

# NORTHERN BEACHES SPORTSGROUNDS STRATEGY

JULY 2017



NORTHERN  
BEACHES  
COUNCIL

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### Message from the Administrator

Over the past year Northern Beaches Council has tackled a task that the former Councils could not, developing a long term plan to address our significant undersupply of sporting fields.

Council has gathered the evidence, sought the advice of independent experts and conducted a broad community engagement program to seek the view of all Northern Beaches residents.

The result is a Strategy that is undoubtedly a win for sport and all those that live and play here.

Fields now are clearly over-used and there are not enough for all to play. It's mid-July half way through the winter season and many fields are turning to dust due to overuse despite the hard work of Council staff to keep them in good condition.

This Strategy sets out an unprecedented investment that will significantly increase the availability and quality of sporting fields and facilities, enabling more residents to be more active more often.

Under the Strategy Council will be re-allocating fields to the sports of greatest need, installing drainage, lighting and reconfiguring grounds.

Council will be building new fields in Warriewood Valley and Ingleside, working with schools to provide use of school fields for community sports, and installing synthetic surfaces to enable fields to be used to the full potential.

However this still leaves the Northern Beaches with a significant shortfall of 14 fields. Current analysis suggests the only way to address this is to convert some golf course land to sporting fields. With double the number of golf courses compared to the Sydney average and half the number of fields this is the logical way forward.

An assessment purely based on empirical data supports the conversion of the 18 holes of Warringah Golf Course to a mixture of playing fields and parklands connected by a network of shared paths. However, the loss of the full 18 holes would see the end of a long-standing club with an active and passionate membership.

There are many examples of successful nine-hole ventures and a new 20 year lease on a nine-hole course could enable a new purpose built club house within District Park, adjoining the course and reaping the benefits of greater member and public utilisation. A separate but linked lease to 2022 over the other 9 holes, with 3 x 5 yearly extension options for the Council would maintain the current course configuration over the short to medium term and provide the flexibility for future conversion to playing fields if needed.

However let me be clear, the decision on the conversion of golf course land to sporting fields is not required today.

What is required is careful planning.

This is why the Council has decided not to 'lock up' the northern half of Warringah Golf Course or Balgowlah Golf Course in long term leases. Council will masterplan these sites and engage with the community over the next 5 years while all other efforts are made to address the shortfall in supply.

This is a balanced solution that provides more sporting fields to address the identified shortage in supply and ensures at a minimum that Warringah Golf Course remains as a nine-hole course.

Major sports groups, the Sporting Union and the community support our proposal that all alternatives to increase supply and to improve capacity be implemented where feasible prior to proceeding with such a conversion.

I encourage the incoming Council and our community to embrace the actions and ideas put forward in this Northern Beaches Sportsgrounds Strategy.

**Dick Persson AM**



# EXECUTIVE SUMMARY

Sport and recreation is a central part of the lives of Northern Beaches' residents. However the sportsfields relied on by the community are under increasing pressure, with growing participation rates, deteriorating field conditions and not enough space for all to play. The Sporting Union, major sports organisations and the community are calling for more fields and improved facilities, with the Sporting Union and major sports organisations also seeking a review of public open space including golf courses to provide more supply.

Northern Beaches Council is now able to plan for the whole of the Northern Beaches and since mid-2016 has been reviewing the options and engaging with the community to identify a forward plan.

This Strategy sets out the 15 year plan to provide a single approach to the management and long term planning of sporting facilities on the Northern Beaches.

## **Review confirms a shortage of sportsfields and a high supply of golf courses**

The Northern Beaches currently has:

- 122 sports fields supplying a total playing area of 116.5 hectares to over 50,000 playing members across 17 sports, plus thousands of spectators, families and volunteers.
- 13 golf courses covering 453 hectares catering to over 10,000 members, 7 of which are on public land covering 180 hectares catering to over 4,000 members, as well as thousands of rounds of public golf by non-members.

There is a current and growing shortfall of sportsfields:

- Grass sportsfields have a 'sustainable capacity' of 35 hours per week and average usage is well above this, with 92 of 122 sportsfields over-used. This equates to bookings of more than 800 hours per week over sustainable capacity.
- There is a current shortfall of 24 hectares of playing area, equivalent to over 24 sportsfields, based on using all fields at sustainable capacity. This increases to 41 hectares by 2031.
- The Northern Beaches has around half or less sportsgrounds supply per capita when compared to some other similar sized Councils e.g. The Hills and Sutherland Shire Councils.

Participation rates are growing, many people are being turned away and forecasts indicate playing numbers will only continue to grow particularly in women's sport and over 35 competitions. Council also has a responsibility to enable people to play sport to help address the rise in obesity.

There is a high supply of golf courses and a slow but clear decline in golf participation:

- Double the courses on the Northern Beaches per capita compared to other areas in Sydney
  - One 18-hole golf course per 49,867 people across Sydney.
  - The equivalent of one per 23,151 people on the Northern Beaches.
- A 16% decline in membership numbers over the past 10 years at public courses.

## **Potential actions explored to address the shortfall in supply**

In developing this Strategy, Council explored a range of potential actions to address the shortfall:

- Action 1: Make better use of existing sportsgrounds to increase availability and resilience, including; irrigation, drainage, lighting, reconfiguration and re-allocation of fields.
- Action 2: Convert more existing sportsfields to synthetic to increase sustainable capacity.
- Action 3: Acquiring or securing additional private land as part of new housing developments.
- Action 4: Converting existing open space to sportsfields e.g. golf courses.
- Action 5: Acquiring additional land by purchasing Crown, private or other land.
- Action 6: Do nothing and accept the shortfall in supply.

Modelling of these actions to 2031 found that even with actions taken to improve the efficiency of existing fields, the commissioning of new fields in new release areas and the increased use of artificial surfacing, there would be a significant shortfall unless some council/government owned land including golf course land was converted to sportsfields.

## **Community views on what actions Council should take**

Council conducted two phases of community engagement in developing this Strategy:

- April/May 2017 on the Sportsgrounds and Golf Courses Discussion Paper and research reports.
- June/July 2017 on the Draft Sportsgrounds Strategy and 15 year Strategic Implementation Plan.



### Feedback on the Sportsgrounds and Golf Courses Discussion Paper.

Analysis of the more than 5,000 submissions received on the Discussion Paper was captured in the Community Engagement Report developed for Council by Parkland Planners. A summary of the responses to each of the six proposed actions to address the current and future shortfall in sportsfields and Options A and Option B is outlined in Table 1. This includes an assessment of the community's preference of two main options:

- Option A - Implement actions 1 to 4. This means we are largely able to meet the shortfall and have enough sportsfields to meet our needs.
- Option B - Implement actions 1 to 3. This means we will have a shortfall of supply, fields will be overused and we may not have enough space for sport.

Table 1: Summary of the community engagement on the Northern Beaches Sportsgrounds & Golf Courses Discussion Paper

	Action	Phone survey (402 responses)	Online survey (4,152 responses)	Written submissions (634)
1	Make better use of existing sportsgrounds	92% at least somewhat supportive	96% at least somewhat supportive	Support by approx. 21% of respondents
2	Convert more sportsfields to synthetic	62% at least somewhat supportive	81% at least somewhat supportive	Support by approx. 35% of respondents
3	Acquire and embellish additional private land as part of new housing developments	91% at least somewhat supportive	97% at least somewhat supportive	Support by approx. 7% of respondents
	Convert existing open space to sportsfields e.g. golf courses	64% at least somewhat supportive	73% at least somewhat supportive	Support by approx. 9% of respondents but opposed by approx. 35% of respondents
4	Convert existing open space to sportsfields e.g. golf courses	64% at least somewhat supportive	73% at least somewhat supportive	Support by approx. 9% of respondents but opposed by approx. 35% of respondents
5	Acquire and embellish additional land	27% at least somewhat supportive	71% at least somewhat supportive	Support by approx. 3% of respondents
6	Do nothing and accept the shortfall	6% at least somewhat supportive	1% at least somewhat supportive	Support by < 1% of respondents
Option A	Actions 1, 2, 3, 4	58% prefer Option A	73% prefer Option A	
Option B	Actions 1, 2, 3	36% prefer Option B	26% prefer Option B	

Source: Parkland Planners (May 2017) Northern Beaches Sportsgrounds and Golf Courses Discussion Paper Community Engagement Report.

