

Memo

Deputy General Manager Community

To: Councillors

From: John Warburton
Deputy General Manager, Community

Date: 20 November 2014

Subject: Agenda - Council Meeting - 25 November 2014

Record Number 2014/358134

Dear Councillors

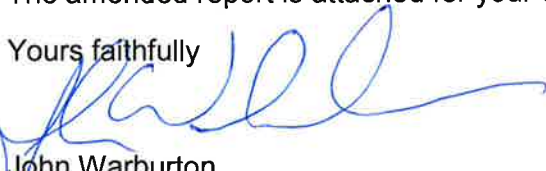
I wish to advise Councillors of the following update to the agenda for the upcoming Council meeting on 25 November 2014:

Under Item 7.1 - *Proposed New Fees for the North Curl Curl Bowling Club Site for Community Usage* – the table of fees has been updated to include Outdoor fee descriptions. No other changes are made to the report.

Fee Description		Fees for 2014/15	
Hall	Profit	per hour	\$36
Hall	Non Profit	per hour	\$25
Hall	Concession	per hour	\$12
Hall	Function	per hour	\$60
½ Hall	Profit	per hour	\$25
½ Hall	Non Profit	per hour	\$18
½ Hall	Concession	per hour	\$9
Meeting Room	Profit	per hour	\$15
Meeting Room	Non Profit	per hour	\$10
Meeting Room	Concession	per hour	\$7
Office	Profit	Weekly	\$250
Office	Non Profit	Weekly	\$130
Office	Concession	Weekly	\$35
Outdoor	Profit	per hour	\$40
Outdoor	Non profit	per hour	\$20
Outdoor	Concession	per hour	\$10

The amended report is attached for your consideration.

Yours faithfully



John Warburton
Acting General Manager

ITEM 7.1	PROPOSED NEW FEES FOR THE NORTH CURL CURL BOWLING CLUB SITE FOR COMMUNITY USAGE
REPORTING MANAGER	GROUP MANAGER COMMUNITY SERVICES
TRIM FILE REF	2014/310780
ATTACHMENTS	NIL

EXECUTIVE SUMMARY

PURPOSE

Council to exhibit the proposed new fees for the North Curl Curl Bowling Club for a period of 28 working days from 29 November to 12 January 2015.

SUMMARY

In July 2014, the Dee Why RSL relinquished its lease with Crown Lands over the Bowling Club site at Abbott Road, North Curl Curl. Crown Lands have since appointed Warringah Council as Reserve Trust Managers of the site (gazetted 24 October 2014).

In the short term, this site has been identified as an ideal solution to provide community space for local community organisations and groups. In particular, it will address those organisations needing to be relocated from the Howard Avenue Dee Why houses which are flagged for demolition in January 2016 to make way for the Walter Gors Park project.

This space would also provide an opportunity for Council to cater for a range of recreation and community uses, with a focus on a Seniors Active Ageing Hub and multi-purpose community space within the clubhouse building.

This proposal represents an ideal short-term solution by increasing community space for local organisations, providing immediate income to Council and allowing Council time to consider longer term solutions. It will also enable Council to engage with the community about its long term future use and accordingly, to develop a Plan of Management.

A range of fees are being proposed that have been benchmarked against other Council Community Centres and are appropriate for the types of activities proposed for this space.

FINANCIAL IMPACT

Based on the groups assessed for this space and on the fees proposed, Council would receive income conservatively estimated around \$62,000 per annum. (This estimate does not include the income from the proposed shared use arrangement of excess car parking space currently being negotiated with the Harbord Diggers.)

This income would be offset by cleaning, waste and other costs, as well as utilities. It would also be used to go back into the building for some essential minor improvements, including addressing accessibility.

Fee Description			Fees for 2014/15
Hall	Profit	per hour	\$36
Hall	Non Profit	per hour	\$25
Hall	Concession	per hour	\$12
Hall	Function	per hour	\$60
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Office	Concession	weekly	\$35
Outdoor	Profit	per hour	\$40
Outdoor	Non profit	per hour	\$20
Outdoor	Concession	per hour	\$10

POLICY IMPACT

The creation of an Active Ageing Hub at this space aligns with the Warringah Community Strategic Plan, the Warringah Living Well Ageing Strategy, the Recreation Strategy and the Community Rental Subsidy Policy.

