

## **4. BASIS FOR MANAGEMENT**

### **4.1 Council's Management Goals**

Warringah Council recognises the need to plan ahead and provide management frameworks to meet the challenges of today and the future. Council's Warringah PLAN 2002 – 2005 outlines Council's vision and mission statement.

Warringah Council's **Vision** statement is:

**" Warringah is a community which values its quality of life and strives to care for its special bush and beach environment."**

### **4.2 Council's Principles for Community Land Management**

Council attempts to manage its Community Land in a way that creates a safe and healthy living environment thereby influencing the quality of life of residents and visitors to Warringah.

The following principles have been developed to guide Council and the community in the management of public open space. These principles have been taken into consideration throughout the development of this Plan of Management.

- To ensure Warringah's community has an opportunity to be involved in the planning and management of public open space;
- To plan, maintain and enhance a diversity of recreational public open space opportunities;
- To plan and maintain a hierarchy of quality, multi-use public open space facilities;
- To conserve and enhance the natural environment and rehabilitate degraded areas of public open space;
- To recognise the importance of culture and heritage;
- To ensure a high standard of risk management in the provision, maintenance and management of public open space and facilities; and
- To apply the above principles in an ecologically responsible manner.

### **4.3 What the Community Values About Brookvale Park**

As noted previously this Plan takes a values-based approach to the planning and management of Brookvale Park. This approach allows Brookvale Park's key values, role and purpose to be identified so that these assets may be protected and enhanced.

“Values” can be simply described as those things that make a place important or in the case of Brookvale Park the things that are important to the community in regard to Brookvale Park.

The Brookvale Park values have been ascertained through the various community consultation processes used in the development of this Plan of Management.

The following values have been identified:

- Management and Community Involvement;
- Recreation/ Open Space/Access and Aesthetics
- Sport and Events;
- Heritage and Culture; and
- Environment.

Both community involvement and management are not traditionally considered values of a place. However in the case of Brookvale Park these two aspects of the facility were considered important to a majority of those consulted in the development of this Plan and have therefore been included.

The following provides a brief explanation of why each value is important to the Warringah community, what is important in regard to managing each value and how this Plan will focus on protecting and enhancing each value.

All of the identified values are important, however, some have a greater significance in regard to how far reaching their impact is. Table 3 identifies the level of significance assigned to each value. This has been determined on a local, district, regional (metropolitan), state or national basis. From this it can be seen that all values except the sporting value have equal district significance. Brookvale Park is a venue for a national sporting competition, its sporting value is of national significance and protection of this is important. However a balance of all values for the Park is very important to the Warringah Community.

#### ***Value 1: Management and Community Involvement***

The effective and transparent management of all aspects of Brookvale Park was one of the most important aspects raised by both the primary stakeholders and the general Warringah community. Many of the issues raised related directly to the management of the Park. Management has therefore been treated as a value with a specific objective and set of strategies and actions in the Action Plan (see Section 5.5).

Community involvement in the management and development of Brookvale Park was also raised as a very important issue during the community consultation for this Plan. Those consulted generally wished to be informed and invited to be involved in the ongoing development of the Park. This has been addressed within the management actions.

### ***Value 2: Recreation/ Open Space/Access and Aesthetics***

The open space and neighbourhood park around the perimeter of Brookvale Park provides a range of passive and active recreational opportunities. The regional playground provides a variety of recreational activities for children and their families and has proven to be very popular since its development.

The local community in particular sees the neighbourhood park areas and the open space as extremely important because there is little other public open space in the otherwise industrial suburb of Brookvale. It has therefore been stressed to Council that the neighbourhood park areas should be retained and developed to encourage further passive and active pursuits that meet a variety of interests and needs.

The management objectives and actions in relation to the neighbourhood park areas focus on the development of this land for a variety of activities, as well as ensuring that the entire Brookvale Park is managed in such a way as to meet the needs of those who use this area and live nearby.

Having the entire Brookvale Park opened and accessible throughout the year was strongly noted in all forms of the consultation. It is felt that all areas of Brookvale Park should be available for use on most days, but, in particular, the neighbourhood park areas should not be totally alienated on major event days when the sportsground is in use.

The other aspect relating to access is that Brookvale Park should be made open and inviting. A number of actions in the Plan of Management attempt to achieve this.

How Brookvale Park looks both within and from the outside is very important to all the stakeholders and many community members. It is seen as a large facility in a prime location and should be developed into one that is attractive and inviting.

Any management actions around beautification are to focus on improving the overall appearance and atmosphere of the Park.

