I am in favour of the Manly League Club proposal, but my only concern is it doesn't sound that they are keeping the golf course and golf club going as well. I am very pleased with keeping the bowling club going.</p>

Issue	No.	Concerns about proposed lease
Traffic, parking and pedestrian access around Kentwell Road	8	<p>Where will the parking be, and how many vehicles will it cater for?</p> <p>Yes, there is no need for this. There is inadequate parking. Kentwell Road parking needs to be moved into the golf course and the dual lane roadway reinstated. Any change to the club needs significantly more parking to make it commercially viable and sensible.</p> <p>Parking may be an issue, especially when the footy season comes around. The Kentwell Road parking for the Golf Club is a considerable problem. The current arrangement of angle parking beside this busy road is unsafe and disruptive. The marked "pedestrian" lane on the roadway is often blocked by overhanging vehicles, golf buggies and equipment being unloaded from car boots. This forces users of this "pathway" to encroach onto the carriageway which is not only dangerous but slows the traffic flow. The existing left turn slip lane into Condamine Street heading west is very short and is inadequate during peak periods. This limits the traffic flow and causes frustration with motorists sneaking up the left of the line of vehicles over the "pedestrian" lane. The left turn slip lane for the Pittwater Rd heading east, would be improved if it was longer allowing more vehicles to use this facility and reduce the traffic delays during peak times.</p> <p>Improve and increase the parking spots on Kentwell Road. Not a safe situation now with people walking with golf gear behind the cars on the road. Pedestrian access around Kentwell Road is also a concern. Connecting the golf course, sports centre to any consolidated clubhouse, requires careful planning to enhance good access without major disruption to the Kentwell Road traffic. Currently pedestrians some with golf buggies frequently cross the road from the angle parking bays without using the pedestrian crossing at the intersection. Parking should be separated from Kentwell Road to reduce disruption and safety concerns.</p> <p>There must be a footpath for pedestrians at the southern side of Kentwell Road, away from the road.</p> <p>No parked cars on Kentwell Road. Traffic turning left onto Condamine Street going towards the city are blocked because of cars parked blocking the lane. Solution: A parking area to be built backing onto the creek where the soil and mulch for the golf course are currently stored.</p> <p>No pedestrians allowed to cross Kentwell Road. This is very dangerous. Solution: Access under the road like they have at Manly Golf Club.</p> <p>All for the changes as long as I can park outside my house, and get out of the area without being caught in a traffic jam.</p>
Opposition to one lease	8	<p>No single entity should have control of the lease or building.</p> <p>Combined lease could result in management or operational conflicts.</p> <p>I am concerned about who will 'run the show' among the interest groups and will the arrangements promote a bullying situation.</p> <p>Leave them as separate entities.</p> <p>It concerns me that for such a large precinct that it will come under the control of one organisation and will council implement safe guards to protect their current clients.</p> <p>My main concerns are that you propose to have one lease holder for all three sites. I cannot see this taking place as the three sites are of a different type of activity and would require proper management.</p> <p>It seems to me that Individual groups say tennis, futsal and squash may not be adequately catered for with just the one lease. Council should ensure that the status quo remains the way it is or give us more futsal courts.</p> <p>Leave the running of each club to itself and not place any requirements with the exception of volunteers style club pay no lease payments for the use of the facilities. Thus allowing council to start providing some services back to the ratepayers.</p>

Issue	No.	Concerns about proposed lease
Displacement of current users	7	<p>I am concerned that by leasing the golf club land and other sites, that this will be taken over by a commercial entity and displace current users of the area. I'm concerned for all the community groups that currently use the facilities will not be catered for.</p> <p>I am concerned that the existing organisations using the land are to be made, effectively, "homeless"... I feel that, no matter how the Council may intend to move forward, the existing organisations needs and interests should be of prime importance, and nothing done which would disadvantage those organisations!</p> <p>To keep viable sporting facilities, eg , golf, tennis, bowls etc</p> <p>To include small local sporting clubs in mind when leasing the land.</p> <p>What would happen to North Manly Bowling and Recreation club who currently lease the proposed clubhouse site, there are many people involved with the club that would be displaced.</p> <p>Ensure certainty for existing stakeholders in their use of the land and new building</p>
Management for all interested parties	7	<p>I cannot state any successful tender running such a complex successfully due to the interest of so many sports and partners involved.</p> <p>An even distribution for all interested parties and ability to manage all club competitions for bowls, golf and recreation club.</p> <p>We need proper management of each of the sporting facilities. It is fair and equal to all the participants, not just the club with large membership be allowed to take over. The bowling club is just as important to the community as the golf club.</p> <p>That the other sporting facilities can be incorporated into the proposed scheme for the area.</p> <p>NMBC has the ability to work with all proposed partners. Preference for one sport over another should not be applicable.</p> <p>That if this still goes ahead the controlling body must comprise of equal members from all parties and that no council staff can sit in the board.</p> <p>That they see their position as the custodian of the New District Park Sports Club, surrounding playing fields and golf course and do nothing to diminish this in the eyes of the community.</p>
Loss of identity of individual sporting groups	6	<p>My concerns are for maintaining our identity as a bowling club if we share leasing arrangement with another partner. I have no concerns about sharing with another sporting club.</p> <p>With the golf course probably remaining the existing golf club could lose its identity under a new management.</p> <p>Integrity of both clubs will be ??</p> <p>My concern is that Warringah Golf Club will be left without an identity - one that had been in place for 80 years. If there is to be an amalgamation, Warringah Golf Club should be given the management of the Golf Course and recreation centre.</p> <p>The golf club and course are of value to the community. The combining of the Leagues club would result in the smaller clubs being absorbed.</p> <p>The inherent fellowship and camaraderie of each separate entity will be lost.</p> <p>The average member now is a senior who will find it very hard to make new warm friendships in the melee that will be created.</p>
Traffic generation and management	5	<p>Traffic management needs to be seriously looked at. Traffic through the golf course between Pittwater Road and Condamine Street and access in and out of Nolans Reserve, Warringah Recreation Centre and the golf parking are already a major concern. If this project is to go ahead a solution to the traffic problem is needed before anything else is even considered. Don't create another point of major traffic congestion, when three clubs can now service adequately their own traffic generation.</p>

Issue	No.	Concerns about proposed lease
		<p>No objections, but traffic management needs to be reviewed and changes implemented before new infrastructure is opened. Yes, traffic. It's very hard to drive out of the Warringah Golf Course parking or Warringah Recreation Centre parking if an activity is going on, and during morning and evening peak hours. Cars are backed up on the car parkings and can't get out because the road is blocked by cars waiting at the traffic lights on Pittwater Road. I've witnessed several near misses with cars that try to get out and try to merge into the opposite lane with their view blocked by the cars that are queued up for the traffic lights.</p> <p>Council must review and implement sensible changes to allow traffic flow from and to the car parks (additional traffic lights/ roundabout?). This needs to be in place before new infrastructure is built.</p> <p>The intersection of Kentwell Road and Pittwater Road/Condamine Street cannot cope with more traffic. My street will be negatively affected. We do not need another indoor sports centre.</p>
Maintain existing situation	4	<p>I am not in favour of any change to the current club locations. Combining the clubs make no sense.</p> <p>It's not a matter of liking it's more a matter of not objecting. These facilities are already in use, let them continue to be.</p> <p>The open space should be left as is.</p> <p>It is unclear what outcome the council is seeking and why the lease needs to go to tender as opposed to simply extending the current leases.</p>
Lessee will make a profit at the expense of the community	3	<p>Someone will make a profit at the expense of members of the Warringah community. Profit before people!</p> <p>As a golfer, resident and long time user of the open space of District Park that the lease not be granted to people to use as a cash cow for their own interest and not the well being of the community at large.</p> <p>A fair return on the asset for the community keeping in mind the capital requirements of the new head lease lessee</p>
Warringah Golf Club won't have commitment or expertise to cater for all existing sports if head lessee	3	<p>I was told that if it was solely taken over by the Golf Club that the Bowling Greens would go and they want nothing to do with Lawn Bowls. This is a great activity for elderly neighbours and they would have to travel long distances if this were to close. We as a family love going to the bistro surrounded by lovely neighbours. I feel that if it were to become the golf club's sole use, it would be for members only. As I do not have time for golf in my life as yet, I do not want to join the Golf Club, paying exorbitant fees, just so our family can use facilities of a local club.</p> <p>The principle may sound good but if the lease was a golf club what would it have in common to run a squash club, tennis courts and futsal, let alone junior rugby league?</p> <p>Golf club taking over the bowling club. No bowls, no darts etc.</p>
Concern about Warringah Council involvement in the lease	3	<p>My concern would be if Warringah Council took control having had no experience in running such a sporting organisation.</p> <p>When the council last lease the Squash/Tennis Centre it was a debacle, from my memory it took three goes to finalise the lease. How much money was wasted to do this, therefore I do not think the current council is qualified enough to complete the proposed lease in a competent manner.</p> <p>If the Council tries all I see is failure.</p>
Monitoring of facility allocation	3	<p>Council should monitor the successful tenderers' allocation of facilities and have the power to override any anomalies that may occur.</p> <p>That all sporting organisations be given the same and or better allocation of current facilities they have now.</p> <p>Ensure existing uses, lawn bowls, golf, tennis, squash and rugby league are maintained to a capacity that the members for each sport can grow.</p>

Issue	No.	Concerns about proposed lease
Wait for Council amalgamation before proceeding with the lease	3	<p>It would be unethical of the Warringah Council to proceed with this. As you state the leases do not expire until 2017 and by that time the amalgamation of councils will have taken place. It would be highly likely that the new council could make a different decision. The present council should not be proceeding with any of the lease proposals. It is unethical in the present climate to proceed with the amalgamation taking place and would bring into question for whose benefit this was being done. The Council should take in the views of the community regarding this. As you now propose one council consisting of Manly, Warringah and Pittwater the residents of Manly and Pittwater should be allowed a say as it will affect them financially as the merger should be completed prior to lease commencing. Once again I must say it would be unethical of Warringah Council to make decisions which will take place after the merger.</p> <p>What impact does the proposed council merger have on this process? Council should not be making decisions that will have such a huge impact on the community, especially as the Council amalgamations are being considered in the near future.</p>
Loss of public land/open space	2	<p>It is imperative that the land currently being used by various sporting clubs be maintained for the health of our community</p> <p>That District Park and its surrounds be maintained as open space in perpetuity under the act.</p>
Financial viability of one entity	2	<p>My principal concern is around the financial viability of one entity successfully operating all three parcels of land</p> <p>That the successful operator has the ability to enhance the facilities, improve the club house and surrounds as well as being financially sound.</p>
Community interests not served	2	<p>No, as long as it goes to someone who does not forget the community. The proposed club would not be community minded.</p> <p>This will not make any positive contribution to public life in Warringah. Instead it will penalise members of each activity, especially as members of each club are either senior citizens or citizens in need of public support.</p>
Warringah Golf Club would fail if it doesn't secure the lease	2	<p>Our concern is that if Warringah Golf Club fails to secure the lease over the WGC, WRC and NMB&RC sites and to be involved in the construction and management of the new District Park Sports and Community Building it will fail financially and cease to operate as a club. It will be wound up and its assets will be disbursed elsewhere and not be used for funding the construction of the new community club building, leaving Council or the successful tenderer to fund its construction.</p> <p>That the Warringah Golf Club, if not the successful tenderer not be excluded by way of new lease arrangements, so as to see the demise of the club and its viability in the years ahead.</p>
Little incentive for Warringah Golf Club to relocate unless it holds a long lease	1	<p>The NMB&RC site is no closer to the golf course than the present WGC building and so provides little incentive to WGC to relocate. A slightly better site would be the WRC but rezoning would be required for a licensed club. The only relocation incentive for WGC would be to maintain its lease over the golf course if this was directly linked to the new District Park Sports and Community Building (DPS&CB), and to continue with the existing zoning of the NMB&RC which permits a licensed club to operate only this site or that of the Calabria Club within the District Park.</p> <p>If WGC finance the new club it will forego direct ownership of its own freehold property and invest in works on leased land. This opens the possibility that WGC may lose its lease in the future and consequently waste its financial involvement. A very long lease would to some extent compensate for this. At present WGC is in the process of finding out the value of its existing site and therefore how much it could contribute to the new club now that its members have conditionally agreed to sell the Warringah Golf Club site.</p>

