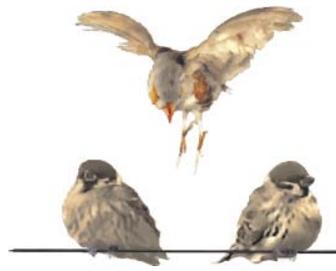


straight Talk



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# Brookvale Park community consultation

Preliminary outcomes report from community consultation  
about the future of Brookvale Park

**DATE**

6 July 2010

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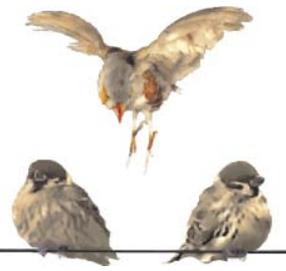
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# 1 Introduction

This outcomes report has been prepared by Straight Talk to document the community consultation activities undertaken to date about the future of Brookvale Park. It documents the ideas and themes emerging from consultation and identifies a shortlist of options for further consultation and technical appraisal.

## Project background

Warringah Council owns and manages Brookvale Park, which includes Brookvale Oval and surrounding open space areas. The Oval has been the home ground of the Manly Warringah Sea Eagles National Rugby League (NRL) team since 1947.

Brookvale Park fronts Pittwater Road and is bounded by Alfred Road, Pine Avenue and Federal Parade. The Park is approximately 5.2 hectares in size and is located in an area with mixed residential, commercial and community land uses. The Oval dominates the Park and includes a range of facilities, including playing surfaces for rugby league, rugby union and soccer, three covered seating stands, uncovered seating, grass viewing areas and related facilities and amenities. Surrounding open space areas include a playground and BBQ facilities and are used for both passive and active recreational activities.

The Oval is a regional sporting facility and as the home of the Manly Warringah Sea Eagles is recognised as a northern beaches icon. The adjacent open space areas form a neighbourhood park which is highly valued by local Brookvale residents. As such, the Plan of Management for Brookvale Park states that the Park must be developed and managed to ensure that a “harmonious balance is achieved in its use as both a regional sporting/event facility and a neighbourhood park” .

In 2008, \$10 million funding was obtained to upgrade the Oval facilities. This money is being spent over the next five years and was sourced from a one-off grant of \$6 million from the state government and \$4 million from Council. Once completed, these works will secure the Oval’s short to medium term viability as an NRL sporting ground and focus only on improving the existing facilities. However, further major works will be required over the longer term if the Oval is to continue to be used for NRL matches. Council will need additional funds to undertake these works and wants to explore options to reduce the cost to ratepayers of renewing the Oval in the future.

Council is due to make a decision about the future of the Park before the end of the year. To inform its decision, Council is undertaking comprehensive community consultation to identify a range of options and understand the community’s preferences about the future of the Park. Council engaged Straight Talk, in partnership with Jetty Research and Bang The Table, to undertake consultation with the community and stakeholders to inform Council’s final decision. Consultation activities will take place over four stages and this report documents feedback from the first two stages.

There is a high level of interest in the future of Brookvale Park from across the community. Interest groups, such as NRL fans and local residents, have different interests and sometimes contrary views about what is best for the Park. Given this mixed sentiment, Straight Talk has designed the consultation process to provide opportunities for the broadest possible

community input whereby all relevant interest groups are given a voice, but not a vote. The process is open to everyone - NRL fans, local residents, community groups and others with a 'stake' in the future of the Park can participate. To enable Council to make a robust decision about the future of the Park, consultation has been structured to ensure that all viewpoints are both heard and reported and to ensure that precedence is not given to the dominant voice.

## 2 Consultation process and activities

### Process overview

Consultation is being undertaken in stages and has been carefully planned and structured to constructively input to Council's decision making. A range of activities are being undertaken to provide opportunities for the broadest community participation and to draw out a well rounded notion of community opinion upon which Council can make a fair and transparent decision about the future of the Park.

Initial consultation activities have focussed on gathering ideas about what the Park could look like in the future and promoting the project to raise community awareness of the issues. Consultation activities to date have included:

- The formation of a stakeholder panel that has met several times
- A staffed display at Warringah Mall
- A series of media releases that included a call for submissions
- An interactive website with project information and an online discussion forum
- A large scale community event - 'Brekkie at Brookie' that was held on site at Brookvale Oval and consisted of rotational small group conversations and interactive displays
- Council staff presence at two Manly Warringah Sea Eagle matches with flyers
- Signs and banners prominently placed around the Warringah area.

