



WARRINGAH
COUNCIL

ATTACHMENT BOOKLET 2

ORDINARY COUNCIL MEETING

TUESDAY 24 SEPTEMBER 2013



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Securing the Future of Brookvale Oval

Post exhibition consultation outcomes report on funding
options to secure the future of Brookvale Oval

DATE

11 September 2013

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DATE

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[Note – Consultation activities were concluded in late 2011. This report was drafted in 2012 and has been finalised in 2013 upon Council's direction]

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Post exhibition consultation outcomes report on funding options to secure the future of Brookvale Oval

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Executive summary

In 2010, Warringah Council undertook comprehensive community consultation to help determine the future of Brookvale Oval and Park. This consultation process told Council that the community:

- Think the Oval is the home of the Manly Warringah Sea Eagles
- Want the Oval facilities to be upgraded so it is 'fit for purpose'
- Believe that funding the upgrade should not be subsidised through a rate rise or Council funds.

A total of 29 recommendations were made as a result of the consultation process undertaken in 2010.

In 2011, Council resolved to implement one of the recommendations arising from the consultation, namely to explore the feasibility of developing land along Pittwater Road and using the revenue thus generated to upgrade and renew the Oval.

Consultation, which had been such an important element underpinning the project in 2010, was also considered necessary to support the project as it progressed.

As part of a comprehensive feasibility, concept design and master planning process, Council engaged Straight Talk to undertake community consultation to determine community preferences for the funding options generated.

This report provides details of the outcomes of that consultation process.

Through the planning process to develop a concept design and undertake feasibility analysis – it was identified that no single development option would be able to generate the funding necessary to both upgrade and maintain the Oval in perpetuity.

As a result, focus turned from developing a single option to looking at how a range or combination of funding options could provide the ongoing funding necessary to secure the Oval's future.

Funding options included:

1. Do nothing
2. Six potential development options
3. Grant funding
4. Rate rise or diversion of funds from other services/facilities
5. Hand over control of the Oval to the State Government.

Following a comprehensive consultation process that included working with key stakeholders, an online discussion forum, staffed displays, focus groups and a community workshop, consultation found that:

- No single funding option was favoured
- There is overwhelming support for the Oval to be upgraded to be fit-for-purpose

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- There is frustration that the Sea Eagles are not doing more to contribute to what is seen, in effect, to be 'their' facility
- There is not clear support for a rate rise but it is preferred to development
- Development would only be supported if it was at a height of six stories or less ; not enough to generate the necessary funding
- There was not majority support for handing the Oval over to the State Government but it is a 'last resort' option as long as there were protections in place to preserve it as a community facility into the future
- The community want Council to make a decision and stick to it.

In short, the community want the Oval to stay and to be improved but they do not want to pay for it do not want to pay for it through development and have concerns that the State Government would not retain it as a community facility. ,

While the community want the Sea Eagles to stay, they are not prepared to pay for the necessary works to secure the future of the Oval. There is an expectation that the Sea Eagles could do more to fund upgrade and renewal works, such as collecting a ticket levy which could go towards an upgrade and ongoing costs.

Consultation indicated that Council should do as much as possible to keep the Oval in the hands of the local community and as such should lobby for State and/or Federal Government grants sufficient to achieve these goals.

If Council is successful in obtaining a grant, and if the grant is not sufficiently large enough to fund the upgrade and ongoing renewal, there was a marginal preference for a rate rise (permanent rather than special purpose rate levy), followed by limited development (no more than six storeys).

However, it should be noted that the number of people who participated in the consultation process in 2011 was significantly smaller than in 2010, when it was clearly identified that a rate rise was not supported. Given that a rate rise only attracted marginal support, Straight Talk is not recommending this option be further pursued by Council.

Without a grant sufficient for the purpose, participants felt that it would be better to hand control of the Oval to the State Government rather than do nothing.

The consultation demonstrated the difficulties the community has had in wrestling with the complexity of the funding dilemma facing Brookvale Oval, their frustration with this and their desire for Council to make a decision and act on it.

Some of the barriers consultation participants identified which prevented them identifying preferred funding options included:

- Uncertainty about the long term future of the Sea Eagles and the NRL
- A 'user pays' ethos means that the Sea Eagles should pay
- A view that local government should not be managing a regional facility
- Belief that there should be shared responsibility for a regional facility (with Manly and Pittwater Councils)

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- Fear of loss of control over 'community' land
- View that infrastructure and parking is inadequate to accommodate development
- Belief that there are other ways to generate funding – advertising, naming rights, additional uses
- Other competing local priorities
- Scepticism about projected costs of the upgrade and renewal works.

As a result, four themes arose during the consultation which helped shape the recommendations:

- Ongoing in-action is unsustainable
- The Oval needs to be upgraded
- The Oval should be supported by the whole Peninsula
- Management of the Oval needs to be accountable and transparent.

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Recommendations

1. Approach the State Government to discuss putting the Oval into State Sponsored Trust such as its existing Stadia Trusts, with the appropriate ongoing community use forming part of the Trust agreement.
2. Approach State and Federal Government for grant funding of at least \$45 million to provide \$30 million to fund the upgrade works (to build a new eastern stand only) and \$15 million to fund ongoing renewals in perpetuity by placing funds in a trust account to generate interest to fund renewals, supported by the following:
 - Preparation of a costed staged development plan as a basis for seeking grant funding which:
 - > Identifies upgrade works - to include a new eastern stand to provide additional covered seats* and community space underneath (which could be leasable for educational purposes or accessible for community use)
 - > Renewal works – as required.
- * Provide 8,000 covered seats in total across all stands – the minimum requirement to meet the Sea Eagles needs
3. If grant funding for renewal works is secured and the Oval is not accepted into a State Trust, establish a local trust to manage the Oval facilities and funds for upgrade and ongoing renewal works and commit to transparently reporting on expenditure on upgrade and renewal works on an annual basis which would include the preparation of a financial expenditure statement made publicly available
4. If grant funding for renewal works is not secured, publish a maintenance schedule to demonstrate the impact on the Oval facilities of maintenance only works (which can be delivered within existing funds over the next decade)
5. Pursue other commercial funding opportunities, including selling advertising space on the southern stand adjacent to Pittwater Road and selling the naming rights to the Oval (note this would require reclassification of the southern portion of land from community to operational land).
6. Formally request Pittwater and Manly Council's to contribute to resolving the long term funding issues confronting the Oval
7. If grant funding is not secured over the next 24 months, work with the Sea Eagles to discuss how to manage the Oval and its long term renewal. Provide a public update on the status of other recommendations emerging from the consultation undertaken in 2010 by mid 2012.

Introduction

This consultation outcomes report has been prepared by Straight Talk to document the outcomes of consultation undertaken with the community on how to generate funding for upgrade and renewal works to secure the future of Brookvale Oval.

After extensive consultation Warringah Council (henceforth referred to as Council) committed to acting to ensure the long term future of Brookvale Park and Oval and ensuring appropriate funding is secured for renewal or necessary new works to upgrade facilities so they are fit-for-purpose.

Consultation was undertaken in direct response to feedback received from the community in 2010 when they indicated that the Oval should remain and be upgraded but that works should not be subsidised by ratepayers. In order to meet community preferences to retain and upgrade the Oval, Council require significant resources. Almost one million dollars is needed annually for renewal works and tens of millions of dollars are needed to upgrade the facilities.

Consequently, Council resolved to undertake further consultation in 2011 to gauge community views about potentially developing part of the Park to secure funding to safeguard the site.

Straight Talk worked with the master planning team who were engaged to explore the potential for development at Brookvale Park to generate the funding necessary to upgrade and renew the site in perpetuity. Through the master planning process a number of development options were identified, but feasibility analysis confirmed that development on its own could not generate sufficient funds to upgrade facilities and provide for ongoing renewal, unless development of over 15 storeys was approved, which generated strong community opposition. Consequently, community views were sought about a range of other funding and management options, including raising rates, diverting rates, transferring control to the State Government and reducing the standard of managing the facility.

Through this consultation it was clear that the findings of the 2010 consultation accurately reflect widely 'accepted truths' and underpin community views about the future of Brookvale Park:

- The site is a much loved community asset
- The green space is highly valued as a neighbourhood park
- The Oval facilities are highly valued as the home of the local football team
- The facilities need to be more accessible and actively used for community purposes
- The facilities need to be upgraded to be fit for professional grade sport
- Future works should not be funded by ratepayers.

The problem

The reality is that Council does not have the funds to upgrade the site. It will not and cannot be upgraded unless significant external funds are secured from a third party. Even with external funds, additional funding will need to be found if the site is to be kept suitable for professional sport. The only feasible funding opportunities available to Council to generate additional funds are through rates and/or development. If there is no support for rates or development to subsidise the upkeep of the site then Council will be unable to keep facilities to a professional standard. If the community still support the Oval being used for professional grade sport then Council would have to seek to hand control to the State Government who would then be responsible for funding upgrade and renewal works. The alternative is for Council to retain control, but inevitably this would mean that required renewal works continue to be underfunded, which would mean that eventually facilities become unsuitable for professional use.

While many people within the community have an opinion about the future of Brookvale Park and Oval, consultation confirmed that few care strongly enough to pursue strongly held positions. The community want to have it both ways - there is widespread support for the site to remain in community ownership and be upgraded, but little understanding or acceptance of the funding implications and associated tradeoffs required to secure the future of the site.

The huge majority of participants strongly oppose doing nothing but there was no agreement on *what* to do. The community has shown that it is unable to wrestle with the complexity of the funding dilemma which necessitates that Council must make a decision to act.

Consultation indicated that Council should do as much as possible to keep the Oval in the hands of the local community and as such lobby the State and / or Federal Government for a grant. If Council is successful in obtaining a grant but it is not sufficiently large enough to fund the upgrade and ongoing renewal, there was a marginal preference for a rate rise (permanent rather than special purpose rate levy), followed by development (no more than five or six storeys). Without a grant, participants felt that it would be better to hand control of the Oval to the State rather than do nothing. However, there is no indication that the Government would be willing to manage the Oval.

This report provides:

- Strategic context to the project and the need for further consultation
- An outline of the funding needed to secure the site
- An outline of the consultation process and activities undertaken
- A summary of consultation outcomes from each activity
- Discussion about key themes identified through consultation and some recommendations for Council to consider.

Appendices include copies of key documents used during the consultation process and detailed findings from consultation activities.

Strategic context

About Brookvale Park

Brookvale Park is a community owned asset, managed on behalf of the community by Warringah Council. The park was established 100 years ago and has had a long and colourful history. For nearly 65 years the Park has been used as the home ground of the Manly Warringah Sea Eagles National Rugby League (NRL) team.

The Park is 5.2 hectares in size and fronts Pittwater Road. It is situated within a predominantly residential catchment bounded by Alfred Road, Pine Avenue and Federal Parade. The Park is dominated by the Oval and its associated facilities including covered and uncovered seating areas, stands, corporate boxes and function spaces, ticketing booths, food and beverage outlets and toilets. The parkland surrounding the Oval includes children's play equipment, a basketball court, cricket nets, a bike path and barbeque facilities.

The Park is currently wholly classified as 'community' land and use is restricted to parkland, sport ground and general community uses. As the site is classified as 'community' land a Plan of Management is in place to govern its use and management. Council has no power to sell 'community' land, but can permit development and grant leases or licences in accordance with the Plan of Management.

The current Brookvale Park Plan of Management was developed in consultation with the community in 2002. The vision statement for Brookvale Park outlined in the Plan of Management is:

"To develop and manage Brookvale Park in such a way that a harmonious balance is achieved in its use as both a regional sporting/event facility and a neighbourhood park. This is to be attained through the ongoing involvement of the community and considering stakeholder needs."

The Plan of Management requires that before granting consent to new development Council must fully assess how it complies with the Plan of Management. Commercial development is currently prohibited. Land would need to be reclassified as 'operational' land and then rezoned to enable commercial development.

Community preferences

Throughout 2010, Warringah Council undertook significant consultation to identify community preferences for the future of Brookvale Park. Key themes identified through consultation were that:

- Brookvale Park is an important focal point for community
- Green space is highly valued by local residents
- Brookvale Oval should remain home of Sea Eagles
- The Oval facilities should be more accessible and actively used by the community
- Facilities need to be upgraded to be fit-for-purpose
- Costs should not be funded by ratepayers.

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There is strong community support to upgrade the site, partly because existing facilities are ageing and have not kept pace with other professional sporting stadiums, but also because they are increasingly seen as visually rundown and unappealing. The façade fronting Pittwater Road is particularly unattractive and impacts the visual amenity of the site. Many people in the community recognise that the site plays an important part of the cultural fabric of the Northern Beaches because of its long time association with the Sea Eagles and because for many years the Park hosted agricultural shows and other community events.

While Oval facilities are available for community use, the Oval is primarily used for rugby league. The Manly Warringah Pittwater Sporting Union has indicated that there is no strong demand from other sporting codes to use the Oval. Uncertainty created by NRL game scheduling, the complexity of Council's booking system and prohibitive user charges also limit community use of the Oval.

Consultation in 2010 led to a number of recommendations being made to address issues associated with the use and management of the Park and Oval. In summary, recommendations included the need to:

- Maintain and upgrade the Oval to be fit for purpose for professional sport and community use and to comply with legislative requirements for safety and disability access
- Ensure the site remains the home of the Sea Eagles
- Consider new management models including establishing a new and separate trust fund and an independent management board, nominating a relationship manager and continuing dialogue with the consultative community committee
- Prepare new operational guidelines
- Review and streamline the booking system and ensure that user charges are more affordable to enable increased community use, this will reduce revenue and increase burden to Council on renewals and maintenance
- Consider marketing and promotion opportunities to attract increased use
- Maintain the parkland and protect the 'green and growing' quality of the Park
- Consider opportunities to improve the Oval facilities, including to provide additional covered seating
- Maintain the character, amenity and family friendly feel of the Park and Oval by minimising impact on the hills and parkland
- Secure additional funding by actively lobbying government, giving consideration to collaborating with other Councils who own and maintain ovals used for NRL, selling naming rights and advertising space and exploring the development potential of land along Pittwater Road
- Minimise loss of 'community' land
- Consider opportunities to improve traffic and parking flow around the Park and Oval, particularly on match days.

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The Council resolved in November 2010 to unanimously support all of the recommendations from the consultation undertaken in 2010 and thereby undertook to secure the long term future of the site in accordance with community preferences.

One of the recommendations was to explore the development potential of land along Pittwater Road to generate funding. Council subsequently resolved to undertake detailed design, feasibility assessment, costing analysis and further consultation on development options identified through a master planning process. Council formally resolved to prepare and exhibit documentation to rezone and reclassify the southern portion of the site for mixed-use development purposes in order to generate funding for ongoing renewal works and new works.

Consequently, consultation undertaken in 2011 was integrally linked to the master planning being led by the Buildings, Property and Spatial Information team within Council and was not linked to other recommendations emerging from the consultation undertaken in 2010 which are being pursued separately by other teams within Council.

Required funding

Maintenance and renewal costs

To ensure facilities are kept to a standard suitable for professional grade sport, maintenance and renewal works need to be funded. **Maintenance works are minor operational works that are necessary to retain facilities as near as possible to their original condition** (such as patching holes in the roof or mowing the grass). Whereas, **renewal works are associated with the upgrade, refurbishment or replacement of existing facilities with others of the same capacity or performance capability** (such as replacing the roof or re-laying grass).

In 2008, \$10 million funding was obtained to upgrade facilities. This money is currently being spent on asset renewal works and has been fully accounted for. Works to the value of \$6.31 million have been completed; these include the following:

- New flip-up seats
- Pitch rectification
- Room upgrades in the Jan Try and Ken Arthurson Stands and additional new corporate boxes in the Ken Arthurson Stand
- New lighting
- An upgraded PA system.

Additional expenditure of \$3.69 million is planned for an extension and room upgrade for the Jane Try Stand, new public amenities, new bin store, upgrades to the electrical supply, new lift in the Ken Arthurson Stand and other upgrade works throughout the Oval to comply with the Building Code of Australia (BCA) and Disability Discrimination Act (DDA) requirements.

Over the longer term, Council will need additional funds to undertake capital renewal works to upkeep the Oval. It is the ongoing availability of funds for renewal works that are not, and never have been, available. Council has determined that to keep facilities to their current standard, it needs:

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- **Maintenance works - \$185,000 per year over ten years to maintain buildings PLUS approximately \$165, 000 per year to maintain the grounds.**

Maintenance costs are currently covered by the licence fees received from the Sea Eagles. The fees paid by the Sea Eagles are relatively high compared to charges paid by other NRL teams for use of sporting stadiums and facilities. Licence fees paid by the Sea Eagles only pay for recurrent operational costs associated with maintenance, but not the depreciation costs associated with renewal. Consequently, facilities are falling into disrepair and Council does not have funding to either upgrade them or renew them so they remain fit-for-purpose.

- **Renewal works - about \$1 million per year ongoing or approximately \$15 million deposited into a trust fund to generate interest to pay for renewal works over time.**

If facilities are upgraded in line with community expectations then maintenance and renewal costs will increase substantially above the level needed to keep the facilities to their current standard. Accordingly, **if facilities are upgraded more than \$1 million will be needed each year to fund future renewals.**

Generating funding for ongoing renewal works is the problem Council has to resolve.

As such, Council needs to find funds for a major upgrade and identify a regular income stream for ongoing renewal works if Brookvale Park is to continue to be fit-for-purpose over the long term.

Consequently, the intent of the master plan was to identify a feasible concept for commercial development that would generate sufficient returns to fund an upgrade of facilities and provide for ongoing renewal without unduly impacting ratepayers.

Upgrade costs

It could cost between \$30 million and \$70 million to upgrade facilities and provide additional covered seats. If the site is upgraded, renewal costs would exceed \$1 million each year, proportional to the extent of the upgrade.

Master planning process

Further to the 2010 resolution to prepare and exhibit documentation to redevelop the southern part of the site, Council appointed a multi-disciplinary team of consultants led by McGregor Coxall to prepare a master plan and a feasible concept design for Brookvale Park. The project team was appointed in May 2011.

McGregor Coxall is an award winning landscape architect consultancy. The team included a number of other specialist consultants:

- Hill PDA – Financial feasibility study (including retail analysis)
- GTA – Traffic impact assessment
- Straight Talk – Ongoing consultation with stakeholders and community
- Parkland Environmental Planning – Open space planning and Plan of Management
- JBA – Urban planning and planning instruments.

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The project brief was to investigate the development potential of the southern portion of the site in order to:

- Prepare a master plan to outline a long term vision for how the Park can be developed
- Test the feasibility of development options to identify a preferred concept design
- Undertake technical and feasibility studies to identify a concept design for mixed use development
- Prepare a new Plan of Management
- Develop planning instruments to enable new development
- Undertake further consultation with the community.

In preparing a master plan the team had to consider measures to be sympathetic to the bulk, height, scale and use of development in order to protect as much green space as possible and mitigate the impact on 'community' land and the surrounding residential area. The team had to identify a commercially viable and feasible concept design that could generate sufficient funds to upgrade the Oval's facilities and renew them in perpetuity.

In commissioning the preparation of a master plan Council was aware of the sensitivities associated with potentially reclassifying 'community' land. However, Council resolved to explore the feasibility of development in order to understand whether the community would accept the loss of a small portion of the site if it could be developed to generate sufficient funds for upgrade and renewal works. As such, the premise of the master planning process was to identify a feasible redevelopment proposal that could secure the long term tenure of the Park.

The project team commenced the planning process and undertook a detailed site analysis to identify opportunities and constraints. The project team undertook ten massing and envelope studies to explore a range of development opportunities. The requirement to capitalise the funding potential of the site while minimising the loss of 'community' land seriously constrained development opportunities. Options explored included demolition and replacement of the Fulton Menzies Stand and seven storeys of development through to demolition of both the Fulton Menzies and Ken Arthurson Stands, up to 15 storeys of development and a new eastern stand. The project team liaised with key stakeholders throughout the master planning process to obtain feedback on development concepts as they were refined.

While a range of opportunities from minimal to intensive intervention were explored, the feasibility of all development options was borderline. As detailed work progressed, feasibility analysis became more complex, until the project team concluded that development on its own could not generate sufficient funds for upgrade and ongoing renewal works unless over 15 storeys was approved by Council. Given the heavy constraints of the site, none of the development concepts identified would be self funding. As such no preferred development option was identified through the master planning process.

The outcomes of the master planning process were reported to Council on 18 October 2011. Consequently, Council resolved to exhibit the development options identified through the master planning process but not to exhibit a draft Plan of Management or draft planning instruments that would be needed to enable commercial development.

Funding options

The reality is that local governments have limited capacity to raise revenue - they have limited resources and multiple competing demands on expenditure. Many councils are under financial duress. Essentially councils can only get funds from:

- Rates - ordinary and special rates charged on property land values
- User charges and fees - other charges levied by councils
- Sale and/or development of council owned assets
- Grants from State and Federal Government
- Contributions and donations - largely developer contributions charged on new development.

Rate collection is the only taxation measure available to local government. There is limited capacity to raise council rates, which are subject to limits determined by IPART and the State Government.

Through the project a number of potential funding options were identified. However, none of the options on their own solve the problem of funding for an upgrade AND recurrent funding for renewal. As such, to secure the future of the site, funding from multiple sources needs to be secured as soon as possible.

How the funding options were selected

The project team developed the options presented for a number of reasons.

Once it became apparent that no single development option would generate the funding required, it was also clear that, while there were only a few different components to a funding solution, there were multiple combinations of these.

The project team worked to identify funding options that:

- Demonstrated a genuine attempt to resolve the funding problem
- Reflected comments and suggestions of stakeholders
- Established the parameters of the problem – from 'do nothing' to full development
- Could be presented in plain English to encourage consideration and thoughtful response by as many people as possible.

Even so, the consultation booklet that was developed was necessarily dense with information and may have put some participants off making comments.

The funding options presented during the consultation are detailed below.

Do nothing

If funding is not secured Council will not be able to invest in renewal works and the standard of facilities would decrease over time until they become unsuitable for professional use. Day to day maintenance of the Oval would continue until such time as the Sea Eagles find

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another home better able to meet their needs in terms of covered seating and corporate facilities.

While Council would then need to fund maintenance works (as they do for all other parks and community facilities such as libraries and beach reserves), the long term implication of the Sea Eagles relocating would mean the Oval becomes a suburban park with an oval and that as seating stands, lights, score boards and other facilities reach the end of their design life and fail or become a safety liability that they would not get replaced. As such, the renewal burden would reduce over the long term.

Development

The project began with master planning to identify a feasible development option that could generate sufficient funds to pay for an upgrade and provide for ongoing renewal of facilities. On this basis Council could reclassify and rezone part of the site to generate funds.

The master planning confirmed that large scale development with a mix of private retail, commercial and residential uses could deliver significant community benefits in the form of upgraded and new facilities. However, no option generated sufficient funds to secure the long term future of the Oval.

The development options explored in detail needed a sufficiently large footprint to provide floorspace for viable development. They involved:

- Removal of the existing Ken Arthurson Stand and Fulton Menzies Stand
- Construction of a new eastern stand with new community space underneath
- Shifting the Oval slightly to allow for new development
- Resurfacing the Oval to enable increased use
- Reclassifying a small strip of land fronting Pittwater Road from 'community' land to 'operational' land to enable it to be sold for mixed-use development of seven and 12 storeys with commercial, retail and residential uses
- Upgrading the parkland including a new playground, basketball courts, barbeque and picnic facilities.

These options provided a new eastern stand with 600 additional covered seats, plus a multi-million park upgrade with new community facilities costing approximately \$15 million.

The table below summarises the upfront development and ongoing renewal costs of different development options.

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**Please note - when using a number reference for development options (for example 7/7) it refers to two separate building storey heights. This rule applies to other building height explanations throughout the report*

Option	Total covered seats (additional seats)	Upfront development cost (\$)	Estimated ongoing annual renewal (\$/year)	Funding potential (residual land value) (\$)	Estimated additional funding required to meet the shortfall in creating a \$15M trust fund (\$)
7/7* storeys mixed use development plus replacement new stadium	3,900 (+ 600)	\$164 M	\$1.47 M	- \$9.4 M	More than \$25 million
9/7 storeys mixed use development plus replacement new stadium	3,900 (+ 600)	\$173 M	\$1.47 M	- \$4.4 M	More than \$20 Million
12/7 storeys mixed use development plus replacement new stadium	3,900 (+ 600)	\$190 M	\$1.47 M	+ \$2.9 M	More than \$13 million
15/7 storeys mixed use development plus replacement new stadium	3,900 (+600)	\$207 M	\$1.47 M	+ \$8.9 M	More than \$6 million
Larger new stadium only	12,300 (+ 9,000)	\$65-\$70 M	\$3.5 M	Nil	More than \$30 million
No upgrade	3,300 (Nil)	Nil	\$1 M	N/A	\$15 million

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To generate sufficient funds, master planning confirmed that development would have to be taller than 15 storeys. High rise development of this scale would not be in keeping with community preferences and is not consistent with strategic planning directives set by the State Government. As such, master planning confirmed that development alone could not generate all necessary funds. Therefore, while development could generate significant funding, additional funds would still need to be secured from another source. The amount of additional funding required would be dependent on the extent of permitted development and its associated residual land value.

Grant

Council could secure a grant from either the Federal or State Government to fund an upgrade and ongoing renewals. The grant would need to be sufficiently large to cover both an upgrade and ongoing renewal works. While Council and the Sea Eagles have lobbied for grant funding for many years, to date there has been no commitment from either level of government to support a major upgrade of facilities and provide for their ongoing renewal.

If the grant does not provide for both an upgrade and ongoing renewal works then additional funds would still need to be secured from another source.

Rate rise or diversion

Council could seek approval from IPART to permanently increase rates to provide the necessary funding to renew the site to the current standard. Subject to approval from IPART, it would be possible to introduce:

- A permanent rate rise of approximately 1.8% to generate an additional \$1 million each year – a small ongoing increase in rates
- A fixed term special purpose rate levy of approximately 5.5% for five years to generate \$15 million to be set aside in a separate trust fund that could generate interest of \$1 million each year – a relatively higher increase in rates for a limited time.

Alternatively, Council could reduce expenditure on other services or facilities and divert rates for upgrade and/or renewal works at the Oval. Given the limited pool of funding Council has, which is shared across multiple service areas, diversion of rates could jeopardise delivery of other critical services.

Hand over control

Council could seek to transfer control of the Oval facilities to the State Government through a State Sponsored Trust under the Sporting Venues Authorities Act 2008. The Act constitutes the establishment of a State Government agency named the State Sporting Venues Authority. The Authority is responsible for establishing and managing sporting grounds, sporting facilities and recreational facilities for the purposes of sporting competitions, sports training and sports education and to use land for sporting, recreational or community activities, including for events and general community access. The Authority is responsible for management of assets under its control.

The Authority can determine that land under its control is no longer required for the purposes of the Authority or can no longer be used for those purposes. In these instances,

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the Authority may sell or exchange the property or give it to an institution that engages in activities of a sporting, recreational, educational or cultural nature. However, the Sporting Venues Authority cannot sell, lease or dispose land vested under its control without Ministerial consent.

