

5. MANAGEMENT OF BROOKVALE PARK

5.1 Role of Brookvale Park

Brookvale Park plays an important role in the life of many people. The Park has a strong link with both the local and national sporting environment as well as providing a much needed open space area for both active and passive recreation for the local community. Although it may be for very different reasons, there is no doubt that this Park is very important to the people of Warringah.

5.2 Vision Statement

The following vision statement has been derived from the compilation of all the community consultation activities (including the workshops used to identify the values and desired visions for Brookvale Park).

“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 neighbourhood park. This is to be attained through the ongoing involvement of the community and considering stakeholders needs.”

5.3 Management Objectives

This section of the Plan provides the framework for protection and management of values identified in the Basis of Management.

The following objectives have been developed to protect and enhance those values identified as important to the community. The objectives are the basis for the development of the specific strategies and management actions in this Plan of Management.

Value 1: Management and Community Involvement

Objective: To develop and implement collaborative and effective decision making and management processes which involve relevant stakeholders and ensure that relevant interests and needs are taken into account.

Value 2: Recreation/ Open Space/ Access and Aesthetics

Objective: To develop Brookvale Park into an area which is open, accessible, attractive and inviting and which caters for both active and passive recreational pursuits.

Value 3: Sport and Events

Objective: To develop Brookvale Sportsground into a multi-purpose and high standard event facility which is strategically planned and managed and takes the needs of all the Park users and stakeholders into account.

Value 4: Heritage and Culture

Objective: To formally acknowledge the history and culture of Brookvale Park and the important role it has played within our community since its establishment in 1911.

Value 5: Environment

Objective: To ensure an ongoing commitment to Warringah's environment through the development of effective and innovative practices to minimise the impact that Brookvale Park may have on the wider area.

5.4 Core Objectives

As previously stated in Section 2 of the Plan of Management, the Local Government Act 1993 section 36 (4) notes that Community Land must be categorised. The categories as illustrated in Figure 4 indicate that the three categories relevant to this Plan are Sportsground, Park and General Community Use.

5.4.1 Sportsground

The core objectives for management of Community Land categorised as sportsground are:

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

5.4.2 Park

The core objectives for management of Community Land categorised as park are:

- to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities;
- to provide for passive recreational activities or pastimes and for the casual playing of games; and
- to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

5.4.3 General Community Use

The core objectives for management of 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;
- in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

5.5 Action Plan

The desired outcome of this Plan is for the values of the Park to be protected, upheld and enhanced with no deterioration in the community's values and satisfaction in relation to the Park.

This section of the Plan of Management outlines the direction for the management of Brookvale Park.

The actions are displayed in table form and have been structured using the values the actions are attempting to enhance and protect. The tables outline the "Performance Targets" (Strategies) which will be adopted in order to achieve both the core objectives and the Brookvale Park specific objectives. The "Means of Achievement" (Management Actions) are the actual tasks that will be undertaken to achieve such targets and objectives. The "Means of Assessment" provide a system of checks and balances to assess the actions and performance. The priorities have been assigned according to the specific action's relative importance and the responsibility for implementing an individual action have also been noted.

The "Means of Achievement" have been grouped in accordance with the Topic Area as detailed within Table Four. The Topic Areas have been developed through the issues raised during the community consultation process. Additional Topic Areas have been raised by staff during the development of the Plan of Management and have been addressed within the Action Plan.

The land categories and responsibilities have been abbreviated within these tables, the following is a list of abbreviations used and their meanings: -

Land Categories

All	-	Sportsground, Park and General Community Use
SG	-	Sportsground
P	-	Park
GCU	-	General Community Use

Responsibility

WC	-	Warringah Council
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5.6 Implementation

The implementation of actions according to their assigned priorities will be coordinated on a yearly basis and, if necessary, the Plan of Management will be revised after the fifth year of implementation. Each of the management actions have been given a priority which can be linked to the following time frame:

High	Commenced within next 2 years
Medium	Commenced in 2–5 years
Low	Commenced after 5 years

It should be recognised however that the commencement and completion of the management actions will be dependent on available Council resources and funding and on Council priorities in its yearly program. The priority of each action should be reassessed annually to determine if the stated priority is still relevant.

The implementation of this Plan within Council will be monitored through the internal Plan of Management Steering Committee. This Committee will also oversee each of those actions noted as Council's responsibility and allocate them to the relevant Council units.

5.7 Brookvale Park Action Tables

Value 1: Management and Community Involvement.

Objective: To develop and implement collaborative and effective decision making and management processes which involve relevant stakeholders and ensure that relevant interests and needs are taken into account.

