

2 April 2024

The Planning Proposal has been informed by the following documents prepared for Warringah Golf Club, lessee of the land.

The attached documentation includes:

- Warringah Golf Club Centre consent to use DA2022/2081 documentation, dated 5 March 2024
- Letter from Warringah Golf Club confirming no poker machines on premises, dated 27 February 2024
- Traffic Impact Assessment (as submitted for DA2022/2081)
- Warringah Golf Club Plan of Management August 2022 (as submitted for DA2022/2081)
- District Park Plan of Management 2015
- Heads of Agreement dated 2020

Kate Mercieca

From: Richard Parry
Sent: Tuesday, 5 March 2024 11:04 AM
To: Liza Cordoba
Cc: Kristie Debney
Subject: FW: Warringah Golf Club Consent to Use Clubhouse DA Documents

Hi Liza,

Refer below consent from the Warringah Golf Club re: using the DA 2022/2081 documents for the LEP Amendment application.

Richard Parry
Senior Project Officer - Capital Projects

Major Infrastructure Projects
t 02 8495 5260 m 0420 936 793
Richard.Parry@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: graeme <graeme@warringahgolfclub.com.au>
Sent: Tuesday, March 5, 2024 10:59 AM
To: Richard Parry <Richard.Parry@northernbeaches.nsw.gov.au>
Cc: scott1053@gmail.com; Kristie Debney <Kristie.Debney@northernbeaches.nsw.gov.au>
Subject: RE: Warringah Golf Club Consent to Use Clubhouse DA Documents

Hi Richard,

Warringah Golf Club consents to Northern Beaches Council using the Plan of Management and Traffic Assessment Report submitted with the Warringah Golf Club DA 2022/2081 to support the LEP Amendment application. Further Warringah Golf Club consents to Northern Beaches Council using any document in the public domain associated with this DA to support the LEP Amendment.

For & On Behalf of Warringah Golf Club

Kind Regards,

Graeme McMullan
Director
Warringah Golf Club
0412 299 842



From: Richard Parry <Richard.Parry@northernbeaches.nsw.gov.au>
Sent: Tuesday, March 5, 2024 10:35 AM
To: graeme <graeme@warringahgolfclub.com.au>
Cc: scott1053@gmail.com; Kristie Debney <Kristie.Debney@northernbeaches.nsw.gov.au>
Subject: Warringah Golf Club Consent to Use Clubhouse DA Documents

Hi Graeme,

Further to my telephone message this morning.

Council planners managing the LEP Amendment have requested the consent of the Warringah Golf Club to be able use documents from the clubhouse DA.

Namely:

- Plan of Management
- Traffic Assessment Report

Also note that these documents will likely form part of a formal exhibition process to comply with the Department of Planning Gateway Determination Report PP-2023-953.

A simple response to this email confirming the consent of the Warringah Golf Club would be greatly appreciated to ensure the LEP Amendment approval process maintains momentum with the Department of Planning.

Richard Parry
Senior Project Officer - Capital Projects

Major Infrastructure Projects
t 02 8495 5260 m 0420 936 793
Richard.Parry@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



Northern Beaches Council

Please consider the environment before printing this email. This email and any materials contained or attached to it ("Contents") may contain confidential information. If you are not the intended recipient contact the sender immediately, delete the communication from your system and destroy any copies. The contents may also be subject to copyright. Any unauthorised copying, disclosure or distribution of the contents is strictly prohibited. Northern Beaches Council makes no implied or express warranty that the integrity of this communication has been maintained. The contents may contain errors, computer viruses or have been subject to interference in transmission. Northern Beaches Council. [Northern Beaches Council](http://NorthernBeachesCouncil)



WARRINGAH GOLF CLUB LIMITED

A.C.N. 000 085 601 A.B.N. 15 000 085 601

292 CONDRAMINE STREET, NORTH MANLY NSW 2100

Phone: (02) 9905 4709 Email: enquiry@warringahgolfclub.com.au

Kristie Debney
Acting Executive Manager Property
Northern Beaches Council

27th February 2024

RE: DA2022/2081 – Warringah Golf Club – Demolition and Construction of a Golf Clubhouse and Associated Facilities – Confirmation of No Poker Machines

Dear Kristie,

This letter is provided by Warringah Golf Club Ltd in response to an inquiry from the Department of Planning regarding the proposed LEP amendment to permit a Registered Club in the vicinity of the Warringah Recreation Area site in North Manly and in particular whether the proposed Clubhouse will have poker machines.

Consequently, Warringah Golf Club wishes to advise: -

1. The Warringah Golf Club currently has no Poker Machines and has no intention to obtain Poker Machines in the future and confirms that there will no poker machines in the proposed new Clubhouse.

Warringah Golf Club supports the requirement, as set out in the Head of Agreement with Northern Beaches Council, that there will be no poker machines in the new Club recognising the social impact that gambling has in the community.

2. The Warringah Golf Club held a Poker Machine Licence that ceased to be operational in December 2022 when the club vacated the premises at 397 Condamine Street and moved to 292 Condamine Street North Manly.
3. The Warringah Golf Club began operating in the former building approximately in 1936 and has no record of issues with the police or with anti-social behaviour. In addition, the Plan of Management submitted as part of DA2022/2081, outlines the club's future policy with regards to ensuring quiet enjoyment for the local community.

I would be happy to discuss these points if required.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Campbell', written over a white rectangular area.

Scott Campbell
President
Warringah Golf Club Ltd

TRAFFIC IMPACT ASSESSMENT

433 Pittwater Road, North Manly

PREPARED FOR:

Warringah Golf Club Limited

REFERENCE:

0623r01v4

DATE:

15/11/2022



TRAFFIC IMPACT ASSESSMENT

433 Pittwater Road, North Manly

Prepared for: Warringah Golf Club Limited

ABN: 15 000 085 601

Reference: 0623r01v4

Date: 15/11/2022

© 2022 PDC Consultants (Aust) Pty Limited. The concepts and information contained in this document are the property of PDC Consultants (Aust) Pty Ltd (PDC Consultants). PDC Consultants has prepared this document for the sole use of whom it was prepared for, for the express purpose agreed between, and in accordance with the provisions of the contract between the two parties. PDC Consultants accepts no liability or responsibility whatsoever to any third party use of or reliance upon this document. Some information used by PDC Consultants received by whom this document was prepared for, and third parties, may not have been verified. Use or copying of this document in whole or in part without the written permission of PDC Consultants constitutes an infringement of copyright.

Revision History

VERSION	DATE	PREPARED	REVIEWED	APPROVED	SIGNED
01	15/09/2022	Maria Mulholland	Ben Midgley	Paul Corbett	Original Signed
02	23/09/2022	Maria Mulholland	Ben Midgley	Paul Corbett	Original Signed
03	18/10/2022	Maria Mulholland	Ben Midgley	Paul Corbett	Original Signed
04	15/11/2022	Ben Midgley	Paul Corbett	Paul Corbett	

PDC Consultants

info@pdconsultants.com.au | www.pdconsultants.com.au

+61 2 7900 6514 | Level 14, 100 William Street, Woolloomooloo NSW 2011



Table of Contents

1. Introduction	3
1.1. Overview	3
1.2. Background	4
1.3. Structure of this Report	6
1.4. References	6
2. Existing Conditions	7
2.1. Location and Site	7
2.2. Road Network	9
2.3. Public and Active Transport	11
2.4. Existing Club House Traffic Generation	14
2.5. Existing Parking Demand Near the Site	14
3. Proposed Development	20
3.1. Overview	20
3.2. Proposed Operations & Patronage Numbers	20
4. Parking Requirements	22
4.1. Car Parking	22
4.2. Bicycle & Motorcycle Parking	25
4.3. Service Vehicle Parking & Waste Collection	25
5. Traffic Impacts	26
5.1. Trip Generation	26
5.2. Traffic Distribution & Impacts	26
6. Design Aspects	27
6.1. Overview	27
6.2. Internal Design	27
7. Conclusions	28



List of Figures

Figure 1: Site Plan	5
Figure 2: Location and Road Hierarchy	10
Figure 3: Public & Active Transport Services	13
Figure 4: On-Street and Car Park Survey Locations	15

List of Tables

Table 1: Bus Services	11
Table 2: Proposed Hours of Operation	21
Table 3: Expected Parking Demand During Typical Operation of the Club House	23
Table 4: Expected Parking Demand During a Function Event in the Club House	24

Appendices

Appendix A:	Raw Survey Data
Appendix B:	Architectural Drawings
Appendix C:	Swept Path Analysis Drawings



1. Introduction

1.1. Overview

PDC Consultants has been commissioned by Warringah Golf Club Limited to prepare a traffic impact assessment (TIA) of a Development Application (DA) relating to a proposed golf course club house (club house) located at 433 Pittwater Road, North Manly. Specifically, the DA seeks consent for the construction of a two-storey club house consisting of:

- Internal gross floor area (GFA) of 1,265m² incorporating:
 - 134m² GFA of retail.
 - 129m² GFA of garden lounge.
 - 122m² GFA of commercial office / meeting space.
 - 292m² GFA of dining and function rooms.
 - 213m² GFA of licensed bar.
 - 375m² GFA of terrace area.
- Pick-up & drop-off at the port-cochere building access via a turning head.
- Vehicle access onto Kentwell Road via a neighbouring car park and internal access road serving adjacent Council facilities.

Having regard for the above, it is evident that the development is not of a scale that requires referral of the DA to Transport for NSW (TfNSW) under the provisions of the State Environmental Planning Policy (Transport & Infrastructure) 2021.

The site is located within the newly formed Northern Beaches local government area (LGA); however, a consolidated Development Control Plan (DCP) is yet to be enacted. As such, the DA has been assessed in accordance with the Warringah DCP 2011 and Warringah Local Environmental Plan 2011.



1.2. Background

Warringah Golf Club is planning to construct a new club house adjacent to the existing golf course and sited on land which is currently occupied by the existing Warringah Recreation Centre, located on the corner of Pittwater Road and Kentwell Road, North Manly.

This site is owned and operated by Northern Beaches Council (Council) and a masterplan is currently being devised by Council to regenerate this site. This proposal seeks to redevelop a portion of the site to accommodate the proposed club house, while the remainder of the site will be redeveloped by Council.

The existing club house is located at 397 Condamine Street, North Manly, and will be decommissioned and closed as part of the works.

The proposed club house will provide a new, modern two-storey community-based club house that is intended to be utilised by golfers, local sporting clubs and the public, providing ancillary golf facilities, bar and function services.

It is understood that as part of the overall redevelopment of the site, Council will deliver two off-street car parks which will jointly serve the proposed club house and the proposed adjacent Council facilities which will be delivered separately by Council.

The two (2) proposed car parks will provide approximately 50 and 70 off-street car parking spaces respectively and will each be accessed via combined entry and exit access driveways onto Kentwell Road, at the locations of the existing vehicular driveway crossings. The existing driveway that will be used to access the western carpark will also be used by golf course greens staff to enter the northern half of the course. These driveways, and all internal circulation roadways, will also be delivered by Council.

The existing club house site, proposed club house site, and adjacent land for Council redevelopment are shown on **Figure 1** and within the architectural drawings included as **Appendix A**.



Figure 1: Site Plan



1.3. Structure of this Report

This report documents the findings of our investigations in relation to the anticipated traffic and parking impacts of the proposed development and should be read in the context of the Statement of Environmental Effects (SEE) prepared separately by Willowtree Planning. The remainder of this report is structured as follows:

- Section 2: Describes the site and existing traffic and parking conditions in the locality.
- Section 3: Describes the Proposal.
- Section 4: Assesses the parking requirements of the Proposal.
- Section 5: Assesses the traffic impacts of the Proposal.
- Section 6: Discusses the proposed access and internal design arrangements.
- Section 7: Presents the overall study conclusions.

1.4. References

In preparing this report, reference has been made to the following guidelines / standards:

- Warringah Local Environmental Plan 2011 (WLEP 2011).
- Warringah Development Control Plan 2011 (WDCP 2011).
- State Environmental Planning Policy (Transport & Infrastructure) 2021 (SEPP Transport & Infrastructure 2021).
- Disability (Access to Premises – Buildings) Standards 2010 (Disability Standard 2010).
- Australian Standard AS 2890.1-2004, Part 1: Off-Street Car Parking (AS 2890.1).
- Australian Standard AS 2890.2-2018, Part 2: Off-Street Commercial Vehicle Facilities (AS 2890.2).
- RMS Guide to Traffic Generating Development 2002 (RMS Guide).
- RMS Technical Direction TDT 2013/04a – Guide to Traffic Generating Developments, Updated Traffic Surveys (RMS Guide Update).



2. Existing Conditions

2.1. Location and Site

2.1.1. Existing Club House

Warringah Golf Club currently has an existing club house which is located at 397 Condamine Street, North Manly, being approximately 11.6 kilometres north-east of Sydney CBD and 2.5 kilometres north-west of Manly Beach. More specifically, the site is located adjacent to the Warringah Golf Course between James Street to the north and Kentwell Road to the south.

The existing club house currently facilitates the following characteristics and land uses:

- Indoor gross floor area (GFA) of approximately 600m² incorporating:
 - Dining and function room.
 - Licensed bar.
- Approximately 65 on-site car parking spaces.
- Vehicle access onto James Street.

As confirmed by the client, the existing land uses are very underutilised, with the licensed bar and dining / function room only being used infrequently and on rare occasions. It is therefore considered appropriate to assume the existing club house does not generate much additional user demand in and of itself, above and beyond patrons attending the golf course.

Once the proposed club house has been constructed, the existing club house will cease to operate.

2.1.2. Existing Golf Course

The existing golf course is an 18 hole course with an approximate area of 29 hectares and is located to the north, east and south of the existing club house, between Pittwater Road and Condamine Street and on either side (north and south) of Kentwell Road. The golf course is in operation during daylight hours and typically accommodates a peak of 150 patrons per day during summer periods. There is no on-site parking, and as such all golf course users park on-street, primarily along Kentwell Road.

There are no proposed changes to the existing golf course as part of the subject DA, and therefore it is anticipated its current use, patronage numbers and operation will remain unchanged.



2.1.3. Existing Pro-shop / Buggy Store

Warringah Golf Club also has an existing pro-shop / buggy store which is located adjacent to the golf course on the corner of Condamine Street and Kentwell Road.

The existing club house currently facilitates the following characteristics and land uses:

- Retail golf shop and buggy storage area.
- Two (2) on-site car parking spaces.
- Vehicle access onto Kentwell Road.

There are no proposed changes to the existing pro-shop / buggy store as part of the subject DA, and therefore it is anticipated its current use, patronage numbers and operation will remain unchanged.

2.1.4. Existing Warringah Recreation Centre

Warringah Recreation Centre is an existing sporting facility on land owned by Council, on the north-western corner of Pittwater Road and Kentwell Road. The existing sporting facility currently has the following characteristics:

- Seven (7) outdoor tennis courts.
- Two (2) outdoor futsal courts.
- Three (3) indoor squash courts.
- Approximately 36 on-site car parking spaces.
- Two (2) combined entry / exit vehicle access onto Kentwell Road.

Warringah Recreation Centre will be redeveloped in the future by Council to provide upgraded sporting facilities. As indicated on the architectural plans included as **Attachment 1**, the proposed upgraded sporting facilities will be located immediately adjacent to the proposed club house and will share the same off-street car parking facilities.

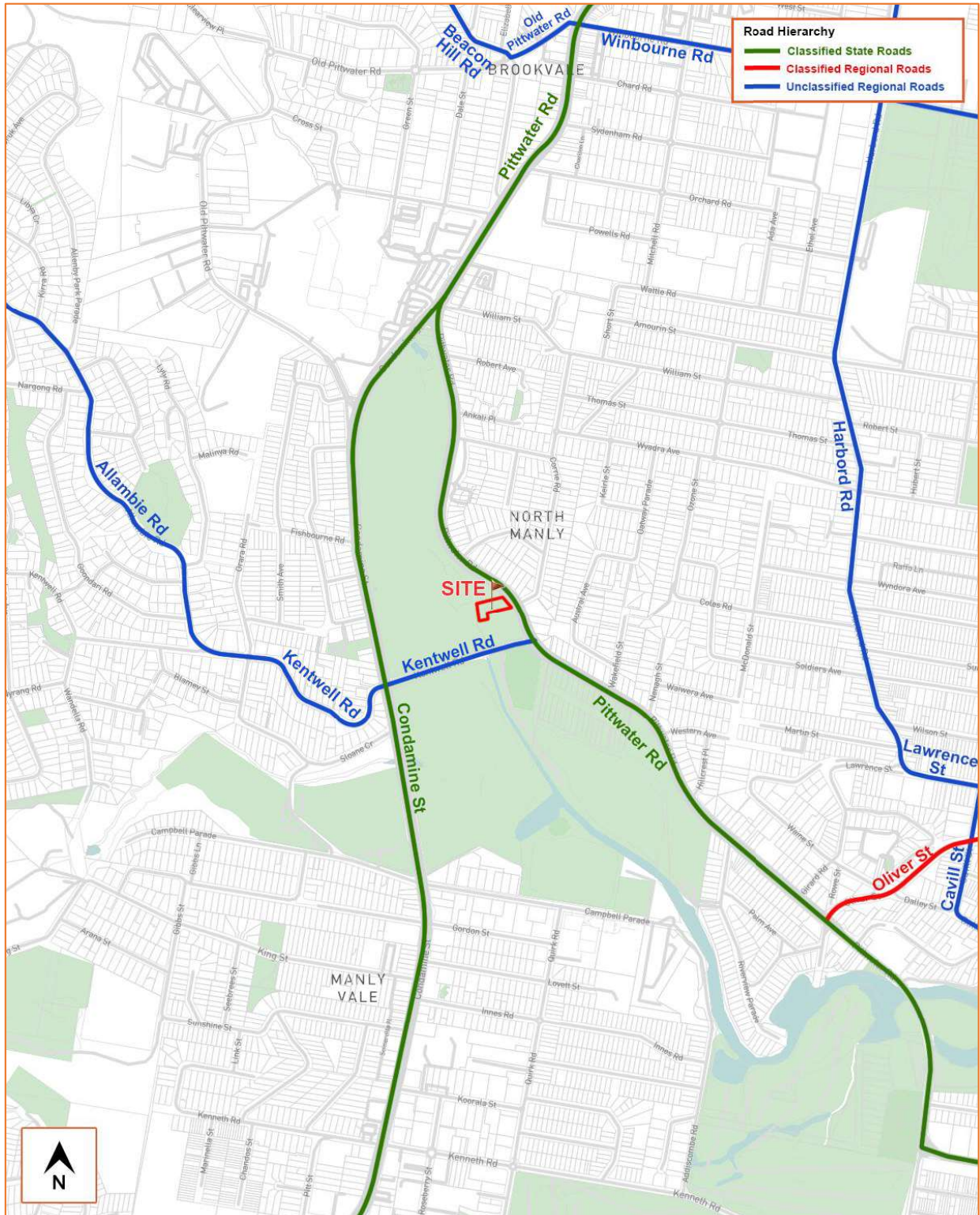
Given the subject DA pertains solely to the proposed club house, no further discussion on the proposed redevelopment of Warringah Recreation Centre is provided herein.



2.2. Road Network

The road hierarchy in the vicinity of the site is shown by **Figure 2**, with the following roads considered noteworthy:

- **Pittwater Road:** forms part of a TfNSW Main Road, MR 159 & MR 164. Pittwater Road generally runs in a north-south direction between Barrenjoey Road, Mona Vale in the north and Belgrave Street, Manly in the south. Near the site, Pittwater Road is subject to 60km/h speed zoning restrictions and accommodates two (2) northbound traffic lanes and three (3) southbound traffic lanes, within a 21-metre-wide divided carriageway.
- **Condamine Street:** forms part of a TfNSW Main Road, MR 164. Condamine Street generally runs in a north-south direction between Pittwater Road in the north and Burnt Bridge Creek Deviation in the south. Near the site, it is subject to 60km/h speed zoning restrictions and accommodates two (2) traffic lanes and one (1) bus lane in each direction, within a 21-metre-wide divided carriageway.
- **Kentwell Road:** a local road that typically runs in an east-west direction intersecting Binalong Avenue in the west and Pittwater Road in the east. It is subject to 60km/h speed zoning restrictions and carries a single lane of traffic in each direction within a 15-metre-wide undivided carriageway. Unrestricted parallel parking is permitted along the northern kerbside and unrestricted 90-degree angled parking is permitted along the southern kerbside.



2.3. Public and Active Transport

2.3.1. Bus Services

The Integrated Public Transport Service Planning Guidelines, Sydney Metropolitan Area, states that the walking catchment for metropolitan bus services includes all areas within a 400-metre radius of a bus stop. As can be seen from **Figure 3**, the proposed site is situated within 400 metres of several bus stops located along Pittwater Road and Condamine Street, servicing 10 bus routes. Accordingly, the proposed site falls within the typical walking catchment area, with staff and visitors expected to utilise these services for journeys to and from the proposed development. Additional bus stops are also available within 800 metres from the site as shown by **Figure 3**.

Table 1 below shows the notable town centres that are accessible via these bus services, and the average service headways during peak and off-peak periods.

Table 1: Bus Services

ROUTE NO.	ROUTE (TO / FROM)	ROUTE DESCRIPTION	AVERAGE HEADWAY
142	Allambie Heights to Manly	Via Manly Vale, Fairlight	Weekdays: 1 hour Weekends: 1 hour
145	Warringah Mall to Seaforth	Via North Manly, Manly Vale, Balgowlah	Weekdays: 5 Services only Weekends: No Services
167	Warringah Mall to Manly	Via Brookvale, North Manly, Freshwater, Curl Curl, Queenscliff	Weekdays: 20 minutes Weekends: 30-60 minutes
172X	Warringah Mall to City Wynyard	Via North Manly, Manly Vale, North Balgowlah, Seaforth, Cremorne, Neutral Bay, Milsons Point, Dawes Point	Weekdays: 1 hour Weekends: 1 hour on Saturdays & No Services on Sundays
173X	Warringah Mall to City Wynyard	Via North Manly, Manly Vale, Bargowlah, Milsons Point	Weekdays: 15-20 minutes Weekends: 15-30 minutes
174X	Narraweena to City Wynyard (Express Service)	Via Beacon Hill, North Manly, Manly Vale, Balgowlah, Neutral Bay, Milsons Point	Weekdays: 10 minutes Weekends: No Services
176X	Dee Why to City Wynyard	Via Brookvale, North Manly, Manly Vale, Cremorne, Kirribilli, Millers Point	Weekdays: 10-20 minutes Weekends: No Services
177X	Dee Why to City Wynyard	Via Brookvale, North Manly, Manly Vale, Milsons Point, Millers Point	Weekdays: 10-20 minutes Weekends: No Services
199	Palm Beach to Manly	Via Whale Beach, Avalon Beach, Bilgola Beach, Newport, Mona Vale, North Narrabeen, Narrabeen, Collaroy, Dee Why, Brookvale, North Manly, Manly Vale, Queenscliff, Manly	Weekdays: 10 minutes Weekends: 20-30 minutes
280	Warringah Mall to Chatswood	Via North Manly, Allambie Heights, Frenchs Forest, Forestville, Roseville Chase, Roseville	Weekdays: 30 minutes Weekends: 30 minutes on Saturdays & No Services on Sundays



2.3.2. Rail & Ferry Services

The Integrated Public Transport Service Planning Guidelines, Sydney Metropolitan Area, states that the walking catchment for metropolitan railway stations and ferry wharves includes all areas within an 800-metre radius of a station. The subject site is situated well outside the walking catchment area, with the nearest railway station being Roseville Railway Station located some 8.4 kilometres south-west of the site and the nearest ferry wharf being Manly some 3.0 kilometres to the south-east. With this in mind, there is expected to be little to no reliance on the use of rail or ferry services by staff and visitors of the proposed development, although these services may be used for journeys to and from the Greater Sydney Area as part of a multi-modal trip.

2.3.3. Cycle Network

Figure 3 shows the proposed site has good access to the local bicycle network with off-road cycle paths provided along Pittwater Road, Kentwell Road, Campbell Parade and William Street. On-road cycle paths are also provided along Short Street, Wyadra Avenue, Allambie Road and Campbell Parade. All these cycle paths provide a connection to the wider cycle path network.

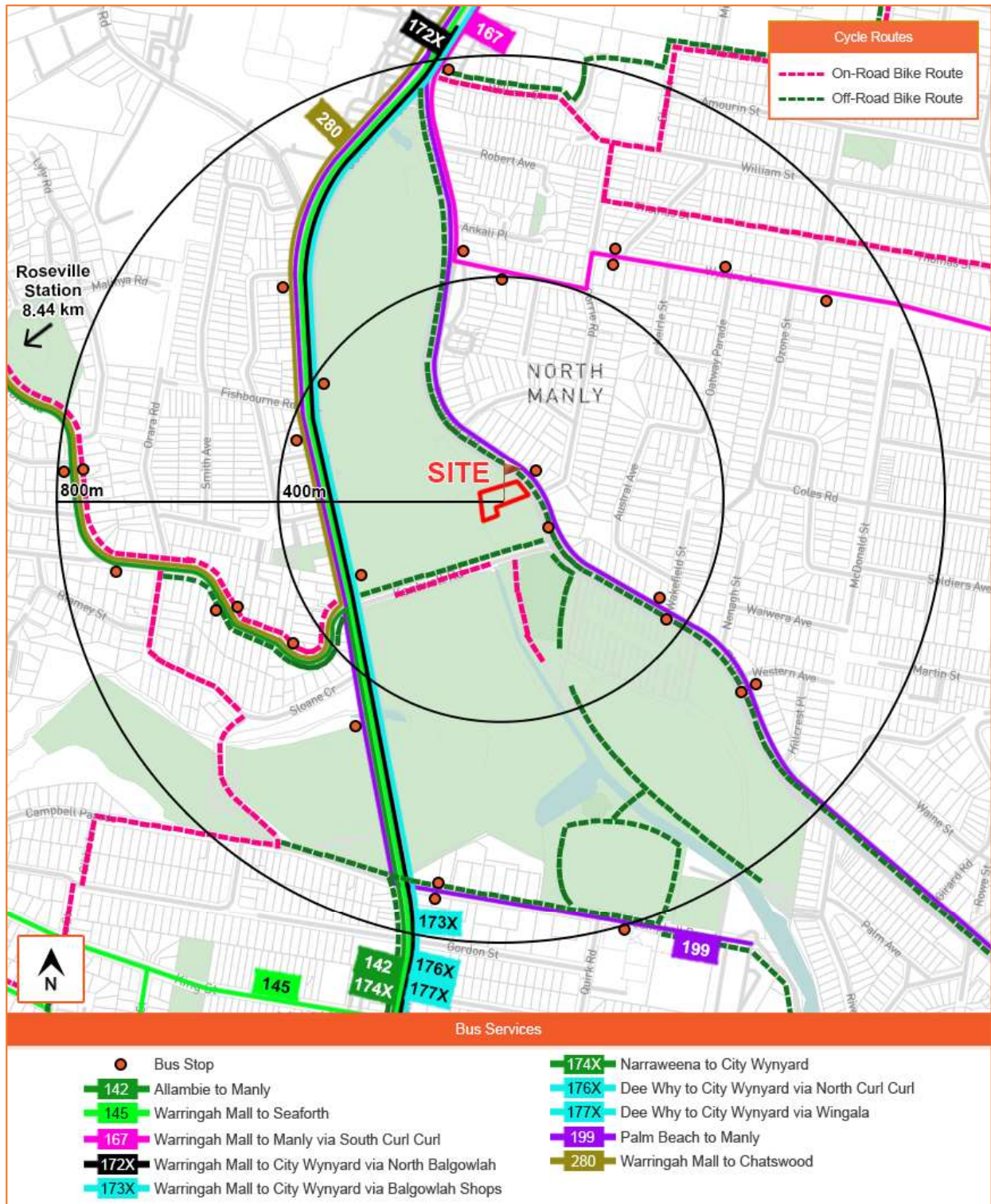


Figure 3: Public & Active Transport Services

2.4. Existing Club House Traffic Generation

The existing club house is underutilised, and its main form of use is by people using the associated golf course. Therefore, to provide a conservative assessment, it is considered appropriate to assume the existing club house does not generate any additional vehicle trips above and beyond those associated with the golf course.

Notwithstanding, it is considered that the most relevant use of identifying the existing traffic generation is to determine the net change in traffic generation as a result of the proposed development, as is discussed in Section 5.1 of this report.

2.5. Existing Parking Demand Near the Site

To gain an understanding of the existing parking demands within the vicinity of the site, car parking surveys and patronage surveys were undertaken on Thursday 18th and Saturday 20th August 2022. The surveys captured typical weekday and Saturday operations and parking demands in the locality.

The surveys included counts every 90 minutes between 4pm-10pm on Thursday 18th August 2022 and 10:30am-3pm and 6pm-10:30pm on Saturday 20th August 2022. These times were chosen as the times of day that the proposed club house would be expected to generate its peak car parking demand. The car parking survey was undertaken along Kentwell Road, within the Warringah Recreation Centre car park, and at the vacant bowling green / Council's car park, as shown in **Figure 4**.

The patronage survey counted the number of patrons within Warringah Recreation Centre. At the time of the surveys the Bowling Green was vacant, therefore patron counts were excluded for this area.

A total of 279 unrestricted car parking spaces are provided in the three (3) separate locations within the vicinity of the site illustrated by **Figure 4**. The number of car parking spaces in each area is detailed below:

- Kentwell Road 93 car parking spaces.
- Warringah Recreation Centre 36 car parking spaces.
- Bowling Green / Council Car Park 150 car parking spaces.

During a site inspection it was observed that Kentwell Road parking was typically occupied by users of the golf course, Warringah Recreation Centre parking was typically occupied by patrons utilising the tennis, futsal and squash courts, and the Bowling Green / Council Car Park was used primarily by dog walkers / sports teams using Council pitches south of Kentwell Road.

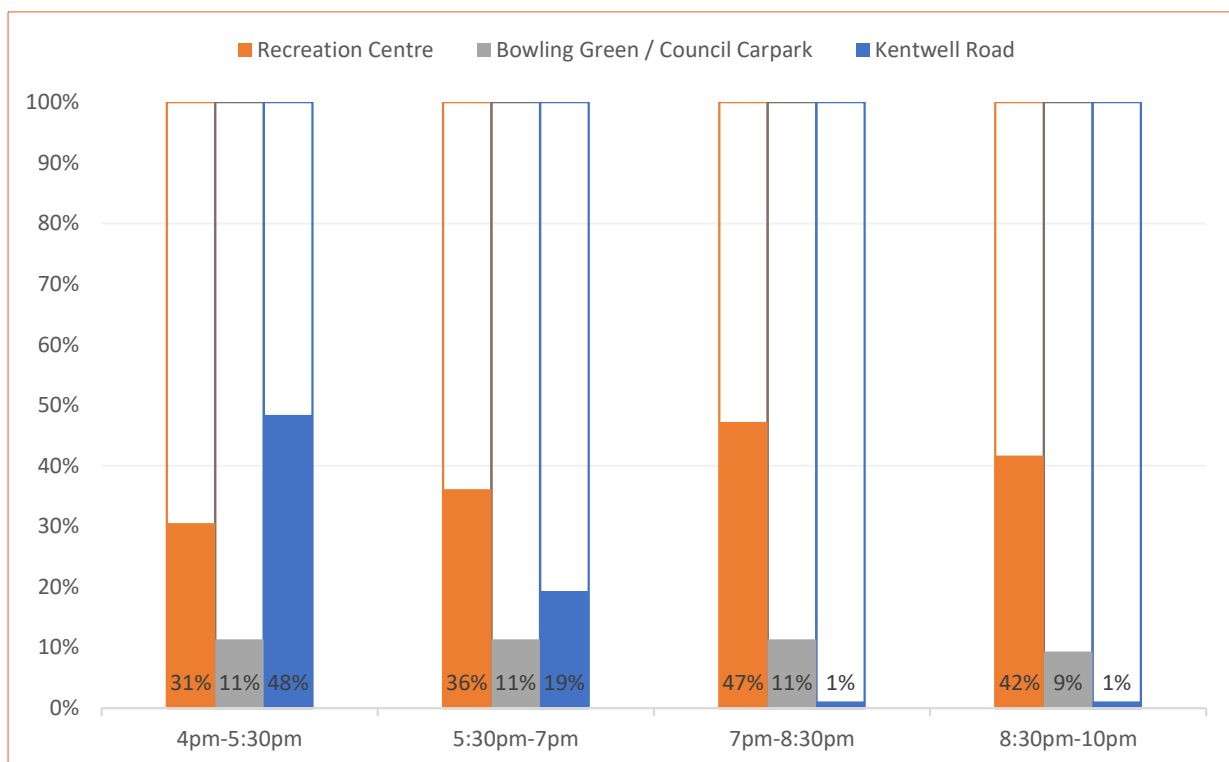


Figure 4: On-Street and Car Park Survey Locations

2.5.1. Existing Weekday Parking Demands & Patronage Numbers

Chart 1 illustrates the existing car parking occupancy and vacancy within the vicinity of the site during a typical weekday.