WIN Stadium in Wollongong and AusGrid Stadium in Newcastle are managed by the Authority.

This would mean that Council would no longer have responsibility to control, maintain and improve the Oval, but would still manage the parkland surrounding the Oval.

Consultation process

Issues surrounding the future of Brookvale Park are complex and historically have been contested. Council has undertaken comprehensive community engagement to understand community preferences regarding the future of the Park. Consultation continued through the master planning process to provide further feedback to Council.

Consultation undertaken through 2011 was designed to build on the outcomes of the consultation done in 2010 to enable Council to make robust decisions for the Park. The different consultation and communication activities undertaken are detailed below.

Objectives

Building on the outcomes of activities undertaken last year, the objectives of consultation were to:

- Ensure that there was broad community and stakeholder awareness of the master planning process
- Provide accessible, timely and accurate information via a transparent process to enable community and stakeholders to stay informed and provide comment at appropriate times through the master planning process
- Identify specific community and stakeholder issues for consideration during the master planning process
- Manage community and stakeholder expectations and clearly communicate the scope of the master planning process, the decision making process and how feedback was used by the project team to inform the master planning process
- Structure activities to produce clear and constructive outcomes.

Challenges for the consultation

There were two key challenges for consultation on this stage of the Brookvale Oval and Park project.

Firstly, it was far more difficult to engage the community and motivate participation. There appeared to be 'consultation burnout', or fatigue with many people commenting they just wanted Council to make a decision. Two indicators of this 'fatigue' were the high number of visits to the Your Say Warringah site, as opposed to the low number of comments, and the high number of 'fail to show' participants for the focus groups – more than half of those who committed to participate did not attend their nominated session.

The other key challenge for the consultation process was the need to ensure that activities remained relevant when it became apparent that the focus of the exhibition was not to be concept designs, feasibility and a draft Plan of Management, but funding options to secure the future of the Oval.

As such, the activities initially focused on working with key stakeholders as potential development options were developed. Once it was clear that no single development option would be able to provide the required funding, stakeholders were briefed.

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Consultation then focussed on how to present potential funding options to the community in such a way that informed comment could be made on which options were preferable.

It is safe to say that the biggest challenge for the project was for participants to be able to assess, weigh up and make choices about their preferred funding options to secure the future of the Oval. Throughout all the consultation activities, it was clear that for many people, it was either too hard, too uncomfortable or just unpalatable to make choices between funding for different services, rate rises or development. It seemed that many participants found it simply too difficult to make hard choices in order to identify a solution to what was universally agreed – that the Oval be upgraded and renewed.

It is important to note that, unlike the consultation undertaken in 2010, every household in the local government area did not receive a survey and no statically valid random sampling process was undertaken. This smaller 'reach', coupled with the difficulties experienced in motivating people, are why some of the marginal responses to questions – particularly related to a rate rise or handing over control to the State Government – have not been given the same weight as those where a clear and unambiguous preference was identified.

Process outline

Effective consultation is about the two-way exchange of information to facilitate informed, and thereby improved, decision making. As such, consultation activities were carefully planned and structured to ensure that outcomes could constructively input to the master planning process. A range of activities were undertaken to build on existing relationships with key stakeholders and to provide opportunities for broad community participation.

Consultation was undertaken in two distinct phases. The first stage was undertaken between May and October 2011 and involved working closely with key stakeholders to input to the master planning process. The second stage commenced at the end of the master planning process and supported the public exhibition between 1 November and 10 December 2011. The second stage involved a number of activities to obtain community feedback on a range of funding options, including development.

Consultation included opportunities:

- **For key stakeholders to:**
 - > Review and comment on development concepts at key stages to inform the master planning process.

Key stakeholders were identified as those with a demonstrable interest in the site and included Brookvale Valley Residents Group, Brookvale Public School, St Augustine's College, Manly Warringah Chamber of Commerce and Industry, Manly Warringah Rugby League Club, Manly Warringah Sea Eagles, local members of parliament and representatives of Council's strategic reference groups.

- **For local residents and the broader community to:**
 - > Access information about development concepts online throughout the master planning process



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- > Provide feedback on development concepts and other funding options through community displays and a workshop held during exhibition and via an interactive, independently moderated online discussion forum.

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The following consultation activities were undertaken.

Stage 1

Master planning to explore funding potential of development

Activities included:

- Two workshops with the Brookvale Park Community Committee
- Two workshops with key stakeholders
- A briefing with key stakeholders including the Brookvale Park Community Committee
- A meeting with local Brookvale residents living on Alfred Parade and surrounding streets
- A meeting with representatives of the Manly Warringah Sea Eagles
- Project website ('YourSayWarringah')
- Media releases announcing the master planning process and providing updates.

Stage 2

Exhibition to get feedback on funding opportunities

Activities included:

- Update to the project website with electronic feedback form and online discussion forum (via 'YourSayWarringah')
- Static displays at Council libraries and Civic Centre and staffed displays at Warringah Mall and Brookvale Oval to hand out information booklets with reply paid feedback form
- Community workshop/event – 'Brekkie at Brookie 2'
- Eight randomly selected focus groups, involving local residents living close to the Park and from across the Warringah area
- A series of media releases and adverts in the Manly Daily and a letter box drop to the Brookvale area that included a call for submissions
- Briefing with Minister and local members of parliament.

Activity summary

An overview of different consultation activities is detailed in the section below.

Stakeholder workshops and briefing

During the master planning process two workshops were held with key stakeholder representatives and with the Brookvale Park Community Committee. Key stakeholders were each invited to nominate two representatives to attend each workshop.

The Brookvale Park Community Committee is the official consultative forum charged with providing strategic advice to Council about Brookvale Park. The Committee includes individual community representatives, a member of the Brookvale Valley Residents Group, local councillors, plus representatives from the Sea Eagles, Brookvale Park Public School and St Augustine's College.

The first workshop with key stakeholders was held in the Presidents Lounge in the Ken Arthurson Stand at the Oval on 13 July 2011 between 6.30pm and 9pm and was attended by 17 stakeholders. The second workshop with key stakeholders was held in the library at Brookvale Public School on 9 August 2011 between 6.30pm and 9pm and was attended by 20 stakeholders. Both workshops with the Brookvale Park Community Committee were held at Council's Civic Centre on 11 July and 10 August 2011 between 6.30pm and 9pm.

At the first workshop stakeholders had the opportunity to meet the project team and provide feedback on two development options that, at that stage of the project, appeared to be the most financially viable. The options entailed demolition of two stands to enable mixed use development along Pittwater Road and construction of a new stand on the eastern edge of the Oval to provide an extra 600 covered seats. Stakeholders had mixed views about the options and indicated that heights, overshadowing, traffic and parking were of concern and that significantly more covered seats were required.

At the second workshop a refined development option was presented that had the potential to provide additional undercover seats subject to additional funding becoming available. Stakeholders questioned the financial feasibility of the development option, which was generally not supported. Stakeholders requested it be reworked and that new options, including non-development options, be considered.

A final stakeholder briefing was held at Council's Civic Centre on 6 October 2011 between 6.30pm and 8pm. At the briefing stakeholders were advised that feasibility analysis had confirmed that development alone could not generate sufficient funding to support a major upgrade of facilities and provide for ongoing renewal.

Stakeholder meetings

Given the potential impact of development, two meetings were held to enable different stakeholder groups to discuss their needs and concerns relating to development.

On 26 July 2011 a meeting was held at Council's Civic Centre with members of the Manly Warringah Sea Eagles. The Sea Eagles emphasised that their primary requirement was for additional covered seating (between 8,000-10,000 covered seats in total) and corporate facilities and that development options that involved demolition of existing stands would not be appropriate if they did not significantly increase the number of covered seats replaced.

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On 6 August 2011 a meeting was held at a property on Alfred Road and attended by approximately 20 local residents. Residents noted that they were concerned about potential overdevelopment of the site. They were particularly concerned about overshadowing associated with high rise development, the adequacy of parking spaces proposed for development, additional traffic conflicts on Alfred Road and the feasibility of development.

Focus groups

Eight focus groups were held with randomly selected members of the community. The focus groups were held on:

- 17 November 2011 between 1.30pm and 3.30pm, 4pm and 6pm and 6.30pm and 8.30pm
- 23 November 2011 between 3.30pm and 5.30pm, and 6pm and 8pm
- 28 November 2011 between 2pm and 4pm, 4.30pm and 6.30pm and 7pm and 9pm.

The focus groups were all held at Council's Civic Centre. Four groups were held with participants who lived or worked in proximity to the Park and another four with people who lived across the Warringah area.

To ensure inclusive and broad representation in the focus groups, a random selection process was undertaken to target a mix of people. Residential telephone listings were used to randomly call residents and invite their participation in the focus groups. In addition, the Manly Warringah Chamber of Commerce and Industry provided a list of local Brookvale businesses who were also contacted.

No payment or other incentives were available to attract participation. A total of 117 people agreed to participate in a focus group. All of these people were sent a confirmation letter with details of the focus group and received a follow up phone call several days prior to the meeting. Less than half (53 people in total) of the people that agreed to participate in the focus groups chose to participate on the day.

The focus groups provided an opportunity to obtain in-depth feedback on the funding options. Each focus group started with an informal presentation to outline the background to the project and to provide an overview of the funding options which was followed by general discussion to elicit the range of views about different options. Participants completed the feedback form twice, once at the beginning of the discussion and again at the end, to gauge whether their opinions had changed as a consequence of in-depth discussion with a mixed group of people.

Website and online forum

The Brookvale Park webpage at 'YourSayWarringah' was updated on 12 July 2011 to support the commencement of the master planning process. Over the life of the project there were 5,400 hits to the webpage from 2,400 people (unique visitors). Of these more than 1,440 downloaded documents to access project information.

To support the exhibition an online forum was launched on 1 November 2011 and remained open until 10 December 2011 when the exhibition period closed. During this time there were 1,680 hits to the forum from 680 people (unique visitors) who made 163 online comments.

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The forum invited comment on funding options and people's views on:

- Reclassification and rezoning of land along Pittwater Road to fund the ongoing renewal costs
- Introduction of a rate rise to cover the ongoing renewal costs either through a permanent rate rise OR a fixed term special purpose rate levy
- Diversion of rates from other services and facilities to fund ongoing renewal costs
- Handing control of the Oval facilities to the State Government via a State Trust
- Not funding renewal works and reducing the maintenance standard so that Oval facilities become unsuitable for professional grade sport.

The forum also had provision for people to make general comments and suggestions about funding opportunities.

During exhibition the webpage also provided opportunity for people to complete the feedback form in electronic format. A total of 159 electronic feedback forms were received.

The webpage and online forum provided an opportunity to broaden the reach of consultation and offered an easy and immediate way for people to participate.

Staffed displays

Two separate staffed displays were held to provide information about the master planning process and seek feedback on funding options. The staffed displays took place at Warringah Mall between 10am and 1pm on Saturday 5 and 26 November 2011.

Members of the project team spoke to approximately 140 people at the Warringah Mall displays and provided them with copies of a booklet with information about different funding options which included a reply paid feedback form. A copy of the booklet and feedback form are included in Appendix 1.

A staffed display was also held at Brookvale Park during the 'Brookvale Show' centenary celebrations on 9 October 2011 between 10am and 4pm to promote the upcoming exhibition and talk about the outcomes of the master planning process with members of the community. The event was attended by more than 10,000 people and the project team spoke to approximately 300 people throughout the day. One hundred and nine people registered to be notified when the exhibition commenced.

At the displays information on pop-up panels was on display and people had an opportunity to talk - and provide feedback - to project team members. Participants were able to take their time to look, read and understand information and project team members were there to answer questions about the project and also seek feedback from participants.

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Static displays with exhibition materials were also established at:

- Warringah Council Civic Centre
- Dee Why Library
- Belrose Library
- Warringah Mall Library.

Community workshop - 'Brekkie at Brookie 2'

A community event 'Brekkie at Brookie 2' was held between 9am and 12pm at the Oval on Saturday 19 November 2011. A two hour facilitated workshop began at 10am. The workshop was widely promoted in the Manly Daily and on all exhibition materials. In addition the Many Warringah Sea Eagles notified their members and encouraged them to attend.

Thirty one people participated in the 'Brekkie at Brookie 2' workshop. Two thirds of these participants were residents from Brookvale or Dee Why. Sixty three percent said they mainly visit the Oval for recreation, whilst the remaining 37% visit to watch the Sea Eagles play. This indicates the majority of participants were local residents.

Refer to Appendix 4 for a copy of the workshop agenda.

Pop-up panels were on display and participants could obtain copies of the booklet (refer Appendix 1) with information about the project.

At the workshop members of the project team provided background information about the master planning process and funding options. Participants used individual electronic keypads to indicate their level of support for different funding options. Participants then worked in small groups to discuss why they supported or opposed different funding options.

Project publicity and call for submissions

Media releases were issued by Warringah Council on 6 July, 10 August, 1 November, 4 November and 15 November. The media releases announced the master planning process and helped to maintain community awareness of the project and invite participation during the exhibition period. Copies of media releases can be found in Appendix 2.

The exhibition was also widely promoted via adverts in the Manly Daily. Adverts were run on the 1, 2, 5, 9, 12, 19 and 26 November, and the 3 December. The adverts provided details of consultation activities and called for submissions from the community.

In addition to the media publicity, a flyer was letterbox dropped to all properties within the Brookvale postcode on 1 November 2011 to ensure local residents were fully aware of opportunities to 'have a say' and how they could discuss the outcomes of the master planning process and other funding opportunities with the project team. A copy of the flyer is included in Appendix 3.

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During master planning 12 email submissions were received. An additional 28 written submissions were received during the exhibition period, including three formal letter submissions - one from the Manly Warringah Sea Eagles, another from the Friends of Curl Curl Lagoon, and one from St Augustine's College:

- The Sea Eagles submission emphasised their need for a minimum of 8,000 covered seats to include a full length new eastern stand, plus corporate seating, and expressed support for a major stadium upgrade to be delivered in stages as funding becomes available. They noted support for a combination of funding options and reiterated that they would continue to lobby all levels of government for funding. The Sea Eagles also noted support for handing control to the State Government.
- The St Augustine's College submission noted interest to enter into a commercial leasing arrangement for use of space at the Oval for teaching or associated school uses.

The Friends of Curl Curl Lagoon submission noted opposition to potential loss or alienation of 'community' land and identified traffic, parking and hydrogeological constraints associated with development.

In addition to email submissions, 203 feedback forms were completed - 159 online and 44 in hard copy which were returned via post. The majority (69%) of respondents were rate payers in the Warringah Local Government Area, many of whom lived in the Brookvale area. Survey participants represented a variety of age groups - 20% were under 34 years of age, 28% between 35 and 44 years, 20% between 45 and 54 years, 18% between 55 and 64 years and 13% were 75 years and over. More males than females completed a feedback form - 68% were male and 30% were female.

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Consultation outcomes

Consultation indicated that Council should do as much as possible to keep the Oval in the hands of the local community and as such should lobby the State and/or Federal Government for a grant. If Council were to be successful in obtaining a grant, but it is not sufficiently large enough to fund the upgrade and ongoing renewal, there was a marginal preference for a rate rise (permanent rather than special purpose rate levy), followed by development (no more than five storeys). Without a grant, participants felt that it would be better to hand control of the Oval to the State rather than do nothing.

The level of support for each of the funding options presented is provided below. This demonstrates that **there was no overwhelming support for any of the funding options**. It appears as if a lot of 'gut' feeling went in to participant decisions about preferred funding options. Often, participants did not necessarily take the time to fully digest the consultation materials and/or struggled to understand the complexity of the funding predicament. There was a lot of support for an upgrade but limited acceptability of the trade-offs required to deliver one.


























	Focus group	Brekkie at Brookle 2	Online discussion forum	Reply paid and online feedback	Written submissions
With a grant					
Development					
Rate rise					
Rate Diversion					
Without a grant					
Hand over control					
Do nothing					

Table Key

-  High level of support - over 60% of participants
-  Medium level of support - roughly 30 - 60% of participants
-  Low level of support - less than 30% of participants

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A summary of key findings from different consultation activities is provided below. Detailed notes from specific activities are included Appendices 5 - 9.

Focus groups

At a glance:

There was no overwhelming support for any of the funding options presented to focus group participants. One person commented 'everybody wants to keep it (the Oval) but nobody wants to pay for it', which reflects the sentiment of many consultation participants. One of the few areas of agreement was that Council should lobby the State Government for as much grant funding as possible and that the adjoining Pittwater and Manly Councils should contribute funding or help to lobby for grant funding.

A summary of responses for each of the options is included below.

Development

There was some support for small scale development (generally between four to six storeys maximum). This support was often for development as part of a combined approach of grant funding and a small rate rise. Participants were concerned that development higher than six storeys would not be in keeping with the area, would set a precedent for high density and would exacerbate traffic congestion.

There was no significant variation of viewpoints between participants from Brookvale and those from the wider Local Government Area.

Rate rise

Approximately half of the eight focus groups (two representing Brookvale and two representing the wider Local Government Area) were of the view that although unpalatable, they would support a small ongoing rate rise. Many participants felt that a rate rise should be conditional on Council being more transparent in demonstrating exactly what is being done when money is spent on the Oval. In addition, the community were keen to get something back from additional rate contributions, and felt that Council should make more effort to promote the Oval for significantly increased community use so that it was not solely used for rugby league.

"I can live with a rate rise if it is across the Peninsula"

Divert rates

Few participants discussed diverting rates in great detail at the focus groups. The majority of participants that chose to comment on this option thought it was not viable because it would reduce the available funding for other community services, and thus put another area of Council under financial strain. Many participants also felt that it was difficult to make an informed choice without more information about how rate revenues are currently expended.

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One group with representatives from the wider Local Government Area offered their support for diverting funds as a fall back to handing it to the State Government because they did not agree with development or a rate rise.

Hand over control

*"If we hand it to
the State
politicians would
use the Oval to
buy favours from
the public"*

There was no support from the participants from the Brookvale area to hand the Oval facilities to the State Government. Participants from Brookvale were concerned that this would take decisions about the use of the Oval away from the local community and they feared that the Oval could be rezoned and reclassified by the State.

Two of the four focus groups with participants from the wider Local Government Area said that they would offer support for transferring the Oval to the State Government if a grant was not sufficiently large enough to provide required funding. The majority of these were participants who did not visit the Oval often and were not supporters of the Sea Eagles. These participants objected to paying higher rates for the primary benefit of a private enterprise.

Do nothing

There was very little support for doing nothing from all of the focus group participants. Although the majority of participants did not know how an upgrade and ongoing renewals could be funded, they thought the Oval should at least be maintained to its existing standard to avoid negative impact on the visual amenity of the area.

Other key outcomes not relating to the funding options included:

- Participants at all of the focus groups suggested that Manly and Pittwater Councils should contribute funding because all of the residents living on the Northern Beaches benefit from having a regional sporting stadium. Participants were frustrated that Manly 'bask in the glory' when the Sea Eagles win but do not put their hand out to contribute to the upkeep of the home ground
- The majority of participants suggested that Council should work more closely with Manly and Pittwater Councils to jointly lobby the State Government for funding
- Although participants were made aware that the Sea Eagles already pay more than most other clubs to lease their Oval than others in the NRL, a large proportion of participants felt that the Sea Eagles benefit from the facilities being maintained to a professional standard and should therefore contribute more
- Some participants suggested that the NRL and Foxtel should contribute given they are two major stakeholders who benefit financially and place demands for the Oval to be maintained to a standard suitable for televised professional sport
- Some participants felt that Council should investigate the development potential of other sites within the Local Government Area to subsidise and upgrade and ongoing renewals at the Oval

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- Many participants were sceptical and questioned the projected development costs for upgrade works and had strong reservations about the technical veracity of the economic modelling and financial feasibility analysis
- A few participants felt that Council had not been transparent and had not adequately demonstrated how much money had been spent on renewal works to date
- Some participants raised concerns about the perceived lack of accessibility to the Oval for community use
- There was general concern from participants that congestion and parking would be exacerbated if the Oval was upgraded
- Some participants felt that investing to upgrade a community facility to subsidise a private enterprise was not sustainable because over the long term there may be no demand to play rugby league at Brookvale.

Appendix 5 contains a more detailed summary of the discussion points from each of the focus groups.

Brekkie at Brookie 2 workshop

At a glance:

There was no overwhelming support for any of the funding options presented.

If a grant could be secured a permanent rate rise was the preferred option– this was selected by 44% of participants. Sixty nine percent opposed development and 64% were against transferring funds from other Council areas.

If Council is unsuccessful in obtaining grant funding a slight majority of participants (52%) supported handing the Oval to the State Government while 26% were either neutral or unsure. Seventy seven percent of participants were opposed to doing nothing and thought that it was time for Council to make some hard decisions about the future of the Oval.

A summary of responses for each of the options is included below.

Development

The majority of participants (69%) opposed the reclassification and rezoning of land along Pittwater Road. When asked to elaborate on the reasons why they had voted against development, participants commonly stressed their concern about the loss of community land, potential for increased strain on local infrastructure and the visual impact of development.

Only 28% of participants were in support of the reclassification of land. Many of these said that they would do anything to see the Sea Eagles stay, with the caveat that development would need to include the provision of sufficient car parking.

*"Not happy
about the loss of
'community'
land"*

straight Talk

Rate Rise

A permanent rate rise

Forty four percent of participants offered their support for a permanent rate rise. These participants said that it would be fair to share the cost of the upgrade and ongoing renewal providing Council is transparent about how it invests the money. Others said they would reluctantly accept a rate rise to avoid development along Pittwater Road.

One third of participants (33%) were opposed to a permanent rate rise because they did not think it was fair for Council to ask the community to fund the upgrade and ongoing renewal of a regional sporting facility. The remaining 22% were neutral because they found it difficult to calculate the financial impact in real terms or because they only rent their property.

A fixed term special purpose rate levy

Thirty six percent of participants offered support for a fixed term special purpose rate levy. Many of the reasons for offering support matched those given for the above 'permanent rate rise' option. Those who offered support for this option said that they would prefer some 'short term pain' to allow for the creation of a 'future's fund' which would then cover the ongoing renewals of the Oval.

Forty three percent of participants were opposed to a fixed term special purpose rate levy. Many of these participants thought it was unfair for people of fixed incomes (such as the elderly) and that those moving into the area in five years time would benefit but would not have contributed.

Diversify rates

The majority of participants (64%) opposed diverting resources from other areas because of the perceived negative impact on other community services. It was felt that this funding option was not sustainable in the longer term and that it would be difficult to determine which areas were less important. The few participants (16%) that supported this option most commonly said that they would "do anything to see the Sea Eagles stay". Sixteen percent of participants were neutral or unsure because they felt they needed more information on the possible impact on other community services.

Handing over control

Just over half of participants (52%) offered their support for handing control of the Oval facilities to the State Government. Some felt that, as a regional sporting facility, the Oval should not be managed by local government and that State management was better than doing nothing. Others said that their support for this option was conditional on better access to the upgraded facilities.

While 26% of participants were unsure or neutral about handing control to the State. Many participants wanted more information on what the Sporting Venues Authorities Act option would entail before commenting on this option.

*"It is better to
give it to the
State
Government to
fix the problem
than let it run
into disrepair"*

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Twenty two percent of participants opposed handing over control of the Oval facilities. These participants feared the loss of 'community' land and were sceptical about the Government's long term plans for the Oval.

Do nothing

The vast majority of participants (77%) opposed doing nothing. Some participants pointed out that if the Sea Eagles left the Oval that Council would be out of pocket by an additional \$350,000 each year, thereby exacerbating the funding burden. Some commented that Council must take responsibility to take action and that "Council need to make a decision and stick to it."

Only 13% of participants supported doing nothing. These participants felt that the money required to upgrade the Oval and pay for the ongoing renewal costs was too much to spend on one Council facility and that for this reason, the Oval should eventually default into a space used by the local community.

Other comments included:

- The Sea Eagles should pay more
- Manly Council and Pittwater Councils should contribute
- A mixed approach including both some small scale development and a rate rise might be most appropriate
- The Oval is not currently perceived as being openly accessible for the community but rather is perceived as being exclusively used by the Sea Eagles
- Council should provide more opportunities for the community to use the Oval for activities like football and cricket
- Congestion and parking is a problem. It was suggested that the promotion of 'park and ride' is a solution for this.

Online discussion forum summary

At a glance:

Many respondents offered some support for a permanent rate rise; however several others felt that as the Sea Eagles predominately benefit from the use of the Oval they should pay. The majority did not support development and those who did support development would not support more than six storeys. Handing over control to the State Government was seen as a default option if a grant could not be secured.

Diverting rates from other resources and doing nothing were not seen as viable options by the majority of respondents.

A summary of responses for each of the options is included below.

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Development

There was very little support for development on the basis of the land being 'community' land. There was a strong sense of community ownership of the land.

Some respondents offered their support for small scale development (no more than five or six storeys). Other participants would support development of no more than seven storeys, which could not provide sufficient funding for an upgrade and ongoing renewal works.

*"Stop trying to
sell off our assets
– Brookie is not
yours to sell"*

Rate rise

Many respondents said they would support an increase in rates – 'a rate rise is a small imposition for a great community asset'. A small permanent rate rise was preferred over a higher fixed term special purpose rate levy.

A large number of respondents were of the view that the Sea Eagles predominantly benefitted from the Oval being maintained at a professional standard and thought that they should therefore pay for an upgrade.

Divert rates

There were only a few respondents that offered support for diverting rates. Libraries were one area that a few people indicated money could be diverted from.

Many respondents were unhappy at the prospect of the community losing valuable services for the benefit of a private enterprise (the Sea Eagles).

Hand over control

If Council cannot secure a grant, handing control to the State Government was preferred over doing nothing and reducing the maintenance standard.

Do nothing

Many respondents did not think that reducing the maintenance standard would be a good outcome, and felt at least some money should be spent to upkeep the Oval facilities as a regional sporting stadium.

Other funding suggestions included:

- Several respondents did not want to see the loss of 'community' land
- Some respondents thought the Sea Eagles should pay for necessary upgrade and renewal works as they would be the primary beneficiaries of upgrade works
- Several respondents felt that the costs of supporting a rugby league team should be covered by their supporters and sponsors and not ratepayers because not all local residents follow rugby league
- Many respondents felt that Pittwater and Manly Councils should contribute

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- A few respondents felt that Council should charge higher fees for non Warringah residents to use the Oval facilities for community uses
- Some respondents felt that if the NRL wanted to use the Oval they should pay to upgrade and renew it to a suitable standard.

Appendix 7 contains a more detailed summary of the discussion points.

Reply-paid and online feedback forms

At a glance:

There was no overwhelming support for any of the options presented. Handing over control of the Oval to the State Government received the highest level of support – 53% of respondents offered support for this option. However, 23% of respondents were neutral, unsure or chose not to respond to the option of handing control to the State.

Forty six percent were in support of development and 43% were opposed. Of those who supported development the majority would not support development higher than seven storeys. Just over a third of respondents (38%) offered support for a permanent rate rise and fewer (34%) would accept a special purpose rate levy. The majority of respondents were opposed to diverting rates (52%) and doing nothing (61%).