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RECOMMENDATION OF DEPUTY GENERAL MANAGER COMMUNITY

That Council:

- A. Place the proposed fees for the North Curl Curl Bowling Club on public exhibition for a period of at least 28 days from 29 November 2014.
 - B. Following the public exhibition report the results back to Council.
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REPORT

BACKGROUND

Warringah has a higher population of people over 65 years of age compared to both NSW and national averages; 15.4% of the population, equalling 21,750 residents. They are also fitter than in the past and participate more in activities, workforce, in volunteer work and in providing care for children or a person with a disability (ABS 2011). This would indicate a healthy and engaged group of people who should positively respond to a facility that is mainly dedicated to their age, interests and demographic.

This facility could be utilised as a central Hub for Active Ageing on the Northern Beaches, bringing together a myriad collection of services and activity options.

In addition, there is an urgent need to relocate the community groups currently utilising the houses in Howard Avenue, Dee Why, due to their imminent demolition at the beginning of 2016 as part of the Dee Why Town Centre Masterplan. Although some of these groups have agreed to be relocated to other premises, such as the Cromer and Brookvale Community Centres, space and times there are also very limited. A central location is very important to these groups as many of the patrons are elderly or from culturally and linguistically diverse backgrounds or attend community support groups such as Alcoholics Anonymous (AA) and Narcotics Anonymous (NA) and live within the Dee Why area. These groups favour a location that is easily accessible, preferably within walking distance, or at least on a frequent and direct public transport route.

The refurbishment of the Tramshed commencing July 2015 will also require numerous programs and services to be re-located, albeit temporarily.

In addition, it has been identified that YOYOS will potentially be impacted during the road upgrades as part of the construction of the Northern Beaches Hospital and the youth events could be temporarily relocated to the bowling club.

Furthermore, there is a current demand for social functions in this part of Warringah that currently Council cannot cater for. The Tramshed Booking Office receives weekly requests for all types of functions, clearly demonstrating the potential popularity of this site.

Parks, Reserves and Foreshore have identified that there is potential for extra income to be made from hiring out the Bowling Green for sports training and outdoor personal and group fitness activities. Further users may include Children's sporting skill development activities such as Little Kickers, Soccer Joeys and Sporty Little Munkins (current Community Centre Hirers) or low impact seniors exercise such as Tai Chi or Qi Gong.

A range of fees are being proposed that have been benchmarked against other Council Community Centres, and are appropriate to the types of activities proposed for this space.

In addition, the Harbord Diggers have expressed interest in a shared use arrangement of excess car parking space at the rear of the site, as of 1 July 2015 for a two year period to ferry their members to/from their club while major renovations are taking place.

This proposal represents an ideal short-term solution in providing immediate income to Council, increasing community space for local organisations and allowing Council time to consider longer term solutions by engaging with the community and accordingly to develop a Plan of Management.

TIMING

Upon Council approval, the proposal is to be open to the public for submissions on the fees for 28 days.

FINANCIAL IMPACT

Based on the groups assessed for using this space and on the fees proposed, Council would receive income conservatively estimated to be \$62,000 per annum. This income would be offset by cleaning, waste and other costs, as well as utilities. It would also be used to go back into the building for some essential minor improvements, including addressing accessibility.

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Outdoor	Non profit	per hour	\$20
Outdoor	Concession	per hour	\$10

As mentioned earlier, Council is currently in discussions with the Harbord Diggers to use any excess car parking space at the rear of the site, while renovations are taking place at their club. The income generated from this has not been included in the estimated \$62,000 per annum.

POLICY IMPACT

The creation of an Active Ageing Hub at this space aligns with the Warringah Community Strategic Plan, the Warringah Living Well Ageing Strategy, the Recreation Strategy and the Community Rental Subsidy Policy.