Brookvale Park topic areas dealt within this objective:

- Brookvale Park Advisory Committee
- Financial management
- Generation of additional revenue
- Operational Management
- Management of Leases, Licences and Other Estates
- Community involvement/Promotion of the Park

Land category	Performance Target (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
All	1. To ensure that Brookvale Park is managed in an effective and collaborative manner.	<p><i>Brookvale Park Advisory Committee</i></p> <p>1. The Brookvale Park Advisory Committee composition should provide opportunity for representation from major stakeholders and the community. At the commencement of any new long-term use agreements the composition of the community should be reviewed. See Appendix F for further information.</p>	Committee composition reviewed and, if appropriate, a new structure recommended to Council.	High	WC
All		<p>2. Rewrite the Advisory Committee charter to extend the function of the Committee to include involvement in the strategic management of the Park and improve the overall effectiveness of the Committee. The preparation of an operational manual for the Committee could also be considered at this time.</p> <p>The Committee however is to remain advisory only and all minutes must be reported and adopted by Council prior to implementation of any actions. See Appendix F for further information.</p>	Charter adopted and implemented.	High	WC

Land category	Performance Target (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
All		<p>3. An alternative management structure for the ongoing management of this Park may be suggested and implemented if it is decided that the current structure is not effective or that there is a more suitable structure which will enable the achievement of the objectives of this Plan of Management.</p> <p>The decision to undertake any changes in this area must be in line with any of the actions and recommendations in this Plan in regard to community and stakeholder involvement.</p> <p>See Appendix F for further information.</p>	Adoption and implementation of recommendations.	N/A	AC and WC
All	2. To ensure transparent and effective financial management of the Park	<p>Financial Management</p> <p>4. Manage all financial transactions relating to the management of Brookvale Park under the one account and report details to the Advisory Committee at each meeting. This is to include an itemised account of all income and expenditure which relate to any aspect of Brookvale Park.</p>	Itemised accounts in minuted reports to the Brookvale Park Advisory Committee.	High Ongoing	WC
All		<p>5. Investigate and analyse all costs and charges incurred by Council to run an event at the Park in an attempt to reduce costs or develop new means of delivering such services. Recommendations to be implemented.</p> <p>See Appendix F for further information.</p>	Report to Council with recommendation.	High	WC in consultation with AC

Land category	Performance Target (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
All		<p>6. Develop and implement a Brookvale Park specific schedule of fees and charges for the sportsground and all associated facilities (eg the Presidents Lounge, see Action 8) for all short term hirers, including a range of fees for the various levels of users – ie commercial, non profit, schools.</p> <p>This schedule is to be reviewed at least every two years.</p> <p>Any charges relating to longer term leases and licences are to be specifically negotiated with the user.</p> <p>This action should be undertaken after Action 5.</p> <p>See section 7 for further information.</p>	Implementation of new fees and charges.	High Ongoing	WC in consultation with AC
SG	3. To seek additional income from the Park considering the needs of current users and surrounding residents.	<p>Generation of Additional Income</p> <p>7. Seek new groups for the long-term usage of the sportsground.</p>	Number of new groups using Park.	High Ongoing	WC
SG		<p>8. Ensure all rooms of the Presidents Lounge are made available for hire in times where the centre is not being used in connection with any lease or licence.</p> <p>See section 7 for further information.</p>	Monitor usage rates.	High Ongoing	WC

Land category	Performance Target (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Respon-sibility
SG		9. Pursue a lease or licence in regard to the appointment of an entity to have rights to use the Presidents Lounge as a function centre whereby they can offer restaurant food and alcoholic beverages. This use is authorised in Section 7.3. Use of the facility by other groups (as per Action 8) when the lounge is not in use is to be required in any licence/ lease negotiation.	Agreement entered into with service provider.	Medium	WC in consultation with AC
SG		10. Investigate the viability of expanding and altering the configuration of the Presidents Lounge to assist in enabling this facility to be a viable and suitable function centre. This may include altering the corporate boxes around the lounge to change the shape of the room and moving the position of the bar. Once plans are approved this development is permissible as authorised in Section 6.	Implementation of plans.	Low	WC in consultation with AC
SG & P		11. Pursue the possibility of internal advertising within the toilets used in conjunction with the sportsground and implement if viable and consistent with core objectives of park. This use is authorised in Section 7.3.	Internal advertising within toilets.	High	WC

Land category	Performance Target (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
All		<p>12. Investigate the possibility of linking a telecommunications structure with any impending lighting towers or existing structures as a means of generating income.</p> <p>It should be noted that provision of telecommunication facilities is permitted on Community Land without authorisation in a plan of management. This is in accordance with the Federal Telecommunications Act, 1997.</p> <p>As such, authorisation of development or granting of a lease, licence or other estate is not provided within this Plan of Management.</p>	Investigation carried out and income generated.	Medium	WC
SG & GCU		<p>13. Investigate the viability and appropriateness of pursuing "Naming Rights" for Brookvale Sportsground.</p> <p>Once Council is satisfied that this arrangement is viable and does not conflict with the values and actions of this Plan the lease/ licence is permissible and has been authorised in Section 7.3.</p> <p>The name of the entire area currently known as Brookvale Park is not included in this action or the relevant authorisation and therefore cannot be altered within the life of this Plan of Management.</p>	Agreement signed.	Medium	WC