A summary of responses for each of the options is included below.

Development

There were conflicting opinions regarding development. Forty six percent of respondents offered support for development and 43% opposed it. The remaining 11% (40 respondents) were neutral, unsure or chose not to respond to this question.

On the online forum feedback form participants were asked what height of development they would support. The majority (59%) would only support development up to seven/seven storeys. There was very little difference in the level of support and opposition to development of nine storeys. Forty eight percent offered support for development of nine storeys and 46% opposed it. Development above nine storeys was not considered acceptable – 37% were in favour of development of 12 storeys.

Rate rise

Slightly more respondents opposed a permanent rate rise than supported it – 43% compared with 38%. There was more opposition to a special purpose rate levy – 46% opposed it and 34% supported it.

It is worth noting that almost a fifth of all respondents chose not to give a preference. Thirteen percent were neutral about a permanent rate rise and 11% were neutral about a special purpose levy.

Divert rates

The majority of respondents (52%) were opposed to diverting rates from other resources. twenty nine percent supported diverting funds, 12% were neutral and the remaining 5% were unsure or did not specify.

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Hand over control

The majority of respondents (53%) offered support for handing the Oval to the State Government. This also received the lowest level of opposition out of all of the options with 23% of respondents not supporting the transfer of facilities to the State Government. In addition 23% of respondents were neutral, unsure or chose not to answer this question.

Do nothing

There was very little support for doing nothing. A large majority (61%) of respondents opposed doing nothing and, less than a fifth (20%) of respondents offered support. twenty percent could not decide whether to support or oppose doing nothing – these respondents were neutral, unsure or chose not to specify a response to the question.

Other comments included:

- No loss of 'community' land
- An upgrade is necessary if it is to remain a regional sporting facility
- Sporting facilities are just as important as libraries to some people
- The cost – benefit of the Sea Eagles leaving should be considered
- Use advertising to provide some income regardless how minimal
- Use additional community use to provide income regardless how minimal
- Lease as a private enterprise with community access maintained
- Review the existing lease and get the Sea Eagles to pay more, cut players salaries
- Only a small proportion of rate payers benefit therefore a private enterprise should not be subsidised by Council
- Council must act and make a decision
- The Sea Eagles should pay – cut players salaries
- Other Councils and the State Government should pay – it is a regional facility not a local facility
- Small increase rates might be acceptable
- NRL are driving the game and is the beneficiary
- The future of the sport is uncertain so why should local residents subsidise it
- Consolidate the number of NRL ovals - it is unsustainable to have multiple ovals. Adopt the Australian Football League approach
- An Oval upgrade is not a local priority, other facilities and services need critical funding.

"Council must act and make a decision"

"The user (Sea Eagles) should pay"

Appendix 8 contains a more detailed summary of the discussion points.

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Written submissions

At a glance:

In total 40 written submissions were received - 12 during the master planning and 28 during the exhibition. Those received during the master planning process all identified support for an upgrade and emphasised the need for extra covered seats to be provided. People who commented on the development concepts compared Brookvale to other stadiums used by professional sporting teams and were embarrassed about the state of the Oval compared to Bluetongue or Ausgrid Stadiums.

A diverse range of issues were raised in the submissions received during exhibition and often people who made a submission did not expressly comment on the prescribed funding options, but instead discussed other more general concerns.

Consequently, there was no overwhelming support identified in submissions for any of the funding options. Of the options there was the most support for grant funding to be received from the State Government and a small permanent rate rise. There was also support for the Sea Eagles to pay or for Council to try and find money from another source.

A summary of responses for each of the options is included below.

Development

Comments in submissions regarding development were not positive. There was a feeling that development would destroy the character and amenity of the area. There was a general fear about more traffic associated with development.

Rate rise

Some submissions identified support for a rate rise to subsidise an upgrade and ongoing renewals. There was a view that a rate rise should be conditional on Council making the Oval easier for the community to use, rather than be used predominantly by the Sea Eagles. Submissions did not make comment on a fixed term rate levy.

Divert rates

Submissions identified low support for diversion of rates to subsidise the upgrade and ongoing upkeep of the Oval. There was a view that the Oval should not be a local priority and that there were other facilities and services that funding needed to be committed to, such as the aquatic centre, town centres or cycle paths.

Hand over control

Whilst a large number of submissions supported Council receiving funding from the State Government there were no comments about handing control to the State Government.

Do nothing

There was a sense the Oval is an important community asset and therefore reducing the maintenance standard would not be a good outcome. The Sea Eagles supporters that made submissions felt that the Oval belonged to the team and noted that if it could not be

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upgraded that the Sea Eagles may be forced to relocate to another ground and that this would be undesirable.

Other funding suggestions included:

- The Sea Eagles should cover the cost of the upgrade, based on the predominant use they have of the facilities
- It is the responsibility of Council to find the required funding from elsewhere
- Pittwater and Manly Councils should contribute.

Appendix 9 contains a more detailed summary of the discussion points.

Barriers to choosing, core themes and recommendations

The technical complexity of the funding problem and the financial feasibility modelling around the potential for development to fund an upgrade and ongoing renewals meant it was often difficult for lay people to understand the funding predicament.

It was very easy for many people to hold a position that the Oval should be upgraded but at the same time oppose all funding options presented. The majority of participants were not willing to accept tradeoffs either in the form of development resulting in the loss of 'community' land and amenity impacts, rate increases impacting on personal finances or the diversion of rates reducing available resources elsewhere.

Nine issues were raised by participants as barriers to identifying preferences. These are presented below. They indicate an unwillingness by participants to accept the funding options presented as well as a reticence to come to grips with the tradeoffs needed to secure long term funding for the Oval.

In addition, a number of core themes were also identified and these are presented to provide Council with some context within which to make a decision about the future of the Park and the Oval.

Barriers

Uncertainty about long term future of Sea Eagles and NRL

Consultation identified that, because the Sea Eagles are financially insecure, significant investment should not be committed. The publicity surrounding management conflicts and the loss of the coach to another club served to underpin perceptions that the Sea Eagles' future is unpredictable.

Some participants were of the view that the popularity of the NRL is reducing and that over the longer term soccer will be the main sport. There was a strong sense that regardless of the Sea Eagles desire to continue playing at the Oval some factors are bigger than that. For instance, given the financial difficulties the club is facing if they were offered a better deal to play at another Oval they might accept.

User pays ethos

Consultation indicated that, because the Sea Eagles are a private enterprise and the primary beneficiary of the Oval facilities, Council cannot justify the subsidisation of upgrade and renewal works. There are currently no other regular professional or community users that use the Oval and therefore there was the commonly held conviction that the NRL or Sea Eagles should pay more.

Many participants were of the view that unless the Oval actually becomes more actively used for a range of community uses, the Sea Eagles lease arrangement should be renegotiated so that they pay more to keep the facility to the professional standard they require.

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Local government should not be managing a regional facility

Consultation highlighted that it was not appropriate for a local government to be managing a regional sporting facility. Many commented that Council does not have the skills or resources to manage an asset as large as the Oval.

The lack of available information on the historical spend on maintenance and renewal, compared to the readily available expenditure on other assets within the Local Government Area and assets managed by NRL clubs, was pointed out as an indicator of this inefficiency. Many felt that regardless of the future funding options, Council should be more transparent when making upgrade and renewal decisions - ideally by creating an independent trust to manage the Oval.

Shared responsibility for regional facility

There was a strong belief among participants that the Oval is a regional sporting facility that residents across the Peninsula (and beyond) identify with and as such there was strong support for Council to work together with other councils on the Northern Beaches, including Pittwater and Manly Councils - possibly through SHOROC - to lobby for funding from State or Federal Government or for the other councils to contribute funding. Many participants made reference to Manly 'basking in the glory' of the Sea Eagles recent win but not making contributions to secure their place on the Peninsula.

Loss of control over community land

Consultation identified the community fear the loss or reclassification of what is classified 'community' land. These concerns were about a need to ensure the land remains in public ownership and the fear that the State Government might develop the land in the future.

Many of the community have long standing relationships with the Oval. Participants mentioned fond memories of visiting the Oval to knock a ball around when they were children, as they grew up and with their own children. Some participants would prefer to pay a slight increase in rates than have the Oval handed to the State Government - they felt a rate rise was a small price to pay to ensure it remains 'community' land.

Infrastructure and parking inadequate to accommodate development

Consultation indicated that the community felt that local infrastructure was not adequate to support development of any kind in the area. Participants did not think the existing roads, in particular, were capable of taking the additional vehicles associated with further development.

Many people raised concerns that there was insufficient parking in the area to accommodate not just events at the Oval but also residential and school generated traffic.

Other ways to generate funding

Consultation indicated that Council should look to generate income from a variety of sources, no matter how small. There was a feeling that, regardless of the limited funding potential of advertising and income from community use, Council should demonstrate it is

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'doing its bit' to raise funding for the future of the Oval. These funding sources are about more than just the additional contributions to the Oval – they were felt by the community to be about creating a space that can be enjoyed for a wide range of community uses and a facility that is not solely used for rugby league.

People felt that that Council should explore additional potential funding options associated with an upgrade. For example, St. Augustine's College has indicated that they would be willing to pay for leasable classroom space, if available, within the Oval facilities.

Competing local priorities

There was a strongly held conviction that the Oval upgrade was long overdue and necessary as a priority. Many respondents referred to individual elements of the Oval that had not changed since they were children, whilst others commented that they were embarrassed to show visitors their local regional sporting facility.

There was an equally strongly held conviction that the Oval was *not* a priority when considering the broader picture of local facilities and services that warrant higher funding within the Local Government Area. This was evident in discussions around the 'divert rates' option - no respondents discussed this in great length during the consultation and some said that the Oval was not the biggest priority in the Local Government Area.

Scepticism about projected costs of upgrade and renewal works

Consultation demonstrated that the community were sceptical about the projected costs of the upgrade and the associated renewal works. Many were concerned that the scale of the upgrade presented was 'gold plated' and as such the associated upgrade and renewal costs were higher than necessary.

Several participants were concerned that the proposed upgrade had been designed to be 'fit-for-purpose' for the Sea Eagles, and that the upgrade works should have been packaged up to show exactly how the estimated development costs had been calculated.

Many thought that a 'bolt-on approach' (for example in stages as funding becomes available) to the upgrade would be more realistic given the funding predicament.

In addition, there was concern about the accuracy of the projected costs. For example, costs of underground car parking spaces were seen as being out of kilter with those of recently developed units one block away.

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Themes

Four themes arose during consultation and these have helped shape the recommendations arising from the consultation process.

Ongoing in-action unsustainable

Consultation indicated no clear direction for the future funding of the Oval, however it did confirm that the community want a decision to be made. Council must make a decision to allow for certainty about the Ovals future.

Oval to be improved

While there was not unanimous support for the upgrading and renewal of the Oval, there was majority support for the facility to be improved.

Oval supported by the whole Peninsula

There was a strong feeling – particularly acute in light of the Sea Eagles parade at Manly after winning the competition in 2011 – that Manly and Pittwater residents needed to financially support the Oval too.

There was little understanding about the political reality that either Council is likely to volunteer to spend funds on a facility outside their own local government area, but there was a strong demand for Council to at least take a public position and approach the other councils with the dilemma they are facing.

Accountable and transparent management

Council need to demonstrate a commitment to accountable and transparent management of the Oval. The most popular suggestion was that an independent trust be established to manage the Oval, with representatives from key stakeholders and Council and that administration of funding be given a much higher level of transparency by having Oval funds managed separately from Council's consolidated funds.

The Sea Eagles should do more to contribute to the facilities

A recurrent theme, particularly from focus groups and the online forum, was that the Sea Eagles should contribute more. Suggestions included a ticket levy which was directed towards the upgrade and ongoing renewal of the Oval.

Recommendations

Straight Talk's role during the consultation was to develop, facilitate and report the findings and recommendations from the consultation process. The recommendations that follow have been identified by Straight Talk for Council's consideration in determining the future of the Oval.

Recommendations have been developed on the basis of outcomes of consultation activities and community preferences. There was no clear consensus for any of the funding options

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presented. As such, recommendations have been put forward on the basis of funding choices that received relatively higher levels of support and taking consideration of the core themes identified in the previous section.

Recommendations from the consultation process are that Council:

Recommendations

1. Approach the State Government to discuss putting the Oval into State Sponsored Trust such as its existing Stadia Trusts, with the appropriate ongoing community use forming part of the Trust agreement.
2. Approach State and Federal Government for grant funding of at least \$45 million to provide \$30 million to fund the upgrade works (to build a new eastern stand only) and \$15 million to fund ongoing renewals in perpetuity by placing funds in a trust account to generate interest to fund renewals, supported by the following:
 - Preparation of a costed staged development plan as a basis for seeking grant funding which:
 - > Identifies upgrade works - to include a new eastern stand to provide additional covered seats* and community space underneath (which could be leasable for educational purposes or accessible for community use)
 - > Renewal works – as required.

* Provide 8,000 covered seats in total across all stands – the minimum requirement to meet the Sea Eagles needs
3. If grant funding for renewal works is secured and the Oval is not accepted into a State Trust, establish a local trust to manage the Oval facilities and funds for upgrade and ongoing renewal works and commit to transparently reporting on expenditure on upgrade and renewal works on an annual basis which would include the preparation of a financial expenditure statement made publicly available.
4. If grant funding for renewal works is not secured, publish a maintenance schedule to demonstrate the impact on the Oval facilities of maintenance only works (which can be delivered within existing funds over the next decade.
5. Pursue other commercial funding opportunities, including selling advertising space on the southern stand adjacent to Pittwater Road and selling the naming rights to the oval (note this would require reclassification of the southern portion of land from community to operational land).
6. Formally request Pittwater and Manly Council's to contribute to resolving the long term funding issues confronting the Oval.
7. If grant funding is not secured over the next 24 months, work with the Sea Eagles to discuss how to manage the Oval and its long term renewal. Provide a public update on the status of other recommendations emerging from the consultation undertaken in 2010 by mid 2012.

Conclusion

Council needs to make a decision to determine the fate of Brookvale Oval. In making a decision Council must endeavour to balance the competing stakeholder needs with the constraints and opportunities of the site and the obligation to manage assets in a financially responsible way.

Although there was no overwhelming support for any of the funding options presented during the consultation there was consensus that:

- The Oval needs an upgrade and should largely remain as 'community' land
- Council should lobby the State and Federal Government for grant funding
- Pittwater and Manly Councils should contribute to an upgrade
- Ongoing inaction is unsustainable.

Accordingly, it is not surprising that there was most support for Council to actively lobby to secure grant funding from the State or Federal Government. Grant funds of at least \$45 million would be needed to cover an upgrade and ongoing renewal works. While it is probable that some grant funds may be secured, it is unlikely that grant funding will be sufficiently large enough to cover the upgrade of the Oval and provide additional money for a trust fund for ongoing renewals. As such, Council must make a decision about how on act if the Oval's long term future is to be secured.

Of the additional possible funding 'bolt-ons' to a grant, a permanent rate rise received the most (albeit marginal) support. While in principle, the concept of a rate rise may appear palatable the reality is that rate rises, being a tax, are never palatable. Council must accept that a rate rise will be a politically unpalatable decision. In addition, during the broader consultation conducted in 2010, the community clearly indicated they were opposed to using rates to pay for upgrades to the Oval.

The majority of the community were opposed to doing nothing if sufficient grant funding is not received and, as a default, would reluctantly accept the Oval being handed to the State Government to manage. Losing control of the management of the Oval was a tradeoff some people were willing to make if it is the only option for an upgrade. Participants would only accept the tradeoff of losing control of the Oval in return for the certainty that the Oval would receive the required upgrade of facilities.

While opportunities for advertising and community uses are unlikely to generate sufficient funds for an upgrade Council must consider the benefits of these uses in activating the Oval as a space that can be enjoyed by the community.

Participants were sceptical about project costs for an upgrade and renewal and uncertain about the long term future of the NRL but felt a sense of pride in the Oval as an important focus point for the community. As such, a modest upgrade of the Oval would be satisfactory for most of the community who felt that the Sea Eagles should contribute funding if they require additional undercover seating.

While many participants identified that the Sea Eagles should pay or contribute more, there seemed to be little appreciation that this course of action would almost certainly result in the Sea Eagles relocating, as they currently pay more than most other teams and are in



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financial difficulty. One of the strongest views of the community has always been for the Oval to remain the home of the Sea Eagles.

This preference for the Sea Eagles to pay more, demonstrates the difficulties the community has had in both wanting the Oval to be upgraded (and home to the Sea Eagles) but not wanting to pay for it.

Council must now make a decision about one of its greatest assets and liabilities. This decision is unlikely to be satisfactory for all members of the community, but to continue inaction is unacceptable in securing the future of the Oval.



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Appendix 1 - Project summary booklet



warringah.nsw.gov.au

“ Council is fully committed to taking
direction from the community to
secure the future of Brookvale Park. ”

Scene from Brookvale Park

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Overview

Brookie is a much loved community-owned regional asset - it is the home ground of our local NRL team and a neighbourhood park. The community has made it clear that it wants Brookie to stay the home of the Sea Eagles. The community wants it to be upgraded but at no cost to ratepayers.

Council has researched many options and now it is up to you to decide which direction to take.

The reality is that Council does not have the funds to undertake a major upgrade of Brookvale Oval and Park. External sources of funding will need to be secured if the site is to be upgraded to be fit-for-purpose.

If we do nothing, Brookie will fall into disrepair and eventually, the Sea Eagles will need to find another venue that suits them better.

However, there is no easy way to find the tens of millions of dollars needed to upgrade the facilities as well as paying for Brookie's long term maintenance and renewal.

A specialist consultant team, led by well-renowned local award-winning landscape architects, McGregor Coxall, has explored a range of development options to generate necessary funding to upgrade and renew the site.

Financial modelling indicates that development alone will not generate enough funds to both upgrade and maintain or renew the site.

Finding a solution for Brookie is essential – as a community we need to understand the funding problem and make choices about the tradeoffs we're willing to make to safeguard Brookie's future.

The time for action is now – it is in all of our interests to move forwards and find a sustainable solution for Brookie.

Scene from Brookvale Park

What You Told Us

Community preferences for the Park and Oval

Planning for Brookvale Park and Oval is being supported by extensive community consultation.

Consultation activities in 2010:

- A stakeholder panel that met throughout 2010
- A staffed display at Warringah Mall
- An interactive website (on 'your say warringah') and online discussion forums
- A series of media releases that included a call for submissions
- A large scale community event - 'Brekkie at Brookie' - held on site at Brookvale Oval and attended by 150 people

- Two focus groups, one with young people, the other with randomly selected Brookvale residents and outreach work with a sample of local businesses on Pittwater Road
- Informal meeting with representatives from Brookvale Valley Community Group
- A large deliberative workshop with balanced representation between the wider community, local Brookvale residents, Sea Eagles fans and local business

Last year you told us:

- Council staff presence at two Manly Warringah Sea Eagles matches handing out flyers
- Signs and banners prominently placed around the Warringah area
- A random telephone survey of 500 Warringah residents
- An online and reply paid return mail survey sent to all residential properties in Warringah
- Brookvale Park is an important focal point for community
- Green space is highly valued by local residents
- Brookvale Oval should remain home of Sea Eagles, and be more accessible and actively used by the community
- Facilities need to be upgraded to be fit-for-purpose
- Upgrade costs should not be funded by ratepayers

Council Recommendations

**Twenty-nine
recommendations were
identified as a result of the
consultation.**

**Council unanimously
adopted all
recommendations and
thereby undertook to
secure the future of the
site in accordance with
community preferences.**

Resolution to explore development potential

One of the recommendations was to explore the development potential of land along Pittwater Road to contribute to making Brookvale Park financially self sufficient.

Last November, Council formally resolved to prepare and exhibit documentation to rezone and reclassify the southern portion of the Brookvale Park site for mixed-use development in order to generate funding for ongoing renewal works.

After research found that development alone will not generate enough money, Council recently resolved not to exhibit draft planning controls that would have been needed to reclassify and rezone land to enable development.

Scene from Brookvale Park

Recommendations to improve accessibility and functionality

Other recommendations related to exploring potential funding sources and managing the site to improve its accessibility and functionality.

New governance arrangements

A longer term lease for the Sea Eagles will be considered in 2013. This will provide additional security of tenure for the Sea Eagles, the community and Council.

The need for a long term lease will be dependent on the Oval being a modern, fit-for-purpose sporting stadium with sufficient covered seats.

Marketing and booking administration

A strategy will be developed to attract new users from the community and business sector. Booking fees for community use are being reviewed and an online booking system will be introduced in the near future.

Alternative funding sources

Opportunities to secure funding are being pursued:

- An application will be made for a Regional Development Grant from the State Government once cost requirements are understood and once Council has resolved to formally pursue funding. Requests for State and Federal Funding will continue to be pursued when they become available
- Indicative costing has been undertaken to explore the potential of advertising and naming rights to generate funding
 - advertising could create a moderate revenue stream and naming rights could create a minimal revenue stream. This funding is linked to the ongoing use of the site as the Sea Eagles home ground
- Council supports collaboration with other councils who own ovals used for NRL

Governance framework

Research on new governance structures is underway, including establishing a trust fund and independent management board to administer finances associated with long term maintenance and renewal works.

Consultative committee

Brookvale Park Community Committee has been re-established as a consultative forum to facilitate good working relationships between stakeholders. It meets four times a year.

Operating guidelines

Regulations for major events will be developed in consultation with stakeholders.

Traffic management

A traffic study has been conducted to identify recommendations for traffic management associated with development and game day parking.

Exploring Development Options

After receiving a clear direction from the community, Council appointed McGregor Coxall in May 2011.

The project brief was to investigate the development potential of the southern portion of the site in order to:

- Develop a feasible concept design that generated sufficient funds to upgrade and renew Brookvale Park and Oval in perpetuity
- Protect as much green space as possible.

The project team included a number of specialist consultants:

- Hill PDA – Financial feasibility study (including retail analysis)
- GTA – Traffic impact assessment
- Straight Talk – Ongoing consultation with stakeholders and community
- Parkland Environmental Planning – Open space planning and plan of management
- JBA – Urban planning and planning instruments
- Others

Scene from Brookvale Park

In order to progress planning for the site, the project team consulted key stakeholders and is undertaking a number of activities during public exhibition to collect informed feedback on future options.

Consultation activities in 2011:

- Two workshops with the Brookvale Park Community Committee
- Two workshops with key stakeholders, including representatives of the Brookvale Valley Residents Group, local schools, Manly Warringah Chamber of Commerce and Industry, Manly Warringah Rugby League Club, Manly Sea Eagles and representatives of Council's strategic reference groups
- Informal meeting with Brookvale residents
- Regular updates to the project website and online discussion forum (on 'your say warringah')

- Static displays at Council libraries and staffed displays, at Warringah Mall and Brookvale Oval

- Community workshop event – 'Brekkie at Brookie 2'

- Stakeholder and councillor briefings

- Randomly selected focus groups, involving local residents living close to the Park and from across the Warringah area

- A series of media releases and adverts in the Manly Daily and a letter box drop to the Brookvale area that includes a call for submissions

Master planning process

The project team explored a range of development opportunities that confirmed the Brookvale site is heavily constrained and has limited development potential.

After repeated financial analysis and design refinement, the team concluded that development could not fund both an upgrade and generate enough profit to provide for ongoing renewal works.

As such, no preferred development solution has been identified. This means that a master plan and supporting documentation will not be prepared at this time.

The Problem

Brookvale Oval and Park is a community asset, run by Warringah Council. Over recent decades Council has not had the funds to renew Brookie and its facilities have struggled to keep pace with the development of other ovals across Sydney.

Brookie needs a major facelift!

In addition, the local Park that the Oval sits within has never been entirely adequate for local residents and, in particular, schools.

Funding types

In order to understand the funding shortfall that is crippling Brookie, it is important to understand the difference between maintenance and renewal works.

- Maintenance works are minor operational works that are necessary to retain facilities as near as possible to their original condition, such as patching roofing leaks and moving the grass
- Renewal works are works to upgrade, refurbish or replace existing facilities with others of the same capacity or performance capability, such as replacing roofing parts and re-laying grass.

Need for upgrade

There is strong community support to upgrade the site, partly because existing facilities are ageing and no longer fit-for-purpose, but also because they are increasingly seen as a visual eyesore along Pittwater Road.

The existing Oval facilities of three stands (Jane Try, Ken Arthurson and Southern Stand) are of differing ages and quality.

- The Southern Stand is old, does not provide quality spectator experiences and is not in the optimum position for a stand.
- The Ken Arthurson Stand is relatively new and provides function rooms and corporate boxes but its position on the side and end of the field is less than ideal.
- The Jane Try Stand is in the process of being upgraded but will still lack sufficient undercover seating and corporate facilities to meet the needs of a national rugby team.

Scene from Brookvale Park

The field doesn't have a quality irrigation and drainage system and this causes limitations on its extended use.

The trees in the Park are mostly healthy and in good condition, however the Park does not offer a wide choice of recreational opportunities. A range of equipment for young children, families and older children, together with BBQ facilities and seating would increase the use of the Park.

A multi-million dollar upgrade to the Park and Oval will significantly increase annual renewal and maintenance costs.

Funding requirements

The community told us they want the Sea Eagles to stay at Brookvale Oval, which means the facilities need to be upgraded.

The Sea Eagles need a modern ground that provides additional covered and corporate seating and facilities for professional grade sport. If the Oval does not meet the Sea Eagles needs, they are likely to move to a new home-ground which would significantly exacerbate the funding burden associated with maintenance and renewal of the Oval.

The 8,000 – 10,000 covered seats that the Sea Eagles want would cost between \$30 million - \$70 million.

If facilities are upgraded to that standard then maintenance and renewal costs will increase substantially and will exceed \$1 million a year.

Council needs to find funds for a major upgrade and identify a regular income stream for ongoing renewal works if Brookie is to continue to be fit-for-purpose over the long term.

It is the lack of funds for renewal that is one of our major challenges.

To keep facilities to their current standard, we need:

- Maintenance works = \$185,000 p/yr over 10 years to maintain buildings PLUS approximately \$165,000 p/yr to maintain the grounds (Note – maintenance costs are currently covered by the licence fees received from the Sea Eagles)
- Renewal works = about \$1 million p/yr

In summary, licence fees paid by the Sea Eagles only pay for recurrent operational costs associated with maintenance, but not the depreciation costs associated with renewal.

Consequently, facilities are falling into disrepair and we do not have funding to either upgrade them or renew them so they are fit-for-purpose.

If we Do Nothing

If we do nothing the Oval would not be upgraded and facilities would deteriorate over time until they become unsuitable for professional use.

If the Oval does not meet their future requirements, the Sea Eagles could move to another oval that is better able to meet their needs in terms of covered seating and corporate facilities.
If the Sea Eagles leave and stop contributing it would seriously exacerbate the funding burden for Council regardless of it's use.