Issue	No.	Concerns about proposed lease
Warringah Golf Club would provide most funding	1	The proposed amalgamation of the various clubs ie/ WGC and NMBC when the NMBC offer very little if any fiscal support. Council aren't contributing any monies towards design or construction. They expect other parties to contribute (WGC and NMBC). Then they (WSC) want to charge rent.
Existing users have to compromise	1	There are issues with the golf club who have had a number of chances to merge with the bowling club only to shun any merger. I believe council are trying to cater for too many sports in the current land causing existing users to give up too much.
Other clubs should tender	1	Perhaps other more relevant Clubs can enter the negotiation. There are many actions Council can take to reshape this half baked idea.
No advantage to clubs or community	1	No particular advantage to either [golf and bowling] club or the Warringah community. Both clubs will be seriously disturbed, indeed made more difficult to manage and recruit new members.
Environmental concerns	1	I have very few concerns other than the normal environmental ones that should be addressed in any application for development and trust that council will assess them in a proper manner.
Pollution and waste from new buildings and development	1	Pollution and waste from any new buildings and developments must be controlled.
Alienation of part of District Park	1	A long term lease of land (instead of a building) could alienate part of District Park, which is community land.
Loss of cost-effective services	1	The organisation taking up the lease may lose sight of providing cost effective services to the members.
Over-development	1	Multi storey high rises would not be appropriate (ie 3 storeys or more)
Warringah Council should sub-lease areas	1	Council should maintain the ownership and new building and sub lease areas to users as required.
Private operation	1	Private operator taking over a community asset.
Loss of family friendly atmosphere of the bowling club	1	My main concerns are that the family friendly atmosphere of the Bowling Club will be lost
Potential for objections from neighbours	1	My only concern is that council will be flooded by objections from those living opposite on fairly spurious grounds. Council should take care to weigh the likelihood of any suggested impacts raised by objectors.
Private golf course	1	With respect to the golf course, there is nothing I can see requiring a public golf course - only a golf course. Are private course proposals allowed?
The layout of the golf course could be changed	1	Also its layout could be changed to a point where the course would lose its competitiveness.
Future management difficulty	1	Future management will be exceedingly difficult.

Issue	No.	Concerns about proposed lease
Long-term lease to an outside entity	1	We don't need land leased long term to an outside entity.
Change in membership fees	1	Will membership fees be consistent with those currently levied?
Loss of a facility	1	The loss of a facility in Manly Warringah.
Lease terms to safeguard future	1	The terms of the lease should always safeguard the future.
Unclear lease terms	1	It is not obvious what the lease terms will be.
Floodprone land	1	Both the NMB&RC and WRC sites are on flood-prone land. Any new clubhouse would need to be elevated.
Councillors' commitment	1	
Community engagement	1	No concerns, as long as all stages are communicated to all those who have expressed an interest in the project.

Several extensive submissions from members of the North Manly Bowling and Recreation Club were received. Those submissions outlined the benefits of bowls as a sport, activities of the bowling club, and how the loss of some or all of the bowling greens would impact on the club.

Submission 1

I have several concerns regarding the proposed redevelopment of the NMBC premises. The continuing viability of running a bowling club in the current day relies in several factors:

We need to have sufficient playing areas for the following weekly and special events:

- WEEKLY SOCIAL BOWLS. Ladies bowlers require space on a Saturday afternoon when both Men's and Ladies' clubs participate, otherwise we miss out and only the men will play as this is their designated day. To avoid this we require a minimum of 2 bowling greens to be in use at times especially when a third green may be under maintenance.
- PENNANTS COMPETITION DAYS: typically over a 3 - 4 month period in late summer through autumn. Men's Pennants teams play on a Saturday, placing a high demand on green space and sometimes denying the Club's social bowlers a chance to play if only two greens are in service. Ladies' competitions run mid week, however this sometimes places space restrictions on Ladies' social bowlers on Tuesdays, when you can turn up for a game, only to find out that all rinks are being used. Ladies' Bowlers also have a Saturday "Pennants" competition, to especially cater for those players who work during the week. Additionally, should the Club not be able to participate in Pennants Competitions, both Men's and Ladies', it will impact on other local Bowling Clubs by reducing the size of this important and traditional Competition. It would more than likely signify the end of the Bowling Club, adding to the demise of the Manly Vale Bowling Club in that area.
- GALA EVENTS AND SPECIAL COMPETITIONS: Should the Club not have a minimum of two working greens at any one time, the following events would be in danger of cancellation: Australia Day, Anzac Day and Melbourne Cup day carnivals. Gala days, which include visiting Clubs from the Manly Warringah area and from as far away as Campbelltown. Hosting of District and Zone competition rounds or finals would not be possible.
- BAREFOOT BOWLS: One of the most successful innovations in this sport has been the introduction of "barefoot bowls" Australia wide. This has appealed to the younger members of the population and has some benefit in increasing the number of regular bowlers. The activity is growing as a social sporting activity and is enjoyed by all non-bowlers and experienced bowlers alike. A third green is usually required to accommodate this type of social sporting activity.

The Club needs the permanent use of at least two greens, preferably three. If a third green is considered to take up too much space, a synthetic green could be placed under a section of the new clubhouse which could incorporate a lounge/terraced area for viewing of games in progress. It would also be useful for social bowlers, barefoot bowlers and by all to play during inclement weather.

Submission 2

We support the District Plan and the redevelopment of the club house facility which was built by the bowling club many years ago and rented back from council. However we request council to reconsider the reduction of green space from 4 greens to one. This submission is written to support the proposal to have 3 greens. One green is suitable for an amusement park facility not for a serious bowling facility.

There are several areas that I would like to address:

Recognition that Lawn bowls is a sport

Lawn Bowls is a sport that gained its first wave of popularity in Australia in the post war years, when there were so many men returning from war who needed the social interaction yet could not return to more active sports as a result of injury. In 1970 there were 240,000 registered players. This number we acknowledge has fallen however in 2014, 510,000 people participated in the game of bowls which is up by 10,000 from the year before. It is a sport that is growing in popularity and will continue to grow as the population is aging.

It has been proven that Lawn Bowls is not just for older or injured, those that want to excel in this sport, like any sport need to keep fit and mentally alert. It is a highly skilful game. The game is played at the Commonwealth Games and our National team is called the Jackaroos with an average age of 29. Recently the Australian Open was held on the Gold Coast with 2200 people participating in the week long competition which with the female winner was aged 18 year and the men's was 21.

It is summarised by the Victorian Government site: *"Lawn bowls is a precision sport that is played for the challenge and competition, personal enjoyment, physical activity, the pleasure of spending time outdoors and for social interaction. It is also a low impact, therapeutic form of exercise."*

Many sports fields within the District Pan are used only on Saturday but bowling greens are used and could be further utilised if promoted correctly throughout the week.

Like most sports, ie Golf if reduced to 9 holes the club would not have capacity to meet the demand.

Snooker is similar you cannot hold competition matches unless you maintain a minimum of two table. If NMBC is reduced to two greens we would not have the capacity to meet the needs of players.

When I was associated with Belrose Bowling Club we were looking for avenues to save money. It was put to members that they maintained 2 greens, this was totally rejected by members as they said it would not be feasible in the long term. They kept their three greens and have become a success story amongst bowling clubs. They looked for alternative revenue in engaging the community.

Women in sport (working women)

The NMBC Women's club has promoted and encouraged working women to join. This requires games to be played on the weekend.

If reduced to one green we Ladies would not have access to the greens any Saturday. Currently even though we have three greens there are times that the women have been advised that there may not be sufficient greenspace for their Saturday Social Game. Saturday 18th July is an example – there are 50 "barefoot Bowlers" organised to play, plus a state men's carnival. There will be a green space for social bowlers however if there are a number of men who wish to play the women will not have a game. In the spring the greens are rested, this would reduce the situation to no greenspace for anyone. Many clubs have tried the all-weather artificial green. It has been tried and found that the players do not wish to play on it. Example Manly Vale (now closed) Belrose put it in and took it out. However I believe it is the best option for "Barefoot Bowlers". Perhaps it could be considered if there is no other option, but we would need to have a minimum of 2 synthetic greens.

The Ladies bowling associations (State, Regional and district) has encouraged working women to participate in the sport. They have introduced a dress code similar to golf and introduced Saturday Competition, which NM has eagerly embraced and supported. Last year we hosted the final of the Regional Saturday Triples which took up a green. This would not be possible with one green.

Recently our district has put on a competition for Saturday Ladies (open to all ladies with the focus on working women). We requested green space for this competition to allow our women to play at home (possibly all 2 teams) it was not possible as there is not sufficient now. We have a green dedicated to barefoot bowlers which is not to competition standard, and the men's competition and standard games would not fit.

We host carnivals which we have opted to hold on a Saturday with the express desire to encourage women who work to play the sport. This takes up two greens as a minimum and for that reason we play in the morning to ensure greens space for the men in the afternoon. Saturday is currently our second day. We play Tuesday the Men play Wednesday and we both play on Saturday.

Competition for Men

Our Men play competition from Feb to May. When they play at home games, with one green there would not be sufficient room for them, let alone the women.

In the past our men organised Christmas in July, it was a Mixed Competition on a Sunday they filled 3 greens, the first I attended they filled 4 greens.

Promoting sport for the young

NMBC Established coaching for schools sport, with district and council support this could grow.

On Saturday (Not Carnival time) you would find that there are two rinks of club bowlers and one that is used by social bowlers (barefoot). This may be the buck's party or the kid's party but the green is being used for social purposes. (This should, if managed, be a good source of revenue for the club)

It is thought that the new game introduced by Bowls Australia "Jack Attack" will assist in growing the game within the younger community. It is a fast one hour version of the game.

Every Friday evening in summer the greens are full with social bowlers.

Promoting sport amongst Aged & Disabled

NM Ladies organise a shorter form of the game to encourage social interaction where people who are isolated, alone can join and enjoy a challenging game and then retreat to the club to enjoy the friendship that follows. There are a lot of women on their own, there are people recovering from injury and just getting older that would benefit from an extension of this program.

This format of the game was played throughout summer "Twilight Bowls" on a Thursday night. Because many requested the twilight concept to continue NM Ladies have established a once a month Sunday game along the same lines. Last Sunday we had our first game, it was not huge but we had 2 people returning from illness and another with early dementia play. They would not be able to play the longer form of the game.

Our greens were used for the Disabled Games some years ago. We were selected as our greens and facilities are suitable to disabled players. We also have a coach at our club that is experienced in the development and coaching of disabled players.

Instability of the situation

Our Ladies club is reluctant to recruit new members within the current environment. Our men insist that on a Saturday we wear uniform (when they have a competition on). That equates to most weekends, defeating the progress that women have achieved with more liberal approach to attire.

It has been stated that if we do not have a combined membership of 100 members in 5 years that there will definitely be only one green. The plan for a large club and the uncertainty of green space will definitely have a detrimental effect on the current membership and no opportunity for growth.

This unsuitable and unstable environment has made it difficult for us to promote the game. The insecurity of green space and club finances rumoured around the district make us an unattractive proposition.

Combining Resources

We have heard that the amalgamation with Manly Sea Eagles is the preferred option for our club. What synergy do they have with a bowling community? Would Manly Leagues really be interested if they cannot introduce their poker machines into the club?

There is a possible alternative and one that has more in line with each other moving forward. An amalgamation with the Golf Club would be a better model, as they are already a co-user of the area. The combining of resources in relation to Greenkeepers, catering, bar and management staff. This may not be long term solution in relation to management as the Council will wish to appoint a company to build and manage the facility.

