

# BOONDAH ROAD SPORTS COURTS PLAN OF MANAGEMENT

COUNCIL ADOPTED

25 SEPTEMBER 2018



NORTHERN BEACHES COUNCIL

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# CONTENTS

<b>1</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	What is a Plan of Management? .....	1
1.2	Background .....	1
1.3	Land to which this Plan of Management applies .....	2
1.4	Objectives of this Plan of Management.....	3
1.5	Process of preparing this Plan of Management.....	3
1.6	Contents of this Plan of Management .....	4
<b>2</b>	<b>DESCRIPTION OF BOONDAH ROAD SPORTS COURTS</b>	<b>6</b>
2.1	Locational context.....	6
2.2	Property details .....	6
<b>3</b>	<b>BASIS FOR MANAGEMENT.....</b>	<b>9</b>
3.1	Introduction.....	9
3.2	Planning context .....	9
3.3	Direction for Boondah Road Sports Courts .....	15
3.4	Future uses and developments.....	19
3.5	Use agreements .....	23
<b>4</b>	<b>ACTION PLAN.....</b>	<b>27</b>
4.1	Concept Plan .....	27
4.2	Action Plan .....	28
<b>5</b>	<b>IMPLEMENTATION.....</b>	<b>33</b>
5.1	Governance.....	33
5.2	Monitoring.....	33
5.3	Funding .....	33
5.4	Reporting.....	34
5.5	Review of this Plan of Management.....	34
	<b>REFERENCES .....</b>	<b>35</b>

## Figures

Figure 1	Property details for 3 Boondah Road, Warriewood .....	2
Figure 2	Proposed Boondah Road Sports Courts.....	3
Figure 3	Process of preparing this Plan of Management.....	3
Figure 4	Locational context of Boondah Road Sports Courts.....	6
Figure 5	Categorisation of 3 Boondah Road.....	11
Figure 6	Zoning of Boondah Road Netball Courts.....	13
Figure 7	Land Use Designation for 3 Boondah Road, Warriewood.....	14
Figure 8	Narrabeen Creek wildlife corridor.....	14
Figure 9	Concept Plan for Boondah Road Sports Courts.....	27

## Tables

Table 1	Structure of this Plan of Management.....	5
Table 2	Description of Boondah Road Sports Courts.....	6
Table 3	Planning context of Boondah Road Sports Courts.....	9
Table 4	Guidelines for categories of community land at Boondah Road Sports Courts....	11
Table 5	Values of Boondah Road Sports Courts.....	15
Table 6	Roles of Boondah Road Sports Courts .....	16
Table 7	Management strategies for sportsgrounds.....	18
Table 8	Authorised leases, licences and other estates at Boondah Road Sports Courts ...	24
Table 9	Authorised uses for short term casual use or occupation of Boondah Road Sports Courts.....	25
Table 10	Open space actions .....	29
Table 11	Recreation actions.....	29
Table 12	Environmental actions.....	31
Table 13	Management actions .....	32

# 1 INTRODUCTION

## 1.1 What is a Plan of Management?

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

A Plan of Management is required to be prepared for public land which is classified as community land under the *Local Government Act 1993*.

A Plan of Management for an area of community land is usually accompanied by a landscape plan which shows proposed spatial changes. This Plan of Management is accompanied by a concept plan to illustrate the proposed Boondah Road Sports Courts at 3 Boondah Road in Warriewood.

## 1.2 Background

In 1998 the former Pittwater Council first identified 3 Boondah Road in Warriewood for development of sporting facilities to meet an identified need for active open space for residents and workers in the area (Pittwater Council, 1998). The Warriewood Valley Strategic Review Addendum Report (Pittwater Council 2014, amended December 2017) designated 3 Boondah Road to be used for Active Recreation.

Northern Beaches Council resolved on 8 August 2017 to purchase 3 Boondah Road, and upon its acquisition to classify the land as community land consistent with the *Local Government Act 1993*.

Council purchased 3 Boondah Road in Warriewood using Section 94 contributions in December 2017, with the intention to construct sporting facilities on the site in late 2018-early 2019 for use by the community from the 2019 winter sports season onwards.

Following on from the Council resolution of 8 August 2017, Council gave public notice on 19 May 2018 of the proposal to classify the land as community land under the *Local Government Act 1993*.

This Plan of Management has been prepared specifically for the Boondah Road Sports Courts to facilitate development of sporting facilities on the site in the short term. This

site will be added to any generic Sportsgrounds or other relevant Plan of Management that Northern Beaches Council may prepare in future.

### 1.3 Land to which this Plan of Management applies

This Plan of Management applies to the Boondah Road Sports Courts at 3 Boondah Road, Warriewood, as shown in Figure 1.

The proposed development of the site for netball courts and associated facilities is shown in Figure 2.

Figure 1 Property details for 3 Boondah Road, Warriewood



Figure 2 Proposed Boondah Road Sports Courts



## 1.4 Objectives of this Plan of Management

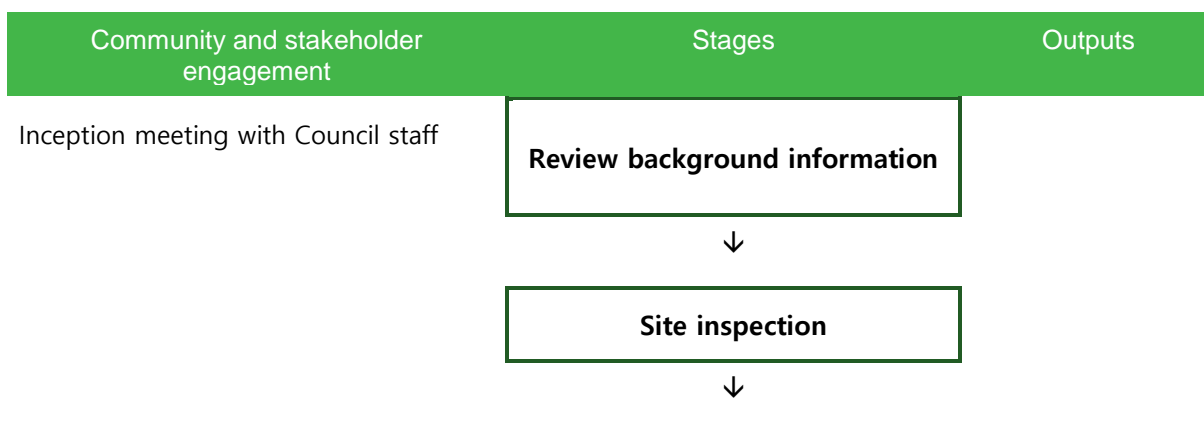
This Plan of Management has been prepared to:

- ❑ meet all relevant legislative requirements, particularly the *Local Government Act 1993*.
- ❑ set out how the site will be used, improved, maintained and managed into the future.