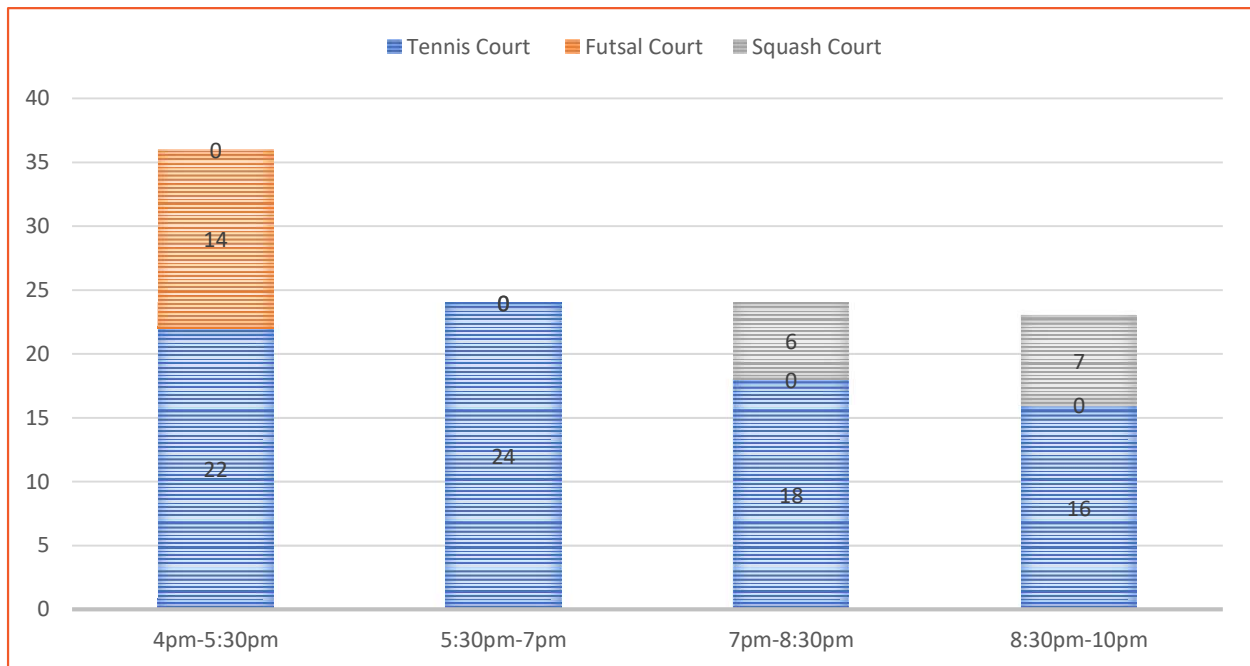
Chart 1: Weekday Existing Parking Demand and Occupancy



It can be seen from **Chart 1** that the existing peak parking demand within Warringah Recreation Centre is 47% capacity (17 cars parked). Along Kentwell Road the existing peak parking demand reached 48% capacity (45 cars parked) and the Bowling Green / Council car park reached 11% capacity (17 cars parked) during a typical weekday evening period, when the proposed club house would be expected to generate its peak car parking demand.

Chart 2 illustrates the existing on-site patronage numbers at Warringah Recreation Centre at the same time the car parking survey was undertaken.

Chart 2: Weekday Existing Patronage Numbers



It can be seen from **Chart 2** that the existing peak patronage demand reached 36 occupants between 4pm-5:30pm, with 22 patrons utilising the tennis courts, 14 patrons utilising the futsal courts and nil (0) patrons using the squash courts. Between 5:30pm-10pm the total on-site patronage numbers ranged between 24 and 23 patrons.

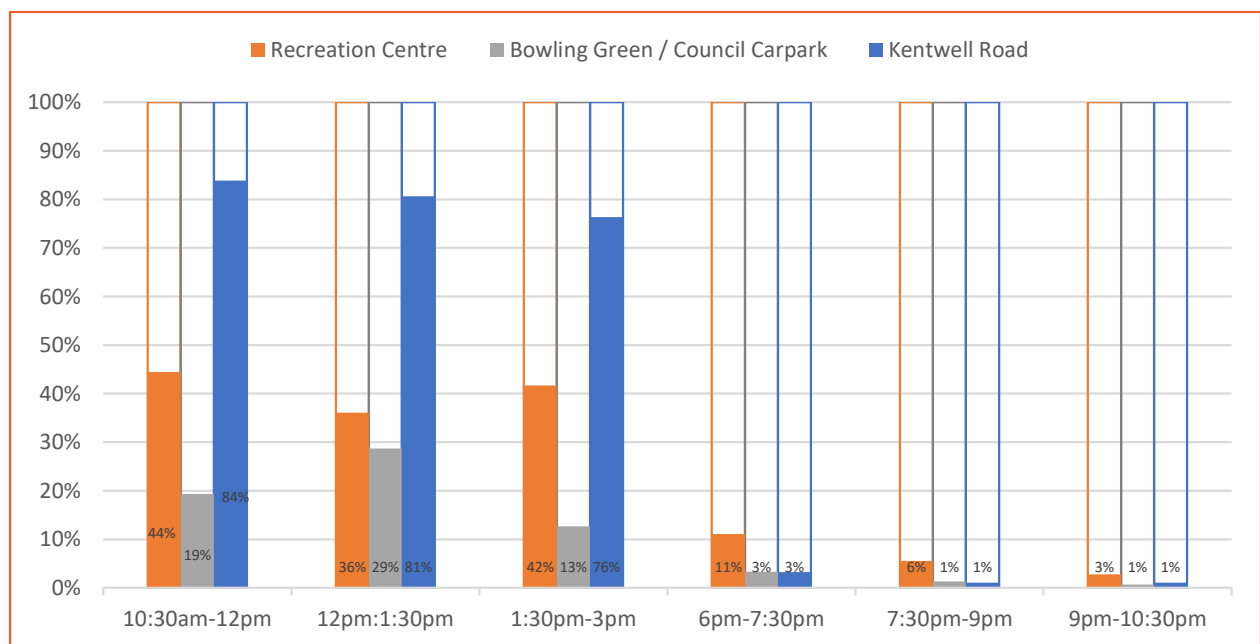
In comparison, between 4pm-5:30pm when the patronage demand reaches a peak of 36 occupants the on-site car parking demand within Warringah Recreation Centre reaches a maximum of 11 cars parked on-site. In addition, between 7pm-8:30pm when the patronage demand reaches a peak of 24 occupants the on-site car parking demand within Warringah Recreation Centre reaches a maximum of 17 cars parked on-site.

These findings are a product of the type of users of the facilities at different times, with a larger proportion of children using the facilities in the early evening who are dropped off and picked up, thereby not generating longer term car parking demand, and more adults using the facilities later into the evening who are more likely to drive private cars to the site.

2.5.2. Existing Saturday Parking Demands & Patronage Numbers

Chart 3 Illustrates the existing car parking occupancy and vacancy within the vicinity of the site during a typical Saturday.

Chart 3: Weekend Existing Parking Demand and Occupancy

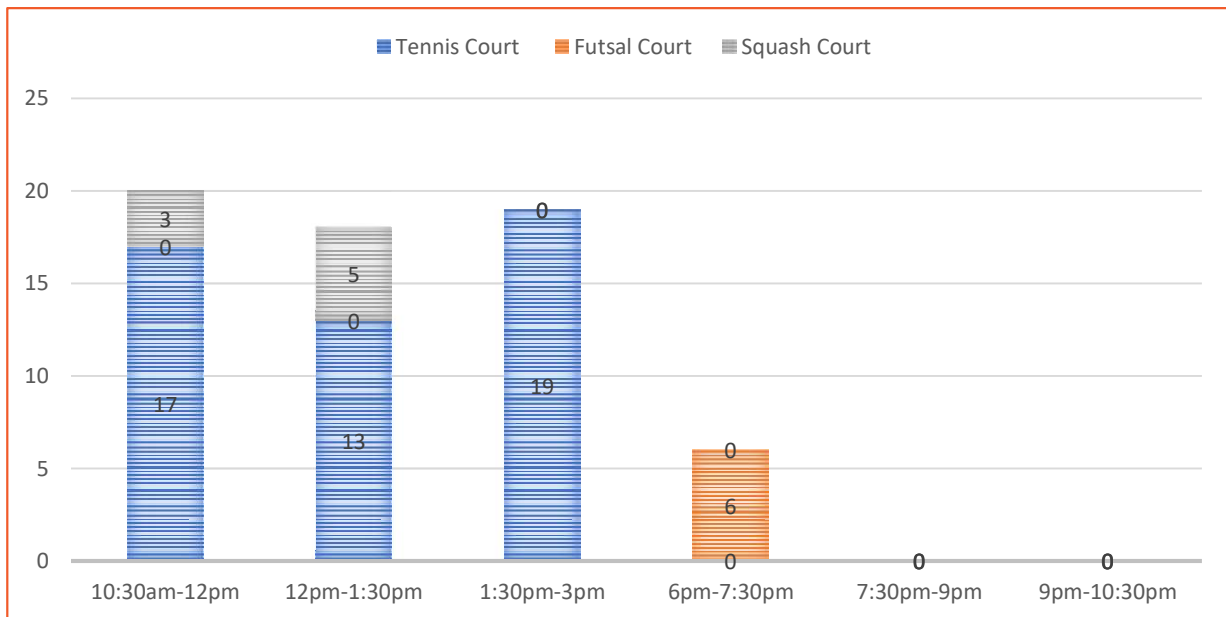


It can be seen from **Chart 3** that the existing peak parking demand within Warringah Recreation Centre reaches 44% capacity (16 cars parked) on a typical Saturday. The Bowling Green / Council car park reaches 29% capacity (43 cars parked), while the existing peak parking demand along Kentwell Road reaches 84% capacity (78 cars parked) and is generally high throughout hours of daylight when the golf course is open.

Car parking demand at all three locations is significantly lower on the Saturday evening after 6pm, when the proposed club house would likely be experiencing its peak car parking demand, with car space occupancy ranging 1 – 11% of all available car spaces.

Chart 4 illustrates the existing on-site patronage numbers at Warringah Recreation Centre at the same time the car parking survey was undertaken.

Chart 4: Weekend Existing Patronage Numbers



It can be seen from **Chart 4** that the existing peak patronage demand reached 20 occupants between 10:30am-12pm, with 17 patrons utilising the tennis courts, three (3) patrons utilising the squash courts and nil (0) patrons using futsal courts. No patrons attended the site after 7:30pm.

In comparison, between 10:30am-12pm when the patronage demand reaches a peak of 20 occupants the on-site car parking demand within Warringah Recreation Centre reaches a maximum of 16 cars parked on-site. In addition, between 6pm-7:30pm when the patronage demand reaches a peak of six (6) occupants the on-site car parking demand within Warringah Recreation Centre reaches a maximum of four (4) cars parked on-site.

2.5.3. Summary

In summary, it is evident that in the vicinity of the site there is an abundance of spare car parking spaces on both a typical weekday and Saturday, noting that the parking demand does not exceed 48% along Kentwell Road and 11% within the bowling club during a typical weekday, while during the weekend, the parking demand did not exceed 84% along Kentwell Road and 29% within the bowling club car park during a typical weekday.

Users of the proposed club house would therefore likely be able to park at any of these locations, should demand exceed that provided by the proposed off-street car parks to be delivered by Council.



3. Proposed Development

3.1. Overview

A detailed description of the proposed development for which approval is now sought, is outlined in the SEE prepared separately by Willowtree Planning. In summary, the DA seeks consent for the construction of a club house comprising of the following:

- Indoor GFA of 1,265m² incorporating:
 - 134m² GFA of retail.
 - 129m² GFA of garden lounge.
 - 122m² GFA of commercial office / meeting space.
 - 292m² GFA of dining and function rooms.
 - 213m² GFA of licensed bar.
 - 375m² GFA of terrace area.
- Pick-up & drop-off at the port-cochere building access via a turning head.
- Vehicle access onto Kentwell Road via a neighbouring car park and internal access road serving adjacent Council facilities.

The parking and traffic implications arising from the proposed development are discussed in Sections 4 and 5, respectively. The architectural drawings prepared by Group Architects are included in **Appendix A**.

3.2. Proposed Operations & Patronage Numbers

A detailed description of the operational characteristics of the proposed development are outlined in the Plan of Management (POM) prepared by the Client. The following characteristics derived from the POM are considered noteworthy.

To ensure a conservative assessment, two (2) scenarios have been assessed based on the proposed operations of the club house. These scenarios are detailed below:

Typical Operations

When the proposed club house operates under typical day to day activities and accommodates up to a maximum of 182 patrons on-site.

Function Events

When the proposed club house operates under typical day to day activities plus holds a function event at the same time and accommodates up to a maximum of 302 patrons on-site.



Table 2: Proposed Hours of Operation

LAND USE	HOURS OF OPERATION	DAYS OF OPERATION	TYPICAL OPERATION MAXIMUM CAPACITY	FUNCTION EVENT MAXIMUM CAPACITY
Golf Retail	6:30am-6pm Winter 6:00am-7pm Summer	Monday-Sunday	12 patrons	No Change
Commercial Office / Meeting Space	9am-5pm	Monday-Friday	10 patrons	No Change
Garden Lounge	9am-5pm Winter 9am-7pm Summer	Monday-Sunday	50 patrons	No Change
Dining Rooms	12pm-10pm	Monday-Sunday	50 patrons dining only	No Change
Function Rooms	12pm-10pm	Booking Required	-	120 patrons
Licensed Bar	10am-10pm	Monday-Sunday	60 patrons	No Change
TOTAL			182	302

Table 2 identifies the proposed club house will typically operate between 6:30am-10pm Monday to Sunday, with various uses therein opening and closing at different times. At full capacity without a function, it will accommodate a maximum of 182 patrons, and if a function is occurring concurrently the club house can accommodate a maximum of 302 patrons.

It is not expected that the club house will operate at maximum capacity frequently, or that ‘typical operations’ of the club house would be at maximum capacity while a function event is on. For example, the dining room and licenced bar peak occupancy would likely occur during evenings, when the commercial office and pro-shop are closed.

However, the patron maximum capacity of each individual land use proposed within the club house has been considered as a worst case scenario to ensure a conservative assessment is undertaken when assessing the traffic and parking impacts within Sections 4 and 5 of this report.

4. Parking Requirements

4.1. Car Parking

4.1.1. Car Occupancy Rate

Neither the WDCP 2011 nor RMS Guide stipulate car parking rates for golf club houses. Accordingly, it is considered appropriate to adopt a 'first principles' approach to determine car parking requirements in this instance.

The 'first principles' approach involves the adoption of an average car occupancy rate for patrons attending the site. In this regard, an average car occupancy rate of 2.0 persons per car is recommended for adoption, which has been derived from surveys undertaken for similar developments.

4.1.2. Modal Split

Due to the locality and characteristics of the proposed development, the following modal split is considered appropriate to determine how people will travel to and from the site:

Typical Operations

- 80% of all patrons will travel to the site by private car (driver or passenger).
- 20% of all patrons will travel to the site via other forms of transport (public or active).

Function Event

- 30% of all patrons will travel to the site by private car (driver or passenger).
- 60% of all patrons will travel to the site via taxi or Uber.
- 10% of all patrons will travel to the site via other forms of transport (public, active).

The above modal splits have been provided by the client and it is understood a large proportion of patrons (80%) will drive to the site during 'typical operations', while during a function event a smaller proportion of patrons (30%) will drive to the site. This is considered accurate as the function events will be more associated with the consumption of alcohol, therefore fewer patrons will drive to the site but rather arrive and depart via taxi or Uber or other forms of transport.

The proposed car occupancy rate and modal split are considered robust, noting that a large proportion of patrons would travel to and from the site in a private car. Given the proposed development is to facilitate the local community living within surrounding areas, these rates are considered conservative.

4.1.3. Parking Demand During Typical Operations

To determine the peak parking demands of the proposed club house during ‘typical operations’ an assessment of the parking generated by each land-use has been undertaken.

It is noteworthy to mention, the retail golf store is considered an ancillary use to the golf course and therefore will not generate any additional demand, beyond patrons attending the golf course. In this regard, the retail golf store has been excluded from the assessment. This is a similar methodology adopted for the existing retail golf store and is therefore considered acceptable.

As identified in **Table 2**, during ‘typical operation’ the club house has a maximum capacity of 182 patrons. The land uses on site are akin to restaurant facilities which are associated with a recreational golf club facility. As such, the RMS Guide was reviewed, which recommends that these sites should not be assessed at maximum capacity, and rather use a lower site occupancy rate, as follows:

3.7.2 Restaurants

It is not advisable to assume 100% seat occupancy, when assessing traffic generation. Ideally, the 85-percentile occupancy should be used.

3.8.1 Recreation Facilities

Analysis should be based on the predicted 85 percentile usage rather than usage at capacity, taking into account weekly and seasonal variations.

Table 3 shows the expected car parking demand during ‘typical operation’ when the proposed club house has an 85-percentile occupancy of 146 patrons.

Table 3: Expected Parking Demand During Typical Operation of the Club House

LAND-USE	HOURS OF OPERATION	85 th PERCENTILE PATRON NUMBER	% BY CAR	CAR OCCUPANCY RATE	EXPECTED PARKING DEMAND
Golf Retail	6:30am-6pm Winter 6:30am-7pm Summer	-	80%	2 patrons per car	-
Commercial Office / Meeting Space	9am-5pm	9			4
Garden Lounge	9am-5pm Winter 9am-7pm Summer	43			17
Dining	12pm-10pm	43			17
Licensed Bar	10am-10pm	51			20
Total		146			58

From **Table 3**, it can be seen that during ‘typical operation’, the proposed club house would generate a maximum parking demand of approximately 58 car spaces.



It is reiterated that this is a conservative assessment, in that it considers all ‘typical operation’ land-uses on the site have an 85-percentile occupancy, which will occur infrequently. It is also noteworthy to highlight, an expected parking demand of 58 car spaces is not expected daily and that most of this demand is likely to occur during weekend lunchtime and afternoon periods, when golfers have a meal or drink after a game of golf.

4.1.4. Parking Demand During a Function Event

The RMS Guide recommends that the 85th percentile peak demand can be assessed for recreation and restaurant facilities. It is expected a function event would only occur once a fortnight. Therefore, it is deemed appropriate that the associated parking demand for function events should not warrant assessment, and that assessment of an 85-percentile typical occupancy is appropriate in assessing car parking requirements for the site.

Nevertheless, to determine an approximate on-site parking demand when a function event is occurring, an assessment has been conducted based on peak parking demands. **Table 4** shows the expected car parking demand when a function event is on, accommodating 85-percentile occupancy (102 patrons). Plus, when ‘typical operations’ are concurrently occurring with an occupancy of 146 patrons.

Table 4: Expected Parking Demand During a Function Event in the Club House

TYPE	85 th PERCENTILE NO. PATRONS ON-SITE AT ANY ONE TIME	% BY CAR	CAR OCCUPANCY RATE	EXPECTED PARKING DEMAND
Typical Operations	146	80%	2 patrons per car	58
Function Event	102	30%		15
TOTAL				73

It can be seen from **Table 4** when ‘typical operations’ and a function event are occurring concurrently with an 85-percentile occupancy rate, the proposed club house would generate a parking demand of approximately 73 car spaces.

It is reiterated that this is considered a very conservative assessment in that it considers ‘typical operations’ are occurring with an 85-percentile occupancy rate, plus a function event is occurring concurrently, also with an 85-percentile occupancy rate. As previously mentioned, the proposed club house will incorporate different land uses which will have varying hours of operation and generate peak parking demands at different times and days of the week. In this regard, the assessment within **Table 3** and **Table 4** has assessed the parking demand as a conservative scenario.

In addition, function events will occur infrequently and only when a booking has been made, therefore it is important to acknowledge an expected parking demand of 72 car spaces will be infrequent.



4.1.5. Car Parking Summary

In summary, the proposed club house will generate the demand for the following number of car parking spaces:

- 58 car parking spaces during 'typical operations'.
- 73 car parking spaces during a function event.

In response, Council will provide nine (9) on-site car parking spaces as part of this proposal. The remaining parking provision will be facilitated by Council within the two (2) proposed car parks which will be constructed under Council's masterplan. No further parking provision analysis has been undertaken for these areas under the Proposal.

4.2. Bicycle & Motorcycle Parking

The WDCP 2011 does not stipulate bicycle or motorcycle parking rates for clubs and so the subject DA would not need to provide any bicycle or motorcycle parking spaces. Notwithstanding, Council is invited to propose a minimum bicycle and motorcycle parking provision the club house is required to provide to promote sustainable transport mode options for journeys to and from the site.

4.3. Service Vehicle Parking & Waste Collection

Neither of the WDCP 2011 nor RMS Guide policies stipulate a service vehicle parking rate for club houses. Nevertheless, the proposed development provides a single loading bay located on the north-east corner of the building which will accommodate service vehicles up to and including an 8.8-metre-long Medium Rigid Vehicle (MRV). This level of provision is considered acceptable noting that the development would generate a minimal demand for service vehicle parking with only 1-2 deliveries expected per day.

Swept path analysis has been undertaken of the proposed service vehicle parking arrangements, with the use of an 8.8 metre MRV, as defined within AS 2890.2. The results are provided as **Appendix C** and confirm that satisfactory entry and exit manoeuvres will be achieved to the loading bay.

Waste collection services will be undertaken on-site within the service vehicle bay with a vehicle no larger than an 8.8 metre MRV. The proposed service vehicle parking and waste collection arrangements are therefore considered acceptable and ensure all vehicle will enter and exit the site in a forward direction.

5. Traffic Impacts

5.1. Trip Generation

Neither the RMS Guide nor RMS Guide Update include traffic generation rates for club house developments. Accordingly, the traffic generation of the proposed club house has been determined by considering the ‘first principles’ approach and modal split during ‘typical operations’.

As previously mentioned, the RMS Guide recommends that the 85th percentile peak demand can be assessed for recreation and restaurant facilities. In the case of the subject DA, this is an assessment of the ‘typical operations’ trip generations and traffic impacts. Given the infrequency of function events and the uncertainty of the exact days and times these would occur, it is considered appropriate to adopt the RMS Guide methodology and only assess the proposed club house during ‘typical operations’ to determine the 85th percentile traffic impacts.

The ‘first principles’ approach and modal split methodology assume 80% of patrons will drive to and from the site via private car during ‘typical operations’.

5.1.1. Typical Operations

Given the type of land-uses within the proposed club house an average length of stay of 90 minutes is considered appropriate. For ‘typical operations’ a maximum of 146 patrons will be on-site at any one time, with 80% (117 patrons) of these patrons traveling to the site by car. Application of an average car occupancy rate of 2.0 patrons per car, results in the following traffic generation during a one-hour period:

- 39 car trips / hour (20 in, 19 out), during 85-percentile ‘typical operation’.

To reiterate, the above traffic generation is a conservative assessment, in that it considers all ‘typical operations’ land-uses have an 85-percentile occupancy, which is occurs infrequently. The above trip generation does not account for any seasonal variations or multi-purpose trips that are associated with the existing golf course.

5.2. Traffic Distribution & Impacts

The proposed club house will result in a net increase in traffic generation of 39 vehicle trips / hour during peak ‘typical operation’ which is expected to be a early afternoon or weekend lunchtime.

These trips will be distributed to the west and east of Kentwell Road as motorists seek to access Pittwater Road and Condamine Street and split in both directions due to the inbound and outbound movements. Given current trip generation of the existing club house is zero trips, the above distribution results in approximately 39 additional vehicles per hour along Kentwell Road during ‘typical operations.’ This level of traffic generation is considered low.

The traffic impacts of the proposed development are therefore considered acceptable, and no external improvements will be required to facilitate the proposed development.

6. Design Aspects

6.1. Overview

As previously mentioned, as part of the overall redevelopment of the site, Council will deliver two-off street car parks which will jointly serve the proposed club house and the proposed adjacent Council facilities which will be delivered separately by Council.

The two (2) proposed car parks will provide approximately 50 and 70 off-street car parking spaces respectively and will each be accessed via combined entry and exit access driveways onto Kentwell Road, at the locations of the existing vehicular driveway crossings. These driveways all internal circulation roadways and turning heads, will be delivered by Council and no design assessment has been undertaken for these areas under the subject DA.

6.2. Internal Design

The proposed internal parking arrangements of the proposed club house comply with the relevant requirements of AS 2890.1 and AS 2890.2, with the following design aspects considered noteworthy:

6.2.1. Driveway

- The internal driveway has a flat grade (0%), and this complies with Clause 3.3 of AS 2890.1.
- The internal driveway has a minimum width of 6.1 metres between kerbs and will therefore accommodate two-lane, two-way traffic flow.

6.2.2. Parking Modules

- All nine (9) car parking spaces are provided in accordance with the User Class 2 requirements of AS 2890.1, having a minimum space width of 2.5 metres and length of 5.4 metres, with a minimum aisle width of 5.8 metres.
- The loading area will accommodate vehicles up to an 8.8 metre MRV, this area complies with AS 2890.2.
- All walls are located outside of the space design envelope, as required under Figure 5.2 of AS 2890.1.

6.2.3. Head Heights

- There are no overhead obstructions above the car parking areas, roadways or loading area and accordingly, compliant head clearances are achieved in accordance with Clause 5.3.1 of AS 2890.1 and Table 4.1 of AS 2890.2.

7. Conclusions

In summary:

- PDC Consultants has been commissioned by Warringah Golf Club Limited to prepare a TIA of a DA relating to a proposed club house located at 433 Pittwater Road, North Manly. Section 3 of this report provides a summary of which the DA seeks approval for, with a detailed description of the works provided in the SEE prepared by Willowtree Planning.
- Under an 85th percentile assessment, the proposed club house is expected to generate a maximum of 39 vehicle trips / hour during 'typical operations'. The distribution of the development traffic will result in an increase of approximately 39 additional vehicle movements along Kentwell Road during 'typical operations'. This assessment is conservative given all land-uses on-site are assumed to be operating at 85% capacity concurrently, which is unlikely.

The traffic impacts of the proposed development are therefore acceptable, and no external improvements will be required to facilitate the development.

- Neither the WDCP nor RMS Guide stipulate car parking rates for club houses. Accordingly, it is considered appropriate to adopt a 'first principles' parking assessment, approach to the car parking assessment in this instance.
- Under the 'first principles' approach, the development is expected to generate a demand for 58 car parking spaces during 'typical operations' and 73 car parking spaces during infrequent function events.

This approach is considered robust, particularly noting that it assumes 'typical operations' and function events will have an 85-percentile occupancy rate occurring concurrently.

- The proposed club house will provide nine (9) on-site car parking spaces within its property boundary. The remaining car parking spaces will be provided by Council within the two-off streetcar parks which will jointly serve the proposed club house and the proposed adjacent Council facilities.
- The proposed access and internal parking arrangements generally comply with the relevant requirements of AS 2890.1 and AS 2890.2. Any minor amendments considered necessary (if any) can be dealt with prior to the release of a Construction Certificate.

It is therefore concluded that the proposed development is supportable on traffic planning grounds.



Appendix A



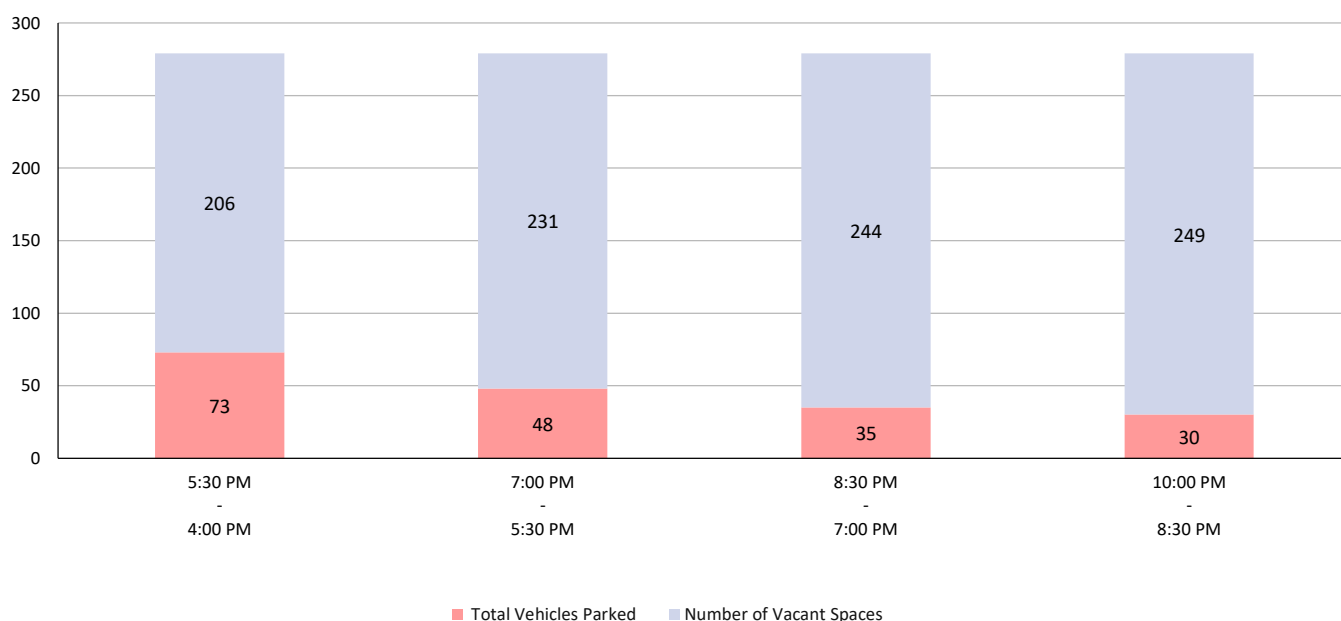
WARRINGAH GOLF CLUB

ZONE	UID	Street Name	Parking Restrictions	No. of Spaces			
A	A1	Tennis Court Carpark	At Grade	6	Bays	2.15%	of Total Capacity
A	A2	Tennis Court Carpark	At Grade	7	Bays	2.51%	of Total Capacity
A	A3	Tennis Court Carpark	At Grade	23	Bays	8.24%	of Total Capacity
B	B1	Bowling Court Carpark	At Grade	34	Bays	12.19%	of Total Capacity
B	B2	Bowling Court Carpark	At Grade	43	Bays	15.41%	of Total Capacity
B	B3	Bowling Court Carpark	At Grade	73	Bays	26.16%	of Total Capacity
C	C1	Kentwell Road	No Restrictions	32	Bays	11.47%	of Total Capacity
C	C2	Kentwell Road	No Restrictions	61	Bays	21.86%	of Total Capacity
Total Capacity				279	Bays	100.00%	of Total Capacity

Location	WARRINGAH GOLF CLUB
Suburb	NORTH MANLY
Client	PDC
Job No/Name	22106
Survey Duration	4 HOURS
Day/Date	Thursday, 18 August 2022

Zone	UID	Street Name	Parking Configuration	Parking Restriction	Capacity	4:00 PM - 5:30 PM	5:30 PM - 7:00 PM	7:00 PM - 8:30 PM	8:30 PM - 10:00 PM
A	A1	Tennis Court Carpark	Perpendicular	At Grade	6	2	5	6	4
A	A2	Tennis Court Carpark	Perpendicular	At Grade	7	2	7	6	5
A	A3	Tennis Court Carpark	Perpendicular	At Grade	23	7	1	5	6
B	B1	Bowling Court Carpark	Perpendicular	At Grade	34	0	0	2	1
B	B2	Bowling Court Carpark	Perpendicular	At Grade	43	0	0	0	0
B	B3	Bowling Court Carpark	Perpendicular	At Grade	73	17	17	15	13
C	C1	Kentwell Road	Parallel	No Restrictions	32	15	7	0	0
C	C2	Kentwell Road	Perpendicular	No Restrictions	61	30	11	1	1
Total Vehicles Parked					279	73	48	35	30
Number of Vacant Spaces						206	231	244	249
% of Capacity Used						26.2%	17.2%	12.5%	10.8%

