
Community and Stakeholder Engagement Report

North Manly recreation site redevelopment – Public notification of lease

Consultation period: 23 September 2022 to 25 October 2022

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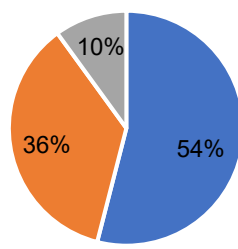

1. Summary

This report outlines the outcomes of community and stakeholder engagement conducted between 23 September 2022 and 25 October 2022, as part of a proposal to grant a lease to Manly Warringah Gymnastics Club (MWGC) to allow construction of a new 3,000sqm purpose-built gymnastics facility.

Respondents who were supportive of the proposal indicated they felt it addressed the need for additional fit for purpose Gymnastics facilities in the area, approved of a non-for-profit organisation utilising the site for community benefit, or indicated support for MWGC generally.




Respondents who were not supportive of the proposal cited environmental and flooding concerns as well as impact on parking, traffic and amenity of the area. Others indicated they would prefer the site be utilised for other recreational uses.

1.1. Key outcomes






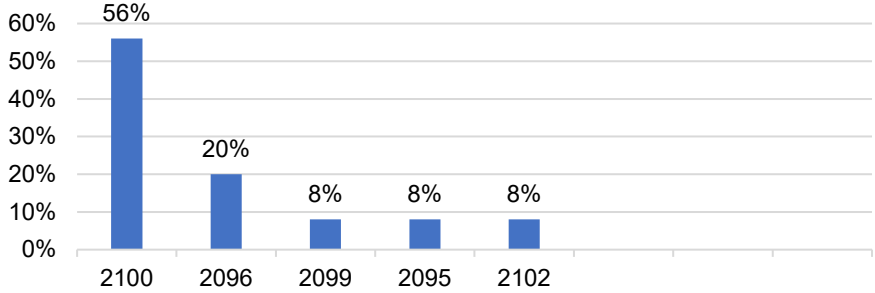
 Total unique responses	39	
 How responses were received	Submission/Comment form Written responses (email)	Completions: 37 Number received: 2
 Online sentiment: ¹	<div data-bbox="582 1332 821 1579">  </div> <div data-bbox="989 1400 1252 1512"> <ul style="list-style-type: none"> ■ Support ■ Don't support ■ Neutral/undetermined </div> <div data-bbox="1005 1590 1236 1624"> Total responses = 39 </div>	
 Feedback themes	Support for gymnastics facility onsite Concerns around flooding Alternative uses for the site	Other Environmental Concerns

¹ The results in the above graph are based on submissions received online only.

1.2. How we engaged

 <p>Have Your Say: visitation stats</p>	Visitors: 435	Visits: 567	Average time onsite: 3 mins 18 secs
 <p>Print media and collateral</p>	Letterbox drop: 2095 Site signs used: Yes	Distribution: 100 Number of signs: 1	
 <p>Electronic direct mail (EDM)</p>	Community Engagement (fortnightly) newsletter: 2 editions Council's Disability Newsletter, The Wave – 1 edition	Distribution: 22,000 subscribers Distribution: 1,270 subscribers	

1.3. Who responded²

 <p>Gender</p>	<ul style="list-style-type: none"> Male Female Other id. N/A 
 <p>Age groups</p>	<ul style="list-style-type: none"> <25 yrs 26-50 yrs 51-75 yrs 76+ yrs N/A 
 <p>Postcodes³</p>	

² Demographic data was gathered online by request only.

³ Top five responses counted

2. Background

On 23 August 2022, Council endorsed a proposal to enter into a Public Private Partnership (PPP) with the Manly Warringah Gymnastics Club to transform the former North Manly Bowling Club site (corner of Kentwell and Pittwater Roads) into a 3,000sqm indoor gymnastics centre.