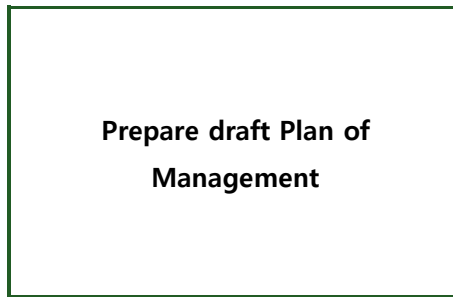
## 1.5 Process of preparing this Plan of Management

The process of preparing this Plan of Management involved the following tasks:

Figure 3 Process of preparing this Plan of Management



- Public notice of intention to classify the site as community land 19 May-18 June 2018
- Notification of neighbours
- Consultation with potential user groups



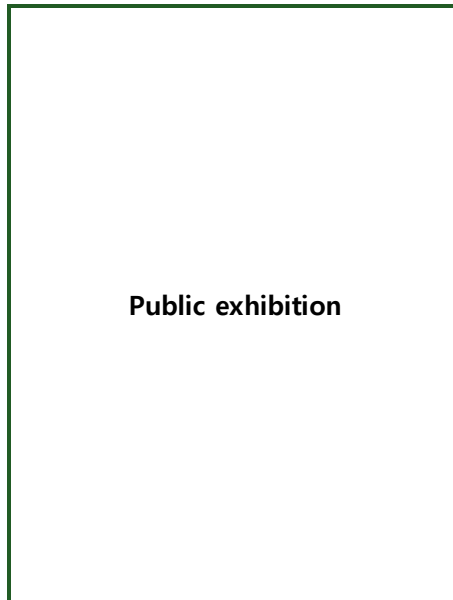
Draft Plan of Management



- Public exhibition of the draft Plan of Management and
- Public hearing regarding proposed categorisation 25 July 2018

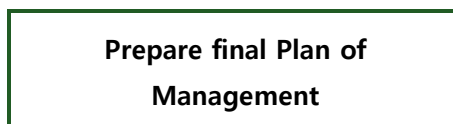
notified to the community by:

- 'Northern Beaches News' e-newsletter 6 July
- *Manly Daily* 30 June and 11 August
- bulk email to over 25,000 people on 11 and 27 July and 10 August
- letterbox drop of 110 nearby households



Public hearing report

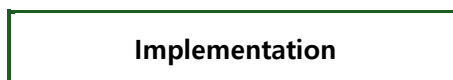
Public submissions



Final Plan of Management



Report to Council



## 1.6 Contents of this Plan of Management

This Plan of Management is divided into the following sections, as outlined in Table 1.



Table 1 Structure of this Plan of Management

Section	What does it include?
<b>1 Introduction</b>	Background to the Plan of Management
<b>2 Description of Boondah Road Sports Courts</b>	History, ownership and management, physical description, facilities, uses, maintenance
<b>3 Basis for Management</b>	State planning legislation, regional and local planning context; values of the community and users, vision, roles, management objectives, permitted future uses and developments, scale and intensity of use, use agreements
<b>4 Action Plan</b>	Concept plan, strategies and actions to resolve issues consistent with values, performance measures to implement actions.
<b>5 Implementation and review</b>	Management, funding, reporting, review

# 2 DESCRIPTION OF BOONDAH ROAD SPORTS COURTS

## 2.1 Locational context

The location of Boondah Road Sports Courts in relation to adjoining and nearby landuses is shown in Figure 4.

Figure 4 Locational context of Boondah Road Sports Courts



## 2.2 Property details

Table 2 Description of Boondah Road Sports Courts

Details	
<b>Location</b>	3 Boondah Road, Warriewood

Details	
<b>Land parcel</b>	Lot 2 DP 552465
<b>Adjacent landuses</b>	Warriewood Sewage Treatment Plant (north-east) Northern Beaches Council administration building (south-east) Semi-rural residential properties
<b>Area (ha)</b>	0.613 hectares
<b>Owner</b>	Northern Beaches Council
<b>Manager</b>	Northern Beaches Council
<b>Classification</b>	Community land
<b>Community land categorisation</b>	Sportsground General Community Use Natural Area – Bushland
<b>Zoning</b>	RU2 Rural Landscape 'Recreation area' permitted with development consent
<b>Physical characteristics</b>	Relatively flat topography Class 3 Acid Sulfate Soils (Pittwater LEP 2014) Northern corner of the site is within the 25 metre riparian zone buffer from the centreline of Narrabeen Creek High and Medium flood risk precincts (Pittwater 21 DCP 2014) 1:20 flood probability
<b>Flora and fauna</b>	Dominated by exotic plantings and weeds Includes a small patch of regrowth Swamp Oak Floodplain Forest Isolated trees include Swamp Mahogany and Cabbage Tree Palm Habitat for small birds and various native and exotic fauna Located in Biodiversity Map area (Part 7.6, Pittwater LEP 2014) Located in mapped Wildlife Corridor (Part B.4, Pittwater 21 DCP 2014) Vegetation Category 1 on Bushfire Prone Land map (Pittwater 21 DCP 2014)
<b>Access, circulation</b>	96 metre frontage to Boondah Road Vehicle and pedestrian access from Boondah Road
<b>History</b>	Hibiscus nursery until 1980s, then primarily residential use until 2017
<b>Assets and condition</b>	Assets as at the date of adoption of the Plan of Management are a residential dwelling and associated buildings, which are in poor condition and to be demolished Proposed new sporting facilities (4 hardcourt netball courts and 1 multi-use court) and associated infrastructure (car park, lighting, amenities, equipment storage shed, fence, picnic shelter, seating) – excellent condition when constructed and installed

