

# **Warriewood Valley Sportsground**

## **Plan of Management**

Prepared for Pittwater Council  
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By Parkland Environmental Planners



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# 1 INTRODUCTION

## 1.1 Land to which this Plan of Management applies

This Plan of Management applies to the Warriewood Valley Sportsground, which incorporates an active sporting area and riparian vegetation corridor, located on 4.705 hectares of land within Narrabeen North Public School and Narrabeen Sports High School on Jacksons Road, Narrabeen.

The land is currently owned by the NSW Department of Education and Training. However, contracts for sale have been exchanged, and ownership of the land will be transferred to Pittwater Council in June 2001.

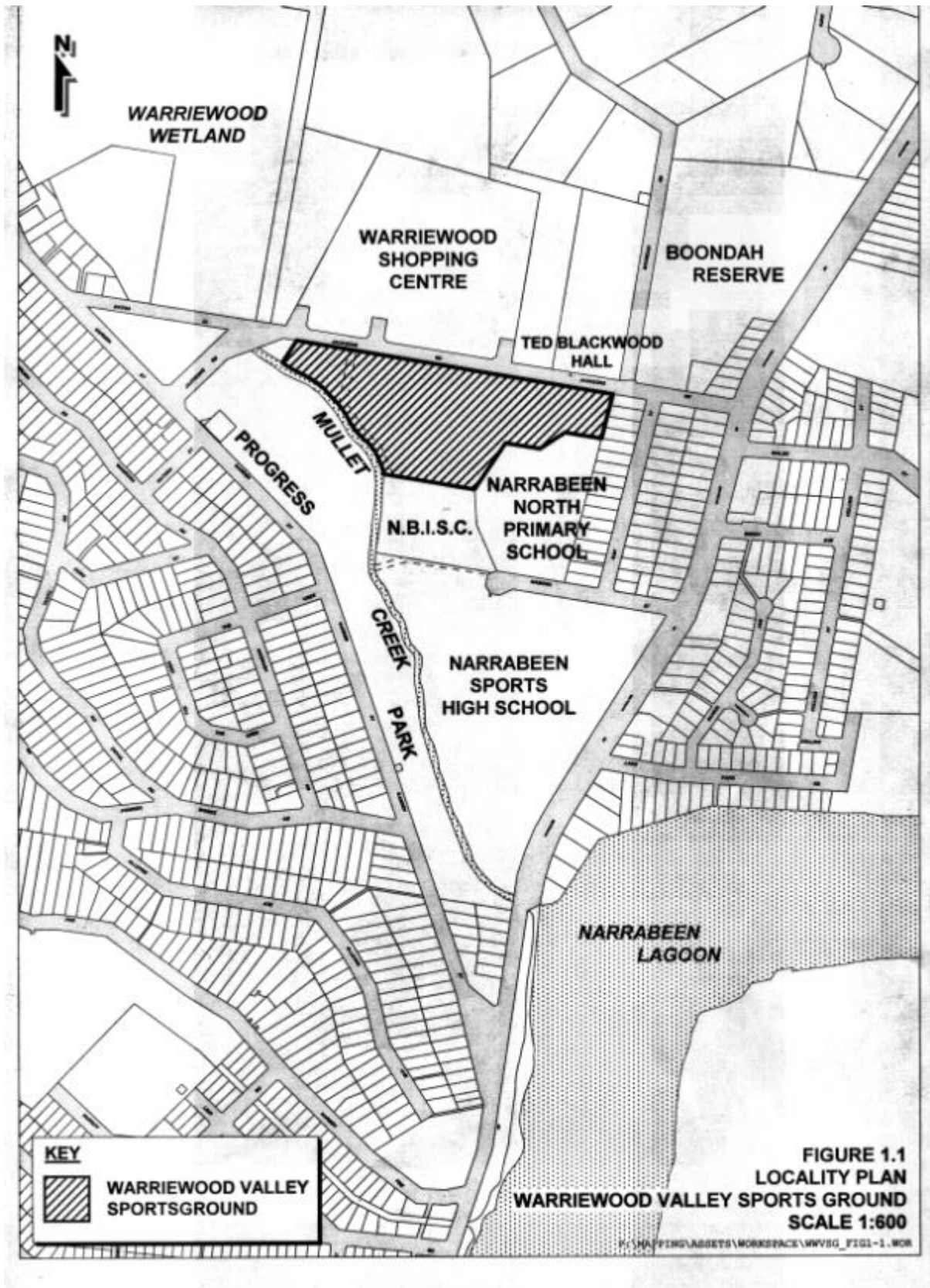
**Figure 1.1** shows the area covered by this Plan of Management, and the site boundaries in relation to the surrounding locality and adjacent land uses.

## 1.2 Purpose of preparing this Plan of Management

The purpose of preparing this Plan of Management is to:

- comply with the *Local Government Act 1993* in regards to the preparation of Plans of Management for community land.
- provide a framework for consistent management of the Warriewood Valley Sportsground by Pittwater Council over the next 10 years.
- provide a basis for effective day-to-day decision making.
- set guidelines for permissible uses of the Warriewood Valley Sportsground.
- provide a means by which the community can contribute to the planning and establishment of the Warriewood Valley Sportsground, and the implementation of this Plan of Management.
- accommodate and integrate the needs of Council (as land owners and managers), schools and local residents (as neighbours and Sportsground users), and current and future users of the Warriewood Valley Sportsground.
- meet a condition of sale of land owned by the Department of Education and Training to Pittwater Council for use as a sportsground by Narrabeen North Public School, Narrabeen Sports High School, and the community.
- meet a legal requirement as a result of rezoning the land from 5(a) Special uses to 6(a) "Existing Recreation".
- authorise the Deed of Licence for use of the Warriewood Valley Sportsground by the Department of Education and Training.

Figure 1.1 - location, surrounding land uses



### 1.3 Objectives of this Plan of Management

The objectives of this Plan of Management are to:

- meet legislative requirements for the preparation of Plans of Management for community land.
- reflect community values and expectations for future development and use of the Sportsground.
- develop detailed management actions to resolve issues, consistent with community values and expectations.
- prepare a concept Landscape Master Plan that clearly illustrates the actions required to implement proposed changes and improvements to the Warriewood Valley Sportsground.

### 1.4 Process of preparing this Plan of Management

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

- reviewing background documents and information.
- holding meetings with key stakeholders regarding the proposal for establishing the Sportsground, future uses of the Sportsground, and issues to be considered in the Plan of Management. Key stakeholders include the NSW Department of Education and Training, NSW Department of Public Works, representatives of the Parents and Citizens Associations of Narrabeen North Public School and Narrabeen Sports High School, the Northern Beaches Indoor Sports Centre Company, Warriewood Shopping Centre management, and local residents and businesses.
- preparation of the draft Plan of Management.
- placing the Draft Plan of Management on public exhibition for a minimum of 28 days from **1 May 2001**, with a further 14 days permitted to enable all interested members of the community to make written submissions to Pittwater Council by **15 June 2001** regarding the Draft Plan of Management.
- review and consideration of written submissions.
- holding a public hearing regarding the categorisation of the land under Section 40A of the *Local Government Act, 1993*.
- adoption of the final Plan of Management by Council.

This Plan of Management will be reviewed on an ongoing basis to allow for updating and minor changes to be incorporated. The Plan will be reviewed 12 months from the date of adoption to take into account any changes required that result from establishing the Sportsground. A major review of the Plan should be undertaken in about five years' time to ensure that the Plan reflects the values and needs of key stakeholders and the local community, and that completed actions are recognised.

## **1.5 Contents of this Plan of Management**

**Section 2** outlines the background to the establishment of the Warriewood Valley Sportsground, and a description of proposed improvements to and use of the Sportsground.

**Section 3** describes the Sportsground in terms of its history, ownership and zoning, local context, a physical site analysis, current uses of the site, and maintenance activities.

**Section 4** provides information on the planning context of the Sportsground, in terms of State Government and Pittwater Council's planning requirements.

**Section 5** outlines the State Government and Pittwater Council's objectives for managing the Sportsground, the community's values of the site, permitted future uses and developments, and requirements for leases, licences and permits to use the Sportsground.

**Section 6** sets out Council's management policies to address various issues associated with establishing and managing the Sportsground.

**Section 7** sets out and illustrates proposed improvements to the Sportsground on a Concept Landscape Master Plan and in an Action Plan.

## **2 BACKGROUND TO THE ESTABLISHMENT OF THE WARRIEWOOD VALLEY SPORTSGROUND**

### **2.1 Warriewood Valley open space requirements**

An estimated total of 1,510 dwellings are expected to be constructed in the Warriewood Valley Urban Release Area to the north-west of the site, resulting in a forecast population of 4,260 residents. The majority of incoming residents are expected to be in younger age groups that are more likely to participate in organised sporting activities. An increase in population in Warriewood Valley will result in the need to provide additional community facilities and infrastructure (including active sporting facilities) to cater for the existing community as well as the incoming population. Existing sportsfields elsewhere in Pittwater are being over-used, with Boondah Reserve (on Jacksons Road adjacent to the release area) at saturation during peak times.

The Warriewood Valley Section 94 Contributions Plan identified that 4.25 hectares of land for active sporting fields would be required to satisfy the needs of the incoming population of Warriewood Valley, as well as those of the existing community. As the public use of the Warriewood Valley Sportsground will not be for 100% of the time potentially available, Council need to acquire more land in the Boondah Road precinct to fully satisfy the requirements of the Section 94 Plan for provision of sporting fields.

### **2.2 Site selection**

A number of sites were considered for the location of the required active sports facilities in Warriewood Valley. Pittwater Council approached the Department of Education and Training regarding the possibility of purchasing the land on the site of Narrabeen North Public School and Narrabeen Sports High School. Pittwater Council considered that this land could meet the requirements of the Warriewood Valley Section 94 Contributions Plan, such that the land was of sufficient size for 2 active sporting fields, it is located just outside the boundary of the Warriewood Valley Urban Release Area in the Jacksons Road/Boondah Reserve locality, and Council could avoid having to purchase land within the release area at increasing land prices.

In March 2000, Pittwater Council resolved to negotiate with the Department of Education and Training regarding the possibility of acquiring part of the Department of Education and Training-owned land for use as an active sportsground. The Department approved the acquisition of 4.5 hectares of the school land by Pittwater Council for \$2.5 million in July 2000, subject to a requirement for exclusive use of the land by Narrabeen North Public School and Narrabeen Sports High School during school times in accordance with a Deed of Licence. Pittwater Council, both school principals and Parent and Citizens Associations, the Northern Beaches Indoor Sports Centre Company, and the Department of Sport and Recreation supported the sale of the land to Pittwater Council for active sporting facilities. Support was on the understanding that the schools' interests would be suitably protected under the terms of the Deed of Licence. The land purchase would be funded under developer contributions received by Council under the Warriewood Valley Open Space Section 94 Contributions Plan.

## 2.3 Proposed land subdivision

To facilitate sale of the land to Pittwater Council and development of the Northern Beaches Indoor Sports Centre on land within Narrabeen Sports High School, the Department of Education and Training submitted two Development Applications to Council in August 2000. Development Application No. 799/00 proposed development of the Northern Beaches Indoor Sports Centre. Development Application No. 718/00 proposed the subdivision of two allotments comprising Narrabeen North Public School and Narrabeen Sports High School (Lot 1 DP 323325 and Lot 2 DP 122560) into four allotments as follows:

Lot 1 DP 1018621	Narrabeen Sports High School	8.43 hectares
Lot 2 DP 1018621	Proposed Northern Beaches Indoor Sports Centre	1.45 hectares
Lot 3 DP 1018621	Narrabeen North Public School	2.38 hectares
Lot 4 DP 1018621	Proposed Warriewood Valley Sportsground	4.705 hectares

Lot 4 is the subject land of this Plan of Management. The subdivision is shown in **Figure 2.1**.

Development Application No. 718/00 also proposed two public right-of-way easements as follows:

- a main vehicle access road from Jacksons Road at the entrance to Warriewood Shopping Centre, extending through Lot 4 parallel to Mullet Creek on the western boundary of the site of the Northern Beaches Indoor Sports Centre, which would be for the benefit of the proposed Lot 2.
- pedestrian access between Namona Street and the bridge over Mullet Creek linking the school land to Progress Park. This easement would accommodate an Energy Australia electricity easement and a drainage easement.