It would appease the anti-poker machine lobby, restricting the number of poker machines to the current level within the district park. The environmental lobby would not see such a massive structure built within a sensitive area.

In summary we see this District Plan as a great opportunity to showcase sport it fits in with the government initiative "make healthy normal". Lawn Bowls does not need to lose another facility when we could make such a difference within the community if managed well.

Our greens are not only used by our members. We often host carnivals with players from as far as Campbelltown.

Submission 3

The Bowling Club should be an important group included in any future lease with at least two (2) bowling greens minimum. This number would allow ongoing regular carnivals and competitions to continue as well as enabling public functions to be held such as 'barefoot bowls'. This allows children and adult birthday and social functions to be part of the local community.

Bowling greens have to be regularly 'rested' for maintenance of top-dressing with soil etc, and therefore making the green out of action for a number of weeks until ready to play on again.

Having just one (1) green, would not be possible to play regular competitions. District competitions are held separately for men and women. Two (2) greens are the minimum, three (3) would be perfect.

The Bowling club is an important social club for many of our members. It is a place for those who may be isolated, either by health problems, no family support, little community contact to join with other members who are very supportive. Playing bowls, for ALL levels, is an important part of being active, interaction with other friends and feeling part of the local community.

The Bowling club is for ALL ages. Mackellar Girls High School and St Lukes have had regular sport days for the students. We have had several students who have enjoyed the experience of bowling, join as Junior members of the club.

Submission 4

The Club provides a facility for local citizens to play a sport, both in their younger and later years, as well as having a community based social meeting place. My 13 year old grandson has played some games during school holidays as well as Australia Day and Anzac day. He enjoys the sport and would consider it as a school sport if it was available. Our club has constantly promoted the sport to schools, with some success from Mackellar Girls High and St Lukes Grammar. The Club is currently utilised by many other sporting organisations as well as socially by locals. The premises are used for social functions, such as birthdays, anniversaries and funeral celebrations of life. The Club enables Corporate events, offering meeting rooms and bowling activities combined. The recent success of "barefoot bowls" brings younger patrons to the club and in some instances to the sport. Daylight savings time allows "Twilight Bowls" for those who are "time poor", but still enjoy a sporting outlet.

This Club is interested in the Community, just as much as supporting its members - we feel that this attitude will transfer well in our partnership with other users of the proposed facility, however as I repeat my previous comments, all of this is hypothetical if we do not have a minimum of two (and preferably three) bowling greens.

Submission 5

I would like to add my support to ensuring that the Bowling Club retains two if not three of its greens to ensure a viable bowling club into the future.

Bowls is an important past-time for an ageing population. It not only provides exercise and an outdoor competitive experience, but encourages social engagement which is critical to successful and healthy ageing. We will live to regret any decision to close bowling greens and croquet lawns which are two sports well suited to and enjoyed by people as they age.

It is also worth observing that one bowling green is not a viable option as bowling greens need to be top-dressed or re-planted annually and therefore to be rested or out of action for up to three months each year. I cannot comment on the rest of the proposal, except to support good use of this valuable site for sporting and recreation activities. However, I believe this needs to include providing maximum opportunity for playing bowls which offers people of all ages, especially those who are ageing, the opportunity for exercise, fresh air, meeting with people and making friends, relaxation and fun.

It is also consistent with Warringah Council's Ageing Strategy Living Well Warringah which places emphasis on healthy lifestyles and will help achieve strategic objective 12.1 of increasing the participation of older people in organised activities that promote healthy lifestyles and social connection by 30%.

Points made in other submissions

The recent success of "barefoot bowls" brings younger patrons to the club and in some instances to the sport. Daylight savings time allows "Twilight Bowls" for those who are "time poor", but still enjoy a sporting outlet

North Manly Bowling Club has a membership of 900+. It gives elderly people a sports venue and is involved actively in supporting the local community

The provision of an outlet for residents to socialise and play barefoot bowls, including public, people with a disability to enjoy a sport and activities. In 2007 North Manly hosted International Bowls Disabled (IBD) Games with 14 countries attending.

They encourage membership and continue school programs and bowls pennant competition and social bowls comps.

General stereotype about Golf course and Bowling Club has been for older people and residents. In fact, quite a number of researches and articles have suggested that modern residents and young people do not have enough exercise and outdoor activities which causes major health problems. Bowling and golf are relatively medium and low impact activities which are suitable for young kids to senior citizens. Unfortunately, there are wrong impression and media image for these 2 challenging sports. Council should assist to encourage and promote outdoor and social activities like these sports. Bowling is a very social event which may help to improve body and mind coordination, may assist to reduce dementia, and may assist to enhance social life of each individual. For example, people used to be Vitamin D deficient. After taking up bowling, Vitamin D deficiency has been improved significantly within a reasonable period of time. We met a lot of good and friendly people via bowling events.

North Manly Bowling Club has been in existence for some 50 years and has served the community well.

The Club provides a facility for local citizens to play a sport, both in their younger and later years, as well as having a community based social meeting place. The Club is currently utilised by many other sporting organisations as well as socially by locals.

The premises are used for social functions, such as birthdays, anniversaries and funeral celebrations of life. The Club enables corporate events, offering meeting rooms and bowling activities combined. North Manly Bowling Club is a friendly venue which caters to many people and many events and occasions. Indeed the club is sponsoring me to raise money for a charity.

Bowls will probably be the last sports participation for many people. Should they be denied the opportunity to continue bowling at North Manly, it is highly unlikely that they would consider starting again at a new club.

What should Council require from the successful tenderer to lease the land occupied by Warringah Golf Course?

Requirements for leasing Warringah Golf Course	No.	Submissions
Maintenance of the golf course in its current or better condition	12	<p>To maintain the golf course in good condition.</p> <p>The main issue is to ensure that the golf club and surrounding lands are well maintained.</p> <p>Maintain existing golf course</p> <p>Course and facilities should be maintained to an agreed standard.</p> <p>A guarantee that the golf course will be maintained at its current level.</p> <p>Look after course</p> <p>Ongoing, quality management of the landscaped areas.</p> <p>To maintain it</p> <p>Commitment to maintaining the golf course to a specified standard.</p> <p>That the course be maintained at least at the level of maintenance now but preferably, and as a new lease is being granted, at a higher level.</p> <p>That the facilities are maintained and that they provide the services that they currently provide.</p>
Experience in golf business management and has a sound financial structure	10	<p>Business plan</p> <p>That they can make it a successful golf club.</p> <p>That they can ensure a short, medium and long term business structure that continues to service the community</p> <p>That they are reputable and financial enterprise.</p> <p>A demonstrated ability to successfully manage a business.</p> <p>Proven capability and financial resources</p> <p>To run a golf club</p> <p>That the successful tenderer has a good sound knowledge and expertise in its management team to run a golf course.</p> <p>Ability to provide staff and equipment to maintain the golf course, or alternatively the expertise to manage external course maintenance contractors.</p> <p>That they have the knowledge, finance and ability to maintain and improve the physical condition of the course, the vegetation, the water ways and surrounds for members, visitors and the general public and community into the future.</p> <p>To develop it in a modern and sensitive manner and properly maintain it. This will necessitate the engagement of acknowledged professionals.</p>
Management and maintenance of the golf course by the Warringah Golf Club	8	<p>Consideration that the golf club manages the golf course and directs its maintenance, as it has done for 80 years. Council maintained courses are not the same - parkland yes, but the course no.</p> <p>A continuation of management of the Golf Course would seem to be in order (2)</p> <p>Run as is now.</p> <p>WGC, Board and members have successfully maintained and improved the golf course for 70 odd years and you are now asking what to expect from a successful tenderer.</p> <p>To continue to use the land currently occupied by the golf course and operated by Warringah Golf Club in perpetuity.</p> <p>The golf course should be leased by Warringah Golf Club. No private operators.</p> <p>Warringah golf should continue to use this land</p>
18-hole golf course	8	<p>Maintain 18 hole golf course.</p> <p>Make sure it stays as an 18 hole course.</p> <p>They keep an 18 hole golf course. It is a beautiful green space.</p>

Requirements for leasing Warringah Golf Course	No.	Submissions
		<p>The golf course should stay as 18 holes</p> <p>Council should ensure 18 hole golf course is maintained.</p> <p>That the golf course remains</p> <p>That it should still be a golf course</p> <p>An agreement that there be no reduction in the current activities of the existing club</p>
Public access and use for golf	5	<p>The course should be a public course, not private.</p> <p>That it continues to operate as a public facility and does not become privatised or developed into housing or some other development.</p> <p>The golf course must be maintained as a community resource.</p> <p>An intention to maintain a certain proportion of course access for public golf players as well as members of the WGC.</p>
Commitment to the interests of golf	3	<p>Commitment to the sport of golf and the golf club's members, and the golf playing public, a comprehensive sporting facilities support and management plan, and a substantial financial base.</p> <p>A commitment to maintain the golf course and its facilities for the community.</p> <p>Since the golf course is the single biggest component of the areas within the District Park to be leased the successful tenderer should demonstrate that its primary interest is golf, such as Warringah Golf Club with 80 years' experience.</p>
Direct and convenient access to the golf course from the proposed sports and community building	2	<p>With the golf course to remain at 18 holes, provision of a direct and convenient access to the course from the proposed new club site.</p> <p>To provide a convenient and direct access on to the golf course across the creek.</p>
Reduce creek pollution	2	<p>Environmental conditions e.g. to reduce fertilizer use and prevent nutrients or contaminants entering waterway.</p> <p>Learned the hard way and at great cost by WGC after the fish kill incident.</p>
Control costs for golf course users	2	<p>Control costs for average persons</p> <p>Rates for play should be aligned with current rates. ie. It should be reasonably affordable for local residents to play.</p>
Long lease for return on development on the course	2	<p>A long lease on the land to allow future long lasting development on the course.</p> <p>A long term leasehold with rigid financial commitments.</p>
Not for profit	2	<p>They should be not for profit</p>
Maintain exiting situation	2	<p>What is happening to the golf course? I thought that was going to be left as is</p> <p>Leave the Club as it is.</p>
Change golf course to public parkland	2	<p>Warringah Golf Course should become public parkland to be used by all ratepayers.</p> <p>Warringah Golf Course should become public parkland with gardens, lakes and walkways to be used by all ratepayers.</p>
Allow golf club to influence decisions about golf course	2	<p>They should also allow the existing club to be party to and decisions/maintenance concerning the golf course.</p> <p>The existing golf club would lose its identity and would not be fully part of decision making with the golf course.</p>

Requirements for leasing Warringah Golf Course	No.	Submissions
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Comply with best practice and EPA recommendations for golf courses adjoining riparian zones and waterways

1 The existing golf course was developed in stages by the club with the focus on the sport without due regard to the environment.

The treatment of Manly Creek, Brookvale Creek and Manly Lagoon is not in compliance with best practice and the EPA recommendations for Golf Courses as regards riparian zones bounding such waterways.

Manly Creek runs across the fairways, with a section being piped at the eastern end flowing into the lagoon. The open creek section and the weir extending from the Condamine Street end has insufficient vegetation for an effective riparian zone. There is bank erosion, runoff of fertilisers and high nutrients from grass clippings which adversely affect the water quality of the creek and lagoon. The pipe section is unnatural and unrestrained, impacting on the lagoon as evidenced by the sediment build up in the sandbank at the exit of the pipe.

The new lease is an opportunity to rectify these negatives. An environmental assessment of the golf course, complying with the EPA guidelines should be incorporated into the lease.

The work of the golf clubs volunteer team should be acknowledged and further encouraged. They have achieved improvements and all important maintenance and weed control in the riparian zones, but the extent of remediation required is beyond the capabilities of this small and dedicated group.

In general the vegetation buffers all round the course and particularly in the southern section along Brookvale Creek, the "back bay" of Manly Lagoon and Manly Creek are inadequate or non existent. These riparian zones should be extended and managed on a regular basis. The planting of native species with local provenance should be a priority.