This report documents the process and outcomes from these activities and identifies a shortlist of ideas which can be developed into options for further consultation and technical appraisal, through the next stage of consultation.

### Activity summary

#### Media publicity and submissions

Several media releases and advertisements have been released to publicise the consultation process and call for participation. A media launch was held at Council on 8 April 2010. Banners promoting the fact that Council is 'fielding options' have been established at the Park and flyers promoting the community event and online discussion forum were placed in Council facilities and libraries. In response to calls for submissions, several submissions have been received, generally containing personal stories about people's experience of the Park.

#### Interactive web page

A web page available at the 'your say Warringah' site was developed to provide information about the project and the consultation process. The web page includes an online discussion forum that provides opportunity for people to raise and comment on ideas raised by other

people. The web page and discussion forum will be updated regularly as the consultation process progresses moving from imagining ideas to comparing options and giving input into Council's decision.

The online discussion forum has had an active uptake rate with some questions attracting more than 5,500 views. The table below identifies the questions and the number of views and comments made on the online discussion forum up until mid May 2010.

| Question   | Views | Comments |
|--|-------|----------|
| <i>What big questions need to be answered before making a decision about the future of Brookvale Park and Oval?</i>            | 2800  | 200      |
| <i>What opportunities do you think exist for Brookvale Oval that have not been considered yet?</i>                             | 3550  | 80       |
| <i>What is important to you about the future of Brookvale Oval and Park and why do you care?</i>                               | 2800  | 100      |
| <i>How could additional funding be generated to fund the long term maintenance of Brookvale Oval within Brookvale Park?</i>    | 5500  | 150      |
| <i>What critical issues do you think Council need to consider before making a decision about the future of Brookvale Park?</i> | 2200  | 85       |
| <i>What can be done to done to ensure the community is getting the most out of Brookvale Oval and Park?</i>                    | 1500  | 60       |
| <i>What do you want Brookvale Oval and Park to look like in 10 years time?</i>   | 1250  | 30       |

### Stakeholder panel

An eleven member stakeholder panel was established and met for the first time on 17 March 2010. The panel met again on 21 April 2010. At the first meeting the panel discussed and agreed their terms of reference. At their next meeting the panel discussed background documentation for the web page, the upcoming community event and the ideas emerging through the online discussion forum.

The panel was set up to:

- Provide feedback about the consultation process, to ensure it is inclusive, accessible and balanced and provides opportunities for the broadest possible community input
- Meaningfully consider and deliberate on all available information, including the findings of the consultation, in order to provide feedback to Council on the future of the Park.

A broad and representative range of stakeholders sit on the panel, including three members of the community (one of whom is aged between 18-25 years) who were randomly picked from those who applied in response to adverts in the Manly Daily calling for expressions of interest to participate. Other stakeholders on the panel include representatives from government agencies and other interest groups, such as St Augustine's College, the Warringah Chamber of Commerce, the Brookvale Valley Community Group and the Manly Warringah Sea Eagles.

The panel will continue to meet through the next stage of consultation until project completion.

### **Staffed display at Warringah Mall**

A staffed display was held at Warringah Mall on 17 April 2010, from 10am until 1pm. Display panels described the project, promoted the 'Brekkie at Brookie' community event and invited passers-by to have their say by posting a 'big idea for Brookie'. There were balloons and temporary tattoo give-aways. Approximately 150 people attended the display and 30 big ideas were recorded which reflected a spread of views about the future of the Park.

Appendix 1 includes a list of ideas raised at the display.

### **Community event - Brekkie at Brookie**

On Saturday 1 May, about 150 people, including NRL fans and local residents, met for breakfast on the Oval to talk about the future of Brookvale Park. Mayor Regan and several other councillors attended the event. The consultation took the form of a mix of interactive displays and rotational small group discussions that were facilitated as a 'world cafe' conversation. The displays allowed people to give their opinion on ideas raised through the website and to provide input into decision making criteria for the project moving forward. There were balloons and temporary tattoo give-aways and children's activities.