Development Application No. 718/00 was advertised for public comment between 17 August 2000 and 1 September 2000. 63 neighbouring property owners in Oak Street, Namona Street and Pittwater Road were notified by a letterbox drop. Both Development Applications were also submitted to the Department of Land and Water Conservation for comment. Four submissions were received from residents in surrounding streets, who raised issues as follows:

- increase in traffic on Oak and Namona Streets. Through traffic will not be able to access Namona Street from the sealed parking area, therefore the traffic associated with the Sportsground and the Northern Beaches Indoor Sports Centre is not expected to unacceptably increase traffic levels through Oak Street. Only emergency vehicles and vehicles accessing overflow parking spaces will be able to access the Sportsground and the Indoor Sports Centre.
- vehicular access to the proposed Northern Beaches Indoor Sports Centre bisecting the proposed Lot 4. Based on concerns from the Narrabeen North Public School Parents and Citizens Association, the proposed accessway was subsequently relocated to the western side of the site, adjacent to Mullet Creek, which is away from residences, and will increase flexibility in design and use of the sporting fields.
- loss of open space within the school grounds. The proposal would result in higher-quality sporting fields and more effective use of the existing land.



A Traffic Review of proposed access from the Northern Beaches Indoor Sports Centre to Jacksons Road was undertaken as part of the Development Application for the land subdivision. The study found that the proposed T-intersection has sufficient capacity to cater for traffic generation by the Indoor Sports Centre and recommended that parking be banned on the northern side of Jacksons Road for 15 metres each side of the new access.

Figure 2.1 - subdivision



- location of the parking area of the proposed Northern Beaches Indoor Sports Centre. This parking area is on the adjoining site.
- impact of the proposed Northern Beaches Indoor Sports Centre on Mullet Creek and Warriewood Wetland. The Department of Land and Water Conservation found the proposed Indoor Sports Centre to be of acceptable impact on Mullet Creek.

A report to Pittwater Council on 4 September 2000 recommended that Council grant consent for the subdivision of the land and purchase Lot 4 for \$2.5 million. The Development Application was subsequently approved by Council.

The tasks that are required to be completed to establish the Sportsground are outlined in the Action Plan in **Section 7.2**.

## 2.4 Benefits of acquiring the site

The benefits of Pittwater Council purchasing the school site to Pittwater Council, Narrabeen North Public School, Narrabeen Sports High School, and the community include:

- upgraded and maintained sporting facilities with associated carparking and amenities that will directly complement the sporting excellence focus of Narrabeen Sports High School.
- continued use of the sportsfields by Narrabeen North Public School and Narrabeen Sports High School, with no ongoing maintenance costs to the schools.
- acquisition of suitable land for active open space in the Warriewood/Narrabeen North area at a confirmed and possibly lower cost than would be possible if land within the Warriewood Valley Urban Release Area was purchased.
- increased public ownership of open space that will partly meet the requirements of the Warriewood Valley Section 94 Contributions Plan and the needs of the incoming population of the Warriewood Valley urban release area for active open space. As 100% public usage of the proposed Warriewood Valley Sportsground is not possible under the Deed of Licence conditions, the shortfall in provision of active open space for community use will be compensated for by land purchased elsewhere in Warriewood Valley.
- immediate access by the community to the land outside school times (upon settlement).
- protection of the existing greenspace buffer around the schools from other more intensive forms of development.

## 2.5 Description of the proposed Sportsground

### 2.5.1 Proposed facilities and improvements

The Concept Landscape Master Plan that has been prepared for the Warriewood Valley Sportsground (refer to **Section 7.1**) includes the following primary elements:

- integrated site design providing parking, access and amenity benefits to the Northern Beaches Indoor Sports Centre, Narrabeen Sports High School, and Narrabeen North Public School.

- reconfiguration of the Narrabeen North Primary School boundaries to incorporate existing building and raised land areas.
- upgraded active sportsgrounds of a size that will cater for a combination and range of both winter and summer sporting codes dependent on school and community demand. The grounds will be configured for mini and full sized fields to cater for all age groups.
- a vehicle access road connecting Jacksons Road to the carpark of the proposed Northern Beaches Indoor Sports Centre.
- associated carparking areas for 130 vehicles, located off Jacksons Road to the east of the vehicle access road and to the east of the site.
- associated amenities (including toilets and change rooms) as appropriate.
- floodlighting.
- irrigation.
- landscaping (screen and buffer planting) of the perimeter of the Sportsground and adjacent to the proposed access road.
- regeneration of the Mullet Creek riparian corridor.
- pedestrian linkage to Boondah Reserve and Warriewood Valley creekline corridors.

### **2.5.2 Proposed uses**

Proposed uses of the Sportsground include sporting activities, and any activities that satisfy the criteria for permitted uses outlined in **Section 5.3**.

Narrabeen North Public School and Narrabeen Sports High School would have access to the Sportsground between 8am and 4pm on normal school days during school terms. The public would have access to the Sportsground at all other times, and during school holidays.

## 3 DESCRIPTION OF WARRIEWOOD VALLEY SPORTSGROUND

### 3.1 History

The history of previous owners of and activities on the Sportsground site (Lot 4) are outlined in **Table 3.1** below.

**Table 3.1: History of Warriewood Valley Sportsground**

1836	Land was granted to William Bernard Rhodes by a Crown Grant on December 16, 1836.
1888	The title of Lot 4 and land extending to the north side of Narrabeen Lagoon was transferred to Edward Augustus Macpherson.
1907	The area from Jacksons Road to the northern boundary of Narrabeen Lagoon, including both school properties, and extending east to Pittwater Road, was transferred to Septimus Macpherson.
1932	The Narrabeen Beach Estates Limited company owned the area including all of Lot 4 and Narrabeen Sports High School, but not the land currently occupied by Narrabeen North Primary School.
1948	Lots 4, 2 and 3 were transferred to King George VI in fee simple under the <i>Public Instruction Act, 1880</i> . Land on the western side of Lot 4 adjoining Mullet Creek was described as "swamp" on the title document.
Pre-1956	The western side of Lot 4 was probably filled.
1956	Lot 4 was vacant, with some trees and shrubs along Jacksons Road and Mullet Creek. A large amount of sand was evident on the western side of Lot 4 following the line of Mullet Creek, and extending across approximately one-third of the site. No vegetation cover had established over the presumably filled area. The remainder of Lot 4 had a patchy grass cover. Narrabeen North Primary School consisted of three east-west oriented buildings.
1965	Grass cover had extended over much of the white sand patches observed in 1956 in the suspected filled area.
1994	Title to Lots 4, 1, 2 and seemingly part of Lot 3 was held by the Minister of Education.
2000-2001	Refer to <b>Sections 2.2 and 2.3</b> .

*Source: URS Australia Pty Ltd (2000), Council reports, land title documents, aerial photographs.*

### 3.2 Land ownership, tenure and management

The subject land is currently within two lots currently owned by the NSW Department of Education and Training, as follows:

<b>Lot/DP No.</b>	Lot 1 DP 323325	Lot 2 DP 122560
<b>County and parish</b>	County: Cumberland Parish: Narrabeen	County: Cumberland Parish: Narrabeen
<b>Address</b>	4A Namona Street, North Narrabeen	1525 Pittwater Road, North Narrabeen
<b>Occupier</b>	Narrabeen North Public School	Narrabeen Sports High School
<b>Owner</b>	Minister for Education and Training	Minister for Education and Training

Subdivision of these two lots into four lots (refer to **Section 2.3**) created Lot 4 DP 1018621, the subject of this Plan of Management. Contracts have been exchanged between Pittwater Council and the Department of Education, and Lot 4 will be purchased by Pittwater Council in June 2001. After the transfer of ownership, Lot 4 will be owned and managed by Pittwater Council, and licenced under a Deed of Agreement to the Department of Education and Training. The Deed of Agreement allows for use of the Sportsground by Narrabeen North Public School and Narrabeen Sports High School during school times (and at other times by agreement), with community use permitted outside school hours.

Refer to **Figure 3.1** for proposed land ownership.

The proposed Lot 4 is 4.705 hectares in area, comprising approximately 3.25 hectares of grassed open space, 1.25 hectares of riparian vegetation adjoining Mullet Creek, and the remainder as a drainage channel.

The Department of Education and Training is currently responsible for management of the land. Pittwater Council will be responsible for management of the land after the site is purchased by Council.

### 3.3 Zoning

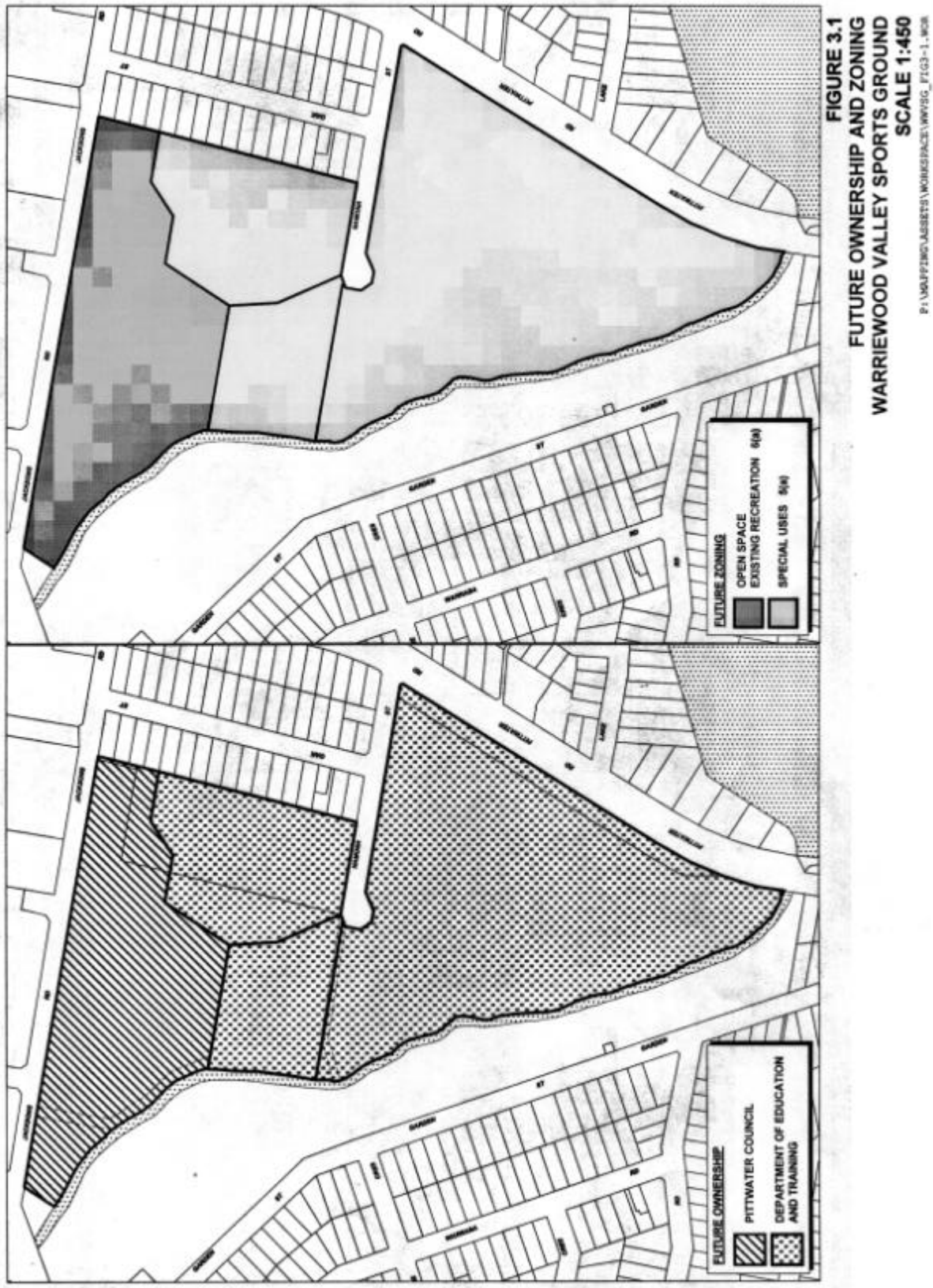
The subject land is currently zoned 5(a) (Special Uses "A") under the *Pittwater Local Environmental Plan 1993* (as amended by Amendment No. 42), as it is used for educational purposes by Narrabeen North Public School and Narrabeen Sports High School. However, the land is proposed to be rezoned to 6(a) (Existing Recreation "A") to permit establishment of the Warriewood Valley Sportsground.

### 3.4 Locational context

#### 3.4.1 Adjoining land uses

The site is irregular in shape. Single-storey residential housing facing Oak Street adjoins the north-east boundary of the site. Narrabeen North Public School is located on the eastern boundary of the site. The Northern Beaches Indoor Sports Centre and associated carpark have been constructed on Lot 2 to the south of the site. Mullet Creek and Progress Park, an informal creekside open space, adjoin the site to the west. To the north of the site across Jacksons Road are Warriewood Wetland, Warriewood Shopping Centre district shopping centre, and Boondah Reserve. The boundary of the Sportsground to Jacksons Road is defined by a wire fence.