Throughout the course there are a number of exotic species growing that spread along the lagoon and are detrimental the natural environment and the lagoon. Examples are the numerous coral trees and phoenix palms along with the common weed species such as privet. A program to remove these exotics and weed species should be implemented with replacement by suitable native species.

An environmental impact assessment and plan of management should be incorporated into the lease process. It should include water use management, the effects of fertilisers and pesticides on the golf course seeping into the waterways, and comply with the EPA recommendations to golf courses that adjoin waterways.

The example of Manly Golf Course where reed beds for sediment entrapment, reconstruction of water courses and enhanced riparian zones should be examined as to what could be achieved at Warringah Golf Course.

Improve golf course, clubhouse

1 The course and club house should be improved and a verifiable plan to improve it ought be in place.

Reasonable rent

1 Reasonable rent.eg 7.5% of valuation

Operation 7 days a week

1 7 days a week operation.

Provide a range of golfing facilities for members

1 To provide a range of golfing facilities for all members.

No over-development

1 No over-development

Setbacks from creek riparian corridors

1 Setback from Manly and Brookvale Creek to allow for rehabilitation of riparian corridor.

Requirements for leasing Warringah Golf Course	No.	Submissions
Public access to Brookvale Creek	1	<p>It is difficult for safety reasons to provide safe access to this large area of District Park, which divides the western section (David Thomas & Miller Field) from the eastern section of Nolan and Passmore Reserves. There is an opportunity with the reconfiguration and the consolidation of the facilities to provide public access from the Sports Centre at Kentwell and Pittwater Roads through to the service road/ walking path beside Brookvale Creek. This is between the creek and Pittwater Road.</p> <p>Over \$1 million was spent under the "Put the Creek back into Brookvale" program, which remediated the creek, improved the access way and installed informative signage. Unfortunately public access currently is difficult and needs determination and agility to gain entry. The only easy access is via the golf course and the general public appear to be discouraged. If access was provided via the Sports Centre, with modifications on the golf course to the putting green and the southern end and a northern exit near the GPT at Condamine a new community walkway could be easily added to District Park. The safety along this section, which is not at risk from the fairways, appears to present few problems.</p>
Recognise history and tradition of Warringah Golf Club	1	The successful tenderer should recognise that the existing club has been there for 80 years with history and tradition.
Clubhouse close to the golf course	1	It is logical for the golf course to maintain its present use for its members, and to have a club house in close proximity.

Other

Most used course in NSW.

What should Council require from the successful tenderer to lease the land occupied by Warringah Recreation Centre?

Requirements for leasing Warringah Recreation Centre	No.	Submissions
Provide facilities for multiple use by a range of user groups	6	<p>All sporting groups to be accommodated.</p> <p>It is retained for use by school groups, mothers groups etc.</p> <p>Commitment to provide all types of different facilities for all members of the community, not just golfers or bowlers.</p> <p>To provide a range of recreational and social facilities for all members.</p> <p>Commitment to a community based facility</p> <p>Make sure it is a good sports club for everyone.</p>
Retain existing sporting activities	4	<p>That the current activities on the land are maintained.</p> <p>The management must not negatively affect any of the sports or community groups already using the surrounding facilities. Each group is a community within a community.</p> <p>Leave the Club as it is.</p> <p>Maintain such sports as are there now. Also have the foresight to move with the times if new sports gain strength and there is demand from the community for these to be included or integrated into the sites on tenancy leases that they can afford.</p>

Requirements for leasing Warringah Recreation Centre	No.	Submissions
Long term commitment	4	An ongoing commitment to the area. Long term care A long term commitment A long term leasehold with rigid financial commitments.
Upgrade the Recreation Centre	4	The Recreation Centre is very run down. Council should make sure upgrading takes place. Who will do this - the successful tenderer or Council before the tender is accepted? A general improvement in line with the general improvement in facilities elsewhere. Ensure this facility continues to operate - and on an improved basis. I don't think the status quo should remain. Upgrade the recreation centre with food and drink facilities and Futsal will bring in the people we do not want to go across the road for these things. Futsal has 578 teams and all play in the Warringah Council area not Pittwater and not Manly. We are the largest Futsal regional Association in Australia and the third largest sporting organisation on the Northern Beaches. Not really, just build us 2 indoor futsal courts then we can talk.
Sound business structure and plan	3	That they can ensure a short, medium and long term business structure that continues to service the community. Business plan. Resources to set up and successfully run the centre.
No over-development	2	That any new structure blend in with the surrounds and not dominate such a prominent position. No over-development
Continue current administration	2	To work with partners in the combined organisation and continue their current administration (2)
Experience running a recreation centre	1	To run a recreation centre
Continue to provide tennis facilities	1	Continue to provide tennis facilities
Tennis and squash are a priority	1	That tennis courts and squash courts are priority.
Upgrade existing tennis courts	1	Leave the old tennis courts free from development, and therefore able to be refurbished by new owner or lessee.
Upgrade the squash courts	1	Upgrade the facilities especially the squash courts.
Allow food and beverage at the Recreation Centre	1	We need better facilities at Warringah Recreation Centre and I don't mean just playing courts. The main reason people love not just to play Futsal they love the social and convenience of have food and drink at their games. A classic example is the Calabria Club in Campbell Parade Manly Vale. If Council would have provided this when we started there the rec centre could have been the hub for Futsal on the Northern Beaches running at a huge profit and be self sufficient. Unfortunately there is politics in everything and my organisation came out of it poorer.
Public use	1	Facilities available for public use, including individual bookings and groups.
Retain existing leaseholders	1	Keeping the existing lease holders engaged as they are doing a great job at present
Retain on-site community facilities	1	Retain community facilities on site at the Warringah Recreation Centre.

Requirements for leasing Warringah Recreation Centre	No.	Submissions
Reasonable rates for use	1	Reasonable rates for use of facilities.
Manage parking and traffic	1	Council should make sure parking and traffic flow will be managed properly.
Tenderer made aware of financial situation	1	It is Council's duty to advise future tenderers of the full financial position of the Warringah Recreation Centre prior to any lease. Especially since I heard from a reliable source it ran at a loss last year of over \$100,000.
Upgrade creek and integrate into shared path	1	The creek area adjacent to be upgraded and made part of the walkway/pathway/cycleway for the existing track from the Warringah Mall end. The whole length needs upgrading to make it appealing and inviting for people to use.
Provide on-site facilities	1	On-site facilities including kitchen, indoor seating area and community space.
Prepare environmental impact study	1	An environmental impact study should be prepared followed by a quality development implemented by acknowledged professionals.
Maintenance	1	Everything be maintained to attract new members.
Manage landscaped areas	1	Ongoing, quality management of the landscaped areas.

B.2 Leasing to design, construct, and centrally manage and operate the District Park Sports and Community Building

What do you like about the proposal to design, construct, and centrally manage and operate the District Park Sports and Community Building?

Liked aspects of proposed District Park Sports and Community Building	No.	Submissions
Positive comments – general	4	<p>Great idea</p> <p>It makes sense</p> <p>Of great benefit to the whole Shire.</p> <p>It is the logical way to go</p>
Combining clubs/groups in a new building will benefit the community	19	<p>A good idea to get clubs together in a new building and utilise their skills and knowledge to help the community.</p> <p>I support the Sports Community Club Facility. I am of the opinion this will provide a community service and be an improvement on the current presentation.</p> <p>I think it is a good idea because it is for community use.</p> <p>It is OK as long as it can be used by all the different groups equally and not just those with the largest membership.</p> <p>I think one club for all is the future.</p> <p>I think it's a good idea provided there is an even input from all Clubs involved in the merger.</p> <p>Such clubs are not uncommon in many places around the world and would be for District Park a creative and innovative solution.</p> <p>It should be developed for the benefit of the community and sport.</p> <p>It will make a positive commitment to community life.</p> <p>That the community have a central long term facility for the growth of local sports that they can enjoy and support all through their lives.</p> <p>Hopefully it will be for the benefit of all, not just one group of the community.</p> <p>Bringing these social/community clubs under one roof.</p> <p>Involves the community more</p> <p>It makes sense to have the all the sporting groups together</p> <p>That it will provide a new club facility for the community providing a range of activities.</p> <p>To make the club into a community club aspect supporting local education, schools, barefoot bowls for community use, have a venue for local bands and singers. Have a venue for functions to be held for the community.</p> <p>It will help bring communal sport together and will be a positive step for the local community.</p> <p>With a single community club it will bring all the smaller local clubs/park users under one body and provide a facility for all to use.</p> <p>Why change much from it now? Bowls club and golf club can use the same clubhouse, and leagues club too.</p>
Economy of scale / cost efficiency of a new combined club	6	<p>Possible cost efficiencies</p> <p>Hopefully this will contain the costs</p> <p>Some economies of scale should be obtained in making the new combined club financially viable.</p>

Liked aspects of proposed District Park Sports and Community Building	No.	Submissions
		<p>It would appear sound economic management if all parties could operate under one administration provided that one organisation is not disadvantaged in comparison to others.</p> <p>I am a strong believer in centralisation from a financial perspective as long as individual rights are preserved.</p> <p>Centrally managing the items may contain savings. More members to a central club will make it more viable.</p>
Consolidated building	5	<p>I strongly agree with a consolidated built form.</p> <p>Not much other than limiting the number of buildings on public reserves</p> <p>It draws together needed facilities under one reachable building.</p> <p>Makes sense not to have too many buildings on the site</p> <p>I like that there will be one common clubhouse as long as it has a country club feel about it and is not too over the top for the area</p>
Management by Manly Leagues Club and North Manly Bowling Club	5	<p>I believe the Bowling Club has a Memorandum of Understanding with the Manly Leagues Club, subject to decisions made by Council in this tender. I feel that the Manly Leagues Club has the ability to fund and administer the new premises, to the benefit of all partners. As a partner, NMBC will continue to provide the facility for all of its bowlers, some of which have been with the Club since inception, to continue their sporting and social activities.</p> <p>A good idea to amalgamate with Manly Leagues Club and to update NMBC facilities.</p> <p>I have been advised that Club North Manly has effective plans to partner with Manly Leagues Club in developing and submitting a tender for the site which Club North Manly, which I find to be a suitable solution for my Club... I'd like to see CNM be part of whatever is developed for the site, on the understanding that there will be a suitable facility for us, with at least two bowling greens.</p> <p>Support both the Manly Leagues Club and North Manly Bowling Club being granted a new 30-year lease from the Warringah Council. This will allow the continued future support to community, sports and recreation within the Warringah LGA within the Warringah LGA via the creating of a new financially sound Community Clubhouse with two functioning Bowling Greens.</p>
Potential for improving/upgrading existing facilities	3	<p>Upgrading of the existing facilities</p> <p>Upgrading of facilities that are not now in very good order</p> <p>The idea of improved facilities.</p>
New purpose-built building to meet modern needs	3	<p>New facility</p> <p>A good idea to have a purpose built building.</p> <p>Only the fact that a newer building should be able to be better suited to modern needs.</p>
Management by one entity	3	<p>Seems logical to have one body managing it</p> <p>Centralise management and direction.</p> <p>If no one tender applicant can satisfy all the necessary criteria set out in the tender document, Council should give serious consideration to allowing one, or more, of the entities to continue to operate on a stand alone basis.</p>

Liked aspects of proposed District Park Sports and Community Building	No.	Submissions
Support for Manly Warringah Leagues Club to develop and run the clubhouse	3	<p>Manly Leagues Club is an icon on the Northern Beaches and deserves the opportunity to develop a clubhouse to serve the community and continue to support local sporting groups.</p> <p>A community club house with real opportunity of success. A solid food beverage and gaming environment that will support bowls, golf and sport in the area. A Club behind engaging and supporting community efforts - similar to that being spoken about by the Manly Leagues Club Board.</p> <p>Look listen and support our own sport organisation who have been running Sub Clubs since the 1950's and know what is needed by and for the community of Manly Warringah.</p>
Clubhouse for golf	2	<p>It should be run as a golf club house, perhaps to include the bowling club.</p> <p>I don't see a problem with the way the facilities and land is now, though I do see the merit in a new clubhouse for the Golf Club given the location of their current one.</p>
It will attract young people	1	It has very much merit and will be a huge attraction for the area, especially for our youth who believe it or not are becoming very active in Australian bowling. Most of our champions are young.
Provides for desired activities	1	It provides for all the activities that I would like to see incorporated.
Operation by North Manly Bowling Club and Manly Leagues Club	1	I think an amalgamation between North Manly Bowling Club and Manly Leagues Club would be a great pairing of 2 community groups
Clubhouse for golf and bowling members	1	The history of the bowling club goes back to the early 50s and has a reasonable membership. It's the only form of exercise and recreation for the older generation left to them. A new building could be built on the site for golf and bowling members.
Place for park users to go at night	1	On nightfall this area virtually closes down till the next day. To have a place to go after any park activity would be good.
Community benefit	1	If you get the parking right and provide updated facilities inside a reasonable foot print then I can only see it proving a boost to the community.