#### **World cafe conversation**

A 'world cafe' style conversation was held in a marquee on the Oval. Participants were able to raise ideas and suggestions for what is possible for Brookvale Park in response to the following questions:

- *What is important to you about the future of Brookvale Park and why?*
- *Thinking about Brookvale Park, what should be kept and what should change?*
- *How could Brookvale Park better contribute to the community?*
- *How could funding be increased for Brookvale Park?*

By rotating to different tables, participants were able to merge ideas and suggestions from earlier rounds of conversation. This led to dialogue whereby all participants were exposed to a range of ideas for the Park. A full range of views and preferences for the future of the Oval and the Park were raised and discussed in detail.

Appendix 2 includes a brief summary of issues noted in response to each question.

#### **Interactive displays**

An ideas wall was established and participants were asked to put a star on the ideas they supported. This activity was designed to gauge community views about different ideas that had emerged through the website. Additionally, participants had the opportunity to identify questions that need to be answered to allow Council to make the best decision about the future of the Park. These questions will input to development of decision making criteria in the next stage of consultation.

### 3 Key themes and issues

A number of key themes have emerged through analysis of the ideas, suggestions and comments raised through the consultation activities undertaken to date, including the online discussion forum, staffed displays and Brekkie at Brookie. There is widespread support for the Oval to continue to be used as a regional sporting facility and for the Manly Warringah Sea Eagles to continue to use the Oval as their home ground. Key themes are detailed below.

#### Historical significance

There is strong recognition across the community that Brookvale Park has been part of the area's sporting and cultural heritage for many decades. Many people associate principal use of the Park as a rugby league facility and view the Manly Warringah Sea Eagles as a community asset and an important part of the area's heritage.

There is also widespread acknowledgement that much of the land at the Park was given by Jane Try and should therefore remain community land and not be sold. Jane Try was a rugby league fan and many people believe her bequest entails an obligation to retain the Oval for public use and rugby league.

#### Maintain character and atmosphere - keep the hill/s

There is strong sentiment from across the community that Brookvale Oval needs to be managed to retain its special character. There is recognition that the Oval is unique and is one of few remaining NRL grounds that still has original character and intimate appeal. People recognise that the grassed viewing areas – the northern and eastern hills - are what 'makes Brookie special'. People have fond memories of watching the football from the hill and recognise that the grassed viewing areas help to create a family friendly environment. It is important to many people that Brookvale Oval remains a family friendly venue.

It is widely recognised that other NRL grounds have been redeveloped with new arena-type facilities and have consequently become 'sterile'. People identify Brookvale Oval as a suburban ground that has a character and warmth not found at other NRL grounds. Consequently, many people feel that any new development needs to be well designed and carefully planned to ensure the character and atmosphere of the Oval is not compromised.

**Brookvale Oval needs to be managed to retain its special character.**

#### Naming rights and advertising

There is interest in maintaining the identity of Brookvale Oval, but there is mixed views about selling naming rights. Many people recognise that a sponsorship deal may provide funding and concede that naming rights could be sold to a sponsor subject to the words 'Brookvale Oval' being retained in the name. As such, there is limited support for partial naming rights, subject to 'Brookvale Oval' staying in the name.

Furthermore, there is some support for additional advertising to attract funding, for example, adverts inside the toilets or a large billboard along the Pittwater Road frontage. This may need to be carefully managed with regards to other sponsorship arrangements in place with existing licence holders.

## **Refurbish grandstands and/or build a new grandstand**

There is general support to develop a new grandstand and/or refurbish the existing grandstands to provide additional reserved seating, corporate facilities and/or commercial space. There is most support for a new grandstand to be established behind the eastern hill or to redevelop the southern grandstand. Support for an eastern grandstand is generally conditional on it being built behind the existing hill so that the character and tradition of the Oval are not compromised. One opportunity with some support is to expand the eastern hill grandstand and utilise the space underneath for commercial and/or community uses. The opportunity to redevelop the southern grandstand with space for commercial uses along the Pittwater Road frontage is strongly supported. Another idea with some support is to extend the Jane Try stand by adding an additional level, and/or building new bays to the north. There is less support for a new northern grandstand.