Figure 3.1 - ownership and zoning



### **3.4.2 Local community**

The site is located on the boundary of the suburbs of Warriewood and North Narrabeen. 1996 Census data shows that Warriewood and North Narrabeen have a younger population than that of the Pittwater local government area, with 36% of residents in Warriewood / North Narrabeen aged 24 years or less, compared to 32% in Pittwater. Conversely, people aged 55 years and over comprise 18% of the Warriewood / North Narrabeen population, compared with 22% in Pittwater.

Demographic forecasts for the Warriewood Valley Urban Release Area indicate that incoming residents would also be younger than the Pittwater population. Second- and third-homebuyer families comprising adults aged 30 to 45 years with children aged 5 to 14 years are expected to comprise a significant proportion of the incoming population to the Warriewood Valley Release Area.

### **3.4.3 Regional open space context**

The North Narrabeen / Warriewood area contains a strategically-important ring of active, informal and natural open spaces, including:

- North Narrabeen Reserve, incorporating Pittwater Rugby Park, a rugby union training field, four multi-purpose playing fields, and a golf driving range. Sport played at North Narrabeen Reserve includes rugby union, cricket, touch football, baseball, hockey, athletics and triathlon.
- Boondah Reserve playing fields, catering for soccer, baseball and softball.
- Lake Park, which caters for cricket, rugby union / league, touch football and triathlon.
- Warriewood Wetland, a regionally significant wetland.
- Progress Park, an informal open space reserve along the western bank of Mullet Creek.
- North Narrabeen Headland and Warriewood Beach.
- open space within school grounds.

### **3.4.4 Regional sporting context**

#### **Sportsgrounds**

North Narrabeen Reserve and Boondah Reserve are other key active sporting areas in the Warriewood area.

Sporting organisations and the Manly Warringah Pittwater Sporting Union have identified a shortage in the number of playing fields in the northern beaches area, and have expressed a need for at least 10 additional playing fields. Sporting codes that have expressed a need for additional grounds include cricket, hockey, athletics, soccer and baseball. The greatest pressure on the supply of sportsfields in Pittwater is for winter sports.



## **Indoor sporting facilities**

The Northern Beaches Indoor Sports Centre is situated on land within Narrabeen Sports High School on Lot 2 of the land subdivision, which adjoins the Warriewood Valley Sportsground to the south. The regional multi-purpose centre will comprise four netball/basketball courts with sprung floors, with associated offices, change rooms, canteen, spectator seating, and meeting and recreation spaces. Activities that may be accommodated in the Indoor Sports Centre include basketball, netball, indoor soccer and cricket, martial arts, table tennis, volleyball, gymnastics, badminton and fitness classes. The Centre may also function as a venue for school vacation care, and for community events such as exhibitions on weekends.

Vehicle access to the Northern Beaches Indoor Sports Centre is available from Jacksons Road through the Warriewood Valley Sportsground to parking areas catering for 141 cars. Overflow parking in Narrabeen Sports High School will accommodate a further 35 cars.

The Centre would be managed by the Northern Beaches Indoor Sports Centre Company, which would lease the Centre and carpark area from the Department of Education and Training for a period of 20 years, with a 20 year option.

### **3.4.5 Linkages**

Pedestrian pathways link the site with adjacent residential areas, Warriewood Shopping Centre, Narrabeen North Public School and Narrabeen Sports High School, and Progress Park.

As part of open space and recreation planning for the Warriewood Valley urban release area, a series of multi-use creekline corridors, including a pedestrian cycleway network, will be developed that will link the Warriewood Valley Sportsground with surrounding residential, retail and open space areas.

## **3.5 Physical description and site analysis**

### **3.5.1 Geology and soils**

Relevant information on geology and soils was derived from URS Australia Pty Ltd (2000).

The 1:100,000 geological sheet for Sydney indicates that the site is underlain by Quaternary fluvial deposits of peaty quartz sand, silt and clay. These deposits potentially overlie interbedded shale and lithic quartz sandstone of the Narrabeen group.

Geological borelogs show that backfilling of probably imported material (possibly sand dredged from Narrabeen Lagoon) has occurred on the western boundary of the site along the bank of Mullet Creek. The filled area extends across approximately one-third of the site from the western side. Sporting groups that use the fields have reported shells within the soil surface.

Concentrations of copper, zinc, lead, chromium and arsenic were detected across the site at concentrations well within National Environmental Protection Measure (1996) Level E risk-based human health investigation levels for recreational open space and parklands. Cadmium and mercury were not detected in soil samples across the site. These results indicate the site is safe for the intended use of playing fields.

### 3.5.2 Landforms and drainage

The majority of the site is level and low-lying, however the topography appears to fall away to the south-west in the direction of Mullet Creek. Jacksons Road is on a higher level than the site itself, resulting in an embankment along the northern boundary of the site. It appears that former wetlands were cleared and filled to make ground levels consistent with the remainder of the site topography.

The site is located within the floodplain of Narrabeen Lagoon and Mullet Creek (a tributary of Narrabeen Lagoon), which has a 1:100 year flood level of 3.0 metres AHD. The land is well drained, but is prone to periodic inundation, particularly during heavy periods of rainfall and when the mouth of Narrabeen Lagoon is closed. Hence, the land cannot be filled without compensating elsewhere for any reduction in floodwater storage.

URS Australia (2000) concluded the site has a high water table, with groundwater encountered at approximately 1 metre depth. The groundwater is slightly acidic, turbid and saline, and as such is unsuitable for drinking or agricultural use. Given the topography of the site and proximity of Mullet Creek, groundwater is generally expected to flow in a south-westerly direction.

### 3.5.3 Flora and fauna

The active open space area is grassed. *Casuarina glauca*, *Eucalyptus robusta* and *Melaleuca ericifolia* line the fenced boundary to Jacksons Road.

The vegetated riparian corridor that separates Mullet Creek from the active open space area varies in width from 15 metres to 25 metres. Vegetation adjacent to Mullet Creek is highly disturbed, and is dominated by *Casuarina glauca*, with the understorey dominated by noxious weeds, including *Lantana camara*, *Senna pendula* (Cassia) and *Acetosa sagittata* (Turkey Rhubarb). These weed species are described as undesirable shrubs or plants in the Pittwater Tree Preservation Order (1993), and require management under the *Noxious Weed Act (1993)*. The only native species other than *Casuarina* in the creek corridor is *Melaleuca ericifolia*. No vegetation species on the site are listed under the *Threatened Species Conservation Act (1995)*.

Rabbit burrows are evident within the riparian corridor and on the playing fields. To ensure the safety of Sportsground users, there is a need for a rabbit control program, including measures such as baiting.

It is expected that the Long-nosed Bandicoot may be present within the riparian corridor.

Cockatoos and magpies have been observed on the grassed sporting fields.

### 3.5.4 Access, circulation, and parking

There is currently no direct formal vehicle access to the site. The existing haul road will become the formal access road when construction of the Northern Beaches Indoor Sports centre is completed. A gravel carpark off Namona Street serving Narrabeen North Public School that provides parking for students of Narrabeen Sports High School is located south of the site.

A pedestrian access point from Jacksons Road through the fence to the sporting fields is located about 100 metres east of the bridge over Mullet Creek. Informal and undefined pedestrian routes through the site link Narrabeen North Public School and Narrabeen Sports High School with Jacksons Road, Namona Street, and the bridge over Mullet Creek to Progress Park.

Jacksons Road is served by an STA bus route.

Mullet Creek will be part of a multi-function creekline linkage network as part of the Warriewood Valley Urban Release Area development.

### **3.5.5 Buildings and improvements**

There are no existing buildings, slabs or structures on the proposed Sportsground. Posts used for volleyball nets have been erected at the north-east section of the site.

Proposed facilities and improvements were outlined in **Section 2.5**.

### **3.5.6 Services and infrastructure**

Electricity, water, sewerage, gas and telecommunications services are available to the site.

### **3.5.7 Aboriginal sites**

There are no known Aboriginal archaeological sites occurring on the site. Any archaeological sites that may have been associated with the site are likely to have been destroyed by extensive land filling that has occurred in the past (refer to **Sections 3.1 and 3.5.2**).

### **3.5.8 Visual assessment**

Views into the site are available from Jacksons Road, Warriewood Shopping Centre, Narrabeen North Public School, and Narrabeen Sports High School. These views are framed to the west by the riparian vegetation corridor adjacent to Mullet Creek, to the south by the Northern Beaches Indoor Sports Centre, and to the east by the primary school buildings.

The Sportsground is visible from the elevated areas of Elanora Heights and North Narrabeen.

## **3.6 Uses of Warriewood Valley Sportsground**

The site is currently used for organised school sport and informal sporting activities by students of Narrabeen Sports High School and Narrabeen North Public School, and by the community for soccer, rugby league, rugby union and baseball. The sporting fields are allocated by the Manly Warringah Pittwater Sporting Union for community use. The fields have been prepared and linemarked for rugby union and soccer in recent years.

Car boot sales organised by Narrabeen North Public School are held on the site. The local community also use the site for informal activities such as exercising pets, golf practice and walking through. The site is also used for overflow parking for patrons of Warriewood Shopping Centre and North Narrabeen Reserve.

No activities currently take place on the Sportsground site that require a lease, licence or permit. Permitted activities when the Sportsground is established are outlined in **Section 5.3**.

Under the Deed of Licence for use of the Sportsground, a Management Committee will allocate fields to various sporting codes based on community needs. Representation on the Committee will include a resident of Warriewood Valley, and a representative of the Manly Warringah Pittwater Sporting Union.

### **3.7 Maintenance activities**

Maintenance of the active open space area and riparian corridor is currently carried out by Narrabeen Sports High School at an ongoing cost to the school. Pittwater Council assists with maintenance of the active sports area if it is allocated for community sports usage, which is the case at present.

Upon acquisition of the site, Pittwater Council would be responsible for maintaining and refurbishing the active sports area, rehabilitating and maintaining the riparian corridor, and maintaining the associated landscape buffer areas at no cost to the schools.

However, maintenance of the vehicular right-of-way from Jacksons Road will be the responsibility of the Northern Beaches Indoor Sports Centre Ltd, as lessees of Lot 2.

## 4 PLANNING CONTEXT

### 4.1 State Government requirements

#### 4.1.1 Local Government Act

##### Introduction

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

The *Local Government Act 1993* requires that Councils must classify all public land as either “community” or “operational” land. The Warriewood Valley Sportsground will be classified as operational land under the *Local Government Act, 1993* as an interim measure until the sale of the land to Pittwater Council from the Department of Education and Training is finalised. Sale of the land would then enable Council to reclassify the land as community land, and implement this Plan of Management under the *Local Government Act, 1993*.

As the Warriewood Valley Sportsground is intended to be classified as community land under the *Local Government Act, 1993*, the land will be available for public access and use. Community land must not be sold, exchanged or otherwise disposed of by the Council (unless a public hearing is held and reclassification of the land to operational occurs), except to enable the land to become or be added to a Crown reserve, or land reserved or dedicated as a protected area under the *National Parks and Wildlife Act, 1974*. Community land also cannot be leased or licensed for a period longer than 21 years.

Plans of Management that apply to one or more areas of community land must be prepared and adopted by Council. The ways in which community land can be used and managed are strictly governed by an adopted Plan of Management, and any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land.

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

##### Contents of a Plan of Management

The *Local Government Act, 1993* provides Councils with a specific approach to the management of community land. The preparation and contents of this Plan of Management are in accordance with the requirements of the *Local Government Act, 1993*, which has been amended by the *Local Government Amendment (Community Land Management) Act, 1998* and the *Local Government (General) Regulation, 1999*.

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

<b>A Plan of Management needs to identify:</b>	<b>How this Plan of Management satisfies the Act:</b>
The category(ies) of the land.	Section 4.1.1
Core objectives for each category of land.	Section 5.1.1
The objectives and performance targets of the Plan with respect to the land.	Section 7.1, 5.1.3
The means by which Council proposes to achieve the Plan's objectives and performance targets.	Section 7.1
The manner in which Council proposes to assess its performance in achieving the Plan's objectives and performance targets.	Section 7.1
Permitted future uses of the land.	Section 5.3
Leases, licences and other estates that can be granted.	Section 5.4

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

<b>A Plan of Management for one area of community land needs to include:</b>	<b>How this Plan of Management satisfies the Act:</b>
Description of the condition of the land, and of any other buildings or improvements on the land, as at the date of adoption of the Plan of Management.	Section 3.5
Description of the use of the land and any such buildings and improvements as the date of adoption of the Plan of Management.	Section 3.5
Statement of the purposes for which the land, and any such buildings or improvements, will be permitted to be used.	Section 5.3
Specification of the purposes for which any further development of the land will be permitted, under lease or licence or otherwise.	Section 5.3, 5.4
Description of the scale and intensity of any such permitted use or development.	Section 5.3

### Categories of community land

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

- natural area (further categorised as either bushland, wetland, escarpment, watercourse, or foreshore).
- sportsground.
- park.
- area of cultural significance.
- general community use.