## Details

<b>Infrastructure</b>	Electricity, water, gas, sewer connections
<b>Uses and activities</b>	No current use. Proposed uses – local/district court sport training/competition and informal recreational use, vehicle parking
<b>User groups / stakeholders</b>	Potential users: sporting clubs, schools, local residents and workers
<b>Use agreements</b>	No current use agreements. Court bookings and other use to be managed by Northern Beaches Council
<b>Maintenance</b>	Northern Beaches Council
<b>Income and expenditure</b>	Income: fees from use agreements (leases, licences, bookings, court hire) Expenditure: Maintenance, renovation, capital improvements

# 3 BASIS FOR MANAGEMENT

## 3.1 Introduction

This section describes the wider legislative and policy framework which applies to the Boondah Road Sports Courts.

Full versions of the legislation referred to below are on-line at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au) and [www.austlii.edu.au](http://www.austlii.edu.au). Northern Beaches Council website: [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au).

## 3.2 Planning context

### 3.2.1 Introduction

Table 3 outlines the state, regional and local planning context which influences the use, development and management of the Boondah Road Sports Courts.

Table 3 Planning context of Boondah Road Sports Courts

	Land use planning and management	Active recreation	Natural area
<b>NSW</b>	Local Government Act 1993 Local Government (General) Regulation 2005 Environmental Planning and Assessment Act 1979		Biodiversity Conservation Act 2016 Rural Fires Act 1997 Biosecurity Act 2015
<b>Northern Beaches LGA / Former Pittwater LGA</b>	Pittwater Local Environmental Plan 2014 - Zoning map	Northern Beaches Sportsgrounds Strategy 2017 Pittwater Public Space and Recreation Strategy 2014 Pittwater Plan of Management for Sportsgrounds 2000	Pittwater Local Environmental Plan 2014 - Biodiversity map - Acid sulfate soils map Pittwater 21 Development Control Plan 2014: - Bush Fire Prone Land map - Flood risk planning - B4 Controls Relating to the Natural Environment

<p><b>Warriewood Valley</b></p>	<p>Warriewood Valley Section 94 Contributions Plan: Amendment 16 Revision 2 2016</p> <p>Warriewood Valley Release Area Landscape Masterplan and Design Guidelines (Public Domain) 2016</p> <p>Warriewood Valley Strategic Review Addendum Report 2018</p>
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### 3.2.2 Local Government Act 1993

#### Classification

Boondah Road Sports Courts is owned by Northern Beaches Council and is classified as community land under the *Local Government Act 1993*. Council owned land which is classified as 'community' land must be managed and kept for the purposes of the community. Community land must be managed according to the provisions of the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.

Council has no power to sell, exchange or otherwise dispose of community land, except for the purpose of enabling that land to become, or be added to, a Crown Reserve or land reserved or dedicated under the *National Parks and Wildlife Act 1974*.

#### Categorisation

Community land must be categorised in accordance with the *Local Government Act 1993* as either Park, Sportsground, Area of Cultural Significance, Natural Area, or General Community Use. A category assigned to community land, using the guidelines for categorisation in the *Local Government (General) Regulation 2005*, reflects Council's intentions for future management and use of the land.

Upon adoption of this Plan of Management, Boondah Road Sports Courts will be categorised as Sportsground (outdoor sports courts), General Community Use (carpark), and Natural Area – Bushland (part of wildlife corridor, and vegetated buffer), consistent with the guidelines for categorisation in Table 4 and shown in Figure 5.

Figure 5 Categorisation of 3 Boondah Road



Table 4 Guidelines for categories of community land at Boondah Road Sports Courts

Category	Guidelines <sup>1</sup>
Sportsground	If the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.
General Community Use	Land that may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public.
Natural Area	If the land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore under section 36(5) of the Act.
Under Section 36(5) of the Act, Natural Areas are required to be further categorised as bushland, wetland, escarpment, watercourse or foreshore based on the dominant character of the natural area.	
Natural Area – Bushland	Land that is categorised as a natural area should be further categorised as bushland if the land contains primarily native vegetation and that vegetation:

- (a) is the natural vegetation or a remainder of the natural vegetation of the land, or
- (b) although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegetation in the locality.

1 *Local Government (General Regulation) 2005*

## Use agreements

Under the *Local Government Act 1993* a lease, licence, other estate or easement (use agreement) may be granted over all or part of community land.

Leases and licences are a way of formalising the use of community land. Leases and licences may be held by groups such as sporting clubs and schools, or by private/commercial organisations or people providing facilities and/or services for public use.