8 people stated they couldn't comment on whether they like the proposed Sports and Community Building until they had seen plans for it:

- Cannot comment until plans are properly published to the community to enable judgement by individuals and ?? club.
- How can you comment on design when there isn't anything to view?
- The Council's proposals would appear to be acceptable, however nothing has been published regarding the design or construction of the building.
- The Council's proposals would appear to be acceptable, however nothing has been said about the design, construction or funding of the building.
- I would like to see some concept plans
- The proposal is not specific enough. It does not give any plans of buildings car parks and facilities, specifically the number of bowling greens and their location.
- I have not seen any building proposals or other proposals regarding parking and access.
- Until some building concept is tabled I really can't comment.
- let me learn more about it please...

Do you have any concerns about the proposal to design, construct, and centrally manage and operate the District Park Sports and Community Building? If so, what are your concerns and how should Council address these concerns?

What should Council require from the successful tenderer to design, construct, and centrally manage and operate the District Park Sports and Community Building in District Park?

What should Council require from the successful tenderer to lease the land occupied by North Manly Bowling and Recreation Club?

The responses to these questions are combined in the table below because the answers received applied in most cases to the North Manly Bowling Club and to the site of the proposed sports and community building on the bowling club site.

Issue	No.	Concerns about proposed District Park Sports and Community Building	Requirements of successful tender to address concerns
No concerns	9	Not that I am aware of, I expect the council to work in support of rate paying residents.	
Comparison of tenders for sports and community building	2	It will not be possible to directly compare tenders. The subsoil conditions for constructing a two-storey building are likely to be both poor and variable across the site.	Council provides tenderers with a basic brief of its core requirements, and is specific in the floor area of the new club, the number of bowling greens, and the required number of car parking spaces To compare tenderers' estimated costs they should be based on geotechnical test information provided by Council
Loss of bowling greens	35	Loss of bowling greens	Incorporate lawn bowls ie. 2 greens minimum for all to enjoy. A new bowling club should have 2 greens to remain competitive. The North Manly Bowling Club must have at least 2 or 3 rinks/greens so that it can accommodate its current and future members that will be attracted to the club. At the North Manly Bowling Club retain the lawn bowling greens for recreation use. That at least two greens are a permanent fixture, as they are required for mens and womens bowls, district pennants, barefoot bowls, vacation care program and school sports. We would require a minimum of 2 bowling greens (much preferring three (3) for pennants and district competitions) and also adequate space for socialising as a bowling club for the many occasions during the year when we entertain other clubs from the peninsula by way of pennants and different district competitions.

Issue	No.	Concerns about proposed District Park Sports and Community Building	Requirements of successful tender to address concerns
			<p>Remain as a bowling club allowing men and women to play bowls with at least 2 greens.</p> <p>Provide at least two bowling greens - needed for social & competition bowls; school sport (St Luke's and Mackellar Girls High); specialised coaching for sports for people with disabilities.</p> <p>Guarantee at least two (2) fully maintained and operational greens for bowling activities.</p> <p>The bowling club requires 2 bowling greens.</p> <p>That they retain at least two bowling greens so the men and women continue their participation in area pennant competition.</p> <p>The bowlers would require at least 2 greens to meet the various bowling commitments.</p> <p>That we still have the facilities ie. minimum 2 greens (2 ½ would be ideal) to cater to the needs of our bowlers and all the other members of community groups that use them for corporate days, birthdays, Australia Day, Veterans Day, and school groups.</p> <p>Two bowling greens for the bowlers of the area.</p> <p>Inclusion of two bowling greens.</p> <p>Please keep 2 bowling greens.</p> <p>To have a minimum of 2 greens to be available on Tuesday, Wednesday, Saturday and Sunday for competition and social bowls.</p> <p>Social barefoot bowls any day of the week. In daylight saving Thursday evening twilight bowls host special days such as Australia Day, Anzac Day, plus other annual events.</p> <p>To maintain 3 bowling greens so club members and visitors can still enjoy a game of bowls. The bowling club has school groups etc. and is the only bowling club in the district to do this. They need minimum 2 greens so they can participate in pennants comp. 2 ½ greens minimum.</p> <p>If a successful tenderer is chosen and is required to amalgamate they should acknowledge NMBC and allow enough rinks (ie. 2+) so our players can perform their duties as per games and bowling facilities within the club for our bowlers.</p> <p>Keep three greens going.</p> <p>The club must retain at least 2, preferably 3, greens.</p> <p>North Manly Bowling Club have adequate bowling rinks e.g. 2-3 rinks needed for social pennants competition and hosting clubs on gala days (30 clubs on gala days).</p> <p>It is essential that the bowling greens be maintained. At least 2 greens would make it feasible.</p> <p>Keep 2 greens at a minimum for a functioning, pennants playing, bowling club.</p> <p>Retain bowling greens for recreational use.</p>

Issue	No.	Concerns about proposed District Park Sports and Community Building	Requirements of successful tender to address concerns
			<p>That at least 2 bowling greens are provided.</p> <p>They should provide adequate facilities ie. 2 bowling greens for competitiveness.</p> <p>Council should ensure a minimum of 2 greens to be retained at all times.</p> <p>It is important that at least 2 bowling greens be retained on the present site.</p> <p>That they leave the club with 3 greens.</p> <p>We must have a minimum of two bowling greens.</p> <p>The bowling club to continue as part of the new facility with two bowling greens (2)</p> <p>To retain the Lawn Bowl Greens. It is wonderful for the community. To give back to older folk in particular - as this seems to be a perfect exercise of choice. As we all know moving and keeping active keeps everyone fit and hopefully out of the health system.</p>
Retain a bowling and recreation club on the site	27	<p>Existing users of all these facilities are not put at a disadvantage due to the new proposals.</p> <p>That the North Manly Bowling Club not be disadvantaged by this concept as we have worked with them in the past and they are good people.</p> <p>Would the Probus meetings still be held at the club?</p> <p>Yes, that not all existing facilities will be continued unaltered.</p> <p>Bowlers started the club in 1956. Don't undo their work.</p>	<p>Current operation to continue.</p> <p>The bowling club should remain as a bowling and recreation club as we teach new bowlers and encourage younger people to participate, as well as barefoot bowling.</p> <p>Ensure this club continues to operate - and on an improved basis.</p> <p>No reduction in the current facilities for members of the bowling club.</p> <p>Protect the interest of the bowling club.</p> <p>North Manly Bowling should remain as a viable bowling club. It is a very relaxed club with good food and great bowling company.</p> <p>Commitment to the sport of bowls and the same criteria as for the Bowling Club</p> <p>That the proposed facility guarantees the continuation of the activities which currently occurs on the site</p> <p>That the successful tenderer maintain such sports as are there now. Also have the foresight to move with the times if new sports gain strength and there is demand from the community for these to be included or integrated into the sites on tenancy leases that they can afford.</p> <p>The greens ought be improved, the club facilities updated.</p> <p>Keep North Manly Bowling Club as it is used now.</p> <p>Keep the bowling club there.</p> <p>I would like to see North Manly Bowling Club to remain.</p> <p>To be aware that lawn bowls is a sport for older people, allows exercise and social contact which is extremely important to us as members.</p>

Issue	No.	Concerns about proposed District Park Sports and Community Building	Requirements of successful tender to address concerns
			<p>The successful tenderer should retain and maintain the current numbers of green and the quality operation as what they are doing now. To provide a range of bowling and recreational facilities for all members.</p> <p>Leave the Club as it is.</p> <p>The development controls for this site need to be included in the lease including uses to allow for and incorporate all current user groups</p> <p>Whoever the operator/management ends up to be should ensure all existing community members are not disadvantaged.</p> <p>That the end product satisfies the requirements of the existing users</p> <p>Council should ensure the tenderer is obliged to continue with these existing facilities once project is completed</p> <p>The activity of the tender submission owner should match current use of the land.</p> <p>I would like to engage with the other stakeholders e.g. bowling club, tennis/futsal group and football clubs regarding their requirements.</p>
Reduction in / loss of bowling and social activities due to loss of greens	21	<p>That the bowling club will become only a barefoot/social part of the whole.</p> <p>I see there is only one bowling green instead of the current three that are in use. This must mean that the new green will be made from artificial turf. More importantly than that though is the capacity of that one green. Now, the club has three operational greens and it is common that two of the three are needed simultaneously. I think having one green only will inevitably lead to a decline in bowls club members as they drift to clubs with better bowls facilities (perhaps that is the intention here, to choke out the bowlers so as to make room for more parking in the future?)</p> <p>My main concerns are that the family friendly atmosphere of the Bowling Club will be lost also that the bowling greens may be removed. The Bowling club is a successful enterprise and provides good bowling facilities and a great bistro, bar and live music venue for</p>	<p>Retention of the bowling greens and continued used of the current clubhouse building or any new building as a community venue, continuing to host live music at community events and functions at the venue. Design is good as long as 3 greens are kept.</p> <p>The NMBC should retain 3 greens to accommodate the existing members and all the new incoming members which a larger development will attract.</p> <p>Building requirements should include the retention of two, maybe three bowling greens (or a third undercover synthetic green.</p> <p>Have at least two greens for bowls. If they are to be artificial turf one could be on the roof of the building.</p> <p>If this is going to be a combined sporting club, recognition should be given to the 63 years North Manly Bowling Club has provided thousands of people in the bowling fraternity with an opportunity for bowls and social activities.</p> <p>Council should direct the successful tenderer to make note of amount of greens space needed.</p> <p>Ensure that Lawn Bowlers have 7 day access to the greens.</p> <p>Appropriate arrangements for Office space and indoor recreational activities for Lawn Bowlers.</p> <p>Maintenance sheds(s) for greens maintenance.</p> <p>Indoor wallspace or other means of displaying past and present Honour Boards.</p>

Issue	No.	Concerns about proposed District Park Sports and Community Building	Requirements of successful tender to address concerns
		<p>the community and I would be concerned about the future of that.</p> <p>While I now live outside the Warringah Council area, I played bowls recently at the North Manly Bowling and Recreational Club which hosted a most enjoyable regional event. I was concerned to be advised that there is some risk to the greens under the development proposal.</p> <p>If there were only 2 greens barefoot bowling would not be possible, meaning less income from pokies and food and drink.</p> <p>Do not need a Sports and Community Building. Need a bowling club with social activities.</p> <p>From NMBC's point of view, we only have one major requirement and that is the amount of greens space to be allocated to the design. This is paramount to the functionality of the Club, as a sporting and social entity.</p> <p>We do not want the greens to go. The greens are to be retained so our many users of the bowling greens can continue to play bowls. We play every day and we enjoy our social gatherings. To maintain 2 greens and if possible 3 greens so the greenkeeper is able to maintain the green as one green may not be available while it is being repaired. We hold social days on Saturdays for men and women, many carnivals, pennant comps, ladies nominated triples, all of which bring many bowls players from the district and require at least 2 greens.</p> <p>We wouldn't be able to enter Pennant Comps and it would also impact on other bowling clubs.</p> <p>We have Nominated Triples Comps, 3 per year, which would have to be abolished.</p>	<p>Allow for all Annual Bowling Events to be conducted without disruption.</p> <p>Building requirements must include the retention of two, maybe three bowling greens (or a third undercover synthetic green.</p> <p>From a ladies bowlers point of view, we would require a dedicated locker room and I assume that Ladies golfers would also require a similar facility. If combined, separate secure locker space would be necessary.</p> <p>For North Manly Bowling Club to operate satisfactorily it should be allocated at least a minimum of 2 (preferably 3) standard size bowling greens. With prudent management all parties should be able to be adequately accommodated.</p> <p>A commitment that at least two green are available for the term of the lease.</p> <p>To include a bowling green and club area</p> <p>Make sure the members and new members have a minimum of Two bowling greens.</p> <p>Keep at least 2 bowling greens</p>