A number of categories apply to land comprising Warriewood Valley Sportsground. Consistent with the guidelines for categorising community land in the *Local Government (General) Regulation, 1999*, Warriewood Valley Sportsground is categorised as sportsground, natural area (bushland) and general community use as follows:

- **sportsground**, as the land is used or proposed to be used primarily for active recreation involving organised sports or playing of outdoor games.

Sportsground refers to the area proposed to be used for active sporting fields.

- **natural area**, as the land, whether or not in an undisturbed state, possesses a significant geological 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.

Within the category of natural area, Warriewood Valley Sportsground is further categorised as:

- **bushland** – land which contains primarily the original native vegetation or a remnant of the natural vegetation or is still representative of the structure or floristics of the natural vegetation of this locality. Such land includes:
  - mostly undisturbed bushland with a range of habitats and largely intact ecosystem including canopy trees and an understorey of shrubs, herbs, native grasses, etc. with little or no weed invasion;
  - moderately disturbed bushland, retaining natural ecosystem functions and habitat values, including natural revegetation, with low to medium level of weed invasion; or
  - highly disturbed bushland where the natural ecosystem functions and habitat values are significantly disrupted, native tree canopy is largely fragmented, native understorey has been removed, opportunities for regeneration are restricted and weeds are a significant component, but where the land is still capable of being rehabilitated.

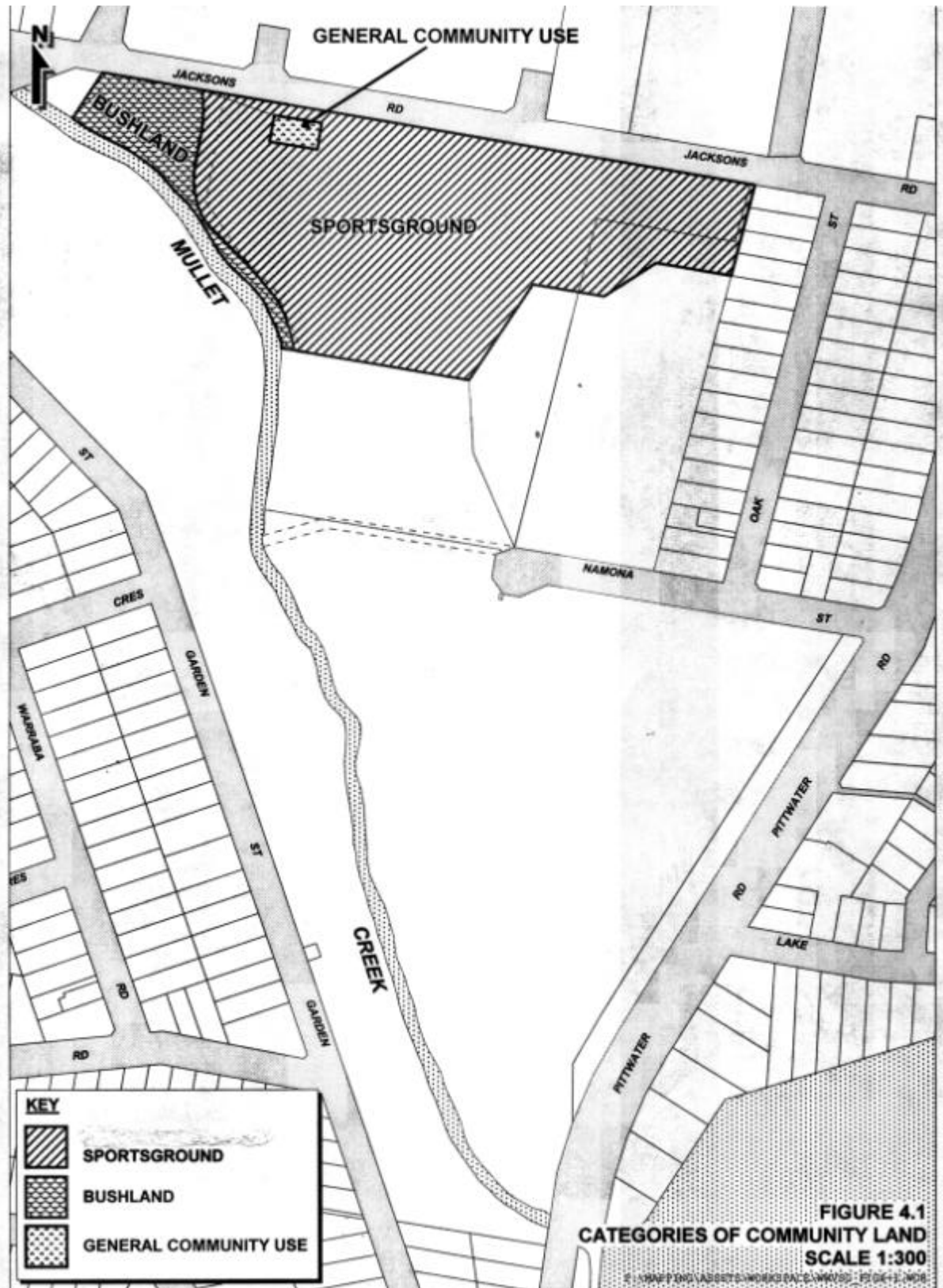
The bushland category refers to the riparian vegetation adjoining Mullet Creek.

- **general community use**, as the land:
  - may be made available for use for any purpose for which community land may be used, whether by the public at large or be specific sections of the public; and
  - is not required to be categorised as a natural area under Section 36A, 36B or 36C of the Act, and does not satisfy the guidelines under clause 6B-6E for categorisation as a natural area, a sportsground, a park or an area of cultural significance.

The general community use category applies to the proposed amenities building, irrespective of its actual location.

The land within the Warriewood Valley Sportsground applying to these categories is shown in **Figure 4.1**. Core objectives for each category are in **Section 5.1.1**.

Fig 4.1 – categories





#### **4.1.2 Environmental Planning and Assessment Act, 1979**

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

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

The *Pittwater Local Environmental Plan, 1993* requires Plans of Management to define developments, activities and uses within the 6(a) zone that are permissible with and without development consent. This Plan of Management defines permissible activities and developments, and establishes a structure that identifies when development consent is required. Determination of Development Applications (DAs) for activities and developments on the Warriewood Valley Sportsground will be guided by heads of consideration (refer to **Section 5.3**).

*State Environmental Planning Policy No. 19 - Bushland in Urban Areas* outlines planning controls to preserve urban bushland.

#### **4.1.3 Rivers and Foreshores Improvement Act, 1948**

A 40-metre wide setback to accommodate a riparian vegetation buffer is defined along the Mullet Creek boundary of the site. Construction works occurring within 40 metres of a drainage line usually require a Part 3A permit under the *Rivers and Foreshores Act, 1948*. However, Pittwater Council, as a public authority, is exempt from the provisions of the *Rivers and Foreshores Act, 1948* in relation to the need for a Part 3A permit on land that it will own. The NSW Department of Land and Water Conservation have subsequently advised that an average 20 metre-wide riparian zone from the top of the bank of Mullet Creek to the edge of the proposed access road will apply.

### **4.2 Council's land management policies and plans**

#### **4.2.1 Relevant policies and plans**

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

Council's Urban Bushland Plan of Management applies to naturally vegetated areas of Pittwater, and reflects Council's goals to manage natural systems in Pittwater.

#### **4.2.2 Program for preparation of Plans of Management**

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

Pittwater Council has prepared this Plan of Management primarily to facilitate the purchase of land owned by the Department of Education and Training to establish the Warriewood Valley Sportsground, and to outline future use and management of the Sportsground.

Council has prepared a Plan of Management for Sportsgrounds, which is an "umbrella" document covering all sportsgrounds in Pittwater. A rolling five-year program is in place for preparing Plans of Management for individual sportsgrounds for which specific management issues need to be addressed at certain times. An individual Plan of Management has been prepared for Lakeside Park and Narrabeen North Reserve. A Plan of Management is currently being prepared for the Careel Bay Playing Fields and Hitchcock Park. Council intends to prepare individual Plans of Management for the remaining sportsgrounds in Pittwater over the next five years.

Where a Plan of Management for a specific sportsground has been adopted by Council, that Plan of Management will supercede the Plan of Management for Sportsgrounds as it applies to the particular sportsground. The Plan of Management for the individual sportsground will be inserted as a stand-alone document into the Plan of Management for Sportsgrounds. This Plan of Management will also be inserted into the Sportsgrounds Plan of Management when it is adopted by Council.

## 5 BASIS FOR MANAGEMENT

### 5.1 Goals and objectives

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

#### 5.1.1 State government objectives

##### Community land

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

##### Sportsground

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

##### Natural area

- to 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.
- to maintain the land, or that feature or habitat, in its natural state and setting.
- to provide for the restoration and regeneration of the land.
- to 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 *Threatened Species Conservation Act, 1995* or the *Fisheries Management Act, 1994*, and in compliance with the requirements of the *Local Government (Community Land Management) Act, 1998* comprising the habitat of endangered species or threatened species.

Core objectives for land categorised as **bushland** are:

- to 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.
- to protect the aesthetic, heritage, recreational, educational and scientific values of the land.

- to 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.
- to restore degraded bushland.
- to protect existing landforms such as natural drainage lines, watercourses and foreshores.
- to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term.
- to protect bushland as a natural stabiliser of the soil surface.

#### **General community use**

- to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and the wider public:
  - in relation to public recreation and the physical, cultural, social, and intellectual welfare or development of individual members of the public, and
  - in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

### **5.1.2 Council's goals and objectives for open space**

Council's current goals and strategies relating to planning and management of parks and reserves in Pittwater are contained within Council's Management Plan 2000-2005, the Pittwater Open Space, Recreation and Bushland Strategy (2000), and the Landscape Management Policy (1993). These goals and strategies have been used to guide the outcomes of this Plan of Management.

#### **Corporate goals**

Pittwater Council's corporate goals, as stated in their 2000-2005 Strategic Management Plan, include:

*"Pittwater Council will manage its area in a manner consistent with industry best practice within a consultative democratic framework and in accordance with the identified needs of our community by:*

- *conserving and enhancing the unique environmental qualities of Pittwater by ensuring that land use and development reflect the expectations of the residents to conserve the natural environment and enhance the heritage, recreational and community values.*
- *providing and facilitating a range of community services and facilities that have fair and equal access."*

## Goals for open space, recreation and bushland

Council's goals for the provision of open space, recreation and bushland are:

- **Recreation** - Provide a diverse range of outdoor recreation opportunities that best satisfy the needs of the community and manage open space in a manner consistent with industry standards.
- **Environment** - Conserve and enhance the unique natural environmental qualities of Pittwater and manage the environment in a manner consistent with industry best practice.
- **Visual quality** - Protect the visual quality of the open space system.
- **Community focus** - Provide the opportunity for collective community involvement in, interaction with and ownership of the open space system.
- **Access** - Where possible, ensure that all of the open space system is accessible to the community.

These goals underpin Council's Open Space, Recreation and Bushland Strategy (Heather Nesbitt and Parkland Environmental Planners, 2000), and have been considered in the planning of open space and recreation facilities for the Warriewood Valley Urban Release Area.

## Objectives for land zoned open space

Council's objectives for land within the 6(a) zone as set out in the *Pittwater Local Environmental Plan 1993* (as amended) are to:

- provide a range of open space and recreational land.
- ensure that development on such land:
  - is for a purpose that promotes or is related to the use and enjoyment of open space.
  - is consistent with the purposes for which the land was reserved or otherwise set aside for public use.
  - does not substantially diminish public use of, or access to, open space.
  - does not adversely affect the natural environment, the heritage significance of any heritage items or heritage conservation areas or the existing amenity of the area.

## Objectives for sportsgrounds

Council's objectives for sportsgrounds in Pittwater, as set out in the Sportsgrounds Plan of Management, are to:

- provide a network of sportsgrounds which offer a wide range of appropriate sporting opportunities within Pittwater.
- provide and maintain high quality sportsgrounds within the limitations of budgetary constraints.
- improve the functionality of existing sportsgrounds.
- provide further opportunities for informal, unorganised and passive recreation for the local community.

- be responsive to the changing recreational and sporting needs and preferences of the community.
- ensure that opportunities for the use of sportsgrounds are made on an equitable basis.
- encourage and facilitate joint or multiple use of sportsgrounds and associated facilities, where the usage is appropriate to and complements Council's *Local Environmental Plan* and does not render fields unplayable.
- provide the safest possible environment for the public use of sportsgrounds and their associated facilities.
- improve linkages with other open space areas and community facilities, such as schools and shops.
- take a consistent approach to the overall management (including lease arrangements) and maintenance of sportsgrounds and associated facilities.
- provide appropriate access to sportsgrounds for people with disabilities.
- provide information on sportsgrounds and sporting groups within Pittwater.
- better facilitate the allocation of sportsgrounds and associated facilities.
- implement a contribution system which recognises the need for sporting groups to assist with improvements to sportsgrounds.
- permit community and special events to be held on sportsgrounds, provided the reserve booking process is followed and approval conditions adhered to.