In addition, Council received a petition from the Warringah Golf Club to not convert Warringah Golf Course that was signed by 10,373 people.

The majority of submissions supported the need for more sportsfields on the Northern Beaches to meet an increasing demand for fields.

As can be seen above, the majority from phone and on-line surveys also are at least somewhat supportive of the conversion of golf course land as necessary. However many submissions argue strongly against any loss of golf

course land, and particularly against the loss of all or part of Warringah Golf Course, suggesting there are many alternative options available such as schools or that there is no need because current fields are not fully utilised.

Overall it was accepted that the shortfall and over-use is real and that while other measures will reduce the shortfall, these will not be sufficient to close the gap forecast over the next 15 years. If the growing gap between the supply and demand for sportsfields is to be substantially reduced conversion of some land currently used for golf should not be ruled out.

### ***Feedback on the Draft Sportsgrounds Strategy and 15 year Strategic Implementation Plan***

The second phase of community engagement in June/ July 2017 sought community feedback on the Draft Sportsground Strategy and Strategic Implementation Plan and draft Sportsgrounds Strategic Directions Analysis Report (May 2017) which outlined strategies to address the shortfall in supply.

Analysis of the 780 responses on the Draft Strategy indicated that about 45% of respondents were supportive of the Strategic Implementation Plan and the recommendations of the Draft Strategy, while 55% were not supportive.

In general, responses showed support for re-allocating fields to the sports of greatest need, installing drainage, lighting and reconfiguring grounds, building new fields in Warriewood Valley and Ingleside, working with schools to provide use of school fields for community sports, and installing synthetic surfaces to enable fields to be used to the full potential.

From the analysis it appeared that there would be more support of the Draft Strategy if it did not involve conversion of Warringah Golf Course. The highest number of respondents indicating they were not supportive of the Draft Strategy related to the conversion of Warringah Golf Course and conversion of other golf courses. This included Golf Australia, Golf NSW and Warringah Golf Club.

Eleven sporting groups representing over 46,000 playing members supported the Draft Strategy including consideration of conversion of golf course land following implementation of all other alternatives to increase supply and improve capacity where feasible.

#### **Strategic approach to addressing community feedback**

This final Sportsgrounds Strategy and 15 year Strategic Implementation Plan to meet current and future sportsfield and facility needs reflects the extensive community feedback on the Discussion Paper and Draft Strategy and the research and analyses undertaken.

It sets out an unprecedented investment that will significantly increase the availability and quality of sportsfields and facilities, enabling more residents to be more active more often.

Key actions in priority order are:

- A. Allocate sportsfields based on a needs and participation growth basis.
- B. Improve the capacity and resilience of existing sportsfields.

- C. Build new and upgrade existing sportsfields in new housing development areas.
- D. Partner with schools to provide additional sportsfields for the community.
- E. Install synthetic surfaces on some existing sportsfields to enable greater use.
- F. Convert suitable open space to sportsgrounds including some golf course land as needed.

It is clear from community feedback and expert advice that Council's focus should be on actions A-E. The strategy focuses on these priorities.

The Strategic Implementation Plan (page 24) provides an overview of the Strategy to 2031.

The primary focus in the first 5 years to 2021 is to implement actions that increase capacity of existing fields and to provide additional supply which was strongly supported by the community. Actions such as:

- A. Re-allocating grounds to maximise use.
- B. Installing drainage, lighting and reconfiguring grounds.
- C. Building new fields and or upgrade existing fields in Warriewood Valley and planning for Ingleside.
- D. Working with schools to seek to provide use of school fields for community sports.
- E. Installing synthetic surfaces at Lionel Watts Fields 3 and 4 and Cromer Park Field 2, and investigating options for further synthetic fields including synthetic hockey fields.

A key focus of community feedback was the proposed conversion of half of Warringah Golf Course to sportsfields. While Council does not need to decide today whether to convert golf course land to sportsfields, land should not be 'locked up' in long term leases as forecasts suggest it will be needed to address demand in the future.

It is also proposed that during this first five year period Council would plan for future potential conversion of suitable public land to sportsfields so that this could be implemented as required from 2022. This includes:

- F. Developing a masterplan for the conversion of the northern half of Warringah Golf Course to a Centennial Park style sporting area incorporating fields, playgrounds and passive open space and undertaking a feasibility study regarding Balgowlah Golf Course.

The Strategy is based on and adopts in principle the recommendations in the Sportsgrounds Strategic Directions Analysis Report, July 2017



### **Planning for conversion of public open space including golf course land**

Council has reviewed and will pursue potential suitable open space for sportsgrounds on Crown land, at schools and public golf course land. For details of the review see section 6. This review identified that:

- There are a number of school sites that could be used for community purposes. Council has begun negotiations with the NSW Department of Education about partnership arrangements for community and Council access to school facilities. Council is also pursuing opportunities for access to non-government school facilities.
- The most suitable public golf course land for sportsfields is Warringah Golf Course followed by Balgowlah Golf Course.

Much attention during the community engagement periods focused on Warringah Golf Course and Council's review confirms it is the most appropriate for conversion to sportsfields. Key factors are that the land is relatively flat land suitable for conversion, the lease is short term, and it is in a central location and close to the B-line public transport. Most of the others rule themselves out of consideration for a range of lease, topographical, environmental or transport related reasons. For example Wakehurst and Avalon are too hilly, Mona Vale is in an iconic location, Palm Beach is difficult to get to and initial assessment suggests Balgowlah may result in a lower sportsfield yield.

Council's assessment supports the conversion of Warringah Golf Course to a mixture of a nine-hole course, playing fields and parklands connected by a network of walking tracks and cycle ways and Balgowlah Golf Course to a sporting area incorporating fields and passive open space integrated with the adjoining Balgowlah Oval.

Forecasts suggest this land will be needed in the future. This is why the Council has decided not to 'lock up' the northern half of Warringah Golf Course or Balgowlah Golf Course in long term leases. Council will masterplan these sites and engage with the community over the next 5 years while all other efforts are made to address the shortfall in supply.

This Strategy recommends a balanced solution that provides more sportsfields to address the shortage and also retains the southern section of Warringah Golf Course as a nine-hole course.

In response to community feedback all alternatives to increase supply and improve capacity are to be explored and implemented where feasible, prior to proceeding with such a conversion. The Strategy for potential conversion of

golf course land includes:

- Progressing with the District Park tender planned by the former Warringah Council, with a modification as outlined below to provide greater flexibility for Council and the community:
  - A new minimum 20-year lease for the southern half of Warringah Golf Course, together with the Warringah Recreation Centre and North Manly Bowling Club (District Park)
  - A new separate but linked lease for the northern nine (9) holes that will be leased on an initial term of up to five years, with extension clauses at the discretion of Council in the years 2022, 2027 and 2032
  - This would maintain the current course configuration over the short to medium term to allow the Council and community to evaluate progress on closing the demand/supply gap for sportsfields.
- Developing a masterplan by 2021 for the conversion of the northern half of Warringah Golf Course to a Centennial Park style sporting area incorporating fields, playgrounds and passive open space, with conversion to sportsfields from 2022 as required.
- Undertaking a feasibility study for the conversion of Balgowlah Golf Course to a sporting area incorporating fields and passive open space, with an extension of the Balgowlah Golf Club lease to 2022 while the feasibility study is conducted.

Council would then consider implementation of the masterplan for conversion of golf course land to sportsfields from 2022. Should the conversion of golf course land to sportsfields be implemented in the future, Council would support effected clubs and members, for example by adjusting tee times to provide greater use of courses by members.

### **Implementation and impact of the Strategy on supply and demand to 2031**

If all Strategy actions and recommendations are implemented, including conversion of golf course land, the shortfall will be substantially reduced from 41 hectares to 5.1 hectares by 2031.

Council will seek to fund and deliver these recommendations in partnership with other tiers of government and local, state and national sporting bodies and other groups as opportunities arise.

The Strategy and outcomes of the implementation of recommendations will be reviewed every 5 years.