Land category	Performance Target (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
All		14. Prepare a business plan for the ongoing development and management of the Park. This is also to include a strategic marketing and promotional plan in an attempt to increase the use and income being generated from the ground.	Plan developed. Monitor number of actions implemented.	High	AC
All		15. Pursue all relevant funding and grant opportunities for any of the actions and projects listed in this Plan of Management. This includes pursuing Section 94 funds where relevant.	Number of applications submitted.	High Ongoing	WC in consultation with AC
All	4. To manage all users/hirers in an effective manner, as well as ensuring that Community values are protected.	<i>Operational Management</i> 16. Council is to undertake the management and administration of all bookings of the sportsground area and associated facilities, including the Presidents Lounge and related areas throughout the year. It is therefore Council's responsibility to inform all users of their responsibilities in hiring and using the Park. All limitations and restrictions noted in this Plan are to be included in any relevant information provided to the user. Appropriate and effective management and administration systems are to be developed which suit the needs of this facility and its users. This action is linked to Action 19 in regard to data collection.	Council takes bookings and systems are effective.	High	WC

Land category	Performance Target (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Respon-sibility
All		17. Establish a detailed set of “Hire Guidelines” for the use of all hireable areas and buildings within the Park. The guidelines are to be reviewed and updated at least every two years to ensure they are current and relevant to the users and uses of the sportsground and Park. See Appendix F for further information.	Development and implementation of guidelines.	High Ongoing	WC in consultation with AC
All		18. Investigate the employment of a Sportsground/ Park Manager as a means of improving the overall management and viability of the Park. See Appendix F for further information.	Performance reports.	High	WC
All	5. To collect accurate data in an attempt to understand the Park’s impact on the surrounding area as well as assist in the marketing and management of the Park.	19. Develop an information monitoring system for the sportsground, its use and the impact that it may be having on the surrounding community. Information should be collected and reported to the Advisory Committee and Council on a regular basis and used to assist in decision making and future planning, including the review of this Plan of Management. This action is linked to Action 16 whereby administration systems are to be developed. See Appendix F for further information.	Regular and accurate reports.	High	WC

Land category	Performance Target (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Respon-sibility
All	6. That the granting of any leases, licences, and estates abides by relevant legislation and takes into consideration the entire Park and all stakeholders.	<p><i>Management of Leases and Licences</i></p> <p>20. All leases, licences and grants of estates must address relevant legislation, any relevant Council policy documents and be in line with all relevant actions in this Plan of Management.</p> <p>Those leases/ licences which are permissible at Brookvale Park have been expressly authorised in Section 7.3. See Appendix F for further information.</p>	Number and percentage of leases, licences and grants of estate consistent with legislation, policy and Plan of Management.	High Ongoing	WC
All		21. Renegotiate the current Deed of Agreement with the Manly Warringah Rugby League Club taking all values and actions noted in this Plan into account, including those related to the use of the facilities currently covered in the Deed of Agreement. This use is authorised in Section 7.3.	New lease or licence negotiated and implemented.	High	AC/WC
All		22. Any lease, licence or other grant of estate being negotiated or renegotiated is not to unduly limit the use by Council or other existing authorised uses of the facility. <p>This means that the sportsground cannot be handed over exclusively to one entity for an entire season without the ability and flexibility for Council to accommodate other hirers and uses.</p>	Clauses in leases	High	AC/ WC

Land category	Performance Target (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
All	7. To ensure open and regular communication with the community and their ongoing involvement in the development of Brookvale Park	<p><i>Community Involvement/Promotion of Brookvale Park</i></p> <p>23. Involve the community in the ongoing development of the Park and ensure that the Warringah Community Consultation Matrix and Toolkit (or subsequent tool) is used. See Appendix F for further information.</p>	Consultation recorded and taken into consideration.	High ongoing	AC with WC
All		<p>24. Develop signs and place them at each entrance to inform the community and users of what the facility provides and that it is Council owned. All attempts should be made to keep these updated with correct contact details.</p>	Signs in place with correct information.	Medium	WC
All		<p>25. Develop a Brookvale Park brochure to send to all inquiries. The brochure could be included in new resident's packages and/or placed in appropriate storage areas at the Park for visitors to collect. This action should also form part of the overall strategic marketing plan as set out in Action 14 regarding the development of a business plan.</p>	Brochure developed and distributed. Number of inquiries for the brochures.	Medium	WC
All		<p>26. Include Brookvale Park information in relevant Council newsletters and other communications to the community. This should be undertaken anytime that new facilities are developed, major changes are proposed or approved and when new leases are negotiated.</p>	Number of inclusions in publications.	Ongoing	WC

Value 2: Recreation/Open Space/Access and Aesthetics

Objectives: To develop Brookvale Park into an area which is open, accessible, attractive and inviting and which caters for both active and passive recreational pursuits.

Brookvale Park topic areas relevant to this Value and Objective:

- Use of the neighbourhood park
- Fences
- Amenity availability and access during sportsground usage.
- Parking and Traffic
- Landscaping and development of neighbourhood park areas
- Depot and works areas
- Storage
- Safety and Security
- Cottage
- Playground
- Accessible built environment

Land category	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Respon-sibility
P	8. To encourage community use of the neighbourhood areas.	<p><i>Use of the Neighbourhood Park</i></p> <p>27. The neighbourhood park areas may be used for any activity considered appropriate for land categorised as park. This includes (but is not limited to) the following:-</p> <p>Passive recreation – picnics, sitting</p> <p>Active recreation – frisbee, walking</p> <p>Activities requiring a lease, licence or other estate have been authorised within Section 7.3 of this Plan of Management.</p>	Monitor complaints for use of the neighbourhood park.	Ongoing	WC
All	9. To improve openness and accessibility to the Park.	<p><i>Fences</i></p> <p>28. Review current external and internal fencing at Brookvale Park in an attempt to open up the Park and create an inviting atmosphere. All relevant security and safety conditions required for a sporting and event facility are to be maintained.</p> <p>Once approved by Council any recommendations may be implemented.</p> <p>See Appendix F for further information.</p>	Recommendations implemented and Brookvale Park made more accessible.	Medium	WC in consultation with AC