### **Objectives for bushland**

Council's objectives for bushland management are to:

- manage bushland in such a way as to maintain biodiversity in the long term.
- manage bushland to maximise its value as part of the natural heritage of Pittwater.
- manage bushland for its aesthetic, recreational, education and scientific values to the community.

### **5.1.3 Objectives for the Warriewood Valley Sportsground**

In accordance with Council's broad management goals set out above, and through identification of the proposed uses and key issues relating to the Warriewood Valley Sportsground, the following themes and objectives for the Sportsground have been established to:

- provide additional opportunities for active and informal recreation for residents of Warriewood Valley, elsewhere in Pittwater, and further afield.

- develop upgraded sporting facilities for summer and winter sports and associated amenities and carparking within a sporting precinct including Narrabeen Sports High School, Boondah Reserve and Lake Park.
- enhance the visual and landscape character of the Sportsground and the adjacent Mullet Creek riparian vegetation.
- improve the integrity of the native vegetation adjoining Mullet Creek.
- ensure access for all members of the community to the site without impacting on local residents.

## 5.2 Community values and their significance

### 5.2.1 Community values of open space in Pittwater

Open space areas in Pittwater are valued by the community for a variety of reasons. Councillors and Council officers identified five core community values for open space and recreation as outlined in **Table 5.1**:

**Table 5.1: Core values of open space and recreation in Pittwater**

Core value	Explanation
Recreation	Recreational values and opportunities are created by the variety of natural settings, and enhanced by the built facilities on open space. This includes beaches, waterways, bushland, small and large developed parks. These open spaces are important community assets where people of all ages, backgrounds and abilities can exercise, play and relax.
Environment	Environmental values include the natural bushland, beaches, headlands and foreshores as well as the habitats, wildlife corridors and canopies, vegetation communities, rock platforms, and sea creatures.
Visual and scenic quality	The visual and scenic quality of Pittwater's open space is an integral part of the value and attraction of the area for residents and visitors alike. Landscape improvements, such as plantings, walkways, boardwalks and lookouts add to the scenic quality. Dominant and significant visual elements include the coastline and headlands, foreshore reserves, and bushland.
Community focus	Community values recognise the importance of open space areas for socialisation, gatherings of family and friends, community and sporting functions, and special events and celebrations. There are also opportunities for the community to collectively provide some ownership to certain areas, such as bush and dune regeneration, protection of rock platforms, and involvement with neighbourhood parks.
Access	Access to Pittwater's open space is a governing factor in providing a range of opportunities for recreation. Pittwater's topography places limitations on access to some areas, and the built environment also restricts access to some areas, particularly foreshores. "Access" relates to physical access (such as pathways, cycleways and boardwalks), and access to information and interpretive signage about Pittwater's open space system.

*Source: Manidis Roberts Consultants (1995)*

These five values combine to form the collective values of the Pittwater community regarding open space.

## 5.2.2 Community values of Warriewood Valley Sportsground

Open space in Pittwater is valued or considered important by the community for a variety of reasons. Community values of sportsgrounds in Pittwater are outlined in the Sportsgrounds Plan of Management. The values of the Warriewood Valley Sportsground relating to the core community values of open space identified by Councillors and Council staff in 1995 are outlined in **Table 5.2** below.

**Table 5.2: Values of Warriewood Valley Sportsground**

Value	Level of Significance	Explanation
Recreation	District	The Sportsground will provide opportunities for active sport, as well as complementary informal and community activities. The Sportsground will add to the supply of sportsfields in Pittwater, especially in the sporting precinct of Warriewood / Narrabeen North.
Environment	Local	The riparian vegetation adjoining Mullet Creek is an important aspect of the Sportsground. This vegetation, as well as endemic landscape plantings, will be protected and enhanced, and will add to the natural environment of Mullet Creek.
Visual and scenic quality	Local	The site will remain open green space, with visual landscape amenity offered by bushland adjoining Mullet Creek and endemic plantings. The site is a contrast to surrounding development.
Community focus	District	Public ownership of the site will increase opportunities for community use of the Sportsground for active, informal and community/social activities.
Access	District	The site is in a central location to satisfy the need for active sporting facilities of residents of the Warriewood Valley urban release area and surrounding suburbs, as well as elsewhere on the northern beaches. The site is linked to pedestrian walkways and cycleways, major roads, and public transport. Council ownership of the land will ensure public access.

By understanding the reasons why the community values open space outlined above, the role that the community expects Warriewood Valley Sportsground to play in the future may be determined, and issues can be addressed with reference to the values in order to preserve them.

## 5.3 Permitted future development and uses

### 5.3.1 Introduction

This section defines the range of activities that can occur and the facilities and structures that can be constructed on the Warriewood Valley Sportsground. It also identifies the need for development consent for a proposed activity, and provides guidelines to assist Council in determining any Development Application required for proposed structures and activities.

### 5.3.2 Guidelines for future development and uses

The *Pittwater Local Environmental Plan 1993* (as amended) requires Plans of Management for community land to specify the uses, activities and developments that will be permitted on the subject land that is zoned 6(a) (Existing Recreation "A"), both with and without development consent. This Plan of Management forms the heads of consideration for all development applications required for activities and developments on the Warriewood Valley Sportsground. The landuse planning table in Appendix A of this Plan of Management outlines examples of permissible and prohibited activities and developments on the Warriewood Valley Sportsground. However, the table cannot identify every conceivable proposed development or activity.



Clause 43 of the *Pittwater Local Environmental Plan 1993* (as amended) states that Council shall not consent to the carrying out of development on land owned or controlled by the Council within Zone No. 6(a) unless consideration has been given to:

- the need for the proposed development on that land.
- the impact of the proposed development on the existing or likely future use of the land.
- whether the proposed development will be secondary and complementary to the existing or proposed use of the land as public open space.
- whether the proposed development will substantially diminish public use of and access to open space.
- whether the proposed development is consistent with the objectives of the zone in which the land is situated and the purposes for which the land was reserved or otherwise set aside for public use.
- whether the proposed development is compatible with adjacent uses in relation to its height, bulk and noise generation and other aspects that might conflict with surrounding land uses.
- the need to retain the land for its existing or likely future use.

Under the 6(a) zoning, any land use set out in the Landuse Planning Table under the heading "Permissible Uses Exempt" in any relevant Plan of Management is permitted without development consent. Development consent is required for any land use set out under the heading "Permissible Uses Requiring Development Consent" in any relevant Plan of Management.

Clause 43A of the *Pittwater Local Environmental Plan 1993* (as amended) makes provision for Council to consent to the use or other development of any land or building within Zone No. 6(a) for any lawful temporary purpose, other than designated development, being carried out for a maximum period of 28 days in any one year.

Generally, developments and activities that will be permissible on the Warriewood Valley Sportsground will be those that are consistent with:

- the primary purpose of the land for active sporting activities and any compatible activities, and protection of the riparian bushland adjoining Mullet Creek.
- the guidelines and core objectives for community land categorised as sportsground, natural area (bushland) and general community use under the *Local Government Act, 1993* (refer to **Sections 4.1.1 and 5.1.1**).
- the objectives of the 6(a) (Existing Recreation "A") zoning in the *Pittwater Local Environmental Plan 1993* (refer to **Section 5.1.2**).
- community values of the Sportsground (refer to **Section 5.2.2**).
- Council's objectives for the Sportsground (refer to **Section 5.3**).
- the permitted activities outlined in the Deed of Licence for the Warriewood Valley Sportsground (refer to **Section 5.4.3**).

- the Landuse Planning Table for Warriewood Valley Sportsground (refer to **Appendix A**), which specifies permissible and prohibited uses of the Sportsground.

Future uses of the Sportsground will also be determined by:

- demonstrated need.
- compatibility with uses of the Sportsground by Narrabeen North Public School and Narrabeen Sports High School.

### 5.3.3 Scale and intensity of future uses and development

The scale and intensity of future uses and development permitted on the site will be determined by a Management Committee, and will relate to impact on wear and tear of the playing fields, and impacts on neighbouring land uses.

Narrabeen North Public School and Narrabeen Sports High School will use the Sportsground on school days. The community will have access to the Sportsground in the evenings and at night, on weekends, and in school holidays. Special events, such as car boot sales, will be permitted once a month.

The scale of proposed developments on the site are shown on the Concept Landscape Master Plan in **Figure 7.1**.

### 5.3.4 Development application and permit procedures

Any proposed uses or development and building works that are permitted only with development consent (consistent with the activities or developments listed in the Landuse Planning Table for Warriewood Valley Sportsground in Appendix A) would be subject to the normal development and building application process required by Council in accordance with the *Environmental Planning and Assessment Act, 1979*. Larger scale developments and activities that are consistent with the criteria listed in **Section 5.3.2** above will be subject to development consent procedures under the *Environmental Planning and Assessment Act 1979*.

Certain developments, such as new or replacement buildings, or extensions to existing buildings on community land must be determined by the Council itself rather than by staff under delegated authority under Section 47E of the *Local Government Act, 1993*. However, the following developments are exempt from this provision: toilet facilities, small refreshment kiosks, shelters, picnic facilities, structures for the playing of games and sports, playground structures, and works / storage sheds.

If development consent or a permit for an activity is granted by Council, conditions should be imposed requiring:

- adequate notification to residents (beyond the statutory notification requirements under the *Environmental Planning and Assessment Act, 1979*).
- the activity must not generate excessive noise, particularly at night and in the early morning.

- there should not be more than 12 events held on the Warriewood Valley Sportsground requiring development consent in any one 12-month period.

A bond consistent with the scale of the event should be paid before the event as a guarantee of conformance with the conditions of development consent.

Other activities not subject to development consent require a permit issued by Council. Applications for permits are required to be submitted to Council's Reserves and Recreation Officer. The event organiser is responsible for lodging the application for a permit, except in the case of activities within leased areas, in which case the leaseholder is responsible for lodging the application.

The approval requirements outlined above apply equally to any leased areas and non-leased parts of Warriewood Valley Sportsground. For the above procedure to be altered for an activity or a facility within a lease area, there must be an exemption and/or alternative procedure specified in the lease.

Allocation of sportsfields for sporting activities on Warriewood Valley Sportsground will be undertaken by the Manly Warringah Pittwater Sporting Union in consultation with the Management Committee. The Sporting Union is allocated a range of times by Council that the sportsfields can be used, within which the Sporting Union controls the use of the grounds. Outside these times, Council is free to permit other activities at the Sportsground. Those activities not subject to development consent require a permit from Council.

## **5.4 Leases, licences and other estates**

### **5.4.1 Introduction**

Permitted uses of Warriewood Valley Sportsground may be formalised by a lease or licence arrangement.

Councils often enter into lease or licence agreements with other parties to allow certain development or uses to occur on community land. Leases and licences are the instrument by which the use of community land by groups such as sporting groups and schools, or by commercial organisations and individuals providing facilities or services for public use, is formalised.

A lease will be typically required where exclusive use or control of all or part of the Sportsground is desirable for effective management of the area. A lease may also be required due to the scale of investment in facilities, the necessity for security measures, or where the relationship between a major user and facilities on the sportsground justify such security of tenure. Formal leases for such facilities may be granted by Councils up to a period of 21 years. Leases should actively encourage other uses of the land or building.

Licences allow multiple and non-exclusive use of an area. Licences may be granted where occasional or short-term occupation or control of all or part of the Sportsground is proposed, such as the use of sporting fields and clubhouses by various groups at certain times. Licences may be granted for other activities, such as advertising, entertainment, exhibitions, markets, etc. A number of licences for different users can apply to the same area at the same time, provided there is no conflict of interest.

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

Occupation of community land by leases, licences and other estates that apply to the Warriewood Valley Sportsground are set out in the *Local Government Act, 1993*. Under the Act, a lease, licence or other estate over community land may only be granted if:

- it is authorised in a Plan of Management.
- it is for a purpose consistent with the core objectives for the applicable category(ies) of land (refer to **Section 5.1.1**).
- it is for a purpose listed in Section 46(1)(b) including:
  - short-term casual purposes prescribed in Section 24 of the *Local Government (General) Regulation, 1999* that include playing of a musical instrument, or singing, for fee or reward; engaging in a trade or business; playing of a lawful game or sport; delivering a public address; commercial photographic sessions; picnics and private celebrations such as weddings and family gatherings; filming for cinema or television; agistment of stock.
  - activities appropriate to the current and future needs of the community in relation to a number of wide public purposes, including public recreation and social welfare.
  - public roads.