# 1. INTRODUCTION

Sport and recreation is a central part of the lives of Northern Beaches' residents.

Major sporting organisations have been calling for many years for more sportsfields and new and improved facilities, particularly now with changing and ever increasing participation rates. These organisations, which represent more than 50,000 members and players, advocate that there is a serious overall shortage of sportsfields, resulting in thousands of would-be participants being turned away, most fields experiencing serious degradation from 'overuse' and many teams unable to train as needed. In discussing options these organisations also advocated for a review of whether some Council-owned golf course lands could be more equitably used for sport with unmet growing demand.

The creation of the Northern Beaches Council just over one year ago provided the opportunity for a single approach to the management and long term planning of these sportsfields and facilities. Council in August 2016 announced a review and commenced work on this Northern Beaches Sportsground Strategy - a long term sports facility plan to guide the development of sportsfields and facilities for the next 15 years.



## 2. DEVELOPMENT OF THE SPORTSGROUNDS STRATEGY

To inform this Strategy, Council engaged experts in the fields of sports planning and golf course feasibility to conduct independent analyses of the extent of any current and future shortfall in sportsgrounds and facilities and a market assessment of golf courses on the Northern Beaches.

This included an extensive review of relevant research, planning documents and budgets, population analysis, consultation with representatives of sporting associations, golf clubs, schools, state sporting organisations and modelling of current and future demand and supply. The findings of this work are detailed in the Sportsgrounds Needs Analysis Report (Otium Planning Group, December 2016) and the Golf Market Assessment Report (Golf Business Advisory Services, November 2016).

These reports were presented to the community with the Northern Beaches Sportsgrounds and Golf Courses Discussion Paper, a summary of which is outlined in section 4. The Discussion Paper identified a shortfall of sportsfields and outlined proposed strategic directions for addressing the shortfall, measures such as maximising the use of existing fields, converting fields to synthetic surfaces and the potential for converting golf courses to provide for additional sportsgrounds and feature parkland.

Council consulted the Northern Beaches community in April and May 2017 on these options. Findings of this phase of community engagement are detailed in a May 2017 Community Engagement report prepared by Parkland Planners. Council's independent expert sports planners

Otium Planning Group then developed recommendations for Council, based on community feedback, in the draft Sportsgrounds Strategic Directions Analysis report.

A Draft Sportsgrounds Strategy and a 15 year Strategic Implementation Plan was then developed based on community feedback on the Discussion paper and recommendations from the draft Sportsgrounds Strategic Directions Analysis report. The Draft Strategy identified priority actions to meet the current and future shortfall of sportsfields.

Council then conducted community engagement on the Draft Strategy in June and July 2017 and the findings are detailed in a July 2017 Community Engagement report prepared by Parkland Planners. Otium Planning Group then finalised its recommendations for Council, based on this community feedback, in the final Sportsgrounds Strategic Directions Analysis report.

This Sportsgrounds Strategy and Strategic Implementation Plan 2017 to 2031, to meet current and future sportsfield and facility needs, reflects the extensive community feedback, research and analyses undertaken for this project. The Strategy is based on and adopts in principle the recommendations of the final Sportsgrounds Strategic Directions Analysis report and will inform Council's capital works program, potential projects for external funding and long term management and planning for sportsgrounds and associated facilities.

### 3. CURRENT SITUATION AND FUTURE NEEDS

The Northern Beaches currently has:

- 122 sports fields supplying a total playing area of 116.5 hectares to over 50,000 playing members across 17 sports, plus thousands of spectators, families and volunteers.
- 13 golf courses covering 453 hectares catering to over 10,000 members, 7 of which are on public land covering 180 hectares catering to over 4,000 members, as well as thousands of rounds of public golf by non-members.

#### What is the current state of our sportsfields?

There is a current and growing shortfall of sports fields. Council's external sports planners Otium Planning Group in their Sportsgrounds Needs Analysis (December 2016) identified that:

- Sportsfields have a 'sustainable capacity' of 35 hours per week. This benchmark is high to support as much use as possible and when exceeded playing surfaces deteriorate, leading to dead grass and muddy or dusty conditions.
- Average usage is well above sustainable capacity, with 92 of 122 sportsfields over-used. This equates to bookings of more than 800 hours per week over sustainable capacity.
- There is a current shortfall of 24 hectares of playing area, equivalent to over 24 sportsfields, based on using all fields at sustainable capacity. This increases to 41 hectares by 2031.
- Without an increase in playing areas, sports will not be able to cater for demand and will need to continue current practices such as capping membership.

The Northern Beaches has around half or less sportsgrounds supply per capita when compared to some other similar sized Councils e.g. The Hills Council and Sutherland Shire Council.

**Table 2: Comparison of Sportsgrounds Supply**

Local Government	Population	Hectares (ha) of sportsgrounds	Population/ha
Northern Beaches Council	266,247	116.5	2,285
Sutherland Shire Council	226,220	193.9	1,167
Hills Council	160,339	174	921

Source: Northern Beaches Council (April 2017) Northern Beaches Sportsgrounds and Golf Courses Discussion Paper

#### Increasing participation rates and the need to increase activity to help address obesity

Northern Beaches sport is experiencing high growth in sports participation and cannot meet demand, with increased participation especially by women, juniors and over 35 competitions. For example:

- Touch football membership has increased by over 32% in the last three years and has over 6,500 members. Touch cannot meet demand, caps the number of teams, and recently turned away 20 teams due to the shortage in sportsfields.
- Australian Football League (AFL) has increased by over 26% in the last three years and has over 1,300 members. AFL has stated its growth is limited due to access to sportsfields.
- Football (soccer) has increased by over 8.5% in the last three years and has over 17,600 members. Some groups cap the number of teams due to the lack of sportsfields.
- Six-a-side football (soccer) has grown by over 50% in the last three years and has over 3,700 members. In 2016 over 1,000 players were turned away due to the shortage of sportsfields.
- Cricket has increased by over 6% in the last three years and has over 2,200 current members, with growth limited by the shortage of sportsfields.
- Hockey is at capacity and there is no growth potential without more sportsfields.

Participation rates and community needs for sport and exercise are changing. The recent increase in media coverage of women's sport and increase in the opportunities for women of all ages at all levels to participate in sport, from cricket, to AFL, football (soccer) and rugby is impacting on sports participation with forecasts indicating playing numbers will only continue to grow.

Council also has an important role in addressing the rise in childhood obesity by providing enough facilities and encouraging active sport participation. Tackling childhood obesity is one of the NSW Premier's top 12 challenges with the NSW Department of Health reporting that one in five (23.6%) children (24% of boys and 23.1% of girls) being overweight or obese, NSW Schools Physical Activity and Nutrition Survey 2010.



### What is the current situation with our Golf Courses?

Council's external golf planners Golf Business Advisory Services (GBAS) in their Northern Beaches Golf Market Assessment (November 2016) identified that:

- There are double the courses on the Northern Beaches per head of population compared to other areas in Sydney:
  - One 18-hole golf course per 49,867 people across Sydney.
  - The equivalent of one per 23,151 people on the Northern Beaches.
- Member demand levels are slowly declining with a 16% decline in membership numbers over the past 10 years at public courses.
- Demand is being fragmented across a number of Northern Beaches' golf courses.
- Whilst profits are currently being achieved, they are not at a level that allows for sustained re investment in facility infrastructure.
- A reduction in supply may further assist the market to achieve greater sustainability.



## 4. POTENTIAL ACTIONS EXPLORED TO ADDRESS THE SHORTFALL IN SUPPLY

In developing this Strategy Council explored a range of potential actions to address the need for more sportsgrounds and new and improved facilities.

**Action 1:** Make better use of existing sportsgrounds to increase availability and resilience.

Actions include:

- Improving capacity by installing and upgrading lighting, upgrading drainage, improving playing surface quality, reconfiguring sportsgrounds for multiuse and improving resource management.
- Re-allocating fields to sports with highest growth and need for space and full allocation of all available sportsfield hours and working with schools or other institutions.

**Action 2:** Convert more existing sportsfields to synthetic to increase sustainable capacity.

This action increases sustainable capacity of sportsfields from 35 to 54 hours a week as they can be used for longer hours and in wet weather without negatively impacting on surface quality.