As part of this proposal, Council intends to enter into a Project Delivery Deed and, following construction of the centre, grant a thirty (30) year lease with the gymnastics club who will redevelop the site at no cost to ratepayers. Subsequently, Council gave public notice of its intention to enter into a lease with MWGC, in accordance with Section 47 of the Local Government Act 1993.

3. Engagement objectives

Community and stakeholder engagement aimed to:

- build community and stakeholder awareness of participation activities regarding the proposed lease
- provide accessible information so community and stakeholders could participate in a meaningful way and contribute feedback
- provide balanced and objective information to assist in understanding the problem, alternatives and/or solutions.

4. Engagement approach

Community and stakeholder engagement for the North Manly recreation site redevelopment – Public notification of lease was conducted between 23 September to 25 October 2022, and consisted of a series of activities that provided opportunities for community and stakeholders to contribute.

The engagement was planned, implemented and reported in accordance with Council's Community Engagement Matrix (2017).

A project page⁴ was established on our have your say platform with information provided in an accessible and easy to read format.

The project was primarily promoted through our regular email newsletter (EDM) channels.

Feedback was captured through an online submission form embedded onto the have your say project page. A qualitative data review of submissions received included an analysis of respondents' level of support on the proposal.

An open-field comments box provided community members a space to explain or elaborate on their support, not support or neutral sentiment as well as any other feedback they wished to contribute.

Email and written submissions were also invited.

⁴ <https://yoursay.northernbeaches.nsw.gov.au/north-manly-recreation-area>

4.1. Reaching diverse audiences

A stakeholder mapping exercise was completed to identify and understand the needs of the whole community.

It was determined for this project that it was important to hear from local businesses and residents. To ensure they were given the opportunity to view the notification and provide comment, letters were sent to surrounding businesses and residents.

5. Findings

A majority of the submissions received (21) were supportive of the proposal to lease the site to MWGC, citing the need for a fit for purpose gymnastics facility in the area, support for reuse of the site that has become dilapidated and rundown, approved of a non-for-profit organisation utilising the site for community benefit, or indicated support for MWGC generally.

There were 14 submissions that did not support the proposal. Those that did not support the proposal raised concerns that construction on the site would exacerbate flood risk in the area or raised other environmental concerns relating to impact on amenity caused by noise, traffic and demand for parking. There were also submissions that preferred the site to be utilised for other recreational uses. A summary of the issues raised in the submissions received is presented in the table below.

Table 1: Issues, change requests and other considerations

Theme	Issues, change requests and other considerations raised	Council's response
Supportive of proposed lease	Respondents indicated they felt the proposed lease addressed the need for additional Gymnastics facilities in the area, approved of a non-for-profit organisation utilising the site for community benefit, or indicated support for MWGC generally.	Community support for the lease of the site has been noted.
Preferred alternative use for the site	Respondents indicated they had a preference for an alternative use for the site, such as other sporting uses and other general community uses.	Council acknowledges that individuals and groups may have differing views and preferences relating to the future use of Nolan Reserve and surrounds. Council ran an extensive two stage procurement process to determine the proposed use of the site, ensuring the outcome provided various community benefits. Stage one was a public Request for Proposal (RFP) process to determine a