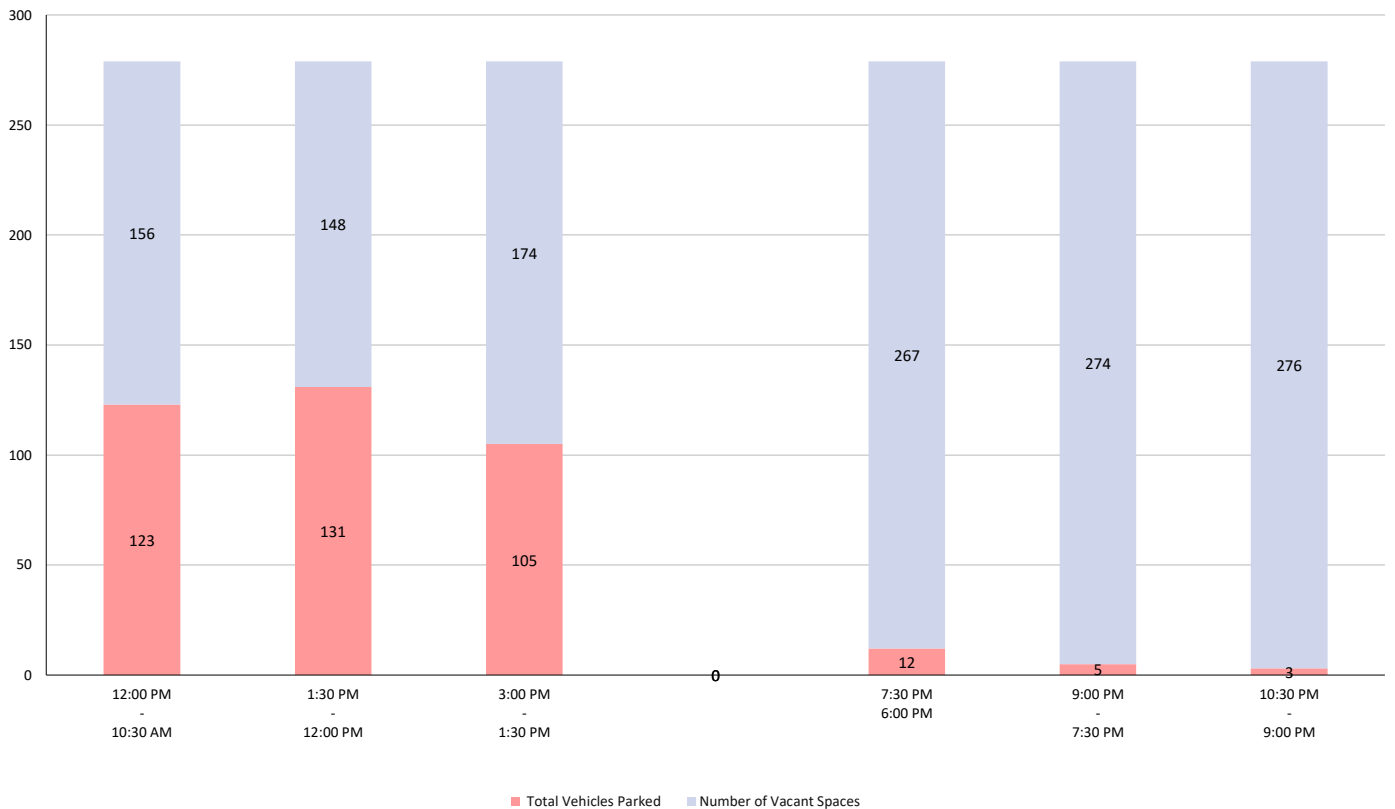
Parking Occupancy - WARRINGAH GOLF CLUB



Location	WARRINGAH GOLF CLUB
Suburb	NORTH MANLY
Client	PDC
Job No/Name	22106
Survey Duration	9 HOURS
Day/Date	Saturday, 20 August 2022

Zone	UID	Street Name	Parking Configuration	Parking Restriction	Capacity	10:30 AM	12:00 PM	1:30 PM			
						- 12:00 PM	- 1:30 PM	- 3:00 PM	6:00 PM	7:30 PM	9:00 PM
						7:30 PM	9:00 PM	10:30 PM			
A	A1	Tennis Court Carpark	Perpendicular	At Grade	6	3	3	3	2	1	1
A	A2	Tennis Court Carpark	Perpendicular	At Grade	7	5	4	6	2	0	0
A	A3	Tennis Court Carpark	Perpendicular	At Grade	23	8	6	6	0	1	0
B	B1	Bowling Court Carpark	Perpendicular	At Grade	34	4	6	3	2	1	1
B	B2	Bowling Court Carpark	Perpendicular	At Grade	43	25	37	16	0	0	0
B	B3	Bowling Court Carpark	Perpendicular	At Grade	73	68/1	48/1	40/1	3	1	0
C	C1	Kentwell Road	Parallel	No Restrictions	32	24	23	26	0	0	0
C	C2	Kentwell Road	Perpendicular	No Restrictions	61	54	52	45	3	1	1
Total Vehicles Parked					279	123	131	105	12	5	3
Number of Vacant Spaces						156	148	174	267	274	276
% of Capacity Used						44.1%	47.0%	37.6%	4.3%	1.8%	1.1%

Parking Occupancy - WARRINGAH GOLF CLUB



Location	WARRINGAH GOLF CLUB
Suburb	NORTH MANLY
Client	PDC
Job No/Name	22106
Survey Duration	4 HOURS
Day/Date	Thursday, 18 August 2022

PATRON COUNT

Zone	Street Name	4:00 PM	5:30 PM	7:00 PM	8:30 PM	<i>Total Patronage</i>
		5:30 PM	7:00 PM	8:30 PM	10:00 PM	
A	Tennis Court	22	24	18	16	80
B	Squash Court	0	0	6	7	13
C	Bowling Court	0	0	0	0	0
D	Futsal Court	14	0	0	0	14
Total Patronage		36	24	24	23	

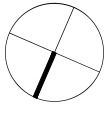
Location	WARRINGAH GOLF CLUB
Suburb	NORTH MANLY
Client	PDC
Job No/Name	22106
Survey Duration	9 HOURS
Day/Date	Saturday, 20 August 2022

PATRON COUNT

Zone	Street Name	10:30 AM	12:00 PM	1:30 PM		6:00 PM	7:30 PM	9:00 PM	<i>Total Patronage</i>
		12:00 PM	1:30 PM	3:00 PM		7:30 PM	9:00 PM	10:30 PM	
A	Tennis Court	17	13	19		0	0	0	49
B	Squash Court	3	5	0		0	0	0	8
C	Bowling Court	0	0	0		0	0	0	0
D	Futsal Court	0	0	0		6	0	0	0
Total Patronage		20	18	19		6	0	0	



Appendix B



LEGEND:
 LEASE BOUNDARY
 LINE OF DESIGNATED WGC SITE

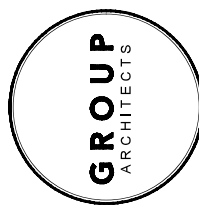
COUNCIL FACILITIES ARE INDICATIVE ONLY WITH THE FINAL LAYOUT OF SPORTING COURTS AND CAR PARKS TO BE DETERMINED BY NORTHERN BEACHES COUNCIL WITHIN THE FOOTPRINT SHOWN



OVERALL SITE PLAN



No	Description	Date
9.	DA ISSUE	11.11.2022
8.	DA ISSUE	12.10.2022
7.	DA ISSUE - PRELIM	02.09.2022
6.	DA ISSUE - PRELIM	02.09.2022
5.	PRELIMINARY DA	16.03.2022
4.	PRELIMINARY DA	14.02.2022
3.	PRELIMINARY DA	03.02.2022
2.	PRELIMINARY DA	09.01.2022
1.	PRELIMINARY DA	07.01.2021
	Issue Amendment	0000



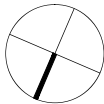
GROUP ARCHITECTS
 4246
 Northmead, Australia
 Group Architects Pty Limited ABN 52 090 396 099
 T: +61 2 9660 0055 E: info@grouparchitects.com.au

WARRINGAH GOLF AND COMMUNITY CLUB
 433 PITTWATER ROAD
 NORTH MANLY

SCALE: NTS
 DATE: 11.11.2022
 ISSUE: 9.
 DWG No.: GA2020-023-100

CARPARK WITH UNDERGROUND DRAINAGE FROM GOLF COURSE TO BE PROVIDED BY COUNCIL

CHIPPING GREEN EXISTING



PROVIDE GRASS PLANTING TRAP ENTICED TO 200L (SEE NOTE 2011B)

PROPOSED RUNWATER RELEASE TANK 200L CONNECTED TO INTERNAL TOILETS FOR OUTDOOR IRRIGATION SYSTEM

WASTE INS AS PER WASTE MANAGEMENT PLAN
 100L RECYCLING WASTE MGB
 100L PAPER AND CARBON WASTE MGB
 100L GENERAL WASTE MGB
 600L GENERAL WASTE MGB (80%)

CHIPPING GREEN EXISTING

PROPOSED 100L ABSORPTION TRENCH WITH EXFILTRATION RATE ASSUMED 150 MM/HR

DISCHARGE TO BROOKVALE CREEK, REFER TO NOTE 4



LEGEND

- LEASE BOUNDARY
- LINE OF DESIGNATED WGC SITE

Issue	Amendment	Date
9.	DA ISSUE	11.11.2022
8.	DA ISSUE	12.10.2022
7.	DA ISSUE	12.10.2022
6.	DA ISSUE - PRELIM	02.09.2022
5.	PRELIMINARY DA	18.03.2022
4.	PRELIMINARY DA	14.02.2022
3.	PRELIMINARY DA	08.02.2022
2.	PRELIMINARY DA	08.02.2022
1.	PRELIMINARY DA	08.02.2022



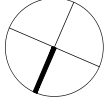
GROUP ARCHITECTS
 62/46 Northmead Avenue - Unit 10 Northmead NSW 1585
 Group Architects Pty Limited ABN 62 500 986 989
 T: 61 615 9600 1055 E: info@grouparchitects.com.au

WARRINGAH GOLF AND COMMUNITY CLUB
 433 PITTWATER ROAD
 NORTH MANLY
 NSW 1588

MASTER PLAN
 SCALE: 1:500 @A1
 DATE: 11.11.2022
 DWG No.: GA2020-023-101

MASTER PLAN
 1:1000@A3



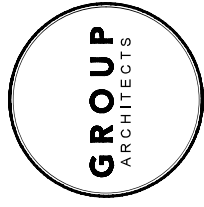


LEGEND:

WGC DESIGNATED RESPONSIBILITY ZONE



No	Issue	Date
9.	DA ISSUE	11.11.2022
8.	DA ISSUE	12.10.2022
7.	DA ISSUE - PRELIM	02.09.2022
6.	DA ISSUE - PRELIM	02.09.2022
5.	PRELIMINARY CA	16.03.2022
4.	PRELIMINARY CA	14.02.2022
3.	PRELIMINARY CA	03.03.2022
2.	PRELIMINARY CA	03.03.2022
1.	PRELIMINARY CA	03.03.2021
Issue	Amendment	Date



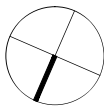
GROUP ARCHITECTS
 433 Pittwater Road
 North Manly, NSW 1587
 Group Architects Pty Limited ABN 62 016 396 896
 T: 615 9660 085 E: info@grouparchitects.com.au

WARRINGAH GOLF AND COMMUNITY CLUB
 433 PITTWATER ROAD
 NORTH MANLY

SITE PLAN - ZONES
 LANDSCAPE BOUNDARY SET OUT
 SCALE: 1:500 @ A1
 DATE: 11.11.2022
 DWG No.: GA2020-023-101c

SITE PLAN - ZONES
 NTS

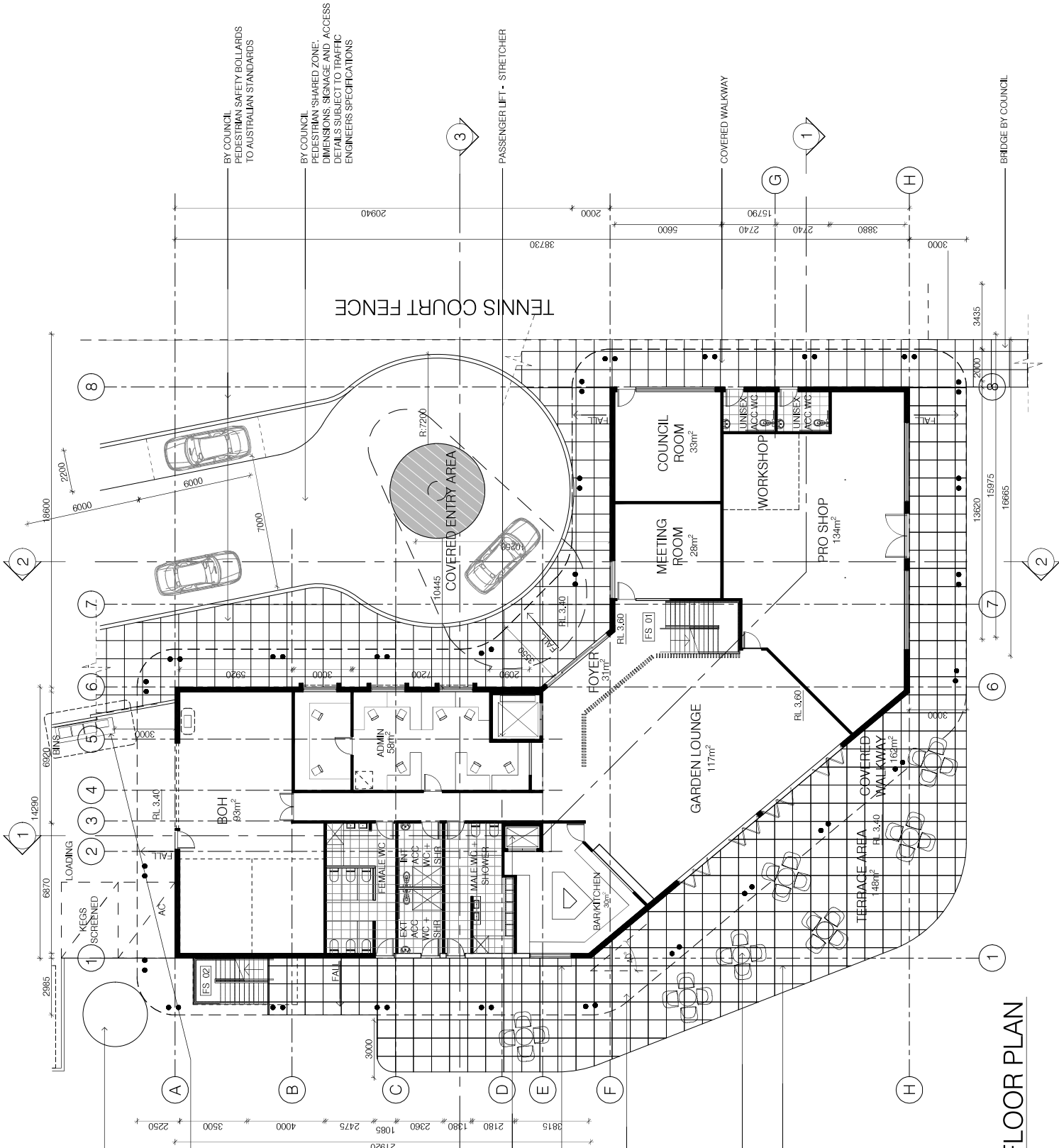




LEGEND:

- PROPOSED RAINWATER REUSE TANK
- 20KL CONNECTED TO:
 - INTERNAL TOILETS FOR FLUSHING
 - OUTDOOR IRRIGATION SYSTEM
- WASTE BINS AS PER WASTE MANAGEMENT PLAN
 - 1100L RECYCLING WASTE MGB
 - 1100L PAPER AND CARDBOARD MGB
 - 1100L GENERAL WASTE MGB
 - 660L GENERAL WASTE MGB (BOH)

- GOODS LIFT TO MANUFACTURERS DETAILS.
- BAR/ SERVERY
- OUTLINE OF FIRST FLOOR ABOVE
- OUTDOOR SEATING TO FUTURE DETAILS
- TERRACE AREA LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS



Issue	Amendment	Date
9.	DATE ISSUE	11.11.2022
8.	DATE ISSUE	12.10.2022
7.	DATE ISSUE - PRELIM	02.08.2022
6.	DATE ISSUE - PRELIM	02.08.2022
5.	PRELIMINARY CA	16.03.2022
4.	PRELIMINARY	14.03.2022
3.	PRELIMINARY	03.02.2022
2.	PRELIMINARY	02.02.2022
1.	PRELIMINARY	02.02.2022



GROUP ARCHITECTS
 433 PITTSWATER ROAD
 NORTH MANLY
 NSW 1587
 T: +61 2 9692 0295 E: info@grouparchitects.com.au

WARRINGAH GOLF AND
 COMMUNITY CLUB

433 PITTSWATER ROAD
 NORTH MANLY
 NSW 1587

GROUND FLOOR PLAN

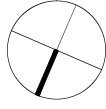
SCALE: 1:200 @A3

DATE: 11.11.2022

DWG No.: GA2020-023-102

1 GROUND FLOOR PLAN

1:200@A3



LEGEND:

Issue	Description	Date
9.	DA ISSUE	11.11.2022
8.	DA ISSUE	05.10.2022
7.	DA ISSUE - PRELIM	02.09.2022
6.	DA ISSUE - PRELIM	02.09.2022
5.	PRELIMINARY DA	18.03.2022
4.	PRELIMINARY	14.02.2022
3.	PRELIMINARY	03.02.2022
2.	PRELIMINARY	02.02.2022
1.	PRELIMINARY	02.02.2022
	Prepared by: [Name]	
	Checked by: [Name]	
	Drawn by: [Name]	



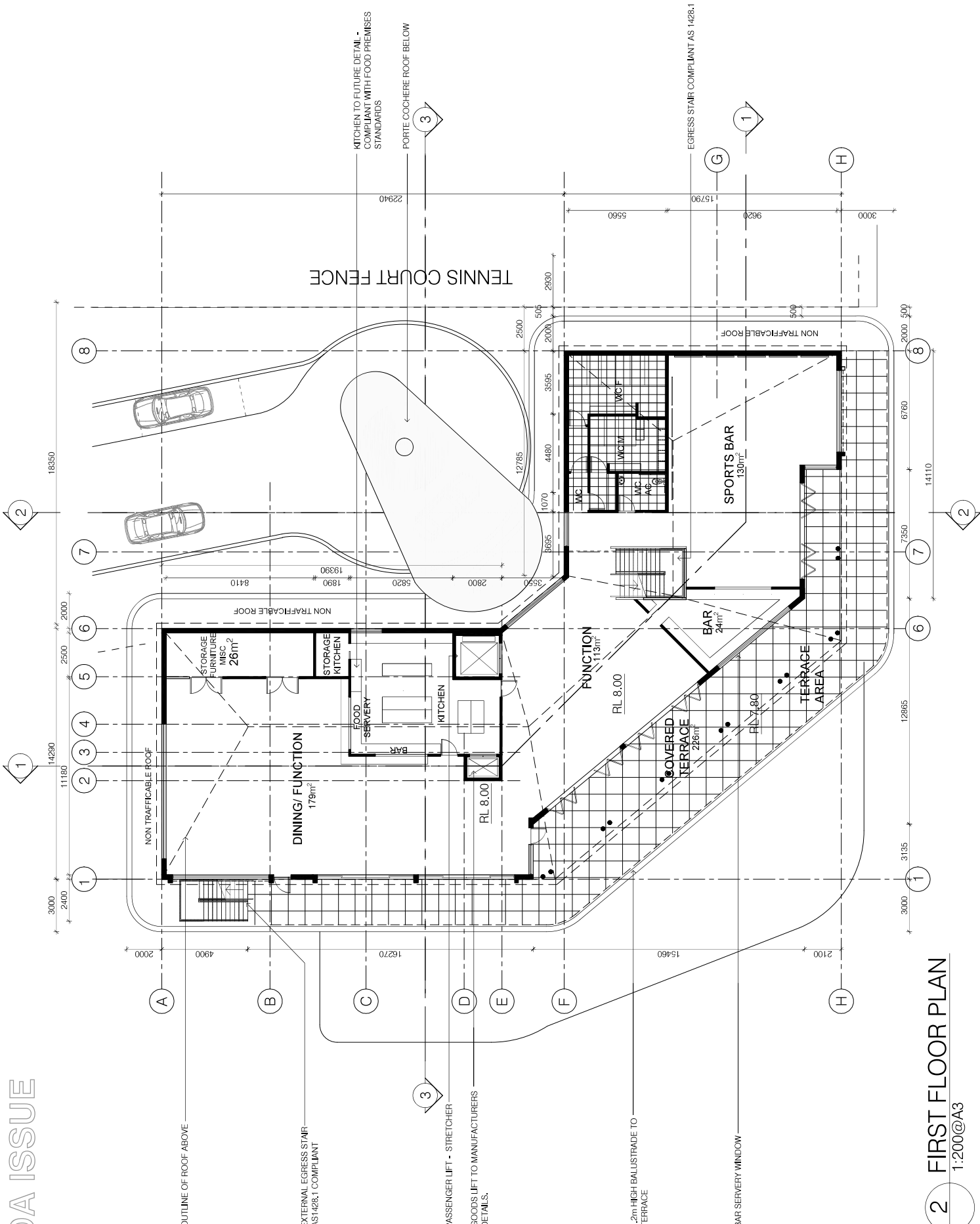
GROUP ARCHITECTS
 Notified Architect - Colin Brerley 4246
 Group Architects Pty Limited ABN 62 500 396 050
 10/100 Pittwater Road North Manly NSW 1585
 T: 4912 8660 085 E: info@grouparchitects.com.au

WARRINGAH GOLF AND
 COMMUNITY CLUB

433 PITTWATER ROAD
 NORTH MANLY

SCALE: 1:200 @A3
 DATE: 11.11.2022
 ISSUE: 9.

DWG No.: GA2020-023-103



2 FIRST FLOOR PLAN
 1:200@A3



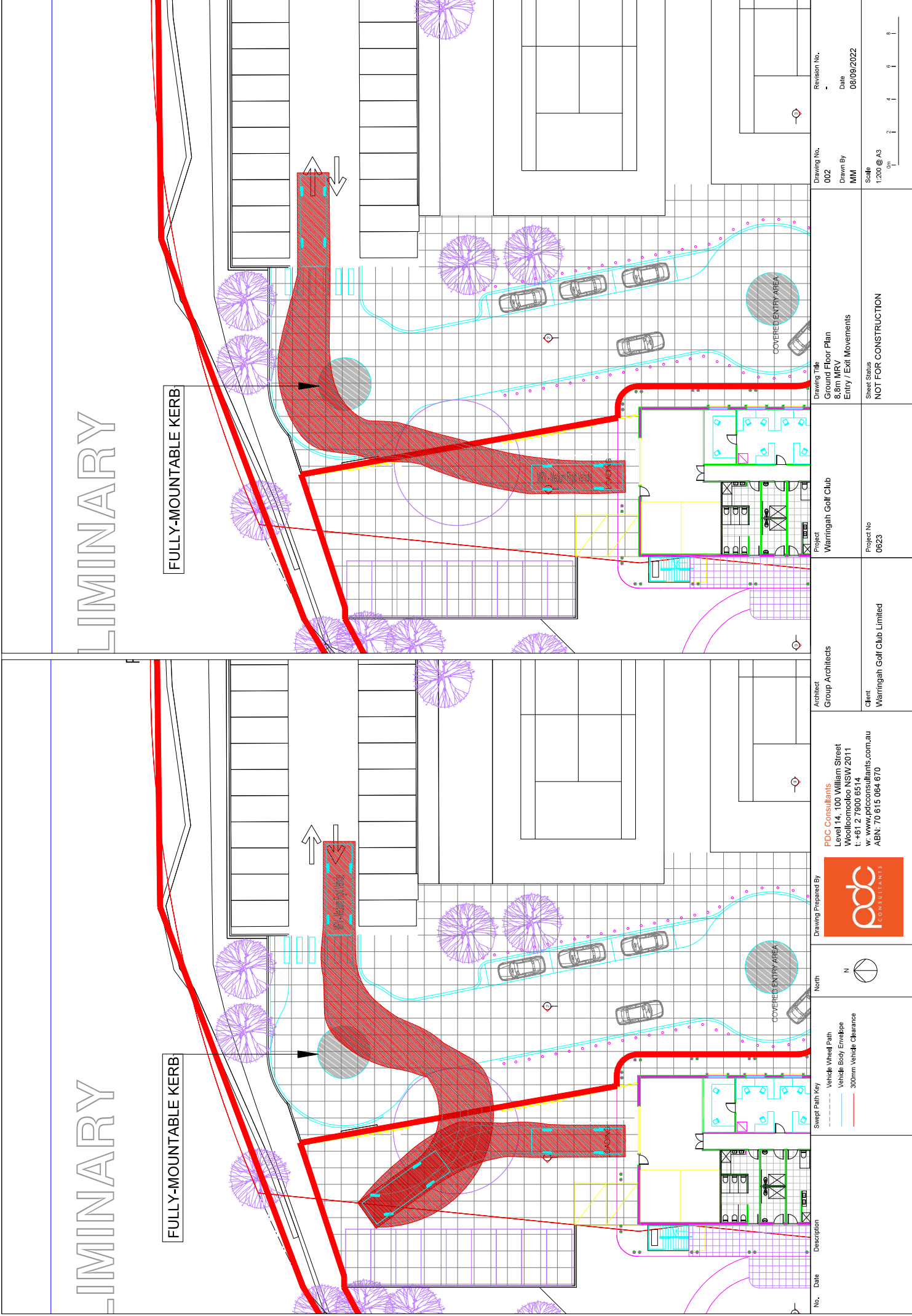
Appendix C

LIMINARY

LIMINARY


FULLY-MOUNTABLE KERB

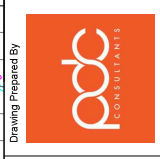
FULLY-MOUNTABLE KERB



No. _____
Date _____

Description
 - - - - - Swept Path Key
 - - - - - Vehicle Wheel Path
 - - - - - Vehicle Body Envelope
 - - - - - 300mm Vehicle Clearance

North


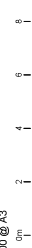


Drawing Prepared By
PDC Consultants
 Level 14, 100 William Street
 Woolloomooloo NSW 2011
 t: +61 2 7500 8514
 w: www.pdcconsultants.com.au
 ABN: 70 615 064 670

Architect
 Group Architects
 Client
 Warringah Golf Club Limited

Project
 Warringah Golf Club
 Project No
 0623

Drawing Title
 Ground Floor Plan
 8 km MEV
 Entry / Exit Movements
 Sheet Status
 NOT FOR CONSTRUCTION

Revision No.
 -
 Date
 08/09/2022
 Drawing No.
 002
 Drawn By
 MM
 Scale
 1:200 @ A3


PDC CONSULTANTS
+61 2 7900 6514 | pdcconsultants.com.au





WARRINGAH GOLF CLUB – PLAN OF MANAGEMENT

Plan of Management

August 2023



WARRINGAH GOLF CLUB – PLAN OF MANAGEMENT

Table of Contents

Table of Contents	2
1. Purpose	3
2. Hours of Operation	3
<i>Proshop</i>	3
<i>Commercial Office/Meeting Room</i>	3
<i>Garden Lounge</i>	3
<i>Dining & Function Rooms</i>	3
<i>Bar</i>	3
3. Amenity of Neighbourhood	3
4. Noise	4
5. Behaviour of Patrons and Responsible Service of Alcohol	4
6. Deliveries and Waste Removal Management	5
7. Maintenance	5
8. Removal of Liquor	5
9. House Policy	5
10. Staff	6
11. Club Functions	7
12. Patron Capacity	7
13. Security and After-hours	7
14. Impact on Bus and Traffic Operations	8
15. Amendment to this Plan	8



WARRINGAH GOLF CLUB – PLAN OF MANAGEMENT

1. Purpose

The purpose of the Plan of Management is to establish performance criteria for the overall operation of Warringah Golf Club.

Particular emphasis has been placed on criteria regarding monitoring of these areas and the departure of patrons from the premises in order to maintain the quiet and good order of the neighbourhood.

This plan is divided into the following sections:

1. Purpose
2. Hours of operation
3. Amenity of neighbourhood
4. Noise
5. Behavior of patrons and responsible service of alcohol
6. Deliveries and waste removal and management
7. Maintenance
8. Removal of liquor
9. House policy
10. Staff
11. Club Functions
12. Patron capacity
13. Security and After hours
14. Impact on traffic and bus operations
15. Amendment to this plan

2. Hours of Operation

The hours of Club operations are:

DAY	HOURS OF OPERATION	DAYS OPEN
PRO SHOP	Winter 6.30am – 6pm Summer 6am – 7pm	Monday-Sunday
COMMERCIAL OFFICE /MEETING	9am-5pm	Monday- Friday
GARDEN LOUNGE	7am-10pm	Monday- Sunday
DINING & FUNCTION ROOMS	12pm-10pm	Monday- Sunday
BAR	10am-10pm	Monday- Sunday

The Club's liquor license does not have any restriction on the Club's trading hours.

3. Amenity of Neighbourhood

The amenity of the neighbourhood has been taken into consideration utilizing the "Alcohol and Licensed Premises: Best Practice in Policy" manual, "Licensed Drinking Environments" (Doherty and Roche, 2003), the recommendations of the Crime Risk Assessment Report (2007) and the Liquor Act (2007).

Warringah Golf Club is committed to being a responsible member of the local community by:

- The licensee ensuring that at all times the operation of the Club shall consider the amenity of its neighbours and shall take all reasonable measures to ensure that impacts adverse to the surrounding do not occur.
- Ensuring that the licensee will take all reasonable measures to ensure the behavior of staff and patrons when leaving the premises does not detrimentally affect the amenity of the neighbourhood.
- Ensuring that the premises shall be conducted in such a manner as not to interfere with, or materially affect, the amenity of the neighbourhood by reason of noise vibration, smell, fumes, vapor, steam, soot, ash, dust, wastewater, waste products, grit, oil or otherwise.
- Ensuring every possible effort is made to remove any graffiti within 24 hours.



WARRINGAH GOLF CLUB – PLAN OF MANAGEMENT

4. Noise

As a responsible and accountable member of the local community, the licensee and management team of Warringah Golf Club is committed to ensuring that:

- The use of the premises shall not result in the LA10 noise level being emitted from the licensed premises exceeding the background noise level in any octave band (from 31.5 Hz to 8 KHz center frequencies inclusive) by more than 5 dB between 7.00am and 10.00pm at the boundary of any affected residential property.
- The use of the premises shall not result in the LA10 noise level being emitted from the licensed premises exceeding the background noise level in any octave band (from 31.5 Hz to 8 KHz centre frequencies inclusive) between 7.00pm and 10.00am at the boundary of any affected residential property.
- The noise from the premises shall not be audible within any habitable room in any residential premises between the hours of 7.00pm and 10.00am.
- Speakers for the proposed bar are to be vibration isolated from the building structure using Embelton NRD mounts or similar.
- Music speakers within the internal spaces not to exceed a spatially averaged sound pressure level of 75dB(A).

Further, the licensee and management team are committed to positively engaging with local residents and authorities who may have concerns over noise emissions. The licensee and management team are willing and committed to working with members of the community in order to find solutions by accommodating reasonable requests and suggestions.

Noise complaints will be registered (if any) in the complaints register as described in section 9 together with what course of remedial action has been taken. This register will be stored on site and be accessible at all times.

5. Behavior of Patrons and Responsible Service of Alcohol

The licensee and staff shall be committed to taking all reasonable steps to control the behavior of the patrons as they enter and leave the premises. To affect this, the licensee shall:

- Maintain existing erected signs at the exits of the premises requesting patrons to leave the premises quietly.
- From about 30 minutes before it closes on any night at regular intervals instruct the staff to request patrons to leave the premises and the vicinity quickly and quietly to avoid disturbance of the neighbourhood; and
- Assign staff to ensure that patrons leaving the vicinity of the premises do so promptly and as quietly as is reasonably possible.
- Regular external patrols by staff with the focus of closely monitoring noise.

The licensee and staff shall take all reasonable steps to ensure that there is no loitering in the vicinity of the premises by persons who may be seeking admittance to it.

The licensee and staff shall comply with the measure for responsible service of alcohol set out hereunder:

The following operational policies for the responsible service of alcohol shall apply, together with the NSW Liquor Industry Code of Practice:

- The premises shall adopt and promote the New South Wales Liquor Industry Code of Practice for Responsible Promotion of Alcohol.
- All managers and employees of the Club who are required to complete a course shall complete an approved course in the Responsible Service of Alcohol.
- The licensee will maintain a register, containing copies of certificates showing the satisfactory completion of Responsible Service of Alcohol courses undertaken by the licensee and all staff required to complete such a course.



WARRINGAH GOLF CLUB – PLAN OF MANAGEMENT

- The licensee and his/her employees will not engage in any liquor promotion that is likely to promote irresponsible service of liquor.
- The licensee and his/her employees will not serve alcoholic liquor to any person that is intoxicated or apparently under the influence of drugs.
- The licensee and his/her employees will decline entry to any person that is intoxicated or apparently under the influence of drugs.
- The licensee and his/her employees will promote the service of non-alcoholic beverages and food.
- The licensee and his/her employees will not permit intoxication or any indecent, violent, or quarrelsome conduct on the premises. Any person causing such a disturbance shall be refused service and asked to leave the premises. Any patron whose behavior is either extreme or repeatedly objectionable may be barred from entering the premises for a period to be determined by the Club.
- No person under the age of 18 years will be served liquor at the premises. Production of a photographic identification will be required where age is an issue. The only acceptable proof of age identification shall be:
 - Photo driver's license;
 - NSW Photo Card; or
 - Current passport
- The licensee will ensure that all statutory signage will be prominently displayed throughout the premises; along with any other signs or posters recommended or required from time to time by the Office of Liquor Gaming and Racing of the Casino Liquor and Gaming Authority.
- Low alcohol beer, non-alcoholic beverages and snack food will be available at all times when full strength liquor is available.
- All conditions imposed on the premises' license shall be met.