Issue	No.	Concerns about proposed District Park Sports and Community Building	Requirements of successful tender to address concerns
		<p>We wouldn't be able to get together to celebrate Australia Day, Anzac Day, Melbourne Cup Day</p> <p>Greens are also used for School Sport and also for specialised coaching for People with Disabilities</p> <p>We couldn't bring our families and friends for a barefoot bowling party</p> <p>We use the greens for Twilight Bowls during daylight saving which is good for working people.</p> <p>We have lots of parking and also easy parking access for people with limited mobility.</p> <p>All in all it would be a very sad day if North Manly Bowling Club would not be awarded 2 - 3 Greens.</p> <p>I am elderly and would not be able to continue my beloved Sport anymore.</p> <p>Please stop closing down all the bowling greens that are the only form of exercise and socialising for so many older people.</p>	
Lack of parking	10	<p>Parking will be a problem and the access in and out of the site will be even more horrendous than it is now.</p> <p>Parking as it exists in the area is unsatisfactory. Access is congested and needs to be streamlined. The parking so close to waterway of Manly Lagoon and Brookvale Creek without a reasonable riparian buffer enables runoff of vehicle pollutants (tyre dust oils etc). The dumping of takeaway food packaging and drink containers currently is a constant problem with direct effects to the waterways.</p> <p>The current location of the Golf Club has the benefit of a generous car parking area. If relocated to District Park, a substantial area of open space would need to be converted to a car park.</p> <p>There will always be inadequate parking and access to and from this area.</p>	<p>Management and positioning of car parking and waste containers to reduce impacts should be a priority.</p> <p>Look what was achieved at DY RSL Club, that has to be a model in regards to the type of services. Or some cut down version of what they provide.</p> <p>Adequate parking</p> <p>Council's requirements regarding parking could also be disclosed, as a "ball park" indicator.</p> <p>The development controls for this site need to be included in the lease including parking considerations</p> <p>Make sure there is plenty of parking.</p> <p>Council should make sure parking will be manageable. Council should review and improve this before new infrastructure is built.</p>

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		<p>It cannot deal with the current usage much less the increased usage.</p> <p>A combined club would mean a requirement for more car parking space.</p> <p>What is the proposed number of parking spaces?</p> <p>You need to cater for the amount of cars that are currently parked at these facilities, so what are the car park numbers you have in mind? I want to know what sort of club you have in mind.</p> <p>Demand for car parking on busy corner site.</p>	
Traffic and site access	9	<p>The intersection of Kentwell Road and Pittwater Road/Condamine Street can not cope with more traffic. My street will be negatively affected. We do not another indoor sports centre.</p> <p>Yes, traffic from/to the parking.</p> <p>Who is responsible for vehicular access to the recreation centre and bowling club? Current entrances are very close to the Kentwell and Pittwater lights. If there is expected higher vehicle traffic, will the access points be relocated?</p> <p>Potential for traffic congestion on busy corner site.</p> <p>Vehicle egress from NMBRC on to Kentwell Road when turning east is already difficult and dangerous.</p> <p>Kentwell Road needs to have two lanes going west during morning peak times, due to traffic going either left on to Condamine, or straight up Allambie. At present, the single lane means heavy build up on this road, often as far back as Pittwater Road.</p>	<p>Council's requirements regarding access could also be disclosed, as a "ball park" indicator. Council should take responsibility of traffic management themselves.</p> <p>The development controls for this site need to be included in the lease including traffic considerations</p> <p>Kentwell Road needs to be two lanes going west to ease traffic flows.</p> <p>Two lanes can easily fit if the carpark for golf course users is modified slightly.</p> <p>An additional vehicle access/egress on to Pittwater Road would be beneficial, but both are too close to the intersection of Kentwell and Pittwater Roads. Unless the carpark following the line of Brookvale Creek had access extended around to Riverview Parade the size of the NMB&RC site limits improvement and safety.</p> <p>Council should make sure traffic flow will be manageable. Council should review and improve this before new infrastructure is built.</p> <p>Safe and adequate vehicle access to the club's facilities.</p> <p>Minimal disruption to traffic</p>

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Poor quality building/site design	9	<p>My main concern would be that the building they agree to build would be of poor quality if the council does not have control over the design process. The lease holder will try to minimise their expenditure on any such development.</p> <p>This corner is on a very profile position and the design of the building should be done accordingly.</p>	<p>If the council is not prepared to engage architects and landscape architects to design the Sports and Community building then they should most definitely impose strict and frequent oversight of the design by the lease holder. A design excellence review panel should review any design proposed by the lease holder. The council could put forward nominated design consultants to ensure the quality of the design is upheld. A project manager from council should be on the PCG to ensure that the quality of the design is followed through into the construction phase.</p> <p>An Environmental impact study should be prepared followed by a quality development implemented by acknowledged professionals. Proposals need to be submitted and evaluated. Use only of acknowledged professionals (e.g. Architects, Engineers etc.)</p> <p>The proposal will encourage an exciting new development which should be designed by acknowledged professionals.</p> <p>A professionally prepared schematic design, with demonstrated input from relevant engineering consultants,</p> <p>The development should be sensitive to the built environment in the area; one that will enhance its quality.</p> <p>An environmental impact study should be prepared followed by a quality development implemented by acknowledged professionals.</p> <p>An architecturally pleasing new club facility.</p> <p>Detailed development plans including maintenance plans. Use only well known and acknowledged professionals.</p> <p>That any new structure blend in with the surrounds and not dominate such a prominent position</p> <p>To ensure a fully functional building is built and it is run to help groups in the community.</p> <p>Licensed café and licensed lounge/bistro, multi-purpose rooms, bowling facilities, outdoor terrace for passive recreation, amenities, and car and bike parking.</p>
Funding and financial viability	9		<p>Commitment to construction of a new DPS&CB including a proportion of financial input from Council.</p> <p>That the successful applicant can demonstrate that it has the financial capability (short, medium and long term) to continue to service the community</p> <p>Sound financial arrangements</p> <p>A cost plan prepared by a qualified cost planner,</p> <p>A business plan showing that the new club building is economically sustainable.</p>

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			<p>Funding for this project would also come from corporate sponsorship, the issuing of memberships, and from the financial resources of Council State and Federal Government.</p> <p>Strong business model and plan</p> <p>Make sure they can be profitable with a strong income stream</p> <p>Be strong financially</p> <p>Control costs</p> <p>That they can ensure a short, medium and long term business structure that continues to service the community.</p> <p>A long term leasehold with rigid financial commitments.</p> <p>To provide modern facilities within a suggested budget.</p>
Over-development	8	<p>Density of the development should not be out of proportion to the needs of the users and of such a size and intensity that it will impact on the neighbourhood or the community use of Nolan Reserve.</p> <p>Stop over developing a nice small simple green area and small simple club.</p> <p>Not to over develop the site</p> <p>This “mega club” would be serviced by a new building incorporating the area currently occupied by the squash courts; the bowling club; the Christian Brothers Football Club and a small part of Nolan Reserve. This building would span the Kentwell Road and would have a ground and two upper levels and a multilevel car park accessed from both Kentwell and Pittwater Roads.</p>	<p>Council could set the parameters of the design in both foot print and elevation, as a starting point.</p> <p>The development controls for this site need to be included in the lease including size of building and location on site, height</p> <p>No additional buildings should be added over and above amalgamation of the clubs</p> <p>A sympathetic design that includes bowling greens as well as an open feeling club house.</p> <p>Restrict building footprint</p> <p>Building and car park to stay within existing footprint.</p> <p>No more than 2 storeys consistent with surrounding neighbourhood</p> <p>The proposed building site should not include any further land from District Park.</p> <p>A building that blends with the area.</p>
Poker machines	8	<p>If the Manly Leagues Club were to be the new leaseholders, what guarantees have we the rate-payers got that this club will not turn out to be a poker machine palace and nothing more. It might start as a recreational club but council has no control over the number of poker machines this club could apply for in the future.</p>	<p>Some gambling (poker machines/TAB) but not to be a dominant part of the club.</p> <p>A cap on the number of poker machines should be imposed to emphasise the new club’s association with the local community and surrounding sports activities.</p> <p>The number of gaming machines should be restrained to minimise impact.</p> <p>The development controls for this site need to be included in the lease including limiting the number of pokie machines.</p>

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		<p>There is a risk of the club becoming a poker machine palace if a club such as a Leagues or RSL club was to become the successful lessee. The new facility should not become a poker machine palace.</p> <p>It is hoped that the new Club will not just be a poker machine money grabbing factory.</p> <p>Not to be a casino with hundreds of poker machines.</p> <p>No poker machines or gambling ever.</p> <p><i>Opposing view:</i> <i>I have heard argument that there was concern over having an increase of Poker Machines in the area of the proposed development and that it would be detrimental to younger families in the area. I would like to remind Council that the increases in gaming machines in the Dee Why RSL has not had a negative impact so I cannot foresee a different result in the current proposal.</i></p>	<p>The design should reflect different areas of the building that could see families feel safe and secure and for gaming guests also to having the privacy of a different area.</p> <p>A percentage of gaming profit be allocated to junior sport development in the District Park precinct.</p>
The new club will try to be "everything to everyone"	7	<p>Totally wrong. It will try to be everything to everyone and fail.</p> <p>The area needs to be developed and the needs of the growing local community needs something where everyone can enjoy.</p>	<p>Commitment to provide all types of different facilities for all members of the community, not just golfers or bowlers.</p> <p>The needs must not just suit the golfers or just suit the bowlers or tennis players, the needs of the local community who do not engage in sport or prefer gaming, all this need to be addressed.</p> <p>Keep options open to all sports and groups.</p> <p>No sole use.</p> <p>Plenty of room for all the different clubs to use.</p> <p>A commitment to ensure that all sporting bodies involved get a fair and equitable consideration for their needs.</p> <p>That the successful tenderer is in touch with community expectations as to what should be on the site and not some grand palace.</p> <p>Community and sporting group continuation without having multi-storey buildings filled with poker machines and bars. New facilities are unlikely to attract football crowds as they are too far away from the oval.</p> <p>To increase community involvement in the area.</p>

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Reduction in entertainment and function facilities	7	<p>Possible reduction in facilities available for functions and entertainment.</p> <p>The club has a very good bistro and caters exceptionally well for the various social events.</p> <p>Social events</p> <p>This club is more than a bowling club. It provides a wonderful space for the community. Especially the 50 + age groups. There are no other places in Warringah like it with live bands, entertainment, functions.</p> <p>People of my age will have lost a great asset, where we can go and mix in an extremely relaxed and inclusive atmosphere.</p>	The club to continue to be used for the many social events such as weddings, birthdays and wakes.
Expertise and ability to run a sports and community club	6		<p>The lessee should demonstrate that they have the expertise and ability to undertake such a very important service for the community and the area. In my dealings with Council on a professional basis for over 40 years I believe the community will have a successful outcome.</p> <p>Proven history of managing a similar Sports and Community building and organisation.</p> <p>Proven record in sports administration and preferably a local identity.</p> <p>Proven capability and resources available</p> <p>An outline of how they will manage this from a governance and financial perspective.</p> <p>To run a bowling club</p>
High building construction costs	6	<p>Source of funds and cost of constructing new facilities.</p> <p>Also, I have concerns around the Council's projected build costs for a new club site.</p> <p>From my experience of clubs (over 40 years) the cost base used for construction of a new club building on the North Manly Bowling Club site seem far too low</p> <p>A new combined sports club building would be a multi-million dollar project.</p> <p>The cost benefit analysis should consider the high cost of building a new facility and the benefits of retaining the Warringah Golf Club site for continued use or investment.</p>	<p>Modest upgrades to existing club buildings would avoid the high cost of building new facilities. The existing buildings are satisfactory and can be adapted to provide additional community uses.</p> <p>The existing club buildings are still functional and could be retained to allow for continued use rather than money spent on a new and larger facility on a flood prone site.</p>