**Action 3:** Acquiring or securing additional private land as part of new housing developments.

**Action 4:** Converting existing open space to sports fields e.g. golf courses.

**Action 5:** Acquiring additional land by purchasing Crown, private or other land.

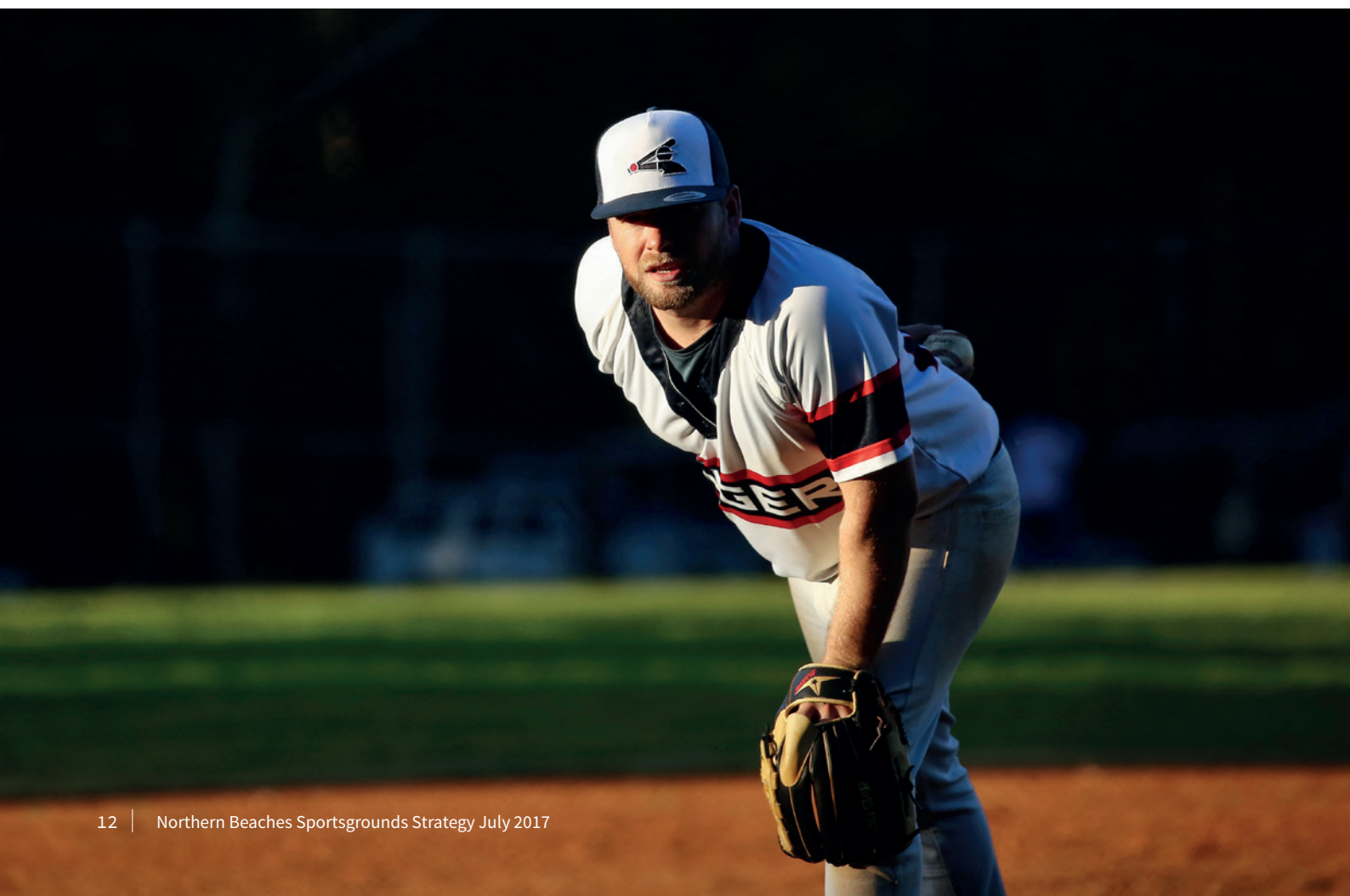
**Action 6:** Do nothing and accept the shortfall in supply.

A comparison of these actions is outlined in the following table 3 and graph 1.

### **The need to implement all actions to address the shortfall in supply**

The potential actions were modelled over time to assess the impact on the shortfall of supply. As can be seen from graph 1 below, the gap between supply and demand increases from 24ha to 41ha by 2031 with no action.

The modelling showed that even with actions taken to improve the efficiency of existing fields, the commissioning of new fields in new release areas and the increased use of artificial surfacing, there would be a significant shortfall unless some council owned land was converted from golf to sportsfields.



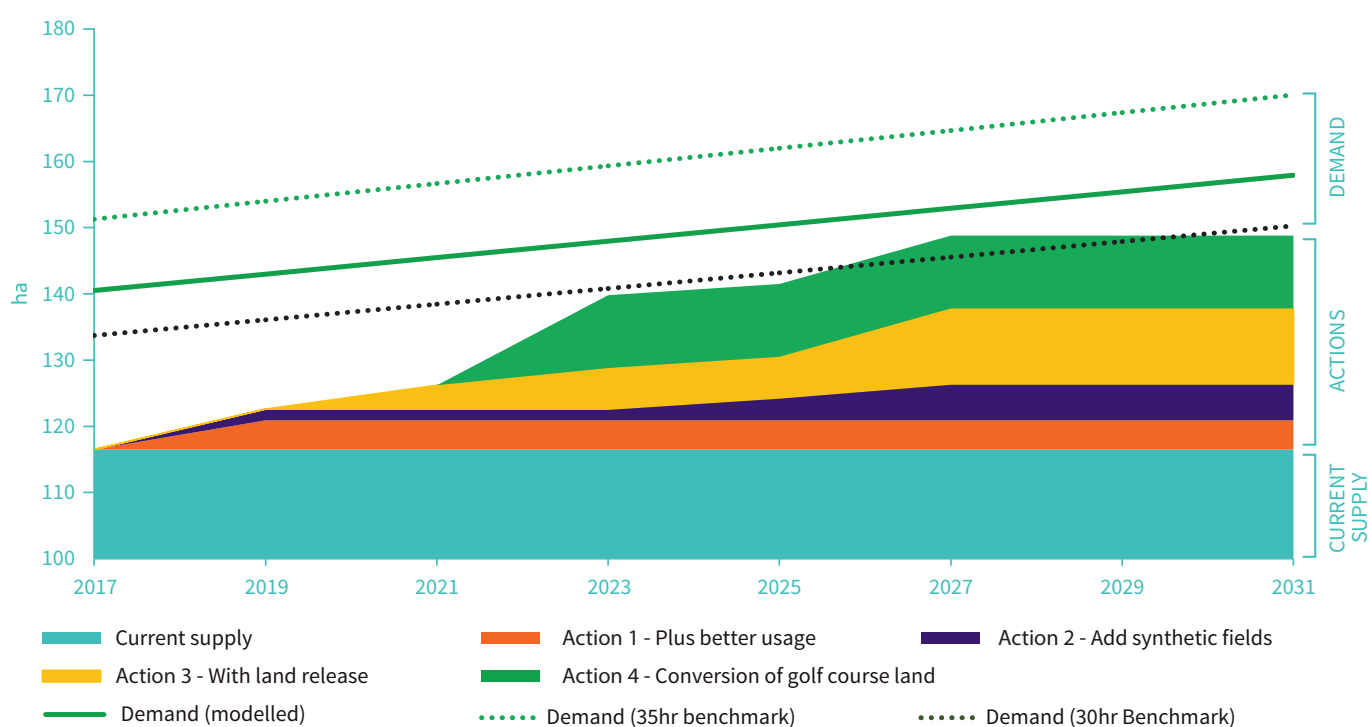


**Table 3: Impact of the potential actions explored to address the shortfall in supply**

Action	Impact on shortfall (playing area)	Funding per hectare (estimate)	Cost to rates per household over 15 years (estimate)
1. Make better use of existing sportsgrounds	4.4 hectares	\$270 thousand	\$49 (\$3.25 pa)
2. Convert more sportsfields to synthetic	5.5 hectares	\$2.7-\$3 million	\$239 (\$15.93 pa)w
3. Acquire and embellish additional private land as part of new housing developments	3.6 hectares (Warriewood)	\$4.75-\$5.25 million	\$0 (funded by new housing development)
	7.8 hectares (Ingleside)	\$6.5-\$7 million	\$0 (funded by new housing development)
4. Convert existing open space to sportsfields e.g. golf courses	11 hectares (example)	\$1.4-\$1.8 million	\$231 (\$15.40 pa)
5. Acquire and embellish additional land	11 hectares (example)	\$6.5-\$7 million	\$1,059 (\$70.60 pa)
6. Do nothing and accept the shortfall	Nil	Nil	Nil