Theme	Issues, change requests and other considerations raised	Council's response
		<p>shortlist of appropriate uses for the site. These uses included:</p> <ul style="list-style-type: none"> • combined BMX, skateboarding, surfing and snowboarding facilities • tennis facilities • indoor basketball facilities • small sided soccer (synthetic) facilities • gymnastics facilities. <p>Subsequently Stage two consisted of an expression of Interest (EOI) inviting applicants to put forward proposals for the site that aligned with the uses outlined above. The proposal put forward by the prospective lessee was deemed to best meet Council objectives for the site. This was determined via an extensive and rigorous procurement process and subsequently endorsed by the elected Councillors.</p>
Request for further detail	Respondents requested further specific detail around the building size, land usage, parking, impacts on traffic or nearby road and facility usage.	This Community Engagement process was carried out to give notice and seek feedback on Council intent to enter into a lease over the site. Specific details relating to buildings to be constructed onsite and associated land usage, parking, traffic impacts will be assessed and made available when the lessee seeks planning approval as part of the standard Development Application (DA) process.
Flooding Concerns	Respondents expressed concern around historical flooding events and risk of future flood events being exacerbated by construction of the gymnastics facility on the site.	Council is aware of historical flooding events in the area and future risk of flooding on the site. These risks will be considered and assessed when the lessee seeks planning approval as part of Council's standard DA process. Design of the building and surrounds will have to address and mitigate flooding risk in order to gain development approval.
Other Environmental, Traffic, Parking and Noise concerns	Respondents expressed concern around the environmental, traffic, parking, noise and amenity impacts of construction of the gymnastics facility on the site.	Environmental, Traffic, Parking and Noise concerns will be addressed when the lessee seeks planning approval as part of Councils standard DA process. Design of the building and surrounds will have to address and adequately

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		mitigate these impacts in order to gain development approval. Concept plans do consider parking on site and a drive through drop off bay.

During the consultation/exhibition, Council received a number of questions either through direct contact or within feedback received. Please see table below

Table 2: Questions raised and Council's answers

Question raised in feedback	Council's answer
<p>I'm happy for the gym to use a space during certain hours, but community events come first. Is there a problem with the place in Cromer?</p> <p>Who will own the building after 30 years?</p>	<p>MWGC's existing premises is not fit for a national training facility due to ceiling height limitations. The lease expired in July 2022 and is on a year-by-year renewal currently with no long term tenure guarantee. The increasing cost of the site is also prohibitive for a non-for-profit wishing to ensure affordable access to the facility by a range of community members.</p> <p>At the end of the proposed lease term, ownership of the building will be retained by Council.</p>
<p>How is it that that more buildings in one of the last urban open spaces in the area is even being considered? A giant flat roof building and more tarmac is exactly opposite what the community needs. Why can't it be converted into something sustainable (and naturally absorbing) like a BMX pump track or something similar?</p>	<p>The site currently comprises the former bowling club building and four bowling greens. These dilapidated facilities would be demolished to make way for the new facility</p> <p>Council acknowledges that individuals and groups may have differing views and preferences relating to the future use of Nolan Reserve and surrounds. Council ran an extensive two stage procurement process to determine the proposed use of the site, ensuring the outcome provided various community benefits.</p> <p>Stage one was a public Request for Proposal (RFP) process to determine a shortlist of appropriate uses for the site. These uses included:</p> <ul style="list-style-type: none"> • combined BMX, skateboarding, surfing and snowboarding facilities • tennis facilities • indoor basketball facilities • small sided soccer (synthetic) facilities • gymnastics facilities. <p>Subsequently Stage two consisted of an expression of Interest (EOI) inviting applicants to put forward proposals for the site that aligned with the uses outlined above. The proposal put forward by the prospective lessee was deemed to best meet Council objectives for the site. This was determined via an extensive and rigorous</p>