Land category	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
P		<p>Amenity availability</p> <p>29. Investigate the provision of a toilet for the Village Green during times when the sportsground is being used. See Action 28 regarding fencing review. See Appendix F for further information.</p>	Fence and gate re-development implemented and managed appropriately or new toilet facility provided in Village Green.	Medium	WC
P	10. To improve the availability of the neighbourhood park and to improve management of parking and traffic during an event.	<p>Parking and Traffic</p> <p>30. Prevent car parking on the area known as the Village Green. This is to be enforced by means of signage and pedestrian friendly bollards at gates to limit car access. Maintenance related vehicles are the exception. Negotiate with the MWRLC to prevent parking in this area whilst the present Deed of Agreement is still current. Renegotiation of the Deed or any other use agreement should not permit parking in this area. This area is to be made accessible for use as a neighbourhood park at all times and is to be developed as such as per Action 35. See Appendix F for further information.</p>	Existence of signage and increased access to the Village Green.	High	WC
SG		31. Prevent car parking on land categorised as sportsground. Delivery and maintenance related vehicles are the exception. Appropriate signage is to be erected.	Signage erected and adhered to.	High ongoing	WC

Land category	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
All		<p>32. Parking on non-event days is to be restricted to the formalised car park in the southwest corner of the Park. This is to be enforced by signage, bollards and enforcement of parking restrictions.</p> <p>See Appendix F for parking authorisation for event days.</p> <p>Activities requiring a lease, licence or other estate have been authorised within Section 7.3.</p>	Existence of signage and monitor number of complaints	High ongoing	WC
All		<p>33. Undertake a feasibility study into the development of an underground car park at Brookvale Park. The car park is intended to provide parking for patrons of Brookvale Park and be combined with a bus interchange to provide improved public transport options for the Northern Beaches. The feasibility study should address issues such as economic viability; environmental impacts and benefits; impacts on social amenity and the ongoing enjoyment of the Park and surrounds; protection of values and the requirements of relevant legislation.</p> <p>As the feasibility study is not completed this Plan of Management does not authorise the construction of the underground car park. The Plan of Management is to be reviewed should the underground car park proposal prove to be viable.</p> <p>The study is to be completed within 12 months of the adoption of this Plan to ensure other actions are not unduly delayed.</p>	Feasibility study complete.	High	WC in consultation with AC

Land category	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
		The feasibility study be funded by the Federal and/or State Government as per Mayoral Minute 14/2002 of 4 June 2002.			
All		<p>34. Develop a major event traffic and parking strategic plan. Any guidelines should be included into the "Hire Guidelines" as noted in Action 17 and reviewed every two years to ensure they are effective and relevant. The plan should take into account Actions 30 – 32 and consider all values expressed during the development of this Plan of Management. Action 33 should be carried out prior to this action.</p> <p>See Action 47 in relation to future development.</p> <p>See Appendix F for further information.</p>	Report and Implementation.	High	WC in consultation with AC
P & GCU	11. To develop the neighbourhood park into an attractive and inviting open space area, which caters for a variety of passive and active interests.	<p><i>Landscaping and Development</i></p> <p>35. Prior to any such development the overall look and placement of all facilities referred to in this Action should be included in a detailed design plan using the Master Plan on page <i>iii</i> and the Landscape Master Plan project report developed by Ian Jackson in 1999 as the basis. (See Appendix G for a copy of the Landscape Master Plan developed by Ian Jackson).</p> <p>Implement the following landscaping and improvements: <u>Perimeter of Park.</u> Mulch and consider mass planting of the areas between the existing trees and the fencing around the perimeter of the Park. Plantings are to include locally indigenous shrub and groundcover species.</p>	Adoption of overall plan and implementation of each section	High ongoing	WC in consultation with AC

Land category	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
		<p><u>Entry Structures.</u> All the main entry points to the Park shall be highlighted with entry structures, quality surfaces and planting. Signage identifying the Park and historical features could also be included (as per Action 64).</p> <p><u>Village Green.</u> The existing cricket nets shall be refurbished, including refurbishment of run ups and reinforcement of the back of the nets, and kept in the same or similar position close to the schools. The remaining area is to be retained and enclosed with tree planting to create a village green atmosphere. See Appendix F for further information.</p> <p><u>Youth Recreation Facility.</u> A multi purpose youth facility is to be developed on an appropriate area within the neighbourhood park area. Further investigation and consultation should be undertaken to determine the most appropriate facility and location. The facility may be a ½ court basketball court or similar. See Appendix F for further information.</p> <p><u>Pathways.</u> The existing system of straight pathways is to be replaced with a circuit around the entire site. The pathways shall be constructed of pedestrian and bicycle friendly materials whilst being able to withstand vehicular traffic. They are to be wide and curved to improve aesthetic appeal. See Action 64 for signage along pathways.</p> <p><u>Furniture and Signage.</u> A consistent theme around the Park is to be developed through the use of furniture and signage.</p>			