Further, the licensee shall join and actively participate in any relevant local area command licensing accord. The licensee shall to the best of his or her ability enforce the recommendations and policies of any such accord.

6. Deliveries and Waste Removal Management

The licensee shall use his/her best endeavors to ensure that deliveries are made between 7.00am and 5.00pm midday, Monday to Saturday.

The removal of waste and recyclable materials shall be done by a recognised contractor between hours of 7.00am and 5.00pm Monday to Friday and from 8.00am to 5.00pm Saturday.

7. Maintenance

The premises shall be kept in a clean and tidy condition and regularly maintained to the satisfaction of the Club, both internally and externally.

8. Removal of Liquor

Pursuant to the default conditions of the license applied for, the licensee shall prevent the removal of liquor from the premises as stated in the Liquor Amendment Act 2014 where the introduction of 'No take-away alcohol from 10pm'.

9. House Policy

The licensee and his/her employees are committed to enforcing the premises' house policy. The house policy shall be displayed on the premises at all times, and shall consist of the following:

- All staff involved in the sale and/or service of alcohol must have completed an approved Responsible Service of Alcohol course.
- At no time will any person exhibiting the following be admitted into or served in the premises:
 - Intoxication.
 - Aggressive, quarrelsome, or disorderly behaviour.



WARRINGAH GOLF CLUB – PLAN OF MANAGEMENT

- Behaviour consistent with being under the influence of any illicit substance.
- Behaviour consistent with being in possession of any illicit substance; or,
- Solicitation from patrons or staff.
- No discounting or promoting of products that encourage excessive or unsafe drinking.
- No smoking in indoor areas.
- Minors will not be served at any time – patrons are required to provide proof of age upon request by staff.
- No minor will be admitted into restricted areas of the premises.
- No minor will be admitted to authorised areas of the premises unless in the company and immediate presence of a parent or guardian.

10. Staff

Staff numbers shall be determined by the operational needs of the clubhouse and capacity limits.

Staff shall include management & office, bar, Food and Beverage, pro shop and cleaners. The exact number will vary during the day and be dependent on events and general functioning of the club, affiliated sporting associations and catering considerations.

It is anticipated staff numbers would be in the order of 15-25 in total during normal conditions. Some of the staff would be casual and permanent part time.

The licensee is committed to ensuring that all staff are familiar with the terms of this plan of management. As such, regular staff meetings will be held and any issues arising from this plan of management addressed.

In addition to this, staff are also aware of:

- Prevention of Intoxication on Licensed Premises Policy – Management Plan 2022

In addition, the following requirements shall apply to duty managers and senior staff members:

- Not less than one duty manager shall be on duty within the premises at all times it is open.
- The duty manager shall carry out the procedures specified in the plan, and particularly those specified within this section.
- The licensee shall require the duty manager on duty to:
 - Be appropriately trained.
 - Make patrols of the interior & exterior of the premises from time to time.
 - Record in the Incident Register when any incident that could cause alarm or concern to members of the public occurs, with an observation as to whether or not any persons identifiable as having been patrons at the premises immediately prior to the incident were involved. (Entries are to be made as soon as possible after such incidents and to include notes of the actions taken by senior staff members).
 - Request any patron in the premises to behave in a quiet and orderly manner if that action is considered necessary or appropriate.
 - Prevent any person, detected as intoxicated or under the influence of drugs, entering the premises and bring to notice of the manager or licensee any person on the premises who might be considered intoxicated or under the influence of drugs.
 - Prevent patrons leaving the premises with liquor after 10pm
 - Monitor patron behaviour in the vicinity of the premises until all patrons have left the area, taking all practical steps to ensure the quiet and orderly departure of patrons.
 - At the end of each shift, bring any incidents that have occurred, and actions taken to the



WARRINGAH GOLF CLUB – PLAN OF MANAGEMENT

attention of the manager/licensee who shall ensure the details of incidents reported are recorded in the Incident Register kept by the premises.

- Cooperate with the Police operating in the vicinity of the premises.
- The licensee shall make copies of the Incident Register available to Council or the Police at all
- reasonable times and within 7 days or receipt of a written request from the Council or Police to do so.
- The licensee/manager shall record in the Incident Register, in addition to the matters noted above, any complaints made directly to the management or staff of the premises, by local residents or business people, about the operation of the premises or the behaviour of its patrons.
- A complaints register will operate with the following details.
 - Date and Time of the complaint
 - Name, contact and address details of the person(s) making the complaint.
 - Nature of the complaint
 - Name of staff on duty
 - Action taken by Warringah golf club staff and management to resolve the complaint.
 - Follow up required and actioned.

All staff will be fully trained to respond in an appropriate and timely fashion to any complaints.

11. Club Functions

Club functions authorization condition:

Warringah Golf Club is to ensure that not less than one (1) supervisor for each one hundred (100) minors or part thereof, such supervisors being persons not less than twenty-one (21) years of age, are engaged or assigned by the registered club for the purpose of supervising the conduct of minors whilst they are attending the function.

At least thirty (30) minutes before the commencement of the function and for not less than thirty (30) minutes after the conclusion of the function the Club will ensure that a staff member patrol the exterior environs of the licensed premises to ensure the safe conduct of persons attending the function and that such persons do not disturb the quiet and good order of the neighbourhood.

The premises are to be operated at all times in accordance with this Plan of Management as may be varied from time to time after endorsement by the Local Area Commander. A copy of the Plan of Management must be maintained at the licensed premises, made available for staff and inspection by members of the NSW Police Force or Inspectors from the Office of Liquor, Gaming and Racing.

12. Patron Capacity

The licensee and his/her staff shall not allow, at any time, the number of patrons and staff on the premises to exceed 320. Senior staff and management shall conduct regular inspections to ensure that patron and staff numbers have not exceeded 320. In the unlikely event that total numbers exceed 320 the licensee or his/her staff shall ask the appropriate number of patrons to peacefully leave the premises and shall not allow further patrons to enter the premises.

13. Security and After hours

In addition to staff, security is provided 7 days a week from evening till close.

Indoor and Outdoor areas will be monitored by a comprehensive Network video recorder (NVR) CCTV camera system.

The network video recorder (NVR) will record video footage and store it on a hard disk, mass storage device or utilize cloud storage.

The NVR will be paired with digital internet protocol (IP) cameras to create a video surveillance system.

The NVR CCTV camera system will operate multiple cameras, located both internally and externally, to provide maximum coverage of all areas of the premises recording at 20 slides per minute, recorded daily, be stored for



WARRINGAH GOLF CLUB – PLAN OF MANAGEMENT

up to 90 days and have record, playback and copy functionality.

Security completes the following:

- Walk patrons to car upon request.
- Hourly car park patrols
- External security company monitor the car park.
- Frequent internal patrols throughout the entire venue

14. Impact on Traffic and Bus Operations

The general operations of the club will not have negative impacts on traffic and local bus operations, but this may change during functions or events.

To ensure the impact is minimal the club will adopt the following mitigation measures: -

1. Club patrons will be advised of local bus departure times and will be asked to spread as far as possible departure times to: -
 - a. minimise congregation at bus stops.
 - b. remove as far as possible the overcrowding of buses.
 - c. ensure the last bus is not missed.
 - d. To respect local residents and keep noise to a minimum.
2. Club patrons driving will be asked to spread departure times to ensure as far as possible: -
 - a. delays leaving the car parks are not encountered.
 - b. Traffic build-up into Kentwell Road is kept to a minimum.
 - c. To respect local residents and keep noise to a minimum.

Staff will also be on duty outside the club to assist in these operations to minimise traffic & bus operation impacts and help keep noise to a minimum.

15. Amendment to this Plan

If, in any circumstances where experience shows that it is reasonable or desirable to modify any provision of this plan for the better management of the premises, that modification shall be made to the plan only with the consent of Council, which consent shall not be unreasonably withheld.



District Park

PLAN OF MANAGEMENT

Final – adopted by Council 25 August 2015

▼
WARRINGAH.NSW.GOV.AU

W
WARRINGAH
COUNCIL

1	INTRODUCTION	1
1.1	What is a Plan of Management?	1
1.2	About District Park	1
1.3	Background to preparation of this Plan of Management	4
1.4	Changes to District Park since 2002	4
1.5	Objectives of this Plan of Management	5
1.6	Process of preparing this Plan of Management	6
1.7	Contents of this Plan of Management	6
2	DESCRIPTION OF DISTRICT PARK.....	7
2.1	History of District Park	7
2.2	District Park today	8
3	BASIS FOR MANAGEMENT.....	13
3.1	Introduction	13
3.2	Trends in open space provision, planning, use and management	13
3.3	Planning context	13
3.4	Values and roles of District Park	15
3.5	Vision for District Park	16
4	ACTION PLAN.....	17
4.1	Landscape Concept Plan	17
4.2	Action Plan	18
5	IMPLEMENTATION.....	35
5.1	Governance	35
5.2	Future uses and developments	35
5.3	Use agreements	38
5.4	Monitoring	43
5.5	Reporting	44
5.6	Review	44
6	REFERENCES	45

Figures

FIGURE 1	LOCATION OF DISTRICT PARK.....	2
FIGURE 2	DISTRICT PARK	3
FIGURE 3	MAP OF MANLY-WARRINGAH DISTRICT PARK 1936	7
FIGURE 4	OWNERSHIP OF LAND IN DISTRICT PARK.....	9
FIGURE 5	PLANNING CONTEXT OF DISTRICT PARK	14
FIGURE 6	LANDSCAPE CONCEPT PLAN FOR DISTRICT PARK.....	19
FIGURE 7	LEASED/LICENSED AREAS IN DISTRICT PARK	39
FIGURE 8	CATEGORISATION OF DISTRICT PARK.....	59

Tables

TABLE 1 IMPROVEMENTS TO DISTRICT PARK 2002-2015..... 4
TABLE 2 STRUCTURE OF THIS PLAN OF MANAGEMENT 6
TABLE 3 VALUES AND ROLES OF DISTRICT PARK 15
TABLE 4 EXISTING USE AGREEMENTS 40
TABLE 5 AUTHORISED LEASES, LICENCES AND OTHER ESTATES 41
TABLE 6 AUTHORISED USES FOR SHORT TERM CASUAL HIRE OF DISTRICT PARK..... 43

Appendices

A LAND INCLUDED IN THIS PLAN OF MANAGEMENT 47
B PROCESS OF PREPARING THIS PLAN OF MANAGEMENT 50
C HISTORY OF DISTRICT PARK 52
D CONDITION OF BUILDINGS IN DISTRICT PARK..... 54
E TRENDS IN SPORT AND RECREATION 56
F PLANNING CONTEXT 58
G USE AGREEMENTS 66

1 INTRODUCTION

1.1 What is a Plan of Management?

A Plan of Management provides the framework for managing public land. It sets out how public land is intended to be used, managed, maintained and improved.

A Plan of Management for a public open space is usually accompanied by a landscape plan which shows proposed spatial changes.

1.2 About District Park

District Park is one of Warringah's most significant open spaces. It is of regional significance because of its size, environmental values of natural bushland and creeks, and the diversity of sporting and other recreational opportunities it offers to the community.

District Park comprises approximately 62 hectares of public open space in Manly Vale and North Manly. The land parcels included in District Park are listed in Appendix A.

The majority of District Park is community land owned by Warringah Council, with the watercourses being Crown land.

District Park includes extensive areas of open space which are divided by heavily trafficked roads including Condamine Street and Pittwater Road. Key features of District Park include:

- Four sportsgrounds (David Thomas Reserve, Miller Reserve, Passmore Reserve and Nolan Reserve) with support facilities such as club buildings amenities buildings, flood lighting and car parks.
- Warringah Golf Course (18 holes)
- Warringah Recreation Centre (tennis, squash, futsal courts)
- Manly Small Bore Rifle Club rifle range
- Christian Brothers Junior Rugby League Football Club building
- North Manly Bowling and Recreation Club and bowling greens
- Manly Vale Calabria Bowling Sports and Social Club, futsal courts and bowling greens
- Childcare centre (120 places)
- Playground and picnic/barbecue facilities
- Skate park
- Manly Creek and Brookvale Creek
- Remnants of natural bushland.

The Park is well used by the Warringah community and visitors for a variety of sporting, recreational and social activities.

More detail about District Park is in Section 2.

Figure 1 Location of District Park

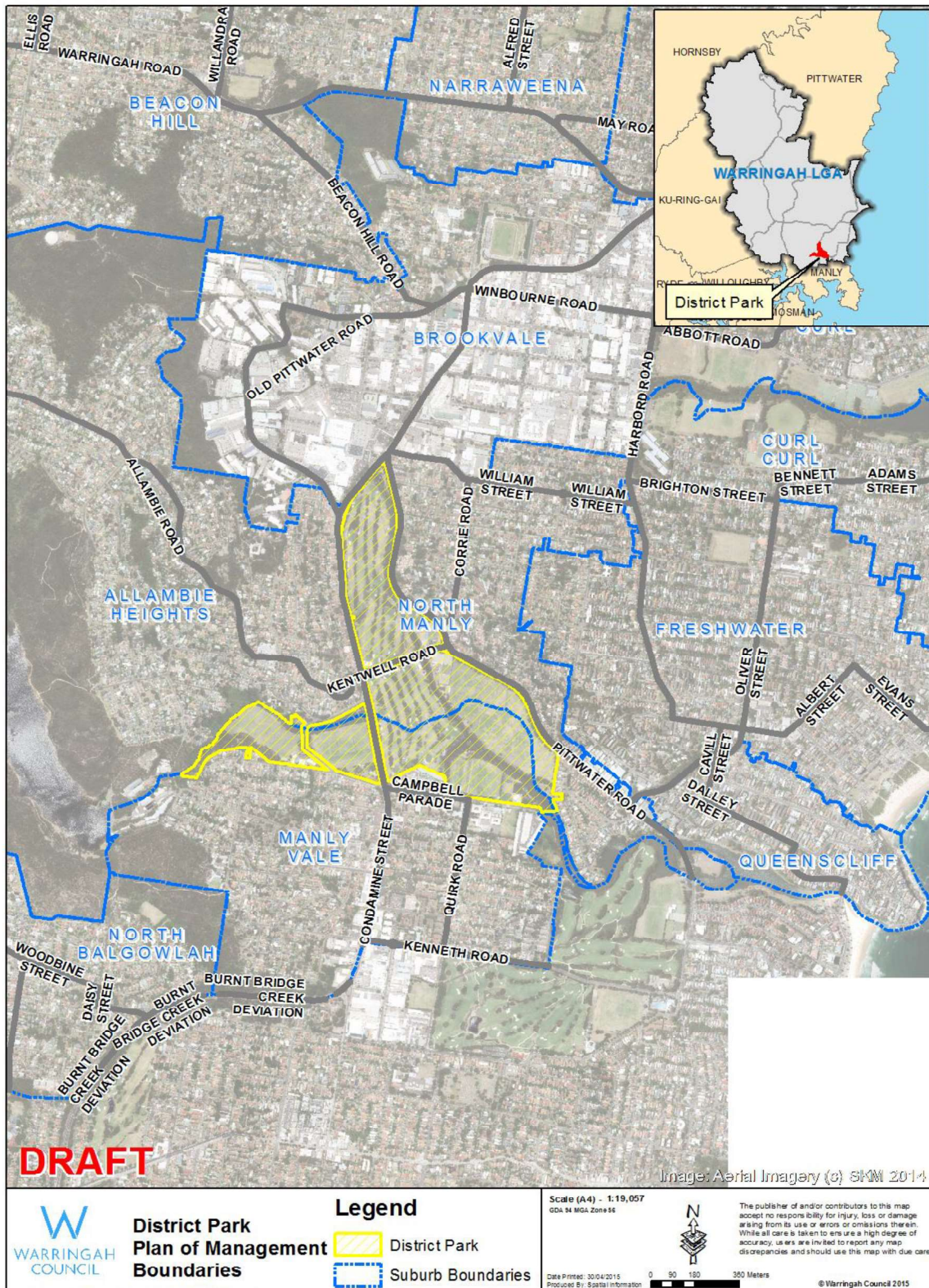
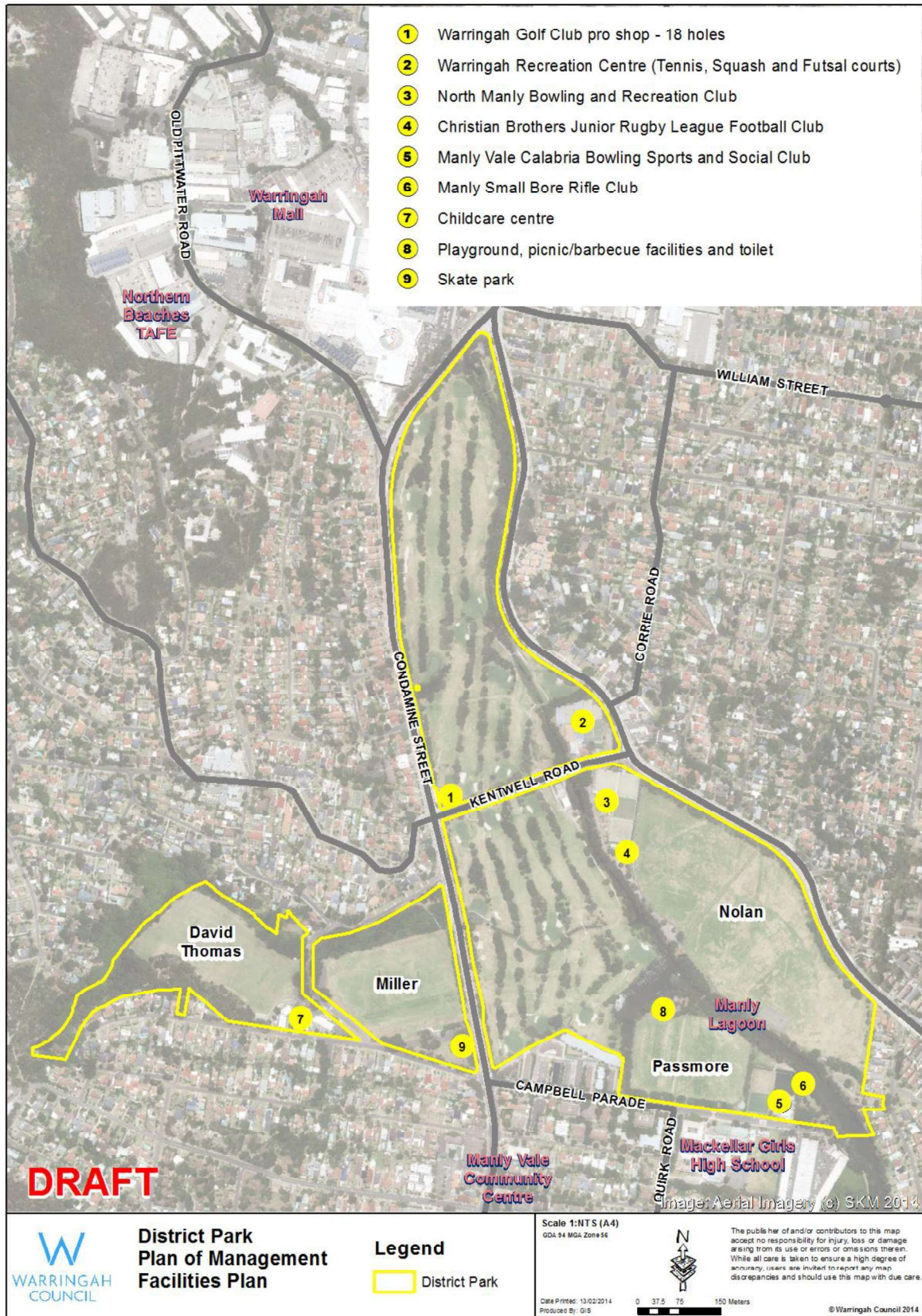


Figure 2 District Park



Document Path: G:\GIS\ArcMapDocs\Strategy_and_Policy\DistrictParkPomFacilities.mxd

1.3 Background to preparation of this Plan of Management

Plans of Management for District Park were adopted by Warringah Council in November 1995 and April 2002. As the current Plan of Management was more than 10 years old, and as several leases of land and facilities in the Park had or were about to expire, Warringah Council took the opportunity to review and update the 2002 District Park Plan of Management. Council resolved, in part, on 11 December 2012 to:

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

This is the third Plan of Management which has been prepared for District Park.

A Plan of Management is required to be prepared for land classified as community land under the *Local Government Act 1993*. As District Park also includes Crown land, this Plan also satisfies the requirements of the *Crown Lands Act 1989*.

1.4 Changes to District Park since 2002

Numerous capital and operational improvements have been made to District Park since 2002.

Table 1 Improvements to District Park 2002-2015

Outcome ¹	Location	Improvement
Vibrant Community	David Thomas Reserve	- New childcare centre established on the site of the former Mackellar Womens Bowling Club
Lifestyle and Recreation	David Thomas Reserve	- New amenities building - New sportsfield lighting - New irrigation
	Miller Reserve	- Skate park facility - Graffiti wall - New sportsfield lighting - New accessible amenities
	Nolan Reserve	- New sports field lighting
	Passmore Reserve	- New playground public toilets - Renewed sportsfield public amenities - Graffiti wall
	Small-bore rifle range	- Continuation of lease to Manly Small-Bore Rifle Club
	Warringah Golf Course	- Continuation of lease to Warringah Golf Club
	Warringah Recreation Centre	- Warringah Council assumed management in 2012 - Replacement of some tennis courts with futsal courts - Various improvements to buildings and structures
	Manly Vale Calabria Bowling Sports and Social Club	- Improvements to clubhouse - Replacement of some bowling greens with futsal courts

Outcome ¹	Location	Improvement
Healthy Environment	Whole park	<ul style="list-style-type: none"> - Rationalisation of application of fertiliser, herbicide and pesticide use - Event organisers required to submit a waste management plan with event application as required
	Creeks	<ul style="list-style-type: none"> - Rehabilitation works for Brookvale Creek - Implemented actions of Manly Lagoon Estuary Management Plan 1998 - Sediment/gross pollutant racks monitored and maintained every three months and following heavy rain events - Reduction in weeds along creeks
	Remnant bushland	<ul style="list-style-type: none"> - Protection of biodiversity and improvements in bushland condition through on-going bush regeneration works - Promotion of community weed disposal practices /dumping of garden refuse - Community involvement in bush regeneration - Management of bush fire hazards in accordance with the Warringah Pittwater Bush Fire Risk Management Plan 2010
Connected Transport	David Thomas Reserve	<ul style="list-style-type: none"> - New parking spaces for people with disabilities
	Nolan Reserve	<ul style="list-style-type: none"> - Shared walking/cycling path on southern and western sides - Path between Nolan Reserve and Riverview Parade

¹ Outcomes defined in the Warringah Community Strategic Plan 2023

1.5 Objectives of this Plan of Management

The objectives of this Plan of Management are to:

- present a clear, concise, practical and performance-oriented framework for the management of District Park to Council, park users and the community.
- set out how District Park will be used, improved, maintained and managed into the future.
- establish a balanced and values-based approach to the management of the Park.
- provide a flexible framework within which Council can respond to current needs and opportunities, as well as to future directions and pressures as demands on the Park change.
- reflect the values and expectations of the Warringah and wider community and people who will use and enjoy the Park.
- meet all relevant legislative requirements, particularly the *Local Government Act 1993* and *Crown Lands Act 1989*.
- address the recommendations of State, metropolitan, regional and local strategic plans and studies on needs and demands for sporting, recreation and community facilities.
- be consistent with Warringah's Community Strategic Plan and other strategies, plans and policies.
- present a landscape concept plan (LCP) which illustrates the actions required to implement proposed physical changes and improvements to the Park.

- ❑ allow for entering into commercial and community use agreements which are consistent with the objectives and principles of the *Local Government Act 1993* and *Crown Lands Act 1989*.

1.6 Process of preparing this Plan of Management

The process of preparing this Plan of Management was based on comprehensive community and stakeholder engagement to:

- ❑ ensure the plan reflects the vision, values, desired uses and concerns of interested people. Feedback from the community and stakeholders has been carefully considered and has formed the actions recommended in this Plan.
- ❑ satisfy the community engagement requirements of relevant legislation.

The process and outputs of preparing this Plan of Management are listed in Appendix B.

1.7 Contents of this Plan of Management

This Plan of Management is divided into the following sections, as outlined in Table 2.

Table 2 Structure of this Plan of Management

Section	What does it include?
1 Introduction	Background to the Plan of Management
2 Description of District Park	History, ownership and management, facilities, uses, physical description, maintenance, financial management
3 Planning context	State government planning legislation, regional and local planning context
4 Basis for Management	Values of the community and users, vision, roles, management objectives
5 Action Plan	Landscape concept plan, discussion of current issues and options, strategies and actions to resolve issues consistent with values.
6 Implementation and review	Management, permitted future uses and developments, leases and licences, funding, reporting, review

2 DESCRIPTION OF DISTRICT PARK

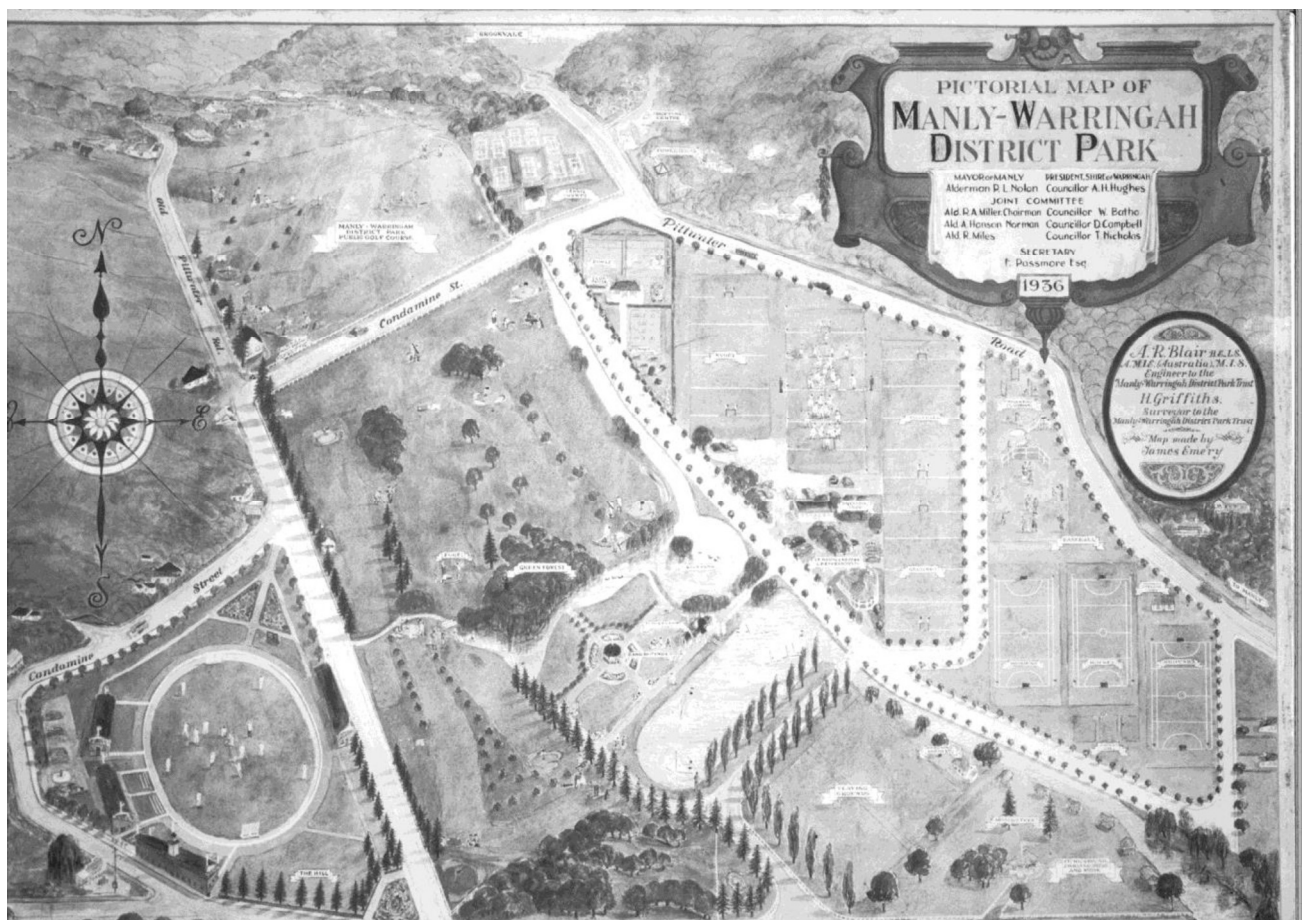
2.1 History of District Park

The origin of District Park can be traced back nearly 100 years, as outlined in Appendix C.

The development of District Park is characterised by:

- ❑ co-operation between Manly and Warringah Councils, both of which contributed financially to support the development of the park
- ❑ extensive reclamation, levelling, earthworks, grassing and vegetation plantings since a strategic plan was prepared for the park in 1936 (refer to Figure 3)
- ❑ provision for diverse sporting activities and uses
- ❑ use of community skills in establishing and managing the park.

Figure 3 Map of Manly-Warringah District Park 1936



2.2 District Park today

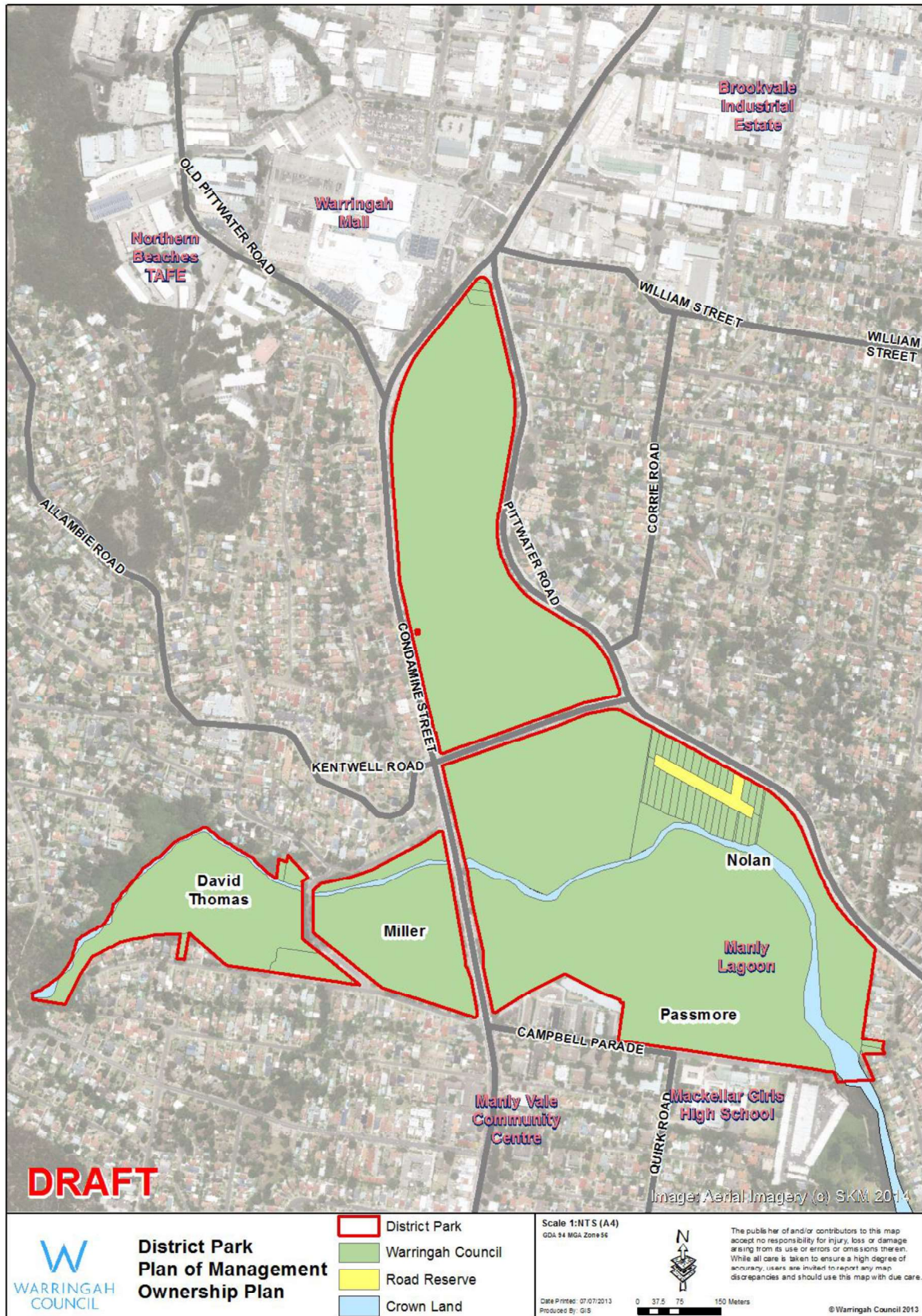
2.2.1 Ownership of District Park

Figure 4 and Appendix A show the land parcels included in District Park. Most of District Park is comprised of community land owned by Warringah Council. The original beds of Brookvale and Manly Creeks are Crown land which forms part of Reserve 56146 which is reserved from sale or lease.

