



Willoughby City Council

AMENDMENT TO:

FLAT ROCK GULLY & BICENTENNIAL RESERVE PLAN OF MANAGEMENT

FOR:

LEASING OF THE WILLOUGHBY LEISURE CENTRE

Adopted by Council: 12 November 2001

Prepared by: Open Space Branch

Willoughby City Council

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 pertains to the Willoughby Leisure Centre located within the Bicentennial Reserve, Small Street, Willoughby.

This Plan amends and should be read in conjunction with the Flat Rock Gully and Bicentennial Reserve Plan of Management (1995).

DESCRIPTION OF LAND

Bicentennial Reserve is located on Small Street Willoughby. The site is 11.5 hectares in area. The site is developed as a regional park, and contains the Willoughby Leisure Centre, the Walter Burley Griffin designed Incinerator (now private offices), netball/ basketball courts, baseball diamond, playing field, children bicycle track, regional playground and multi-use bike paths. Ancillary facilities include public toilets and change-rooms, car parks, equipment storage, canteen and ground maintenance store.

The Willoughby Leisure Centre contains an indoor heated 25 metre pool, turbo pool, water slide, gymnasium, sports hall, spa and sauna suite, creche and café. It was built in 1989 and since its completion, has been leased to and managed by an external not-for-profit organisation specialising in leisure/ aquatic centre management.

The land is owned by Willoughby City Council.

THE CATEGORY OF THE LAND

Bicentennial Reserve is classified **Community Land**, and categorised as “**sportsground, natural area/ bushland, park, an area of cultural significance, and general community use**” under Section 36 of the Act.

This amendment refers specifically to the Willoughby Leisure Centre which is categorised as “**general community use**”.

ISSUES PERTINENT TO THE LAND

The issues pertinent to the site have been canvassed in the Flat Rock Gully and Bicentennial Reserve Plan of Management (1995).

In summary the issues are:

- Context, Land Use and Tenure
- Recreation
- Traffic and Parking
- Water Management
- Conservation and Management of Vegetation and Wildlife
- Landscape Character
- Heritage

BASIS FOR MANAGEMENT

Core Objectives

In accordance with Section 36(l) of the Act, the core objectives for the management of the site 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:

- (a) In relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (b) 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).

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 costs of the Willoughby Leisure Centre by providing for the entering into of contractual (including leasing and licensing) arrangements.

This augments the existing objective in the Strategy 7.1 Open Space Planning/ Management- Leases/ Licences in the Flat Rock Gully and Bicentennial Reserve Plan of Management (1995), which restricts leases to a maximum 5 year period.

PERFORMANCE TARGETS

The performance target of this Plan is:

- (a) To carry out the recommended actions for Flat Rock Gully and Bicentennial Reserve as per the Plan of Management 1995.

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 Council's Open Space Maintenance budget to maintain Bicentennial Reserve on a regular basis.
- (b) Implementing the improvements as recommended in the Flat Rock Gully and Bicentennial Reserve Plan of Management (1995) in the Council's Capital Works Program.
- (c) Entering into contractual (including leasing and licensing) arrangements for the management and operation of the Willoughby Leisure Centre which will: –
 - ensure that members of the public have access to the centre at reasonable cost.
 - provide a high standard of recreation facilities for the public.
 - maintain the centre in a regular manner to minimise deterioration.

The granting of leases for terms not exceeding ten (10) years for the land comprising the Willoughby Leisure Centre is hereby expressly authorised.

ASSESSMENT

- (a) Council will consider whether and how promptly the contractual arrangements and any proposed lease are negotiated and executed
- (b) Council will consider whether the Willoughby Leisure Centre is meeting the recreation needs of the district and regional residents and whether the centre is being enjoyed and used by local residents.
- (c) Council will exercise its right under any contractual arrangements including any lease to regularly inspect the building and any lease shall provide that Council be provided annually with a certificate of the contractor carrying out preventative maintenance of the building that all appropriate work in accordance with a preventative maintenance program to be prepared for the building has been performed.

REFERENCES

a) Flat Rock Gully and Bicentennial Reserve Plan of Management (August 1995), by Clouston, Landscape Architects, Urban Designers & Landscape Planners –

Part A: Resources, Part B: The Plan, Part C: Supporting Documents

b) Development Application 1988/ 742 – Willoughby Leisure Centre, Small Street Willoughby.

c) Council report of 13 August, 2001 - Flat Rock Gully and Bicentennial Reserve Plan of Management – Proposed Exhibition of Minor Amendment