Source: Northern Beaches Council (April 2017) Northern Beaches Sportsgrounds and Golf Courses Discussion Paper

## Sportsfields supply and demand scenarios



Graph 1: Sportsfields supply & demand Scenarios 2017 - 2031, Northern Beaches Sportsgrounds & Golf Courses Discussion Paper, April 2017

## 5. COMMUNITY VIEWS ON WHAT ACTIONS COUNCIL SHOULD TAKE

Council conducted two phases of community engagement in developing this Strategy:

- April/May 2017 on the Sportsgrounds and Golf Courses Discussion Paper and the Sportsground Needs Analysis and Golf Market Assessment reports.
- June/July 2017 on the Draft Sportsground Strategy and 15 year Strategic Implementation Plan.

### Community feedback on the Discussion Paper

The first phase of community engagement in April and May 2017 sought feedback on the potential actions outlined in the Discussion Paper and the Sportsground Needs Analysis and Golf Market Assessment reports.

The first phase of community engagement in April and May 2017 sought feedback on the potential actions outlined in the Discussion Paper and the Sportsground Needs Analysis and Golf Market Assessment reports.

Feedback was sought on the strategic directions and each of the six potential actions proposed for addressing the shortfall in sportsfields including the potential for converting some golf course land to sportsfields, parkland and passive open space:

1. Make better use of existing sportsgrounds.
2. Convert more sportsfields to synthetic.
3. Acquire and embellish additional private land as part of new housing developments.
4. Convert existing open space to sportsfields e.g. golf courses.
5. Acquire and embellish additional land.
6. Do nothing and accept the shortfall.

To gauge community preference, two options for the future were proposed:

- Option A - Implement actions 1 to 4. This means we are largely able to meet the shortfall and have enough sportsfields to meet our needs.
- Option B - Implement actions 1 to 3. This means we will have a shortfall of supply, fields will be overused and we may not have enough space for sport.

Council's extensive community engagement on the Discussion Paper involved:

- Telephone and online surveys conducted by an independent consultant.
- The opportunity to complete an online feedback form available on Council's website.

- Six community drop-in sessions.
- Briefings for sports and golf representatives.
- A Sports Forum for relevant sports associations, clubs and State Sports Organisations.
- Written submissions to Council.

The Discussion Paper, research reports and a project overview were all made available on Council's website and the community engagement opportunities were publicised on Council's website and social media and widely promoted through local media. E-mails were also sent to; key sport and golf stakeholders, 384 people who registered an interest and to 60,000 Northern Beaches What's On registered members.

Analysis of the feedback received was captured in the May 2017 Community Engagement Report developed by Parkland Planners for Council. A summary of the responses to each of the six proposed actions to address the current and future shortfall in sportsfields and Options A and Option B is outlined in Table 4.

The Community Engagement Report indicated that more than 5,000 submissions were received during the community engagement period across all methods and that addressing the shortfall in sportsfields was supported by the majority of respondents.

In addition, Council received a petition from the Warringah Golf Club to not convert Warringah Golf Course that was signed by 10,373 people.

In analysing and reporting on the community feedback Parkland Planners advised that the random telephone survey is most reflective of the demographic profile of the Northern Beaches, followed in descending order by the online survey, the written submissions and the Sports Forum.

Table 4: Summary of the community engagement on the Northern Beaches Sportsgrounds and Golf Courses Discussion Paper

	Action	Phone survey (402 responses)	Online survey (4,152 responses)	Written submissions (634)	Sports Forum (40 attendees)
1	Make better use of existing sportsgrounds	92% at least somewhat supportive Mean=4.09/5 Rank =1	96% at least somewhat supportive Mean=4.66/5 Rank =1	Support by approx. 21% of respondents Rank 2	Strong support
2	Convert more sportsfields to synthetic	62% at least somewhat supportive Mean=3.01/5 Rank 4	81% at least somewhat supportive Mean=3.71/5 Rank 3	Support by approx. 35% of respondents Rank 1	Strong support
3	Acquire and embellish additional private land as part of new housing developments	91% at least somewhat supportive Mean=4.13/5 Rank =1	97% at least somewhat supportive Mean=4.68/5 Rank =1	Support by approx. 7% of respondents Rank 4	Support
4	Convert existing open space to sportsfields e.g. golf courses	64% at least somewhat supportive Mean=3.08/5 Rank 3	73% at least somewhat supportive Mean=3.84/5 Rank 4	Support by approx. 9% of respondents but opposed by approx. 35% of respondents Rank 3	Support
5	Acquire and embellish additional land	27% at least somewhat supportive Mean=2.05/5 Rank 5	71% at least somewhat supportive Mean=3.72/5 Rank 5	Support by approx. 3% of respondents Rank 5	n/a
6	Do nothing and accept the shortfall	6% at least somewhat supportive Rank 6	1% at least somewhat supportive Rank 6	Support by < 1% of respondents Rank 6	n/a
Option A	Actions 1, 2, 3, 4	58% prefer Option A	73% prefer Option A	-	-
Option B	Actions 1, 2, 3	36% prefer Option B	26% prefer Option B	-	-

Source: Parkland Planners (May 2017) Northern Beaches Sportsgrounds & Golf Courses Discussion Paper Community Engagement Report

The majority of people and organisations supported the need for more sportsfields on the Northern Beaches to meet an increasing demand for fields. 79% of residents surveyed by phone were supportive or very supportive of Council addressing the issue of shortfall in sportsfield availability, 93% at least ‘somewhat supportive’.

Ultimately residents saw this as an important issue and supported Council actively planning to address the current and future needs of the whole community, and not just one sporting group.

The Community Engagement Report (Parkland Planners) identified that support for potential actions was as follows:

- The equal number 1 ranked actions from the phone and online surveys were Action 1 make better use of existing sportsgrounds (including use of school sportsgrounds)

and Action 3 to acquire and embellish additional private land as part of new housing developments.

- Action 2 to convert more sportsfields to synthetic (particularly for hockey, football (soccer) and multi-purpose sport) was ranked number 1 in written submissions and ranked 3 and 4 from the online and phone surveys respectively.
- Action 4 to convert existing open space to sportsfields was ranked number 3 for the phone survey and written submissions and ranked number 4 for online surveys.



- Action 5 Acquire and embellish additional land was generally more supported by members of golf clubs and sporting groups was ranked number 5 across all methods of engagement. Action 6 to do nothing and accept the shortfall ranked number 6 across all methods of engagement.

The Community Engagement Report (Parkland Planners) also showed that the community preference was for Option A, implementation of actions 1 to 4 including the conversion of all or part of a golf course to sportsfields:

- Both online and phone survey participants indicated their preference for Option A, which will result in meeting the majority of the shortfall in sportsfields, 73% online, 58% by phone.
- Reasons for online and phone survey participants preferring Option A included that they felt this was the best combination of actions to take to address the shortfall. Option A included converting golf courses, which many residents felt were dedicated to too few golfers using large parcels of land, while players of other sports are crammed onto existing sportsfields.
- Option B, which included implementing all of actions 1 to 3 resulting in the shortfall in sportsfields not being met received significantly less support (26% online, 36% by phone), with those preferring this option indicating it was mainly because they were 'against the conversion of golf courses'.