Leases, licences and other estates granted for the provision of public utilities and ancillary works do not need to be expressly authorised by a Plan of Management, or be consistent with the core objectives, or be for a purpose listed in Section 46(1)(b). Council is authorised by Section 46(1)(a) to grant such estates (such as easements) without complying with the provisions applying to other purposes.

The Act specifies that Council must not grant a lease or licence for a period exceeding 21 years, including any period for which the lease or licence could be renewed by the exercise of an option.

Under Section 47, Council may grant a lease, licence or other estate exceeding 5 years if it gives public notice of the proposal to the owner, the public and all stakeholders, and invites and considers public submissions. If an objection to the proposal is made, Council may not grant a lease, licence or other estate without consent of the Minister for Local Government.

For proposed leases, licences and other estates of 5 years or less, Council must publicly advertise the proposal in the same way as for leases, licences and other estates over 5 years. Final approval of the lease rests with Council, but the Minister for Local Government has the discretion to call in a proposed lease and determine the matter in place of Council. However, some short-term and other types of leases, licences and other estates, such as providing underground pipes and connections, are exempt from the need to advertise.

Section 46A of the *Local Government Act, 1993* requires that Plans of Management must specify purposes for which a lease, licence or other estate may be granted only by tender, unless the lease is to be granted to a non-profit organisation. However, Council may apply a tender process in respect to granting any particular lease, licence or estate. Leases, licences and other estates granted for the purposes of commercial activities conducted for private profit or gain will be granted only after a tender process in accordance with the *Local Government Act, 1993*.

Under Section 47C, land within the Sportsground that is subject to a lease cannot be sub-let for a purpose other than the purpose for which the land was to be used under the lease, or refreshment kiosks, dances and private parties in the case where land is leased to a sporting club.

Leases, licences and other estates must not be granted in respect of land categorised as a natural area, unless it is for a purpose prescribed in Section 47B of the Act. Council may only grant a lease of a structure/building or lease to build a structure for the purposes listed in Section 47B for natural areas, due to their environmental sensitivity. These structures are limited to those that assist in the public enjoyment of the land, such as walkways, information and refreshment kiosks (not restaurants), bridges, signs, amenities and the like.

#### **5.4.2 Authorisation of leases and licences**

This Plan of Management authorises the leasing, licensing or granting of any other estate over the Warriewood Valley Sportsground for an activity that is consistent with the requirements of the *Local Government Act 1993*, and the criteria set out in **Section 5.3.2**. The amenities building may be subject to a lease.

All lease agreements should be reviewed before the expiry date. All new or renewed leasing arrangements are to address the following key issues:

- enforcing the agreement
- payments and other benefits to the community
- use and occupation
- statutory requirements
- public liability and insurance
- ownership of improvements
- repairs and maintenance
- health and safety
- environmental management

#### **5.4.3 Proposed Deed of Licence for the Sportsground**

A Deed of Licence for the Warriewood Valley Sportsground has been agreed to by Pittwater Council and the Minister for Education and Training. On adoption of this Plan of Management, the Deed of Licence comes into force. The Deed of Licence is authorised under this Plan of Management.

Key terms and conditions of the Deed of Licence are:

- **Pittwater Council will own and manage the Sportsground.** Transfer of the land from the Minister for Education and Training to Pittwater Council will be in accordance with the Contract for Sale of the land, under which Pittwater Council will be the owner of the Sportsground, and will be responsible for management and maintenance of the Sportsground, and for implementing this Plan of Management.
- **The licence period would be for 21 years.** The *Local Government Act 1993* prohibits Council from granting a lease or licence over community land for a period (including a period over which the lease or licence could be renewed by the exercise of an option) for longer than 21 years. Therefore, the terms of the licence will be for 21 years, the maximum period permitted under the Act, assuming that the land is classified as community land. An option for extending the licence period would be determined prior to expiry of the licence in 2021.
- **The nominal licence fee is \$1.00 per annum.**
- **Use of the Sportsground by the schools would be during school times, and at other times with agreement from Council.** Narrabeen North Public School and Narrabeen Sports High School would have sole use of the Sportsground during "school times", which is defined in the Deed of Licence as between 8am and 4pm on any day which is not a school holiday, and a day on which students of public schools must attend school. Council must endeavour to avoid interference with the use and enjoyment of the Sportsground by the schools during school times. In addition, the schools could use the Sportsground on any other days and times with agreement by Council.

Activities permitted on the Sportsground during school times are:

- any use permitted under this Plan of Management.
- a school sporting activity that is permitted to be undertaken by students at a primary school or a high school in NSW pursuant to the *Education Act 1990*, with the exception of horse riding or any activity involving the use of motorised vehicles or equipment with wheels.
- another activity authorised by the school principal which has written approval from Council.
- maintenance activities.

The Minister must not sub-licence use or otherwise of the Sportsground except with the consent of Council.

- **Community access to the Sportsground is available outside school times.** Council has an obligation to provide access to the Sportsground for the local community in accordance with its classification as community land under the *Local Government Act 1993*.

Council may enter into a lease or licence agreement with a particular group to use the Sportsground and/or its associated facilities outside school times. The terms of any such lease or licence should be in accordance with the provisions of the *Local Government Act 1993*.

- **A Sportsground Committee is established to provide advice on use of and issues regarding the Sportsground.** A Sportsground Committee would be established to meet at least once every three calendar months to consider matters relevant to use of the sportsground, and to address any issues regarding the sportsground. The Committee would comprise 8 members as follows: 4 representatives nominated by Pittwater Council, 1 representative of the staff of Narrabeen North Public School, 1 representative of the staff of Narrabeen Sports High School, and up to 2 community representatives nominated by the Minister for Education and Training.
- **The Minister is responsible for safety and security of the Sportsground and users during school times.** The Minister for Education and Training is liable only for matters arising from the use and occupation of the Sportsground by the Minister and/or the Minister's Authorised Users only during school times. It is the Minister's responsibility to take reasonable steps to prevent property damage, personal injury, accumulation of rubbish, breach of the law or the provisions of this Plan of Management in relation to school use of the Sportsground. The Minister must advise Council of any damage to the land or facilities, or an accident or injury on or near the Sportsground during school times, and repair, replace or reinstate any damage. The Minister is also responsible for keeping the Sportsground secure from unauthorised users and for public liability during school times.
- **Pittwater Council is responsible for safety and security of the Sportsground and its users outside school times.**
- **The schools have guaranteed access to the Sportsground if Council sells, transfers or assigns its interest in the Sportsground.** In the event of Council intending to sell, transfer or assign its interest in the sportsground, Council agrees to ensure the purchaser, transferee or assignee enters into a licence with the Minister on the same terms and conditions as the Deed of Licence and for the balance of the term of the licence.

## **6 MANAGEMENT POLICY**

### **6.1 Key management issues**

A range of issues that will affect the development and use of the Warriewood Valley Sportsground and adjoining Mullet Creek riparian corridor have emerged from the planning process, and consultation with key stakeholders and the community. The key issues to address are as follows:

- maintenance
- funding
- risk management and security
- use and allocation of playing fields
- ancillary facilities
- signage
- linkages
- access and circulation
- environment and landscape
- neighbourhood amenity
- drainage and flooding

### **6.2 Policies to address management issues**

Pittwater Council's policies for addressing key management issues of the Warriewood Valley Sportsground are outlined below.

#### **6.2.1 Maintenance**

Sporting groups in Pittwater have high expectations of Council regarding the quality of maintenance of sportsgrounds and associated facilities. Maintenance will be carried out on a regular routine basis to ensure the Sportsground, and its assets and infrastructure, are maintained to a standard that is safe and acceptable for school and public use.

As the Warriewood Valley Sportsground is located on land that was previously filled, subsidence of fill material may occur, resulting in an uneven playing surface that ponds with water in wet weather. Council needs to ensure that the grounds are not played on in wet weather, which would result in further damage to the fields. In addition, Council needs to ensure that the playing fields are maintained in good condition so the fields are playable for as much of the winter and summer seasons as possible. Consideration needs to be given regarding whether an extension to the winter playing season is permitted if games have been postponed due to rain, as the fields need to be rested between seasons to enable the fields to recover to enable summer sports to be played.

Council's Reserves, Recreation and Building Services Unit is responsible for maintenance standards and priorities. Mowing, watering, aerating, herbiciding, fertilising and surface repairs are carried out at regular intervals. Council also has regular maintenance regimes for cleansing of toilet amenities daily, garbage collection, electrical and plumbing repairs, and repair and replacement of equipment such as goal posts. Line marking for various sports is undertaken by Council at the start of each season.



Additional mobile garbage bins are placed at sportsgrounds when grounds are booked for large sporting and community events. Opportunities to encourage recycling of rubbish generated by Sportsground users should be encouraged, to protect the adjacent riparian bushland corridor and Mullet Creek.

Vandalism to the sporting fields and associated buildings and structures is undesirable given the cost of repairs and maintenance. Vandalism should be reported to Council quickly, and Council would attend to the problem as soon as possible. Facilities which are in good condition are less likely to attract vandals. Neighbouring residents, the school community and regular users of the Sportsground should be encouraged to take "ownership" of the Sportsground, which deters vandalism.

## **6.2.2 Funding**

Section 94 funds received by Council from development of the Warriewood Valley Urban Release Area will assist with purchase of Lot 4 from the Department of Education and Training, the capital costs associated with establishing and embellishing the sporting facilities, and improving the Mullet Creek riparian corridor.

The provision of funding for both capital works required to establish the Sportsground and maintenance of the playing fields and riparian bushland is dependent on Council's annual budget. Council funding for capital works forms part of its five-year Management Plan. Capital works can also be funded through grants.

Recurrent funding for maintenance works is similar each year, even though reductions in real dollar terms occur. Under the Australian Standard AS27, Council has a duty to relate the cost of all maintenance and depreciation to all of its land holdings and capital items. Maintenance costs will be calculated annually, which provides accurate information on annual expenditure and facilitates budget planning.

Council applies various fees and charges for use of sportsgrounds for special events, community functions, social use and other activities. Various non-profit groups are not charged at Council's discretion. Council does not charge sporting groups or schools for use of grounds for regular games or training.

The Department of Education and Training would be charged a nominal licence fee of \$1.00 per year for use of the sporting fields under the Deed of Licence.

Groups that book the sportsfields area would pay for the electricity used for night lighting and for club use.

If appropriate, sporting groups will be encouraged to take on additional responsibilities such as line-making at the commencement of and during each season, and watering of new turf to assist Council in managing the Sportsground.

Council has an important role in encouraging sporting groups to provide additional facilities and capital improvements. There should be full co-operation and liaison between Council and sporting groups in seeking grant funding from peak sporting organisations, government departments and other sources.

### 6.2.3 Risk management and security

The Department of Education and Training will be responsible for risk management during school times as outlined in the Deed of Licence (refer to **Section 5.4.3**), while Council will have responsibility for risk management at all other times.

Council needs to provide a safe environment for sports players, spectators, casual users and other visitors. Council has risk management strategies in place to improve safety in and around sportsgrounds to minimise potential losses which may result from accidents such as sports injuries.

Security of the site at night is an issue for local residents, as broken bottles have been found on the grassed area. The amenities building would be lit at night, and bars would be placed on the windows to assist with security of the building.

### 6.2.4 Use and allocation of playing fields

The establishment of the Warriewood Valley Sportsground will add to the availability of sporting fields within Pittwater.

The Sportsground will be used by Narrabeen North Public School and Narrabeen Sports High School during school times and at other times by agreement with Pittwater Council, as outlined in the Deed of Licence (refer to **Section 5.4.3**). The community will have access to the playing fields at other times, with allocation of fields co-ordinated by the Manly Warringah Pittwater Sporting Union and the Management Committee. Activities permitted on the playing fields are outlined in **Section 5.3**.

To increase the opportunities for a range of sporting activities to be played on the fields, the Sportsground will be configured in order to accommodate as many different sporting activities as possible, to provide flexibility in terms of use, and to rest fields as necessary. It is important that uses of the fields are compatible, and do not result in over-use and degradation of the playing surface. Fields will be rested between the summer and winter seasons to allow restoration of the playing surface.

### 6.2.5 Ancillary facilities

A variety of ancillary facilities, including toilets, change rooms, seating, shaded cover for spectators, and adequate garbage bins should be provided at the Sportsground to meet user needs. These facilities should be appropriately located so they are functional and visually aesthetic.

Any additional facilities at the Sportsground should be ancillary to and compatible with the proposed uses of the Sportsground.

Any ancillary facilities should not unnecessarily alienate the open space of the Sportsground, or significantly impact on the uses of the Sportsground or any potential reconfiguration of the playing fields.

## **6.2.6 Signage**

Pittwater Council has a policy of consistent signage across all its sportsgrounds. It is important to have at least one easily visible name sign at the Sportsground, which should ideally be located along the Jacksons Road boundary. Signage at the carparks should indicate the location of the numbered sporting fields to allow field users to identify the location of each field.