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		<p>The District Park Clubhouse Feasibility Study – Executive Summary states that: The forecast outlined above can reasonably support a debt cost of \$5 million, borrowed over a 10 year period, incurring an annual loan of \$666,000 at 6% interest. However, building costs are likely to be higher.</p> <p>Capital requirements to build and construct a new club house is large and considerably more than that depicted in the feasibility study. Whoever gets the head lease will need substantially more than just up front stake money they will require significant management skill with solid business model and income streams strong enough year on year to upgrade facilities and support sport and community.</p>	
Private club on public land	6	<p>That this new club would overlook the communal needs in the interest of making money, by becoming just another big club with a mecca for gamblers.</p> <p>It is likely that a uniquely community and family orientated area will become a major commercial site totally changing its current usage. Council should not be willing to give these facilities up to greedy developers.</p> <p>No private club on public land.</p> <p>This District Park land has been used by the public long before any new club</p> <p>This needs to be carefully considered so council don't just put profit making organizations needs above existing community groups and residents.</p>	<p>This should be not for profit or owned and managed by Council.</p> <p>Preference should be given to entities that put the community's interests first.</p> <p>District Park land should remain with community focus.</p>

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Provision for families and junior sport players	6	<p>The area is a growing area for young families, this should also be taken into consideration.</p> <p>The proposed building will be for people of all ages, both young and old.</p> <p>It will be a Sports and Community building.</p> <p>I don't see this as a club full of boozy footballers that people feel they can't share the same space with.</p> <p>Make it family friendly</p>	<p>It is important to keep it as that and not a club full of poker machines and people drinking.</p> <p>A multi function club that coexists with the golf course, a rejuvenated creek and open parkland. A club that draws people in by having an open plan on the ground floor where people feel it's part of their environment that they can enjoy at all times of the day and night.</p> <p>With the emphasis as a home for junior sport free from the influence of gambling and alcohol.</p> <p>That this building be a true reflection of the community's desire for a sporting hub free of the push from big gambling and alcohol interests.</p> <p>To maintain the current facilities and accessibility to school children and the aged.</p> <p>Provide family friendly areas.</p> <p>Keep the family friendly atmosphere where kids have room to play outside.</p> <p>To involve all local residents, be it able to use facilities and hopefully a safe fun place to take children for affordable family meals.</p>
Building on flood-prone land	5	<p>The sale of the existing golf club site to fund a new club building on flood prone land in District Park is not a good investment. The flood prone site is not suitable for a large building or car park, which could exacerbate the flooding problem.</p> <p>Key concerns about the central, combined sports, recreation and community facility warrant further consideration. This includes flood prone land which is less suitable for development.</p> <p>Flood prone land is not a suitable location.</p> <p>Flood prone site is problematic.</p> <p>The proposed site on the North Manly Bowling Club area is within the flood plain.</p> <p>Development should not be allowed to create displacement of flood water.</p> <p>The elevation in 1950's with fill on the site has already created flood water displacement.</p>	<p>The development controls for this site need to be included in the lease including management of flood controls.</p> <p>Some of this could be restored with the design of the development.</p>

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Compromised open space and aesthetics of the site	5	<p>The size and bulk of the club on the site could also affect the aesthetics of the open feel of the area.</p> <p>A new, large building that dominates the surrounds and requires extensive site coverage would compromise the open space values of the park.</p> <p>At the North Manly Bowling Club the four bowling greens are in active use and the concept plan reduces the number to only one. This would result in a significant loss of recreational space and existing use within the site. [The Bowling Greens would be reduced in area from 6,400 to 1,406 square metres with a percentage reduction from 64% to only 14%.]</p> <p>That we don't need this!</p> <p>Green space is better</p>	<p>Should be limited to just this and no additional buildings on any 'green land'</p> <p>None of the development can impact on any green grassed areas</p> <p>Keep the open space and carpark for bowlers and patrons.</p>
Concern that Manly Leagues Club would control the facility	5	<p>You're losing me? This is a Manly Leagues facility is it not?</p> <p>Financially there are only two parties that would tender – the golf club and Manly Warringah Leagues Club. I would recommend the golf club. I would not see it as a leagues club with its masses of poker machines.</p> <p>No Manly Leagues club involvement.</p> <p>Leave the clubs and sporting groups alone. If the Leagues Club was stupid enough to sell our club then they should not be allowed to impose on other clubs. It would appear council is only interested to \$ rather than services for the community.</p> <p>The facilities shouldn't be leased to the Leagues club</p>	<p>If it is a genuine general sports club all brand names should be removed. Also include soccer as an equal part of the group</p>
Design does not satisfy existing user needs	4	<p>That the design does not satisfy the requirements of the existing users</p>	<p>I would envisage all other [bowling] "club" requirements could be incorporated in a design sympathetic to all users.</p> <p>Not just have someone design something that doesn't benefit all users.</p>

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			We should be able to participate in the proposal and discuss design and construction to fit in with the fantastic contribution the NMBC gives to the community.
Disruption to North Manly Bowling Club and other users during redevelopment	4	My main concern is the disruption to the North Manly Bowling Club while the site is redeveloped. How will club operation be continued during the build? The risk is that the core of the club will disperse if operations have to be suspended during redevelopment. Where can we meet while building is occurring?	A construction program, with staging of demolition, siteworks and reconstruction showing how use of existing facilities will be maintained while the works are carried out Staging of the building works so that the bowling club can continue to operate throughout the redevelopment
One entity controlling the lease or building may disadvantage smaller groups	4	Bad idea. No single entity should have control of the lease or building. No favoritism for certain users (e.g. Warringah Golf Club.) My main concern is who will have the majority say in running the club. If one group (say the golf club) has the majority on how things are run will the smaller groups be at a disadvantage? More different sporting clubs that moving in with their own agendas will cause divisions. Why not build other separate clubs on other part of the park. I know the council won't do this because where we used to be part of a community we are now part of an economy.	That they develop a new club facility amalgamating the three clubs. Give it to the North Manly Bowling Club to run. To include small local sporting clubs in mind when leasing the land. To leave things as they are and not permit a takeover. Build other separate clubs on other parts of the park
Unaffordable rent	4		Rent of \$144,000 p.a. (GST exclusive) being 7.5% of the current valuation of the site from the Valuer General as at 01/07/2015 being \$1,920,000. Rent at an affordable rate eg 7.5% of land valuation. The council should be leasing this property to the North Manly Bowling Club for a peppercorn rent Council could also indicate financial terms and conditions of the proposed lease (eg no rent for 10 – 20 years), to enable intended partners to develop their proposals.

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Loss of smaller and specific club functions	4	<p>The smaller size and specific functions associated with the North Manly Bowling Club has advantages that would be compromised with a larger, combined club facility. [In the concept plan, the footprint of the combined clubhouse building would be substantially larger (almost double the existing 800 square metres) and require additional parking, which would occupy 55% of the site.]</p> <p>Each existing facility plays a separate individualist role in the life of the community. This will be lost by any attempt to amalgamate the various activities.</p>	<p>A feasible and less risky alternative is to retain existing dispersed facilities rather than invest in a single combined sporting clubhouse. A distribution of facilities allows for more convenient access from adjoining local areas. A license that permits for a shared (for community purpose) rather than an exclusive use could be considered for smaller buildings where the lease has expired or is due to be renewed.</p> <p>Agreement to a reconstituted community sports club incorporating usage by the golf club, the bowling club (if they are interested) and the constituents of the WRC.</p> <p>Maintain the heritage building. Again it could provide services other than what are available now. It needs a good fit out and renovation so that people can use what's there. Bring it up to date with modern toilets and change rooms and eating areas.</p>
Access to the golf course	4	<p>There is a need to retain direct access to the golf course from any new site</p> <p>The relationship of the new club to the golf course will probably require reconfiguration of the golf course starting and finishing holes. This will affect the functioning and profitability of the golf pro shop, halfway shop/bar and golf buggy store.</p>	<p>Access to the golf course from the new club will require widening of the pedestrian bridge over Brookvale Creek at Kentwell Road.</p> <p>Details of how the golf course would be reconfigured showing the functional relationships between the DPS&CB and its carpark, the golf pro shop, the starting and finishing holes for golf, and where golfers and WRC users would cross Kentwell Road.</p>
Commercial involvement	3	<p>Nothing. It is likely that a uniquely community and family orientated area will become a major commercial site totally changing its current usage</p> <p>I do not like anything about the proposal. It appears commercial involvement is using public grounds. The council has not developed any new sporting grounds for a number of years and now intend to place a development on sports fields.</p> <p>This control by stealth of public (ratepayer owned land)</p> <p>I do not like it at all. People will be employed on huge salaries and not have the community at heart.</p>	

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Potential conflicts of use	3	A combined club would mean potential conflicts of use. Merging of separate recreational interests could result in management conflicts.	Should be controlled by a Board made up of all stakeholders and with equal rights.
Provision for sporting users of Nolan Reserve to access the building	3	Little mention has been made of the cricketers and football players who use Nolan and Passmore Reserves. These park users will be sharing the parking areas so they should also be encouraged to make use of the new club for refreshments and perhaps by provision of externally accessed toilets.	If we include change areas, toilets it will encompass cricket and football (soccer). As it fronts the open fields to the east they should provide open access from the fields into the club.
Reliance of funds from sale of golf club site	3	Poor investment of funds if use proceeds from sale of Golf Club site. The loss of investment in land would be relevant to any sale of the Golf clubhouse site. The source of funding is not specified, but would apparently rely on the sale of the golf club clubhouse / site.	
Control by Warringah Golf Club	3	Appears like a move by the golf club to get a more favourable location for their club house. The golf club must be reasonably confident of their control of council as they are testing the market for the sale of their current club house. Where will this money go? Council should consider the need of all Ratepayers not just vested interest groups. Clearly Warringah Golf Club would be a significant stakeholder in this building as such the strategic plan would require it to dispose of its current freehold and contribute the proceeds to its construction whilst maintaining the current golf course facility.	
Wrong location for a sports and community club	3		Council should consider alternate locations for the site. The recreation centre would be incorporated into this building and the bowling greens would be relocated to northern end of Nolan Reserve.