## **Capacity**

Many people want to see Brookvale Oval upgraded, but remain as a small 'boutique' sportsground with an intimate scale where people can get close to the action on the field. There is a mix of views about the scale of any new development. Some people do not want to see a significant increase in capacity and simply want the existing seating to be reconfigured and upgraded, while others recognise that to be viable as a professional sporting venue the Oval may need to have increased capacity.

## **Upgrade the facilities**

There is general recognition that the existing facilities at Brookvale Oval are 'tired' and inadequate. Accordingly, there is strong support for the Oval's facilities to be upgraded to comply with modern standards and to create a state-of-the art sportsground by improving and/or providing:

- Food and beverage outlets
- Toilets
- Baby change rooms
- Ticket booths
- Scoreboard and screen
- Lifts and disabled access
- Seating (particularly the wooden benches)
- Grandstands

- Lighting to playground in the Park to the north of the Oval.

There is strong sentiment within the community that new users will be attracted to the Oval if it has better amenities and facilities. There is a strong desire for the community to be proud of Brookvale Oval and many people want it to see it improved and invested in as a real community asset. Many people want Council to recognise the value of developing the Park as a premier sporting ground for the Northern Beaches.

## Home of the Manly Warringah Sea Eagles

There is solid support from the Manly Warringah Sea Eagles fan base and from within the wider community to retain Brookvale Oval as the home of the Sea Eagles and for it to continue to be used as an NRL ground over the long term. The team has a strong following with many people viewing the Sea Eagles as part of the social and cultural fabric of the Northern Beaches - the heart and soul of the area. There is recognition that Brookvale Oval, as the home of the Manly Warringah Sea Eagles, has contributed significantly to community pride, history and identity.

Accordingly, there is support for the Oval to be maintained as a regional sporting facility, and for it to continue to be used by the Sea Eagles. However, many local residents want to see better management on game days to control traffic, parking and anti-social behaviour of NRL fans.

## Economic benefit

There is strong recognition that Brookvale Oval makes a significant economic contribution to both the local Brookvale area and the Northern Beaches peninsula. Games and events at the Oval attract tens of thousands of people, which bring money into the area on a regular basis. Many people acknowledge that the Oval supports local jobs and local businesses.

## Multi-use and multi-purpose facility

There is agreement that the Oval is not currently being used to its full potential. Accordingly, there is consensus on the need for the Oval to be more actively utilised by different users and for it to be developed and promoted as a multi-use, multi-purpose facility that can be used 365 days a year (including during the off season).

People support the use of the Oval by other football codes and teams such as soccer and rugby –e.g. trial matches for Sydney FC and the NSW Waratahs. Suggestions to upgrade the turf and drainage system to maximise the useability of the playing surface have strong support. Similarly, calls to upgrade facilities to a suitable standard to meet the needs of other professional codes are widely supported.

There is also a strong desire for the Oval to be more actively used by community based sports organisations (e.g. kids football teams) and local schools. Suggestions to reduce hiring costs and to streamline the booking process to make the Oval more accessible for these groups were supported by many people. There is some support to mark out a running track to encourage schools to use the Oval for athletic carnivals.

Suggestions to use the Oval for cricket were not well supported due to the rectangular shape of the Oval. There was some support for sports like extreme frisbee to played at the Oval.

A few people suggested additional hard surface areas, such as a half court for basketball or a handball wall, be provided in the Park for community use.

There is also support for the Park to be used for other events, such as circuses, music festivals, moonlight cinema, cultural and community shows (e.g. car show, food and wine show, agricultural show), community events (e.g. carols by candlelight, firecracker night) and farmers markets. A large number of people have fond memories of the Oval being used for the Brookvale Show and support the return of the Show.

## Development

There is a mix of views about the appropriateness of developing part of the site for commercial use, but there is general support for a range of uses to be encouraged. Most people accept that some new development is needed to attract additional use. Ideas raised include:

- A restaurant, cafe or coffee shop integrated into a grandstand
- Indoor sport courts (e.g. squash, netball)
- Gym
- Youth centre or PCYC
- Function centre or conference rooms
- Childcare centre
- Medical centre
- Pay parking station either under the ground or integrated with a grandstand for event parking and to support a 'park and ride' scheme for commuters who work in the Sydney CBD
- Leagues club
- Offices
- Performance space or theatre
- Bulky good retail shops or retail shops

**Most people accept that some new development is needed to attract additional use to fund the upkeep and renewal of the Oval.**

Notwithstanding the general support for some new development, there are some people who strongly oppose commercial development.