### **Community Feedback on the Draft Strategy and Strategic Implementation Plan**

The second phase of community engagement in June and July 2017 sought community feedback on the Draft Sportsground Strategy, Strategic Implementation Plan and draft Sportsgrounds Strategic Directions Analysis Report (May 2017) which outlined strategies to address the shortfall in supply.

The Draft Strategy was developed based on the first phase of community feedback and outlined the following proposed priority actions for community input:

- A. Allocate sportsfields based on a needs and participation growth basis.
- B. Improve the capacity and resilience of existing sportsfields.
- C. Build new sportsfields in new housing development areas (Warriewood and Ingleside).
- D. Partner with schools to provide additional sportsfields for the community.
- E. Install synthetic surfaces on some existing sportsfields to enable greater use.

- F. Convert suitable open space to sportsgrounds including some golf course land as needed.

Community feedback was also sought on the:

- Recommendation that all alternatives to increase supply and improve capacity were to be explored and implemented where feasible, prior to proceeding with any golf course conversion.
- Proposed process for potential conversion of Warringah and Balgowlah golf courses.

Council's community engagement on the Draft Strategy involved:

- The opportunity to complete an online feedback form available on Council's website.
- Two presentation briefing/question and answer sessions.
- Written submissions to Council.

The Draft Strategy, research reports and a project overview were all made available on Council's website and the community engagement opportunities were publicised on Council's website and social media and widely promoted through local media. E-mails were also sent to; key sport and golf stakeholders, people who registered an interest and to Northern Beaches What's On registered members.

Analysis of the feedback received has been captured in another Community Engagement Report developed by Parkland Planners for Council. A summary of the responses is outlined below:

- 780 responses were received during the public exhibition period.
- 742 responses to Your Say Northern Beaches.
- 14 submissions from sporting groups (3 golf, 11 other sports).
- 19 emails.
- 5 formal hard copy submissions and letters.

Analysis of the 780 responses on the Draft Strategy indicated that about 45% of respondents were supportive of the recommendations of the Draft Strategy and the Strategic Implementation Plan, while 55% were not supportive.

From the analysis it appeared that there would be more support of the Draft Strategy if it did not involve conversion of Warringah Golf Course. The highest number of respondents indicating they were not supportive of the Draft Strategy related to the conversion of Warringah Golf Course and conversion of other golf courses. This included Golf Australia, Golf NSW and Warringah Golf Club.

Eleven sporting groups representing over 46,000 members were supportive of the Draft Strategy in relation to the proposals for their sport in particular, and in some cases for other sports also. For example the Sporting Union advised that it ‘...supports that all alternatives to increase supply and improve capacity are to be explored and implemented where feasible, prior to proceeding with the conversion of Warringah Golf Course’.

In general, the responses from Your Say Northern Beaches, emails and letters showed:

- Support for Action A, through better allocation of sportsgrounds according to actual player numbers, reconfiguring sportsgrounds, and changing single use to multi-use facilities.
- Support for Action B, by upgrading sportsgrounds by improving playing surfaces, drainage, lighting, cricket and softball facilities, clubhouses, parking and toilets.
- Support for Action C, with respondents feeling that developers should provide sportsfields in new land releases.
- Support for Action D, particularly allowing community access to fields and courts after school and on weekends.
- The highest number of ‘supportive’ responses related to the development of synthetic hockeyfields (Action E).
- Additional sportsfields should be provided in the northern and western areas of the Northern Beaches in areas of population growth, rather than concentrating sportsfields in the developed areas in the south.
- Other suggested locations for new sportsfields are in the vicinity of Seaforth Oval, Wakehurst Parkway and Metropolitan Aboriginal Land Council land.
- Respondents would generally be more supportive of the Strategy if it did not involve conversion of Warringah Golf Course.
- The highest number of respondents indicating they were not supportive of the Strategy related to the conversion of Warringah Golf Course and conversion of other golf courses to sports grounds (Action F).
- Most people opposing conversion of golf courses to sportsgrounds preferred other options to increase supply, particularly acquiring additional land and/or using Crown land instead of golf course land.
- A frequent suggestion for converting open space to sportsgrounds was for the Pittwater Golf Centre driving range.





- Balgowlah Golf Course was the second most suggested golf course (after Warringah Golf Course) for conversion.
- Of the 742 submissions received on the Your Say Northern Beaches website, the proponents indicated an involvement with 17 sports. The majority were golfers, hockey players or football players.







## 6. SPORTSGROUNDS STRATEGY SUMMARY

This final Sportsgrounds Strategy and 15 year Strategic Implementation Plan to meet current and future sportsfield and facility needs reflects the extensive community feedback on the Discussion Paper and Draft Strategy, research and analyses undertaken for this project.

Key actions in priority order are:

- A. Allocate sportsfields based on a needs and participation growth basis.
- B. Improve the capacity and resilience of existing sportsfields.
- C. Build new and upgrade existing sportsfields in new housing development areas.
- D. Partner with schools to provide additional sportsfields for the community.
- E. Install synthetic surfaces on some existing sportsfields to enable greater use.
- F. Convert suitable open space to sportsgrounds including some golf course land as needed.

It is clear from community feedback and expert advice that Council's focus should be on actions that increase capacity of existing fields and provide additional supply (actions A-E). The Strategy focuses clearly on these priorities.

The 15 year Strategic Implementation Plan (page 24) provides an overview of the Strategy to 2031.

The primary focus in the first 5 years to 2021 is to implement actions that increase capacity of existing fields and provide additional supply where most supported by the community. Actions such as:

- A. Re-allocating grounds to maximise use.
- B. Installing drainage, lighting and reconfiguring grounds.
- C. Building new fields and upgrading existing fields in Warriewood Valley and planning for Ingleside.
- D. Working with schools to seek to provide use of school fields for community sports.
- E. Installing synthetic surfaces at Lionel Watts Fields 3 and 4 and Cromer Park Field 2, and investigating options for further synthetic fields including synthetic hockey fields.

It is also proposed that during this first five year period Council would plan for future potential conversion of suitable public land to sportsfields so that this could be implemented as required from 2022. This includes:

- F. Developing a masterplan for the conversion of the northern half of Warringah Golf Course to a Centennial Park style sporting area incorporating fields, playgrounds and passive open space and undertaking a feasibility study regarding Balgowlah Golf Course.

### **Strategies and actions to improve capacity and supply**

The Strategy is based on and adopts in principle the recommendations detailed in the final Sportsgrounds Strategic Directions Analysis Report (July 2017). Council reviewed all potential actions recommended in this report based on a range of factors including; community feedback, budget and timing.

The report also provides a framework for addressing the identified shortfall in sportsfields, and current and future facility needs as well as key recommendations prioritised over the next 15 years to 2031. This report categorises these recommendations as follows:

- 'Planning and/or management' actions required to investigate and/ or facilitate further opportunities to increase capacity or quality of facilities
- Actions that 'Increase Capacity' and reduce the need for additional land through a range of improvements and upgrades
- 'Service level' actions which address ground/ facility quality issues to ensure sustainability and optimum use, and are in accordance with the hierarchy ranking of the ground.

A full list of recommendations is available in the Sportsgrounds Strategic Directions Analysis Report.

### **Review of potential open space including golf course, Crown and school land**

Council has reviewed potential suitable open space for sportsgrounds on Crown land, at schools and public golf course land - based on a number of factors including; potential useable land area, topography, accessibility, traffic considerations, environmental considerations, neighbouring resident considerations, planning and development constraints and capital and operational cost considerations.

### **Crown and other Land**

Council has undertaken preliminary investigation of Crown land on the Northern Beaches and opportunities for sports use. Some sixty sites with a land area greater than one hectare (one sportsfield) were identified. Three sites identified for the Draft Strategy have been ruled out following an assessment based on topography, natural environmental impact, community impact and accessibility.

Council will continue to pursue its investigation into suitable Crown and other land and begin negotiations with the State Government and other land owners about partnership arrangements for community and Council access as opportunities arise.

### School Land

Council has undertaken preliminary investigation of Northern Beaches' schools and the following opportunities have been identified:

- 13 full size fields, 9 in government schools and 4 in non-government schools.
- 13 three quarter size fields, 10 in government schools and 3 in non-government schools.
- 18 mini fields, 9 in government schools and 9 in non-government schools.
- 14 cricket facilities, 12 in government schools and 2 in non-government schools.