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

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

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

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

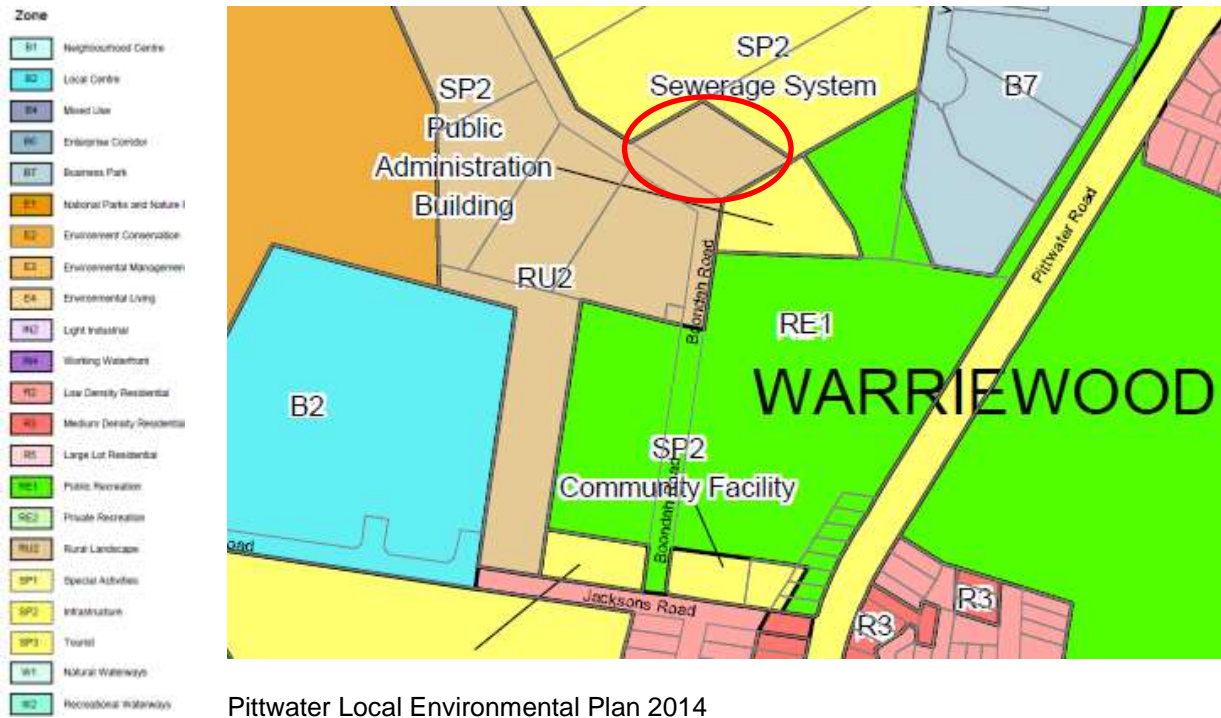
Community land may only be leased or licensed for period of more than 5 years if public notice is given according to the requirements of Sections 47 and 47A of the *Local Government Act 1993*.



### 3.2.3 Pittwater Council plans

#### Zoning

Figure 6 Zoning of Boondah Road Netball Courts

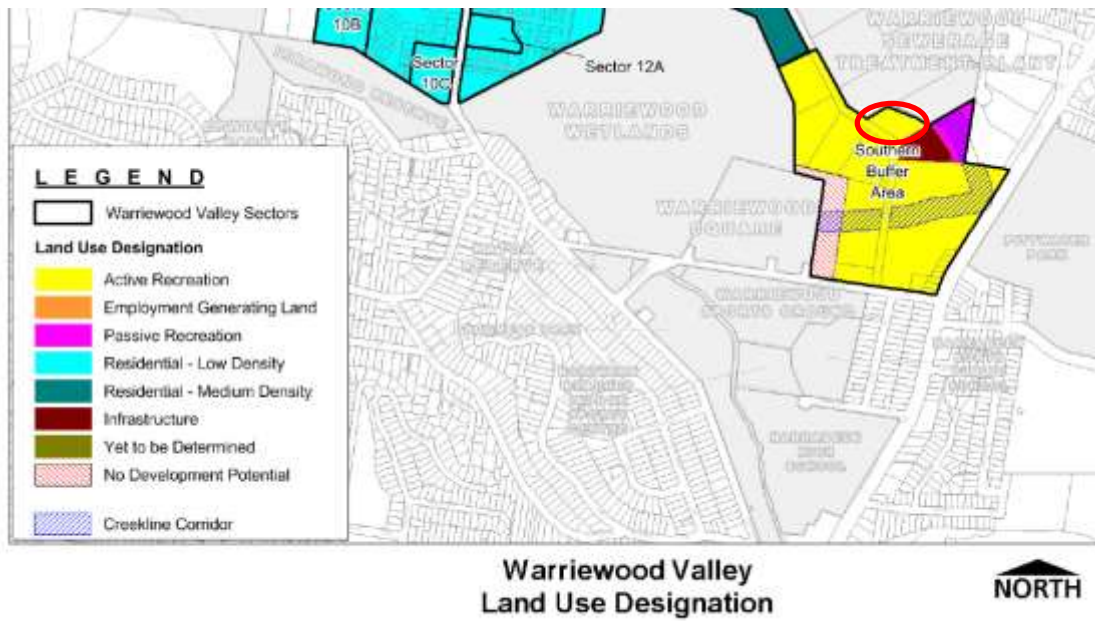


#### Land Use Designation

Boondah Road Netball Courts is designated for Active Recreation land use.

A Creekline Corridor is shown east of the site.