Question raised in feedback	Council's answer
	procurement process and subsequently endorsed by the elected Councillors.
I was under the impression Council were around reducing the impacts of storm /flood events with the safety of people and protection of property the main focus?	Council is aware of historical flooding events in the area and future risk of flooding on the site. These risks will be considered and assessed when the lessee seeks planning approval as part of Councils standard DA process. Design of the building and surrounds will have to address and mitigate flooding risk in order to gain development approval.
The proposal to use the old North Manly Bowling Club for a new Gymnasium facility is good for the gymnastics community, but will the entire area be built upon? This area is zoned Open Space. Building on this area will decrease the open space available for use by the general public. Currently several exercise groups utilise the old bowling greens because they are well drained and are usable in wet weather. Also there is less dog poo , although not totally free of, unlike the adjoining reserve, which is very much covered in dog poo. Can one bowling green be kept for use by the general public, please?	<p>The existing bowling greens will not be able to be maintained for general public use. However, Initial design plans have a section of the site remaining for shared public access with gymnastics until such time as Stage 2 of the development can be progressed. It is unknown when this will be as it will depend on the funding the club has available to it for the expansion.</p> <p>The exact location of this outdoor space won't be known until the DA has been reviewed and determined. When the DA is notified the location of the proposed structures on the site will be shown.</p>
So after Stage two is complete, there will be no public access to the site that is currently zoned Open Space. Is that correct?	<p>The land is zones RE1 – Public Recreation which provides for a range of permitted recreational pursuits including indoor recreation facilities.</p> <p>Similarly, to when the land was an operational bowling club, open public access will not be available after Stage 2 is completed however the site will be accessible to a range of community members that participate in the programs offered by MWGC.</p>

Appendix 1 Verbatim community and stakeholder responses*

Number	Comment/submission
1	<p>The proposed plan for the North Manly site references a two-stage lease and development of 3,000square metres for an indoor gymnastics facility.</p> <p>The outlined material has no information on building size, land usage, parking, impacts on traffic or nearby road and facility usage.</p> <p>It is impossible to provide any meaningful submission without further detail.</p> <p>Council is requested to provide additional information noting that the adjacent carpark is used by other recreation users and regularly floods.</p>
2	<p>I cannot believe this is going ahead ! as a longtime sports player in my local community and administrator, President of some sports this is a disgrace !!!!</p>
3	<p>I support this proposal - this will be a great use of space and a great addition to the lower Northern Beaches. It will especially provide more recreation space for young girls and teenage girls who are historically under-served by many other uses of public open space (eg soccer fields, ovals, skate parks) which tend to be more male dominated.</p>
4	<p>This is a private business on council land. Council recreation space is scarce so I don't know why there is a private business developing such precious land. Our council needs flexible community spaces. We need a teenage recreation and hang out space that is non secular. Presently teenagers hang out at the mall, or go to church recreation spaces. I'm happy for the gym to use a space during certain hours, but community events come first. Is there a problem with the place in Cromer?</p> <p>Who will own the building after 30 years?</p> <p>This seems a really odd proposal.</p>
5	<p>A well deserved outcome for one our highly dedicated and successful community owned NFP sports organisations. A fantastic initiative, proposal and partnership.</p>
6	<p>Great idear</p> <p>Great location</p>
7	<p>Hi. Whilst I support the use of this building for recreation I am very concerned about the flood impacts of such a large building.</p> <p>The recent floods in March 2022 caused extensive flooding of resident properties in this area. This large solid building and surface will make this worse.</p> <p>Also the recent conservation zone review does not include this use. During floods it will pose risks to cars and children attending the site.</p> <p>I do no support such a large building with the associated flood risks on this site.</p> <p>The gymnastics centre is better suited to an industrial zone not public open space.</p>
8	<p>This site would be ideal for community use, not only a sporting facility.</p> <p>Like the old Queenscliff Health Centre, this could be a Mental Health Centre for teenagers, or set up as place for people in need to gather and be given a meal and a helping hand.</p> <p>But the huge concerns for this area is the flooding, which happened again in March 2022.</p> <p>The site and surrounds cannot handle more concrete, asphalt etc. for obvious reasons.</p> <p>I also do not support the project if it will create more issues with parking.</p>

*Personal details and inappropriate language have been redacted where possible. Spelling and grammatical errors have been amended only where misinterpretation or offence may be caused.