There is no support for residential development on the site.

There is a mix of views about the height of future development with people willing to accept new development between three to fifteen storeys in height. The majority of people are comfortable with new development being up to three or four storeys in height. At the recent Talk of the Town meeting, there was some support from participants for development up to

six storeys in height along parts of Pittwater Road. There is little support for development seven storeys or higher which people thought will set an unwelcome precedent.

## Council funding versus self funding

There are mixed views about Council's role in funding both the day-to-day maintenance and ongoing capital renewal of Brookvale Oval. Many people feel that the Park is a community facility and should be managed in the same way as other community facilities owned by Council (e.g. community centres, ovals, libraries, beaches) and funded through the rate base. However, others, particularly people who do not follow rugby league, want to see a reduction in the cost of renewing the Oval and the burden on ratepayers. A small minority of these people want to see no cost to the community and want the upkeep and renewal of the Oval to be fully self funded through increased use and/or user pays. Many of these people have an ideological view that Council should spend rate money on 'real' community services and not sporting fields.

While most people accept that the Park may never be cost neutral, some people believe that through increased use, the Park can generate funding and go from being a cost centre to a revenue centre. Most people support increased use to partially fund the upkeep and renewal of the Oval through new lease and license arrangements.

There is less support for a user pays system based on increased ticket prices which would include a surcharge for renewing the Oval. People feel that increased ticket prices will unduly impact families and young people in terms of affordability.

## Ongoing and improved community access

There is consensus on the need to maintain open access for the community when the Oval is not in use. The Park is an important community facility and people value the fact they can walk or jog and use it for active recreation.

**There is consensus on the need to maintain open access to the Oval for community use.**

There is little support for ideas to remove the fencing as many people feel that this would encourage loitering and vandalism and would reduce safety, particularly at night.

There is widespread recognition of the need to improve the booking system so that other users can plan events at the Oval. Currently, the NRL provide six weeks confirmation of game days, which reduces the opportunity for other users, like local schools, to organise events or sports carnivals. There is support to lobby the NRL to provide a fixed schedule of game days at the beginning of each season to provide certainty about when the Sea Eagles will use the Oval. Certainty over access is important for schools and community based sporting groups.

There is confusion about the booking system and whether access is controlled by the Manly Warringah Sea Eagles or Warringah Council. As such, people have a desire for the booking system to be streamlined so that it is easier for other users to access the Oval. There is some support for an online booking system.

There is general support for Council to develop a marketing plan to promote the Oval more proactively. This will help to address the misconception that the Oval is locked and/or not open to the community.

There is support to remove the 'no access to ground' signs and only use them on game days.

## Balanced use to meet all needs

There is widespread support for the ongoing integration of the local park and the regional sportsground to provide balanced uses to meet the needs of the whole community – NRL fans and local residents. The Oval is highly valued as a regional facility and people recognise that it is the only venue on the Northern Beaches peninsula that is big enough to accommodate large community events. Similarly, the parkland is valued by local residents as a neighbourhood park.

## Green space and parkland

There is consensus on the need to retain green space around the Oval, particularly at the northern end of the Park around the village green. People value the high level of amenity associated with this green space which forms an oasis in a highly built up area. Brookvale has a lot of medium density housing and people acknowledge the importance and value of the green space.

There is strong support to maintain the:

- Trees both around the Park's perimeter and within the Park
- BBQ facilities
- Fenced playground facilities
- Bike path.

There is support to install lighting to improve the safety of the green space around the village green. There is also support to improve the landscaping and plant more trees around the village green.

There is almost no backing for ideas linked to demolishing or downsizing the Oval's facilities to expand the parkland, but there is widespread acceptance that any loss of green space must be minimised.

## Lobby for new government funding

There is support to encourage all levels of government to contribute to the renewal of the Oval, but particularly the federal government which has funded renewal of other major sporting facilities through such programs as the Regional Development and Community Infrastructure Program.

There is also support for continued lobbying of the state government for funding.

Several people suggested that Pittwater and Manly councils could make a contribution to the upkeep of the Oval through a joint management trust. There is minimal support for this

idea as many people acknowledge joint management between Warringah, Manly and Pittwater councils will be problematic.