Figure 7 Land Use Designation for 3 Boondah Road, Warriewood

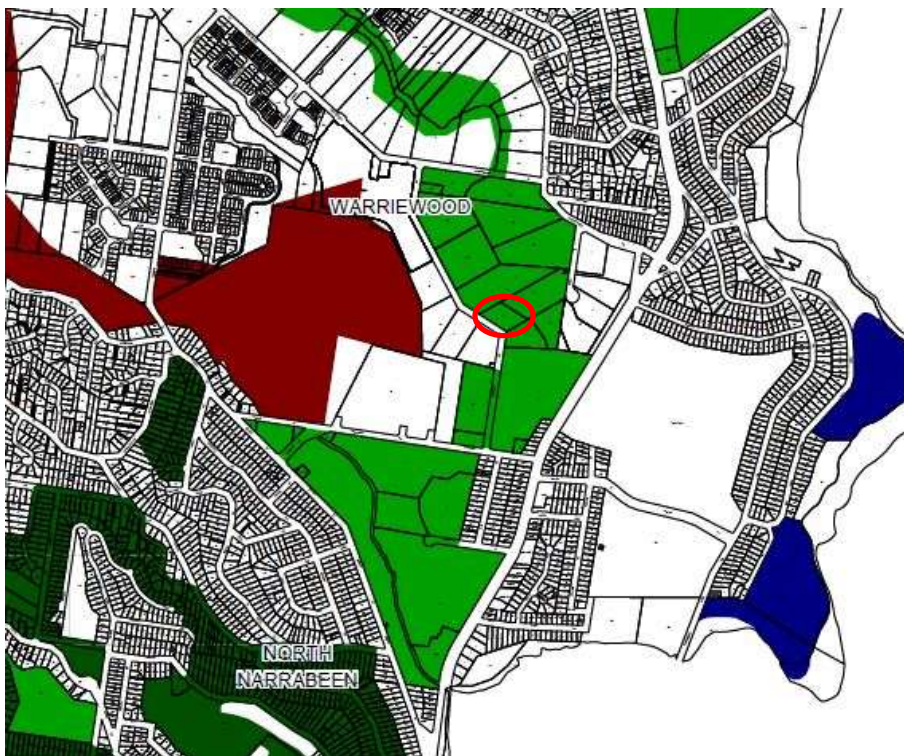


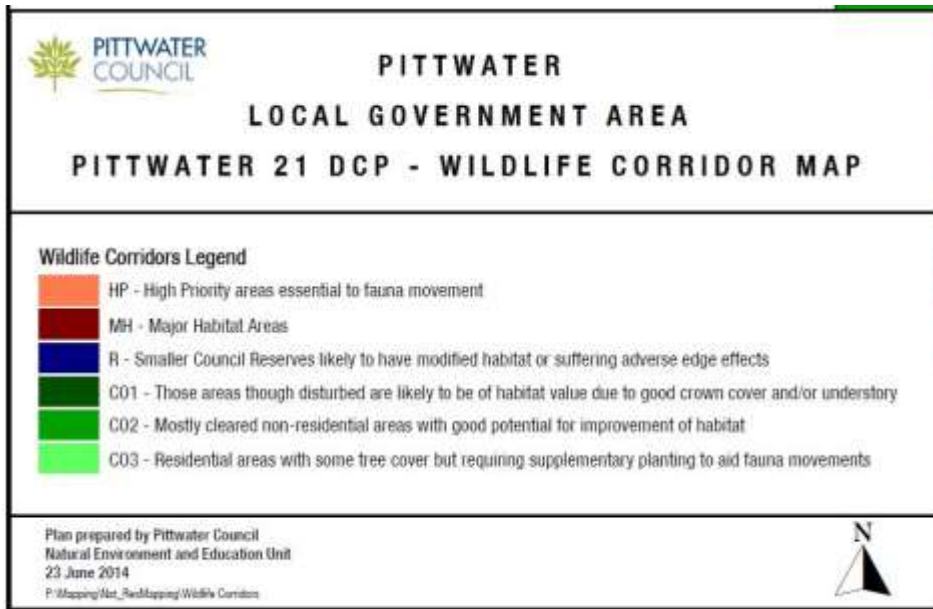
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Source: Pittwater Council (2014) Warriewood Valley Strategic Review Addendum Report. Amended 19 December 2017.

## Wildlife corridor

Figure 8 Narrabeen Creek wildlife corridor





### 3.3 Direction for Boondah Road Sports Courts

#### 3.3.1 Values

Northern Beaches Council takes a values-based approach to the planning, use and management of the Boondah Road Sports Courts. Values may be described as what is important or special about a place. This Plan of Management aims to protect and enhance the values of the Boondah Road Sports Courts.

Table 5 Values of Boondah Road Sports Courts

Values	Explanation	Significance
Open space	The change of use of the site from rural residential to active recreation adds to community accessible open space in the Boondah Road area.	Local
Recreation	The site provides an opportunity for active recreation for court sports, and compatible informal recreation activities which are accessible to the community.	Local
Environmental	The northern corner of the site is part of the Narrabeen Creek wildlife corridor. The site is within the 25 metre riparian buffer to Narrabeen Creek.	Local

#### 3.3.2 Roles of Boondah Road Sports Courts

The roles of Boondah Road Sports Courts consistent with its values are set out below.

Table 6 Roles of Boondah Road Sports Courts

Values	Explanation
Open space	Visual relief to surrounding development
Recreation	Venue for local/district court sports Venue for informal casual sporting and informal recreation activities
Environmental	Wildlife habitat Flood detention

### 3.3.3 Vision for Boondah Road Sports Courts

Consistent with the values and desired roles of the Boondah Road Sports Courts, the vision for it is:

*Boondah Road Sports Courts will be a local scale, multi-purpose court sport focused area which can be used by the whole community for a range of active and informal sport and recreation, social/community and compatible activities. Links between the site and other sporting facilities in Boondah Road, Narrabeen Creek, local community facilities, shops, schools and residential areas will be strengthened.*

The vision for Boondah Road Sports Courts is reflected in the Action Plan in Section 4.

### 3.3.4 Objectives for Boondah Road Sports Courts

Boondah Road Sports Courts will be managed according to the objectives set out below.

#### Core objectives for community land

The core objectives for community land categorised as Sportsground are to:

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

The core objectives for community land categorised as General Community Use are to:

- promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public in relation to:

- public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public.
- purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

The core objectives for community land categorised as Natural Area are to:

- ❑ conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area.
- ❑ maintain the land, or that feature or habitat, in its natural state and setting.
- ❑ provide for the restoration and regeneration of the land.
- ❑ provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion.
- ❑ to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the *NSW Biodiversity Conservation Act 2016* or the *Fisheries Management Act 1994*.

Further, core objectives for land categorised as Natural Area and sub-categorised as Bushland are to:

- ❑ ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land.
- ❑ protect the aesthetic, heritage, recreational, educational and scientific values of the land.
- ❑ promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion.
- ❑ restore degraded bushland.
- ❑ protect existing landforms such drainage lines, watercourses and foreshores.
- ❑ retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term.
- ❑ protect bushland as a natural stabiliser of the soil surface.
- ❑

## Council policy and objectives

Boondah Road Sports Courts will be managed consistent with the Management Policy and Future Directions/Strategy set out in the Pittwater Plan of Management for Sportsgrounds (Pittwater Council, 2000).

**Table 7 Management strategies for sportsgrounds**

Issue	Strategy
Grounds – number and configuration	Provide a network of sportsgrounds with a wide range of sporting opportunities. Improve the function of existing grounds.
Maintenance	Maintain sportsgrounds and facilities to a high standard within budgetary constraints.
Risk management	Provide a safe environment at sports grounds.
Funding	Initiate a system of cost recovery in order to improve the quality of sportsgrounds.
Facilities – community and ancillary	Improve existing facilities at sportsgrounds. Identify and prioritise current and projected needs. Protect sportsgrounds from overdevelopment and incompatible community use. Gauge community opinion regarding community/exclusive use of buildings.
Allocation of grounds	Better manage and control use of sportsgrounds.
Signage	Have clear, consistent signage at sports grounds. Inform the public of the location of sports grounds and permitted uses.
Linkages, open space corridors, linear recreation areas	Improve linkages to sports grounds and increase recreational opportunities.
Access and parking	Improve access and parking arrangements at sports grounds. Restrict vehicular access. Reduce impact of parking on neighbours.
Dog/animal exercise areas	Address issues concerning the compatibility of unleashed dogs adjacent to a sensitive environmental area and playing fields.
Recreational usage	Increase community awareness of recreation and sporting opportunities in Pittwater.