There may be limited access or no net gain to some of these school facilities as several facilities are already being used by sporting groups.

Council has begun negotiations with the NSW Department of Education about partnership arrangements for community and Council access to its school facilities. A Memorandum of Understanding for Joint Use Projects is planned to be entered into by August 2017. Council will also pursue opportunities for access to non-government school facilities.

### Public Golf Course Land

Council has undertaken a preliminary investigation of public golf course land that could potentially be used for sportsfields. An overview of the assessment of public golf course land is outlined in the table below.

*Table 5: Assessment of public golf course land.*

Site	Topography	Natural Environmental Impact	Community Impact	Tenure	Accessibility of Location	Total
Avalon	1	3	3	5	3	15
Balgowlah	3	4	3	5	3	18
Long Reef	2	2	1	3	3	11
Mona Vale	4	3	2	4	5	18
Palm Beach	5	4	2	5	1	17
Wakehurst	1	2	3	1	2	9
Warringah	5	3	3	5	4	20



Scoring definitions are presented in the following tables.

**Table 6: Scoring definitions for the assessment of public golf course land.**

Score	Topography variance of the site	Natural Environmental impact
1	Not suitable (20 metres plus)	Very High
2	Site would need substantial physical alteration (15-19 metres)	High
3	Gentle slope with retaining structures required (10-14 metres)	Moderate
4	Largely flat with some major earthworks required (5-9 metres)	Minor
5	Flat site with minimal earthworks required (less than 5 metres)	Minimal

**Table 7: Scoring definitions for the assessment of public golf course land.**

Score	Community Impact	Tenure	Accessibility of Location
1	Very high - very significant impact on visual amenity, congestion and usability of surrounding area	12 years plus	Isolated location, very limited access to public transport
2	High - significant impact on visual amenity, congestion and usability of surrounding area	9-12 years	Minor centre, limited access to public transport
3	Moderate - impacts on visual amenity, congestion and usability of surrounding area	6-9 years	Urban centre, moderate access to public transport
4	Minor - minor impact on visual amenity, congestion and usability of surrounding area	3-6 years	Key urban centre, good access to public transport
5	Minimal - minimal impact on visual amenity, congestion and usability of surrounding area	0-3 years	Major population centre, good access to public transport

Council's review confirms that Warringah Golf Course is the most appropriate for conversion to sportsfields. Key factors are that the land is relatively flat land suitable for conversion, the lease is short term, and it is in a central location and close to the B-line public transport. Most of the others rule themselves out of consideration for a range of lease, topographical, environmental or transport related reasons. For example Wakehurst and Avalon are too hilly, Mona Vale is in an iconic location, Palm Beach is difficult to get to and initial assessment suggests Balgowlah may result in a lower sports field yield.

Council's assessment supports the conversion of Warringah Golf Course to a mixture of a nine-hole course, playing fields and parklands connected by a network of walking tracks and cycle ways. This new sport and recreation precinct could be developed in such a way as to preserve many of the established trees while at the same time as giving the public much greater access, picnic areas, playgrounds and open space. An initial concept for the conversion of the northern part of Warringah Golf Course is outlined at Appendix 1. Council's assessment also supports conversion of Balgowlah Golf Course to a sporting area incorporating fields and passive open space integrated with the adjoining Balgowlah Oval.

The Strategy recommends a balanced solution that provides more sportsfields to address the shortage and also retains the southern section of Warringah Golf Course as a nine-hole course.

In response to community feedback all alternatives to increase supply and improve capacity are to be explored and implemented where feasible, prior to proceeding with golf course conversion. The Strategy recommends:

- Progressing with the District Park tender planned by the former Warringah Council, with a modification as outlined below to provide greater flexibility for Council and the community:
  - A new minimum 20-year lease for the southern half of Warringah Golf Course, together with the Warringah Recreation Centre and North Manly Bowling Club (District Park)
  - A new separate but linked lease for the northern nine (9) holes that will be leased on an initial term of up to five years, with extension clauses at the discretion of Council in the years 2022, 2027 and 2032

- This would maintain the current course configuration over the short to medium term to allow the Council and community to evaluate progress on closing the demand/supply gap for sportsfields.
- Developing a masterplan by 2021 for the conversion of the northern half of Warringah Golf Course to a Centennial Park style sporting area incorporating fields, playgrounds and passive open space, with conversion to sportsfields from 2022 as needed.
- Undertaking a feasibility study for the conversion of Balgowlah Golf Course to a sporting area incorporating fields and passive open space, with an extension of the Balgowlah Golf Club lease to 2022 while the feasibility study is conducted.

Council would then consider implementation of the masterplan for conversion of golf course land to sportsfields from 2022. Should the conversion of golf course land to sportsfields be implemented in the future, Council would support effected clubs and members, for example by adjusting tee times to provide greater use of courses by members.





## 7. THE STRATEGIC IMPLEMENTATION PLAN (2017 TO 2031)

The table below provides an overview of the 15 year Strategy to address the current and future needs for sportsfields. The full list of recommendations is detailed in the Sportsgrounds Strategic Directions Analysis Report, July 17. The Strategy is based on and adopts in principle the recommendations in this report. Implementation will be dependent on resourcing and planning approvals.

Priorities	Short-term strategies (2017 to 2021)
A: Allocate sportsfields based on needs and growth.	Review and update the sportsground allocation processes, consider demand management measures, review agreements and undertake regular monitoring of actual use and impacts.
B: Improve capacity and resilience of existing sportsfields.	Improvements including irrigation, drainage, lighting, reconfiguring fields, upgrade amenities and car parking to improve capacity of fields. Example locations: Allambie Heights, Balgowlah Oval, Careel Bay, John Fisher Park.
C: Build new and upgrade existing sportsfields in new housing development areas (Warriewood and Ingleside)	Continue with action to acquire land through the s94 plan and build new and or upgrade existing sportsfields - Warriewood Valley Land Release
D: Partner with schools to provide additional sportsfields for the community.	Investigate opportunities for joint use/development, or greater use, of school grounds for community and school use. In the first instance, focus on schools with larger fields. Enter into a Memorandum of Understanding for Joint Use Projects with the NSW Department of Education
E: Install synthetic surfaces on some existing sportsfields to enable greater use.	Proceed with installation of synthetic surfaces at Lionel Watts Fields 3 and 4 and Cromer Park Field 2.  Undertake a feasibility study into the potential funding, location, management and viability of developing dedicated wet surface synthetic hockey fields.
F: Convert suitable open space to sportsgrounds including golf course land as needed.	Develop a masterplan for the conversion of the northern half of Warringah Golf Course to a Centennial Park style sporting area incorporating fields, playgrounds and passive open space and link with the proposal for a sports and community facility in District Park.  Undertake a feasibility study for the conversion of Balgowlah Golf Course to a sporting area incorporating fields and passive open space.  Continue to review other potential opportunities for the conversion of suitable open space to sportsfields.  Upgrade the area currently used for markets at North Narrabeen to enable multi-use including markets and sport.



Medium-term strategies (2022 to 2026)	Longer-term strategies (2027 to 2031)
Ongoing review and action as appropriate	Ongoing review and action as appropriate
Improvements including irrigation, drainage, lighting, reconfiguring fields, upgrade amenities and car parking to improve capacity of fields. Example location at Terrey Hills. Based on investigations install 3 lit hard surface netball courts including at Avalon Beach Reserve.	Improvements including irrigation, drainage, lighting, reconfiguring fields, upgrade amenities and car parking to improve capacity of fields. Example locations: Belrose Oval, Boondah Reserve
Develop stage 1 fields in Ingleside in accordance with proposed timing for provision and development of land (South)	Develop stage 2 fields in Ingleside in accordance with proposed timing for provision and development of land (North)
Upgrade identified school facilities to cater for training and competition as agreed with schools and NSW Department of Education.	Upgrade identified school facilities to cater for training and competition as agreed with schools and NSW Department of Education.
Review feasibility of potential sites for synthetic surfaces and install where feasible and budget allows.  Develop new synthetic hockey facilities subject to the outcome of feasibility studies	Review feasibility of potential sites for synthetic surfaces and install where feasible and budget allows
Based on the masterplan convert the northern half of Warringah Golf Course to a Centennial Park style sporting area incorporating fields, playgrounds and passive open space to provide 5 Ha of additional sportsfields.	Based on the outcomes of a feasibility study convert Balgowlah Golf Course to a sporting area incorporating fields and passive open space to provide 3 Ha of additional sportsfields.