Scene from Brookvale Park

Keeping The Status Quo

**To fund ongoing renewal
of the Oval to its current
standard we need at
least \$1 million a year.**

**To raise \$1 million per year
we could:**

Find and deposit approximately \$15 million into a trust fund to generate interest of \$1 million a year.

Divert funds and resources from other Council areas and services

Introduce a permanent rate rise of approximately 1.8% to generate an additional \$1 million each year – a small ongoing increase in rates

Introduce a fixed term special purpose rate levy of 5.5% for 5 years to generate \$15 million to be set aside in a separate trust fund that could generate interest of \$1 million each year – a relatively higher increase in rates for a limited time.

Development, Alone Isn't Enough

Theoretically, a small part of the site could be reclassified and zoned to allow mixed use development that would generate funding for ongoing renewal either through sale of the land or ongoing revenue generated from leasing floor space.

Development would require reclassification and rezoning of a small part of the site to enable a mix of private retail, commercial and residential uses but could deliver significant community benefits in the form of upgraded and new facilities.

We researched a range of options to understand whether the development of land along Pittwater Road could fund both the upgrade of Park and Oval facilities plus ongoing renewal.

Financial modelling determined that development, alone, could fund an upgrade of facilities but it will not generate sufficient funds to provide for ongoing renewal works.

While plans to retain and/or redevelop existing stands at the southern end of the site were identified it was determined that for development to work a larger building footprint would be needed and would require the removal of the existing stands fronting Pittwater Road. As such, the concept designs that were explored in detail included:

- Demolishing the existing Ken Arthurson Stand and Southern Stand

- Constructing a new Eastern Stand (with 600 additional covered seats) with new community space underneath
- Shifting the Oval slightly to allow for new development
- Resurfacing the Oval to enable increased use
- Reclassifying a small strip of land fronting Pittwater Road from 'community' land to 'operational' land to enable it to be sold for mixed-use development
- Upgrading the parkland including a new playground, netball courts, BBQ and picnic facilities

All of these development options would provide a new eastern stand with 600 additional covered seats, plus a multi-million park upgrade with new community facilities.

To generate sufficient funds, development would have to be taller than 15 storeys. High rise development of this scale is not supported by the community and is not allowed under current planning controls.

Scene from Brookvale Park

7/7 storeys plus replacement new stadium

Estimated Total Covered Seats (additional seats)	3,900 (+ 600)
Estimated Total Corporate Seats (additional seats)	560 (nil)
Estimated Development Cost	\$164M
Estimated Ongoing Renewal Cost (\$/year)	\$1.47M
Profit (Funding Potential / Residual Land Value)	-\$9.4M



1

9/7 storeys plus replacement new stadium

Estimated Total Covered Seats (additional seats)	3,900 (+ 600)
Estimated Total Corporate Seats (additional seats)	560 (nil)
Estimated Development Cost	\$173M
Estimated Ongoing Renewal Cost (\$/year)	\$1.47M
Profit (Funding Potential / Residual Land Value)	-\$4.4M



2

12/7 storeys plus replacement new stadium

Estimated Total Covered Seats (additional seats)	3,900 (+ 600)
Estimated Total Corporate Seats (additional seats)	560 (nil)
Estimated Development Cost	\$190M
Estimated Ongoing Renewal Cost (\$/year)	\$1.47M
Profit (Funding Potential / Residual Land Value)	\$2.9M



3

15/7 storeys plus replacement new stadium

Estimated Total Covered Seats (additional seats)	3,900 (+ 600)
Estimated Total Corporate Seats (additional seats)	560 (nil)
Estimated Development Cost	\$207M
Estimated Ongoing Renewal Cost (\$/year)	\$1.47M
Profit (Funding Potential / Residual Land Value)	\$8.9M



4

Development + Grant Funds To Pay

A development would be viable if sufficient external funding (perhaps in the form of a government grant) was secured.

Further funding could provide the additional undercover seats that the Sea Eagles have said they require.

However, extra funding would still be needed for renewal to achieve the following options.

If Council receives a grant to upgrade facilities, funds for renewal could be sourced from:

- Keeping a portion of the funds in a trust, earning interest in perpetuity
- Raising Council rates, either through a small permanent rate rise or a larger fixed term special purpose levy

Scene from Brookvale Park



12/7 storeys plus larger staged new stadium (aerial view)

Estimated Total Covered Seats (additional seats)	8,900 (+ \$5,600)
Estimated Total Corporate Seats (additional seats)	1,600 (+ \$1,100)
Estimated Development Cost	\$23.7M
Estimated Ongoing Renewal Cost (\$/year)	\$2M
Profit (Funding Potential / Residual Land Value)	-\$44.1M



12/7 storeys plus replacement new stadium (aerial view)

Estimated Total Covered Seats (additional seats)	3,900 (+ \$600)
Estimated Total Corporate Seats (additional seats)	560 (nil)
Estimated Development Cost	\$19.0M
Estimated Ongoing Renewal Cost (\$/year)	\$1.47M
Profit (Funding Potential / Residual Land Value)	\$2.9M

State Or Federal Government To Pay

**We fully support
opportunities to secure
external grant funding from
the State and/or Federal
Government.**

Council and the Sea Eagles have both previously pursued funding. There has been no commitment from State or Federal government to contribute significant funds for a major upgrade of Brookvale Oval.

A costed plan to upgrade the site to a multi-sport, multi-use community facility may provide a framework to better attract government funding.

A grant would need to be sufficiently large to cover an upgrade and provide funds for a trust to generate interest for ongoing renewal, otherwise, the problem with Brookie remains.

While it may be possible to secure a low interest loan from the State Government, Council does not have the funding to cover the repayments.

Scene from Brookvale Park

Larger New Stadium Only

Larger new stadium only (north elevated view)



Larger new stadium only (aerial view)



Estimated Total Covered Seats (additional seats)	11,000 (+ 7,700)
Estimated Total Corporate Seats (additional seats)	1,600 (+ 1,100)
Estimated Development Cost	\$65-70M
Estimated Ongoing Renewal Cost (\$/year)	\$3.5M
Profit (Funding Potential / Residual Land Value)	N/A

Hand Over Control

State Trust

Given the limited funding options for upgrade and ongoing renewal we could seek to hand over responsibility and control of the Oval to the State Government under the Sporting Venues Authorities Act 2008.

This would mean that the State Government would manage upgrades, renewals and maintenance of the Oval's facilities.

The State currently manage Ausgrid Stadium in Newcastle and WIN Stadium in Wollongong.

Council would still manage the parkland surrounding the Oval.



Other Options

Naming and advertising rights

Selling naming rights with "Brookie" in the title can only generate minimal funding potential.

Selling advertising space can generate moderate funding potential. This funding could contribute to renewal costs, but it is not nearly sufficient to meet the required funding shortfall.

Reallocate funds from existing services

Reallocation of funds from existing services is problematic.

Council has a limited pool of funding that must be shared across multiple service areas. Reallocation of funds would jeopardise the delivery of other critical services.

Levy on football tickets

Introducing a small levy on Sea Eagles tickets of say \$2 per ticket over a number of years is not an option that Council has control over.

The site is a community owned facility and therefore it is not appropriate that the Sea Eagles be solely responsible for raising renewal funds – they already pay significant licence fees that cover maintenance costs.

Have Your Say

There are no win-win solutions that generate sufficient funding for ongoing renewal of the Oval.

We must balance competing stakeholder interests with the constraints and opportunities of the site and manage assets in a financially responsible way.

Accordingly, Council must consider community preferences and determine how to secure the future of Brookie, which is both one of our greatest assets and greatest liabilities. It is not possible for Council to upgrade and renew the site without introducing a rate rise and/or high rise development. Even with a grant, it is probable that development or a rate rise will be needed to provide for long term renewal.

Options with a grant

If Council can only secure a grant that provides funds to upgrade the Oval, Council will still need to find funds for ongoing renewal works. We need to understand community preferences for:

- Reclassifying and rezoning land along Pittwater Road for development
- Diverting funds from other Council areas or services.
- Applying for a rate rise

If a rate rise were considered, we need to understand preferences for:

- A permanent rate rise to generate at least \$1 million each year – a small ongoing increase in rates
- A fixed term special purpose rate levy to generate \$15 million to be set aside in a separate trust fund that could generate interest of at least \$1 million each year – a relatively higher increase in rates for a limited time

Options without a grant

If Council cannot secure a grant within a reasonable period of time, we need to understand your preferences for the following options.

- Handing control of the Oval facilities to the State Government
- Doing nothing and thereby reducing the maintenance standard so that Oval facilities become unsuitable for professional grade sport

Find out how next...

Give us your feedback

Given the complexities and difficulties in identifying a win-win solution, we need to know what you think.

We are committed to taking direction from the community to secure the future of Brookvale Park.

See the exhibition:
Warringah Council Civic Centre
Dee Why Library
Belrose Library
Warringah Mall Library

Staffed displays
Members of the project team will be available to talk through the options and discuss your preferences:

Warringah Mall
10am-1pm, Saturday 5 and 26 November
'Brekkie at Brookie 2'
9am - 12pm on the Oval
Saturday 19 November
Facilitated workshop will begin at 10am.
No bookings required

Online discussion forum:
yoursaywarringah.com.au

Written submissions

Send to
Brookvale Park Master Plan
C/- Straight Talk P/L, Reply Paid 84996,
Haberfield NSW 2045

Email to
brookvalepark@straight-talk.com.au

Feedback form
Fill out the attached form and post it to us.

All project information is available on the website - yoursaywarringah.com.au.

Give us your feedback up until
10 December 2011

Additional Comments:

(Circle the number on each line that corresponds with your view)	IA	IB	IC	ID	What are your thoughts on Council diverting resources from other areas to fund the ongoing renewal costs?
1 Strongly Oppose	1	1	1	1	What are your thoughts on Council diverting resources from other areas to fund the ongoing renewal costs?
2	2	2	2	2	
3 Neutral	3	3	3	3	
4	4	4	4	4	
5 Strongly Support	5	5	5	5	
9 Unsure	9	9	9	9	

I Options with a grant

IA: If Council can only secure a grant that provides funds to upgrade the Oval, Council will need to find funds for ongoing renewal works – we'll need more than \$1 million a year!

IB/C: What are your thoughts on a rate rise to cover the ongoing renewal costs?

To put these rises in perspective if your property rates are currently \$1,000 a year, you will pay an extra \$15 each year forever or an extra \$55 each year for five years.

ID: Council could divert resources from other areas eg. libraries, aged services, road maintenance etc.

A little about you...

What is your age range? (please circle)

16-24 25-34 35-44 45-54 55-64 65-74 75+

Are you ...? (please tick)

Male or Female? ☐ Male ☐ Female

A ratepayer in the Warringah Council area? ☐ Yes ☐ No

What suburb are you from?

If you would like to be involved in future community consultation activities please provide your details below (optional). To protect the confidentiality of your feedback responses, this information will be separated from your responses prior to them being analysed.

Title

First Name

Last Name

Address

Post Code

Home

Mobile

Email

Warringah Council - Securing Brookvale's Future | Page 1

Feedback Form

Future funding

There are a number of options we would like your thoughts on and these are dependent on the type and amount of funding that can be obtained to develop and maintain the site for the long term.

If we receive a grant from State and/or Federal Government to upgrade the Oval and additional funds for ongoing renewal then that's great. However if this does not happen then we would like your thoughts on the following funding options...

Feedback Form

Warringah Council - Securing Brookvale's Future : Page 2

2 Options without a grant

2A/B: If Council cannot secure a grant within a reasonable period of time, we need to understand your thoughts on the these options.

(Circle the number on each line that corresponds with your view)		1 Strongly Oppose	2	3 Neutral	4	5 Strongly Support	9 Unsure
2A	Handing control of the Oval facilities to the State Government?	1	2	3	4	5	9
2B	Doing nothing and thereby reducing the maintenance standard so that Oval facilities become unsuitable for professional grade sport?	1	2	3	4	5	9

3 Other ideas?

Do you have any other ideas for how to secure Brookie's future?

Please include any additional comments you feel may be important as these will be fed into a larger report for consideration.

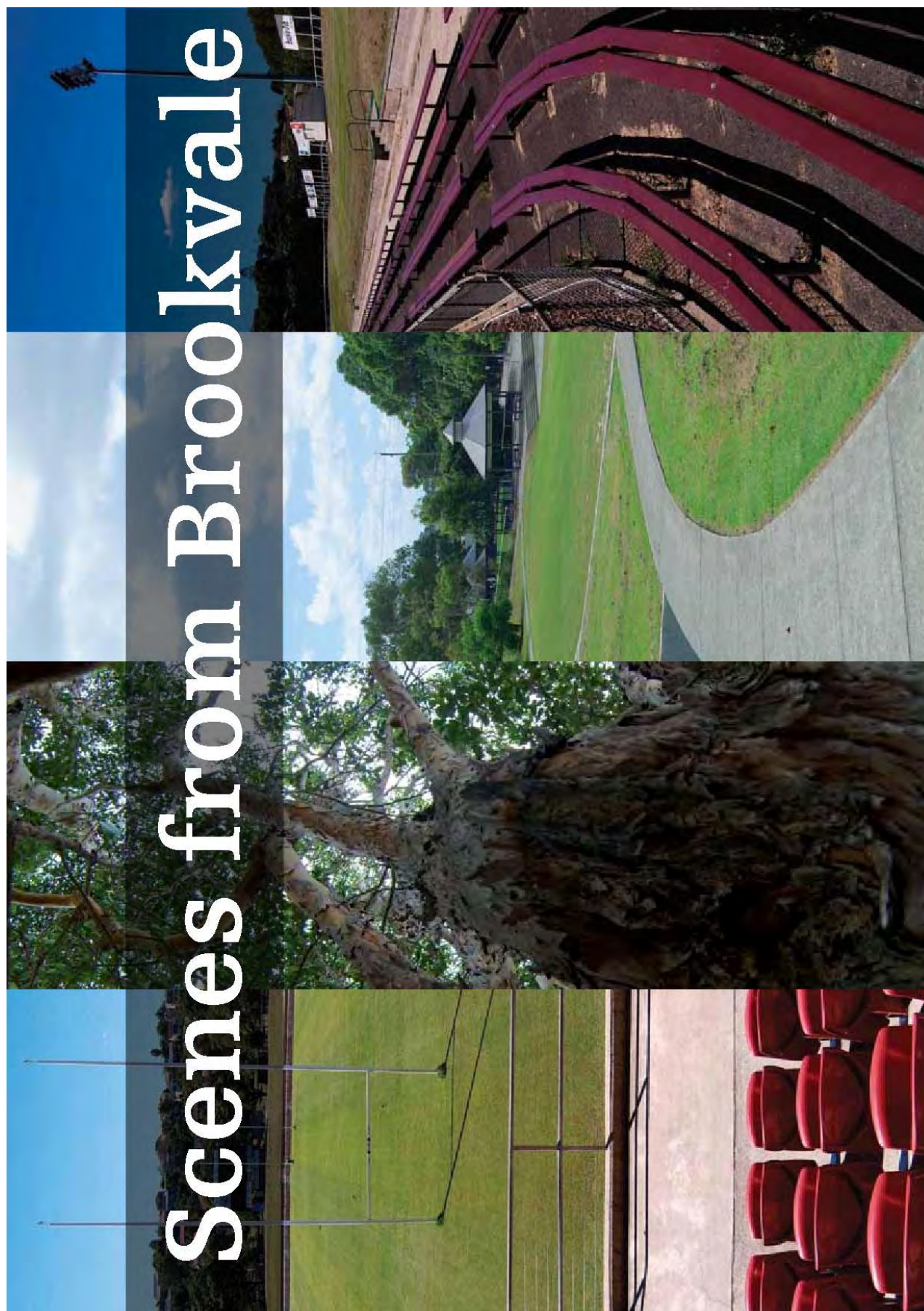
Post to: Brookvale Park Master Plan, C/- Straight Talk P/L, Reply Paid 84996, Haberfield NSW 2045

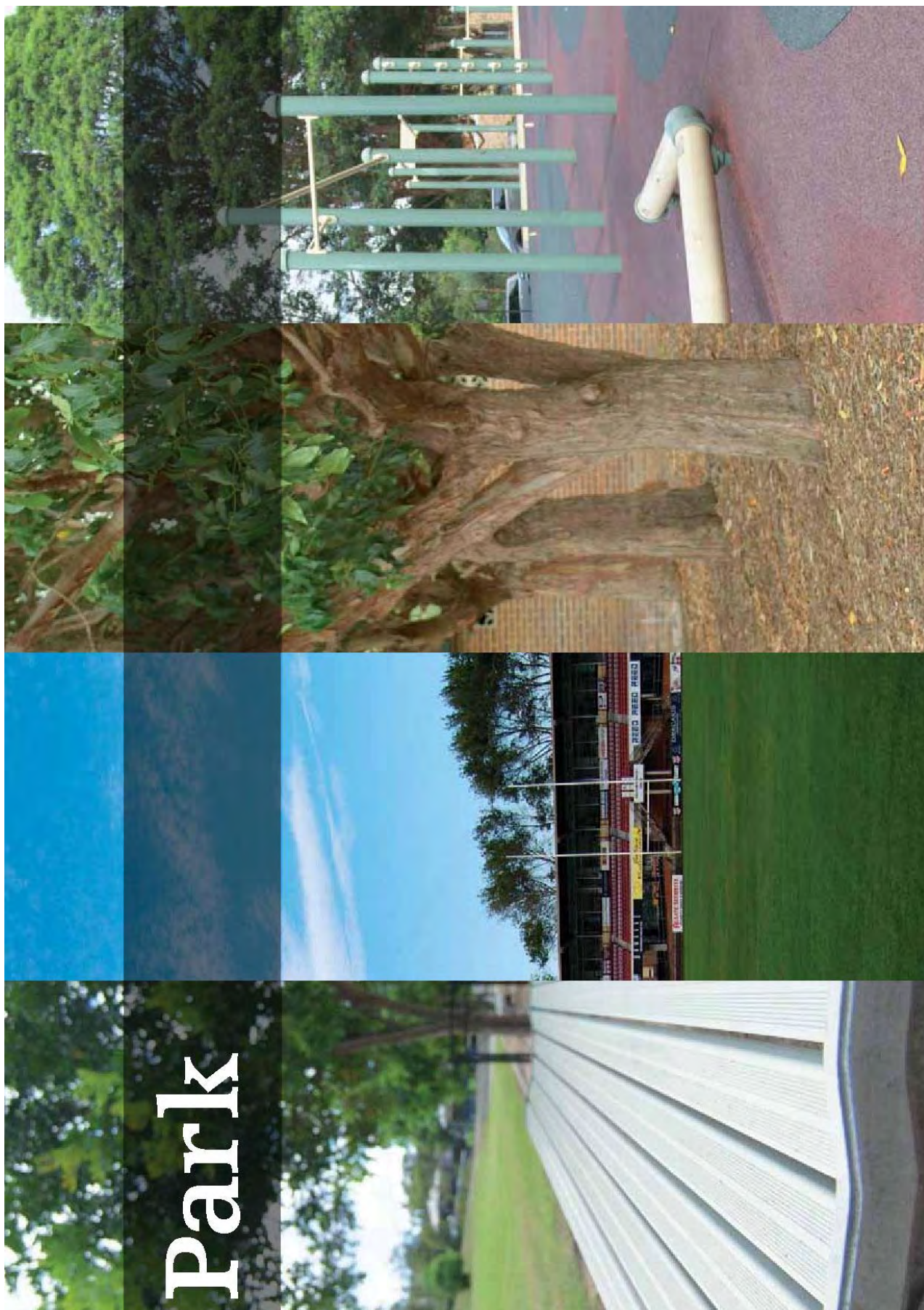
Don't forget...

All project information is available on the website
yoursaywarringah.com.au

See you at **'Brekkie @ Brookie 2'** from 9am,
19 November - no bookings required.

Talk with project staff and have your views recorded.





Warringah Council
Civic Centre
725 Pittwater Road
DEE WHY NSW 2099


t (02) 9942 2111

f (02) 9975 2163

e council@warringah.nsw.gov.au
warringah.nsw.gov.au



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straight Talk

Appendix 2 – Media releases



**Warringah
Council**

Media Release

6 July, 2011

Securing Brookvale's Future - Work Begins on the Master Plan

Warringah Council has engaged award-winning design team, McGregor Coxall, to develop a master plan and concept design for Brookvale Oval and Park.

In 2010, Warringah Council undertook extensive community and stakeholder consultation on the future of Brookvale, with events such as 'Brekkie at Brookie'.

"It's incredibly exciting to think of how Brookie could become a world-class facility for the whole community to enjoy", said Warringah Mayor, Michael Regan.

"The community wants to secure the future of Brookvale Park but without footing the multi-million dollar cost of upgrading the facilities.

"There's a strong desire for Brookvale to remain the home of the Sea Eagles and also for its green spaces and family character to be retained. The design plans must balance these needs with the financial reality."

McGregor Coxall has won numerous international awards for its environmentally sustainable designs across Australia as well as US, Denmark, Greece and South Korea.

Its designers are examining the results of months of community consultation and working with key stakeholders to identify master plan and concept design options. Once a preferred master plan and concept design are created, they will be placed on formal exhibition for public comment.

"We're not just designing a building for Brookvale - we're designing a park that includes spaces to work and play", says Adrian McGregor, project director and principal of McGregor Coxall.

For more information please call the **Communications Team**
on 9942 2221 or email media@warringah.nsw.gov.au



**Warringah
Council**

Media Release

"Our design firm is based in Manly and we understand how important Brookie is. We want Brookvale Park to reflect the local spirit of the northern beaches. "

Mayor Regan said; "Brookvale Park turns 100 this year. Lets make 2011 a turning point and make our beloved Brookie an asset we can all be proud of."

To ensure transparency in the process, design options will be placed on 'your say warringah' at yoursaywarringah.com.au/brookvalepark. Formal public submissions about the preferred master plan options can be made during public exhibition in September.

To find out more about McGregor Coxall and it's award-winning designs go to <http://www.mcgregorcoxall.com>

For more information please call the **Communications Team**
on 9942 2221 or email media@warringah.nsw.gov.au

Warringah
Council**Media Release**

10 August, 2011

Brookvale Oval & Park – Design Phase Update

Internationally-renowned design team, McGregor Coxall, is refining its designs for Brookvale Oval and Park and is discussing them with community and stakeholder groups this week.

"This is the next step in creating a world-class sporting facility and urban centre at Brookvale", said Warringah Mayor, Michael Regan.

The refined designs are the result of last years' extensive community consultation, as well as feedback on last month's master plan options.

The consultation this week will result in the drawing up of a preferred master plan that will be put on exhibition in September for public comment.

"Over the past month, the community told us they want to keep as much open space for the public as possible. These designs seek to retain and upgrade the parkland while also providing the facilities of a professional sporting venue", the Mayor continued.

"We're still looking at options for the height of the proposed development as well as examining putting in extra seating capacity for match days. We are working to achieve a design that balances the needs of everyone involved – from local residents and businesses to the broader Warringah community and the Sea Eagles", said Adrian McGregor, project director and principal of McGregor Coxall.

People involved in this phase of consultation are: key members of the local community, including representatives of the Brookvale Valley Resident's Group, Brookvale Park Community Committee, local schools, Manly Warringah Chamber of Commerce and Industry, Manly Warringah Rugby League Club, Manly Sea Eagles and representatives of Council's consultative committees.

For more information please contact the **Communications Team**
on 9942 2221 or media@warringah.nsw.gov.au



**Warringah
Council**

Media Release

"The community told us last year that they wanted Brookie to stay the home of the Sea Eagles and that they didn't want ratepayers to fund the upgrade the Oval will need in order to remain a national rugby league facility", said the Mayor.

The designs propose extending the existing grass 'Hill', move the oval slightly to the north, improve its surface and build a new stand with undercover seating and modern amenities on eastern side of oval. A mixed use residential development will help fund the upgrades of the Oval and Park.

Three new public plazas and a sunny, north-facing village courtyard will be open to all.

The designs will see most trees retained and extensive improvements to the parkland and play ground including a bicycle loop.

Spaces are being considered for a range of community uses including new community and child care facilities, new multi-sport facilities including cricket nets and netball/basketball courts, retail and commercial use, residential units and underground car parking.

Information about the project is available on the Your Say Warringah website
yoursaywarringah.com.au

Residents are asked to watch for details of how they can comment on the designs when public exhibition begins in September. The information will be warringah.nsw.gov.au, the Manly Daily and at key Council facilities such as libraries and Council's offices.

For more information please contact the **Communications Team**
on 9942 2221 or media@warringah.nsw.gov.au



**Warringah
Council**

Media Release

1 November 2011

Brookvale Oval Options on Exhibition

Months of intensive research by Warringah Council and internationally-renowned design team McGregor Coxall, has found that development, alone, will not generate enough funds to upgrade and renew Brookvale Oval.

The project team found that, even with a 12 storey development, Council would still not raise enough funds to secure Brookvale's future.

While a large mixed commercial development could fund an upgrade of the Oval facilities, it would not leave enough money to pay for renewal and maintenance into the future.

It costs approximately \$1 million per year just to maintain Brookvale Oval at the current standard.

Community consultation found that people want Brookvale Park to stay the home of the Sea Eagles and to be retained as a community park but they don't want rate payers to foot the bill.

Financial modelling found that the 8,000-10,000 undercover seats that the Sea Eagles require would cost up to \$70 million. If a stadium of that size was built, maintenance and renewal costs would increase dramatically.

The people of Warringah are being asked to decide what trade offs they may be willing to make so Brookvale can stay a regional sporting facility.

If Council does nothing, Brookvale Oval facilities will gradually fall into disrepair and the Sea Eagles will have to move to another venue.

Public exhibition closes on 10 December.

Page 1 of 2...

For more information please contact the **Communications Team**
on 9942 2221 or media@warringah.nsw.gov.au



**Warringah
Council**

Media Release

Funding options include:

State and/or Federal Grant
Putting Brookvale Oval in a State Trust
A rate rise
Diverting funds from other Council services
Developing a section of the site
(Or a mix of the above)

Stadium drawings included in exhibition:

7/7 storeys and replacement new stadium
9/7 storeys and replacement new stadium
12/7 storeys and replacement new stadium
12/7 storeys plus larger staged new stadium
15/7 storeys and replacement new stadium
(All include development, upgraded oval, facilities and park)
Larger new stadium only (no development)

For more information, or to have your say, go to yoursaywarringah.com.au

For more information please contact the **Communications Team**
on 9942 2221 or media@warringah.nsw.gov.au



**Warringah
Council**

Media Alert

4 November, 2011

Have Your Say about the Future of Brookvale Oval & Park

Warringah Council is inviting everyone to have their say about funding options for Brookvale Park.

The options are on public exhibition until 10 December.

Three events are being held where anyone from the public can speak to members of the project team and discuss their thoughts about how to secure Brookvale's Future.

The first is this Saturday at Warringah Mall. A follow up to the successful 2010 Brekkie at Brookie will be held on Saturday, 19 November on Brookvale Oval.

Warringah Mall

(Dolphin Court)

10am-1pm, Saturday 5 and 26 November

Brekkie at Brookie 2

9am - 12pm on the Oval, Saturday 19 November

Facilitated workshop will begin at 10am.