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			The successful tenderer should be given the opportunity to look at alternative clubhouse location, possibly on the existing recreation site, with the tennis moving to the North Manly Bowling Club area.
Planning would be short-term	2		It has a 5-10 year plan for any future developments beyond the initial plans. A strategic plan would require the cooperation of all interested levels of Government, all "clubs" currently using the park, and all parties wishing to add to the use of the park the input of a visionary design team and which would be executed within the planning context outlined in the discussion paper.
Centralised management	2	Centralising the clubs risks losing their identity. I think central management is a good idea, but a management agreement must be well thought out and documented.	
Loss of live music	2	The Club has now become a sought after venue for local music, with free performances occurring on most weekends. Young bands enjoy the opportunity to perform as they advise that venues for live music have been disappearing over the last 10 years. The location of the Club enables this activity as it is located away from residential areas and is near public transport. The bands at the bowling club are the only bands that cater to my age group.	An area for entertainment should be included. Continue to have live music.
Pedestrian safety	2	The safety of golfers, tennis and futsal players crossing Kentwell Road between the new club and the respective sports areas is a concern. There is a pedestrian crossing at the Kentwell/Pittwater Road intersection but this is remote from where such players would choose to cross Kentwell Road.	An additional pedestrian crossing at the point where golf course maintenance equipment already crosses Kentwell Road would be safer. Safe and adequate pedestrian access to the club's facilities.
Environmental impact	2	I am concerned that the facility may impact negatively on the amenity and environmental integrity of District Park.	Conservation of the wildlife and native landscape as much as is practical Ensure protection of the flora and fauna of the area

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Bowling club to remain as leaseholder	2		<p>The bowling club should remain as the lease holder of the present North Manly Bowling Club.</p> <p>I was under the impression that North Manly Bowling and Recreation Club held the lease for this facility. I would like the club to continue on a lease as the club is a true community facility used not only by bowlers and barefoot bowlers, but also a darts club, Probus Club, and soccer club – Manly Vale and Allambie etc. junior touch players all utilise facilities. A true family club. Happy to continue lease with at least 2+ bowling rinks to keep the bowls flag flying.</p>
Loss of financial membership	2	<p>Would we retain our financial membership?</p> <p>For the new combined sports club to succeed the existing clubs will have to be wound up and a new club constituted. The relative rights and responsibilities of the groups forming the new club will need to be sorted out. For example WGC members presently pay annual subscriptions nearing \$2000pa whereas NMB&RC members pay a fraction of this, thus creating different classes of membership, perhaps with differing voting rights. Other potential users such as tennis and squash players would be in a different category again, perhaps being social members with limited rights. If local community groups, for example Rotary, were encouraged to make use of the club there may be some complication for access if they live too close to the club to comply with licensed club laws relating to distance of residence from the club for non-members.</p>	<p>Members of the community should be offered membership of the combined Club under the usual conditions for Club Members.</p> <p>Local residents should enjoy reduced rates to use the facilities.</p>
Loss of jobs	2	Will the current employees retain their jobs?	Retain current employees of the bowling club.
Preference for licensed club rather than a pub	2	I don't want a pub on the site. Retention of a licensed club is preferred as a meeting place for the community.	The successful tenderer should have experience via management and staff in running a successful licensed club and experience in handling the multitude of sports that will hopefully use the club facilities.

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Noise	2	Without noise or any inconvenience to neighbours	Noise levels should be restrained to minimise impact. No noise after 10pm please
Late hours of operation	2	It is not a 24 hour operation.	Hours of operation should be restrained to minimise impact. The development controls for this site need to be included in the lease including hours of operation
Loss of the small war memorial	2		The small war memorial must remain
Duplication of use of facilities	1	A combined club would mean overlapping use of facilities.	
Unfair distribution of facilities among all sports	1		That all sports get a fair distribution of new facilities but council should make sure this is carried out or status quo remain.
Uncertainty about tendering clubs	1	Show me the agreement between clubs – make them known to all.	
Disturbance of contaminated fill	1	It is documented that the fill used on the site was sourced from the Manly Gas Works and contains contaminated coke residue with such toxins as arsenic. This is already leaching into the water table and lagoon. Disturbance of the fill will increase the release of this material.	
Water pollution caused by flooding	1	Flooding is another major concern. The possibility of even more pollution run off into the already polluted lagoon.	
Impact of development and car parking on riparian zone	1	The location of the site and the surrounding car parks within what should be a riparian zone puts major pressure on the waterways. This is not only from run off but also because of the frequent dumping along the car parking area of household waste, building material, vegetation and landscaping materials into the narrow riparian zone.	Protect the lagoon from run off pollution Protect riparian area.

Issue	No.	Concerns about proposed District Park Sports and Community Building	Requirements of successful tender to address concerns
Loss of cafe and restaurant	1	The area is short on cafes and restaurants so these will provide more usage if the facilities are updated. They should be modern and available to a wide cross section of the community. Not just during the sport competition hours. The area could provide access to people who use the park. That will encourage more users. Somewhere where you could sit with your dog after a walk. Or wait until your child's game starts.	Include café/restaurant in the building
Profit-driven design by leaseholder	1	I am hesitant about the lease holder having control of the design. Their interests will primarily be profit driven. The community would benefit better from council controlling the design process and then putting it to tender to construct and manage.	That part of any and all profit generated by the future development will be returned to the community.
Management by one group	1		I hope each sport will be managed by the sport they are representing and not just one group managing the others.
Clubhouse should be for golfers only	1	The only short coming at present with the golf club is that the club house is located within the golf club grounds. A new club house is required to cater to golfers only like all other golf clubs. I believe if the golf is incorporated under the super club umbrella, golfers will move to Long Reef, Wakehurst.	Look at the possibility of Manly Leagues Club coming on board, not just the golf club.
Damage to sporting fields by waste and delivery trucks	1	Driving on grass verges and sporting fields is occurring almost on a daily basis now and can be observed if you walk around the perimeters of Passmore and Nolan fields. Whoever drives these trucks does not give a damn about the damage they are doing to the reserves.	That all rubbish collections can be removed from the District Park Sports and Community Building without the trucks having to drive onto the grass of the reserves/ playing fields. That all trucks making deliveries to the District Park Sports and Community Building can do so without having to drive onto the grass of the reserves.
No space for heavy vehicles to turn around on site	1	The present sketch for the new club prepared by Golf Business Advisory Services makes no provision for heavy service vehicles to turn	

Issue	No.	Concerns about proposed District Park Sports and Community Building	Requirements of successful tender to address concerns
		around on site so they can leave without reversing on to Kentwell Road.	
Reduction in sporting facilities	1	These facilities have been in existence for many, many years and providing an outlet for physical exercise for thousands of Warringah residents.	Any proposed changes should not reduce this, but in actual fact provide the opportunity for an increase in all activities
Consumption of alcohol in and around the building	1		A signed contract that they will lose everything should glass bottles, glass cups, glass and ceramic crockery be allowed in and around the District Park Sports and Community Building; alcohol be consumed by under age people; and that alcohol is not consumed to excess by the members/ visitors.
Management of the project by Warringah Council	1	Council doesn't have the necessary expertise for the project.	A private developer should be involved in the design, construction and management /operation of the proposed complex and not the Council.
Management of landscaped areas	1		Ongoing, quality management of the landscaped areas.
Name of the facility	1	What would the facility be called?	
Need for equipment storage	1		I'd like the new building to have a small space for the small amount of equipment our club owns
Loss of member friendly atmosphere	1		Maintain member friendly atmosphere.
Loss of garden shop across the road	1		We lost the garden shop across the road, maybe a smaller version can be incorporated.

Is there anything else about the proposed lease that Council should take into consideration?

Listen to the community and users (6)

- Council should stop listening to staff and allow the councillors to listen to the residents (voters) instead.
- That the peoples voices are heard and their wishes are taken into account
- General consensus from the majority of the community.
- Make sure they consider everyone's ideas in a fair way.
- Be willing to liaise with all sporting bodies.
- Involve local organisations

Transparency about future plans from Council (4)

- That any and all plans for the future will be publicly demonstrated to be acceptable by community vote.
- That details of how the development will be managed be available for public scrutiny.
- The clear benefit to the community can be demonstrated to residents of the area.
- To be honest with the ratepayers

Other

- A firm commitment to ensure that the land will be used for purposes stipulated and well maintained.
- All subject to negotiation.
- Set out a schedule of requirements to comply with general recreation facilities.
- A forward looking plan
- To be bound by legal commitment to be able to manage the project in the public interest.
- Don't change much to keep all parties happy.
- Council should monitor the successful tenderers' allocation of facilities and have the power to override any anomalies that may occur
- Agreed plan and commitment for future use.
- Long term care
- To keep in mind the community facilities already built up, and to know how this would affect the older members in particular.
- Not only the pressing short term concerns but also the long term benefits and the needs of the people of Warringah
- A comprehensive proposal and a commitment to the community.
- That Council supports the local community clubs

B.3 Other issues outside the scope

Issue	Description
Maintain the Sloane Street bridge and recognise historic significance	The Sloane street bridge is of major significance and it is not maintained. People don't know about it and it's falling into disrepair. There is a Moreton bay fig growing out of it last time I looked. It needs to be sign posted and its history put on a plaque.
Consumption of alcohol at Warringah Recreation Centre	The consumption of alcohol on the ground in front of the Warringah Recreation Centre and on the first floor of the Warringah Recreation Centre. Alcohol consumed is primarily from glass bottles which have been smashed on the concrete on the ground floor and dropped from the veranda from level 1 onto the concrete. Empty glass bottles are regularly left around the WRC on the grass areas instead of being placed in the bins provided. I recommend that no glass bottles, glass cups, glass and crockery be allowed in and around the WRC. Furthermore I recommend that council officers regularly visit the WRC to ensure that alcohol is not being consumed by under-age people, and secondly that the consumption of alcohol is not excessive by the members/visitors to the WRC.
Provide an exercise equipment circuit	As a regular walker all around that area, I would love to see a good quality circuit of free exercise equipment installed along a walking track. I know that there is some a Queenscliff but that is too far away for me to use daily and it is very ordinary! I suggest that you look at the fantastic equipment installed in the big park in Mudgee next to their Olympic pool beside the river (sorry I am not sure of the park's name). This equipment is great quality, looks colourful and really fun to use and there were lots of different designs!! I am 56 and I found it easy to use but also challenging enough to do me good!
Express bus stops on Kentwell Road	I also think that the public bus stops on both sides of the intersection of Condamine Road and Kentwell Road should be turned into a limited stops site. Anyone who lives in Allambie has to walk 15 minutes to just get from Warringah Mall stop or Manly Vale stop before they even start walking up the hill to Allambie or to access the new Recreational centres. This discourages people from using public transport as most buses just ignore you if you are waiting on those stops.
Provide a continuous shared path between Kentwell Road and Oliver Street	A proper bike/pedestrian path to join the bike lane sections between Kentwell Road, North Manly, and Oliver Street, North Manly/Freshwater needs to be added as a matter of urgency, and to allow easy access by bike to the new facility on the site of the sports community club facility from the Manly end. At present, the bike/pedestrian lane mysteriously ends between these two points.
Provide a shared path from Warringah Mall to Manly	Consider rejuvenation of Brookvale Creek and adjacent track to be a pathway/cycleway from Warringah Mall through to Nolan and Passmore Reserve, linking to the existing cycleway to Manly. A pathway/cycleway on the southern perimeter of the golf course to link Miller Reserve to Nolan and Passmore Reserves. This would stop and have to cross Condamine Street at the intersection with Campbell Parade.
Remove parking on Pittwater Road at Keirle Park, Manly to improve traffic flow	Removal of any parking on left hand side of the road in front of Keirle Park heading towards Manly. On weekends people using the sports grounds are held up in a 200 metre queue for the sake of three parked cars.
Impact on Allambie Heights residents of lighting of sporting facilities in District Park	There is a general opportunity here to address the light pollution issue caused by the current lighting at some of these locations. I sit on Pozieres Parade about 50m above sea level. The lights from Nolan Reserve and the current tennis courts at Kentwell and Pittwater shine directly into my bedroom at night. There is no obvious reason why lighting should be directed out and upwards. It would be good if, as part of this process, the lighting was examined and directed downwards only. It can't be that hard.
Insufficient sporting fields	There are not enough sports fields around and since the interference of council staff in the MWP Sporting Union children's sports are being done away with. Spreading fields too thin will eventually lead to the demise of certain sports in this area.

Issue	Description
District Park Plan of Management	Why has it taken WSC 11 years to make any progress on our initial proposal in 2005? The whole District Park Plan of Management is a sham and a Council wish list. Where is the new DPPM beneficial to the ratepayers?
Futsal courts	Too many futsal courses are already installed in the Warringah Council area yet another is proposed.
Pollution of Manly Lagoon	Resolve pollution issue of Manly Lagoon between Passmore and Nolan Reserve. This is an absolutely appalling state, with nets filled up with garbage. It is an eyesore, and it stinks. This area needs to be properly dealt with so that there is normal flow through to the ocean and pollution flowing into lagoon is controlled and monitored.