	<p>This is a very fragile and stressed area on land and in the very polluted lagoon.</p> <p>I have lived here for forty years and seen the gradual neglect of the area, not to mention the many "Floodplain Risk Management Studies" to no avail.</p>
9	<p>Dear council, I note the intended redevelopment of North Manly bowling club. As much as I am all for the development of community facilities which improve the health and well-being of residents and their families- I do wish to note my concern. I live in Lakeside Cres in north manly, which was earlier this year devastated by local flooding. I would like to note my concern and ask that all possible measures are taken and included to avoid the further impact of flooding downstream (to our area) in this development. The environment must be of high priority in considering the flow of storm water. Large structures such as this could easily have an impact on the properties and residents of Lakeside, Palm and Riverview in regards to the change or the flow of water.</p>
10	<p>I support the proposal to enter into a Public Private Partnership (PPP) with the Manly Warringah Gymnastics Club to transform the former North Manly Bowling Club site into an indoor gymnastics centre.</p>
11	<p>Absolutely fantastic news for our gymnasts, as mwgc is now the best club in NSW it is excellent news that they will be getting a state of the art facility. As club members and locals, we completely support this project.</p>
12	<p>I think this is a fabulous idea for the community and for the kids who are so involved in the most popular sport for youngsters in australia - gymnastics. The current gymnastics centre at Cromer is bursting at the seams and in dire need of repair. This project would provide a state of the art facility to allow Manly Warringah gymnastics club's very talented youngsters to progress to their ultimate capacity in their sport. It would also provide a space for the highly populated area to give their children an opportunity to exercise and to lead healthy lives in this state of the art facility.</p>
13	<p>That site and the buildings on it have been an unutilised eyesore for too long, knowing that a community group and its members will benefit and also have a long term home is a fabulous outcome. Congratulations to everyone involved.</p>
14	<p><i>No comments provided</i></p>
15	<p>What a wonderful project - a great idea having a gymnastic club. Benefits all ages of the community. Well done.</p>
16	<p>Having being involved in the club for over 35 years now, a permanent gymnastics facility is well overdue for this club.</p> <p>MWGC is a non for profit organisation, where hundreds of kids to adults attend a range of recreational classes throughout the week. There is no other high performance facility on the Northern Beaches where they can train, with the adequate level of safety equipment.</p> <p>Gymnastics helps to trigger a positive feeling in the body which can have a positive impact on your happiness and mental wellbeing of those attend - intern having a positive impact on the community. It is a fantastic club, and I look forward to my daughter being a part of the club for many years to come.</p>
17	<p>A fantastic use for the space.</p> <p>I also operate a Rhythmic Gymnastics club in the Beaches/North Shore and GymNSW is always struggling to find venues for competitions etc. If this space could facilitate RG that would be a great addition to the gym sports on offer and way of using the facility.</p> <p>I am open to assist running an RG Program for MWGC also if this is something they'd consider doing/the venue can do. Ceiling height is the biggest factor holding back new clubs opening/venues for competitions so that would be the main area to look at if this is an avenue MWGC would be keen to explore.</p>
18	<p>We are so pleased to read this wonderful news. How exciting! This not for profit club serves as a happy place to so many people in our community, from tiny tots to Rec gymnasts, adult gymnasts, even seniors all the way up to elite athletes. Gymnastics is so wonderful providing</p>