Those who can't attend can still put their comments on the online forum and submit a feedback form on yoursaywarringah.com.au

For more information please contact the **Communications Team**
on 9942 2221 or media@warringah.nsw.gov.au



**Warringah
Council**

Media Alert

15 November, 2011

Brekkie at Brookie 2

This Saturday, 19 November, people will have their chance to take part in facilitated workshops about the future of Brookvale Park at Brekkie at Brookie 2.

Warringah Council has put a range of funding and design options on public exhibition and is seeking a clear direction from the public.

Council has found that development alone cannot pay for an upgrade to Oval facilities plus the ongoing renewal of the site.

The first Brekkie at Brookie was held in May, 2010 and was attended by around 150 people.


Those who can't attend are encouraged to put their comments on the online forum and submit a feedback form on yoursaywarringah.com.au

WHAT: Brekkie at Brookie 2

WHERE: Brookvale Oval

WHEN: 9am-12pm, Saturday 19 November
(facilitated workshop begins at 10am)

For more information please contact the **Communications Team**
on 9942 2221 or media@warringah.nsw.gov.au



straight Talk

Appendix 3 - Exhibition flyer



Warringah Council has been working with stakeholders to **determine the feasibility** of development to **safeguard Brookvale Oval**. Studies have confirmed that development alone cannot generate sufficient funds to upgrade and renew Oval facilities over the long term.

Council is committed to managing community owned facilities in a financially responsible way and is **seeking feedback on a number of potential solutions** that could shape Brookie's future.

Exhibition Dates

1 November - 10 December 2011

Exhibition Venues

Warringah Council Civic Centre : Dee Why Library
Belrose Library : Warringah Mall Library

Have your say

Warringah Mall

10am-1pm

Saturday 5 and 26 November

Join the online discussion

yoursaywarringah.com.au

Brekkie at Brookie 2

9am-12pm on the Oval

Saturday 19 November

(workshop at 10am)

Written submissions


Brookvale Park Master Plan,
C/- Straight Talk P/L, Reply Paid 84996
Haberfield NSW 2045

Email

brookvalepark@straight-talk.com.au



Scenes from Brookvale Park



straight Talk


Appendix 4 - Brekkie at Brookie agenda

straight Talk

**Securing Brookvale's Future
Brekkie at Brookie 2
Saturday 19 November 2011**

Workshop agenda

Time	Session	Speaker
10.00 am	Formal welcome and introductions	Warringah Mayor Lucy Cole-Edelstein, Straight Talk
10.05 am	Workshop purpose and overview	Lucy Cole-Edelstein, Straight Talk
10.10 am	Participant profile - Keypad Interactive exercise	Facilitated by Lucy Cole-Edelstein, Straight Talk
10.15 am	Technical presentation	Lucy Cole-Edelstein, Straight Talk Warringah Council, Manager Property and Commercial Development Richard Clarke, Hill PDA
10.35 am	Questions of clarification	Facilitated by Lucy Cole-Edelstein, Straight Talk
10.50 am	Analysis of options - Keypad Interactive exercise and small group discussions	Facilitated by Lucy Cole-Edelstein, Straight Talk
11.50 am	Next steps	Lucy Cole-Edelstein, Straight Talk



straight Talk

Appendix 5 – Summary of focus groups

straight Talk

Focus group one

People confirmed present	Number of participants	Comments
12	10	Brookvale group. Most had a very strong relationship with the Oval and have lived in Brookvale for over 20 years. Half regularly watched the football at the Oval and most use it for passive recreation. There were two business representatives.

At a glance:

- Requirement to lobby State government
- Majority support a combination of a grant, small scale development (no more than 12/7), a small longer term rate rise and the diversion of fund from other resources
- Opposed to handing control to the State government and doing nothing
- Sea Eagles to contribute
- Manly and Pittwater Councils to contribute.

Option 1 –with a grant:

1a. Development

- Comment that Council needs to put more pressure on Tony Abbot for a grant
- Comment from a few that small scale development (12/7) plus replacement new stadium would be acceptable but that the 600 seats should be 'bolted on' over time, dependent on land value profit
- Suggestion that if development goes ahead the Leagues Club should move in
- Concern that development would exacerbate the existing parking problems
- Concern that the development wouldn't generate much interest for residential use
- Concern about the loss of community land for future generations
- Concern that Manly would leave the Stadium during the upgrade. Suggestion that Council would need to organised a long lease with the Sea Eagles
- Queries relating to the accuracy of figures for the economic feasibility study – the view that that these figures are too high.

Prior to discussions six of the ten people would support the reclassification of land along Pittwater Road. Following the discussion seven were still in support of a reclassification.

1b and 1c. Rate rise

For additional information or more resources visit www.warringah.nsw.gov.au

straight Talk

- Little support for increasing rates
- Mixed views on whether a small increase over a longer period or a short term higher rate levy would be best.

Participants were either in support or neutral to a small permanent rate rise, while only half were in support or neutral to a higher rate rise for a shorter period.

1d. Diverting funds from other resources

- No comments were made regarding the diverting of funds from other resources.

Prior to discussions six participants were in support of diverting funds. Following discussions seven offered support for the diversion of funds from other resources.

Option 2 - without a grant

2a. State Government to pay

- Handing over control does not benefit the community
- Comment that Council should not have to fund a regional sporting venue
- Comment that local rate payers should fund it.

Prior to discussions three participants opposed the transfer of the Oval to the State. Following discussions, ten participants opposed the transfer of the Oval to the club. Of the remaining four, two were unsure and two were neutral.

2b. Doing nothing and thereby reducing the standard

- Comment that it should divert back into a community park
- Comment that the Sea Eagles should move.

Both before and after discussions the majority of participants opposed doing nothing and reducing the maintenance standard - six opposed this option before discussions and seven after.

Other comments

- Suggestion that funding needs to come from a variety of sources – a grant and small rate rise, plus Sea Eagle contributions
- Suggestion that the Oval should be a multi-use facility
- Manly Council and Pittwater Council should contribute. If rates are increased for residents in Warringah they should be in other Council areas to fund the Oval
- Suggestion that Council should encourage the use of the Oval by the community
- Suggestion that the Sea Eagles should pay more and that they are not in a position to make demands about what Council should do
- The recent Brookvale Show was great for the community
- The money spent on the Oval to date has not been done wisely
- The site isn't suitable for a regional sporting venue

straight Talk

- Comments that the existing park maintenance is not adequate. When residents agreed to the night games it was based on the understanding the whole Park, including the playground, would be kept clean
- Concerns about traffic management.

Focus group two

Warrigah Council	Brookvale Council	Warrigah Council
13	5	Wider Local Government Area group. One attendee had never heard of the Oval until being invited along to the group. The other four had visited the Oval but weren't regular visitors.

At a glance:

- Support for handing control to the State government
- Opposed to the community contributing for the upgrade of the Oval to provide additional seats for a privately owned company
- Suggestion that the Sea Eagles, NRL and Foxtel all contribute to the funding of the Oval
- Comment that 'everybody wants to keep it but nobody wants to pay for it'
- Manly and Pittwater Councils to contribute.

Option 1 –with a grant:

1a. Development

- Suggestion that Council needs to lobby Tony Abbott. Comment that Tony does a lot of talking but doesn't put much money into Warringah
- Comment that there is not a need for a \$60 million dollar upgrade. Council should 'trim its cloth' dependent on the grant funding received
- Comment that the State Government have helped other Councils "it is about time they help us"
- Comment that a grant will not be sufficiently large enough to solve the problem
- Concern that allowing development would set a precedent for other high-rise buildings in the area
- Comment that the community will not accept development
- Queries relating to the accuracy of figures for the economic feasibility study – the view that that these figures are too high - "Ausgrid stadium cost \$35 million to build why will Brookie cost double?"

Warrigah Council / Brookvale Council / Warrigah Council / Warrigah Council

straight Talk

Prior to the discussion two participants were in support of development and two were opposed to development. Following the focus group discussion only one participant was in support of development.

1b and 1c. Rate rise

- Major opposition for tax payers contributing to the upgrade of a Council facility for the benefit of a private company
- Comment that the majority of Warringah rate payers are not bothered enough to accept a rate rise.

All participants were opposed to a rate rise. Prior to the discussion three were neutral about a short term higher rate rise but following the focus group three were opposed to this option.

1d. Diverting funds from other resources

- No comments were made about this option.

No participants were in support of diverting funds from other resources at the commencement of the focus groups. Following the focus group discussions three participants were opposed to diverting funds from other resources and one was unsure.

Option 2 - without a grant

2a. State Government to pay

- Uncertainty about what the State could do with the Oval if handed over
- Comment that this was the preferred option, but not particularly comfortable with this option because it should stay in public ownership
- Would prefer to receive a grant and keep control but cynical about the reality of a grant.

Prior to discussions one participant was opposed to transferring the Oval to the State Government and three were in support. Following discussions all participants offered support for handing the Oval over to the State Government.

2b. Doing nothing and thereby reducing the standard

- No comments were made about this option.

There was no consistency in views on doing nothing. Following discussions one respondent was in favour of doing nothing, one was unsure and the remaining two were opposed.

Other comments

- 'Everybody wants it, but nobody wants to pay for it'
- "All the options are unpalatable. The consultation is just discussing who we are going to pass the problem onto"
- Suggestion that Council should approach Manly and Pittwater Councils for contributions
- Suggestion that the NRL and Foxtel should pay for an upgrade
- "The Sea Eagles should be paying for the upgrade or walk if they do not accept the Oval in its condition"

Warringah Council Information & Communications Unit

straight Talk

- More than one team might have the same home ground in the future to benefit from better facilities. No guarantee the Sea Eagles will stay in the long term.
- The Sea Eagles should have a long term lease of the facility and have permission to manage the assets. It would be in the Sea Eagles interest to improve the facility – they would benefit from extra TV rights etc
- People feel the Oval is for the exclusive use by the Sea Eagles. Many athletic teams wanted to use it
- Suggestion that Council should lease part of the facility to the Sea Eagles to pay for maintenance
- A grant is unrealistic and therefore it has be a decision about a rate rise and development.

Focus group three

Number of confirmed invites	Number of participants	Background information
11	9	Brookvale group. Two thirds (six) of participants had lived near to the Oval for the majority of their life and one third (three) had moved to Brookvale in the last ten years. The majority regularly used the Oval for passive recreation or watching the football.

All nine participants completed the feedback form at the start of the workshop, but only six participants completed it at the end. As feedback forms were anonymous it cannot be assumed that participant views remained the same after discussions. Therefore it is difficult to make accurate observations on preferences before and after the discussion. In light of this, observations are made based on the feedback forms completed at the end of the group discussions only.

At a glance

- Disbelief that Council puts \$350,000 into maintenance each year
- Frustration that there is no transparency about how much Council has spent on upgrading the Oval
- Comments that Manly and Pittwater Councils should contribute to an upgrade
- Comment that the State Government should provide a grant to upgrade the Oval
- No overwhelming support for any of the options presented to the group
- Comment that the Oval needs to be more accessible for the community
- Concern that congestion and parking issues will be exacerbated with an upgrade

straight talk

- Some comments that the Sea Eagles do not put enough back into the community and others that the Sea Eagles provide role models for many community members.

Option 1 –with a grant:

1a. Development

- Comment that Council has already built on a lot of green space and the Oval should be looked after
- Concern that the existing infrastructure cannot support development
- Concern once the land is rezoned it opens up the opportunity to build so Council can choose, regardless of the community views
- Disbelief that the area can support commercial development along Pittwater Road
- Concern that car parking for new development at 1.3 spaces for unit would not be enough.

There was no support for the reclassification of land along Pittwater Road – four participants were opposed, one was neutral and one was unsure.

1b and 1c. Rate rise

- Comment that the community should not contribute if the State are not willing to contribute
- Comment that rates are already high enough within the Warringah Local Government Area.

All participants were opposed to a rate rise.

1d. Diverting funds from other resources

- No comments were made about this option.

The majority of participants were opposed to diverting resources from other sources. One participant was in support of this option.

Option 2 - without a grant

2a. State Government to pay

- Distrust in handing the Oval over to the State Government. Fear of the loss of community land
- Frustration that the State Government has contributed to other Ovals, and not to Brookvale.

There was no consistency in views relating to handing the Oval to the State Government. One participant was in support of this, two were neutral, one was opposed, one was unsure and one did not respond.

2b. Doing nothing and thereby reducing the standard

- Comment that the Oval needed to be maintained as a community asset.

No participants were in support of letting the Oval fall into disrepair – three participants were opposed, two participants were neutral and one did not respond.

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straight Talk

Other comments

- Disbelief that Council puts \$350,000 into maintenance each year
- Frustration that there is no transparency about how much Council has spent on upgrading the Oval
- The State Government should force Manly and Pittwater Councils to contribute to an upgrade
- If the Sea Eagles expect the community to contribute then they should do more to contribute
- The upgrade is a short term vision
- It is a community asset and should remain that way
- It is not accessible for local schools and community groups
- "The term 'fit for purpose' means different things to everyone. What is fit for the Sea Eagles is not necessarily fit for the community"
- The Oval staff should be local and not outsourced
- Suggestion that a commercial car park should be considered
- Suggestion that another section of land within Warringah should be sold-off to fund the upgrade and ongoing renewal of the Oval
- Concern that congestion and parking issues will be exacerbated with an upgrade
- Some comments that the Sea Eagles do not put enough back into the community and others that the Sea Eagles provide role models for many community members.

Focus group four

Number of confirmed invites	Number of participants	Brookvale group (LGA)
10	7	Brookvale group. The majority have lived in the area for a long time, a few for over 50 years. The majority use the Oval for active and passive recreation. Only one watches the football regularly.

One participant did not hand in a feedback form at the end of the focus group. Responses are therefore based on six participants.

At a glance:

- **Majority in support of a combination of a grant, small scale development (no more than 4 storeys) and a small rate rise**
- **No support for diverting funds**

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straight Talk

- Against reducing the maintenance standard and handing to the State
- Belief that the Sea Eagles should pay more
- Suggestion that the NRL / Foxtel should contribute
- Uncertainty about the accuracy of economic feasibility presented by Council.

Option 1 –with a grant:

1a. Development

- Pessimistic about the reality of getting a sizable grant from the government
- Comment from one person that to look at the site holistically, thinking about the need for affordable housing and office space, development might be the answer
- Concern that there would not be enough parking for development
- Disbelief at the underground car parking estimated, One respondent explained that just 100m away it costs him \$25,000 for a spot, not \$55,000
- Comment that there would need to be significant public transport improvements
- Majority felt that development of no more than four storeys would be acceptable
- Comment that Council should not be considering this as an option because they do not have the money for even a small upgrade.

Prior to discussions no participants were in support of the rezoning of land along Pittwater Road. Following discussions there were mixed views about this option – two were in support, two neutral and two opposed.

1b and 1c. Rate rise

- Suggestion that if rates are increased then the money should be put into a separate 'future's fund' for the Oval
- Comment that there should be a rate rise for property owners in Manly Local Government Area and Pittwater Local Government Area
- Suggestion that rate payers within a certain radius of the Oval should have an increase of up to 5.5% and those outside of that radius have a smaller increase – "I can live with a rate rise if it is across the Peninsula".

Prior to discussions two participants were in support of a permanent rate rise and only one was in support a fixed term special purpose rate levy. Following discussions, views were similar - two respondents were in support of permanent rate rise or a fixed term special purpose rate levy.

1d. Diverting funds from other resources

- Comment from all that it would not be a good idea to divert funds from other resources.

straight Talk

Prior to discussions four participants opposed diverting funds from other resources and two were in support. Following discussions all participants opposed diverting funds from other resources.

Option 2 - without a grant

2a. State Government to pay

- Comment that some participants would reluctantly hand it to the State Government – “Its not something that I would feel comfortable doing but it is the best option.”
- Comment that others would not like to hand it to the State Government for fear of losing control
- Comment that the State Government would not be accountable and would not make improvements to the Oval a high priority
- Concern that the State Government do not know how to manage a local issue.

Prior to discussions one respondent was in support of transferring the Oval facilities to the State. Following discussions no participants were in support of this option.

2b. Doing nothing and thereby reducing the standard

- Comment that if the Sea Eagles will not pay then they should leave and go to the Central coast – “The people on the Northern Beaches might not like this option but I am sure the people that live on the central coast will!”

Prior to discussions four of the six participants were against doing nothing. Following discussions two participants were in support of doing nothing, two were neutral and two were opposed to this option.

Other comments

- Suggestion that the Sea Eagles should sell the leagues club and put the money into the Oval with the agreement that they have full responsibility for the management and maintenance, and get the all profits, providing they have to allow community access to the Oval – “if you have a vested interest in something you are more likely to make it work”
- Some disagreed with the suggestion to let the Sea Eagles take over the management of the Oval and that it was not reasonable to expect them to pay for an upgrade
- Suggestion that a combination of options is the best way to go
- Suggestion that other Councils should contribute
- Suggestion that Foxtel and the NRL should contribute
- Council was irresponsible to let it run down
- The Sea Eagles should not be demanding more seats
- The leagues club should be based at the Oval
- Suggestion that there should be more opportunities for community events
- The members of parliament are questioning where all the \$6 million has been spent

straight Talk

- Concern that the Sea Eagles are putting a gun to the head of rate-payers
- The fans are happy with what they already have
- Concern about the loss of community space,

Focus group five

number of completed questionnaires	number of participants	Discussion Summary
11	4	Wider Local Government Area group. Three participants had grown up in the Local Government Area and were long time Manly supporters. The other participant did not visit Brookvale Park but was interested in discussing how it should be funded.

Four participants completed the feedback form at the start of the focus group and only three chose to complete it at the end. The quantitative analysis is therefore based on the three feedback forms completed at the end of the focus group.

At a glance

- Develop a costed plan and seek grant funding
- Work with Manly and Pittwater Councils to lobby Ministers for grant funding
- If a grant is not large enough to fund the upgrade then seek to hand the Oval to the State government to manage
- Some support for the diversion of funds from other resources.

Option 1 –with a grant:

1a. Development

- Comment that “it is time for the government to cough-up”
- Comment that there isn’t the demand for commercial development in the area –the economic feasibility study is not valid
- Concern that development would result in additional strain on infrastructure and parking
- Suggestion that Council must do some rigorous lobbying to apply for grant funding to cover the whole upgrade and have enough for renewals
- Comment that the ministers are Sea Eagles supporters and should offer more support to Council
- Comment that Council should allow some small scale development and then rent out the facility for large events. The leagues club could move in to the development which would encourage more people to hire the Oval as a venue. Retail is not viable.

Feedback from Council members on proposed development options

straight Talk

Two participants were in support of reclassifying land and two were opposed.

1b and 1c. Rate rise

- Comment from half the participants that they would be willing to pay higher rates but they "do not think it will fly" with the rest of the community
- Comment that the Oval is already costing the rate payers a fortune
- Comment that "there is an expectation from the NRL that the Council has to pay. We pay a lot in rates and do not get a lot for it. Football to the country is the biggest thing. Why shouldn't the government put in?"
- Comment that "no more than 20% of the rate payers in Warringah Local Government Area actually watch the game".

No participants were in support of a rate rise.

1d. Diverting funds from other resources

- One respondent made comments offering support for the diversion of funds during the session.

Three participants were in support of diverting funds from other resources.

Option 2 - without a grant

2a. State Government to pay

- Comment that would need more information on what it might mean to hand control to State Government
- Comment that the Council is not in the business of managing regional sporting venues
- If a grant cannot be secured then it should be handed to the State.

Three participants were in support of handing the Oval to the State Government and the other did not specify a preference.

2b. Doing nothing and thereby reducing the standard

- Comment that underfunding renewals is not an option as the Sea Eagles would leave.

There was no support for doing nothing and reducing the standard.

Other comments

- "It is the Manly Warringah Sea Eagles team and so it should be funded by three Councils"
- Suggestion that Council should seek a grant and there should be better negotiation with NRL
- Council does not spend the money on resources wisely
- Suggestion of mismanagement by Council
- The Oval is an important focal point for the community
- There are opportunities via advertising and marketing to make a return and use some of the Oval space as conferencing facilities

For additional information, please contact the Council on 02 9438 8000

straight Talk

- Suggestion that Council liaise closely with Manly and Pittwater Councils to encourage them to put in money for funding
- Suggestion that the community should be able to use it more
- Suggestion that the Oval should become the main sporting venue on the Northern Beaches – “consolidate the pressure of managing many sporting sites by moving all sport teams to the Oval”. Turn other sporting sites into open recreation fields
- Suggestion that another piece of land within the Warringah Local Government Area is commercialised to pay for the upgrade and ongoing renewal works
- The Sea Eagles should pay for the extra undercover seating as it is a requirement for them and not the rest of the community
- There is wide spread community perception that the Oval is for the exclusive use by the Sea Eagles
- Concern that the costs to hire the Oval are too high and do not promote community use.

Focus group six

Number of confirmed attendees	Number of participants	Comments
13	6	Wider Local Government Area group. Half of the group were Manly supporters. Many had lived in the Local Government Area for over 40 years. The majority were keen that it should remain a sporting venue.

At a glance:

- Suggestion that the best option is a small increase in rates (for all three Councils), small amount of development and grant
- Suggestion that Manly and Pittwater Councils should contribute
- Whatever the solution Council must be more transparent about where money is being spent
- No support for the diversion of funds from other resources, the state government to pay and doing nothing.

Option 1 –with a grant:

1a. Development

From the list of Council members, a request was made to the following:

straight Talk

- Comment that it is unlikely anything will get done in Warringah as it is not a swinging seat
- Comment that some people would reluctantly consider some small scale development (no bigger than seven storeys) instead of handing control to the State Government, along with a small rate rise
- Comment that Council would need to be transparent – “Some development might be acceptable providing we know where money is going”
- Comment that development should be no bigger than seven storeys
- No support for the larger stadium option – “it is a lot of money to invest on an exclusive group”.

There was little change in opinion about development. Both before and after discussions two were in support of rezoning the land along Pittwater Road and the rest were either neutral or opposed.

1b and 1c. Rate rise

- Would rather pay more in rates than hand it over to the State government
- Suggestion that some wouldn't be opposed to a small increase in rates if Manly and Pittwater Councils contribute too.

Prior to discussions there was more support for a fixed term special purpose rate levy (two participants) than a permanent rate rise (one participant). Following discussions the majority of participants (four) were in support of a permanent rate raise and only one was in support of a fixed term special purpose rate levy.

1d. Diverting funds from other resources

- Comment from all that they did not agree with funds being diverted.

One participant was in favour of the diversion of funds from other resources prior to discussions. Following discussions all participants were opposed to this option.

Option 2 - without a grant

2a. State Government to pay

- Concern that if transferred to State Government, legislation would not stop them from developing the site for other purposes.

All participants opposed transferring the Oval to the State Government.

2b. Doing nothing and thereby reducing the standard

- The majority of participants felt that doing nothing was not an option, “It has to be kept to a professional standard”
- Doing nothing would result in vandalism in the local area
- Roughly half felt that reducing the maintenance standard is the best option if a grant cannot be secured.

Prior to discussions one participant was in favour of doing nothing. Following discussions all participants were opposed to doing nothing.

straight Talk

Other comments

- Suggestion that the best option is a small increase in rates (for all councils), small amount of development and grant
- Suggestion that Manly and Pittwater Councils should contribute
- That whatever the solution Council must be more transparent about where money is being spent
- Concern that in the future there might not be demand for a regional sporting venue in Brookvale – “I think the league will go down the drain – are we upgrading a facility that in 20 years might not need to be upgraded? There used to be four junior league teams but now there is only one team. People aren't playing football as much anymore”
- In Melbourne, AFL matches are only played on a few grounds – “They play eight games over the weekend in one ground for AFL in Melbourne”
- The NRL should contribute more
- Queries about how other Councils are able to fund their Ovals
- Sea Eagles do not have the right to dictate how many seats they would like and should be satisfied with what they get unless they fund it
- Concern about where the \$6 million grant already given to Council has gone
- Suggestion that marketing needs to be improved to encourage greater use by the community
- Comment that if there was to be an upgrade then the Oval to be a multi-use port facility
- Recognition that it is difficult to come up with a solution – “I can see how you say Councillors have a tough decision”
- Concerns about availability of parking.

straight Talk

Focus group seven

Number of people who completed the feedback form at the start of the focus group	Number of people who completed the feedback form at the end of the focus group	Comments
13	7	Brookvale group. A mix of keen Sea Eagles supporters and not. The majority would like the Sea Eagles to stay at the Oval. Some concerns over parking, traffic and development. One business owner.

Only six respondents chose to complete the feedback form at the start of the focus group and seven chose to complete the form at the end of the focus group. The quantitative analysis is therefore based on the seven feedback forms completed at the end of the focus group.

At a glance:

- **No overwhelming support for any of the options presented**
- **Opposed to development and some small scale support (two participants) for a grant and rate rise and handing the Oval to the State**
- **Council should consider development at other sites within Warringah Local Government Area to pay for the upgrade**
- **Comment that Manly and Pittwater Councils should contribute.**

Option 1 –with a grant:

1a. Development

- No support for development
- Opposed to Council selling land for real estate
- Concerns that there would not be enough parking spaces to support development
- Concern that Council is trying to use development to contribute to the housing targets issue
- Council should consider development at other sites within Warringah Local Government Area to pay for the upgrade and ongoing renewal works
- Comment that the economic feasibility is very optimistic and the site would not be commercially viable.

All participants were opposed to reclassifying the land on Pittwater Road.

1b and 1c. Rate rise

Feedback from the focus group was as follows:

straight Talk

- Comment that an increase in rates would be acceptable if the government chips in some money
- "If I were government I would say that if I am going to give a grant I do expect that the Northern Beaches councils should all contribute. We are building social infrastructure. It should not be built with a profit objective – therefore all councils should contribute to this. If you go the state route then they would have to enforce that all 3 councils contribute."

Two participants were in support of either types of rate rise and one was neutral. The remaining four participants opposed this option.

1d. Diverting funds from other resources

- Comment that in order to provide an informed comment on where Council should divert resources we need to have information on what is currently being spent in each area.

There was no continuity in views regarding the diversion of funds from other resources – one was in support of this option, three neutral, one was unsure and two opposed.

Option 2 - without a grant

2a. State Government to pay

- A preference for grant funding first and if this is not possible to hand it to the State Government
- Comment that more information is needed to make a decision
- Comment that if it would remain a sporting venue then handing it to the State Government could be an option but there is a risk that Council would lose control
- Some in favour of handing it over to the State but felt they needed more information on what the option might entail
- Some against this option with the fear that the Oval would become a political football – "If we gave it to the State politicians would use the Oval to buy favours from the public"
- Comment that this would result in loss of control.

There were conflicting views about transferring the Oval to the State Government. Two participants were in support of this option, one was neutral and four were opposed.

2b. Doing nothing and thereby reducing the standard

- There were no comments about doing nothing.

There were conflicting views about doing nothing. One participant was in support of this option, two were neutral and four were opposed.