### **Financial risk**

Risks associated with the Manly Warringah Sea Eagles as a commercial entity and of new commercial operators leasing land concern some people. The concern is founded on the potential for significant investment to be made to develop facilities for commercial use, which could be unprofitable and become bankrupt.

### **Parking and traffic management**

There is a desire, particularly from the local residents who live nearby the Oval, to improve public transport, parking and traffic management on game days. Parking and traffic conflicts have a real impact on the area.

There is some support for Council to collaborate with Warringah Mall or industrial areas in the surrounding area to enable NRL fans to park and then use a shuttle bus to and from the Oval. There is also support for building a paid parking station either under the Oval or on the eastern side of the Park, which could be used on game days but also for other events at the Park. Many people like the idea of using a new parking station as a 'park and ride' facility for commuters who travel to the Sydney CBD to work. People also support the need for ongoing improvements to public transport services on game days.

### **Antisocial behaviour**

There is a desire from both NRL fans and local residents for antisocial behaviour before and after the games to be better managed. This includes drinking and loitering in the village green and managing rubbish.

### **Integrity of decision making**

Some people identified that several Warringah Councillors may have a vested interest or set agenda in regards to the future of the Park and suggested that Councillors should declare their interests to ensure the integrity of the decision making process is maintained.

## 4 Shortlisting options

While there are polarised views about the long term use of the Park and how it can best serve the community, it is apparent from the consultation undertaken to date that there is overwhelming support for the Many Warringah Sea Eagles to remain at Brookvale Oval. The majority of the Warringah community support the ongoing balanced use of Brookvale Oval as an NRL facility and a local park. In general, even people with concerns about the use of the Park do not want the Sea Eagles to be removed, but they do want impacts of NRL games on the local area to be better managed. There is also significant belief that the existing Oval facilities are tired and old.

On the basis that Council is looking to reduce the cost of renewing the Oval without unduly burdening ratepayers, new funding sources need to be identified that could generate additional funds for the upkeep of the Oval as a professional sporting facility.

Clearly the issues which impact local residents, like the conflicts around parking and the behaviour of NRL fans before and after games, need to be considered moving forwards as all options seek to encourage increased use of the Oval.

### Possible options

A number of possible options have emerged from the consultation process that have potential to increase the use of the Oval and generate funds (through usage fees, licences and leases) to finance its long term upkeep and renewal. All options enable continued use of the Park for rugby league and retain green space for local residents. Options include:

- Redevelop southern stand and integrate commercial use
- Develop new eastern stand and integrate commercial use
- Extend the Jane Try stand and integrate commercial use
- Develop commercial parking station under ground
- Establish advertising along Pittwater Road
- Sell naming rights
- Increase community events (e.g. shows, markets, moonlight cinema etc)
- Lobby for grant funding from State and/or Federal government.

The feasibility of each of these options will need to be determined to identify the cost benefit.

### Determining the feasibility of options

A number of considerations could be used to assess the feasibility of different options. These have been identified through the consultation process, from the online discussion forum and at Brekkie at Brookie:

- To what extent does the option encourage increased use of the Park?

- To what extent does this option make the Oval more attractive to other users?
- To what extent does the option generate funds to contribute to the long term upkeep and renewal costs of the Park?
- To what extent does this option impact the neighbouring area?
- To what extent will other Council services be impacted by this option?

Council is seeking independent specialist advice to confirm what additional funding is required to maintain the existing facilities at the Park. This information will set a baseline for determining what options have potential to fund (either in full or in part) the upkeep of the Oval. Preliminary costing and technical appraisal will then be undertaken to inform further consultation to get considered feedback from the community on their preferences for the future of the Park.

## 5 Next steps

### Appraise ideas and options for the Park

The next stage of consultation will involve a number of activities that will provide opportunities for all Warringah residents to stay informed about the project and participate in the consultation process. Council will complete preliminary technical feasibility and costing studies on a number shortlisted options. This information will allow considered evaluation and analysis of different options to provide informed feedback to Council about community preferences for the Park.

The next stage of consultation will involve a number of activities that will provide opportunities for all Warringah residents to stay informed about the project and participate in the consultation process. Council will complete preliminary technical feasibility and costing studies on a number of shortlisted options. This information will allow considered evaluation and analysis of different options to provide informed feedback to Council about community preferences for the Park.