	the basic foundations for so many different sports. We can't wait to see this club thrive and keep serving our community.
19	This site/plan looks amazing and much needed for this amazing club that provides opportunities for kids and adults of all ages and levels.
20	Brilliant idea Would be amazing for kids and the development for the industry Has my support
21	I think this project would be a great asset to the area. Perfect use of the old bowling club. I know many kids who are/have been a part of Manly Warringah Gymnastics Club past and present and know it would be beneficial to all in the community.
22	MWGC is an amazing gym club and deserves a space to finally have a permanent set up where the building is not compromised by the owner refusing to fix leaks etc. Nolan's reserve is the perfect spot as it is central and easy to access
23	I think it would be brilliant to have the amazing gymnastics company in North Manly. I fully support it
24	What an amazing opportunity for the community. Such a central area for a gymnastics centre on the northern beaches which will attract more business from areas like Mosman and North Sydney and beyond, making it more accessible. More opportunities for more aerial sports for champions in the making for our Australian Competitive sports. Well done to MWCG and the Northern Beaches Council.
25	<i>No comments provided</i>
26	This is a wonderful submission and I wholeheartedly support it. I have been associated with Manly Warringah Gymnastics Club for many years and it is a fabulous community club that supports the growth and development of every child that walks through the door. If they want to be an Olympic champion or just have fun & learn to do a cartwheel they have a program that suits and more importantly they treat every child equally. The construction of the new facility for Manly Warringah Gymnastics Club would provide the much needed new space and equipment this club needs to continue and flourish for its members of all levels. It would also create the opportunity for other sports to cross train such as diving, winter sports, surfing and skating which all have an acrobatic element that could be progressed faster & safer in a gymnastics training environment. Please proceed with this project!!
27	Something like this is so much needed in NSW. Having a community run world class gymnastics facility has the potential to improve international prospects for so many NSW gymnasts.
28	I live at [redacted] and was badly flooded by the March storms. I can't support any plan that includes more hard surfaces and buildings. How is it that that more buildings in one of the last urban open spaces in the area is even being considered? A giant flat roof building and more tarmac is exactly opposite what the community needs. Why can't it be converted into something sustainable (and naturally absorbing) like a BMX pump track or something similar? IF we have to have this proposal please make sure the car park is gravel or something similar, the roof is green, and on site water retention is included in the design Many thanks
29	Hi, I am against the proposed lease/development unless it will be done in such a way that does not contribute to making the flooding situation any worse in the local area and/or or work is done to offset it e.g. to the creek. My objection is against any additional hard (non pervious) surfaces e.g. for parking, and additional flood storage taken up if the development is at ground level etc. Regards,

30	<p>I was under the impression Council were around reducing the impacts of storm /flood events with the safety of people and protection of property the main focus?</p> <p>Whilst I'm all for gymnastics or any sporting facilities for that matter, the mindset should be to retain what little permeable land remains...as it now stands.</p> <p>Only 1 kilometer upstream of the Gymnastics Centre proposal is a man made concrete suburb/dam called Brookvale. The 'Brookvale Dam' is actually larger than Manly Dam. Unfortunately the 'Brookvale Dam' spills the moment the rain falls as there is no dam wall! As is already evidenced, Mother Nature, in the form of a tiny creek, cannot handle 5 suburbs of captured storm/flood/polluted/sewage-water surrounding the 'Brookvale Dam'. The catchment is so big Warringah Mall gained approval to replace around 1 kilometer of the proposed conservation zones and subsequent riparian surrounds with multiple truck sized reinforced concrete culverts that meet 11 additional oversized drains at the exit/apron at the northern end of Warringah Golf Course.</p> <p>I repeat.... as is already evidenced, Brookvale Creek (upstream of Manly Creek and Queenscliff Lagoon, both also overwhelmed by the upstream tsunami), cannot handle the approved built up areas, infrastructure and all that goes with it. A gymnastics center, likened to an airplane hanger architecturally, is yet another huge water catchment, delivered directly to the now not for purpose struggling creek, that lies in the proposed 'Conservation Zones' and surrounding Riparian areas.</p> <p>A Councillor spoke in 2015 about the major dangers from our stormwater system during storm events due to the development decisions of the past....even as I type, there is yet another precinct planned at Frenchs Forest (alongside the recently built hospital), envisaged to drain all and sundry into Manly Creek atop Manly Dam!.....perhaps now is a good time to commence learning from past mistakes??</p>
31	<p>In the process of entering into a Public Private Partnership (PPP) with the Manly Warringah Gymnastics Club, it is the request of Manly Lagoon Friends that Council has sufficient processes in place to ensure that impacts of this development on the lagoon's watercourses, riparian corridors and wetlands are seriously considered. The proposed gymnastics club site sits within the Riparian zone (Category 1 and 2, High Environmental Value Criteria used for Conservation Zones Review) of Brookvale Creek which feeds into Manly Lagoon. This gymnastic club development will sit within a Biodiversity Corridor and Swamp Oak Floodplain Forest and therefore serious water-sensitive and environmental design would be required. Recent Watercourse, Wetlands and Riparian Lands, Stormwater and Biodiversity Studies show that our waterways have considerable value and are under strain from urban development. It is our request that these studies positively inform the Council process for the development of this recreation site.</p> <p>*Manly Lagoon Friends, Community Association Objects are –</p> <p>To ADVOCATE for the protection, preservation, regeneration and sustainable management of the Manly Lagoon environment, including the three catchment creeks Manly Creek, Burnt Bridge Creek and Brookvale Creek, all public land within the catchment, and Queenscliff Beach.</p> <p>To ENGAGE with Council, Community and Key Stakeholders to provide strategic focus for sustainable management actions, with the objective of maintaining, protecting and enhancing the Manly Lagoon coastal environment.</p> <p>To EDUCATE the community on the value of the Manly Lagoon system, to inform community on management actions affecting the lagoon and facilitate community based projects.</p>
32	<p>Good evening</p> <p>I live at [redacted], just down the road from Nolans/District Park. My home was badly flooded in the 8 March storm. I want to ensure that any planned building works in the area do not contribute further to storm water run off due to current grassed areas being replaced by hard surfaces eg car parks. Although in theory I am not against the planning of another sporting facility in the area, I cannot support a plan that includes adding more hard surfaces in our area given the terrible flooding the local residents went through. It has cost me and my family almost \$80,000 to fix up my house and replace fixtures and fittings damaged in the flood. I am hoping</p>