Signs indicating non-permissible uses should be appropriately positioned and clearly visible from all entrances to inform the public and facilitate the enforcing of regulations by Council.

Temporary signs, such as banners, must adhere to Council's policy and requirements.

## **6.2.7 Linkages**

One of the goals of Council's Open Space, Recreation and Bushland Strategy is to improve linkages, and provide safe pedestrian, cycleway and wheelchair access ways. Council's Bicycle Plan also addresses safe cycling linkages. The Warriewood Valley Sportsground will be linked to adjoining open space areas, schools, and residential and retail areas by a series of pedestrian walkways and cycle tracks. Safe pedestrian access between Warriewood Shopping Centre and the Sportsground will be addressed in a Traffic Management Study to be prepared by Council. Improved linkages between the Mullet Creek riparian vegetation and connecting wildlife corridors should also be facilitated.

## **6.2.8 Access and circulation**

Sportsgrounds should be accessible to all members of the community. This principle encapsulates safe access for walkers, as well as ramp and paved access for people in wheelchairs and people with children in strollers to and between buildings, carparks and fields. Community and ancillary facilities, including toilets, at the Warriewood Valley Sportsground will be accessible to people with disabilities.

Vehicle access to and from the Sportsground at the intersection of Jacksons Road and the access road will be facilitated by the relocation of the existing bus stop and the banning of parking on the northern side of Jacksons Road for 15 metres each side of the new access.

Access to the sporting fields by emergency and maintenance vehicles will be provided for in the detailed design of the sportsground.

## **6.2.9 Environment and landscape**

The Mullet Creek riparian corridor has natural, visual and landscape qualities. Council's Landscape Management Policy recognises natural systems and provides for further enhancement of these systems. The Policy also encourages increased endemic planting, which will be carried out by landscaping works on the perimeter of the Sportsground.

The proximity of the Warriewood Valley Sportsground to Mullet Creek and riparian bushland can result in damage to the creekline environment from fertiliser nutrients, irrigation, and toxins from weed spray. Management of the Sportsground will include maintaining a buffer zone of native planting between the playing fields and the riparian vegetation, and ensuring grass clippings and weed propagules are disposed of appropriately.

Spectators might enter the riparian bushland, which may cause damage to vegetation and disturbance to habitat. Sporting groups may be required to be educated regarding the sensitivity of the adjoining bushland area. It may also be necessary to install physical barriers to prevent or control access to the riparian vegetation.

Future landscape improvements should include the provision of more shade for spectators in response to the community's desire for protection from the sun in open space areas.

#### **6.2.10 Neighbourhood amenity**

Residences on Oak Street adjoin the Sportsground. Neighbours adjoining the Sportsground may sometimes be affected by parking problems, litter, noise and glare from floodlights. It is anticipated that sufficient car parking spaces to cater for users of the Sportsground will be provided, garbage bins will be placed around the site, and floodlights will be focused away from residences.

Impacts on neighbours should be evaluated when booking applications for community or special events are submitted to Council.

#### **6.2.11 Drainage and flooding**

As the land is low-lying and within the 1:100 year flood level, any buildings constructed on the Sportsground would need to have a floor level of at least 3.5 metres AHD. The building should be designed so flood storage is not affected, such as constructing buildings with a suspended floor and an open underfloor area. This constraint would make construction on the site more expensive than on a site that is not flood-prone.

## 7 PROPOSED IMPROVEMENTS

### 7.1 Basis for overall concept

The Concept Landscape Master Plan, as shown in **Figure 7.1**, has been developed to illustrate the works and improvements to the Warriewood Valley Sportsground that are required to address key management issues and objectives.

The overall concept underpinning the proposed works is to develop a multi-purpose sporting field complex, and to enhance the riparian vegetation adjoining Mullet Creek.

The main elements of the Concept Masterplan include:

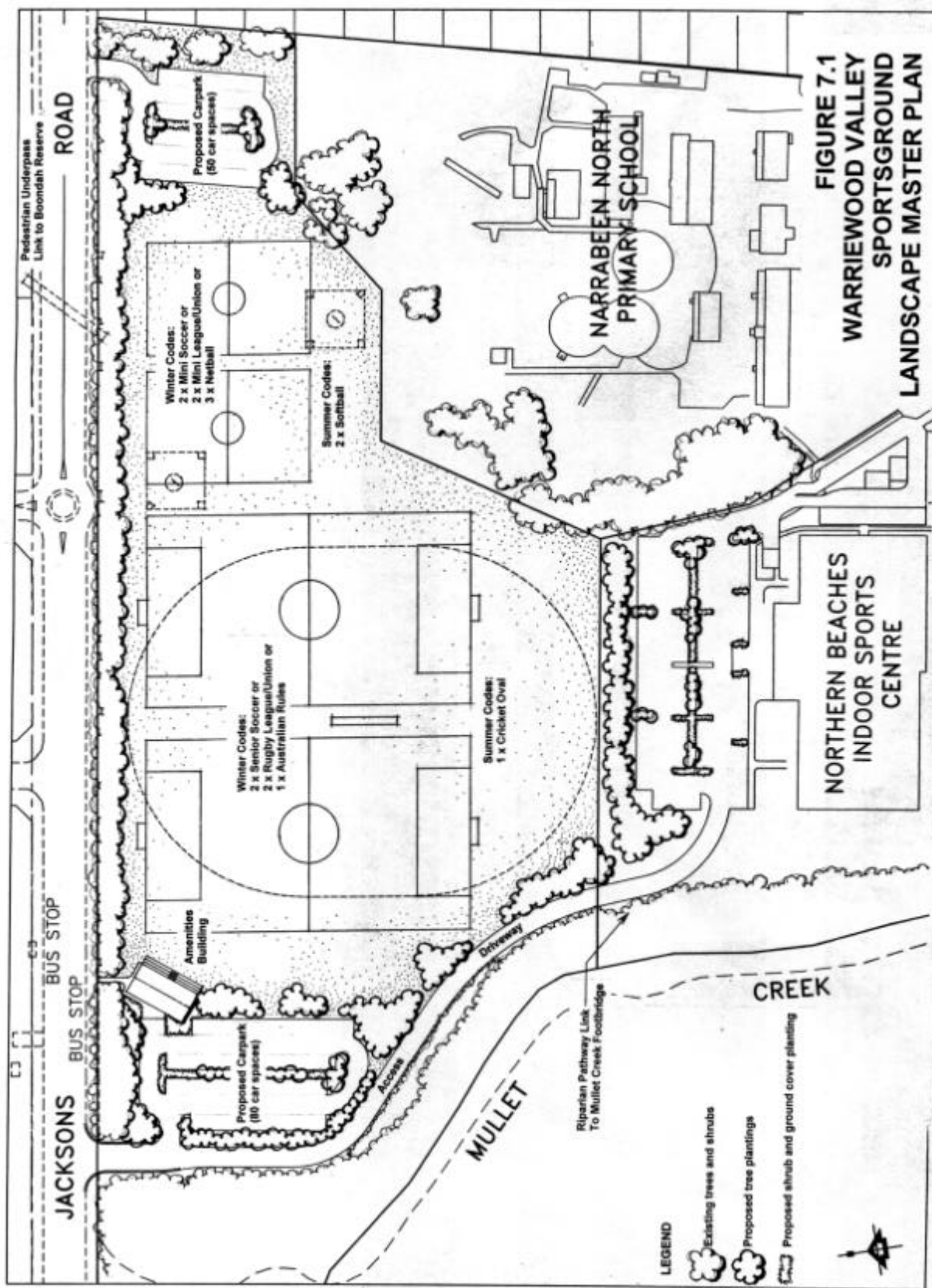
- integrated site design providing parking, access and amenity benefits to the Northern Beaches Indoor Sports Centre, Narrabeen Sports High School, and Narrabeen North Public School.
- reconfiguration of the primary school boundaries to incorporate existing building and raised land areas.
- upgraded active sportsgrounds of a size that will cater for a combination of both winter and summer sporting codes dependent on school and community demand.
- a vehicle access road connecting Jacksons Road to the carpark of the proposed Northern Beaches Indoor Sports Centre. Vehicle access from the access road to the playing fields will be controlled.
- associated carparking area for approximately 130 vehicles located off Jacksons Road to the east of the vehicle access road, and on the eastern side of the site.
- associated amenities as appropriate.
- floodlighting in the long term.
- irrigation of the sporting fields in the long term.
- landscaping (screen and buffer planting) of the perimeter of the Sportsground and adjacent to the proposed access road.
- regeneration of the Mullet Creek riparian corridor.
- pedestrian linkage to Boondah Reserve and the Warriewood Valley creekline corridors.

Priorities for implementation of the Master Plan and indicative costs are outlined in the Implementation Schedule in **Section 7.2**.

It is intended that the Concept Landscape Master Plan be interpreted with some degree of flexibility, due to:

- the Sportsground not yet being established.
- school and community needs may change once the Sportsground is established.

Figure 7.1 Master Plan



- site-specific issues may arise through the detailed design, construction and implementation of individual elements of the Master Plan.
- continuing availability of funding.

However, the overall intent of the Concept Master Plan and the principles/concepts described above should be adhered to. Detailed Landscape Plans based on the Concept landscape Master Plan will be prepared before carrying out proposed improvements to the Sportsground.

Any future developments or activities that are not identified on the Concept Landscape Master Plan are subject to satisfying the guidelines outlined in **Section 5.3**.

Priorities for implementation of the Landscape Master Plan and indicative costs are set out in the Works Schedule in **Section 7.2**.

## 7.2 Works schedule

The actions required to establish the Sportsground, resolve management issues and to implement the Landscape Master Plan are presented in the following **Table 7.1**. Table headings are explained as follows:

**Desired outcome** - goal, objective or performance target for addressing issues.

**Action** - specific task or action required to achieve the desired outcome.

**Target date** - estimated date of completion or achievement of the action.

**Performance measure** - how Council intends to measure its performance in implementing and achieving the action.

**Status** – to enable the progress of implementing the Action Plan to be tracked. The status of each action is to be completed by hand by Council staff when the action is completed, or when required.

The following works schedules set out the actions required to be implemented over a ten-year period for the sporting fields and riparian bushland corridor within the Warriewood Valley Sportsground.

Costings of works outlined in **Table 7.1** are uncertain at this stage, however costs have been estimated in the Warriewood Valley Section 94 Contributions Plan. Receipt of Section 94 contributions to fund proposed works on the Warriewood Valley Sportsground is dependent on the rate at which dwellings in Warriewood Valley are developed.

**Table 7.1: Action Plan - Establishment of the Sportsground (Lot 4)**

Desired outcome	Action	Target date	Performance measure	Status
Legal issues regarding establishment of the Sportsground are resolved.	<ul style="list-style-type: none"> <li>Gazette the subdivision plan that creates the new Lot 4.</li> </ul>	June 2001	Subdivision plan creating Lot 4 is gazetted.	
	<ul style="list-style-type: none"> <li>Finalise and adopt this Plan of Management.</li> </ul>	June 2001	Plan of Management adopted.	
	<ul style="list-style-type: none"> <li>Notify the Department of Education and Training that Council has resolved to classify the land as community land under the <i>Local Government Act 1993</i>.</li> </ul>	June 2001	Department of Education and Training informed that land is classified as community land.	
	<ul style="list-style-type: none"> <li>Reclassify the land from operational land to community land.</li> </ul>	July 2001	Land classified as community land.	
	<ul style="list-style-type: none"> <li>Ensure that the Minister for Local Government has provided any necessary consents required to enable Council to lawfully grant the licence to the Department of Education and Training on completion of the contract, if required under the <i>Local Government Act 1993</i>.</li> </ul>	July 2001	Consents obtained from Department of Local Government.	
	<ul style="list-style-type: none"> <li>Settle the Contract for Sale and transfer of land title from the Department of Education and Training to Pittwater Council.</li> </ul>	July 2001	Lot 4 in Council ownership.	
	<ul style="list-style-type: none"> <li>Enter into the proposed Deed of Licence agreement with the Department of Education and Training for exclusive use by Narrabeen North Public School and Narrabeen Sports High School.</li> </ul>	August 2001	Deed of Licence becomes legal.	
	<ul style="list-style-type: none"> <li>Rezone the land from 5(a) Special Uses "A" to 6(a) Existing Recreation "A".</li> </ul>	September 2001	Lot 4 zoned 6(a) Existing Recreation "A".	
	<ul style="list-style-type: none"> <li>Make annual payments of \$500,000 to the Department of Education and Training until 2004.</li> </ul>	December 2004	Land payments completed.	
A management framework for the Sportsground is in place.	<ul style="list-style-type: none"> <li>Appoint members of the Sportsground Committee to provide advice on use of and issues regarding the Sportsground.</li> </ul>	September 2001	Sportsground Committee is established.	
The vehicle access road to the south of the Sportsground, adjacent to the riparian vegetation corridor, is constructed.	<ul style="list-style-type: none"> <li>Seal the access road with asphalt when construction of the Northern Beaches Indoor Sports Centre has been completed.</li> </ul>	July 2001	Access road is sealed.	
Vehicle access to the playing fields will only be available to emergency and maintenance vehicles.	<ul style="list-style-type: none"> <li>Install vehicle control measures to prevent people driving vehicles on the playing fields from the access road and carpark.</li> </ul>	July 2001	Vehicle control measures installed. No unauthorised vehicle access to playing fields.	
Adequate on-site carparking for users of the Sportsground.	<ul style="list-style-type: none"> <li>Construct on-site carparking areas for approximately 130 vehicles located off Jacksons Road to the east of the internal vehicle access road, and at the eastern end of the site off Jacksons Road.</li> </ul>	June 2005	Parking area constructed.	