Other comments

Feedback from the community is being used to inform the future of the Oval.

straight Talk

- Council does not have a 'futures fund' for its other assets. Council should prioritise upgrade based on need – “you are fundamentally arguing that this system must change”
- The stadium needs to be 'fit for purpose' for television
- Council has not invested sensibly
- It is “a huge amount of money to spend on a small group”
- Suggestion to just get a big enough grant to put into an account to pay for the ongoing renewal of the stadium at its current standard – and not upgrade because there is no guarantee that the Sea Eagles will stay at the Oval in the future
- The suggested upgrades will add to the renewal costs
- The extra seats do not provide any benefit to the community
- The Sea Eagles should contribute to the upgrade
- Concern that there is no long term certainty of 'community land'
- Concern about Council transparency – Council does not provide enough information about how much money is being spent and the income made at the Oval? This information is online for other sporting venues such as the Aquatic Centre
- Concern about the lack of parking in the area
- Concern that the Oval is not managed effectively – complaints that lights are not always turned off
- Concern that the concept of the Hill has been lost in the designs to upgrade the Oval
- “There are some very passionate Sea Eagles fans but the Oval also needs to be considered as important social infrastructure.”

Focus group eight

Options not confirmed	Options not supported	Comments on wider LGA
13	5	Wider Local Government Area group. All participants had lived in the LGA for the majority of their life. One had previously played for Manly Sea Eagles and one had done an internship at the Sea Eagles. The remaining three were not big Sea Eagles fans.

At a glance:

- **No overwhelming level of support for any of the options presented**

straight Talk

- Of the 'with a grant' options some felt that a small rate rise would be acceptable conditional on transparency of how much money has 'gone into the pot' and where it has been spent, as well as a significant increased community use
- Of the 'without a grant' options participants had conflicting views on doing nothing and thereby letting it become a suburban Oval
- No support for handing it to the State Government
- Manly and Pittwater Councils should contribute
- The Sea Eagles should pay more
- The Oval needs to be much more accessible for the community
- The NRL should help.

Option 1 –with a grant:

1a. Development

- No support for any form of development
- Concern that development would result in increased traffic
- Concern about the lack of control about the type of shops that go into the commercial development
- Comment that residential development is not suitable on the site – there would not be enough parking for the residents
- Concern about the loss of green space
- Concern about the loss of value to surrounding properties.

Prior to discussions only one participant was in support of development and the rest were opposed. Following discussions there was no support for development – three participants were neutral and two were opposed.

1b and 1c. Rate rise

- Comment that a rate rise might be acceptable if there is a guarantee that the money goes back into the Oval – "The Council need to be transparent and not let funds disappear"
- Rate rise conditional on transparency of how much money has gone into the pot and where it has been spent as well as a significant increased community use.

Prior to discussions there were mixed views about a rate rise. There was no support for a permanent rate rise and the majority (three participants) were neutral about a special purpose rate levy. Following discussions one was in support and two were neutral about a permanent rate rise and two were in support and one neutral about a special purpose rate levy. Therefore, there was not any overwhelming support for this option even though participants had verbally reported that this might be acceptable.

Warringah Council is an equal opportunity organisation.

straight Talk

1d. Diverting funds from other resources

- Comment about the inability to comment due to the limited information available.

The majority of participants (three) were neutral about the option of diverting funds from other resources.

Option 2 - without a grant

2a. State Government to pay

- No support due to concern that the community would lose control
- Fear of the Oval being knocked down and the site being used for other purposes.

Prior to discussions one participant was in support of handing control of the Oval to the State Government. Following discussions all participants were opposed to this option.

2b. Doing nothing and thereby reducing the standard

- One respondent was passionate about keeping it as a community Oval – “I think we should leave it the way it is. If the Sea Eagles are not happy with it they can go. If they want to stay they should contribute more”
- Concern that “if the Oval cannot accommodate the local traffic it is not a suitable space for regional sport”
- Suggestion that reducing the maintenance standard should be a default option if a grant is not available.

Prior to discussions one respondent was neutral about doing nothing and four were opposed. Following discussions there were conflicting opinions – two were in support of doing nothing, two were opposed to doing nothing and one was unsure.

Other comments

- The Sea Eagles should pay more
- Suggestion that it should be turned into a multi-use concert facility
- Suggestion that Council should find a more suitable site to build a multi-purpose facility
- Concern that there is little accountability for the \$6 million grant already given by the government. “If another grant was sought and granted – they will need to be much more transparent about where the money goes”
- Comment that Manly and Pittwater Council should pay more
- Comment that it needs to be more actively used by the community – “Most people wouldn’t have an objection to paying an extra levy if they would get more use from the oval”
- Comment that Council should use the Oval for large scale community events – for example having the Olympics on large screens or festivals
- Concern that the traffic is already quite bad in the area and that an upgrade would increase this
- Comment that the NRL should do more to help.

straight Talk

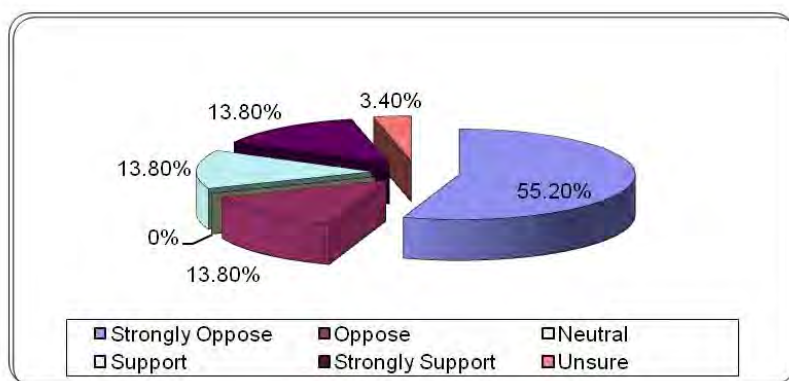
Appendix 6 – Summary of Brekkie at Brookie 2

Number of attendees	Number who participated in voted	Who participated?
31	25 - 30	<ul style="list-style-type: none"> Demographic analysis shows that the following people participated: A good mix of age groups – 19% were under 30, 21% were 30-45 years, 30% were 46-60years and 30% were 61 years or over A mix of males and females attended - 52% were male and 48% were female Two thirds (66%) were residents in Brookvale or Dee Why and a third were from other areas, mainly within the Local Government Area Just under a third (30%) of all participants visit the oval more than once a week . 93% visit at least once a month 37% of participants said the main reason for visiting the Oval was to watch the Sea Eagles. The other 63% of participants mainly visit for active and passive recreation 32% had participated in consultation regarding Brookvale Oval prior to 2010, 20% during 2010 and 48% during 2011.

Option 1 –with a grant:

Question 1A: What are your thoughts on reclassifying and rezoning land along Pittwater Road to enable development to fund the ongoing renewal costs? (Multiple choice)

straight Talk



straight talk

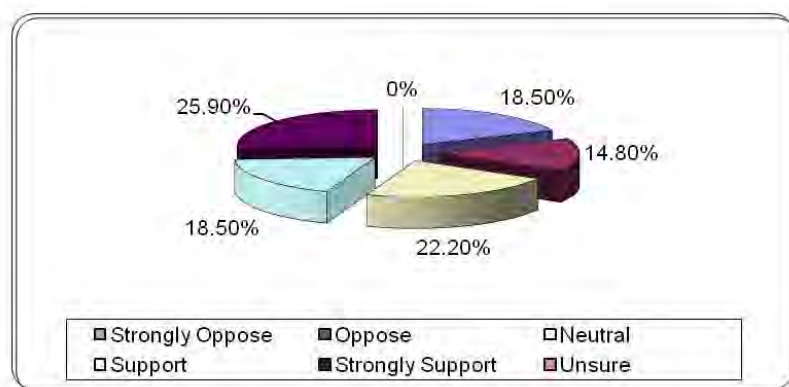
The majority (69%) of participants opposed the reclassification and rezoning of land along Pittwater Road. Reasons included:

- Development doesn't actually solve the problem
- There would be an increase in traffic
- Add to parking problems
- Not happy about the loss of community land. We need to honour the spirit of the original land grant from Jane Try
- Loss of open space
- Impact on local residents
- It's unfair that people in residential units would be able to view the game for free.

Only 28% of participants were in support of the reclassification of land. Reasons included:

- So that the Sea Eagles stay
- Anything to generate money
- It might look better than the current streetscape – the decrepit southern stand
- Providing infrastructure is improved
- Providing parking at 2 spaces per unit.

Question 1B: A permanent rate rise to generate more than \$1 million each year – a small ongoing increase in rates of 1.8% (multiple choice)



44% of participants offered their support for a permanent rate rise. Reasons included:

- Providing that rates go into a trust
- A small ongoing amount would not be critical to family budgets

Exhibition Report / Consultation / Feedback / Responses / Funding Options

straight talk

- If the community want to benefit they need to pay
- Sharing the cost between everyone seems fair
- "If it prevents development then yes!"
- Providing Council is transparent.

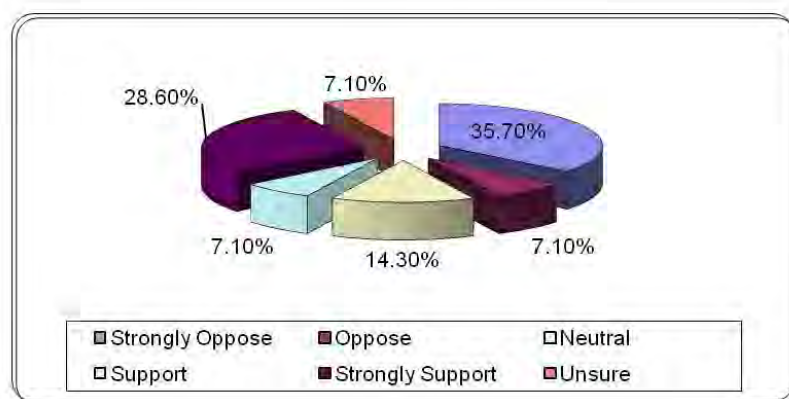
33% were opposed to a permanent rate rise. Reasons included:

- Warringah rate payers should not be penalised
- Force Council to revisit views.

22% remained neutral about the idea of a permanent rate rise. Reasons included:

- Dependent on the amount of grant funding received
- Renters would not be affected.

Question 1C: A fixed term special purpose rate levy to generate \$15 million to be set aside in a separate trust fund that could generate interest of more than \$1 million each year – a relatively higher increase in rates for a limited time of 5.5% for five years? (Multiple choice)



43% of participants were opposed to a fixed term special purpose rate levy. Reasons included:

- Local residents should not be penalised for 5 years
- People buying into the area would benefit but will not have contributed
- Brookie should not get priority for special treatment
- Not fair on those on fixed incomes (e.g. elderly)
- This might set a precedent for other special purpose rate levies on other things.

straight Talk

36% of participants were in support of a fixed term special purpose rate levy.

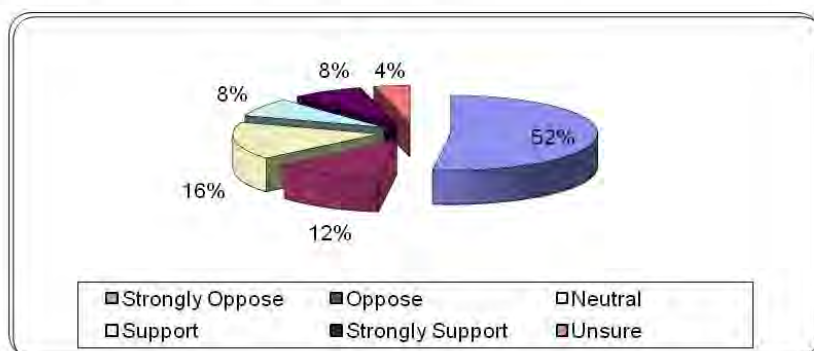
Reasons included:

- Good idea to resolve the ongoing issue of funding
- Sharing the cost between everyone seems fair
- Short term pain to provide for the interest required.

14% were neutral about a fixed term special purpose rate levy. Reasons included:

- A bigger strain than a permanent rise
- Concerned about the increased burden.

Question 1D: What are your thoughts on Council diverting resources from other areas to fund the ongoing renewal costs? (Multiple choice)



The majority of participants (64%) opposed the diverting of resources from other areas.

Reasons included:

- It has a negative impact on other communities
- Unsustainable
- Subjective – difficult to define what is less important
- Should not diminish the quality of other community services.

Only 16% of participants said they would support the diverting resources from other areas.

Reasons included:

- "I would support anything that would see the Sea Eagles stay"
- It depends on which the services are – would need further evaluation of where there is overspend.

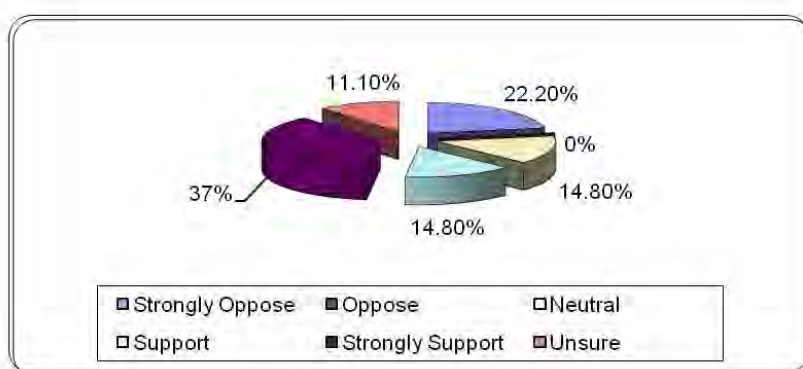
16% were neutral or unsure. Some said that this was because they were unable to anticipate the full impact of the levy because they were renters.

From the Brookvale Oval Project: A Successful Response to Funding Options

straight talk

Option 2 - without a grant

Question 2A: Handing control of the Oval facilities to the State government? (Multiple choice)



Just over half of all participants, 52%, offered their support for handing control of the Oval facilities to the State government. Reasons included:

- It is a regional sporting facility so shouldn't be managed by local government
- It is time the people of the Northern Beaches got some help
- It is better to give it to the State Government to fix the problem than let it run into disrepair
- Would support it if it was conditional that it was more accessible for the community
- No need for development or financial impact on the community
- Some good examples of where this has worked (Parramatta and Ausgrid)
- It is the safest way to preserve and improve the ground.

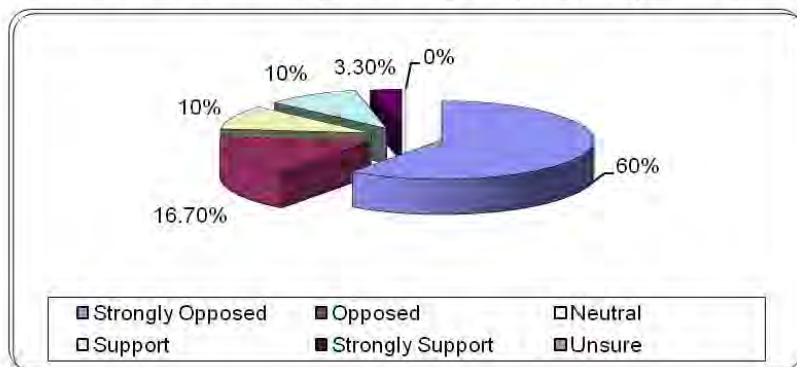
26% were unsure or neutral about this option. Many participants wanted more information on what this option would entail. Participants feared losing control of community land and they wanted to ensure that it remains a sporting venue.

22% of participants opposed handing over control of the Oval facilities. Reasons included:

- This would take land granted to the community away from the community
- Government can change legislation
- loss of control for the local community.

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Question 2B: Doing nothing and thereby reducing the maintenance standard so that Oval facilities become unsuitable for professional grade sport? (Multiple choice)



The vast majority of participants (77%) opposed doing nothing and reducing the maintenance standard. Reasons included:

- The Sea Eagles would leave and Council would be out of pocket by \$350,000 each year
- The Sea Eagles are an important part of the identity of Brookvale
- Doing nothing is not an option – “Council need to make a decision and stick it. Walk the talk!”
- Need a solution and fast!
- No ground then no team.

Only 13% of participants supported this option. Reasons included:

- It would be used by community more if it was a public park
- Too much money is going into one facility
- Could be used as a local sporting venue.

10% of participants were neutral. Reasons included:

- It might be best if Council just maintain it as a Park
- It is too big for Council to manage.

Other comments included:

- Manly Sea Eagles should pay more
- Manly Council and Pittwater Council
- A mixed approach which would include some small scale development and an increase might be most appropriate
- The Oval is part funded by the rate payer but the benefit / use is not equally distributed



straight Talk

Appendix 7 – Summary of online forum comments

straight Talk

What are your thoughts on Council reclassifying and rezoning land along Pittwater Road to fund the ongoing renewal costs?

Option 1a – with a grant:

If Council can only secure a grant that provides funds to upgrade the Oval, Council will need to find funds for ongoing renewal works-we'll need more than \$1 million a year!

- The solution will never come from just one of the options development or State/Federal Government grants or rates levy. The solution is most likely to require all three.
- 9/7 storeys seems like a good compromise
- Ratepayers should not have to pay the upgrade costs
- Upgrade to Pittwater Road with commercial buildings (not residential) of no more than five or six storeys
- No rate rise x 4
- No development on Pittwater Road x 4
- Nothing over six storeys
- Move the Sea Eagles ground to Terry Hills or Belrose x 4
- Any upgrade must include significant parking space x 4
- Brookvale Oval should remain 'community' land x 2
- State or Federal Government grant should fund the upgrade and ongoing renewal of the Oval
- People who support major development do not live in the vicinity and therefore will not be impacted by the consequences of such development
- The development must accommodate the areas sporting and community requirements
- Build a 5,000 seat eastern stand behind the hill as soon as possible
- Our premiership winning team deserves a premier ground
- Council will never be able to adequately maintain and fund the ground improvements therefore the trust idea has a lot of merit x 4
- The land that is now Brookvale Park was acquired under a caveat that it only be used for public recreation. Reclassifying the land as 'operational' land and flogging it off to the highest bidder is in direct violation to the intended use of the land
- Council is effectively threatening to rob the community of its land
- In favour of land being reclassified and rezoned
- Council has no right to sell or rezone the land – it is 'community' land
- No amount of money spent will make the oval "good enough" for some but it is our Brookie and should be left as is
- Stop trying to sell off our assets – Brookie is not yours to sell

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straight Talk

- Sea Eagles are a great asset to the community and we should support them...as should our new Liberal State Government!

What are your thoughts on a rate rise to cover the ongoing renewal costs?

Option 1b/c – with a grant:

What are your thoughts on a rate rise to cover the ongoing renewal costs for example either:

1B: A permanent rate rise to generate at least \$1 million each year – a small ongoing increase in rates of 1.5%

1C: A fixed term special purpose rate levy to generate \$15 million to be set aside in a separate trust fund that could generate interest of at least \$1 million each year – a relatively higher increase in rates for a limited time of 5.5%

Note: to put these rate rises in perspective if your property rates are currently \$1,000 a year, you will pay an extra \$15 each year forever or an extra \$55 each year for 5 years

- Happy to pay an extra \$15 per year in rates to keep the Sea Eagles, provided the upgraded facilities do not reach over six storeys in height and includes a stadium only, extra parking and a comprehensive traffic plan
- Happy to have an increase in rates. Either option. Want Sea Eagles to stay at Brookvale
- Sea Eagles should pay for the maintenance if they are the predominant users, however if community is main user then ratepayers should pay
- Sea Eagles should contribute significantly
- Sea Eagles provide a service to the community
- Do not support an increase in rates to pay for ongoing maintenance – it is a regional asset and should be paid for by the region – State Government not just Warringah Council
- Better financial management is the key to sustainability
- No ratepayer's money should be spent for the benefit of the Sea Eagles. They should be a self funding body which pays commercial rates for the use of the premises
- The Council does not own Brookvale Oval and therefore does not have any right to build or sell it
- Those who want the Sea Eagles to stay at Brookvale should contribute
- Increase game ticket prices so that extra money goes to the upgrade of the Oval
- Brookie should remain a community park
- Keep the Sea Eagles at Brookie
- Cannot justify spending 70 million on a grandstand that is used 12 times a year by one club
- Keep it as a regional sporting facility. The only way it can happen is if it remains the home of the Sea Eagles
- Rate rise is a small imposition for a great community asset x7

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- Small rise is okay x2
- Council need give detailed list of exactly what the \$1 million entails
- Brookvale Oval is geographically in the wrong place.

What are your thoughts on diverting Council funds from other service areas to fund the ongoing renewal costs?

Option 1d – with a grant:

Council could divert funds from other areas e.g. libraries, aged services, road maintenance etc to fund the ongoing renewal costs

- Absolutely not – Council funds are stretched enough as they are x 6
- Yes – I am a local rate payer and I do not use libraries etc. I want my rates to go where my interests lie
- Professional sports teams must find their own funds and pay the full market price for renting public land
- Upgrade disabled access
- Sea Eagles do not deserve rate payers money
- General public is being fleeced to keep rugby fans happy
- Yes – divert funds from other areas to assist the oval
- Warringah should close the libraries in the Local Government Area so residents have to use Manly and Pittwater libraries. The money could be spent on Brookvale Oval instead. Is it necessary to have three libraries on the northern beaches x 2
- Request support from Manly and Pittwater Councils
- Fund Brookvale out of general revenue and have a special levy to pay for Glen Street Theatre
- Council need to manage their money better.

What are your thoughts on the following if Council cannot secure a grant?

Option 2a/2b without a grant:

if Council cannot secure a grant within a reasonable period of time, we need to understand your thoughts about the following options.

2a: handing control of the oval facilities to the State Government (State Trust)

2b: doing nothing and thereby reducing the maintenance standard so that oval facilities become unsuitable for professional grade sport

- 2a is the only option x 11
- 2b is not an option x 2
- 2b is the only option – it will then become a community park only

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- Assistance from Manly and Pittwater Councils x 2
- Nothing wrong with the oval but if this area is not good enough, move somewhere else
- Why should rate payers have to pay for the upkeep of the Sea Eagles space
- The area is not big enough for a development
- Opposed to any sell off of the community land x 5
- Relocate Sea Eagles
- Council does not own Brookie and therefore has no right to hand it over to State Government
- Detailed report of \$1 million
- Allow volunteers to run it
- Relocate.

Do you have any other comments or suggestions?

- The only answer is for Warringah Council to nominate a steering committee to form a state government trust. Then the state and federal government can make grants and loans with confidence x2
- Pittwater and Manly councils should provide financial assistance
- Costs of supporting a team should be provided by their supporters and sponsors not by rate payers who happen to live in the area. A sporting team does not collect our garbage, fix our streets or clean our parks
- The Oval is not a community space – people have been kicked off when trying to kick a ball around. It can't be booked during the season because the Sea Eagles need a five day buffer for every game which blocks the ground for the 12 weeks
- Council should appoint locals (volunteers) to fix the problem without any developers
- Watching spectator sport promotes a tribal attitude between communities, teams and codes
- I am happy to see the redevelopment of Brookvale Park and Oval funded by any possible means
- Charge non-Warringah residents a fee to use the oval, Glen Street Theatre, netball courts and other regional facilities
- Look at a special levy to maintain Glen Street Theatre and use the money saved on Brookvale Oval
- If the NRL want to use the oval they have to pay for it.

Appendix 8 –Reply paid and online survey - summary and data analysis

Reply-paid mail and online survey

At a glance:

- Two hundred and three feedback forms were received during the consultation period – 44 of these were reply paid forms and 159 were completed online. The majority (69%) of respondents were rate payers in the Warringah Local Government Area, many of which live in the Brookvale area.
- There was no overwhelming support for any of the options presented. Handing over control of the Oval to the State government received the highest level of support – 53% supported this option. However, 23% of respondents were neutral, unsure or chose not to respond to the option of handing control to the State.
- 46% were in support of development and 43% were opposed. Of those who supported development the majority would not support development higher than 7/7 storeys. Just over a third of respondents (38%) offered support for a permanent rate rise and fewer (34%) would accept a special purpose rate levy. The majority of respondents were opposed to diverting rates (52%) and doing nothing (61%).

Development

There were conflicting opinions regarding development. Forty six percent offered support of development and 43% opposed it. The remaining 11% (40 respondents) were neutral, unsure or chose not to respond to this question.

When asked what height of development they would support the majority (59%) would only support development up to 7/7 storeys. There was very little difference in the level of support and opposition to development of 9/7 storeys. Forty eight percent offered support for development of 9/7 storeys and 46% oppose it. Development above 9 storeys was not considered acceptable – 37.25% were in favour of development of 12/7.

Rate rise

Slightly more respondents opposed a permanent rate rise than supported it – 43% compared with 38%. There was more opposition to a special purpose rate levy – 46% opposed and 34% in support of it.

It is worth noting that almost a fifth of all respondents chose not to give a preference. The large majority of these people, 13% for the permanent rate rise option and 11% for the special purpose levy option, were neutral about the possibility of a rate rise.

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Divert rates

The majority of respondents (52%) were opposed to diverting rates from other resources. 29% supported diverting funds, 12% were neutral and the remaining 5% were unsure or did not specify.

Hand over control

The majority of respondents (53%) offered support for handing the Oval to the State Government. This received the lowest level of opposition out of all of the options at 23%. However, a higher percentage of respondents (23%), were neutral, unsure or chose not to answer this question.

Do nothing

There was very little support for doing nothing. A large majority (61%) of respondents opposed doing nothing and only 20% offered support. Twenty percent could not decide whether to support or oppose doing nothing – these respondents were neutral, unsure or chose not to specify a response to the question.

Other comments included:

- Council must act and make a decision
- No loss of community land
- An upgrade is necessary if it is to remain a regional sporting facility
- Priorities – sporting facilities are just as important as libraries to some people
- Cost – benefit of the Sea Eagles leaving should be considered
- Advertising should pay / contribute
- Additional community use to pay contribute
- Lease as a private enterprise with community access maintained
- Review the existing lease and get the Sea Eagles to pay more
- Only a small proportion of rate payers should benefit therefore a private enterprise should not be subsidised by Council
- The user (Sea Eagles) should pay – cut players salaries
- Other Councils and the State Government should pay – it is a regional facility not a local facility
- Small increase in rates might be acceptable
- NRL are driving the game and is the beneficiary
- The future of the sport is uncertain so why should we subsidise it
- Consolidate the number of NRL Ovals - its unsustainable to have multiple ovals
- An Oval upgrade is not a priority - there are more pressing issues for Council.