A road reserve forms part of Nolan Reserve.

Part of David Thomas Reserve (71/8 Lot 2 DP 819059) does not show any Trusts or Covenants.

Figure 4 Ownership of land in District Park



2.2.2 District Park at a glance

Feature	Details
Location	Manly Vale and North Manly Bounded by Pittwater Road (partially), Campbell Parade, Condamine Street (partially), and dissected by both Kentwell Road and Sloane Crescent.
Adjacent land uses	Warringah Mall, Brookvale Industrial Area, and residential to the north Manly Lagoon and residential to the east Manly Warringah War Memorial Park (Manly Dam) to the west Light industrial estates, Mackellar Girls High School, residential apartments and detached dwellings to the south
Area (ha)	62 hectares
Ownership	Warringah Council (99%) Crown (1%) – beds of Manly and Brookvale Creeks Watercourses through the park may be either Council-owned or Crown land because the watercourses have moved in relation to lot boundaries over time.
Manager	Warringah Council
Community land categorisation	Sportsground, Park, Natural Area – Bushland, Natural Area – Watercourse, General Community Use
Zoning	RE1 Public Recreation
Catchment	Regional, district, local depending on use / activity
Physical characteristics	<p>Topography: Level to gently undulating, comprising creek beds, riparian corridors and reclaimed land. Remnant bushland on the steeper slopes on the western and north-western edges of the Park.</p> <p>Geology and soils: North of Manly Creek (Warringah Golf Course north, Nolan Reserve): Warriewood soil landscape – Holocene silty to peaty quartz sand. South of Manly Creek (Passmore, Miller, Warringah Golf Course south and David Thomas Reserve): Lambert soil landscape – Hawkesbury Sandstone consisting mainly of medium to coarse-grained quartz sandstone, with sandy (clay) loam soils (Chapman and Murphy, 1989).</p> <p>Drainage: Manly Creek flows from Manly Dam to the west. Brookvale Creek flows in a pipe under the Brookvale Industrial Area and Warringah Mall to the north, through Warringah Golf Course and into Manly Lagoon. Both creeks join at a sidebay at the junction of Warringah Golf Course, Passmore Reserve and Nolan Reserve. Nolan Reserve has been substantially modified by extensive reclamation and drainage works. All of District Park is subject to flooding.</p>
Flora and fauna	<p>Vegetation: various native and introduced plant species exist in the park due to the historical land uses and associated disturbance factors. The historic modification of playing fields, vegetation and watercourses has resulted in only small pockets of remnant vegetation remaining in Miller Reserve and David Thomas Reserve.</p> <p>David Thomas Reserve includes the most intact remnant vegetation including Sydney Coastal Dry Sclerophyll Forest - Peppermint-Angophora Forest.</p> <p>Parts of Passmore and Nolan Reserves include two Endangered Ecological Communities (EEC) as listed in the Schedule of EEC of the NSW <i>Threatened Species Conservation Act 1995</i>. The EECs in District Park are Swamp Sclerophyll Forest on Coastal Floodplains (Reedlands) and regrowth Swamp Oak Floodplain Forest.</p> <p>Fauna: Fauna surveys undertaken within and adjoining District Park have included surveys of wetland birds, bats and fish.</p> <p>One threatened bird species - the Black Bittern (<i>Ixobrychus flavicollis</i>) - has been recorded in District Park. Local and migratory bird species including Latham's Snipe (<i>Gallinago hardwickii</i>), Striated or Mangrove Heron (<i>Butorides striata</i>), Australasian Grebe (<i>Tachybaptus novaehollandiae</i>), Nankeen Night Heron (<i>Nycticorax caledonicus</i>),</p>

Feature	Details		
	<p>and the Azure Kingfisher (<i>Alcedo azurea</i>) have also been observed in the park. Several common wetland bird species are known to utilise the park for foraging.</p> <p>The Eastern Bent-Wing Bat (<i>Miniopterus schreibersii oceanensis</i>) and Large-Footed Myotis (<i>Myotis adversus</i>) are two threatened microbat species recorded within and adjacent to the park. Both species are known to roost in nearby stormwater infrastructure.</p> <p>An abundance and diversity of fish have been recorded in Manly Lagoon within and adjoining District Park. Strong populations of recreationally important fish species have been recorded in the lagoon including whiting, flathead, bream, and estuary perch.</p> <p>Biodiversity significance: The Draft Warringah Biodiversity Conservation Study (2011) rated the conservation significance of natural areas at District Park as high conservation (areas of Passmore and Nolan Reserves), moderate (areas of David Thomas Reserve), and local (areas of Millers Reserve).</p>		
Access and circulation	<p>Accessible by walking, cycling, private vehicle, public bus.</p> <p>Network of formal and informal pedestrian pathways and vehicle access.</p> <p>Formal car parks in Nolan Reserve, Passmore Reserve, Miller Reserve, David Thomas Reserve, and at the childcare centre</p>		
Cultural heritage	<p>Aboriginal</p> <p>The landscape surrounding District Park is rich in Aboriginal heritage. One registered site is located within District Park, with many more located nearby in the Curl Curl Creek and Manly Dam catchment.</p> <p>All Aboriginal heritage, whether registered or not, is protected by the NSW <i>National Parks and Wildlife Act 1974</i>. Specific Aboriginal cultural heritage legislation is being developed.</p> <p>Non-indigenous</p> <p>Several heritage items listed in Schedule 5 Environmental Heritage of the Warringah Local Environmental Plan 2011 with local heritage significance are located within the curtilage of District Park, as follows:</p> <ul style="list-style-type: none"> - 'Manly Creek Bridge' (I143) crossing Condamine Street at Manly Vale - 'Bridge' (I88) crossing Sloane Crescent at Manly Vale - 'Timber Jetty Remnants and Marine Bollards' within Manly Lagoon, adjacent to Passmore Reserve. <p>'Street Trees' (I115), comprising Canary Island Palms and a Cabbage Tree Palm, in Riverview Parade adjacent to District Park, is a landscape heritage item listed in the Warringah Local Environmental Plan 2011.</p>		
Assets and condition assessment	<p>Refer to Appendix D for condition of buildings. Condition of other structures and features:</p> <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top; width: 50%;"> <p>Nolan Reserve</p> <p>Sportsground – good Flood lighting – excellent Playground – average Shared pathway – excellent Bridges – average to good Retaining walls – very poor or good General infrastructure – average</p> <p>Miller Reserve</p> <p>Sportsground – good Irrigation system - good Flood lighting – average Practice hitting/graffiti wall – very good Skate facility – good General infrastructure – excellent</p> <p>Passmore Reserve</p> </td> <td style="vertical-align: top; width: 50%;"> <p>David Thomas Reserve</p> <p>Sportsground – good Floodlighting – excellent Irrigation - excellent Pathway / concrete paving – excellent General infrastructure – excellent</p> <p>Warringah Golf Course</p> <p>Greens and surrounds – generally good Tees – wear at some tees Fairways – marginal to poor Bridges – 6th tee poor, others reasonable to good Paths – average to good Landscape – shading impacts on turf</p> <p>Childcare centre</p> </td> </tr> </table>	<p>Nolan Reserve</p> <p>Sportsground – good Flood lighting – excellent Playground – average Shared pathway – excellent Bridges – average to good Retaining walls – very poor or good General infrastructure – average</p> <p>Miller Reserve</p> <p>Sportsground – good Irrigation system - good Flood lighting – average Practice hitting/graffiti wall – very good Skate facility – good General infrastructure – excellent</p> <p>Passmore Reserve</p>	<p>David Thomas Reserve</p> <p>Sportsground – good Floodlighting – excellent Irrigation - excellent Pathway / concrete paving – excellent General infrastructure – excellent</p> <p>Warringah Golf Course</p> <p>Greens and surrounds – generally good Tees – wear at some tees Fairways – marginal to poor Bridges – 6th tee poor, others reasonable to good Paths – average to good Landscape – shading impacts on turf</p> <p>Childcare centre</p>
<p>Nolan Reserve</p> <p>Sportsground – good Flood lighting – excellent Playground – average Shared pathway – excellent Bridges – average to good Retaining walls – very poor or good General infrastructure – average</p> <p>Miller Reserve</p> <p>Sportsground – good Irrigation system - good Flood lighting – average Practice hitting/graffiti wall – very good Skate facility – good General infrastructure – excellent</p> <p>Passmore Reserve</p>	<p>David Thomas Reserve</p> <p>Sportsground – good Floodlighting – excellent Irrigation - excellent Pathway / concrete paving – excellent General infrastructure – excellent</p> <p>Warringah Golf Course</p> <p>Greens and surrounds – generally good Tees – wear at some tees Fairways – marginal to poor Bridges – 6th tee poor, others reasonable to good Paths – average to good Landscape – shading impacts on turf</p> <p>Childcare centre</p>		

Feature	Details
	<p>Sportsground – good Children’s playground – average Synthetic turf in playground – excellent Barbecues – poor to good Timber feature wall – good Pathway – excellent Paving – average to excellent Retaining walls – excellent General infrastructure – excellent</p> <p>Rooms – very good Outdoor play areas – good</p>
Uses and activities	<p>Organised sport: including golf, tennis, squash, futsal, lawn bowls, cricket, soccer, rugby union, rugby league, touch football, running training, small-bore rifle shooting. School sport on weekdays.</p> <p>Informal recreation: include walking, cycling, rollerblading, skateboarding, riding scooters, kite flying, dog exercise, picnics and barbecues, children’s play, feeding birds</p> <p>Environmental: volunteer bush regeneration by Warringah Council’s Friends of the Bush groups at Mermaid Pool and Nolan Reserve, Warringah Golf Course, and Passmore Reserve. Creek restoration by Warringah Golf Club Creek Care Volunteer Group. Contract bush regeneration works in remnant bushland area along Manly Creek, around David Thomas Reserve, Brookvale Creek and Manly Lagoon.</p>
User groups / stakeholders	<p>Groups: include sporting clubs, schools, regional and state sporting bodies</p> <p>Visitor characteristics: A Park User Survey (2013) found the average distance users travel to the park is 5.2 kilometres, which took an average of 12 minutes. More than one-third of park users visit at least weekly.</p>
Leases/ licenses/ bookings	<p>Leased areas: Warringah Golf Course, part of David Thomas Reserve (G8 Childcare Centre), part of Nolan Reserve (North Manly Bowling and Recreation Club, Christian Bros Junior Rugby League Football Club), part of Passmore Reserve (Manly Vale Calabria Bowling Sports and Social Club, Manly Small Bore Rifle Club)</p> <p>Licensed areas: Warringah Recreation Centre</p> <p>Booking agreement: futsal courts at Warringah Recreation Centre</p> <p>Sportsground hire</p>
Easements	<p>There are several easements for services upon District Park</p>
Maintenance	<p>Two maintenance depot/maintenance facilities are located in the park: on Warringah Golf Course which is managed by Warringah Golf Club, and a Council depot in Nolan Reserve.</p> <p>Maintenance by Council staff and contractors (non-leased areas) and lessees (leased areas)</p> <p>Sports fields: mowing of sports fields and surrounds, seasonal changeover of goalposts, inspections, maintenance (e.g. divoting, minor topdressing), returfing, aeration, fertilising, line marking, cricket wicket resurfacing, lighting audit and maintenance, infrastructure maintenance, general maintenance</p> <p>Buildings: Conditions contained within the leases/licences detail responsibility for maintenance.</p> <p>Playgrounds: inspections and general maintenance</p> <p>Gardens: maintenance</p> <p>Natural areas: professional bush regeneration contractors and Friends of the Bush volunteers.</p>
Income and expenditure	<p>Income: fees from use agreements (leases, licences, booking agreements, and sportsground hire), grants, use of floodlights</p> <p>Expenditure: Maintenance, renovation, capital improvements.</p>

3 BASIS FOR MANAGEMENT

3.1 Introduction

This section describes the wider societal trends, legislative and policy framework applying to District Park. Full versions of the legislation referred to below are on-line at www.legislation.nsw.gov.au and www.austlii.edu.au. Warringah Council's website is www.warringah.nsw.gov.au.

3.2 Trends in open space provision, planning, use and management

Factors which influence the provision, planning, use and management of open space in Australia and overseas in the wider context, and within the visitor catchment of District Park, are set out in Appendix E.

These trends include an aging population, informal recreation activities are more popular than sporting activities and increased popularity of 'extreme' sports.

3.3 Planning context

Figure 5 outlines the national, state, metropolitan Sydney, regional and local planning context which influences the use, development and management of District Park. Refer to Appendix F for more information about the planning context of District Park.

Figure 5 Planning context of District Park

COMMONWEALTH	Legislation Disability Discrimination Act 1992 Environment Protection and Biodiversity Conservation Act 1999 Work Health and Safety Act 2011	Building Code of Australia Australian Standards: access, playgrounds National physical activity participation data		
NSW	Legislation Local Government Act 1993 Crown Lands Act 1989 Environmental Planning & Assessment Act 1979 State Environmental Planning Policies: (Bushland in Urban Areas, Infrastructure, Coastal Protection) Bushfire Environmental Assessment Code for NSW 2006 Catchment Management Authorities Act 2006 Water Management Act 2000 Protection of the Environment Operations Act 1997 Rural Fires Act 1997	Plans NSW 2021	Recreation planning guidelines and data Recreation and Open Space Planning Guidelines for Local Government Physical activity participation data	
		Threatened Species Conservation Act 1995 Waste Minimisation Act 1995 Fisheries Management Act 1994 Noxious Weeds Act 1993 Roads Act 1993 Coastal Protection Act 1979 National Parks and Wildlife Act 1974		
SYDNEY	A Plan for Growing Sydney			
REGIONAL	Draft North Subregional Strategy	SHOROC Shaping Our Future		
WARRINGAH				
Corporate	Warringah Community Strategic Plan 2023 Delivery Program, Operational Plan, Resourcing Strategy			
Strategic / specific need	Land use Warringah Local Environmental Plan 2011 Warringah Development Control Plan 2011 Section 94A Development Contributions Plan 2011 Warringah Local Planning Strategy 2012-13 Draft Housing Strategy	Community Living Well Warringah: Aging Strategy Creative Warringah Social Plan 2010 Children's and Family Services Strategy 2006 Youth Strategy 2013		
	Economic Warringah Economic Development Plan 2011	Graffiti Management Plan Cultural Plan Companion Animals Management Plan		
	Asset management Warringah Asset Management Strategy 2013-2023 Buildings Asset Management Plan Parks Reserves Foreshores Asset Management Plan Natural Areas Asset Management Plan	Open Space and Recreation Recreation Strategy 2009 Playground Strategy 2007 Sports in Warringah 2004 Regional Multiple Use Trail Strategy		
	Natural Environment Biodiversity Conservation and Restoration Plan Flood Program 2008-2018 Local Habitat Strategy 2007 Planning for Bushfire Protection 2006 Creek Management Study 2004 Natural Area Survey		Manly Lagoon Flood Study 2013 Draft Biodiversity Conservation Study 2013 Environmental Sustainability Strategy 2012 Bush Fire Risk Management Plan 2010, including Warringah Bush Fire Prone Land Map 2010	
			Transport Sustainable Transport Strategy Bike Plan 2010-2015 Pedestrian Access and Mobility Plan	
Implementation	Plans of Management District Park Plan of Management	Policies	Capital works programs	
Supporting studies and papers	Sports Club Feasibility Study Northern Beaches Regional Golf Strategy District Park Strategic Directions Paper Submissions Report District Park Strategic Directions Paper District Park Discussion Paper Submissions Report District Park Discussion Paper			

3.4 Values and roles of District Park

Warringah Council takes a values-based approach to the planning and management of District Park. Values may be described as what is important or special about a place. The values and associated roles of District Park are set out below consistent with the outcomes of the Warringah Community Strategic Plan.

Table 3 Values and roles of District Park

Outcome	Values of District Park	Significance	Roles of District Park
Vibrant Community	The Warringah community has a strong sense of ownership of District Park as a place which is available to all of the community to come together for a variety of activities.	District	Venue for social clubs, and for community activities Creative space and place
Lifestyle and Recreation	District Park is highly valued by the local community and a wider regional catchment to enjoy a wide range of sporting and informal recreational activities which contribute to a healthy lifestyle and quality of life. District Park is the largest concentration of sporting fields in the region. As District Park incorporates numerous adjoining sporting fields, the Park is valued as a place in Manly-Warringah and in northern Sydney where school and other field sporting competitions involving large numbers of players can be held at the one location.	Regional	Multi-purpose settings for a diverse range of competitive and informal sporting activities, and for informal recreation
Healthy Environment	District Park is a large, green open space with a mix of trees, bush and grass with creeks flowing through it. The natural and green landscape of District Park is valued by park users and people passing by. It is also a visual contrast to nearby industrial and commercial land uses. Park users and neighbours delight in seeing fish, reptiles, birds and mammals in the Park throughout the year. Warringah Council community research in 2012 shows the management of waterways and lagoons, and caring for bushland areas, are of very high importance to the Warringah community. The conservation significance of areas of the natural areas in District Park has been assessed as high (areas of Passmore and Nolan Reserve), moderate (areas of David Thomas Reserve), and local (areas of Miller Reserve).	State	Wildlife habitat and corridors Containment of environmental events such as flooding and bushfire.
Connected Transport	District Park is highly accessible in a central location, being connected to surrounding areas by intersecting main roads, public transport routes, and bicycle routes and walking paths.	District	Part of bicycle route network

3.5 Vision for District Park

The vision for District Park is:

District Park will enhance its status as an accessible, multi-purpose and high quality regional sporting, recreation and community precinct in a significant natural setting.

The vision for District Park is reflected in the Action Plan in Section 4.

4 ACTION PLAN

4.1 Landscape Concept Plan

The Landscape Concept Plan for District Park is in Figure 6. The Landscape Concept Plan shows the location of the spatial works and actions in the following Action Plan which are proposed to be implemented to achieve the objectives and desired outcomes for District Park. More detailed Landscape Masterplans will be prepared for specific areas as required.

Key proposed actions and changes to District Park include:

- constructing a combined sports, recreation and community facility in Nolan Reserve
- demolishing the middle and south amenities buildings in Nolan Reserve and assess and design new amenities to cater for the needs of users at the southern end of the Reserve.
- investigating the provision of upgraded and additional sports courts at Warringah Recreation Centre
- investigating the provision of an indoor/outdoor action sports facility
- investigating a location for a dirt jump bike track
- investigating the provision of outdoor table tennis
- upgrading the children's playground at Passmore Reserve
- providing outdoor fitness equipment for all ages, including parkour facilities
- continuing to maintain and enhance riparian vegetation and bushland
- implementing new walking and cycling tracks around District Park, and links to existing pathways and adjoining areas.
- improving signage and way finding around the park

All proposed works in District Park are dependent on the availability of funding. Council has limited funds, and as such may rely on external grants and other sources of funding. It is envisaged that this Plan of Management will be implemented progressively over a ten-year period as funds become available.

Funding for management of and improvements to District Park will be sought from a range of government, Council, corporate and community sources on an ongoing basis.

The benefits of the proposed works include to:

- provide opportunities for social connection for all users in the park.
- support the range of recreational opportunities for the general community.
- provide an ongoing source of income to support the recreational opportunities in the park.
- improve activation and use of the park.

4.2 Action Plan

4.2.1 Introduction

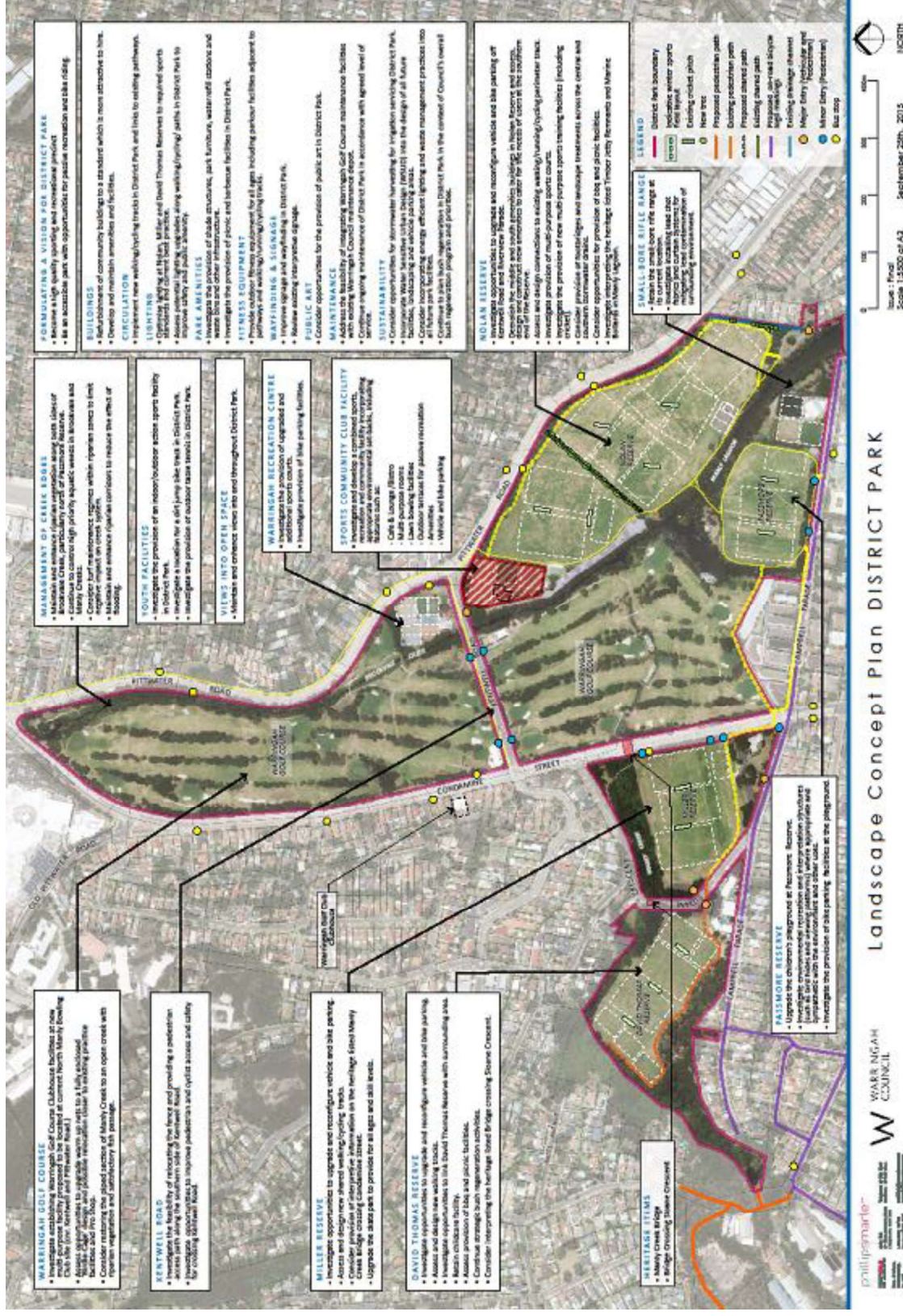
The management actions to resolve the management issues (consistent with the community's values) from Section 3 and to implement the Landscape Concept Plan over the next 10 years are presented in the following tables. Headings are explained as follows:

Outcome (Community Strategic Plan)

Performance targets	Means of assessment
The desired outcome in implementing and achieving the action	How the achievement of the performance target can be measured and assessed.

Opportunity	Background	Objective	Actions
Topic heading relating to an opportunity or benefit to the park and the community	Explanatory information about the opportunity	Reflects the strategic direction for District Park, and provides direction for the actions.	A specific task required to realise an opportunity or resolve an issue, consistent with the strategic direction and objective.

Figure 6 Landscape Concept Plan for District Park



4.2.2 Vibrant community

Objective:

To provide opportunities for social interactions, community support, cultural heritage protection and creative expression in a safe environment

Performance targets	Means of assessment
Increased use of buildings and spaces by a wider range of groups	Bookings
Increased opportunities for public art and creative expression	Observations, bookings, calendar of events
Increased opportunities for community support	Use agreements
Preservation and interpretation of cultural heritage	Condition assessments, visitor surveys
Increased actual and perceived safety	Crime reports, visitor survey

Opportunity	Background	Strategies	Actions
Health and wellbeing			
Combined sports, recreation and community club buildings	Several sporting clubs and activities are located in close proximity in District Park.	Facilitate a multi-purpose, modern sporting and community facility in District Park which consolidates existing clubhouses	Investigate and develop a sports and community club facility in the zone of the current North Manly Bowling and Recreation Club in Nolan Reserve.
	Warringah Golf Club wants to re-locate their off-site clubhouse on to District Park closer to the golf course.		
	Some club buildings in the park are aging, and require repair and updating to encourage use. Some clubs based in the park are struggling financially.		
	A feasibility study to investigate options for a combined sports, recreation and community club building in District Park was commissioned in 2014. The study included possible arrangements between existing clubs, viability of services, management models, and cost-benefit analysis.	Facilitate a better connection between the golf course and the new sport community club building	Consider the optimal building alignment with the golf course and the optimal number of bowling greens.
	The final report indicated that the viability of the Warringah Golf Club and North Manly Bowling Club may be enhanced through merging of their operations and facilities in a multi-purpose centre, including with the operations of the Warringah Recreation Centre and a range of other sporting clubs and groups that use District Park. The feasibility study explored a centrally located facility in District Park on the site of the current North Manly Bowling Club. Depending on final design, the building may include café and lounge/bistro, multi-purpose rooms, bowling facilities, outdoor terrace for passive recreation, amenities, and car and bike parking.		Make changes to the golf course configuration if required to accommodate the new sports and community club facility.

Opportunity	Background	Strategies	Actions
Shared buildings and spaces	<p>Leases of several community buildings and spaces in District Park have expired, or are on a month-to-month basis, or are due to expire in 2016-17.</p> <p>Current lease agreements for community buildings in the park limit access by other groups to the buildings for a range of activities.</p> <p>There is increasing demand for indoor health and leisure activities in Warringah, such as senior's activities, creative/cultural activities, dance schools, yoga and Pilates, youth activities and entertainment, and children's playgroups/parties.</p>	<p>Maximise use of community buildings and spaces for a range of shared uses</p>	<p>Review lease and licence agreements to allow shared use of buildings in the park.</p> <p>Extend the term of expired leases and licences following review of these agreements.</p> <p>Investigate options for use of buildings for which use agreements are not renewed or extended.</p> <p>Refurbish and adapt community buildings in District Park to a standard which is attractive for health and leisure activities for which there is demand.</p>
Public art	<p>Graffiti walls are situated in Miller Reserve and Passmore Reserve.</p> <p>Warringah Council's <i>Creative Warringah</i> proposes several goals including creating environments which are welcoming, surprising and good for people; and to integrate public art and creative expressions into places, projects and programs.</p>	<p>Integrate public art and creative expression into spaces and activities in District Park.</p>	<p>Implement public art in suitable locations in District Park.</p> <p>Consider the goals of <i>Creative Warringah</i> in future projects and programs in District Park.</p>
Safety			
Visitor safety	<p>Visitors in District Park feel safe during the day, but only one-third of visitors say they would feel safe to visit the park at night (Park User Survey, 2013)</p>	<p>Reflect Safety by Design principles in landscaping and park management</p>	<p>Place suitable external lighting at amenities buildings, pathways and car parks.</p>
Support and connection			
Childcare	<p>A private 120-place childcare centre for aged 0 to 5 years operates in the park. The lease expired in 2015, with options to extend the lease until 2025.</p>	<p>Retain the current childcare centre as required</p>	<p>Renew the lease for the childcare centre.</p>
Heritage and cultural diversity			
Cultural heritage items	<p>Several heritage items listed in Schedule 5 Environmental Heritage of the <i>Warringah Local Environmental Plan 2011</i> are located within the curtilage of District Park, as follows:</p> <ul style="list-style-type: none"> - Manly Creek Bridge crossing Condamine Street at Manly Vale - Bridge crossing Sloane Crescent at Manly Vale - Timber Jetty Remnants and Marine Bollards in Manly Lagoon, adjacent to Passmore Reserve. <p>Other valued items in the park include the Bicentennial Avenue of Trees in Nolan Reserve, the sandstone wall on the golf course boundary, and the large Port Jackson fig at the southern boundary of the golf course.</p>	<p>Preserve cultural heritage items</p>	<p>Investigate the significance of heritage items which are not listed in WLEP 2011.</p> <p>Add significant heritage items to WLEP 2011.</p> <p>Maintain cultural heritage items.</p> <p>Provide on-site interpretive information about cultural heritage items</p>

4.2.3 Recreation and lifestyle

Objective:

To provide safe and fit for purpose facilities, settings and spaces for a diverse range of traditional and emerging sporting, recreation and leisure activities which encourage a healthy lifestyle

Performance targets	Means of assessment
Diverse sporting facilities and spaces which meet the needs of users	Engagement with user groups
Increased use for sport and recreation activities	Bookings, visitor counts
Additional opportunities for a range of unstructured recreation activities	Visitor surveys, increase in unstructured recreation facilities

Opportunity	Background	Strategies	Actions
Diverse facilities			
Sport			
18-hole golf course	<p>Warringah Golf Course was established in the 1930s.</p> <p>The Regional Golf Course Study and Warringah Golf Club Ltd members supported retaining the 18 hole golf course.</p> <p>The lease of the golf course expires in January 2016. Council intends to extend the lease until 2017.</p>	<p>Facilitate a financially viable golf club and multi-purpose 18-hole golf course</p> <p>Provide for safe community access to and use of the golf course</p> <p>Integrate the golf club use and operations with the proposed sports community club</p> <p>Relocate and/or upgrade golf practice facilities</p>	<p>Review the lease of Warringah Golf Course including:</p> <ul style="list-style-type: none"> - extending the lease period until this Plan of Management has been adopted and the future of the proposed sports club determined - revising the lease area to accommodate safe walking tracks and crossing points - appropriate environmental management practices <p>Consider the operational requirements of the golf course and lawn bowling facilities in the concept.</p> <p>Assess opportunities to upgrade warm-up nets to a fully enclosed "Birdie Cage" design, and possible relocation closer to existing practice facilities and pro shop.</p>
Sports field configuration	<p>Sporting fields in District Park are used for sports including cricket, touch football, soccer, and rugby league. Changing preferences for participation in sport mean that some emerging sports may require space to play which could be accommodated at District Park.</p>	<p>Facilitate use of sporting fields for existing and emerging sports</p>	<p>Review configuration of sporting fields in consultation with existing and potential user groups.</p>
Amenities / facilities at	<p>Amenities are located at Nolan Reserve, Passmore Reserve, Miller Reserve and</p>	<p>Ensure amenities</p>	<p>Liaise with Manly Vale Football Club and other</p>

Opportunity	Background	Strategies	Actions
sporting fields	<p>David Thomas Reserve.</p> <p>Sports amenities buildings (middle and south) in Nolan Reserve are in poor condition and have a remaining useful life of 2 years.</p> <p>Development and maintenance of amenities and facilities at District Park is carried out consistent with Council's Asset Management and other relevant plans.</p>	<p>meet the needs of sporting and other park users.</p>	<p>key stakeholder groups regarding proposed first-floor addition to the building at David Thomas Reserve.</p> <p>Demolish the middle and south amenities buildings in Nolan Reserve.</p> <p>Design and construct new amenities at the southern end of Nolan Reserve to cater for the needs of users of Nolan Reserve.</p>
Lighting of sporting fields	<p>Floodlighting of sporting fields in Miller Reserve and David Thomas Reserve was recently upgraded to 100 lux to meet the Australian Standard for match practice and competition football.</p> <p>Lighting in Nolan Reserve is 50 lux training standard.</p> <p>Consideration of any new or upgraded sports field lighting is to include comprehensive community engagement, particularly with nearby residents.</p>	<p>Provide lighting of sporting fields which allows safe use of fields, and provides flexibility in use with minimal impact on surrounding land uses</p>	<p>Upgrade lighting in Nolan Reserve to 100 lux to enable football competition.</p> <p>Optimise sports field lighting to required sport standards and current best practice.</p>
Shade / shelter at sporting fields	<p>Shade for spectators at sporting fields is provided by trees. However, shade for spectators is limited at Nolan Reserve.</p>	<p>Provide shade options at sports fields which don't impede sport or recreation activity.</p>	<p>Support shade options at sporting fields, including trees and built structures.</p>
Multi-purpose sports training facilities	<p>Cricket users require new practice facilities, which could be combined with practice facilities for other sports.</p>	<p>Provide multi-purpose sport practice facilities</p>	<p>Include new practice facilities for cricket and other sports in the masterplan for Nolan Reserve.</p>
Additional futsal courts	<p>Futsal courts are located at the Calabria Club and at Warringah Recreation Centre.</p> <p>The Calabria Club propose to convert another bowling green to futsal courts.</p> <p>Council is considering preparing a Warringah-wide futsal demand study.</p>	<p>Cater for demand for futsal/multi-use synthetic courts</p>	<p>Support provision of additional futsal/multi-use synthetic courts at locations which could include Warringah Recreation Centre and the Calabria Club.</p>
Sports courts	<p>Six tennis courts and three squash courts are located at the Warringah Recreation Centre, which is managed by Warringah Council.</p>	<p>Provide high quality sports courts in District Park</p>	<p>Investigate upgrading tennis and squash courts at Warringah Recreation Centre.</p> <p>Identify suitable locations for multi-purpose sports courts catering for informal netball, basketball and other court sports at locations which could include Warringah Recreation Centre and Nolan Reserve.</p> <p>Investigate the feasibility of additional squash courts.</p>