Issue	Strategy
Environment/landscape	Enhance the amenity and function of sports groups with landscape improvements. Minimise the impact of sports grounds on the environment.
Neighbourhood amenity	Minimise negative impacts to neighbouring residents.
Leases and licences	Establish a consistent leasing policy for sports grounds and other reserves.

## 3.4 Future uses and developments

### 3.4.1 Introduction

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

Section 36 of the *Local Government Act 1993* states that a Plan of Management must expressly authorise any proposed or potential developments on community land. The following authorisation is provided generally. Any specific works will require further investigation, and development approval if required.

### 3.4.2 Legislative requirements

Permissible uses and developments at Boondah Road Sports Courts must be in accordance with relevant legislation, particularly:

- zoning under the Pittwater Local Environmental Plan 2014.
- guidelines for and core objectives of the relevant categories of community land under the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.
- uses for which leases, licences and other estates may be granted on community land under the *Local Government Act 1993*.

The site is currently zoned RU2 Rural Landscape in the Pittwater Local Environmental Plan 2014. This zoning permits "recreation areas" which allows the proposed sports, parking

area and associated infrastructure. However it is recommended that the site be rezoned to RE1 Public Recreation because the objectives of that zone are more relevant to public open space used for active recreation.

### 3.4.3 Preferred future uses

Boondah Road Sports Courts is generally intended to be used for local netball and other court sports, informal recreation, social/community activities, and compatible activities. Developments and structures are limited to those which support the desired activities, consistent with the concept plan (Figure 8).

Any use or development that would further encroach on the open space of the site should be minimised, unless it can be shown that the proposed use or development is a more efficient use of the space, has a community benefit, and is consistent with the objectives of this Plan of Management.

Permitted uses and developments must support and enhance the other values of the site ie. open space, recreation, and the natural environment.

### 3.4.4 Physical constraints

Periodic flooding is a constraint to development and use of the site. The site is located within the High and Medium flood risk precincts (Pittwater 21 DCP 2014) and is subject to 1:20 flood.

Future use and development of the site must take the flood risk into account.

### 3.4.5 Impacts on adjoining land uses

Uses and activities permitted at Boondah Road Sports Courts must consider the impacts on local residents, workers and adjoining land uses in terms of noise, lighting, traffic and parking.

### 3.4.6 Other considerations

Criteria for assessing proposals for new activities and/or developments at Boondah Road Sports Courts should also address:



- ❑ the objectives of this Plan of Management (Section 1)
- ❑ Council plans and policies (Section 3)
- ❑ the future roles of the site (Section 3)
- ❑ objectives for the site (Section 3).

### 3.4.7 Prohibited activities

Certain activities at Boondah Road Sports Courts may be prohibited by the zoning. Northern Beaches Council may prohibit certain activities from time to time.

### 3.4.8 Buildings and structures

#### Express authorisation

This Plan of Management expressly authorises development of new buildings and structures, and redevelopment/refurbishment buildings and structures, which support the desired uses of Boondah Road Sports Courts.

Such buildings and structures will be consistent with:

- ❑ the Concept Plan (Figure 8) and any subsequent detailed Masterplans.
- ❑ constraints of flood risk, biodiversity, bushfire, and acid sulfate soils.

#### Design considerations

##### Landscaping

Consistent with the Warriewood Valley Release Area Landscape Masterplan and Design Guidelines (Public Domain) 2016.

##### Building envelopes

Building envelopes should align with the Pittwater 21 Development Control Plan 2014.

##### Access

Access to new facilities on the site and any refurbishment of those structures will be provided according to Australian Standard 1428 (Parts 1 – 4) Design for Access and Mobility.

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

### Sustainable development

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

All new buildings and/or refurbishments of the site will be low-scale and of architecture and built form appropriate to the Sydney coastal climate.

## 3.4.9 Scale and intensity of use and development

### Introduction

In accordance with the *Local Government Act 1993* a Plan of Management must expressly authorise any proposed developments on community land. It must detail the scale and intensity of this development and the purpose for which it will be used.

The scale and intensity of future uses and developments at Boondah Road Sports Courts is constrained by:

- ❑ its location in a wildlife corridor and a riparian corridor buffer.
- ❑ flooding, biodiversity, bush fire risk, and acid sulfate soils.
- ❑ impact on adjoining residents and land uses.

Any proposal to use buildings, structures and spaces at Boondah Road Sports Courts will be considered on merit and balanced against physical constraints and the amenity of adjoining residents, workers and land uses.

Any further intensification or variation to development to that shown on the Concept Plan in Figure 8 would be subject to a development application.

### Activities

Activities at Boondah Road Sports Courts which may attract high numbers of people include court and other sport training, school sport competitions, commercial activities such as skate lessons, and one-off community events and performances.

Allocation of sports courts will be done according to Council's seasonal allocations process. Applications for permissible activities will be assessed on a case-by-case basis.

The scale and intensity of such activities will be managed by Council's booking process and by conditions of use.

## Informal recreation activities

The intensity of use of informal recreation facilities and settings (such as the multi-purpose half-court and picnic area) would be determined by users of the site.

## Traffic and parking

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

## Planting

Species selected for planting at Boondah Road Sports Courts will be native and endemic to the area where possible, and be appropriate for a highly modified and used recreation area located within a wildlife corridor and riparian buffer zone. Planting will be undertaken on a site-specific basis as required.

### 3.4.10 Assessment and approval of permissible uses and developments

Northern Beaches Council must expressly authorise proposed developments on community land under the *Local Government Act 1993*. This authorisation in a Plan of Management gives 'in principle' support for certain activities and developments to proceed to development assessment under the *Environmental Planning and Assessment Act 1979*. However, this Plan does not in itself imply or grant consent for these activities or developments. Any proposed uses and developments which are consistent with this Plan are still subject to development consent processes which would be advertised widely for information and to invite comment. This Plan of Management would be an important supporting document for the required applications for the proposed works.