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Appendix 9 – Summary of written submissions

Survey No	Demographics	Support for an upgrade	Who pays	Use of park
1	M	Yes, Build the gills higher, one grandstand at a time, more seats	Council	Sea Eagles, Brookvale Show, other sports use
2	Collaroy, F	Yes		
3	MWRLC ticket holder 28yrs, M (currently lives Queensland)	Yes. "Lets make sure they (sporting teams) have a venue they and we can be proud of		
4	Manly 45 yrs, M	Yes	Community vibe	
5	Manly 15 years, F	Yes	NOT council – prioritise infrastructure (safe cycle network). Manly Sea Eagles	
6	Live Brookvale 4 years Lives across rd from oval, F		Community – if it is community area (not Sea Eagles)	Not high rise "destroy ambiance of area". Public land for the community. Should benefit public families
7	Resident/rate payer, F	No – Warringah Aquatic Centre is more of a priority	Council should not pay while it is constantly used by Sea Eagles	Present state – local sportsground
8	M	Yes – based on viewing matches		Happy with two larger alternatives
9	F	Yes	Ongoing increase in rates, supported by Government grant for initial	
10	M	Yes – Brookvale needs a stadium. Sea Eagles should relocate		

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11	F	Yes – and upgrade in parking spaces	\$15 year increase on rates	No building over 6 storeys (set precedent, overshadow park)
12	M, 2011 season ticket holder (Menzie's Fulton stand) Currently lives Wollongong	Yes – better and more seats		Called Brookvale Oval not park. Intention for football stadium, not bike track
13	M			Concerns about plan A&B Street view (crossing not realistic) Oval view – fence not realistic, grandstand seating vague
14	M	Proposal primitive, not realistic for professional sport team		
15	M, 40 year supporter, 20 year plus season ticket holder	Yes – Bluetongue replica, NRL stadium with undercover seats		Kids parks outside the ground. But mandatory NRL professional stadium with undercover seats for fans
16	M	Yes – stadium (not park) is needed		Unit blocks ridiculous. If this proposal is considered, Sea Eagles should relocate
17	M, ticket holder 5 years	Yes		Replicate Bluetounge Stadium
18	M, Queensland	Yes	Council	
19	F, Collaroy, attending SE matches for years	Yes		Full stadium that can hold 30,000+, undercover seats. Should be home for Sea Eagles
20	M, been attending matches since age 5	Yes		Needed – modern football stadium with capacity for northern beaches sport team

straight Talk

21	M, attending since 1964	Yes		Need an increase to stadium size. It is not a park it is a stadium
22	M			"What a great big load of crap"
23	Warringah resident 34years			Issues with a sports facility and a park. If council really believe in increased open space, sporting facility should be relocated to location which would better satisfy design brief
24	M, 2011 Season ticket holder Menzies/Fulton stand	Yes – however grandstand seating design is not good		Appreciate need for community space – but not at Brookvale oval. Area is for sporting ground
25	M	Yes – but more than 600 extra undercover seats (as suggested)	Combination of development, government grants and rate levy or put in State Trust	
26	F	Seems crazy to pull down 2 stadiums	Two other councils should put in money	Against apartments
27	M, lived in Warringah since 1967	Should be maintained and developed to accommodate more than rugby league	Far too much rate payers money is already spent on Brookvale oval, at benefit to rugby league	
28	M		Home for Sea Eagles – then Sea Eagles should pay	If so much money is going into development, then it should be used for more time during the year than it currently is.
29	F, Manly supporter 30years, lives in Queensland	Yes		Upgraded for Sea Eagles. They should not be relocated.

straight Talk

30	M	Elevator needed for older people		
31	M	Yes	State and Federal government	Larger stadium that can house undercover seating
32	M	Yes	Local, State and Federal government	More seats
33	M, Ryde	Yes – copy Ausgrid stadium in Newcastle		
34	Cromer	Yes	NRL should pay	
35			NRL should pay	
36	M	Yes – minimum 2500 capacity modern stadium is needed. If this cannot be catered, team should be relocated.		
37	M		Council should not pay to develop NRL	Purpose – parkland. Like to keep Sea Eagles here but not at cost, and no loss of parkland
38	Sea Eagles submission	Yes – 8-10,000 undercover seats, and 1500-2000 other seats. They want 2 grandstands	Sports trust, State/Federal government grant, commercial development, rate rises, council borrowings, reallocation of council funds Sea Eagles will take part in government lobbying	Sports stadium (see developmental ideas) Can be owned by State Government (rather than council) The community land at Brookvale park should be classified general community use

straight Talk

39	F, Curl Curl	Yes – covered seating, more parking, rezoning	Council and State government	Sports stadium
40	Curl Curl	Yes - maintenance		Community land – for the collective benefit of present and future generations Increasing the size of the sporting venue, and residential development will have a poor affect on Warringah community



POLICY GOV-PL 120

Payment and Re-imbursement of Expenses Incurred by, and Provision of Facilities to, The Mayor, Deputy Mayor and Councillors

1 Purpose of Policy/OMS

This policy is made under the Local Government Act 1993 (the Act) including Sections 252 to 254A. The Act requires that the Council must adopt a policy concerning the payment of expenses incurred by, and the provision of facilities to, the Mayor, the Deputy Mayor and other Councillors.

2 Principles

- To provide for the fair and equitable payment and re-imbursement of certain expenses not considered to be included in the annual fees payable under Sections 248 – 254A of the Local Government Act, where such expenses are incurred by the Mayor, Deputy Mayor and Councillors in discharging the functions of civic office.
- To provide adequate facilities for use by the Mayor, Deputy Mayor and Councillors to enable them to discharge the functions of civic office.

See attachment for further principles.

3 Authorisation

This Policy was adopted by Council on 11 December 2012.

It is effective from 11 December 2012.

It is due for review on October 2013.

4 Amendments

This Policy/OMS was last amended on 11 December 2012.

5 Who is responsible for implementing this Policy/OMS?

Deputy General Manager Environment

6 Document owner

General Manager

7 Related Council Documents

Nil

8 Legislation and references

- a) Local Government Act 1993
- b) Local Government (General) Regulation 2005
- c) Division of Local Government, Department of Premier and Cabinet – Guidelines for the Payment of Expenses and the Provision of Facilities for Mayors and Councillors in NSW – October 2009.

Effective date	Version	<u>Payment and Reimbursement of Expenses Incurred by, and Provision of Facilities to, The Mayor, Deputy Mayor and Councillors</u>	<u>2013/253799</u>	Page 1 of 24
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*Policy for Payment and Re-imbursement of Expenses
Incurred by, and Provision of Facilities to,
The Mayor, Deputy Mayor and Councillors*

*Draft Issue No 15
August 2013 for Adoption in October 2013*

GOV-PL 120

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WARRINGAH COUNCIL**POLICY FOR PAYMENT AND RE-IMBURSEMENT OF EXPENSES INCURRED BY, AND
PROVISION OF FACILITIES TO,
THE MAYOR, DEPUTY MAYOR AND COUNCILLORS****Introduction**

This policy is made under the Local Government Act 1993 (the Act) including Sections 252 to 254A. The Act requires that the Council must adopt a policy concerning the payment of expenses incurred by, and the provision of facilities to, the Mayor, the Deputy Mayor and other Councillors. In the event of Administration, application of this policy is also relevant to Council Administrators.

Section 428 (2) (f) of the Act requires the Council to include in its Annual report:

- The total amount of money expended during the year on Mayoral fees and Councillor fees
- The Council's policy on the provision of facilities for use by Councillors and the payment of Councillor's expenses
- A statement as to the total amount of money expended during the year on the provision of such facilities and the payment of such expenses

Section 12 of the Act provides that the public is entitled to inspect the Council's policy concerning the payment of expenses incurred by, and the provision of facilities to, Councillors free of charge, and may obtain a copy, either free of charge or on payment of reasonable copying charges.

Part 1 – Preliminary**1. Citation**

This policy is in accordance with the requirements of the Local Government Act 1993 and may be cited as the "Policy - Payment and Re-imbursement of Expenses Incurred by, and Provision of Facilities to, The Mayor, Deputy Mayor and Councillors."

2. Policy Objectives

- To provide for the fair and equitable payment and re-imbursement of certain expenses not considered to be included in the annual fees payable under Sections 248 – 254A of the Local Government Act, where such expenses are incurred by the Mayor, Deputy Mayor and Councillors in discharging the functions of civic office.
- To provide adequate facilities for use by the Mayor, Deputy Mayor and Councillors to enable them to discharge the functions of civic office.

3. Commencement

This policy was adopted by Council resolution of 21 June 1994 and commenced on 22 June 1994, (Issue No 1).

It was amended on:

- Issue No 2 - 27 February 1996, 5 & 12 March 1996, with effect as from 13 March 1996
- Issue No 3 - 24 February 1998 with effect as from 26 May 1998 (cl 5.8)
- Issue No 4 - 26 October 1999 with effect as from 1 February 2000 (cl 5.7, 5.8, 6.1)
- Issue No 5 - 26 June 2001 (cl 15)

- Issue No 6 - 3 December 2002 (cl 4.1, 10, 11, 5.5)
- Issue No 7 - 17 December 2002 (cl 4.7, 5.2, 5.3(a), 5.6, 5.8 (c))
- Issue No. 8 – 28 February 2006 (Appendix A, Clause 3.1)
- Issue No. 9 – 22 April 2008
- Issue No 10 - 25 November 2008
- Issue No 11 - 10 February 2009 (cl 18.2 and 10.14)
- Issue No 12 - 23 November 2010 (cl 11.12.1, 11.12.2, 12.3, 12.5 and 15)
- Issue No 13 – 22 November 2011 (cl 11.8, 11.12.2 and 23)
- ~~Issue No 14 – December, 2012 (cl 4, 10.1, 11.8, 11.9, 11.12, 24, 25, 26 and 27)~~
- **Draft: Issue No 15 – September 2013 for Adoption in November 2013 (cl and)**

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4. General Provisions

General Expenses: *General Expenses will not be paid to Councillors. Any expenses payable to Councillors are specifically listed in this policy, together with the procedures for payment/ reimbursement.*

Private Benefit: *The facilities provided to Councillors under this policy are made available to assist them in undertaking their civic duties. Accordingly, and unless otherwise provided for in this policy, Councillors should ensure that there is no more than incidental private use of these facilities.*

Political Purposes: *Council facilities, equipment and services provided under this policy are not to be used to produce election material or for any other political purposes.*

Political Fundraising: *The fundraising activities of political parties, including political fundraising events, are considered to be personal interests. Council will not pay expenses or provide facilities to Councillors under this Policy in relation to supporting and/ or attending such activities and events.*

Approvals: *All approvals, requests for, and enquiries in relation to, expenses and facilities under this policy are to be directed in the first instance to Council's Governance Manager. Where appropriate the Governance Manager will consult with the relevant Deputy General Manager regarding application of the policy.*

The Governance Manager will approve travel, stationary, furniture, telephone, internet and out of pocket expenses, as well as any conference expenditure and conference associated expenses, where a conference has been approved either by Council, the Mayor or the General Manager jointly or this Policy

The Governance Manager will contact any Councillor in the event that they are nearing, or have overspent on any allowable limits (such as training or telephone, and appropriate systems will be in place to recoup any overspend.

The Deputy General Manager Environment will approve any Councillor expenditure that is not within the Governance Manager's delegations.

Dispute Resolution: *Any disputes in relation to expenses and/ or facilities provided under this policy should be referred in the first instance to the General Manager. The General Manager may then refer to the Office of the Internal Ombudsman for independent review.*

Accessibility: *Where a Councillor has specific needs in relation to accessibility to Council facilities and the functions of civic office, additional assistance may be provided under this policy to ensure equity of access.*

5. No Deduction From Section 248 & 249 Fees

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Unless otherwise provided, the payment of, or reimbursement of expenses and the facilities which may be provided to the Mayor, Deputy Mayor and Councillors under this policy, shall be provided without reduction of the annual fees payable to the Mayor and Councillors, as determined by the Council, under Section 248-254A inclusive of the Act.

6. Claiming of Expenses

Reimbursement of expenses will be paid monthly in arrears, must be claimed within 3 months of being incurred by the Mayor or a Councillor. Any claim must be submitted on the approved form and must include receipts and tax invoices relating to the claim.

Reconciliation of the reimbursement of expenses under this policy will be undertaken on a monthly basis by appropriate Council staff.

Part 2 – Annual Fees – Mayor, Deputy Mayor and Councillors

7. Fees Payable to Councillors

The Council shall, prior to 30th June each year, set by resolution, the annual fees to be paid, monthly in arrears, to a Councillor for the following year commencing 1st July, provided that such fee shall be within the range for the Council determined annually by the Local Government Remuneration Tribunal. Such payment shall be subject to Section 254A of the Regulations and any specific resolution of the Council under Section 254A.

In accordance with the Australian Taxation Office Interpretive Decision 2007/205 Council may enter into an arrangement with a councillor under which the Councillor agrees to forego all or part of their annual fee in exchange for the Council making contributions to a complying superannuation fund on their behalf. Any request by a Councillor must be in writing and cannot be retrospective.

8. Fees Payable to The Mayor

The Council shall, prior to 30th June each year, set by resolution, the annual fee to be paid to the Mayor for the following year commencing 1st July provided that such fee shall be within the range for the Council determined annually by the Local Government Remuneration Tribunal.

9. Fees Payable to The Deputy Mayor

The Deputy Mayor shall be paid a percentage of the Mayoral Fee calculated under Clause 8, for the periods of time when the Mayor is prevented by absence, illness or otherwise from acting in, of when the Mayor requests the Deputy to act in, the office of Mayor. The amount of the fee so paid to the Deputy Mayor shall be deducted from the Mayor's annual fee and the percentage to be paid will be determined by Council at the election of the Deputy Mayor.

Part 3 – Payment of Expenses for, and Reimbursement of Expenses and Provision of Facilities for Mayor, Deputy Mayor and Councillors

10. Mayor

The Mayor shall be entitled to receive the benefit of the following facilities, and payment of and reimbursement of expenses, without reduction of the fees payable under Section 248 and/or 249 of the Act:

10.1 Transport

- (a) (i) **Mayoral Vehicle** – for a weekly fee (paid by the Mayor) based on Council's Private Use Car Scheme standard vehicle rate* a suitable and appropriate vehicle, (valued below the current luxury car tax threshold, as determined by the Australian Tax Office), fully maintained, insured and registered by the Council, for use by the Mayor for all official, executive and social duties connected with the Office of Mayor, and private and personal use in accordance with **Appendix A** to this Policy.

* Council's Private Use Car Scheme standard vehicle rate is set at \$100 per week as at 1 July 2012 and is adjusted annually.
 - (ii) **Car Allowance** – where the Mayor elects to provide his/her own vehicle for all functions related to the Office of Mayor for the Mayoral term and not require the provision of a Council vehicle as in (i) above, the Mayor is entitled to claim payment of a car allowance in accordance with Part 4 of this Policy
 - (b) Where the Deputy Mayor, at any time, is required to act in the Office of Mayor in accordance with Section 231 of the Act, the provisions of Part 4 of this Policy apply.
- 10.2 **Office accommodation** within the Civic Centre, fully furnished.
 - 10.3 **Executive Assistant/Secretarial services** including typing, photocopying, printing, postage, facsimile, computer and telephone facilities.
 - 10.4 **Administrative assistance** associated with any Council functions, meetings, publications and the like.
 - 10.5 **Office and reception refreshments.**
 - 10.6 **Mobile telephone** for use in relation to official functions and duties of the office of Mayor. The Council will meet the costs of maintenance and all charges against the mobile account. A car kit will be installed in the Council provided Mayoral car, or the Mayors own car as provided in clause 8.1 (a) (ii) above.
 - 10.7 **Corporate Credit Card**, in the name of the Council, if the Mayor so chooses, to facilitate payment of official council business expenses and expenditures provided for under the annual allocation for "discretionary expenditure" for the Office of Mayor. The Corporate Credit Card, shall be limited to A\$5,000, and is to be used in situations where it is not reasonably possible to go through the Council's normal procedures for the ordering and/or payment for goods or services. On going use of the credit card shall be in accordance with the Council's Policy "Use of Council Credit Card and Cab Charge Facilities". Upon completion of the Mayoral term the credit card shall be returned to the General Manager on the date the term ceases.
 - 10.8 **Car Parking** within the Executive area at the Civic Centre exclusively for the use of the Mayor

11. Councillors (Including The Mayor and Deputy Mayor)

To assist the Councillors in carrying out the duties of their civic office and without reduction (unless otherwise stated) of the fees payable under Section 248 of the Act, Councillors are, if they request such, entitled to payment of expenses or re-imbursement of the following expenses, and to receive the benefit of the following facilities:

- 11.1 **Councillors' Office and Councillors' Lounge** in the Civic Centre, suitably equipped with telephone, computer terminal, access to Internet and E-mail, facsimile and printer facilities for work directly related to the duties of their office. Councillors will be subject to the requirements of Council's Internet and Email policy where access is through Council's corporate computer system.
- 11.2 **Food and refreshments** on evenings associated with Council and Council Committee meetings, and approved Council functions.

- 11.3 **Stationery Package**, with an annual limit for the Mayor of \$1,000 and an annual limit for Councillors of \$500, such package to comprise business cards, letterheads, envelopes, with compliments slips, Christmas cards (up to 200 for the Mayor and up to 100 for a Councillor), postage stamps and diary.
- 11.4 **Name badge**, and Council approved corporate accessories on election to office or when the design of these items varies, and *protective clothing and equipment required for civic duty on election to office*.
- 11.5 **Councillor's vehicle** - Access to a suitable vehicle or vehicles (if available) provided by the Council for use on official duties connected with the office of Councillor. If approved by the General Manager, the Councillors may be issued with a cab charge card. Cab charge cards are for use on Council business only, and when a Council vehicle is not reasonably available to provide such transport, or the provision of a vehicle would not be economical in the circumstances. *Any traffic or parking fine incurred while traveling in private or council vehicles on Council business is the responsibility of the Councillor or the driver incurring the fine.*
- 11.6 **Furniture and/or equipment** for location or installation at their place of residence, as follows:
- 11.6.1 – **Bookcase**; standard issue four (4) shelf
- 11.6.2 – **Filing cabinet**; up to four (4) drawer
- 11.6.3 – **Printer/Facsimile/Copier** for use on Council business only, subject to the following conditions:
- (a) The Council shall:
 - (i) Meet the capital cost of acquisition of the equipment.
 - (ii) Meet the initial cost of installation of the equipment in the residence of the Councillor, including one (1) additional extension point for an existing line or one (1) separate point for a dedicated line where a Councillor chooses such under Clause 10.7.
 - (iii) Meet the cost of any maintenance/servicing of the equipment including any service call charge.
 - (iv) Be responsible for the cost of all consumables of the equipment including x5 reams of paper per annum and up to x2 black ink cartridges and x1 set of colour ink cartridges per annum.
 - (b) The Councillor shall be responsible for the good care and proper use of such equipment and to promptly report any faults, malfunctions or needs for service/repair to the Council.
 - (c) The Councillors' telephone and facsimile numbers are to be made available to the public.
- 11.7. **Domestic Telephone Service**. Where a Councillor elects such the Council will provide for installation of a telephone service, in the name of the Councillor, for use in relation to official functions and duties of Councillor, Mayor and Deputy Mayor, to allow for the connection of equipment provided under Clause 10.6.3.
- 11.8. A **laptop computer** and modem or an iPad or equivalent tablet, to enable Internet access and emailing and processing of correspondence and access to Council business papers, minutes, policies and other Council records and an iTunes or Gmail account allowing access to iTunes or Google Play and credit for applications to the value of \$40 in the first year and \$20 each year thereafter.
- 11.9 **Internet Services**:
- Internet access charges relating to the performance of a Councillor's civic duties will be paid by Council, up to a maximum of \$70 per month, per Councillor. Where a Councillor exceeds this amount, the difference between the maximum amount payable and the charges will need

to be covered by the Councillor. Where Council is reimbursing a service already installed, Councillors will only be able to claim up to the maximum of \$70 per month.

- 11.10 **All equipment and furniture** provided under Clause 11.6 shall always remain in the possession of the Councillor during his/her term of office, and shall remain the property of the Council returned to the Council in good operational order and condition upon ceasing to be an elected member of the Council (subject to Clause 10.10).

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- 11.11 **Where a Councillor ceases to hold Civic Office**, he/she may purchase the equipment at an amount determined by an independent valuation.

11.12 Telephone Reimbursements:

Reimbursement of the following telephone accounts, as nominated by the Councillor, on the following basis:

11.12.1 – Standard Domestic Service

- (a) *Councillors existing standard domestic service where no separate service is provided under Clause 11.7:* Rental, local call charges and the cost of any mobile and STD call charges related to Council business to a maximum of \$70 per month.
- (b) *Domestic Service provided under Clause 11.7:* Rental, local call charges and the cost of any mobile and STD call charges related to Council business to a maximum of \$70 per month.

11.12.2 – Mobile telephone Service

- (a) *Councillors' own mobile telephone:* Where Councillors already have a mobile telephone and wish to retain it for use in their civic duties, the Council will cover the service fee and reimburse the Councillor for the cost of all charges against that service, associated with their role as a Councillor, to a maximum of \$150 per month; or alternatively
- (b) *Council provided Mobile telephone:* The Council will provide a mobile telephone to any Councillor who requests it. The account will be in the name of the Councillor. The Council will cover the service fee and reimburse the Councillor for the costs of all charges against that service, associated with their role as a Councillor, to a maximum of \$150 per month.

Provided in respect of both clauses 11.12.1 and 11.12.2 that:

- all telephone numbers in respect of which a claim is made are made available to the public, and
- claims for reimbursements shall be made no later than six (6) months after the account is due for payment. Claims made for reimbursement lodged after this date shall not be paid.

- 11.13 **Parking exemption sticker** for a nominated vehicle owned by the Councillor enabling exemption from parking fees at any car parks within the Warringah Council area where exemption for residents apply.

- 11.14 **Councillor Parking** – A total of nine (9) parking spaces will be reserved in the executive parking area exclusively for use by the Councillors on the afternoon/evening of Council meeting days. Three (3) parking spaces will be provided during normal business hours on all other days.

- 11.15 **Glen Street Theatre complimentary tickets** – Each calendar year all Councillors and the Mayor will receive 2 non transferable complimentary tickets to each opening night at Glen Street Theatre subscription season productions

- 11.16 All office/communication equipment and facilities provided under this policy will be of a standard essential to the conduct of business in a contemporary business environment.

11.17 Expenses within Clause 11 shall not exceed \$7,000 per Councillor in any given year, with the exception of an election year, where new Councillors will receive all new equipment at once, and this limit will be increased to \$10,000 as a result of new equipment expenditure.

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Part 4 – Travel Costs – Use of Mayor’s and Councillors’ Private Vehicles

12. Mayor & Councillors

12.1 The Mayor, where he or she elects to use his or her private vehicle and Councillors, subject to their private vehicle being currently registered and covered by Compulsory Third Party Insurance, may claim a kilometre allowance for use of private vehicles when used by the most direct route to travel between their place of residence within Warringah local government area, and return, to:

- (a) attend meetings of the Council, Committees, Sub Committees, Working Parties, Taskforce, Forums or the like, as a Councillor or delegate of the Council; to attend any briefing, community consultation, appointments and engagements associated with the business of the Council, and attend to the transaction of Council business at the Civic Centre;
- (b) attend inspections or business within or outside the Council area undertaken in accordance with a resolution of the Council;
- (c) attend public meetings and civic functions convened by the Council or other community meetings where the Councillor has been invited to attend;
- (d) attend any conference as defined in the policy, where use of the private vehicle is authorised by the Mayor.

Provided that the Council shall not meet any claim for travel or costs associated with attendance at fund raising activities or rallies held by registered political parties or groups.

12.2 Kilometre rates for such travel will be paid at the rate set by the Local Government (State) Award, as at the date of travel. Such rate shall be deemed to cover and include any claims for accidental damage or repairs to the Mayor or Councillor’s own vehicle, and any loss of no claim bonus and any excess not covered by any insurance.

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The current claimable rate for kilometres is \$0.65c per km for cars under 2.5L and \$0.74c per km for cars over 2.5L.

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12.3 Payment is subject to a formal monthly claim on the prescribed claim form being lodged by the Mayor or Councillor, and such claim must be made no later than six (6) months after the travel occurred. Claims lodged for travel occurring more than six (6) months after the claim is lodged shall not be paid.

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12.4 Where the Mayor provides his/her own form of transport under clause 8.1(a) (ii) the General Manager may approve of the payment of the minimum car allowance in accordance with the Local Government (State) Award in lieu of a kilometre allowance.

12.5 Where the Mayor and Councillors elect to use public transport or travel by bicycle for Council business, reimbursement of costs may be claimed.

The full cost of fares for public transport associated with Council business (as specified in 12.1) will be reimbursed subject to lodgement of a formal monthly claim. The claim must be made within six (6) months of the travel having occurred. Claims lodged after six (6) months shall not be paid.

Costs associated with bicycle travel for Council business (as specified in clause 12.1) will be reimbursed on a per kilometre basis,

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Where a Councillor uses his/her own bicycle for transport whilst undertaking their duties as a Councillor, the following reimbursements will be allowed to provide for reasonable annual maintenance:

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<u>Average kilometres per week per annum (based on 48 weeks)</u>	<u>Maintenance allowance per annum</u>
10 or less	\$60
10 to 20	\$160
20 to 30	\$200
Above 30	\$240

The above payment is subject to lodgement of a formal monthly claim. The claim must be made within six (6) months of the travel having occurred. Claims after three months shall not be paid.

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Part 5 – Conferences Held in Australia

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In this part Conference means any conference, seminar, congress, forum, workshop, course, meeting, deputation, information and training session, or event, related to the industry of local government and held within Australia.

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13. Who May Attend Conferences

13.1 The Mayor and Councillors may be nominated and authorised to attend conferences by:

- (a) The Mayor, acting within any delegated authority during Council recess;
- (b) The Mayor and the General Manager jointly, or, where the applicant is the Mayor, the Deputy Mayor/ one other Councillor and the General Manager jointly,

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(b) will be subject to the Councillor wishing to attend a conference submitting their request in writing to the Mayor and the General Manager outlining the benefits of their attendance to Council.

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13.2 By the adoption of this Policy, authority is hereby delegated to the Mayor and the General Manager jointly to nominate and authorise a substitute Councillor to attend any conference in lieu of the Mayor or a nominated and authorised Councillor.

13.3 The application for approval shall include full details of the travel, including itinerary, costs and reasons for the travel.

14. What Conferences May Be Attended

The conferences to which this policy applies shall generally be confined to:

- Local Government NSW (LGNSW), Local Government Womens Association (LGWA), and Australian Local Government Association (ALGA) Conferences.
- Special "one-off" conferences called or sponsored by, or for, the LGNSW, LGWA, LGMA, and ALGA on important issues.
- Annual conferences of the Local Government Managers Association (LGMA) and the major Professions in Local Government.
- Australian Sister Cities Conference.
- Regional Organisation of Councils Conferences.
- Conferences, which further training and development efforts of the Council and of Councillors, or which relate to or impact upon the Council's functions.
- Meetings or Conferences of Organisations or Bodies to which a Councillor of the Council has been elected, or appointed as a delegate or member of the Council, or LGNSW, LGWA, or ALGA.
- After returning from an approved conference, Councillors shall submit a written report to a full meeting of the Council on the aspects of the conference relevant to Council business and/or the local community.

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15. Conference Costs

The following shall apply to the Mayor and Councillors who are authorised and/or appointed as delegates under this policy to attend Conferences:

15.1 Registration

The Council will pay all normal registration costs for the Mayor or Councillors/delegates which are charged by organisers, including those relating to official luncheons, dinners and tours/inspections which are relevant to the interests of the Council.