**Table 7.1: Action Plan - Establishment of the Sportsground (Lot 4) – cont.**

Desired outcome	Action	Target date	Performance measure	Status
Construction of high-quality sporting fields.	• Level with clean fill, topdress, and turf the playing fields.	July 2001	Level playing field surface.	
	• Install sporting facilities (synthetic cricket wicket, goal posts etc.)	July 2005	Sporting facilities installed.	
	• Install an irrigation system.	July 2010	Irrigation system installed.	
An amenities building catering for users of the Sportsground is constructed.	• Prepare and submit a Development Application for construction of the amenities building, including toilets, club rooms, and canteen. Design of amenities and any other buildings will reflect the following requirements: - the floor level will be required to be higher than 3.5 metres AHD to allow for the 1:100 year flood level. - accessible to people with disabilities.	July 2010	Development Application for amenities building submitted to Council.	
	• Construct an amenities building.	December 2010	Amenities building constructed.	
	• Establish planting on the northern boundary of the site adjacent to Jacksons Road, at a density and height to prevent balls used for sporting activities reaching Jacksons Road.	2005	Planting on northern boundary completed.	
Ancillary facilities and furniture are provided to meet the needs of sportsground users and spectators.	• Install furniture, including seating and litter bins, around the amenities building and adjacent to sporting fields.	July 2002	Furniture installed.	
	• Install directional signage that directs users to and within the site.	July 2002	Directional signage installed.	
	• Install floodlighting around the sportsfields.	July 2005	Floodlights installed.	
Easy and defined pedestrian access between the Sportsground and surrounding areas.	• Establish pedestrian linkages to Boondah Reserve and Warriewood Valley creekline corridors.	July 2005	Pedestrian linkages completed.	
	• Construct a pedestrian access path between Namona Street and the path that links to the bridge over Mullet Creek.	July 2005	Access path between Namona Street and Mullet Creek bridge completed.	
	• Implement the recommendations of the Traffic Management Study regarding pedestrian access between Warriewood Shopping Centre and the Sportsground.	July 2010	Pedestrian access measure implemented.	
Control of sedimentation and erosion during construction of the access road.	• Use haybales or redirect flow on to the Sportsground in any areas where flow will be concentrated or drainage lines will lead to Mullet Creek.	June 2001	No sedimentation of Mullet Creek during construction of access road.	

Table 7.1: Action Plan - Mullet Creek riparian corridor

Desired outcome	Action	Target date	Performance measure	Status
Council supports and will follow the requirements of the Department of Land and Water Conservation in relation to the average 20 metre riparian zone required between the top of the bank of Mullet Creek and the access road.	<ul style="list-style-type: none"> <li>Plant additional tree species to increase the vegetated riparian strip to an average width of 20 metres. Plantings will comprise <i>Casuarina glauca</i>, <i>Eucalyptus robusta</i>, <i>Acacia longifolia</i>, and <i>Melaleuca ericifolia</i>.</li> </ul>	July 2002	Average width of riparian buffer is at least 20 metres.	
Rehabilitation and revegetation of the riparian corridor vegetation with endemic species.	<ul style="list-style-type: none"> <li>Source all plantings for the buffer between the access road and the riparian vegetation as follows: <ul style="list-style-type: none"> <li>as tubestock from local and reputable nurseries.</li> <li>locally native and collected within the Northern beaches area.</li> <li>flood-tolerant vegetation found in the Mullet Creek catchment, and will include a mix of locally native grass species including <i>Lomandra longifolia</i>, <i>Isolepis nodosa</i>, <i>Gahnia siebrana</i>, <i>Dianella revoluta</i> and <i>Juncus usitatis</i>.</li> </ul> </li> </ul>	July 2002	Appropriate plantings sourced and used for planting buffer between access road and riparian vegetation.	
	<ul style="list-style-type: none"> <li>Plant a vegetated buffer of endemic vegetation to define the edge between the proposed access road formation and the existing riparian vegetation. The width of this buffer will vary from 1 to 3 metres along the length of the access road. The density of plantings will be 4 plants per square metre. No stakes or ties will be required due to the nature of the species being planted.</li> </ul>	July 2002	Endemic vegetation buffer is planted.	
	<ul style="list-style-type: none"> <li>Mulch plantings at a depth of 0.08 metres with clean leaf-based mulch with no camphor and pine.</li> </ul>	July 2002	Plantings are mulched with clean mulch.	
	<ul style="list-style-type: none"> <li>Water plantings as required.</li> </ul>	ongoing	Plantings are healthy.	
Remove and control all noxious and exotic weeds within the riparian corridor.	<ul style="list-style-type: none"> <li>Remove and/or control all noxious and exotic weeds within the riparian corridor, using mechanical means where acceptable, and cut and paint methods in more sensitive areas.</li> </ul>	July 2002	All weed species removed.	
Ongoing maintenance of the riparian corridor to eventually become a self-sustaining riparian vegetation community.	<ul style="list-style-type: none"> <li>Maintain the riparian corridor when the land is transferred to Council ownership.</li> </ul>	ongoing	Maintenance of the riparian corridor.	
	<ul style="list-style-type: none"> <li>Carry out ongoing corridor maintenance, including weed and sediment control, path maintenance and revegetation work.</li> </ul>	ongoing	Ongoing maintenance carried out.	
	<ul style="list-style-type: none"> <li>Contact Narrabeen North Public School and Narrabeen Sports High School regarding student involvement in the long-term management of riparian vegetation.</li> </ul>	ongoing	Local school students involved in management of riparian vegetation.	

### **7.3 Review of this Plan of Management**

This Plan of Management should be reviewed 12 months from the date of adoption of the Plan of Management, and thereafter every five years. The Plan should be updated as necessary to reflect changing circumstances, and to reflect changing community and Council priorities and issues. Review of this Plan of Management should also take into account the outcomes of reviews of relevant Council plans and policies.

The Action Plan has a shorter life, and therefore requires more frequent review and updating. The Action Plan should be reviewed and revised every year in accordance with Council's budgets and changing priorities.

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## **APPENDIX A**

### **Landuse Planning Table for Warriewood Valley Sportsground**

## Landuse Planning Table for Warriewood Valley Sportsground

Permissible Uses Exempt (these may be subject to approval under Part 5 of the EPA Act 1979)	Permissible Uses Requiring Development Consent	Prohibited Uses (including but not limited to the following)
<p>Advertising – temporary (such as banners)</p> <p>Activities permitted to be undertaken by students of a primary or high school in NSW pursuant to the <i>Education Act, 1990</i>, or an activity authorised by a school principal with written approval from Council</p> <p>Bush regeneration (including weed removal)</p> <p>Car parking area (sealed or unsealed) ancillary to use of the reserve</p> <p>Children's playground facilities and structures</p> <p>Earthworks to construct structures identified on the Landscape Master Plan</p> <p>Filling, levelling, grading and topdressing (authorised) which will result in no net decrease in floodplain storage capacity, in accordance with Floodplain Management Policy</p> <p>Fire hazard reduction activities</p> <p>Informal recreation activities, such as picnics</p> <p>Land restoration works, including mounding</p> <p>Landscaping works</p> <p>Laying of turf or re-turfing</p> <p>Markets of not more than 1 day duration</p> <p>Multi-use pedestrian and cycle tracks, including footpaths, cycle tracks, boardwalks, minor bridges</p> <p>Noticeboards - school and community</p> <p>Park furniture, such as seating</p> <p>Picnic facilities</p> <p>Public addresses</p> <p>Public drainage and stormwater works</p> <p>Public gardens</p> <p>Recreation area</p> <p>Recreational facilities, other than buildings</p> <p>Road or vehicle access track (formalised)</p> <p>Shade structures and shelters</p>	<p>Advertising - permanent</p> <p>Buildings ancillary to the Sportsground, which include toilets, change rooms, canteen, meeting room, storage and the like</p> <p>Community events involving more than 1,000 people</p> <p>Community facilities</p> <p>Concerts, playing of musical instruments or singing for fee or reward</p> <p>Floodlighting</p> <p>Filling involving a net decrease in floodplain storage capacity</p> <p>Grandstand or similar for spectator seating</p> <p>Markets of more than 1 day duration</p> <p>Small refreshment kiosk</p> <p>Telecommunications facility or tower</p> <p>Temporary activities, developments or events that exceed one of the following criteria:</p> <ul style="list-style-type: none"> <li>the number of participants and/or spectators on any one day of an event exceeds 1,000</li> <li>activities that will occur within school times</li> <li>activities or temporary facilities will occur over a total of more than 2 continuous days</li> </ul>	<p>Agistment of stock</p> <p>Circuses</p> <p>Development and temporary activities or events not consistent with the guidelines in Section 5.3.2 of this Plan of Management</p> <p>Domestic drainage outlets</p> <p>Equestrian activities</p> <p>Extractive industries</p> <p>Golf course, golf driving range or golf practice</p> <p>Private alienation or encroachment on to the Sportsground</p> <p>Private vehicular access across the Sportsground</p> <p>Recreational motor sports (including four-wheel driving, motorbike or trailbike riding, or similar)</p> <p>Showground</p> <p>Unauthorised dumping of refuse including building materials, soil, fill, garden wastes and the like (other than importing of fill for permitted works)</p> <p>Vegetation removal not in accordance with Council's Tree Preservation and Management Order</p>

**Landuse Planning Table for Warriewood Valley Sportsground (cont.)**

Permissible Uses Exempt (these may be subject to approval under Part 5 of the EPA Act 1979)	Permissible Uses Requiring Development Consent	Prohibited Uses (including but not limited to the following)
<p>Signage, including compliance, directional, interpretive, identification and safety signs</p> <p>Sporting activities and games (organised, informal) consistent with this Plan of Management</p> <p>Structures required for the playing of games or sports, such as cricket practice nets, goal posts, baseball/softball cages</p> <p>Temporary commercial activities, developments or events requiring a lease, licence or other estate under <i>the Local Government Act 1993</i></p> <p>Temporary activities, developments or events consistent with the guidelines in Section 5.3.2 of this Plan of Management that do not exceed one of the following criteria:</p> <ul style="list-style-type: none"> <li>the number of participants and/or spectators on any one day of an event does not exceed 1,000</li> <li>activities that will occur outside school times</li> <li>activities or temporary facilities will occur over a total of more than 2 continuous days</li> </ul> <p>Temporary community activities requiring a casual booking or permit under the relevant Council policy</p> <p>Utility installations (underground and overhead)</p>		

## DEFINITIONS

**Advertising** means a display by the use of symbols, messages or other devices for promotional purposes or for conveying information, instructions, directions or the like, whether or not the display includes the erection of a structure or the carrying out of a work.

**Community facility** means a building or place that accommodates publicly-accessible community, social, recreational, cultural or civic activities and services"; and where activities may be provided by a range of organisations including government agencies, charitable institutions, non profit associations or commercial operators. Use of the building is generally limited to casual bookings or yearly hiring agreements. In specific instances leases or licences may be granted subject to the use being consistent with the community land categorisation and compliance with relevant statutory requirements.

**Extractive industries** means (a) the winning of extractive material; or (b) an undertaking, not being amine, which depends for its operations on the winning of extractive material from the land upon which it is carried out, and includes any washing, crushing, grinding, milling or separating into different sizes of that extractive material on that land.

**Extractive materials** means sand, gravel, clay, turf, soil, rock, stone or similar substances.

**Recreation area** means an area used to provide facilities for recreational activities which promote physical, cultural or intellectual welfare of persons within the community, being facilities provided by:

- (i) the council; or
- (ii) a body of persons associated for the purposes of the physical, cultural or intellectual welfare of persons within the community, but does not include a racecourse or a showground

**Refreshment room** means a restaurant, café, tearoom, eating house or the like.

**Utility installation** means a building or work used by a public utility undertaking but does not include a building designed wholly or principally as administrative or business premises or as a showroom.