## 3.5 Use agreements

### 3.5.1 Authorisation of current use agreements

No use agreements (leases, licences or other estates) currently apply to Boondah Road Sports Courts.

### 3.5.2 Authorisation of future leases, licences and other estates

Granting of leases, licences, other estates and easements for the use or occupation of Boondah Road Sports Courts are permissible for uses consistent with:

- ❑ the uses listed in Sections 46 and 47 of the *Local Government Act 1993*.
- ❑ the guidelines and core objectives for the Sportsground, General Community Use and Natural Area-Bushland categories of community land.
- ❑ zoning under the Pittwater Local Environmental Plan, and development consent if required.
- ❑ this Plan of Management.

Specific leases, licences and other estates are authorised at Boondah Road Sports Courts as set out in Table 8.

**Table 8 Authorised leases, licences and other estates at Boondah Road Sports Courts**

Proposed use	Land to which authorisation applies	Express authorisation of lease, licence or other estate for:
Commercial uses	Land categorised as Sportsground and General Community Use.	Small-scale commercial uses which support the use of Boondah Road Sports Courts for sport, informal recreation, and social/community activities, such as netball clinics, personal fitness training, skate lessons, and mobile food/beverage vans.
Advertising	Land categorised as Sportsground and General Community Use.	Internal advertising, where it is supportive of the desired uses of the land and not visible from the exterior. Placing advertising material on the ground and buildings providing it is consistent with State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64). New signage would be subject to assessment under the provisions of SEPP 64, Pittwater Local Environment Plan 2014, and Pittwater 21 Development Control Plan 2014.

## Other estates

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

## Easements

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

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

## Short-term casual use and occupation

Licenses for short-term casual use or occupation of Boondah Road Sports Courts for a range of uses may be granted in accordance with Clause 116 of the *Local Government (General) Regulation 2005*.

Authorisation is granted for short-term casual use or occupation of Boondah Road Sports Courts for the following uses and occupations, provided the use or occupation does not involve the erection of any permanent building or structure.

**Table 9** Authorised uses for short term casual use or occupation of Boondah Road Sports Courts

Proposed use	Land to which authorisation applies	Express authorisation of short term casual use or occupation for:
Sporting events	Land categorised as Sportsground, General Community Use	Seasonal, one-off and irregular sporting competitions and training. School sports carnivals
Social/community events	Land categorised as Sportsground, General Community Use	One-off or occasional community events such as markets. One-off or occasional cultural, musical or entertainment events.
Other short-term uses of community land	Land categorised as Sportsground, General Community Use	Short term/temporary uses in the <i>Local Government Act 1993</i> and the <i>Local Government (General) Regulation 2005</i> including: <ul style="list-style-type: none"> <li>- playing of a musical instrument or singing for fee or reward</li> <li>- engaging in a trade or business</li> </ul>

Proposed use	Land to which authorisation applies	Express authorisation of short term casual use or occupation for:
		<ul style="list-style-type: none"> <li>- playing of a lawful game or sport</li> <li>- delivery of a public address</li> <li>- commercial photographic sessions</li> <li>- picnics and private celebrations e.g. weddings, family gatherings</li> <li>- filming sessions</li> <li>- markets and / or temporary stalls including food stalls.</li> <li>- corporate functions</li> <li>- other special events/ promotions provided they are on a scale appropriate to the use of a local sports court area and to the benefit and enjoyment of the local community.</li> <li>- emergency purposes, including training, when the need arises.</li> </ul>

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

Fees for short term, casual bookings will be in accordance with the fees and charges as published annually by Northern Beaches Council.

## Subleases

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

# 4 ACTION PLAN

## 4.1 Concept Plan

The Concept Plan for Boondah Road Sports Courts is shown in Figure 9. The Concept Plan shows the location of the spatial works and actions in the following Action Plan which are proposed to be implemented to achieve the objectives for Boondah Road Sports Courts.

Figure 9 Concept Plan for Boondah Road Sports Courts



Key proposed actions and changes to Boondah Road Sports Courts include:

### Short term

- Construct four netball and multi-use courts and one multi-purpose 1/3 court
- Construct carpark with 50 parking spaces and vehicle turning area
- Construct a bus parking/drop-off bay off Boondah Road
- Install lighting of footpath, carpark and court areas
- Erect metal palisade fence

- ❑ Construct accessible amenities and lockable equipment storage
- ❑ Install picnic shelter, drink station and seating
- ❑ Construct a water sensitive urban design raingarden bed along the carpark frontage
- ❑ Plant native species typical of local vegetation communities to landscape the site.

## Ongoing

- ❑ Maintain vegetation on boundaries
- ❑ Manage use of the site
- ❑ Carry out maintenance and capital works as required.

## 4.2 Action Plan

### 4.2.1 Introduction

This section outlines the actions required to implement the management direction and the concept plan for Boondah Road Sports Courts. The actions are displayed below in table form, and have been structured using the values of Boondah Road Sports Courts that the actions would enhance and protect. The table headings are explained as follows:

<b>Need / issue</b>	A need or an issue to be addressed
<b>Background</b>	Explanation of the need/issue
<b>Performance target</b>	Targets/strategies to achieve vision and objectives for the Boondah Road Sports Courts, consistent with defined roles
<b>Action</b>	Tasks that will be undertaken to address needs/issues, and to achieve performance targets and objectives
<b>Priority</b>	Assigned according to the specific action's relative importance or urgency:
	High      Achieved within 2 years
	Medium    Achieved within 2 to 5 years
	Low        Achieved after 5 years
	Ongoing
<b>Means of assessing achievement</b>	Methods of measuring and assessing the achievement of the action.



Any developments included in this Action Table require authorisation within this Plan of Management. Section 3 includes authorisation for future developments for Boondah Road Sports Courts.