## 8. IMPACT OF THE STRATEGY ON SUPPLY OF SPORTSFIELDS TO 2031

In order to model the impact of the Strategy on the supply of sportsfields to 2031, an analysis has been conducted of each of the actions proposed. If nothing is done there will be a shortfall of 41 Ha by 2031. If all Strategy actions and recommendations are implemented, including conversion of golf course land, the shortfall will be substantially reduced to 5.1Ha by 2031 (see table 8).

*Table 8: Impact of the Strategy on supply of sportsfields over 15 years to 2031.*

Shortfall and Supply of Sportsfields	2016	2021	2026	2031
Cumulative shortfall in sportsfields if do nothing (Ha)	24.0	29.3	35.2	41.4
Impact on shortfall by implementing all actions and recommendations(Ha)	n/a	16.6	10.2	9.5
Cumulative additional supply (Ha)	n/a	16.6	26.8	36.3
Shortfall in sportsfields (Ha)	(24.0)	(12.7)	(8.4)	(5.1)

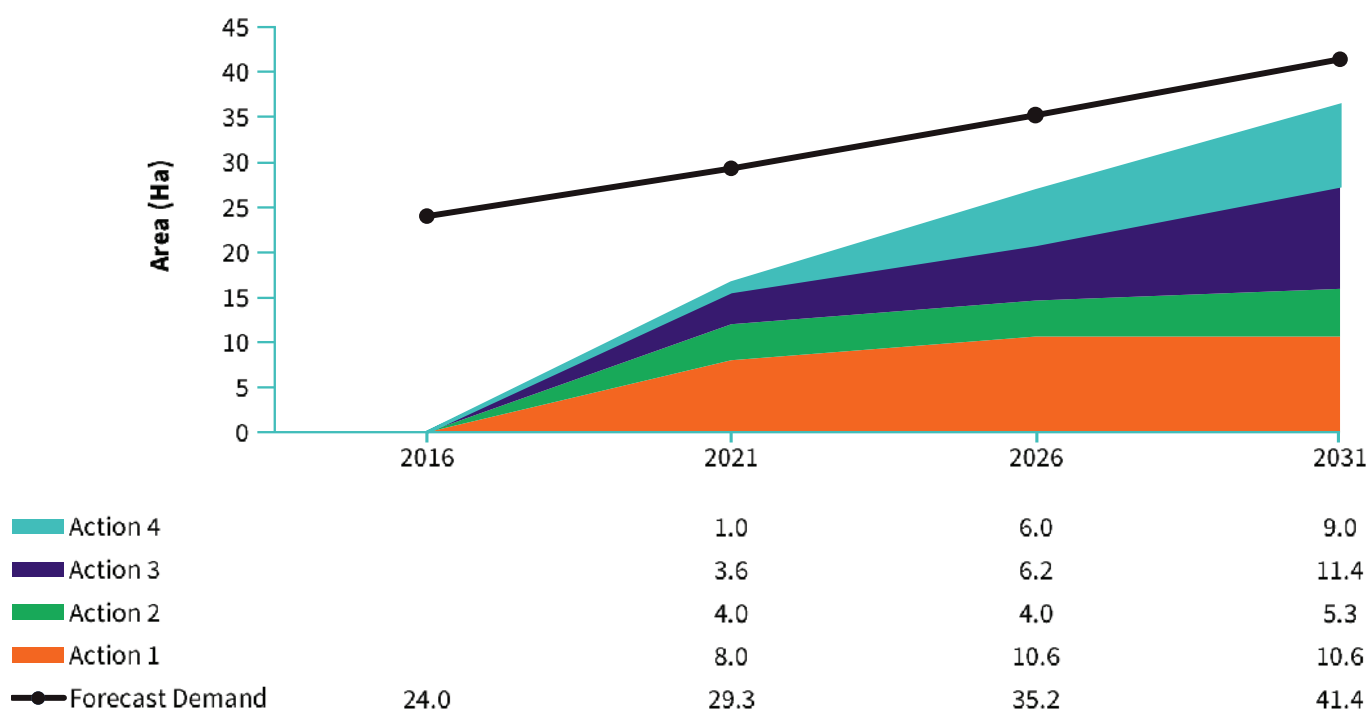
The impact of each action is outlined in table 9. Following consideration of community feedback the Strategy provides for 8 hectares through conversion of golf course land as opposed to the 11 hectares recommended through the Sportsgrounds Strategic Directions Analysis Report.

*Table 9: Impact of the Strategy on supply of sportsfields over 15 years to 2031, by Action.*

Priorities	2017- 2021 Short term (Ha)	2022-2026 Medium term (Ha)	2027-2031 Longer term (Ha)	Strategy Impact Over 15 yrs. (Ha)	Sportsgrounds Strategic Directions Analysis Report (Ha)
A, B, D: Make better use of existing grounds including: allocate fields based on needs & growth, improve capacity & resilience of existing fields, schools access.	8.0	2.6	0.0	<b>10.6</b>	10.6
C. Build new & upgrade existing fields in new housing development areas (Warriewood & Ingleside).	3.6	2.6	5.2	<b>11.4</b>	11.4
E. Additional synthetic surfaces on some existing fields to enable greater use.	4.0	0.0	1.3	<b>5.3</b>	5.4
F. Convert suitable open space to grounds including some golf course land as needed.	1.0	5.0	3.0	<b>9.0</b>	12.0
Impact on shortfall (Ha)	16.6	10.2	9.5	36.3	39.4



Graph 2 below demonstrates the substantial impact on the supply of sportsfields by implementing all the actions and recommendations of the Strategy over 15 years to 2031.



Graph 2: Impact of the Strategy on supply of sportsfields in three 5 year periods to 2031.

Council will seek to fund and deliver these recommendations in partnership with other tiers of government and local, state and national sporting bodies and other groups as opportunities arise.

The Strategy and the outcomes of the implementation of recommendations will be reviewed every 5 years.





# APPENDIX 1: POTENTIAL LAYOUT FOR GOLF COURSE CONVERSION

## Legend:

- 1 Existing Amenities building
- 2 Proposed Amenities building
- 3 Proposed Shared / Fitness loop path
- 4 Proposed Car Parking
- 5 Proposed Bicycle Parking
- ▷ Entry points



## Recreation

- Opportunity for informal gathering areas and passive recreation.

## Car parking

- Extended car parking on Kentwell Road.

This is an artist's impression of the conversion of the northern half of Warringah Golf Course to a Centennial Park style sporting and recreational area incorporating fields, playgrounds and passive open space.







### Play

- Create a diverse active recreation hub with playspace for all ages.
- Create a shared path network with a range of fitness stations for all ages.
- Create a widened buffer of wetland planting to Brookvale Creek.

### Sport

- 5 sports fields proposed.



### Sports Community Club Facility

- Investigate and develop a combined sports, recreation and community facility to support golf, sport, play and recreation centre.
- New bridge crossing over creek and path connecting the Sports Community Club Facility and golf course to sport and recreation areas and Nolan Reserve.







# REFERENCES

- Golf Business Advisory Services (November 2016) Golf Market Assessment Report.
- Northern Beaches Council, (April 2017) Northern Beaches Sportsgrounds and Golf Courses Discussion Paper.
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- Otium Planning Group (December 2016) Sportsgrounds Needs Analysis Report.
- Otium Planning Group (May 2017) Sportsgrounds Strategic Directions Analysis, Draft.
- Otium Planning Group (July 2017) Sportsgrounds Strategic Directions Analysis, Final.
- Parkland Planners (May 2017) Northern Beaches Sportsgrounds and Golf Courses Discussion Paper Community Engagement Report.
- Parkland Planners (July 2017) Draft Sportsgrounds Strategy Community Engagement Report.