Opportunity	Background	Strategies	Actions
Beach volleyball courts	Council has received requests for beach volleyball courts in District Park.	Provide opportunities to play beach volleyball if and where appropriate.	Investigate possible suitable locations for beach volleyball courts in District Park. Such locations may include adjacent to the proposed sports community club building, Warringah Recreation Centre, or the Calabria Club.
Bowling greens	<p>Lawn bowling greens in District Park are located at the Calabria Club (one synthetic and one unused green) and at North Manly Bowling and Recreation Club (3 greens).</p> <p>The Calabria Club have converted one bowling green to futsal courts, and propose to similarly convert another bowling green to futsal.</p> <p>The North Manly Bowling Club lease expires in January 2016, and the Calabria Club lease expires in 2017.</p> <p>The Regional Golf Study (JBAS, 2014) identified that the playing members of 37 bowling clubs in Northern Sydney has declined by 4% between 2010 and 2012.</p> <p>The Sports Club Feasibility Study recommended a reduction in the number of bowling greens at North Manly Bowling Club from three to one to accommodate the proposed new sports club and associated parking.</p> <p>Council consider a Warringah-wide lawn bowling demand study.</p>	Support lawn bowls if demand exists	Further investigate to determine a viable, optimal number of bowling greens in District Park.
Small-bore rifle range	<p>Manly Small Bore Rifle Club uses a range in District Park off Campbell Parade and adjoining Manly Lagoon. Their lease expires at the end of 2016.</p> <p>The club has investigated and planned to implement ways to minimise the impact of their activities on the local environment.</p>	Support the small bore rifle range while minimising its environmental impact	<p>Manage the small-bore rifle range at its current location, subject to agreement by the small-bore rifle club to rehabilitate the site.</p> <p>Investigate installing lead shot fabrics and curtain systems for mitigating lead contamination of the surrounding environment.</p>
Unstructured recreation			
Picnic and barbecue facilities	Picnic and barbecue facilities are provided in Passmore Reserve and are well used.	Provide facilities and settings for picnics and barbecues	Identify suitable locations to provide additional picnic and barbecue facilities in District Park.
Children's playground	The playground in Passmore Reserve generally caters for toddlers and young children to the age of 7 years. It is an enclosed playground with picnic and barbecue tables, children's bike paths, and an adjoining toilet facility.	Cater for the play needs of young and older children	Upgrade the playground in Passmore Reserve to incorporate nature play and equipment for older children.
Skate park	The skate park in Miller Reserve is a	Cater for the	Modify the skate facility to

Opportunity	Background	Strategies	Actions
	concrete skate bowl which caters for skaters, scooters and BMX riders of a fairly high ability.	range of abilities of users of skate parks Encourage use of the skate park by non-skaters	cater for a range of skill levels. Upgrade the skate park and its surrounds in Miller Reserve, which may include: <ul style="list-style-type: none"> - more shade for spectators - more seating for spectators and riders - removing graffiti - providing a water refill station - painting a mural inside the bowl
Bike dirt jump track	Children and young people in Warringah have expressed a need for places to ride bikes. In 2011 Warringah Council demolished the “Freedom” dirt bike jumps in Manly Vale for safety reasons, and proposed to replace them with another dirt bike jump track nearby. Potential sites for a bike dirt jump track, including Miller Reserve and David Thomas Reserve, were assessed. Miller Reserve was considered more suitable by the concept proponent; however a more suitable location may become available.	Provide opportunities for bike activities	Engage with the community about the provision and location for a bicycle dirt jump facility in District Park.
Indoor/ outdoor action sports facility	Council recently received a public private partnership concept for an indoor/outdoor action sports facility for youth in Miller Reserve, District Park.	Provide opportunities for action sports	Engage with the community about developing an indoor/ outdoor action sports facility for youth in District Park.
Outdoor fitness equipment	Outdoor fitness equipment is popular with and may be used by children and young people through to seniors. Community members showed support for a parkour facility in District Park through the community engagement process. Parkour and free-running are new and emerging sport and recreation activities. They cater for all ages and abilities, and the equipment is suitable for active and informal uses.	Provide opportunities to increase the physical fitness of people of all ages and abilities in District Park Integrate facilities and settings for outdoor fitness, parkour, free-running and similar activities in District Park	Provide outdoor fitness equipment for all ages including parkour facilities adjacent to pathways and walking/running/cycling tracks.
Outdoor table tennis	Playing table tennis at outdoor tables is becoming increasingly popular in public open space.	Provide opportunities for informal recreation activities, such as table tennis	Investigate provision of outdoor table tennis table/s in District Park.
Support services and facilities			

Opportunity	Background	Strategies	Actions
Mobile food and beverage services	Mobile food and beverage vans offer a valuable service to park users if sport canteens are not operating.	Encourage mobile food/ beverage operations to serve park users.	Investigate infrastructure and accessibility requirements to support mobile food and beverage outlets at peak times in District Park.
Design, maintenance, waste management	Some park users discard plastic drink bottles which are transported to Brookvale and Manly Creeks.	Encourage use of reusable water bottles by users of District Park	Educate hirers about impacts of discarded plastic drink bottles in the creeks. Provide water refill stations in District Park.

4.2.4 Healthy Environment

Objective:

To protect, preserve and enhance the natural environment (land and water) in District Park

Performance targets	Means of assessment
Strengthened integrity of wildlife corridors	Canopy cover, aerial photos, vegetation surveys
Enhanced riparian corridors	Aerial photos, vegetation surveys
Easier fish passage in creeks	Fish surveys
Improved water quality	Water testing and monitoring
Decline in abundance of aquatic weeds	Surveys
Reduction in use of non-renewable energy and potable water	Baseline and future water and energy audits
Reduction in use of chemicals	Water and soil testing
Increase locally native vegetation in bushland	Vegetation surveys
Increase in educational activities	Bookings, participant courts

Opportunity	Background	Strategies	Actions
Natural areas			
Fauna habitat / wildlife corridors	A wildlife corridor extends between Manly Warringah War Memorial Park and the lower reaches of Manly Creek to Manly Lagoon.	Enhance the wildlife corridor between Manly Dam/ Manly Warringah War Memorial Park, Manly Creek and Manly Lagoon.	Recognise the east-west habitat corridor from Manly Dam along Manly Creek to Manly Lagoon in the next review of the Warringah Local Habitat Strategy. Undertake bush regeneration in selected bushland areas in accordance with current best practice and relevant regional and local strategies and priorities.
Riparian zones	The Endangered Ecological Communities (EECs) of Swamp Sclerophyll Forest on Coastal Floodplains and Swamp Oak Floodplain Forest which comprise the waterway and wetland areas of Passmore and Nolan Reserves are listed in the Schedule of Endangered Ecological Communities (EEC) of the NSW <i>Threatened Species Conservation Act 1995</i> . Friends of the Bush volunteer groups, Council staff, contractors and participants in community tree planting events are revegetating turfed or degraded riparian land in Passmore, Nolan and Miller Reserves.	Protect riparian Endangered Ecological Communities in District Park Undertake maintenance of riparian zones taking into account the impact on riparian vegetation and floodplain management	Maintain and enhance riparian corridors through establishing appropriate riparian buffers, bush regeneration, weed control and improved operational activities such as turf maintenance regimes. Continue to implement riparian zone management activities in accordance with relevant Council policies and strategies.

Opportunity	Background	Strategies	Actions
	Large sections of Brookvale and Manly Creek are contained in areas leased to sporting groups, particularly Warringah Golf Club. Lessees are responsible for maintaining the riparian zones in their leased area.	<p>Continue restoration works within habitat corridors and riparian zones with consideration of potential impact to floodplain management</p> <p>Restore piped sections of Manly Creek to natural waterway where possible</p> <p>Facilitate fish passage in Manly and Brookvale Creeks.</p>	<p>Undertake identified creek and riparian restoration works in accordance with current best practice and relevant regional and local strategies and priorities.</p> <p>Investigate the feasibility of restoring the piped section of Manly Creek on Warringah Golf Course to an open creek with riparian vegetation and satisfactory fish passage.</p> <p>In consultation with the lessee, investigate removal or modification of the dam on Manly Creek downstream of Condamine Street.</p>
Water quality	<p>Poor water quality from stormwater and other sources limits recreational use of Brookvale and Manly Creeks.</p> <p>Manly Lagoon often does not meet ANZECC 2000 standards for both primary (e.g. swimming) and secondary (e.g. canoeing) contact recreation, and so is closed for various recreational uses.</p> <p>Five Stormwater Quality Improvement Devices (SQIDs) in the District Park area reduce pollutants entering the waterways. These devices are monitored and maintained approximately every three months and following heavy rain events.</p> <p>Warringah Council is monitoring Phytoplankton, Zooplankton and chlorophyll in Manly Lagoon off Nolan Reserve to assess eutrophication and other ecological conditions.</p>	<p>Improve the quality of water in creeks and waterways.</p> <p>Improve water quality in Brookvale and Manly Creeks suitable for secondary contact recreation.</p> <p>Control pollutants from upstream areas</p>	<p>Continue to monitor and maintain Stormwater Quality Improvement Devices (SQIDs) every three months and following heavy rain events.</p> <p>Continue water quality monitoring and project partnerships with Sydney Water and other stakeholders.</p> <p>Investigate the feasibility of installing additional SQIDs in key locations in the Manly and Brookvale Creeks catchment.</p>
Aquatic weeds	High priority noxious weeds are being removed from Brookvale Creek.	Manage high priority aquatic weeds in riparian areas	Continue strategic control of high priority aquatic weeds in Brookvale and Manly Creeks.
Contamination	There is potential for contamination of land in District Park due to unknown landfill material and historic uses.	Minimise the impacts of contamination on the natural environment and use of District Park	Manage contamination issues appropriately as they arise.

Opportunity	Background	Strategies	Actions
Bushland			
Bush regeneration	<p>Bush regeneration is carried out in District Park by Warringah Council's Friends of the Bush groups at Mermaid Pool, Warringah Golf Course, Nolan and Passmore Reserves.</p> <p>Contract bush regeneration works are taking place in remnant bushland along Manly Creek, around David Thomas Reserve, Brookvale Creek and Manly Lagoon.</p>	<p>Restore areas of remnant bushland to enhance wildlife habitat</p> <p>Provide support for re-establishing locally native vegetation</p>	<p>Continue strategic bush regeneration activities in District Park.</p> <p>Continue to plan bush regeneration in District Park in the context of Council's overall bush regeneration programs and priorities.</p>
Fauna			
Threatened species	<p>Threatened microbat species are known to forage within District Park, and roost within nearby stormwater infrastructure.</p> <p>Waterways and riparian vegetation within the park are known foraging habitat for threatened and migratory birds including the Black Bittern.</p> <p>Any developments and activities in District Park which have the potential to modify foraging and roosting habitat must account for potential impacts on threatened bird and bat species.</p>	<p>Protect and enhance threatened species habitat</p>	<p>Maintain and enhance existing natural areas within District Park.</p> <p>Ensure future management actions are undertaken in accordance with the requirements of the <i>Threatened Species Conservation Act 1995</i> and <i>Environmental Planning and Assessment Act 1979</i>.</p>
Sustainability			
Energy and water	<p>Council has installed automated and remotely controlled lighting and irrigation systems which have reduced use of energy and water through unauthorised access to playing fields and amenities in District Park. This system has the added advantage of detecting, automatically shutting down and alerting staff to water leaks in the irrigation system, potentially saving thousands of litres of water.</p> <p>Changed maintenance practices have reduced the use of mains water for playing fields in District Park. These changed maintenance practices include increasing use of aeration and of wetting agents to reduce hydrophobic water sheeting and to improve water penetration and retention in the soil; and improving bore water management which has reduced the need for mains water.</p> <p>Warringah Golf Club has a licence from the Office of Water for harvesting water from the dam to water the golf course.</p>	<p>Minimise use of water and energy in District Park</p>	<p>Include requirements in lease agreements for lessees to prepare environmental management plans which address the use and management of water and energy as required.</p> <p>Incorporate Water Sensitive Urban Design (WSUD) into the design of all future facilities, landscaping and vehicle parking areas.</p>
Chemical use	<p>Dangerous chemicals and poisons can leach into the surface or groundwater, and can affect soil, plants and water for a long time. Considering that District Park is highly vegetated, and noting that Manly and Brookvale Creeks traverse the area, and flow immediately into Manly Lagoon, appropriate care should be taken to protect bushland and sensitive receiving water bodies.</p>	<p>Minimise use of chemicals in District Park</p>	<p>Include requirements in lease agreements for lessees to prepare environmental management plans which address use and management of pesticides, fertilisers and other chemicals.</p>

Opportunity	Background	Strategies	Actions
Waste management	Waste management plans are required to be prepared to accompany applications to hold major events in District Park.	Minimise waste generated from use of District Park	Review waste management requirements in future use agreements.
Natural hazards and climate change			
Bushfire	Residential properties and Council assets adjoining David Thomas Reserve have been rated in the Warringah Pittwater Bush Fire Risk Management Plan (2010) as a “high” risk asset. Hazard reduction burning works were conducted in David Thomas Reserve in 2012, which alleviated the bush fire risk.	Manage the impacts of bushfire in District Park	Continue to co-ordinate bushfire risk management activities in accordance with the Warringah Pittwater Bushfire Risk Management Plan 2010.
Flooding	All reserves in District Park are flood-prone. The entrance to Manly Lagoon, which is jointly managed by Warringah and Manly Councils, is occasionally mechanically opened to reduce the risk of flooding. Manly and Brookvale Creeks, which flow into Manly Lagoon, periodically flood. The two Councils have prepared a Project Agreement for the Joint Management of Routine Maintenance Operations on Manly Lagoon (2012). This agreement aims to ensure that the Councils work together to reduce flood risk while protecting the health of the lagoon, and maintaining infrastructure such as low flow pipes and litter traps. The Manly Lagoon Flood Study (2013) identified the existing and future flood behaviour in the Manly Lagoon catchment. The revision of the Manly Lagoon Floodplain Risk Management Study and Plan will evaluate and recommend options to manage flooding within the catchment.	Manage flood risks appropriately	Implement actions identified in the revision of the Manly Lagoon Floodplain Risk Management Plan.
Education and interpretation			
Education activities	Environmental activities such as Friends of the Bush, tree planting days, and school excursions to learn about the environment are provided in natural areas of District Park. The Warringah Cultural Plan recommended introducing environmental walks in bushland in Warringah.	Encourage the community to learn about the natural environment in District Park	Facilitate environmental education and community activities in District Park where appropriate. Investigate opportunities to expand community volunteer groups to monitor water quality, biodiversity and to restore riparian and bushland areas.
Bird hides and viewing platforms	The natural areas in District Park provide excellent opportunities to watch local and migratory bird species.	Improve opportunities to watch birds and other wildlife in District Park	Investigate environmental interpretation structures (such as bird hides and viewing platforms) where appropriate and which are sympathetic with the environment and other park uses.

Opportunity	Background	Strategies	Actions
Interpretive signage	Some interpretive signs about flora and fauna have been installed along Brookvale Creek.	Provide opportunities for park users to learn about the natural environment in District Park during their visit.	Review existing interpretive signage in District Park. Update or replace signage where required and in accordance with Warringah's signage strategy.

4.2.5 Connected transport

Objective:

To improve access to District Park by public transport and active transport, and access within the park for walking, cycling and universal access

Performance targets	Means of assessment
Increase in users accessing District Park by public transport, walking and cycling	Observations, visitor surveys
Decrease in parking conflicts in local streets	Observations, complaints to Council
Increase in walking and cycling links within the park and to adjoining areas	Length of paths and tracks

Opportunity	Background	Strategies	Actions
Public transport			
Public transport	<p>5% of users of District Park travel to the park by public transport.</p> <p>Numerous bus routes connect District Park with the City and northern beaches along Condamine Street, Manly along Pittwater Road, and Frenchs Forest via Allambie Road.</p>	<p>Include opportunities to support access to public transport in any future development options for District Park.</p>	<p>Provide accessible links between bus stops, amenities buildings and other destinations in the park.</p> <p>Produce an information brochure about District Park including modes of transport to the park, location of bus stops and other relevant information.</p> <p>Provide information about public transport options to and from the park to Sydney Buses, Roads and Maritime, and include on the Warringah</p> <p>Include public transport options on the Warringah bike map.</p>
Roads and parking			
Vehicle access	<p>77% of park users travel to the park by private motor vehicle.</p> <p>Condamine Street and Pittwater Road are busy roads which are congested in peak hours. The secondary roads of Kentwell Road, Sloane Crescent and Campbell Parade separate areas within the park or adjoin the park.</p> <p>Speed humps control the speed of traffic on Campbell Parade and Sloane Crescent.</p>	<p>Improve opportunities to access District Park by vehicle.</p>	<p>Provide accessible pathways between car parks and buildings in the Park.</p> <p>Review use of car parking areas in District Park.</p>
Vehicle parking areas	<p>Numerous off-road vehicle parking areas are provided in the park at each sporting complex (David Thomas, Miller, Passmore, and Nolan Reserves) at the child-care centre, the small-bore rifle club, North Manly Bowling Club, Warringah Recreation Centre, and</p>	<p>Improve opportunities to park vehicles in District Park while minimising encroachment of parking areas on the park and</p>	<p>Investigate opportunities to upgrade and reconfigure vehicle parking throughout District Park where demand warrants.</p>

Opportunity	Background	Strategies	Actions
	<p>Warringah Golf Club. Parking is also available on surrounding streets.</p> <p>Parking for park users is adequate at most times, except on Friday evenings for touch football, Saturdays for winter sport, and for school sport carnivals at Nolan Reserve. Lack of parking at peak times causes park users to park in local side streets, inconveniencing residents.</p> <p>Additional parking spaces at the proposed sports community club building will be necessary to reduce parking on local streets. Car parking associated with the new building would be consistent with the requirements of the Warringah Development Control Plan.</p>	<p>conflicts with other park users</p> <p>Ensure adequate vehicle parking associated with any new facilities</p> <p>Promote safety and security for users of car parks</p>	<p>Provide adequate car parking spaces to cater for users of the new sports community club building.</p> <p>Review existing lighting of car parks.</p> <p>Provide additional lighting of car parks as required.</p>
Walking and cycling			
Improvements to walking/ cycling paths	Shared paths for walking and cycling are provided in Passmore Reserve and Nolan Reserve.	<p>Improve opportunities for walking and cycling in District Park</p> <p>Improve safety and public amenity along shared paths</p>	<p>Implement improvements to walking/ cycling paths in District Park identified in the Warringah Bike Plan.</p> <p>Install seating along walking and cycling paths.</p> <p>Install water refill stations at appropriate locations along walking/cycling paths.</p> <p>Install dog waste bins at appropriate locations along walking/cycling paths.</p> <p>Investigate lighting upgrades along walking/cycling paths.</p> <p>Investigate walking/cycling/ golf buggy access over waterways.</p>
New walking and cycling tracks in District Park	The Park User Survey (2013) found that 15% of park users walk to the park and 3% of park users cycle to the park.	<p>Improve opportunities to access District Park by walking and cycling.</p> <p>Develop strategic links for pedestrians and cyclists which facilitate activity within and around District Park.</p>	<p>Implement new walking/ cycling tracks in District Park identified in the Warringah Bike Plan.</p> <p>Investigate new perimeter shared walking/cycling tracks in Nolan, Miller and David Thomas Reserves.</p> <p>Consider provision of footbridges and landscape treatments across the central and southern stormwater drains in Nolan Reserve.</p>
Pedestrian crossing of internal roads	Pedestrian/vehicle conflicts occur on Sloane Crescent between David Thomas and Miller Reserves, and on Kentwell Road.	Reduce traffic speeds and improve safety of pedestrians crossing adjoining roads	<p>Investigate the feasibility of relocating the fence and providing a pedestrian access path along the southern side of Kentwell Road.</p> <p>Investigate opportunities to improve pedestrian and cyclist access and safety for crossing Kentwell Road</p>

Opportunity	Background	Strategies	Actions
			through provision of traffic calming measures.
		Promote walking and cycling links between reserves within District Park	Consider shared path link under Condamine Street between Miller Reserve and Warringah Golf Course.
Walking / cycling links to adjoining areas	The community has identified that links from District Park to adjoining natural areas such as Manly Dam and Manly Lagoon are desirable.	Link District Park with adjoining areas	Implement other walking / cycling links between District Park and adjoining areas identified in the revised Warringah Bike and Pedestrian and Mobility Plans.
Bike parking	There are currently no existing or planned bike parking facilities in District Park (in the Warringah Bike Plan). However, a review of this Bike Plan will commence shortly.	Encourage park users to ride bikes to District Park	Provide bike parking facilities at the Passmore Reserve playground, Warringah Recreation Centre, and community and amenities buildings.
Access for all			
Access for all	Access for everyone in District Park has improved in recent years, with accessible parking spaces, pathways and a footbridge being provided.	Ensure universal access to and use of spaces and facilities in District Park.	Conduct an access audit of District Park. Address any issues raised in the Access Audit.
Wayfinding			
Directional signage	The lack of directional signage in the park was identified as an issue in the visitor survey.	Ensure easy movement around and through District Park.	Implement Council's signage strategy.

5 IMPLEMENTATION

5.1 Governance

At present Warringah Council manages District Park. District Park will continue to be managed by Warringah Council.

Council's management of the sporting fields in District Park and the Warringah Recreation Centre will ensure equitable access to facilitate uses which align with community needs. Management of the sporting fields will be consistent with the Sportsground Plan of Management and relevant policies.

Sports fields will be managed with consideration of local amenity, sporting needs, and Council policies and practices.

Council will have oversight of all use agreements. Day-to-day management of leased and licensed areas will be the responsibility of the leaseholder according to the terms of the lease or licence agreement.

5.2 Future uses and developments

5.2.1 Permitted uses and developments

Introduction

It is not possible to forecast every activity, development or structure that may occur in District Park in the future. New activities, developments and structures may be proposed in response to an application for use of the Park, or because funding or another opportunity becomes available, or to address a need or management issue that may not be evident when preparing this Plan of Management.

Principles

District Park is generally intended to be used for active sport, informal and passive recreation, social and cultural events, and preservation of natural areas.

Any use or development that would encroach on the Park's open space should be minimised, unless it can be shown that the proposed use or development is more efficient use of the space and is consistent with the objectives of this Plan of Management.

Legislative requirements

Permissible uses and developments in District Park must be in accordance with relevant legislation in force, particularly:

- categorisation of community land under the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.
- uses for which leases, licences and other estates may be granted on community land under the *Local Government Act 1993*.

- the principles of Crown land management under the *Crown Lands Act 1989*.
- zoning under the Warringah Local Environmental Plan 2011.
- State Environmental Planning Policy (Infrastructure) 2007.
- Commonwealth legislation.

Refer to Appendix F for more information.

Other considerations

In addition to the legislative considerations outlined above, assessment criteria for proposals for new activities and/or developments should address:

- the objectives of this Plan of Management (Section 1).
- the objectives for management of District Park (Sections 3 and 4).
- community values of the Park (Section 3)
- community objectives for the Park (Section 3)
- the future roles of the Park (Section 3)
- Council plans and policies.

Specific activities

Sporting activities

Seasonal sporting activities would be conducted according to the Sportsground Plan of Management and Conditions of Hire.

Performances and events

Warringah Council will encourage performances and events which are aligned with the objectives of this Plan of Management, and other Council plans and policies. The suitability of performances and events in District Park will be assessed on a case-by-case basis.

Sale and consumption of alcohol

Sale and consumption of alcohol at District Park would be according to the conditions of any current licence issued by the Office of Liquor, Gaming and Racing, and Council processes and requirements.

5.2.2 Scale and intensity of use and development

Introduction

The scale and intensity of future uses and development in District Park is dependent on the:

- nature of the approved future uses.
- Landscape Concept Plan (Section 4.1) and subsequent detailed Masterplans.
- impact on the condition of the park and assets.
- impact on adjoining residents.

Any proposal to use buildings, structures and spaces in District Park will be considered on merit and balanced against the need to maintain the amenity of adjoining residents and land uses.

Buildings and structures

Express authorisation

This Plan of Management expressly authorises development of new buildings and redevelopment of existing buildings consistent with the scale and intensity of buildings and structures as shown on the Landscape Concept Plan and subsequent detailed Masterplans.

Design considerations

Building envelopes

District Park is zoned as RE1 Public Recreation. Therefore no height or building envelope controls relate to the site under WLEP 2011.

Access

Incorporate any relevant standards to new developments and refurbishment within the Park as per Australian Standard 1428 (Parts 1 – 4) Design for Access and Mobility.

Seating for people with disabilities should comply with the Disability Discrimination Act and the Building Code of Australia.

Sustainable development

All facilities, infrastructure (new and renewed), and maintenance in District Park will integrate sustainability in terms of energy use, life cycle costs, source material impacts, and Water Sensitive Urban Design (WSUD).

All new buildings and/or refurbishments in District Park are to be developed consistent with Council's Operational Management Standard 'Environmentally Sustainable Design and Management of Council Built Assets'.

Parkland

Intensity of use of the parkland must be monitored in terms of its impact on the condition of the land and built assets. Corrective action, such as fencing off worn grassed areas, may be implemented if the condition of the park is impacted upon.

Traffic and parking

The impact of traffic and parking associated with organised sport or events on local residents and businesses will be managed on a case-by-case basis.

Planting

Species selected for planting in riparian areas in District Park will be endemic to the area or to Australia where possible. Elsewhere in District Park plant species which are appropriate for a highly modified and used park will be used.

Planting will be undertaken on a site-specific basis as required.

Activities

It is envisaged that activities at District Park which may attract high numbers of people are sporting competitions, and special events. Applications for such activities will be assessed on a case-by-case basis.

5.2.3 Assessment and approval of permissible uses and developments

Community land

Warringah Council must expressly authorise proposed developments on community land under the *Local Government Act 1993*. This authorisation in a Plan of Management gives 'in principle' support for certain activities to proceed to the development assessment stage. However, this Plan does not in itself imply or grant consent for these activities. Any proposed developments which are consistent with this Plan are still subject to development consent processes.

Crown land

Clause 49 of the *Environmental Planning and Assessment Regulation 2000* provides for the making of development applications by the owner of the land to which the development application applies, or by any other person with the written consent of the owner of the land. A development application made by a lessee of Crown land may only be made with written consent given by or on behalf of the Crown.

Evaluation and approval

All proposed uses, development and building works in this Plan of Management will be assessed if required through a Development and Building Application process consistent with the *Environment Planning and Assessment Act 1979*. This Plan of Management would be an important supporting document for the required development and building applications for the proposed works.

After a Plan of Management is adopted Council may only assess applications for small-scale activities or developments at District Park as it is the land owner. The Warringah Development Assessment Panel will assess any significant development applications which are authorised by this Plan. Any Development Applications, proposed works and major management issues would be advertised widely for information and to invite comment.

Lot 2748 DP 752038 in David Thomas Reserve is included on the Bush Fire Prone Land Map. Any Development Application (DA) on that lot must be accompanied by a Bush Fire Hazard Assessment Report.

5.3 Use agreements

Areas in District Park which are leased or licensed are shown in Figure 7. Use agreements which apply to District Park are set out in Table 4.

Figure 7 Leased/licensed areas in District Park



Table 4 Existing use agreements

Area of District Park	Use agreement	Lessee/ licensee	Permitted activity	Term	Expiry date
Warringah Golf Course	Lease	Warringah Golf Club	Golf course and other recreation activities which includes retail sales	1 year and 7 months	31 January 2016
Part of David Thomas Reserve	Lease	G8 Childcare Centre	Childcare centre	5 years	6 October 2019, plus a 5 year option
Part of Nolan Reserve	Lease	North Manly Bowling and Recreation Club	Bowling and Recreation Club which includes retail sales	4 years and 10 months	31 January 2016
Part of Nolan Reserve	Lease	Christian Bros Junior Rugby League Football Club	Clubhouse and recreation activities which includes retail sales	Expired lease	N/A
Part of Passmore Reserve	Lease	Manly Vale Calabria Bowling Sports and Social Club	Bowling, sports and social club	10 years	31 March 2017
Part of Passmore Reserve	Lease	Manly Small Bore Rifle Club	Small bore rifle range and club house	5 years	31 December 2016
Warringah Recreation Centre	Licence	Luik Holdings Pty Ltd	Squash and other recreation activities	2 years and 10 months	31 August 2016
Warringah Recreation Centre	Licence	Voyager Tennis Pty Ltd	Tennis and other recreation activities which includes retail sales	2 years and 10 months	31 August 2016
Warringah Recreation Centre	Booking agreement	Northern Beaches Futsal Association Inc.	Futsal and other recreation activities	3 years	31 August 2016

This Plan of Management authorises the current leases and licences until the end of their current terms. Prior to the expiry date, each lease or licence agreement will be reviewed, and renewed if appropriate.

5.3.3 Authorisation of future leases, licences and other estates

Introduction

The *Local Government Act 1993* requires that any lease or licence of community land is authorised by a Plan of Management.

Leases, licences and other estates for the use of District Park are permissible under:

- Sections 46 and 47 of the *Local Government Act 1993*.
- the core objectives for the relevant category of community land.
- Crown Lands Act 1989*.

- the Warringah Local Environmental Plan, and pursuant to development consent if required.
- this Plan of Management.

Leases will entered into where use of all or part of an area is required due to scale of investment or security or an area is required with terms in accordance with Sections 46 and 47 of the *Local Government Act 1993*.

Licences are of shorter duration and are for control of all or part of an area.

All permissible uses of community land under lease, licence or another estate listed in Section 46 of the *Local Government Act 1993* are expressly authorised by this Plan.

This Plan of Management particularly authorises the following leases, licences and commercial uses for District Park:

- leases and licences applying to District Park must provide a multi-user approach to community assets.
- licences must allow for a broad range of uses.
- licences for commercial activities would be in keeping with the core objectives for the land and must not reasonably alienate the land.

Leasing, licensing and commercial uses in District Park will be in accordance with the objectives and principles of Council's Community Strategic Plan.

Depending on the nature of the proposed lease, licence and commercial use, Council would develop specific objectives and requirements tailored to the proposal.

All proposed activities under lease or licence would be subject to Council's conditions, approval processes and booking fees.

Uses

Under Section 46 of the *Local Government Act 1993*, Council may lease or licence community land in a Plan of Management for purposes consistent with the categorisation and zoning of the land.

The following leases, licences and other estates are authorised within this Plan of Management and are therefore permissible in District Park.

Table 5 Authorised leases, licences and other estates

Proposed use	Land to which authorisation applies	Express authorisation of lease, licence or other estate for:
Sports-ground Use	All spaces, buildings and facilities in District Park which may be categorised as Sportsground or General Community Use.	Sports and related purposes such as events, which may be defined as any sporting, recreational, cultural, educational, promotional, commercial, musical event and/or activities which the park can cater for, providing the core objectives of the Sportsground and General Community Use categories are met.
Catering	Catering facilities within land categorised as Sportsground and General Community Use. This includes the area used to prepare food and the temporary canteens on the grounds.	Food and beverage facilities may serve prepared snacks, packaged and prepared foods, with alcoholic and non-alcoholic beverages to take away. The food and beverage facilities are to be supportive of the function of District Park.

Proposed use	Land to which authorisation applies	Express authorisation of lease, licence or other estate for:
Combined sports community club building	Land categorised as Sportsground for the use of the new combined sports club	Distribution of alcoholic beverages, restaurant food and entertainment, along with the sale and hire of sports equipment associated with use of the park. Any other activities for which a registered club would be licensed.
Advertising	Land categorised as Sportsground and General Community Use.	Internal advertising, where it is supportive of the use of the land and not visible from the exterior. Placing advertising material on the ground and buildings providing it is consistent with State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64). New signage would be subject to assessment under the provisions of SEPP 64, Warringah Local Environment Plan 2011, and Warringah Development Control Plan.
Commercial uses	Land categorised as Sportsground, Park and General Community Use.	Small-scale commercial uses which support the use of District Park for sport, passive recreation, and cultural and social activities, such as bicycle hire and mobile food/beverage vans. Large-scale commercial uses which offer a community benefit and generate income.