## 4.2.2 Open Space Actions

Table 10 Open space actions

Need/issue	Background	Performance target	Action	Priority	Means of assessing achievement
Landscaped street frontage	Council has set out landscape design requirements for development in Warriewood Valley in the Warriewood Valley Release Area Landscape Masterplan and Design Guidelines (Public Domain) 2016.	Visually integrate the site with surrounding natural vegetation.  Minimise visual impact of the site from Boondah Road.	Landscape the Boondah Road street frontage with suitable species.	High	Landscaping meets requirements of Warriewood Valley Release Area Landscape Masterplan and Design Guidelines (Public Domain) 2016

## 4.2.2 Recreation Actions

Table 11 Recreation actions

Need/issue	Background	Performance target	Action	Priority	Means of assessing achievement
Multi-use netball and basketball courts	3 Boondah Road has been identified as a suitable site for active recreation for 20 years.  Identified need for sports courts in Warriewood in the Northern Beaches	Courts constructed	Construct four multi-purpose netball courts, and one multi-purpose half court	High	Courts constructed

Need/issue	Background	Performance target	Action	Priority	Means of assessing achievement
Sportsgrounds Strategy 2017.					
Vehicle access and parking	Vehicle and bus parking and circulation areas are required to support use of the site	Parking spaces and bus parking/drop-off bay constructed	Construct parking spaces with bus parking/drop-off bay	High	Parking spaces and bus parking/drop-off bay constructed  Limited street parking conflicts
Lighting	Lighting will enable use of the courts at night, and contribute to user safety	Lighting installed	Install lighting of footpath, carpark and court areas	High	Lighting installed
Fencing	Fencing is required to separate the court use from the natural riparian and wildlife corridor	Protect the riparian zone and wildlife corridor from sports balls and other human disturbance	Erect 2.4 metre high metal palisade fence to the rear boundary	High	Observations
Amenities and equipment storage	Amenities and lockable equipment storage will support sporting use of the site	Amenities and equipment storage constructed	Construct amenities and equipment storage	High	Amenities and equipment storage constructed
Spectator and informal recreation facilities	Spectator and informal recreation facilities such as seating, picnic	Provide seating, picnic facilities and water for	Install picnic facility, seating and drink station	High	Seating, picnic facilities and drink station installed

Need/issue	Background	Performance target	Action	Priority	Means of assessing achievement
	tables and drink station will support use of the site	players and spectators			

### 4.2.3 Environmental Actions

Table 12 Environmental actions

Need/issue	Background	Performance target	Action	Priority	Means of assessing achievement
Water sensitive urban design	Runoff of water from the site to Narrabeen Creek should be minimised	Minimise runoff of stormwater from the site	Construct a water sensitive urban design garden bed along the carpark frontage	High	Garden bed constructed
Wildlife corridor	The site is located within a wildlife corridor	Retain and enhance the wildlife corridor to maintain the connection of flora and fauna habitats.	Plant native and exotic species to landscape the site.  Maintain remnant and planted vegetation on the site boundaries.	High  Ongoing	Increase in number of trees and shrubs on site  Monitor health of planting
		Retain an adequate buffer to the wildlife corridor.			

## 4.2.4 Management Actions

Table 13 Management actions

Need/issue	Background	Performance target	Action	Priority	Means of assessing achievement
Zoning	The site is zoned RU2 Rural Landscape, but the objectives and permissible uses of the RE1 Public Recreation zone more closely apply to the future uses of the site	The site is zoned RE1 Public Recreation	Rezone the site from RU2 Rural Landscape to RE1 Public Recreation	Medium	Rezoning of the site included in Pittwater LEP
Use management	Multi-purpose use of the Boondah Road Sports Courts is encouraged.	Maximise use of the site for desirable activities  No conflicts between users of the site	Enter into use agreements as desirable  Manage use of the site	Ongoing	Bookings  No complaints to Council
Facility condition	Courts and associated facilities should be fit for purpose and in good condition	Courts and associated facilities are in good condition	Carry out maintenance and capital works as required	Ongoing	Condition assessment

# 5 IMPLEMENTATION

## 5.1 Governance

Boondah Road Sports Courts will be managed by Northern Beaches Council in terms of facility management, use and maintenance. Council will also have oversight of any use agreements for activities on the site.

Day-to-day management of any leased and licensed areas will be the responsibility of any lease or licence holder according to the terms of any lease or licence agreement.

## 5.2 Monitoring

Implementation of actions in this Plan of Management according to their assigned priorities will be monitored through the preparation of annual performance reports, budgets, and capital works programs.

It should be recognised however that commencement and completion of the recommended actions in this Plan of Management depends on available Council resources, funding, and Council's priorities in its annual works program. The priority of each action should be reassessed annually to determine if the stated priority is still relevant.

## 5.3 Funding

Council has limited funds, and as such may rely on developer contributions, external grants and other sources of funding.

It is expected that this Plan of Management will be implemented primarily in the short term to develop sporting facilities for the 2019 winter season using Section 94 developer contributions from development in Warriewood Valley.

Funding for future management of and improvements to the site will be sought from a range of government, Council, corporate, user and community sources on an ongoing basis as required.

## 5.4 Reporting

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

Achievement of major actions will be reported in Northern Beaches Council's Annual Report.

Income, expenditure and achieved actions regarding Boondah Road Sports Courts will be reported to Council in each financial year.

## 5.5 Review of this Plan of Management

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

The Action Plan tables have a shorter life and therefore require more frequent reviews and updating. The Action Plan tables should be reviewed and revised when required in accordance with Council's budgets, Capital Works Program and changing priorities.

# REFERENCES

Northern Beaches Council (2016) *Warriewood Valley Release Area Landscape Masterplan and Design Guidelines (Public Domain)*.

Northern Beaches Council (2017) *Northern Beaches Sportsgrounds Strategy*.

Pittwater Council (1998) *Warriewood Valley Section 94 Contributions Plan*.

Pittwater Council (2000) *Plan of Management for Sportsgrounds*. November.

Pittwater Council (2018) *Warriewood Valley Strategic Review Addendum Report*. Amended 19 December 2017.

Pittwater Council (2014) *Pittwater Public Space and Recreation Strategy 2014*.

Pittwater Council (2016) *Warriewood Valley Section 94 Contributions Plan: Amendment 16 Revision 2*.

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