A random telephone survey will be undertaken with a sample of residents. The survey will be structured to get feedback on broad options. In addition to the telephone survey a return mail survey will be distributed to all Warringah properties for completion.

Three focus groups will be held with hard to reach groups, such as young people or people from non-English speaking backgrounds, who may have an interest in the future of the Park. These focus groups will allow small groups of people to discuss different options in depth and participate in the consultation process.

The website will be updated to ensure that up to date information is available to the community. New questions will be posted on the online discussion forum to get feedback on the pros and cons of different options.

A community workshop will then be held to explore the short listed options and provide considered feedback to Council. The workshops will be structured to present feedback received via the survey/online discussion forum and to prompt small group deliberation about the different options. Time will be provided for workshop participants to understand and discuss the findings of the specialist studies in a meaningful way. The workshops will ensure that the full range of views about different options can be heard.

The stakeholder panel will continue to meet as the process progresses to give advice on the consultation process and to consider outcomes before providing feedback to Council on options for the future of the Park.

Straight Talk will document the outcomes from these activities and present them to Warringah Councillors as an input to their decision making process.

## Appendix 1 – Staffed display outcomes

### Big ideas for Brookvale Park

- Put live music events on regularly
- Local bands to use the venue
- Vary usage to include more community events
- Maintain a family friendly venue – attracting locals x 2
- Keep the football
- Keep as an NRL venue
- Sea Eagles to stay x 2
- Keep 'the Hill'
- Put a basketball court in
- Develop a sporting centre of excellence (multiple codes)
- More sports usage (other codes)
- Share the ground with other sports codes
- Open access to more football and sporting groups (e.g. union, soccer, minor league)
- Kids football
- NRL to pay for upgrades (e.g. lighting) – user pays x 2
- Get a large sponsorship deal with advertising rights
- Develop a permanent kiosk/pizza restaurant
- Federal government to pay for upgrades
- Develop a new convention and conference centre below new grandstand
- Fox and TV to pay for upgrades – give back \$\$
- Develop commercial offices
- Develop commercial car park
- Develop a commercial development along Pittwater Road and southern grandstand
- Develop southern stand
- Develop southern and eastern ends
- Do not develop an eastern grandstand – will block sun to residents in Pine Avenue
- Develop and hire out corporate boxes for functions

- Develop a central community entertainment area (e.g. cinema, shows, sport)
- Reduce the level of subsidy for ratepayers
- Ratepayers to subsidise
- Retain open space
- Bring back the Brookvale Show
- Remove local government members unwilling to put resources into Brookvale Oval's improvement
- Demolish facilities and create parkland for everyone – green space x 2

## Appendix 2 – Brekkie at Brookie outcomes

### Question - What is important to you about the future of Brookvale Park and why?

Discussion in response to this question included people talking about their memories of their time spent at the Park, (one since 1945) with their families and community. 'The hill', and the family friendly 'suburban character' afforded by the Oval was discussed fondly, with many people favouring keeping 'the hill', whilst some indicated a preference for an eastern grandstand. The name of Brookvale Oval and that the ground remain the home of the Manly Warringah Sea Eagles was seen as important and the donation of the land by Jane Try was mentioned. Finding uses compatible with the Sea Eagles use of the land was discussed. Developing the facility so that it became an 'icon' was raised.

### Question - Thinking about Brookvale Park, what should be kept and what should change?

#### What should be kept?

There was a strong feeling expressed that the green space, playground, walking/bike track and trees should be kept and that 'the hill' should remain. The character of the ground was discussed as something that should be maintained, with a comment that the wooden seats should be kept and many linking the character with 'the hill'. Keeping the name was also seen as important by most. Participants wanted the Park to remain both the home of the Sea Eagles and a place for community use. Flexibility of access and current opening and closing times were supported.

#### What should change?

Suggestions for change fell into several categories: suggestions for change to the management of the Park, rewriting the Plan of Management as a consequence of this consultation process, the upgrading of facilities and ideas for development.