Land category	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
		<p>Park bench style seating is to be provided around the Park. See Appendix F for further information.</p> <p><u>Picnic and barbecue facilities.</u> Place picnic and barbecue facilities in appropriate positions within the neighbourhood park to encourage use by the local community.</p> <p><u>Irrigation.</u> An appropriate system to be installed to assist relevant areas (see Actions 71 & 72 for further information).</p> <p><u>Lighting.</u> Appropriate low spillage attractive lighting is to be considered to encourage use of passive areas in the early evening and for the safety of users of the Park.</p> <p><u>Oleander Hedge.</u> To be considered as part of the fencing review as per Action 28. Any replacement of the hedge is to include endemic vegetation.</p> <p><u>Pittwater Road Frontage</u> Access to this area via fencing changes is recommended – this must be included within Action 28 which deals with fencing. Area is to be planted and paved as per other actions in this action. Section 8 must be read and taken into consideration prior to implementation of any action in this area.</p> <p>Any relevant development within this action has been authorised in Section 6.</p>			

Land category	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
P		<p>Depot and work areas</p> <p>36. Maintain and develop the Council work areas in the north east corner of the Park in such a way to ensure minimum visual impact.</p> <p>All other areas of the Park are to be kept clear of work-related machinery and materials as much as possible.</p>	Number of complaints.	Medium	WC
All	12. Ensure that storage at the Park is both adequate and rationalised.	<p>Storage</p> <p>37. The following storage solutions are to be considered and implemented:</p> <ul style="list-style-type: none"> • The small storage shed adjacent to the Cottage be removed or redeveloped into required work or storage space as determined by need. • Storage be included in any redevelopment of the Western or Southern Stands or any other new development or redevelopment. • Existing facilities to be considered as storage areas, particularly where they are not in full use. This may include the redevelopment or enlargement of one of the disused ticket boxes or current storage sheds. • Any new long-term tenants will need to be questioned as to their storage needs and any commitment made by Council noted in the agreement. <p>Any storage development has been authorised in Section 6.</p>	Implementation of appropriate solutions.	Ongoing	WC

Land category	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
P	13. To develop Brookvale Park into a safe and secure Park which does not encourage undue disturbance to the surrounding residents.	<p>Safety and Security</p> <p>38. Reduce the incidence of vandalism and antisocial behaviour in the neighbourhood park area at night by considering the following:</p> <ul style="list-style-type: none"> • Extend the alcohol free zone in the playground to the Village Green. • Reduction or elimination of lighting within the neighbourhood park after set hours. • Automatic watering systems. • Presence of the Caretaker in the Cottage (refer to Action 42). 	Adoption of methods and number of incidents reports	High	WC
All		39. Develop a system for recording and following up any vandalism and incidents of antisocial behaviour. This information could then be used to monitor progress and initiate new methods to deal with any problems.	System implemented	High	WC
All		40. Consider security and safety in any new development at the Park and make relevant adaptations to any plans where necessary.	Security and safety notes in all developmental plans	High ongoing	WC
All		41. Engage in regular ongoing maintenance checks and evaluation of current facilities, including landscaping, to ensure they do not pose any risks to visitors to the Park. Any problem area should then be included on the maintenance work schedule.	Maintenance reports and work schedules.	High	WC

Land category	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
P	14. To ensure the cottage is managed and developed for community benefit.	<p>Cottage</p> <p>42. Redevelopment of the Cottage is to occur to ensure provision of a community facility or park related facility.</p> <p>A community facility may include any use which focuses on supplying a community based service such as a child care centre, environment centre, arts centre, or museum. The cottage may also be redeveloped for more comfortable and suitable living quarters for the existing use as a caretaker's cottage or for use by the Sportsground/Park Manager as proposed in Action 18.</p> <p>It should be noted that Council is currently considering using this facility for the expansion of the Brookvale Childcare Centre, which is opposite the Regional Playground in Federal Parade.</p>	Cottage developed for appropriate purpose.	High	WC

Land category	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
P	15. To continue to develop and maintain the Brookvale Regional Playground.	<p>Playground</p> <p>43. Continue the ongoing maintenance and development of the regional playground facility through consideration of (but not limited to) the following:</p> <ul style="list-style-type: none"> • Additional shade cloth over swings and children’s equipment. • Play facilities for older children – this could be incorporated on the immediate area outside of the fenced playground area. • Additional barbeques. • Installation of a drinking fountain and tap. <p>As per Action 29 attempt to provide a toilet for use by the playground users.</p>	Improvements made.	Medium	WC/ AC
All	16. To ensure that Brookvale Park is accessible to those with a disability.	<p>Accessible Built Environment</p> <p>44. Incorporate as per Australian Standard “1428 (Parts 1 – 4) Design for Access and Mobility” any relevant standards to new developments and refurbishment within the Park.</p>	Standards considered and adhered to in all developments.	High ongoing	WC
All		<p>45. Develop an ongoing works plan for disabled access improvements to the entire Park using the 1996 Access Audit by the Australian Quadriplegic Association as a basis. This should include, but not be limited, to the following:</p> <ul style="list-style-type: none"> • At least 10 undercover seats. • Designated taxi pick-ups, drop-off points. 	Work program developed and implemented.	High	AC

Land category	Performance Target (strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Respon-sibility
		<ul style="list-style-type: none"> • Increased parking for people with disabilities, refer to Actions 30-32. • Appropriate pathways to enable complete access to all buildings and facilities, refer to Action 35. • Amenity access from the Village Green, refer to Action 29. • Access to the Presidents Lounge. 			