### ***Value 3: Sport and Events***

Brookvale Park is seen as one of the major sporting hubs of Warringah. Many people recollect their experience of playing or watching sport at the Park. As noted earlier the Park is currently one of two home grounds for the Northern Eagles Rugby League Club, a team within the National Rugby League. It has been home base for the Manly Warringah Rugby League Club since 1947.

The sportsground is also used for a wide variety of other sports and events including Rugby Union, Gridiron and school athletic and sports carnivals. Charity events and fairs are also held at the Park.

Attending matches as a spectator continues to be a favourite pastime of many of our residents and “Brooky Park” as it is affectionately known has fond memories for many.

Through the various forms of community consultation undertaken many people have indicated their desire that Brookvale Park be developed as a multi purpose and high standard sports and event facility which is available for use by a wide variety of groups throughout the entire year.

However it has been very strongly communicated to Council that a balance is required in the use of the sportsground and the impact it has on the surrounding residential area and other users should be taken into consideration at all times.

Managing this value within this Plan has therefore focused on ensuring that Council continues to develop and promote the sporting and event facility at Brookvale Park but that its sporting use be broadened and extended as well as taking Park users and stakeholders needs and interests into consideration.



**Photo 5: Brookvale Sportsground**

***Value 4: Heritage and Culture***

Oral history states that the area now known as Brookvale Park was once a male ceremonial bora ring for local Aboriginals. Acknowledgment of this history within the development and management of the Park is important.

Brookvale Park was officially established as a Park for the community in 1911. Local Warringah residents achieved this after much lobbying of the State and Local Governments.

Over time the Park has been used for a variety of community and recreational uses. Many value the role that Brookvale Park has played in their lives and those of previous Warringah residents. In particular, many value the role the Park played in hosting the Brookvale Show for over fifty years.



**Photo 6: Arrival of First Tram at Brookvale, 16 April 1910 (source: Manly, Warringah & Pittwater Historical Society Inc.)**

This Plan aims to ensure that such history and heritage is acknowledged and represented in the ongoing management of the Park.

***Value 5: Environment***

Due to Brookvale Park’s location in the catchment the Park has a relationship with Greendale Creek and Curl Curl Lagoon. For this reason many people are concerned about the impact that operations and activities at the Park may have on the wider area and want the Park to be managed in a way which will limit the environmental impact. The management actions have concentrated on improving stormwater run off, rubbish collection and other initiatives to limit environmental impacts.

**Table 3: Identified Values for Brookvale Park and the significance assigned to each value.**

Values	Level of Significance				
	Local	District	Regional	State	National
Management & Community Involvement	✓	✓			
Recreation/ Open Space/ Access and Aesthetics	✓	✓			
Sport and Events	✓	✓	✓	✓	✓
Heritage and Culture	✓	✓			
Environment	✓	✓			

## 4.4 Community and Stakeholder Issues at Brookvale Park

### 4.4.1 What are the Issues at Brookvale Park?

A detailed Issues Discussion Paper regarding Brookvale Park was developed as part of the process of preparing this Plan of Management. The executive summary from the Paper is included as Appendix D.

The Paper places the issues raised by the community into 13 broad areas. However, in linking each issue to the identified values for Brookvale Park, the issues have been further grouped under the values as discussed in Section 4.3.

Many of the issues raised are contradictory to one another – this is because they are the opinions and views from different sections of the community. Such varied opinions indicate the complexity of managing Brookvale Park. Table 4 provides a brief summary of what was discussed throughout the community consultation processes. Appendices A-D give further details.

**Table 4: A Summary of the issues raised in regard to Brookvale Park**

Value	Topic Area	Issue Summary
Management & Community Involvement	Brookvale Park Advisory Committee	Overall the membership of the committee is not seen as balanced and representative of the community and all users of the Park. There is considerable disagreement as to the make up and role of the committee.
	Financial Management	There were a wide variety of points noted in regard to the financial management of the Park, they are summarised as follows: <ul style="list-style-type: none"> <li>Income is not covering all the costs.</li> <li>The financial situation at Brookvale Park is complex and not seen as transparent.</li> <li>Additional income sources are required.</li> </ul>
	Management of Leases, Licences & Other Estates	The Manly Warringah Rugby Leagues Club are the only entity which currently have an agreement at the Park. The following points were raised in regard to the deed of agreement: <ul style="list-style-type: none"> <li>The current deed allows Rugby League to dominate the ground.</li> <li>The deed restricts Council's income from Brookvale Park.</li> <li>The deed needs to be renegotiated taking NRL changes and community needs into account.</li> </ul> Other points raised relevant to leases and licences are: <ul style="list-style-type: none"> <li>The function centre and sporting field are under utilised.</li> <li>Advertising needs to be policed more closely.</li> <li>There should be more general community use of the facilities at the Park.</li> </ul>
	Community Involvement / Promotion of the Park	Most people were pleased to have an opportunity to discuss Brookvale Park. Overall it was felt that there needs to be an ongoing commitment from Council to increase the general community involvement in the Park and to take the needs and interests of all users of the Park into account in the management of the facility.