#### Management

It was suggested that the Plan of Management for the Park and the Oval be separated into two plans of management, with funds allocated separately. It was suggested that a new Plan of Management should include allowing Council and users to generate the funds needed for capital works, allowing the height of the Jane Try stand and southern stand to be the same height as the Ken Arthurson stand, allowing development to occur and adjusting the license structure to clarify the ability of other groups to book the Oval. Other suggestions were to reclassify the land or to put the ground in the trust of Manly, Warringah and Pittwater local councils. Increased marketing of the Park was discussed and a suggestion was made that the subsidising of capital works cease to be funded through rates.

#### Upgrading facilities

Many comments in this category concerned upgrading toilets and baby change facilities, food outlets and disabled access. There was much discussion about how to improve parking and shuttle bus options. It was suggested that the entrance/exit point for players i.e. 'the

cage' be changed and that the fences be upgraded, seating improved with the bench seats becoming flip up seats. There was suggestion that lights needed to be installed at the Pine Street exit as rugby league patrons trip in the dark. Solar lighting and the need for a new scoreboard at the northern end of the Oval were also suggested. A 'welcome' sign for non-match days was suggested and the signs that discourage public access were discussed. Extending 'the hill' and creating an extra level on the Jane Try stand were suggested.

### Development ideas

Some of the ideas for development of the Park included a coffee shop in the parkland, a 15 storey residential/commercial development, an occasional child care centre, commercial space under the southern stand (such as a shop, gym or sports centre), a space for weddings and other functions, the commercial use of the grandstands, a grandstand behind 'the hill' with food outlets and with the lower level built as a multi use indoor facility including activities such as basketball, squash, community rooms and childcare. An underground carpark was discussed, with location suggestions of the area behind the Jane Try Stand between Alfred Road and the stand and beneath a new stand behind the eastern hill. Designing to allow other sports to share the ground was suggested.

### Question - How could Brookvale Park better contribute to the community?

There was an acknowledgement in various discussions that the Sea Eagles currently contribute a lot to the community. Conversations were held about other community uses and ways to maintain a safe and welcoming environment at the Park.

### Community use

Publicity and communication were raised as areas for improvement, so that the community could be aware of availability of the space. An online booking schedule was suggested as a way to implement that. The 'no access to ground' signs were discussed with a suggestion that they be replaced with a 'welcome to the ground' sign outside of game days.

Diversifying use was discussed, with suggestions of moonlight cinema, agricultural shows, markets, Italian fiesta, new year's eve and carols by candlelight events, arts and music events and a wider variety of food stands or cafe/restaurants. There was some discussion of the cost of insurance for community groups' use of the Park being prohibitive and it was suggested that paying events should cover the cost of insuring community events.

Other suggestions included school use of the Park, Junior Rugby League use during Sea Eagles' away games, providing youth facilities under the grandstand, building community sporting facilities or a childcare centre in an upgraded southern stand and the moving of the Leagues Club to the ground. A running track and an internal bike path were also suggested.

### Caring for the Park

It was suggested that having a live-in caretaker was important. Cleaning, security and lighting for the playground was raised as an issue. Supervised night use of the Park was suggested and the prevention of vandalism was raised as an issue. The question of how to improve the quality of the grass and drainage so that the ground could sustain increased use was discussed.

**Question - How could funding be increased for Brookvale Park?**

Responses to this question centred around governmental and facility user responsibilities, diversifying use, sponsorship, redevelopment and commercial development.

**Government**

It was suggested that funding be acquired from local, state and federal governments. Council was seen as having a role in marketing to attract new users and in lobbying for state and federal funds. A special rate levy was suggested but there was acknowledgement that this may not be favoured by all. Regional council contribution from Manly and Pittwater Councils was also discussed.

**NRL**

It was suggested that the NRL fund annual use or that by increasing capacity by replacing benches/standing room with seating, funds could be increased.

**Sponsorship**

Naming the ground as a way to raise funds to upgrade facilities was discussed. It was suggested that, should that happen it would be preferable to keep 'Brookvale' in the title.

**Redevelopment**

Upgrading the facilities to make the ground more attractive to other users was discussed.

**Commercial development**

Some of the ideas suggested for commercial development were shops and offices around the southern stand, e.g. sports medicine and training, leagues club, function rooms, indoor sports centre under the southern stand, e.g. indoor squash, netball etc, a cafe in the village green, a restaurant, a child care centre, an underground car park for park and ride and game parking and facilities in a grandstand behind 'the Hill'.