	the surface of the car park, site water retention, landscaping and drainage is extremely well thought out before this proposal goes any further with council. I would prefer the building is used for something much smaller than a massive gymnasium with a flat roof.
33	I live at [redacted]. Our house was badly affected by the flood on March 8 and our family have yet to return home. I can't support any plan that includes more hard surfaces on Nolan Reserve. We need solutions to the flooding issues around Nolans Reserve. I don't see that more buildings and more bitumen car parks on Nolans is something that the community needs. In fact I think it will put the local residents at more of a flood risk in the event of a replica of March 8 earlier this year.
34	<p>I am concerned that the new proposal for a gymnastics centre has been approved considering the new rezoning of the nearby area. I am an owner and resident of a house on Palm Avenue - residents on this street will no longer be allowed to host as a child minder due to new safety rules I presume regarding evacuation logistics. Buildings can no longer be Community Centres and can no longer to be built in our street (regarding the old hospital on the corner).</p> <p>The gym centre will have high traffic, the carpark at the opposite end is already over used and abused.</p> <p>If this project goes ahead it must be designed with intelligence, respect to it's environment and use strategies that will create little impact when the area is flooded again.</p>
35	I write to express early concern on the aesthetics of the building. Gym Halls tend to be ugly concrete pre fabricated buildings, per the Narrabeen one. The area is a nice nature spot and would like to see an award winning sympathetic design for the proposed building that could ideally be used for multi purpose sports and leisure activities
36	<p>Concerns with size of Club, impact to traffic volumes & noise in residential area:</p> <p>Size of Club:</p> <p>Concerned with this proposal for this large gym club (2000+ members) at this location which appears smaller than the current location for the club. This is likely to heavily influence the large building which would not be appropriate for this residential area. In addition to increased traffic volumes and noise of the venue with usage early morning / evening 7 days a week in addition to weekend entertaining while they attempt to recover costs !</p> <p>Traffic:</p> <p>This area in North Manly is on a busy intersection where the current road / junction is unable to cater for the current traffic flow, in peak hours and at weekends. The times the club operates will coincide with peak times and with heavy usage of the playing fields. Road improvements by the State Government & NBC LGA would have to be a consideration for traffic flow & safety with filter/slip lane into the area from Manly avoiding the junction with Kentwell Road, a dedicated right turn for traffic south bound on Pittwater Road into Kentwell Road, and road widening / filter lane for traffic from Condamine turning into the complex.</p> <p>With existing heaving traffic volumes, excessive speed and heavy vehicles including large volume of busses (in/out of service) there needs to be more safe places to cross the busy Pittwater Road</p> <p>Noise</p> <p>With the previous club, North Manly Bowling there was limited noise due to the type of clientele. On the very rare occasion there was music in the evening, the sound would carry and could be heard along North Manly. This is also the case with the Golf Club and acoustics of sound across District Park. This is a concern with the potential gym and additional revenue streams required to pay for the building and how this would heavily impact residents. If this does proceed despite objections then the building needs to be heavily sound proofed with any entertaining areas pointing into District Park / Golf Course and away from residential area of the east side of Pittwater Road. There should be no entertaining licence permitted until the building is completed and impact further assessed</p> <p>Overall feel the size club in this area and the issues which need to be addressed at a cost to State & Council, there must be a more appropriate areas for this club and better use for the North Manly Bowling Club site. Any extra dollars at state or council level should be spent</p>