Value	Topic Area	Issue Summary
Recreation/ Open Space/ Access and Aesthetics	Amenity Availability and access during sportsground usage	Many noted that playground users should have access to a toilet at all times.
	Parking & Traffic	Parking and traffic was discussed at length by many. Some of the points made include: <ul style="list-style-type: none"> <li>• There is inadequate management of traffic after a NRL match.</li> <li>• Illegal parking does not appear to be policed.</li> <li>• Brookvale is unable to cope with NRL match day traffic.</li> <li>• The neighbourhood park areas should not be used for car parking at any time.</li> <li>• All options in regard to car parking have not been explored or adopted.</li> <li>• The park is being used for car parking on non NRL match days.</li> </ul>
	Landscaping & Development of the neighbourhood park areas	There were many comments about the neighbourhood park areas. It was generally felt that the adopted Landscape Master Plan (Ian Jackson 1999), which focuses on developing the neighbourhood park areas, should be fully included and authorised in the Plan of Management. Most people want the Park to be beautiful and inviting. It was also very clear that many did not wish any of the neighbourhood park areas to be alienated from the community.
	Depot & Works Areas	Generally it was noted that the Park is sometimes quite untidy and that some areas look like mini work depots rather than a community sportsground and park.
	Storage	There appears to be inadequate storage space at the Park for use as a major sporting facility.
	Safety & Security	There have been a number of incidents of theft, vandalism and antisocial behaviour throughout the Park.
	Cottage	There were many and varied comments about this facility and the potential it may have. Some felt it should remain a caretakers cottage while other thought a community focussed group could use the space for the provision of a much needed service.
	Playground	There were numerous requests for further facilities at the playground, including regular toilet access.
	Accessible built environment	People with disabilities do not have access to all facilities at the Park.
Sports and Events	Use of the sportsground	Generally it was noted that people would like to see more use of the ground for a variety of sporting and recreational activities. It was felt that a balance between the use of the ground as a major sporting facility and a neighbourhood park was required.

Value	Topic Area	Issue Summary
	Development proposals	<p>This topic generated more discussion than any other. The following are some of the points raised:</p> <ul style="list-style-type: none"> <li>• This facility needs to meet national sport standards with upgrades to the ground, buildings, lights, catering facilities and scoreboards.</li> <li>• The future of the Rugby League at Brookvale Park is unknown and further development for or by them is unnecessary.</li> <li>• The neighbourhood park and open space should not be lost through recategorisation or development.</li> <li>• Plans have been developed for various areas within the Park however these have not been discussed with the community nor are seen as compatible with each other.</li> <li>• The need for any development within the Park must be evident and extensive community consultation is essential.</li> </ul>
	Sportsground surface & configuration	The sportsground playing surface is unable to cope with extensive sporting use and therefore only limited use is allowed. This affects its availability to other users and ultimately the amount of income generated.
	Lighting	<p>There was considerable discussion about the lights. The following concerns were noted:</p> <ul style="list-style-type: none"> <li>• Permanent lights will impact on the nearby homes.</li> <li>• Permanent stronger lights are needed to ensure the ground meets NRL standards.</li> <li>• The lights will be a visual intrusion and cause significant glare.</li> <li>• Lights will lead to greater night time usage.</li> </ul>
	Noise	There is a fear that increased use will bring increased noise levels.
Heritage & Culture	Aboriginal Heritage	Oral history indicates that there may be a male ceremonial area located under the playing surface at Brookvale Park. The site is obviously very badly desecrated and has not been formally acknowledged.
	European History & Culture	The Park has a strong and rich history and it was felt that this needs to be acknowledged.
Environment	Stormwater	There were some concerns of the impact the Park may be having on Greendale Creek.
	Formal Car park	This car park is in very poor condition and poses safety risks.
	Vegetation at the Park	Quite a number of people felt that there needs to be an increase in the amount of greenery at the Park as well as ensuring protection of the mature trees at the Park.