Value 3: Sports and Events

Objective: To develop Brookvale Sportsground as a multi-purpose and high standard event facility which is strategically planned and managed and takes the needs of all the Park's users and stakeholders into account.

Brookvale Park topic areas relevant to this Value and Objective:

- Use of the sportsground
- Development proposals
- Condition of facilities
- Sportsground surface and configuration.
- Lighting
- Noise

Land Category	Performance Targets (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
All	17. To encourage multi use all year round.	<p><i>Use of the Sportsground</i></p> <p>46. Permit and encourage the hiring and use of the sportsground and ancillary facilities. The purpose is to be compatible and appropriate to this facility without unduly disturbing other park users and surrounding residents.</p> <p>Compatible uses are seen as anything which is sporting, cultural, musical, promotional, commercial, recreational and educational and is generally able to fit into the confines of the sportsground area.</p> <p>This use is authorised in Section 7.3.</p> <p>See Appendix F for further information.</p>	Number of events and activities at the facility and the number of complaints related to each event.	High	WC

Land Category	Performance Targets (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
All	18. To ensure all developments and proposals adhere to appropriate legislation and take needs of stakeholders into account as well as ensuring that development is based on evident need.	<p><i>Development Proposals</i></p> <p>47. All developments in Section 6 are permissible during the life of this Plan of Management.</p> <p>The protection of all the stated community values in regard to Brookvale Park is imperative. Therefore consideration is to be given to all actions noted in this Plan which directly relate to a development or the process of considering a development proposal.</p> <p>Action 34 (develop a major traffic and parking strategic plan) should be carried out prior to any development which is proposed to significantly increase the number of visitors to Brookvale Sportsground, eg stand developments.</p> <p>An investigation into the heritage value of the two northern ticket boxes is to be carried out prior to their removal. If the heritage value is found to be significant then possible alternatives are to be investigated for their retention or adaptive reuse.</p> <p>See Appendix F for further information.</p>	Developments implemented taking all relevant Plan of Management actions into account.	Ongoing	WC in consultation with AC
All		48. All developments are to be consistent with the Local Government Act 1993, LEP 2000, Council policies and any other relevant legislation.	Compliance with Acts, Legislation, LEP and Policies	High ongoing	WC

Land Category	Performance Targets (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
SG		<p>49. Develop architectural plans for the expansion and improvements of the existing Western Stand (Jane Try Stand).</p> <p>Once the required development assessment procedures and relevant consultation has been undertaken the plans may be implemented.</p> <p>Expansion and redevelopment is to include (but not be limited to) provision of extra seating, corporate and media boxes, amenities lift, new roof and disabled facilities.</p> <p>Council should be satisfied that this development is viable, will not unduly impact on the neighbourhood and is necessary to the ongoing success of Brookvale Park.</p> <p>Action 55 must be undertaken prior to implementation of this action. See also Action 37.</p> <p>This development has been authorised in Section 6.</p>	Approval of plans and compliance to any development conditions	High	WC in consultation with AC

Land Category	Performance Targets (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
SG & GCU		<p>50. Develop architectural plans for the expansion and improvement of the existing Southern Stand.</p> <p>Once the required development assessment procedures and relevant consultation has been undertaken the plans may be implemented.</p> <p>Expansion and redevelopment may include the following:</p> <ul style="list-style-type: none"> • Additional storage spaces for Council and long-term users. • Office space for community based groups (as indicated by relevant investigations). See Section 5.8.3 for further information in regard to this. • Additional seating. <p>Council should be satisfied that this development is viable, will not unduly impact on the neighbourhood and is necessary to the ongoing success of Brookvale Park.</p> <p>Action 55 must be undertaken prior to implementation of this action, see also Action 37.</p> <p>Section 8 must be considered prior to commencing this Action.</p> <p>This development has been authorised in Section 6.</p>	Approval of plans and compliance to any development conditions.	Medium	WC in consultation with AC

Land Category	Performance Targets (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
SG		51. Construct an electronic scoreboard and canteen facility at the northern end of the sportsground. Once built, the current score board is to be removed. This development has been authorised in Section 6. Action 53 to be carried out before this development can commence.	Scoreboard built and functioning.	Medium	WC in consultation with AC
SG		52. Retain the disused north western ticket box until such time as the storage solutions noted in Action 37 are resolved and the ticket box is no longer needed or cannot be used or adapted for use by Council or any long term tenant of Brookvale Sportsground. See Action 47 for further information. This development has been authorised in Section 6.	Decisions made in regard to use	Low	WC
SG & GCU		53. Investigate and research the need for the development of the proposed South East Link Stand, Eastern Stand and Northern Stand. The investigation should take into account the implication such a development would have on the whole of Brookvale Park and the surrounding residents. The investigation is to recommend which development is most suitable, ie the South East Link Stand with the Eastern Stand or the Northern Stand. This must include extensive community consultation and research into the impact of the development. A detailed report is to be prepared and Council must approve any further investigation, planning and research	Adopted report Recommendations implemented.	Medium	WC in consultation with AC