	improving infrastructure to cater for the changes in climate which we are all impacted by especially the poor stormwater / flood management across the beaches
37	<p>The proposal to use the old North Manly Bowling Club for a new Gymnasium facility is good for the gymnastics community, but will the entire area be built upon? This area is zoned Open Space. Building on this area will decrease the open space available for use by the general public. Currently several exercise groups utilise the old bowling greens because they are well drained and are usable in wet weather. Also there is less dog poo , although not totally free of, unlike the adjoining reserve, which is very much covered in dog poo. Can one bowling green be kept for use by the general public, please? Thank you,</p> <p><i>Second submission:</i></p> <p>So after Stage two is complete, there will be no public access to the site that is currently zoned Open Space.</p> <p>Is that correct? No shared public access at all.</p>
38	<p>My son is a gymnast at Manly Warringah Gymnastics Club and has been for 3 years in the competitive Mens Artistic Gymnastics program. For some time the club has been seeking a new permanent location and it is pleasing to hear that the North Manly Bowling Club site is a proposition.</p> <p>The location would be excellent for many gymnasts and a purpose built structure would enable our club to provide the quality facilities required to seriously compete against clubs from other areas within Sydney and beyond.</p> <p>It is also good to know that the site which was used as a community sport facility in the past will continue in this manner... from bowls to gymnastics.</p>
39	<p>Dear Sir/Madam,</p> <p>I write on behalf of the 4500 members of the [redacted] Association in support of the proposed indoor gymnastics facility at District Park in North Manly which will be built and operated by Manly Warringah Gymnastics Club (MWGC).</p> <p>Council has been executing studies and EOI's on this site since 2011. To date nothing of value for residents or ratepayers has been achieved. We believe that this proposed facility will greatly benefit both residents and ratepayers.</p> <p>Over time we would expect more than 3,000 local children to access the facility on a weekly basis, making it one of the most important recreation facilities on the Northern Beaches. That MWGC will finance this without ongoing Council support will be of great benefit to ratepayers. It is worth noting that field and aquatic sports have received tens of millions of dollars in capital and operating support from Council over the past decade, while indoor sports have received virtually nothing in comparison. This project is a genuine bargain for the community.</p> <p>Our sole concern is that the PPP is only over the existing MWBC site. Access to the site and street parking will have to be upgraded by Council. It is unreasonable to expect the number of users of District Park to double or treble without some upgrades to local infrastructure. The last thing anyone wants is another Abbott Rd in Curl Curl or Kenneth Rd in Manly where infrastructure was years behind the development of sporting facilities.</p> <p>Regards, [redacted]</p>

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Notes	Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.