



**Willoughby City Council**

**AMENDMENT TO:  
NORTHBRIDGE WARD PARKS  
PLAN OF MANAGEMENT**

**FOR:**

**WARNERS PARK  
NORTHBRIDGE**

Adopted 12 May 2003

Prepared by:

Open Space Branch

Willoughby City Council

January 2003

## **1. INTRODUCTION**

The Local Government Act 1993 as amended (the Act) requires all community land to be subject to a plan of management. Willoughby City Council has 150 open space areas covering approximately 428 hectares.

This Plan amends and should be read in conjunction with the Northbridge Ward Parks Plan of Management 1998.

This Plan pertains to the area of land called Warners Park, off The Outpost, Northbridge.

## **2. THE CATEGORY AND CLASSIFICATION OF THE LAND**

The land is classified Community Land, and categorised as:

1. “**sportsground**” under Section 36 (F) of the Act
2. “**park**” under Section 36(G) of the Act.

### **2(a) DESCRIPTION OF THE LAND**

The area of the park is 2.42 hectares and currently contains a double storey brick club-house (Northbridge Bowling Club), two lawn bowls greens, a green modified for junior soccer use, an unused bowling green, a single storey multi-use recreation centre (formerly the Northbridge Womens Bowling Club-house) with small car park, a partly sealed roadway and an unsealed car park.

The park contains established mature trees, garden shrub beds, informal grass areas and bushland on the surrounding slopes.

Management of the bushland in Warners Park is covered by the Urban Bushland Plan of Management (1997).

## **3. OWNER OF THE LAND**

The land is owned by Council.

## **4. ISSUES PERTINENT TO THE LAND**

In December 2000, the Northbridge Women’s Bowling Club in Warners Park gave Council notice of their intention to close due to declining membership. The Northbridge Ward Parks Plan of Management (1998) had identified that membership of bowling clubs was in decline and stated that the following actions for Warners Park be undertaken in the event that a bowling club closed:

- *Identify recreation needs and alternative opportunities for utilisation and development of the site as per the Open Space Plan 1996 and the Recreation Plan 1993*
- *Undertake community consultation process to decide alternative recreation usage and appropriate designs for the site.*

The process of finding a new use for the site was commenced by publicly advertising an Expression of Interest in January 2001 to seek new occupiers. Over the ensuing 9 month period the community and Council considered several options for the future use of the site, before agreeing on the decision reflected in the Council resolution of 26 November 2001, as follows:

1. *The former Northbridge Womens Bowling Club-house be used as a multi-use recreation centre, incorporating environment education and interpretation/ school workshops, local playgroups, rehearsal and exhibition spaces and leisure/ recreation sessions, in similar programs as offered by the Willoughby Park Centre.*
2. *Negotiations commence with the Northbridge Bowling Club to alter their existing lease boundary in order to accommodate future recreation plans for Warners Park.*
3. *The Northbridge Soccer Club and Northbridge Bowling Club be invited to submit a DA for development of a bowling green for use as a junior soccer field.*
4. *Subject to a satisfactory agreement being reached with the Northbridge Bowling Club, a Landscape and Recreation Master Plan for Warners Park be prepared in consultation with the community and user groups for public exhibition. The Plan should consider incorporating a district level playground with learner bicycle paths, a community plant nursery and environmental interactive play space and a village green.*
5. *No night lighting be provided except for safety lights required for security of the area.*

In respect to Point 3 above, the DA for a junior soccer trial in Winter 2002 was approved and carried out by the Northbridge Soccer Club Under 6 year old teams on Saturday mornings from April to August 2002. Subsequently Council considered submissions by the community on the soccer trial and resolved on 23 September 2002 that:

- a) *Council support the playing of soccer for Under 6 year old age group for the Winter Sport season in Warners Park.*
- b) *The Landscape/ Recreation Master Plan for Warners Park include a level grassed area 40 metres x 25 metres for the playing of Under 6 year old soccer.*
- c) *A new Plan of Management for Warners Park be prepared and exhibited for public comment, which allows for the usage of Under 6 soccer.*
- d) *Northbridge Soccer Club be invited to make application for use of the area for Under 6 Soccer including a trial of extended hours between 8.30am and 12 noon.*

In respect to Point 4 above, the draft Landscape and Recreation Master Plan, incorporating a field for junior soccer, was prepared and exhibited from 29 October to 16 December 2002. There was in principle support of the plan by Council and the community.

This amendment to the Northbridge Ward Parks Plan of Management for Warners Park (1998) provides for the future recreation use of Warners Park as reflected in the Landscape/ Recreation Master Plan dated October 2002.

## **5. MANAGEMENT OF THE LAND**

### **5.1 Core Objectives**

The following core objectives form the basis for the management of Warners Park:

**5.1.1** In accordance with Section 36 (F) of the Act, the core objectives for the management of community land categorised as **'sportsground'** are:

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

**5.1.2** In accordance with Section 36(G) of the Act, the core objectives for the management of community land categorised as **'park'** are:

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

### **5.2 Additional objective provided for under this amendment.**

An additional objective is to minimise the financial burden to the ratepayers of Willoughby for the management and maintenance of the buildings and facilities in Warners Park by providing for the entering into of contractual (including leasing and licensing) arrangements.

## **6. PERFORMANCE TARGET**

The performance target of this Plan is:

- To implement the facilities and landscaping as shown in the Warners Park Landscape/ Recreation Master Plan dated October 2002
- To use the buildings in Warners Park for recreational, cultural, social and educational activities, consistent with the Open Space 6(a)-Existing Recreation zoning in Willoughby Local Environmental Plan 1995 as amended.

- To protect native fauna.

## **7. MEANS OF ACHIEVING THE OBJECTIVES AND PERFORMANCE TARGETS**

Council proposes to achieve the objectives and performance targets of the Plan by:

- a) Providing adequate resources within the Open Space Maintenance budget to maintain the park and its facilities to a safe and usable standard.
- b) Providing adequate resources within the Priority Improvement Program budget to improve the park as per the Recreation/ Landscape Master Plan dated October 2002.
- c) Continuing to lease the southern double storey brick building and bowling greens to Northbridge Bowling Club, subject to the Club's concurrence.
- d) Encouraging and permitting casual and seasonal licence hire of the Warners Park Centre for community purposes consistent with the zoning.
- e) Permitting seasonal hire of the junior soccer field for Under 6 year old soccer matches on Saturday mornings in Winter, subject to any Council resolution.
- f) Completing any outstanding Actions in the Warners Park/ Northbridge Ward Parks Plan of Management (1998).
- g) Using locally occurring indigenous plant species wherever possible to create habitat linkages and wildlife corridors.

## **8. ASSESSMENT**

- a) Council will consider whether the park is being enjoyed and used by local residents and the wider community.
- b) Council will consider whether there is equitable access and use of public open space.
- c) Council will consider whether the recreation, cultural, social and educational activities in the park has acceptable impacts on local residents.

## **9. REFERENCES**

- a) Northbridge Ward Parks Plan of Management 1998 - Robert Kerr Consulting Services
- b) Council File P01-0189, Warners Park- Former Northbridge Women's Bowling Club/ Site use issues.

## **10 ATTACHMENT**

Warners Park – Landscape/ Recreation Master Plan, dated October 2002.