Land Category	Performance Targets (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
		<p>on this action.</p> <p>Council should be satisfied that this development is viable, will not unduly impact on the neighbourhood and is necessary to the ongoing success of Brookvale Park.</p> <p>The development may include the provision of covered seats, hospitality areas, amenities, player change rooms and storage areas.</p> <p>Should the South East Link Stand and Eastern Stand be preferable then a new entry gateway is to be incorporated into the development and the existing entrance way is to be removed and the area appropriately landscaped as per Action 35. Development of the Eastern Stand is not authorised to extend into the land categorised as park and may need to take up some of the existing hill for it to be constructed.</p> <p>Should the Northern Stand be preferable the development should consider incorporating the existing northern ticket boxes and turnstile. The existing northern ticket boxes and turnstiles are to be removed if incorporated into the Northern Stand development. See Action 47.</p> <p>These developments have been authorised in Section 6.</p>			

Land Category	Performance Targets (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
SG & P		54. Retain a grassed spectator area at Brookvale Sportsground. The area retained will be dependent on the investigation as described in Action 53. Either the northern end of the ground or the Eastern Hill is to be retained for event patrons to enjoy.	Open grassed area to remain	Medium	WC in consultation with AC
All	19. To ensure that the facilities at Brookvale Park are improved and maintained according to relevant standards.	<p><i>Condition of Facilities</i></p> <p>55. Investigate the condition of all Council owned buildings and facilities at the Park and develop a 5 year plus maintenance and refurbishment schedule to upgrade any buildings where necessary. The priority of any works should be noted in the schedule.</p> <p>This action should be directly linked with Action 41 in regard to ongoing evaluation of safety risks.</p> <p>See Appendix F for further information.</p>	Works schedule implemented	High	WC
SG	20. Ensure the sportsground surface and configuration is suitable for the ground to be utilised as a multipurpose sports and event arena.	<p><i>Sportsground surface development</i></p> <p>56. Replace the sportsground surface with the most suitable surface for multipurpose all year round usage.</p> <p>Action 58 to be carried out prior to implementation of this action.</p>	New sportsground surface installed	Medium	AC & WC

Land Category	Performance Targets (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
SG		57. Investigate options for improved sub-surface drainage, in-ground irrigation and suction drainage to increase infiltration capacity. The maintenance schedules and required work under this action are to be included in the investigation. See also Actions 71 and 72 regarding Water Usage.	Recommendations implemented	Medium	WC
SG		58. Investigate alternatives for the configuration of the actual ground and implement as feasible. Investigations should consider configuration changes for a variety of sports including baseball and athletics (300 metre track). Both permanent and possible temporary configurations should be considered. Consultation with the relevant local sporting bodies is to be undertaken as part of this action. This action should be undertaken prior to the replacement of the surface as stated in Action 56.	Recommendations implemented	High	WC in consultation with AC
SG	21. To ensure lighting from events at the sportsground does not unduly impact on the surrounding community	Lighting 59. Any new lighting, whether already approved or only proposed, must meet the highest standards in terms of reducing glare and possible spillage. All efforts must be made to provide both the sportsground and the residents with the best possible lighting conditions.	Regular reports. Minor complaints.	High	WC in consultation with AC

Land Category	Performance Targets (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
SG		60. Comply with conditions of development consent 94/380 if the approved lights for the sportsground are to be constructed. It notes that an assessment of the impact of lights and glare be carried out no later than 3 months after installation to ensure that any negative impacts are identified and mitigating measures can be investigated and implemented if it is demonstrated that they are required. Any such corrective measures are to be undertaken immediately.	Assessment and recommendations implemented.	High	WC
SG		61. As per Development Consent 94/380 Condition 28 there are only to be the said number of night matches (currently 6 times per season). This number can only be decreased or increased through the lodgement of a modification of consent. If a change is requested by Council then this will be independently assessed as with any other such application relating to Council managed or owned land.	Number of night games per year	High	WC
All	22. To ensure noise from the current public address system does not unduly impact on surrounding residents.	Noise 62. Regularly analyse the condition and noise emissions from the current public address system. Include levels of acceptable noise and use of the public address system in the Hiring Guidelines as stated in Action 17.	Reports and actions relating to the report	Medium	WC

Value 4: Heritage and Culture

Objective: To formally acknowledge the history and culture of Brookvale Park and the important role it has played within our community since its establishment in 1911.