Other estates

This Plan of Management authorises Council to grant “an estate” over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the *Local Government Act 1993*.

Easements

This Plan of Management expressly authorises the granting of easements over land in District Park to provide pipes, conduits or other connections under the ground surface. This is limited to easements which connect premises adjoining community land to an existing water, sewer, drainage or electricity facility of Council or another public utility provider that is situated on community land. Such easements must minimise impacts on the condition and use of the park.

Granting of easements above, on or under the surface of community land or to land that is not community land is not within the authority of this Plan of Management. These easements include, but are not limited to piping to a natural watercourse, piping from a facility on community land to a facility on private land, and private vehicular or pedestrian access.

Short-term casual hire / temporary licences

All short-term casual hire will be in accordance with the *Local Government (General) Regulation 2005*. To be considered as casual hire, the use or occupation must not:

- involve the erection of any building or structure of a permanent nature.
- continue for more than three consecutive days (in the case of any use or occupation that occurs only once).
- continue to recur for a period of more than 12 months in the case of uses occurring more than once. Each occurrence must be no more than 3 consecutive days, not including Saturday and Sunday.

Authorisation is granted for short-term casual hire in District Park for the following uses.

Table 6 Authorised uses for short term casual hire of District Park

Proposed use	Land to which authorisation applies	Express authorisation of lease, licence or other estate for:
Sport and events	Land categorised as Sportsground, Park, General Community Use	Occasional sporting, recreational, social or educational events. This would include activities such as one-off sporting events and events such as fetes, fairs and cultural, musical or entertainment events.
Other short-term uses of community land	Land categorised as Sportsground, Park, General Community Use	Short term/temporary uses set out in the <i>Local Government Act 1993</i> and the <i>Local Government (General) Regulation 2005</i> including: <ul style="list-style-type: none"> <input type="checkbox"/> wedding ceremonies and functions. <input type="checkbox"/> playing of a musical instrument or singing for fee or reward. <input type="checkbox"/> delivering a public address or speech <input type="checkbox"/> markets and / or temporary stalls including food stalls. <input type="checkbox"/> commercial filming and photography. <input type="checkbox"/> corporate functions. <input type="checkbox"/> birthday parties and family gatherings. <input type="checkbox"/> other special events/ promotions provided they are on a scale appropriate to the use of a regional park, or to the benefit and enjoyment of the local community. <input type="checkbox"/> emergency purposes, including training, when the need arises.

All short-term temporary and casual uses would be subject to council's standard conditions for hire, approval processes, and booking fees. A temporary licence would be issued by council as part of the approval process prior to the park being used for these activities. Organisers of the activity are subject to conditions of hire.

Fees for short term, casual bookings will be in accordance with the fees and charges as published in Warringah Council's *Operating Plan and Budget*.

Subleases

Where a lease arrangement has been entered into with council for community land, subleasing of the land must be in accordance with the requirements of Section 47C of the *Local Government Act 1993*.

Under Clause 119 of the *Local Government (General) Regulation 2005*, community land leased by a sporting club may be sub-leased for refreshment kiosks, dances and private parties. Under the same clause, a bowling club may be sub-let to a croquet club.

5.4 Monitoring

Implementation of actions in this Plan of Management according to their assigned priorities will be monitored annually through the preparation of annual performance reports, budgets, and capital works programs. It should be recognised however that commencement and completion of the recommended actions in this Plan of Management depends on available Council resources, funding, and Council's priorities in its annual works program. The priority of each action should be reassessed annually to determine if the stated priority is still relevant.

5.5 Reporting

Achievement of actions listed in this Plan of Management will be reported using Council's Integrated Planning and Reporting Framework. Achievement of major actions will be reported in Warringah Council's Annual Report.

Income, expenditure and achieved actions regarding District Park will be reported to Council after each financial year.

5.6 Review

This Plan of Management is intended to be reviewed and updated when required. It should be updated to reflect changing community and council priorities and issues, to take into account changes in grants and funding, legislation or government directions, and to recognise completed actions. Review of this Plan of Management should also take into account the outcomes of periodic reviews of council's strategic and operational plans.

The Action Plan tables have a shorter life and therefore require more frequent reviews and updating. The Action Plan tables should be reviewed and revised when required in accordance with council's budgets, capital works program and changing priorities.

6 REFERENCES

- Chapman, G.A. and Murphy, C.L. (1989) *Soil Landscapes of the Sydney Region*.
- ERM (2001a) *Proposed Categorisation of Land at District Park: Report on Public Hearing*. Prepared for Warringah Council, March.
- ERM (2001b) *Proposed Categorisation of Land at District Park: Report on Public Hearing (2)*. Prepared for Warringah Council, July.
- Golf Business Advisory Services (2015) *District Park Clubhouse Feasibility Study*.
- Hajkowicz, S.A., Cook, H., Wilhelmseder, L., Boughen, N. (2013) *The Future of Australian Sport: Megatrends shaping the sports sector over coming decades*.
- Integrated Open Space Services (2013) *Benchmark Park User Satisfaction Survey*.
- JBAS (2014) *Northern Beaches Regional Golf Study*. Prepared for Warringah Council, April.
- NSW Government (2014) *A Plan for Growing Sydney*. December.
- SGL Consulting (2008) *Recreation Needs Study*. Prepared for Warringah Council, February.
- SGL Consulting (2008) *Recreation Needs Study: Key Findings, Strategic Directions and Recommendations*. Prepared for Warringah Council.
- SGL Consulting (2009) *Recreation Needs Study: Open Space and Facilities Provision Review – Technical Paper One*. Prepared for Warringah Council.
- Warringah Council and Integrated Site Design Pty Ltd (1995) *District Park Plan of Management: A significant area plan of management*. Adopted November 1995.
- Warringah Council (2002) *District Park Plan of Management*. Adopted 23 April 2002.
- Warringah Council (2006) *Children and Family Services Strategy*.
- Warringah Council (2007) *Cultural Plan*.
- Warringah Council (2007) *Playground Strategy*.
- Warringah Council (2007) *Sportsgrounds Plan of Management*.
- Warringah Council (2009) *Recreation Strategy 2009*.
- Warringah Council (2011) *Warringah Section 94A Development Contributions Plan*.
- Warringah Council (2011) *Draft Warringah Biodiversity Conservation Study*.
- Warringah Council (2013) *Warringah Council's Youth Strategy 2013-2023*.
- Warringah Council (2014) *Creative Warringah: Warringah Council's strategy for a creative and connected community for all 2014-2020*.
- Warringah Council (undated) *Living Well Warringah: Warringah Council's Ageing Strategy*.
- Warringah Shire Council (1991) *A Brief History of Manly-Warringah District Parks*.

APPENDICES

A LAND INCLUDED IN THIS PLAN OF MANAGEMENT

Register Number	Lot	Section	Deposited Plan	Address	Category
69I/1A	2741		752038	Lot 2741/9999 Condamine Street MANLY VALE NSW 2093	General Community Use, Natural Area Watercourse
69I/1B	2740		752038	Lot 752038/9999 Condamine Street MANLY VALE NSW 2093	General Community Use
69I/1C	2747		752038	Lot 5747/9999 Condamine Street MANLY VALE NSW 2093	General Community Use
71/1	2742		752038	Lot 2742/9999 Condamine Street MANLY VALE NSW 2093	Natural Area Watercourse, Sportsground
71/2	3	3	5875	Lot 3/ Sloane Crescent ALLAMBIE HEIGHTS NSW 2100	Park
71/3A	1		449244	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Sportsground
71/3B	25		664878	Pittwater Road NORTH MANLY NSW 2100	Sportsground
71/5A	2		1125336	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Natural Area Watercourse, Sportsground
71/5B	3		1125336	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Natural Area Watercourse, Sportsground
71/5C	4		1125336	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Natural Area Watercourse, Sportsground
71/5D	5		1125336	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Natural Area Watercourse, Sportsground
71/5E	6		1125336	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Natural Area Watercourse, Sportsground
71/5F	7		1125336	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Natural Area Watercourse, Sportsground
71/5G	8		1125336	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Natural Area Watercourse, Sportsground
71/5H	9		1125336	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Natural Area Watercourse, Sportsground
71/5I	10		1125336	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Natural Area Watercourse, Sportsground
71/5J	11		1125336	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Natural Area Watercourse, Sportsground
71/5K	12		1125336	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Natural Area Watercourse, Sportsground

Register Number	Lot	Section	Deposited Plan	Address	Category
71/5L	13		1125336	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Natural Area Watercourse, Sportsground
71/5M	14		1125336	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Natural Area Watercourse, Sportsground
71/5N	15		1125336	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Natural Area Watercourse, Sportsground
71/5O	28	A	5857	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Sportsground
71/5P	27	A	5857	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Sportsground
71/5Q	26	A	5857	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Sportsground
71/5R	24	A	5857	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Sportsground
71/5S	23	A	5857	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Sportsground
71/5T	22	A	5857	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Sportsground
71/5W	21	A	5857	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Sportsground
71/5X	20	A	5857	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Sportsground
71/5Y	19	A	5857	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Sportsground
71/5Z	18	A	5857	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Sportsground
71/6	12	A	5857	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Natural Area Watercourse, Sportsground
71/8	2		819059	Lot 2/ Cornwell Road ALLAMBIE HEIGHTS NSW 2100	Park
71/9A	17	A	5857	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Sportsground
71/9B	16	A	5857	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Sportsground
71/9C	15	A	5857	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Sportsground
71/9D	14	A	5857	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Sportsground
71/9E	13	A	5857	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Sportsground
71/9F	1		723586	Pittwater Road NORTH MANLY NSW 2100	Natural Area Watercourse, Sportsground
71/9G	1		1125336	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Natural Area Watercourse, Sportsground

Register Number	Lot	Section	Deposited Plan	Address	Category
71/9H	16		1125336	Nolan Reserve Pittwater Road NORTH MANLY NSW 2100	Natural Area Watercourse, Sportsground
72/6A	87		12578	Lot 87/9996 Riverview Parade NORTH MANLY NSW 2100	General Community Use
72/6B	88		12578	Lot 87/9996 Riverview Parade NORTH MANLY NSW 2100	General Community Use
72/7	2762		752038	Lot 3/ Campbell Parade MANLY VALE NSW 2093	Natural Area Watercourse, Sportsground
76/1	2748		752038	David Thomas Reserve Campbell Parade MANLY VALE NSW 2093	General Community Use, Natural Area Bushland, Natural Area Watercourse, Park, Sportsground
76/2	10		27009	Lot 10/9999 Campbell Parade MANLY VALE NSW 2093	Natural Area Bushland
77/1	2744		752038	Lot 2744/9999 Condamine Street MANLY VALE NSW 2093	Natural Area Watercourse, Park, Sportsground
77/1A	2743		752038	Campbell Parade MANLY VALE NSW 2093	Natural Area Watercourse, Park, Sportsground

B PROCESS OF PREPARING THIS PLAN OF MANAGEMENT

Dates	Stage	Engagement	Outputs
Dec 2012	Council resolves to review current Plan of Management for District Park and to prepare a new Plan of Management by December 2015	-	Report to Council. Council resolution on 11 December 2012
Feb-May 2013	Research background information, issues and opportunities	Park User Survey council staff	Benchmark Park User Satisfaction Survey (Integrated Open Space Services, 2013)
May – Nov 13	Prepare Discussion Paper	Council staff Recreation and Open Space Strategic Reference Group	District Park Discussion Paper Nov 2013
Nov 13	Council endorses the process for review of District Park Plan of Management 2002	Council meeting	Report to Council Council resolution to approve public exhibition on 26 November 2013
Nov 13 – Mar 14	Community and stakeholder engagement on Discussion Paper	Signage installed in the park Letterbox drop of local residents and businesses Council website: Your Say Warringah project page, online feedback form, interactive map Advertisements in the <i>Manly Daily</i> Media release Posters and hard copies at Warringah Golf Club, North Manly Bowling Club, Boronia Hall Childcare Centre, Manly Vale Calabria Club, and Warringah Recreation Centre Community drop-in sessions at North Manly Bowling Club 22 Feb 2014, Calabria Club 26 Feb 2014, Boronia Hall Childcare Centre 8 Mar 2014, Warringah Golf Club 10 Mar 2014 One-on-one meetings with key external stakeholders including current lessees	Community attendance at drop-in sessions 251 written submissions, 75 online submissions District Park Discussion Paper Submissions Report June 2014
to April 14	Prepare Regional Golf Study	Warringah Golf Club Other golf clubs in Warringah and adjoining LGAs Golf NSW, Golf Australia	Regional Golf Study, (JBAS, April 2014)
Mar – Jun 14	Prepare District Park Draft Strategic Directions Paper	-	District Park Draft Strategic Directions Paper June 2014
Jun 14	Report to Council to place Draft Strategic	Council meeting	Council resolution to approve public exhibition 24 June

Dates	Stage	Engagement	Outputs
	Directions Paper on public exhibition		2014
July – Nov 14	Community and stakeholder engagement on Strategic Directions Paper	110 people attended community drop-in sessions at Calabria Club (16 Jul), North Manly Bowling Club (26 Jul), Warringah Golf Club (28 Jul) Council website: Your Say Warringah project page, online feedback form Email, mail	30 written submissions District Park Strategic Directions Paper: Submissions Report, November 2014
Nov 14 – March 15	Prepare sports club feasibility study	Working Group comprising key external stakeholders and current lessees	District Park Feasibility Study (Golf Business Advisory Services, March 2015)
Nov 14 – April 15	Prepare Draft Plan of Management for District Park	Feedback from council staff	Draft Plan of Management for District Park
March-April 15	Prepare Landscape Concept Plan	Consultation meeting with key external stakeholders including current lessees and major hirers	Landscape Concept Plan for District Park
May 15	Strategic Reference Groups	Inform the Open Space and Recreation and Environmental Conservation and Overall Sustainability Strategic Reference Groups	Feedback
May 15	Council resolve to place Draft Plan of Management on public exhibition	Council meeting	Report to Council Council resolution to approve public exhibition 26 May
May-July 15	Community and stakeholder engagement on Draft Plan of Management	Public notice in local newspapers Community drop-in sessions at locations in or adjacent to the park Council website: Your Say Warringah project page, online feedback form Email, mail	Submissions Report
July 15	Consider submissions and prepare final Plan of Management	-	Plan of Management for District Park 2015
August 15	Adoption of Plan of Management by Warringah Council	Council meeting	Council resolution to adopt Plan of Management 25 August

C HISTORY OF DISTRICT PARK

Year	Event
1919	The Brookvale Progress Association first proposed the concept of a district park to Manly Municipal Council, Warringah Shire Council, and the Lands Department.
1922	Warringah Council prepared a report suggesting the resumption of 170 acres of land to establish the District Parks. Warringah and Manly Councils could not afford the £25,000 cost, and the Department of Lands refused a request for funding.
1925	The Manly Warringah District Parks Joint Committee was established. In 1 December Warringah and Manly Councils decided to enter into a formal agreement to apply for the resumption and share the costs equally.
1920s	The original area of the District Parks was used for Chinese market gardens, Keating's Dairy in the present Miller Reserve, and private estates. District Park was planned as a regional recreation space.
1928	Land for District Park was resumed at a cost of approximately £19,000 which was shared between Warringah Shire and Manly Municipal Councils. The Department of Lands agreed to resume the land on 25 October. The project was controversial in the community due to the expense of draining and filling the area, and that its location meant that Manly ratepayers would benefit most.
1930	The North Manly Progress Association proposed to the Manly and Warringah District Parks Trust Joint Committee that a temporary 9-hole golf course be constructed on the northern section of the park. The committee called for designs for a layout of the park to cater for golf, cricket, football and other sports and for the general beautification of the area.
1933	An offer was made to lease the northern section of District Parks for a golf course. The Department of Lands objected as the land had been resumed for public recreation purposes, and the project fell through.
1934	The Department of Lands appointed a public trust comprising 3 Warringah councillors and 3 Manly aldermen on 8 June. Warringah Shire Council approved a lease over 71 acres to permit building an 18-hole golf course in two stages.
1935	The first stage of Warringah Golf Course, comprising 9 holes north of Kentwell Road, was opened in December.
1936	The Manly Warringah District Golf Club was established. James Emery showed elements of a vision for District Park on a pictorial map of Manly Warringah District Park, which was presented to the Hon. E.S. Spooner MLA, Minister for Works. Refer to Figure 3. Emery's map showed a cricket oval with grandstands and ornamental gardens on the now Miller Reserve, a green forest in the centre of the golf course, a band rotunda with formal gardens, duck ponds and a lake for sailing boats, a picnic ground with shelter sheds and kiosk, baseball and hockey fields, and a children's playground in Nolan Reserve. Elements of the vision which were realised in later years are a public golf course, tennis courts, and North Manly Bowling Club.
1938	Funding was obtained from a State government grant and a Joint Council Development Loan for extensive development of the parks, including initial drainage, reclamation, grading, grassing and earthworks for the North Manly Bowling Club. A little later the tennis courts and clubhouse/ residence at the corner of Kentwell and Pittwater Roads were constructed. Warringah Golf Club bought land on Condamine Street at North Manly for £88 for a clubhouse.
1939	Warringah Golf Course was completed to 18-holes and the clubhouse was opened in June. A dairy was located near the 10 th green of the golf course. Chinese market gardens were situated south of the creek, and golfers had to play around fences between the market gardens and the golf course.
1940	The clubhouse on the current Warringah Recreation Centre site was built.
1941	The Manly Small Bore Rifle Club was established on the present site.
1947	Approval was granted to lease the North Manly bowling green site at £1 per year for 20 years for a public bowling green and club premises.
1951	15.5 acres of land west of Sloane Crescent comprising the late Dr David Thomas' estate was purchased by the Lands Department, Warringah Council and Manly Council for £1,200 and

Year	Event
	added to the parks.
1953	On 1 September Manly and Warringah Councils formalised an agreement for control of District Parks which included War Memorial Park at Manly Dam, Warringah Golf Course, and Nolan, Miller, Passmore and David Thomas Reserves. The latter reserves were named after people who played prominent roles in establishing District Park.
1954	Warringah Golf Club took over the lease of the golf course.
1956	Mackellar Womens Bowling Club established its premises in Miller Reserve.
1956-7	Manly Vale Bowling Club was constructed.
1960	After local residents opposed use of parklands for private use, a concrete court formerly used for basketball was leased to a private individual for construction of a roller rink.
1964	Warringah Shire Council attempted to serve notices to Asian lessees to quit their market gardens which formed part of the District Parks. The Manly Warringah Sporting Union was formed to control the fair distribution of grounds and lights on behalf of the District Parks Joint Committee.
1965	Sports amenities were constructed at Miller Reserve and Nolan Reserve.
1966	The Minister for Local Government determined that Passmore Reserve be developed for playing fields on the former market gardens.
1968	A night practice range was established on the golf course.
1977	The night golf practice range closed because it was unprofitable.
1988	Port Jackson fig trees were planted in Nolan and Passmore Reserves to mark the Australian Bicentennial celebrations and to enhance the parklands for future generations.
1990	A substantial drainage program in Nolan Reserve was completed.
1991	The Manly Warringah District Parks Joint Committee was dissolved on 1 January. Both Councils agreed in May that Manly Council would relinquish claims to any lands in the District Park.
1994	Sports amenities were constructed at north Nolan Reserve.
1995	The first Plan of Management for District Park was prepared.
1998	Warringah Council resolved to rezone and sell the former Mackellar Womens Bowling Club for eight housing blocks.
2000	The playground in Passmore Reserve was constructed.
2002	The second Plan of Management for District Park was adopted by Warringah Council on 23 April.
2005	A childcare centre was opened on the site of the former Mackellar Womens Bowling Club.
2011	Amenities were constructed at Passmore Reserve.
2012	Warringah Recreation Centre was established.

Source: Warringah Shire Council (1991)

D CONDITION OF BUILDINGS IN DISTRICT PARK

Building	Year constructed	Condition ¹	Remaining useful life (years)
David Thomas Reserve			
BUI00011- Sports amenities	2009	1	83
Manly Small Bore Rifle Club			
BUI00160 - Building	1941	1	47
Manly Vale Bowling Club			
BUI00156 - Manly Vale Bowling Club and futsal courts	1956	2	27
BUI00157 – Storage Shed	1956	2	23
Miller Reserve			
BUI00127 – Miller Reserve Sports amenities	1965	2	34
Nolan Reserve			
BUI00139 - Works storage shed	1960	1	61
BUI00140 - Sports amenities (north)	1994	1	61
BUI00153 - Sports amenities (middle)	1965	4	2
BUI00167 - Sports amenities (south)	1965	4	2
North Manly Bowling Club			
BUI00137 - Main building	1957	2	34
BUI00138 – Storage shed	1957	1	61
Passmore Reserve			
BUI00323 - Playground amenities North	2011	1	52
BUI00098 - Sport amenities	2011	1	83
Sloane Crescent Long Day Care Centre			
BUI00124 - Garage	2005	1	61
Warringah Golf Club			
BUI00132 - Vehicle shelter	1977	2	25
BUI00134 - Greenkeepers shed	1970	2	24
BUI00128 - Pro shop	1988	1	61
Warringah Recreation Centre			
BUI00136 - Main clubhouse	1940	2	49
BUI00304 – Squash Courts	1975	2	50

Source: Warringah Council

¹ Asset condition is measured using the International Infrastructure Management Manual (IIMM). 1 – 5 rating system below.

Condition Assessment Rating

Level	Condition	Description
1	Excellent	No work required (normal maintenance)
2	Good	Only minor maintenance work required
3	Average	Maintenance work required
4	Poor	Renewal required
5	Very Poor	Urgent renewal / upgrading required / Disposal

E TRENDS IN SPORT AND RECREATION

Trend	Implications
Social change	
<p>Population increase Increasing life expectancy and aging population Reduced leisure time due to work/study Shift towards apartment living Concern about safety in public spaces Concern about sun exposure Increasing awareness of the health benefits of physical activity</p>	<p>Increased demand for:</p> <ul style="list-style-type: none"> - public open space and recreation opportunities - activities and facilities for older people - longer and flexible opening times - shade and shelter - range of recreational activities including casual use for bootcamps and personal trainers
Sport and recreation activity participation changes	
<p>Informal recreation activities are more popular than sporting activities (national participation surveys) Greater diversity of sporting codes. Increasing popularity and participation in shorter and faster versions of sports – Twenty-20 cricket, FAST4 tennis. Modified playing surfaces and sports for children – In2Cricket, Hot Shots tennis, small-sided football, Jack Attack lawn bowls. Shift from competitive team sport to individual fitness and social sport. Growth in indoor sports and recreation. Culturally diverse preferences for recreation activities, such as outdoor table tennis. Increasing popularity of “extreme” sports such as skateboarding, BMX riding and rollerblading. Increasing takeup of digital technology and doing ‘work’ in public spaces</p>	<p>Provision of informal recreation facilities and settings Adaptable sporting facilities Multi-purpose sporting facilities Changes in sport scheduling Line marking and surfaces for children’s sport Provision for indoor sport and recreation activities, new/emerging activities, and extreme sports. “Pay as You Play” Increasing demand for access to Wi-Fi for internet access and fitness tracking</p>
Changes in frequency of participation in sport and recreation activities	
<p>Decline in participation in sport in general by young women (national participation surveys) Increasing participation by women and girls in traditional male sport such as football, rugby league and union, and AFL (national surveys) Decrease in involvement of children, adolescents and young adults in physical activity (national participation surveys) Higher participation in seniors and masters sports, such as tennis, swimming (national participation surveys) Increase in people with disabilities participating in sport.</p>	<p>Casual use (personal fitness trainers, boot camps) Concerns about obesity Physical education and participation programs</p>

The “megatrends” in sport in Australia (Hajkowicz, et. al. 2013) which also influences participation in sport and delivery of sporting facilities in Warringah are:

Megatrend	Description
A Perfect Fit	<p>Individualised sport and fitness activities are on the rise.</p> <p>People are fitting sport into their increasingly busy and time-fragmented lifestyles to achieve personal health objectives.</p> <p>Participation rates in aerobics, running, walking, and gym membership have risen sharply in the past decade, while participation rates in many organised team sports has held constant or declined.</p> <p>People are increasingly opting to go for a run with headphones and a music player when the opportunity arises, rather than commit to a regular organised sporting competition.</p> <p>Australians are becoming more health conscious.</p> <p>We are increasingly playing sport to get fit, rather than getting fit to play sport.</p>
From extreme to mainstream	<p>Rise of lifestyle, adventure and alternative sports which are particularly popular with younger generations. These sports typically involve complex, advanced skills and have some element of inherent danger and/or thrill seeking. They are also characterised by a strong lifestyle element and participants often obtain cultural self-identity and self-expression through these sports. These sports are likely to attract participants through generational change and greater awareness through online content and social media.</p> <p>Sports such as BMX cycling have recently been added to the Olympic Games program. International associations for skateboarding and rock climbing are pushing for these sports to be included in the Olympics.</p>
More than sport	<p>Sport can help achieve the objectives of:</p> <ul style="list-style-type: none"> - mental and physical health – reduction in rising rates of obesity and chronic illness in children and adults. - reduction in crime. - social development and inclusion of marginalised groups. - international co-operation through building bridges to other countries, and achieving overseas aid, peace, development and foreign policy objectives. <p>These broader benefits of sport are being increasingly recognised by governments, business and communities.</p>
Everybody’s Game	<p>Australia faces an aging population, which will change the types of sports we play and how we play them. Australians are embracing sports into their old age. Sports of the future will need to cater for seniors to retain strong participation rates.</p> <p>Sports will also have to cater for the changing cultural makeup of Australia. Our society has, and will continue to, become highly multicultural. Different cultures have different sporting preferences and recreation habits. Sporting organisations will be challenged with capturing the interest and involvement of diverse cultures.</p>
New Wealth, New Talent	<p>Growth in population and income throughout Asia will create tougher competition and new opportunities for Australia on the sports field and in sports business. Asian countries are investing heavily in sports capabilities, and especially in China, have rapidly improved their recent performance at the Olympic Games. As disposable incomes grow, the populations of Asian countries are becoming more interested in sport. This may create new markets for sports television, tourism, equipment, services and events.</p>
Tracksuits to Business Suits	<p>Market forces are likely to exert greater pressure on sport in the future. In some sports elite athletes have had considerable pay rises and large sponsorship deals. Sports with higher salaries may draw athletes away from sports with lower salaries.</p> <p>Loosely organised community sport associations are likely to be replaced by organisations with corporate structures and more formal governance systems due to market pressures.</p> <p>The cost of participating in sport is also rising, which is a participation barrier to many people.</p>

F PLANNING CONTEXT

F.1 Commonwealth legislation

Telecommunications Act 1997

The Commonwealth *Telecommunications Act 1997* provides for telecommunication carriers to install 'low-impact' telecommunications structures without seeking local government planning approval.

F.2 State government legislation

The *Local Government Act 1993*, *Crown Lands Act 1989*, *Environmental Planning and Assessment Act 1979* and *Warringah Local Environmental Plan 2011* influence the use and management of District Park.

Local Government Act 1993

Contents

Requirements of the *Local Government Act 1993* for the contents of a Plan of Management, and where they can be found in this Plan, are listed below.

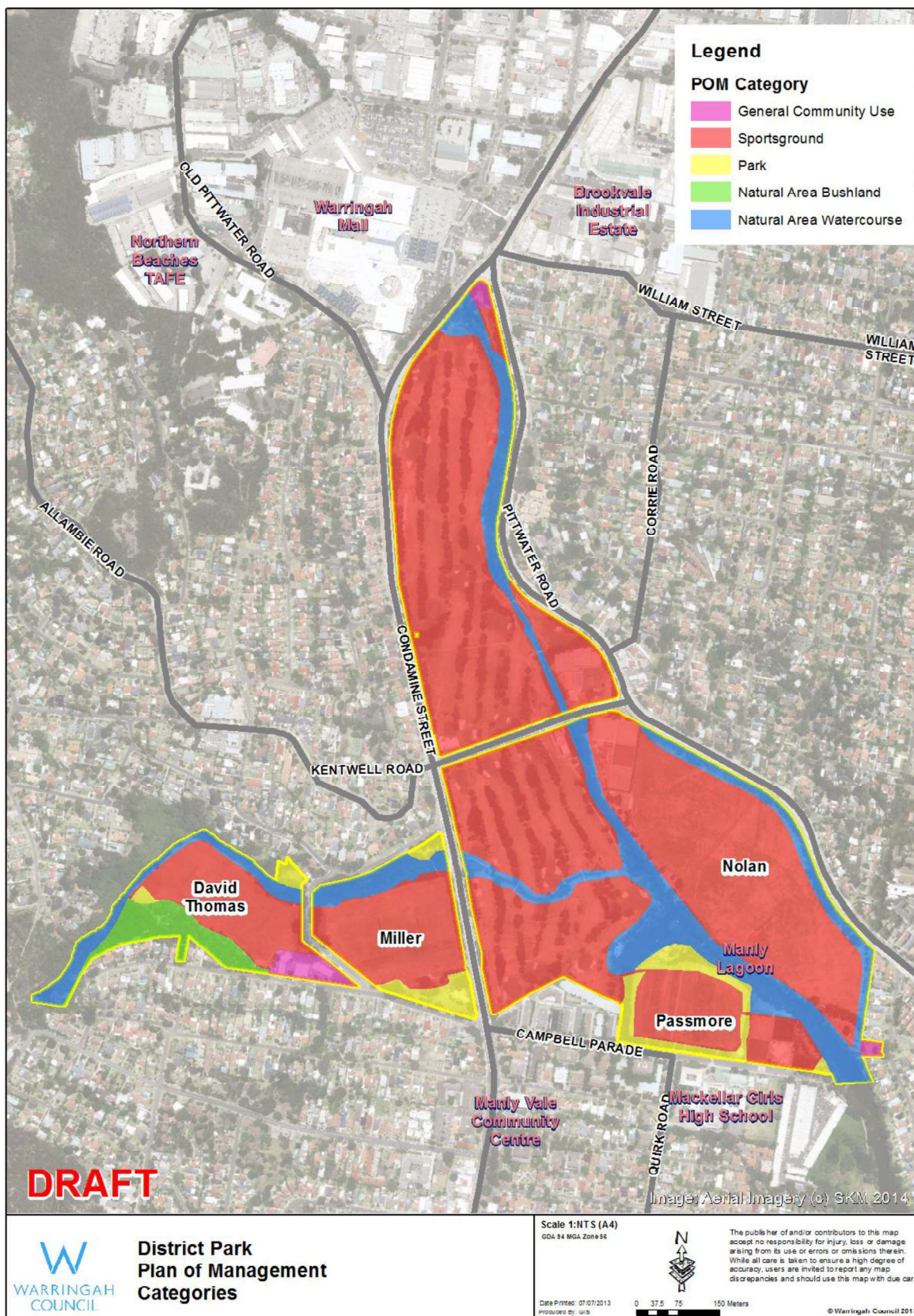
Requirement of the Local Government Act	How this plan satisfies the Act
A description of the condition of the land, and of any buildings or other improvements on the land as at the date of adoption of the Plan of Management	Section 2
A description of the use of the land and any such buildings or improvements as at the date of adoption of the Plan of Management.	Section 2
Categorisation of community land	Appendix F
Core objectives for management of the land	Appendix F
The purposes for which the land, and any such buildings or improvements, will be permitted to be used.	Sections 3, 5
The purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.	Sections 3, 5
A description of the scale and intensity of any such permitted use or development.	Section 5
Authorisation of leases, licences or other estates over community land.	Section 5
Performance targets.	Section 4
A means for assessing achievement of objectives and performance targets.	Section 4

Categorisation of and core objectives for community land

The *Local Government Act 1993* requires that a Plan of Management is prepared for Council-owned land which is classified as community land under the Act.

The categorisation of District Park as shown below is consistent with the guidelines and core objectives of each category outlined in the Act.

Figure 8 Categorisation of District Park



Guidelines and core objectives for community land categories

Category	Guidelines	Core objectives
Sports-ground	Land should be categorised as a sportsground under section 36 (4) of the Act if the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.	<ul style="list-style-type: none"> - encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games. - ensure that such activities are managed having regard to any adverse impact on nearby residences.
Park	Land which is, or proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that not unduly intrude on the peaceful enjoyment of the land by others.	<ul style="list-style-type: none"> - encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities. - provide for passive recreational activities or pastimes and for the casual playing of games. - improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
General Community Use	Land that may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public.	<ul style="list-style-type: none"> - promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public in relation to: <ul style="list-style-type: none"> - public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public. - purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).
Natural Area	If the land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore under section 36(5) of the Act.	<ul style="list-style-type: none"> - conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area. - maintain the land, or that feature or habitat, in its natural state and setting. - provide for the restoration and regeneration of the land. - provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion. - to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the <i>Threatened Species Conservation Act 1995</i> or the <i>Fisheries Management Act 1994</i>.
<p>Under Section 36(5) of the Act, Natural Areas are required to be further categorised as bushland, wetland, escarpment, watercourse or foreshore based on the dominant character of the natural area.</p>		
Natural Area – Bushland	Land that is categorised as a natural area should be further categorised as bushland if the land contains primarily native vegetation and that vegetation:	<ul style="list-style-type: none"> - ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land.