15.2 Accommodation

The Council will pay reasonable single accommodation costs for the Mayor or Councillors including the night before and/or after the conference where this is necessary because of travel and/or conference timetables.

15.3 Travel

- (a) The Council will meet all reasonable travel costs for the Mayor, or authorised Councillors or delegates, to and from the conference location and venue. Where appropriate, travel will be provided by air (economy class). Depending upon the location or circumstances, it may be more appropriate for travel to be undertaken by car or train.
- (b) Where trains are used the Council will provide first class travel, including sleeping berths where available.
- (c) Where travel is by motor vehicle it should be undertaken by Council vehicle where available, or by private vehicle subject to prior approval of the Mayor.
- (d) Where the Mayor or a Councillor uses their private vehicle under (c) above, they may claim the "kilometre" allowance at the date of travel as per Clause 6.2, subject to such cost not exceeding economy class air fares to and from the particular destination, and subject further to;
 - (i) the travel is to be undertaken with all due expedition, by the shortest most practical route, to and from the conference
 - (ii) the claim, on the prescribed claim form, must be made not later than six (6) months after the conclusion of the Conference.
- (e) Where hire cars, taxi fares and parking costs are reasonably required and incurred in attending conferences, the cost of such will be reimbursed by the Council to the Councillor upon presentation of a claim and receipt.

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15.4 Out-of-Pocket Expenses

Out-of-pocket expenses incurred by the Mayor or a Councillor and associated with attendance at a conference shall be reimbursed to the Mayor or Councillor upon presentation of a claim and receipts for the following:

- (a) any hotel/motel conference related charges associated with the Conference, other than accommodation
- (b) all telephone, internet or facsimile calls related to Council business
- (c) reasonable lunches, dinners and other meals incurred whilst travelling to or from the Conference and other lunches, dinners or meals occurring during the Conference but not included in the conference registration fee
- (d) incidental expenses, e.g. bridge tolls
- (e) any optional activity in a conference program, but excluding any pre or post conference activities.

Where requested by a Councillor, consideration will be given to the provision of an advance payment of up to \$200 to cover anticipated out-of-pocket expenses. Following attendance at a conference (and no more than 3 months after the conference concludes) the advance payment must be fully reconciled with receipts for costs associated with (a) – (e) above.

15.5 Frequent Flyer and Loyalty Points

The Mayor and Councillors shall not be entitled to claim frequent flyer or other loyalty points relating to air travel or other expenses incurred by them under this policy. In circumstances where the Mayor or a Councillor has no option but to incur any expenditure for which loyalty points accrue to his/her personal account, the Mayor or Councillor must surrender the points to the airline or service provider before reimbursement of the expense by the Council.

15.6 When a Councillor Spends over Their Allocated Budget

Where a Councillor spends over their allocated budget they will be required to reimburse Council for this overspend. Councillors will be notified by the Governance Manager in any given month if there has been an overspend related to phone and/ or internet expenses, and any other expenses that council manages where possible. In relation to training and conferences the Governance Manager will advise Councillors when they are nearing their annual limit.

Councillors will be requested to reimburse any overspend, either by that Councillor authorising Council to withhold any overspend from their Councillor fees (this must be in writing) or through direct payment/ reimbursement to Council through customer service. Any overspend should be reimbursed within three (3) months of incurring it.

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16. Conference Costs - Payment In Advance

- 16.1 The Council will normally pay registration fees, accommodation costs and airline/train tickets direct to conference organisers/travel agent in advance.

17. Conference Costs – Mayor’s And Councillors’/Delegates’ Accompanying Person

- 17.1 Where the Mayor or Councillor is accompanied at a conference all costs for, or incurred by, the accompanying person, including travel, any additional accommodation costs, breakfast, meals, registration and/or participation in any conference programs, are to be borne by the Mayor/Councillor/accompanying person and not by the Council. Council may by resolution, and in exceptional circumstances, pay the expenses of a spouse/partner/carer while travelling on Council business. Exceptional circumstances would only be where the Councillor is prevented by health reasons from travelling alone.
- 17.2 Accompanying person’s registration, or accompanying person’s program fees, are to be paid to the conference organiser, etc. and paid at time of registration. The Council is prepared to receive such registration and payments and to forward them on to the conference organiser, etc. with any Council delegates’ registration.
- 17.3 Where the Council meets, on account, any expenditure or cost on behalf of an accompanying person attending a conference, such expenditure must be repaid to the Council by the Councillor/accompanying person within seven (7) days of being invoiced for such expenditure following the conclusion of the conference.

Part 6 – Conferences Overseas**18. Attendance At Overseas Conferences**

- 18.1 Attendance by the Mayor or a Councillor at any conference, seminar, congress, forum, workshop, course, meeting, deputation, information or training sessions, events, etc. related to the industry of local government which are held overseas, must be authorised prior to departure by specific resolution of the Council and such resolution shall specify and detail the conditions of attendance.
- 18.2 Attendance will only be approved where direct and tangible benefits can be established for the Council and the local community.
- 18.3 Requests for attendance for overseas travel must be submitted by a report to Council, included on the Council agenda (not by mayoral minute) and shall include the names of Councillors nominated to attend, purpose, expected benefits, duration, itinerary and approximate total costs.
- 18.4 After returning from overseas, Councillors attending shall submit to a full meeting of Council a detailed written report on the aspects of the trip relevant to Council business and/or the local community.
- 18.5 Details of overseas travel must be included in Council's annual report, including any details of trips for sister city relationships.

Part 7 – Legal Assistance for Mayor and Councillors**19. Legal and Representation Costs - Enquiries, Investigations, Hearings, etc.**

In the event of:

- (1) any enquiry, investigation or hearing by any of:
- the Independent Commission Against Corruption,
 - the Office of the NSW Ombudsman,
 - the Division of Local Government, Department of Premier and Cabinet
 - the NSW Police Force,
 - the Director of Public Prosecutions,
 - the Local Government Pecuniary Interest and Disciplinary Tribunal, or
 - Council's Conduct Review Committee/Reviewer

into the conduct of the Mayor or a Councillor in discharging their civic office duties; or

- (2) legal proceedings being taken against the Mayor or a Councillor, arising out of or in connection with the performance of his or her civic duties or exercise of his or her functions as a Mayor or Councillor

the Council may resolve to reimburse the Mayor or such Councillor for all legal expenses properly and reasonably incurred, given the nature of the enquiry, investigation, hearing or proceeding, on a solicitor/client basis,

Provided that:

- (a) the subject of the inquiry, investigation or hearing arises from the performance in good faith of a Councillor's functions under the Act, and the matter before the investigative or review body has proceeded past any investigative phase to a formal investigation or review;
- (b) In the case of a conduct complaint made against a councillor, legal costs may only be made available where the matter has been referred by the General Manager to the Conduct Review Committee/Conduct Reviewer to make formal inquiries into the matter;

- (c) in the case of pecuniary interest or misbehaviour matters, legal costs may only be made available where a formal investigation has been commenced by the Division of Local Government;
- (d) the amount of any reimbursement of legal expenses shall be reduced by the amount of any moneys that may be or are recouped by the Mayor or Councillor on any basis;
- (e) that the enquiry investigation, hearing or proceeding results in a finding substantially favourable to the Mayor or Councillor.
- (f) where an outcome of an action or investigation against the Mayor or Councillor is substantially unfavourable to that Councillor any legal expenses must be reimbursed by the Councillor.

This policy specifically excludes the payment of legal expenses for the Mayor or Councillors where:

- (a) the Mayor or Councillor initiates a legal action;
- (b) the outcome of an action or investigation against the Mayor or Councillor is substantially unfavourable to that Councillor;
- (c) the Mayor or Councillor seeks advice in respect of possible defamation, or is seeking non-litigious remedy for possible defamation.

Part 8 – Insurances and Health Maintenance and Assessment Programs

20. Insurance – Mayor and Councillors

The Council will insure, or will provide for the insurance of the Mayor and Councillors for:

20.1 Personal Accident

Personal injury whilst ever engaged in or on any Council activity, worldwide covering bodily injury caused by accidental, violent, external and visible means up to a sub-limit for death determined by the Council and also covering permanent disablement, temporary total disability and temporary partial disability. The cover does not include medical expenses as medical expenses cannot be included due to the provisions set down in the Health Act. The Council shall determine the distribution of any benefits arising from such insurance to the Mayor or Councillor or his/her beneficiaries.

20.2 Professional Indemnity/Public Liability

(a) General Liability

To indemnify the insured for all sums they shall become legally liable to pay arising out of:

- (i) death, personal injury or illness or disease to persons;
- (ii) loss or damage to property arising out of the insured's business as a Council.

(b) Professional Indemnity

To indemnify the insured for all sums they shall be legally liable for arising out of any negligent act, error or omissions in the conduct of their activities as Mayor or Councillors and arising out of the insured's business as a Council.
BUT subject to any limitations or conditions set out in the policy of insurance which is, at the direction of the Council, taken out.

- 20.3 To indemnify each insured person(s) (Mayor/Councillors) for all costs, charges, expenses and defence costs but excluding fines and penalties incurred in relation to any prosecution (criminal or otherwise) of any insured person(s), attendance by any insured person(s) at any official investigation, examination, inquiry or other proceedings ordered or commissioned during the period of insurance by any official body or institution that is empowered to investigate the affairs of the Council by reason of any wrongful act wherever or whenever committed or allegedly committed by the insured person(s) in their capacity as insured

person(s), BUT subject to any limitations or conditions set out in the policy of insurance which is, at the direction of the Council.

21. Health and Wellbeing Services

The Mayor and a Councillor, if they requests such, is entitled to be included in a suitable program which provides a range of services designed to promote, maintain or support physical, social and mental well being. Such programs may provide for periodic health assessments, testing and screening and also for regular structured health or fitness programs and regimes.

Under Council's Wellness Program, Council will reimburse up to 50% of fees for club memberships, sports event entry as a competitor, or other specified wellness initiatives (or a combination), to a maximum of \$200 per councillor, per financial year.

22. Care and other related expenses

- 22.1 Reimbursement of the cost of carer arrangements, including childcare expenses and the care of the elderly, disabled and/or sick immediate family expenses and the care of the elderly, disabled and/or sick immediate family members of councillors, to allow councillors to undertake their council business obligations. Reimbursement, less any government subsidy will be subject to the production of receipts, attached to the approved form and will be at a maximum of \$2000 per annum.
- 22.2 Reimbursement of the cost of carer arrangements will require evidence that the carer nominated is accredited by the appropriate government department and any claim must be submitted on the approved form and must include receipts and tax invoices relating to the claim.

23. Training and Conference Budget Including Travel and Accommodation

Council will provide training and education for Councillors as is appropriate for effective discharge of the function of civic office, functions and responsibilities.

Such training will be at Council's expense and will be provided in-house or by outside providers as appropriate.

Council will provide up to \$5,000 per Councillor per annum for training, education and conference costs, including any incidental costs associated with Councillor attendance.

The only exception to this limit will be for the Mayor, who is allowed to attend the Local Government NSW (LGNSW) and the Australian Local Government Association (ALGA) Conferences each year, over and above the allocated \$5,000 per Councillor limit.

An individual Councillor may carry over their unspent funds from the previous financial year only.

24. Attendance at Council Functions

Where a Councillor attends a function on behalf of Council (ie. on Council Business), Council will pay for the cost of attendance at that function. Where the attendee is the Mayor, where the Mayor's is invited to bring a guest (to be addressed in the invitation), the guest will also be covered.

25. Gifts and Benefits

A councillor must not:

- seek or accept a bribe or other improper inducement
- by virtue of his or her position, acquire a personal profit or advantage which has a monetary value, other than one of a token value.

A councillor must not seek or accept any payment, gift or benefit intended or likely to influence, or that could be reasonably perceived by an impartial observer as intended or likely to influence a Councillor or staff member to:

- act in a particular way (including making a particular decision)
- fail to act in a particular circumstance
- otherwise deviate from the proper exercise of his or her official duties.

A councillor may accept gifts or benefits of a nominal or token value that do not create a sense of obligation on his or her part or that may not be perceived to be intended or likely to influence him or her in carrying out their public duty.

A councillor must never accept an offer of money, regardless of the amount.

No matter the value, all gifts and benefits must be declared and the appropriate paperwork associated with this is to be completed.

For further information Councillors should consult the Gifts and Benefits Policy (STR-PL 005).

26. Public Meetings

Councillors wishing to conduct community engagement activities in their Ward to create public drop-in sessions are provided advertising support. A budget of up to \$500 per annum is available to each Councillor to cover advertising costs associated with the promotion of these sessions via Council's Warringah Update. Costs can be split by those Ward Councillor attending the sessions. Council signage will also be made available to Councillors. This program will be available up until six months prior to scheduled Local Government Elections.

27. Reporting

Council shall report separately, on an annual basis, on

- The total cost of expenses and the provision of facilities for the mayor and all councillors, as well as:
- The cost of phone calls including mobiles, home located landlines, facsimile and internet services
- Spouse/partner/accompanying person expenses
- Conference and seminar expenses
- Training and skill development expenses
- Interstate travel expenses
- Overseas travel expenses
- Care and other related expenses
- The cost of the provision, including rental, of dedicated office equipment allocated to councillors on a personal basis such as laptops, mobile phones, telephones and facsimile machines and internet installed in the councillors homes. This item does not include the costs of using this equipment, such as calls.
- The provision of facilities and equipment where such provision is above what would normally be required for the day to day running of the council.

APPENDIX A**Provision & Use of a Mayoral Vehicle****1. Introduction**

The Council's adopted Code for the Payment of Expenses & Provision of Facilities for the Mayor and Councillors stipulates that the Council will provide a suitable and appropriate vehicle for use by the Mayor for all official, executive and social duties connected with the office of Mayor and for occasional or full private or personal use.

The Council cannot make a motor vehicle, owned or leased by the Council, available for the exclusive or primary use or disposition of a particular Councillor other than a Mayor.

2. Policy statement**2.1 The Council will:**

- provide servicing, maintenance, registration and insurance of a suitable vehicle,
- provide all fuel, which may be charged against fuel card, whilst the vehicle is used for Council business

2.2 The vehicle will be registered and comprehensively insured by Warringah Council.**2.3 A car telephone and special accessories where required, shall be provided, fitted, installed and removed at Council's cost.****2.4 The vehicle shall be available for the exclusive use of the Mayor, subject to the conditions of this Policy.****3. Principles****3.1 Use of Vehicle**

A vehicle is made available for use by the Mayor:

- To attend any function, activity or engagement whether associated with local government or not, both within and outside the Warringah Council area, at any time and on any day, in the official capacity of Mayor.
- At any time or day to attend any meetings, inspections, sites or appointments within Warringah as Mayor, with residents, ratepayers or people associated with Council business.
- For occasional or full personal or private use. Where private or personal use is on an occasional basis, the Mayoral Allowance will be reduced on a per kilometre basis, by the rate set by the Local Government (State) Award, and in accordance with a log submitted by the Mayor on a monthly basis. Where full private or personal use is chosen, the Mayoral Allowance will be reduced, in accordance with the Light Vehicle Allocation and Private Use Car Scheme Management Policy, MGT – PL 105 (Clause 2.1 – Contract Staff – TPR Calculation).
- For travel within Warringah for any Council related purpose or function.

3.2 Restrictions on Use of Vehicle

The following restriction shall apply to the use of the Mayoral vehicle:

(a) The vehicle shall only be driven by a properly licensed person, being:

- The Mayor, or
- Council employee, or
- a Councillor of Warringah, with the Mayor's consent

- a member of the Mayor's immediate family, e.g. mother/father/son/daughter/brother/sister, partner/spouse, or
 - a nominated person, so long as the Mayor is a passenger in the car.
- (b) The Mayor shall not use, or allow the vehicle to be used, to compete in any car rally or competition.
- (c) The vehicle is not to be used for any trading undertaking or for any activity where remuneration is received which is not directly related to Council business or activities of the office of Mayor.

3.3 Conditions of Use of Mayoral Vehicle

- (a) The Mayor, if he/she intends to drive the vehicle, must show evidence of a current New South Wales driver's licence of an appropriate class, or equivalent, and be the holder of a licence for the duration of their use of the vehicle. If the Mayor loses his/her licence or is suspended from driving, they must immediately:
- forfeit use of or access to the Mayoral vehicle, or
 - provide evidence of a properly licensed person who will be the driver of the vehicle whenever used by the Mayor during such period.
- (b) Whenever the Mayor has the control of the vehicle, the Mayor must ensure that it is driven only by a responsible properly licensed person as above.
- (c) If the Mayor drives, or allows another person to drive the vehicle without a current driver's licence, or whilst disqualified for any reason, the Council may withdraw the vehicle from access by the Mayor.
- (d) All traffic fines and penalties incurred by the Mayoral vehicle will be paid by the driver. The Mayor must keep a record of any drivers of the vehicle, other than the Mayor, whom the Mayor permits to drive the vehicle.
- (e) If the Mayor or a properly licensed person, by their action, negates any motor vehicle insurance, that person will be responsible for the payment of costs as a consequence thereof.
- (f) The Mayor always remains responsible for ensuring proper and adequate care and usage of the vehicle at all times including:
- day to day routine maintenance e.g. fuel, oil, battery, radiator, tyre pressures etc. is carried out at regular intervals,
 - garaging, i.e. if available off-street and under cover,
 - the vehicle is kept in a clean condition, by making it available to Council staff weekly for this purpose,
 - all maintenance/repair issues are reported to Fleet Management without delay,
 - that any accident or damage to the vehicle is immediately reported using the appropriate Accident Report Form
 - If the Mayor or a properly licensed person, whilst driving the vehicle, is convicted of drink-driving or an offence leading to licence suspension or loss in association with an accident involving the Mayoral vehicle, the Mayor will be required to pay the cost of associated repairs in the event that Council's insurers disclaim responsibilities on the grounds of such conviction, suspension or loss.

4. Definitions

"Nominated person" means the holder of a current NSW driver's licence who is nominated by the Mayor, in writing to the General Manager, as a person who may regularly drive the Mayoral Vehicle whilst the Mayor is a passenger in the vehicle.

APPENDIX B

1.1 Provisions under the Local Government Act 1993

1.1.1 General policy-making requirements

Section 252 of the Local Government Act requires councils to adopt or amend a policy annually for the payment of expenses and the provision of facilities to mayors, deputy mayors and other councillors. Mayors and councillors can only be reimbursed for expenses and provided with facilities in accordance with this policy.

Section 252 also makes provision for a council to reduce the amount payable to mayors and councillors (under sections 248-251 of the Act) by the amount representing any private benefit of a facility provided by the council to them. It also requires that the policy be made under the provisions of this Act, the Regulation and any relevant guidelines issued under section 23A of the Act (these guidelines).

Section 252 (Payment of expenses and provision of facilities) states:

- (1) *Within 5 months after the end of each year, a council must adopt a policy concerning the payment of expenses incurred or to be incurred by, and the provision of facilities to, the mayor, the deputy mayor (if there is one) and the other councillors in relation to discharging the functions of civic office.*
- (2) *The policy may provide for fees payable under this Division to be reduced by an amount representing the private benefit to the mayor or a councillor of a facility provided by the council to the mayor or councillor.*
- (3) *A council must not pay any expenses incurred or to be incurred by, or provide any facilities to, the mayor, the deputy mayor (if there is one) or a councillor otherwise than in accordance with a policy under this section.*
- (4) *A council may from time to time amend a policy under this section.*
- (5) *A policy under this section must comply with the provisions of this Act, the regulations and any relevant guidelines issued under section 23A.*

1.1.2 Policy development, review and submission requirements

Section 253 of the Act specifies actions that council must undertake before a policy concerning expenses and facilities can be adopted or amended. It requires councils to make and submit their expenses and provision of facilities policies annually to the Division of Local Government.

Section 253 (Public notice of proposed policy or amendments concerning expenses and facilities) states:

- (1) *A council must give public notice of its intention to adopt or amend a policy for the payment of expenses or provision of facilities allowing at least 28 days for the making of public submissions.*
- (2) *Before adopting or amending the policy, the council must consider any submissions made within the time allowed for submissions and make any appropriate changes to the draft policy or amendment.*
- (3) *Despite subsections (1) and (2), a council need not give public notice of a proposed amendment to its policy for the payment of expenses or provision of facilities if the council is of the opinion that the proposed amendment is not substantial.*
- (4) *Within 28 days after adopting a policy or making an amendment to a policy for which public notice is required to be given under this section, a council is to forward to the Director-General:*

- (a) *a copy of the policy or amendment together with details of all submissions received in accordance with subsection (1), and*
- (b) *a statement setting out, for each submission, the council's response to the submission and the reasons for the council's response, and*
- (c) *a copy of the notice given under subsection (1).*
- (5) *A council must comply with this section when proposing to adopt a policy each year in accordance with section 252 (1) even if the council proposes to adopt a policy that is the same as its existing policy.*

Section 254 of the Act requires that a part of a council or committee meeting which considers the adopting or amending of such a policy must not be closed to the public.

1.1.3 The role of a councillor

Section 232 of the Local Government Act defines the role of a councillor. It provides that councillors have two distinct roles; as a member of the governing body of the council; and as an elected person. Councils as members of the governing body should work as part of a team to make decisions and policies that guide the activities of the council. The role as an elected person requires councillors to represent the interests of the community and provide leadership. Councillor expenses and facilities policies should facilitate and assist councillors to carry out their role.

Section 232 (What is the role of a councillor?) states:

- (1) *The role of a councillor is, as a member of the governing body of the council:*
 - *to direct and control the affairs of the council in accordance with this Act*
 - *to participate in the optimum allocation of the council's resources for the benefit of the area*
 - *to play a key role in the creation and review of the council's policies and objectives and criteria relating to the exercise of the council's regulatory functions*
 - *to review the performance of the council and its delivery of services, and the management plans and revenue policies of the council.*
- (2) *The role of a councillor is, as an elected person:*
 - *to represent the interests of the residents and ratepayers*
 - *to provide leadership and guidance to the community*
 - *to facilitate communication between the community and the council.*

1.1.4 Other requirements

Section 12 provides that the public is able to inspect during office hours at the council, and at no charge, the current version and the immediately preceding version of the council's expenses and facilities policy. The public are also entitled to a copy of the policy either free of charge or on payment of a reasonable copying charge.

Section 23A makes provision for the Director General of the former Department of Local Government to prepare, adopt or vary guidelines that relate to the exercise by a council of any of its functions. It also requires that a council must take the relevant guidelines into consideration before exercising any of its functions.

1.2 Provisions under the Local Government (General) Regulation 2005

Clause 271 of the Regulation requires councils to include detailed information in their annual reports about the payment of expenses and facilities to councillors.

Clause 217 (Additional information for inclusion in annual reports) states in part:

- (1) *For the purposes of section 428 (2) (r) of the Act, an annual report of a council is to include the following information:*
- details (including the purpose) of overseas visits undertaken during the year by councillors, council staff or other persons while representing the council (including visits sponsored by other organisations),*
- (a1) *details of the total cost during the year of the payment of the expenses of, and the provision of facilities to, councillors in relation to their civic functions (as paid by the council, reimbursed to the councillor or reconciled with the councillor), including separate details on the total cost of each of the following:*
- (i) *the provision during the year of dedicated office equipment allocated to councillors on a personal basis, such as laptop computers, mobile telephones and landline telephones and facsimile machines installed in councillors' homes (including equipment and line rental costs and internet access costs but not including call costs),*
 - (ii) *telephone calls made by councillors, including calls made from mobile telephones provided by the council and from landline telephones and facsimile services installed in councillors' homes,*
 - (iii) *the attendance of councillors at conferences and seminars,*
 - (iv) *the training of councillors and the provision of skill development for councillors,*
 - (v) *interstate visits undertaken during the year by councillors while representing the council, including the cost of transport, the cost of accommodation and other out-of-pocket travelling expenses,*
 - (vi) *overseas visits undertaken during the year by councillors while representing the council, including the cost of transport, the cost of accommodation and other out-of-pocket travelling expenses,*
 - (vii) *the expenses of any spouse, partner or other person who accompanied a councillor in the performance of his or her civic functions, being expenses payable in accordance with the Guidelines for the payment of expenses and the provision of facilities for Mayors and Councillors for Local Councils in NSW prepared by the Director-General from time to time,*
 - (viii) *expenses involved in the provision of care for a child of, or an immediate family member of, a councillor, to allow the councillor to undertake his or her civic functions.*

Clause 403 disallows the payment of a general expense allowance and for a vehicle to be made available for the exclusive use of a councillor other than the mayor.

Clause 403 (Payment of expenses and provision of facilities) states:

A policy under section 252 of the Local Government Act 1993 must not include any provision enabling a council:

- (a) *to pay any councillor an allowance in the nature of a general expense allowance, or*
- (b) *to make a motor vehicle owned or leased by the council available for the exclusive or primary use or disposition of a particular councillor other than a mayor.*

1.3 Other NSW Government policy provisions

1.3.1 Division of Local Government Guidelines

As noted above under section 252(5) of the *Local Government Act 1993* the council expenses policy must comply with these guidelines issued under section 23A of the Act.

1.3.2 Circulars to Councils

The policy must take into account the following Circulars.

Circular 08/24 *Misuse of council resources*.

Circular 08/37 *Council decision making prior to ordinary elections*

As previously stated, these guidelines replace any previous versions of these Guidelines and Circular 04/60 *Policy on payment of facilities to the mayor, deputy mayor and other councillors*.

1.3.3 The Model Code of Conduct for Local Councils in NSW (DLG)

The policy should be consistent with the *Model Code of Conduct for Local Councils in NSW, Department of Local Government – June 2008*. The following parts of the code are particularly relevant to s252 policies:

Use of council resources (pp 23-24)

10.12 You must use council resources ethically, effectively, efficiently and carefully in the course of your official duties, and must not use them for private purposes (except when supplied as part of a contract of employment) unless this use is lawfully authorised and proper payment is made where appropriate.

10.14 You must be scrupulous in your use of council property, including intellectual property, official services and facilities and should not permit their misuse by any other person or body.

10.15 You must avoid any action or situation, which could create the appearance that council property, official services or public facilities are being improperly used for your benefit or the benefit of any other person or body.

10.16 The interests of a councillor in their re-election is considered to be a personal interest and as such the reimbursement of travel expenses incurred on election matters is not appropriate. Council letterhead, council crests and other information that could give the impression it is official council material must not be used for these purposes.

10.17 You must not convert any property of the council to your own use unless properly authorised.

1.3.4 Councillor Induction and Professional Development Guide (DLG)

The policy provisions on training and development should integrate with any training and development policy, plan or program developed by the council. The Division has produced a *Councillor Induction and Professional Development Guide* (September 2008) to assist councils to develop these programs.

1.3.5 No Excuse for Misuse, preventing the misuse of council resources (ICAC)

Councils should also be aware of and take account of the Independent Commission Against Corruption (ICAC) publication *No Excuse for Misuse, preventing the misuse of council resources* (Guidelines 2) November 2002. This publication is available on the ICAC website in at www.icac.nsw.gov.au.