Brookvale Park topic areas relevant to this Value and Objective:

- Aboriginal Heritage
- European History and Heritage

Land Category	Performance Targets (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
All	23. To recognise and acknowledge the role Brookvale Park played and continues to play in the history of the local Aboriginal people.	<i>Aboriginal Heritage</i> 63. Develop a strategic plan in liaison with the Metropolitan Local Aboriginal Land Council (MLALC) and other relevant Aboriginal groups to appropriately acknowledge past physical existence of a male ceremonial bora ring and the contemporary spiritual significance of this site.	Strategy developed and implemented	Medium	AC & Metropolitan Local Aboriginal Land Council
All	24. To formally present and acknowledge the European history and heritage of the Park.	<i>European History and Heritage</i> 64. Develop a History of Brookvale Park Strategic Signage Plan that aims to continue the ongoing acknowledgment of the history and heritage value of this Park to the community. Refer to Action 35. See Appendix F for further information.	Strategy developed and implemented	Medium	WC in consultation with AC

Value 5: Environment

Objective: *To ensure an ongoing commitment to Warringah's environment through the development of effective and innovative practices to minimise the impact that Brookvale Park may have on the wider area.*

Brookvale Park topic areas relevant to this Value and Objective:

- Stormwater
- Formal Car Park
- Water usage
- Vegetation at the Park
- Fertiliser Use
- Waste Management

Land Category	Performance Targets (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
GCU	25. To rationalise and improve stormwater run off.	Stormwater 65. Confirm the need and type of stormwater detention system for the formal car park (Pittwater Road/Alfred Street) and implement approved design.	Implement recommendations.	High	WC
All		66. Ensure all future stormwater management options are considered by relevant Council Units prior to implementation.	Recorded consultation	High	WC

Land Category	Performance Targets (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
GCU & Park		67. Investigate works to avoid surface inlet grates which drain directly into Greendale Creek and disperse stormwater into landscaped areas prior to any inlet pit, to attenuate flow and improve water quality. Investigate South Eastern (Pittwater Road/Pine Street) corner stormwater pits and reinstate pits as surface inlet grates.	Appropriate mechanism instated to attenuate flow and improve water quality.	Medium	WC
All		68. Develop and implement a maintenance plan for the stormwater detention system once installed and all other stormwater inlet pits, or other appropriate mechanisms, to ensure minimal pollution occurs.	Plan developed and being implemented.	Med	WC
GCU	26. To improve the South Western (Pittwater and Alfred Rd) Car Park	<i>Formal Car Park (Corner Pittwater Road and Alfred Road)</i> 69. Investigate and implement an appropriate firm, non-eroding, permeable surface for the formal car park taking the following into account: <ul style="list-style-type: none"> • Visual amenity. • Development of appropriate methods to control stormwater run off associated with the surfacing. • Minimal maintenance requirements and ongoing costs. 	Appropriate surface placed on formal car park.	High	WC in consultation with AC
All	27. Maintain and enhance recreational facilities	<i>Development</i> 70. All new development and significant re-development are to consider the conservation of water and energy in the design process. For example, consideration should be	Number of new facilities that include water and energy conservation features	High ongoing	WC

Land Category	Performance Targets (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
		given to the use of rainwater tanks, flow restriction devices and solar hot water heating.	in the design.		
SG	28. Implement water sensitive urban design principles as per Water Sensitive Urban Design program (Environmental Strategy 4.1 p50)	Water Usage 71. Investigate and implement a reticulation system/ reuse of stormwater and irrigation water from sportsground surface areas. See Action 57 regarding sportsground surface development and Action 77 regarding fertiliser use.	Recommendation implemented.	Medium	WC
All		72. Investigate the use of rain water tanks as a means of Park irrigation and other water usage – implement and locate where appropriate and feasible.	Recommendation implemented.	Low	WC in consultation with AC
All	29. To use plant species endemic to Brookvale Park.	Vegetation at the Park 73. Use only endemic species in all new planting at the Park. This includes the replacement of any tree which dies or is removed.	Type of vegetation planted	High ongoing	WC
GCU	30. To protect the mature trees.	74. The trees facing Pittwater Road are to be taken into consideration with any proposed landscaping and/or development. Retention of trees or replacement with endemic vegetation is preferable.	Number of trees removed in any development of this area.	Medium	WC & AC

Land Category	Performance Targets (Strategies)	Means of Achievement (Management Actions)	Means of Assessment (of the actions)	Priority	Responsibility
All		75. Retain any mature trees in Alfred Road, Pine Street and Federal Parade unless approval is granted through Council. The one exception to this is noted in Action 76.	Council reports and minutes	Medium	WC in consultation with AC
P		76. Remove the Bunya Pine at the entrance at the corner of Pine Street and Federal Parade. This tree is a safety risk due to the proximity of it to the Pine Street car parking area and the entrance to the playground. It also has very large hard fruit.	Removal of tree	High	WC
SG	31. To limit the amount of fertiliser in any run off from the sportsground	Fertiliser Use 77. Continue to employ appropriate methods to minimise nutrient leaching into surrounding waterways while nutrient rich water is reticulated back into the sportsground. See Action 71 regarding water usage.	Methods used	High	WC
All		78. Carry out regular testing and monitoring of the water quality at Greendale Creek immediately downstream from the Park to check for fertiliser levels.	Test results monitored and recorded for reference	High	WC
All	32. Improve collection and recycling of rubbish within the Park.	Waste Management 79. Develop and implement a waste management and minimisation plan for the entire area of Brookvale Park taking into account all the various activities and functions held within the Park.	Actions from plan implemented	High	WC