Category	Guidelines	Core objectives
	<p>(a) is the natural vegetation or a remainder of the natural vegetation of the land, or</p> <p>(b) although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegetation in the locality.</p>	<ul style="list-style-type: none"> - protect the aesthetic, heritage, recreational, educational and scientific values of the land. - promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion. - restore degraded bushland. - protect existing landforms such drainage lines, watercourses and foreshores. - retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term. - protect bushland as a natural stabiliser of the soil surface.
Natural Area – Water-course	<p>Land that is categorised as a natural area should be further categorised as a watercourse if the land includes:</p> <p>(a) any stream of water, whether perennial or intermittent, flowing in a natural channel, or in a natural channel that has been artificially improved, or in an artificial channel that has changed the course of the stream of water, and any other stream of water into or from which the stream of water flows, and</p> <p>(b) associated riparian land or vegetation, including land that is protected land for the purposes of the <i>Rivers and Foreshores Improvement Act 1948</i> or State protected land identified in an order under section 7 of the <i>Native Vegetation Conservation Act 1997</i>.</p>	<ul style="list-style-type: none"> - manage watercourses so as to protect the biodiversity and ecological values of the in stream environment, particularly in relation to water quality and water flows. - manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability. - restore degraded watercourses. - promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.

Permissible uses and developments

Under the *Local Government Act 1993* and the *Local Government (General) Regulation 2005* uses and developments on land classified as community land must be consistent with the guidelines for categorisation and the core objectives of the relevant category. The guidelines and core objectives for the Natural Area-Bushland, Natural Area-Watercourse, Sportsground, Park, and General Community Use categories which apply to District Park are outlined in Appendix F.

All activities which are consistent with the guidelines for categorisation and which are consistent with the core objectives of categorisation are expressly authorised by this Plan.

Crown Lands Act 1989

Background

District Park includes the beds of Manly and Brookvale Creeks which are Crown land, so this Plan of Management also complies with the *Crown Lands Act 1989*.

The objectives of the *Crown Lands Act 1989* in Section 10 and the principles of Crown land management in Section 11 of the Act ensure that Crown land is managed for the benefit of the people of NSW. This Plan of Management has been prepared consistent with the requirements of Part 5 Division 6 – Plans of Management of the *Crown Lands Act 1989*.

The Crown Lands Division has advised Warringah Council that because the Crown land in District Park is managed by Council that the Plan of Management for District Park is to be prepared and adopted under the provisions of the *Local Government Act 1993*. The Plan of Management would have no statutory effect on the Crown land, but Crown Lands Division supports Council consulting with the local community and using the Local Government Act framework for preparing Plans of Management to guide management of the Crown land within its area of responsibility.

Crown Lands Division do not anticipate playing a role in preparing or implementing the Plan of Management for District Park unless any recommendations (financial or otherwise) are made which have implications for the Division and/or the Minister.

Objectives and principles for Crown land management

The objectives for Crown land management directly relate to the objects of the *Crown Lands Act 1989* (Section 10), and the principles of Crown land management listed in Section 11 of the Act.

The objects of the *Crown Lands Act 1989* are essentially to ensure that Crown land is managed for the benefit of the people of New South Wales.

The principles for Crown land management are to:

- observe environmental protection principles in relation to the management and administration of Crown land.
- conserve the natural resources of Crown land (including water, soil, flora, fauna, and scenic quality) wherever possible.
- encourage public use and enjoyment of appropriate Crown land.
- encourage multiple use of Crown land, where appropriate.
- use and manage Crown land in such a way that both the land and its resources are sustained in perpetuity, where appropriate
- occupy, use, sell, lease, license, or otherwise deal with Crown land in the best interests of the State, consistent with the above principles.

Permissible uses and developments

The use and management of Crown land in District Park is determined or influenced by:

- the objects of the Crown Lands Act (Section 10), particularly that Crown lands are managed for the benefit of the people of NSW.
- the principles of Crown land management (Section 11 of the Act).
- case law relevant to Crown land.
- any conditions and provisions in the applicable zoning in Council's Local Environmental Plan.
- policies applying to Crown land.

Environmental Planning and Assessment Act 1979 and Warringah Local Environmental Plan 2011

Objectives of the RE1 Public Recreation zone

District Park is zoned RE1 Public Recreation under the Warringah Local Environmental Plan 2011.

The objectives of the RE1 Public Recreation zone are to:

- enable land to be used for public open space or recreational purposes.
- provide a range of recreational settings and activities and compatible land uses.
- protect and enhance the natural environment for recreational purposes.
- protect, manage and restore public land that is of ecological, scientific, cultural or aesthetic value.
- prevent development that could destroy, damage or otherwise have an adverse impact on those values.

Permitted uses and developments

The Warringah Local Environmental Plan 2011 sets out in general terms the activities, developments and structures which are permissible with or without development consent, and which are prohibited, within the RE1 Public Recreation zone.

In addition to the permissible uses in the RE1 Public Recreation zone, registered clubs are permitted with consent at Manly Vale Bowling Club and North Manly Bowling Club if the registered club is incidental or ancillary to a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

State Environmental Planning Policy (Infrastructure) 2007

Permissible uses and developments

Division 12 of the *State Environmental Planning Policy (Infrastructure) 2007* provides for development on public reserves which is:

- permitted without consent on a Crown reserve if the development is to implement an adopted Plan of Management for the land (Clause 65 (2) (d)).
- for certain purposes by or on behalf of Council without consent on a public reserve under the control of or vested in Council (Clause 65 (3)).
- exempt from planning consent if it is carried out by or on behalf of a public authority on a Crown public reserve (Clause 66).

F.2 Local Planning

Vision for Warringah

Warringah's Community Vision is:

“A vibrant, caring community, thriving in a unique beach and bush environment, supporting a balance of lifestyle, business and recreation.”

In addition, Warringah’s Recreation Vision is:

“A healthy and active Warringah community that has access to a wide range of appropriate, suitable, sustainable and quality recreation opportunities, both now and in the future.”

Community outcomes and objectives

The Warringah Community Strategic Plan 2023 contains objectives for the outcomes of a vibrant community, lifestyle and recreation, healthy environment, and connected transport. The objectives for these outcomes, and how the objectives relate to the community’s values of District Park, are set out below.

Community outcomes and objectives for Warringah

Outcome		Objectives
Vibrant Community	Our community is enhanced in its cultural life, connections and wellbeing – catering for all generations and needs.	<ul style="list-style-type: none"> We have the services to promote and deliver health and wellbeing. We are safe and protected at home and in public, and we respect each other and the area. We support and care for all our community members and provide opportunities to connect and belong. We value our heritage and cultural diversity, celebrating together and fostering creativity.
Lifestyle and Recreation	Our lifestyle is enriched through sport, recreation and outdoor enjoyment in an attractive setting.	<ul style="list-style-type: none"> We have access to a diverse range of recreational facilities that meet the needs of the community and sporting groups. We have access to attractive parks and natural areas that encourage and support a safe healthy lifestyle. We have inviting public spaces that are clean, green and well designed.
Healthy Environment	Our natural environment is healthy and well-protected and we strive for a sustainable future	<ul style="list-style-type: none"> We value the health of our beaches, foreshores and waterways as natural habitats and for our enjoyment. We protect and sustain our diverse bushland as valuable habitats, and provide for a variety of wildlife to thrive and migrate. We strive to live and work more sustainably to reduce our environmental footprint. We effectively plan for and respond to natural hazards and climate change in a sustainable way.
Connected Transport	Our transport connections effectively allow us to get around for living, working and learning within and outside Warringah	<ul style="list-style-type: none"> We have an interconnected public transport system that is safe, efficient and affordable. We use a well-designed and functioning road network. We can conveniently access parking near transport hubs and close to urban centres. We can safely and conveniently walk or ride around Warringah.

Principles for community land management

Warringah Council recognises the need to plan ahead and provide management frameworks to meet the challenges of today and into the future. Council manages community land to create a safe and healthy living environment, thereby influencing the quality of life of residents and visitors to Warringah.

The following principles have been developed to guide Council and the community in the management of community land, to:

- ❑ ensure community consultation involves residents and local environmental groups and to foster community stewardship in the planning and management of community land.
- ❑ maintain and enhance a diverse range of recreational open space and increase opportunities for sport and leisure, ensuring access for all groups and community through an ongoing commitment to planned provision and improvement.
- ❑ plan for a hierarchy of quality, multi-use sporting grounds and facilities to cater for all groups in the community.
- ❑ enhance the provision and quality of non-sporting recreation areas on community land to cater for broader community needs.
- ❑ conserve and enhance the natural environment (including water, soil, flora, fauna, and scenic quality) and rehabilitate degraded areas of community land by basing decisions on sound environmental best practice.
- ❑ ensure the community land is managed, used and dealt with in the best interests of the health and wellbeing of Warringah's residents and visitors.
- ❑ ensure access, equity and a high standard of risk management in the provision, maintenance and management of community land in a cost-effective manner.

The above principles have been taken into account in the preparation of this Plan of Management.

Council policies

Warringah Council has numerous policies relevant to use and management of District Park. These policies are applied wherever relevant.

G USE AGREEMENTS

What are use agreements?

A use agreement may be a lease, licence, other estate or easement.

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

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

Legislation applying to use agreements

Community land

The *Local Government Act 1993* allows Council to grant leases, licences or other estates over all or part of community land. Leases and licences are a way of formalising the use of community land. Leases and licences may be held by groups such as sporting clubs and schools, or by private/commercial organisations or people providing facilities and/or services for public use.

In accordance with Section 46A of the *Local Government Act 1993* a Plan of Management for community land is to specify and authorise any purpose for which a lease, licence or other estate may be granted over the land during the life of a Plan of Management.

Under Section 46 of the Local Government Act, Council may lease or licence community land in a Plan of Management for purposes consistent with the categorisation and zoning of the land.

The maximum period for leases and licences on community land allowable under the *Local Government Act 1993* is 30 years (with the consent of the Minister for a period over 21 years) for purposes consistent with the categorisation and core objectives of the particular area of community land.

Community land may only be leased or licensed for period of more than 5 years if public notice is given according to the requirements of Sections 47 and 47A of the *Local Government Act 1993*.

Crown land

The creek beds in District Park are Crown land, and are reserved from sale or lease.

Other leases or licences applying to areas adjoining the creek beds must minimise impacts on the creek beds.

This page is left blank intentionally

A separate volume of background documents is available including:

District Park Discussion Paper (2013)

District Park Discussion Paper Submissions Report (2013)

Northern Beaches Regional Golf Study (2014)

District Park Strategic Directions Paper (2014)

District Park Strategic Directions Paper Submissions Report
(2014)

District Park Clubhouse Feasibility Study (2015)

This page is left blank intentionally

HEADS OF AGREEMENT – Warringah Golf Club – Proposed Club House site – corner Kentwell and Pittwater Roads, North Manly

The following terms and conditions form the basis of the proposed Ground Lease agreement for the future Golf Club House, Parking and Recreation facilities.

1.	Lessor	Northern Beaches Council (ABN 57 284 295 198)
2.	Lessee	Warringah Golf Club Limited (ACN 000 085 601)
3.	Lease Term	Twenty year term aligned to co-terminate with the adjacent Golf Course Lease (noting the intent of the parties is to realign the adjacent golf course lease to a new 20 year term). Lease subject to requirements of LGA 1993. At expiration of the Lease Term, if the Lessor has not given notice to terminate the lease, the Lessee shall continue as a monthly tenancy.
4.	Option Terms	Nil
5.	Lease Commencement Date	The earlier of Practical Completion of the Construction of the Golf Club House; or 36 months from the Construction Lease start date.
6.	Construction Lease	A Construction Lease shall be entered into by the Lessee and the Lessor for \$1 compensation per annum. The Construction Lease shall commence from handover of the Lease Area to the Lessee, or as otherwise agreed, and continue until the Lease Commencement Date.
7.	Lease Area	The proposed Club House is intended to be located on the northern part Lot 3 DP829465 (Annexure 1) pending site investigations. Based on initial concept plans, the Leased Area will comprise approximately 1,000 square metres of land area for the Clubhouse – subject to survey. A portion of Lot 3 DP829465 will be used by Council for the purpose of Community public parking, Tennis Courts and associated works.
8.	Access to Lease Area	The Lessee will provide access to the Lessor or their agents/sub-tenants: <ul style="list-style-type: none"> to the Club House and provide specific office space for administration of Recreation Facilities for drainage purposes or to traverse for the maintenance of Brookvale Creek across the Clubhouse site for construction purposes on the Lessor's part of Lot 3 DP829465. <p>Nil rental applies for any Council access to the lease area. Any other reasonable access will be provided across the lease area and Council land for the</p>

1 



		running of the Golf Club House and Council facilities.
9.	Construction Responsibilities	<ul style="list-style-type: none"> • Building and improvements location determination and site planning – Council • Site investigation and Clearing – Council • Funding, design, planning approvals, and construction of clubhouse (including building size and function) – WGC (subject to Council consultation) • Funding, design and build car park – Council • Funding, design and build other community infrastructure – Council <p>The design of the Clubhouse is envisaged to include a welcoming entrance between the Lessor's Community Recreation Facilities and parking space and the Clubhouse area. It will also consider functionality of vehicular access, signage requirements and sustainability design principles. The design will have regard to the best commercial and community advantage of all the intended facilities.</p>
10.	Permitted Use	<p>The Leased Area will be used as a two storey Golf Clubhouse (Registered Club) comprising of the following indicative areas:</p> <p>Ground Floor</p> <ul style="list-style-type: none"> ○ Casual dining areas, indoor and outdoor (unrestricted public access) ○ Other Sport users' amenities (toilets and change areas) (unrestricted public access) ○ Council office for administration of Recreation Facilities/other sports ○ Golf Proshop ○ Offices and meeting rooms ○ Golf member amenities ○ Loading Dock ○ Cellar rooms <p>Upper Level</p> <ul style="list-style-type: none"> ○ Sports Bar ○ Dining Lounge ○ Function area ○ Kitchens ○ Amenities ○ Service store ○ Outside terrace <p>No poker machines permitted at the absolute discretion of the Lessor.</p>




		It is the Lessee's responsibility to ensure that the use complies with all necessary statutory and council requirements.
11.	Annual Rent	The first five years rent shall be \$1 per annum in recognition of the Lessee's capital investment in the form of the new Clubhouse. A market valuation will be undertaken to determine the rent for commencement of year 6. A market valuation of the land content (ie ground lease) will be undertaken.
12.	Rent Reviews	At each anniversary of the Lease Commencement date, the rent will be increased by CPI, with a Market Rent Review every 5 years. At the conclusion of the Lease Term, the parties agree that the Annual Rent under a new lease will reflect commercial market rates, determined through an agreed independent market valuation process for the land and improvements.
13.	Outgoings	Lessee is responsible for outgoings, which include, but are not limited to, their proportion of Council rates, water rates, land tax, building insurance, all government charges and levies arising from the Lessee's use and occupation of the Premises (if applicable).
14.	Other Costs	The Lessee will pay for telephone, gas, water and electricity used within the Leased Area, rubbish removal, pest control, fire protection, and the cost of any tenancy specific security system and overheads.
15.	Legal Fees	The Lessee is responsible for the Lessor's reasonable legal costs associated with the preparation and negotiation of the lease documents in accordance with Council's fees and charges.
16.	Lessor's Directions	The Lessee must comply with the Lessor's reasonable directions at all times regarding the operation and use of the Lease Area.
17.	Improvements / Renewals & Significant Maintenance Works	The Lessee shall not make any alterations to the Leased Area nor undertake any improvements to the Leased Area or to any facilities without first obtaining the written approval (Owners Consent) of the Lessor which shall not be unreasonably withheld.
18.	Capital Works and Fit out Works	The Lessee will be responsible for all capital works and fit-out works within the Leased Area and resulting from their occupation of the Leased Area, and accepts all of the associated works and cost responsibilities. All capital works and fit out works are to be carried out to a high quality of design and workmanship

37

		<p>and must be approved in writing by the Lessor. Such approval cannot be unreasonably withheld.</p> <p>The Lessee acknowledges that any alterations to the Leased Area will be carried out at the cost of the Lessee.</p> <p>The Lessee is to ensure they have all the required statutory authority approvals prior to the commencement of any works.</p> <p>The Lessee is to ensure the construction site is kept in a presentable manner for the duration of the construction.</p>
19.	Construction Stage Builder Approval	The Lessee is to provide the building contract, insurances to the Lessor for approval prior to starting works subject to Lessor approval which cannot be unreasonably withheld.
20.	Repairs & Maintenance	<p>The Lessee must keep the Premises (interior and exterior) and including waste pipes and drains in a good state of repair, fair wear and tear accepted.</p> <p>The Lessee will be responsible for the upkeep and maintenance of any capital works constructed by the Lessee after the commencement of this Lease agreement.</p>
21.	Cleaning	The Lessee will be required to maintain and keep the Premises clean and tidy and free from vermin or vagrancies. The Lessee should attempt to use environmentally friendly cleaning products as appropriate.
22.	Waste	The Lessee will be responsible for the disposal of waste from the premises and at the Lessee's expense.
23.	Air conditioning Plant	The Lessee must maintain air conditioning plant throughout the Lease Term, including at a minimum, having all systems professionally serviced every three months or to the appropriate standard for the relevant equipment. The renewal of air conditioning systems and equipment will be at the Lessee's cost.
24.	Signage / Display Banners	<p>The Lessee shall not install any external signage or display banners on the Premises without first obtaining the approval (Owners Consent) of the Lessor.</p> <p>Subject to the applicable Planning Regulations, the Lessor agrees that such consent will not be unreasonably withheld and furthermore acknowledges that the Lessee will require external signage along the premises.</p> <p>It is the Lessee's responsibility to ensure that they have all necessary statutory and council requirements regarding external signage.</p> <p>The Lessor is permitted to place Council branded statutory and regulatory signage and Council asset</p>

		<p>branding signage within the Lease Area, subject to the Lessee's approval, which cannot be unreasonably withheld.</p> <p>The Lessor is permitted the opportunity to have Council branding on construction site wrapping with branding space to be shared with the Lessor and Lessee.</p>
25.	Fire Protection	<p>The Lessee must maintain all fire safety devices (including sprinkler and fire alarm services) within the Leased Area in accordance with the Building Code of Australia (BCA) and relevant Australian Standards. The Lessee will be required to obtain approval from the Lessor before undertaking any fire protection modifications.</p> <p>The Lessee must provide copies of their annual fire safety statements on request.</p>
26.	Security	<p>The Lessee will be responsible for keeping the Premises locked and secured. The Lessee is responsible for any security cameras or security system installed by the Lessee (subject to Lessor's prior written consent).</p>
27.	Compliance with the District Park Plan of Management and Other Council Policies	<p>The Lessee must ensure it complies with the District Park Plan of Management 2015 (POM) or future POM over the site, as well as other Council's policies applicable to the Leased Area, including but not limited to the following:</p> <p>The Lessee must comply with the Northern Beaches Council's Single Use Plastic Policy, aimed at eliminating the use of single use plastics. As such the Lessee must minimise the use of plastic bags, balloons plates and cutlery. The Lessee should provide products and services that do not rely on single use plastics and promote alternatives to single use plastics. The Lessee must not distribute or sell plastic straws.</p> <p>The Lessee must comply with Council's <i>Waste Minimisation for Functions and Events</i> policy, aimed at promoting best practice waste management.</p> <p>The Leased Area is subject to Council's Smoke-free Public Places Policy.</p>
28.	Statutory Compliance	<p>The Lessee shall be responsible for ensuring that their use of the Leased Area complies with the development consent and any other statutory requirements for the Permitted Use at all times. Lessee must comply with all relevant legislation including but not limited to environmental health, hygiene, occupation health and safety etc.</p>




		<p>Lessee must notify Council of any non-compliance and fines related to environmental health at the premises within 7 days of the non-compliance being identified, and provide Council permission to share and access this information between Council's relevant departments. The Lessee shall also be responsible for disclosing to the Lessor any non-compliance and fines that they may be issued by other divisions of Council, state or federal authorities relating to their leased area.</p>
29.	Environmental Protection	<p>The Lessee must comply with the Protection of the Environment Operations Act 1997, and must ensure that the surrounding area and people within the neighbourhood are not adversely affected. The Lessee shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, ash, dust, waste water, waste products, grit, oil or other harmful products.</p>
30.	Food safety, handling and hygiene	<p>The Lessee must during the Lease Term for the portion of the food premises:</p> <ul style="list-style-type: none"> a) Comply with all relevant standards and regulations in the Australian New Zealand Food Standard Code and Food Act 2003. b) Ensure all food on the premises is protected from the likelihood of contamination during storage, display, preparation, transport and receipt. c) Ensure all food handlers have skills and knowledge in food safety and food hygiene. d) Maintain the food premises (Floors, walls and ceiling) and all equipment, fixtures and fittings in a clean and sanitary condition at all times. e) Ensure the food premises (Floors, walls and ceiling) and all equipment, fixtures and fittings (including the Lessor's fixtures and fittings) complies with Australian Standard AS4674 – 2004, Australian New Zealand Food Standard Code and Food Act 2003, and are designed, constructed and maintained so they can be easily and effectively cleaned, and not provide entry or harbourage to pests. f) Not cook without the installation of mechanical ventilation that complies with Australian Standard AS1668.2 – 2012. Note, this is at the absolute discretion of Lessor to consider approving this.

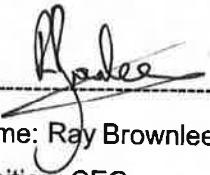
6

31.	Sale of Liquor	The sale of liquor within the Leased Area is permitted in compliance with any licence under the Liquor Act held by the Lessee in relation to the Leased Area, and alcohol must be served responsibly.
32.	Make Good	Ownership of any fixed improvements made by the Lessee during the term of the tenancy shall vest in the Lessor at the end of the Lease Term. Should the Lessor determine that part or all of the fixed improvements are not required the Lessee will be responsible to make-good at the completion of the Lease Term. This make-good may include the complete removal of improvements on the Lease area and return of the Lease area to its original condition at the discretion of the Lessor.
33.	Damage or Destruction	<p>If the whole or a significant part of the Premises is damaged or destroyed rendering the Premises inaccessible or substantially unfit for the Lessee's use and occupation and resulting in the Lessee being deprived of use of a substantial part of the Premises, then the Lessee must promptly:</p> <ul style="list-style-type: none"> (a) make the Premises (including the Improvements) safe and secure; (b) erect appropriate hoardings around the Premises to ensure the safety and security of the Premises; (c) clear all debris from the Premises; (d) give the Lessor a report from a structural engineer as to the structural stability of the Improvements; and (e) comply with any reasonable requirements or directions of the Lessor. <p>After complying with all of its obligations above, the Lessee must, at its cost, do one of the following, unless the Lessor directs otherwise:</p> <ul style="list-style-type: none"> (a) rebuild or reinstate the Premises (including the Improvements) in accordance with their original design, subject to any modifications as may be required by the Lessor and any competent Authority; or (b) demolish the Premises
34.	Insurances	<p>The Lessee will take out and maintain the following insurances;</p> <ul style="list-style-type: none"> a) The Lessee must maintain building insurance for the improvements during the Lease Term. b) \$20,000,000 public liability insurance for any one event, in the name(s) of the Lessee noting the interest of the Lessor. c) Fittings, fixtures and stock insurance; and d) Contractor's all risk policy in respect of the Lessee's Construction and Fit-out Works.

7



35.	Lease Bank Guarantee	An unconditional bank guarantee with no expiry date equivalent to three months gross market rent plus GST, in favour of the Lessor, will be required as security from the commencement of Year 6.
36.	Sub-lease, Transfer or Assignment	The Lessee shall not sublet or otherwise deal with the Premises without the consent of the Lessor, which is at the Lessors absolute discretion. The Lessee does not have the right to assign or transfer the Lease.
37.	Access	Access to the Lease Area will be provided, upon confirmation by the Lessor that they have received a properly executed, valid lease in terms acceptable to the Lessor, and confirmation of all insurances. The Lessee must permit to the Lessor access without prior notice if required for an emergency or to undertake necessary urgent repairs.
38.	Telecommunications Facilities	The Lessor shall be entitled to use any part of the Premises for the erection of any telephone communications equipment for use by the Lessor and telecommunications "carriers" (within the meaning of the Telecommunications Act 1997 (Cth)) and their agents and may enter into any arrangement with such persons following consultation with the Lessee. The Lessor agrees that the installation of such equipment cannot interfere with the Lessee's current or future operations.
39.	Ownership of Improvements	During the initial Lease Term the Improvements shall be an asset of the Lessee. Upon termination of the initial Lease Term improvements shall become the asset of the Lessor, unless the Lessor requires complete removal of the Asset by the Lessee.
40.	Condition of Lease Area	The Lessor is providing the Lease Area "as is" to the Lessee, subject to the responsibilities in clause 9
41.	Lease Approval	This Lease is subject to contract, and the approval process as required under the Local Government Act. As such the proposed lease will need to be publicly notified as required for community classified land. This includes any necessary PPP approval process as detailed by the Office of Local Government https://www.olg.nsw.gov.au/councils/policy-and-legislation/guidelines-and-policy-information-resources-for-councils/public-private-partnerships/



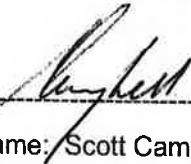
Name: Ray Brownlee

Position: CEO

For and on behalf of

Northern Beaches Council

Date: 2/8/20



Name: Scott Campbell

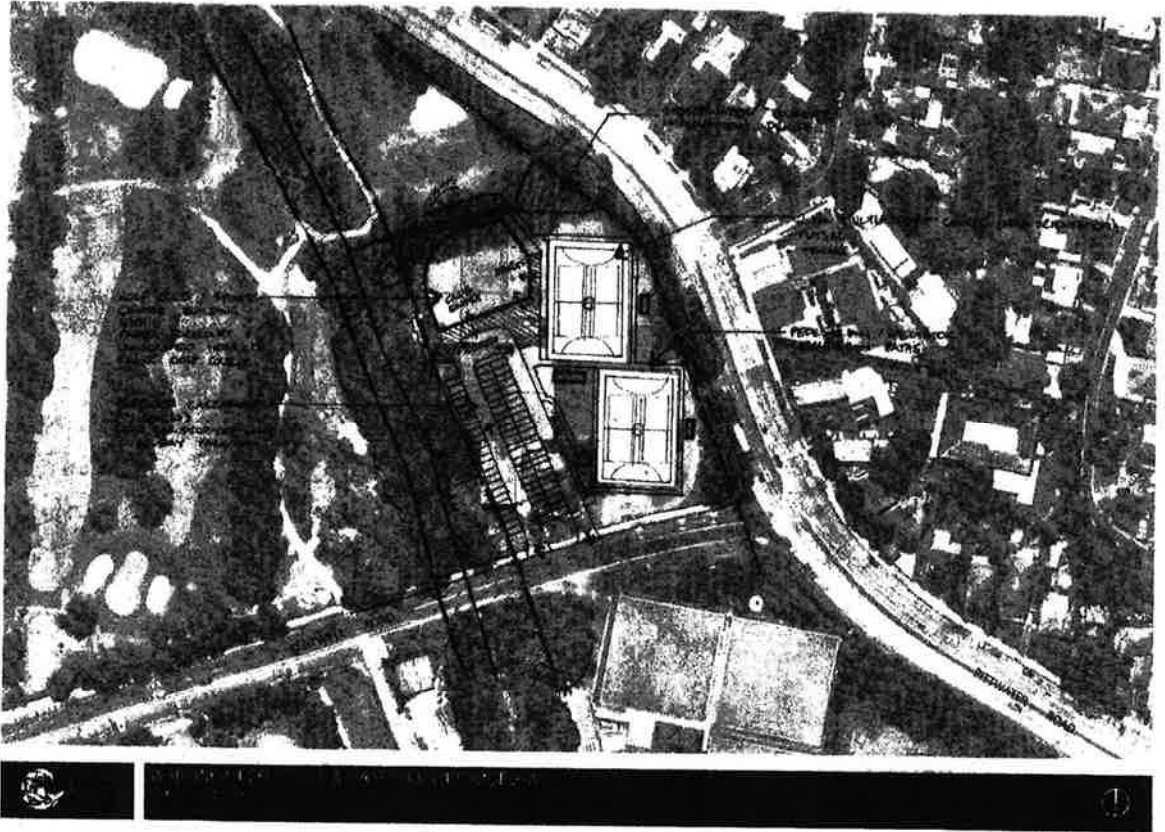
Position: President

For and on behalf of

Warringah Golf Club

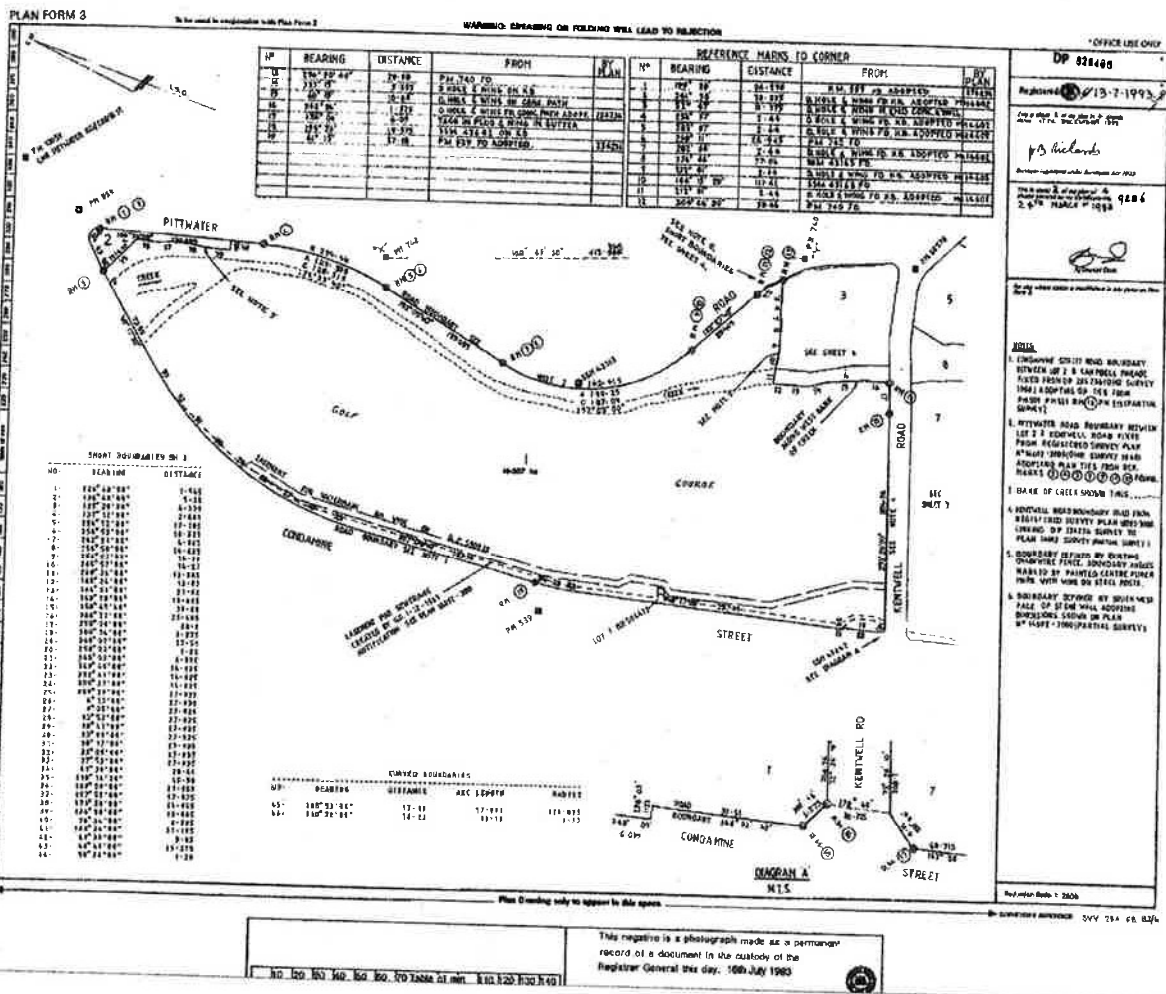
Date: 16-7-20

Annexure 1



Concept Plan (subject to approval and site investigations)

Signature



Lot 3 is the proposed shared Clubhouse and Council areas

