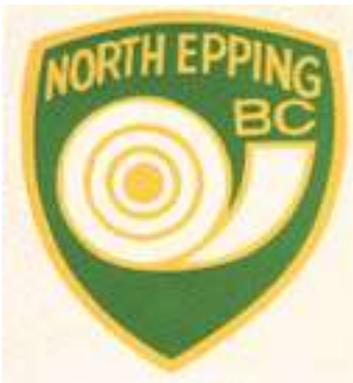


NORTH EPPING SPORTS CENTRE MANAGEMENT PLAN



**NORTH EPPING SPORTS CENTRE
(NESC)
MANAGEMENT PLAN
24 NOVEMBER 2020**

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1.0 Introduction

In late 2014 Hornsby Shire Council representatives approached the North Epping Bowling and Community Club Ltd (NEBCC) in response to a proposal from North Epping Rangers Sports Club (NER), who were looking to expand their netball training facilities, with an idea that under-utilised land under the control of NEBCC could be used for this purpose as well as other sporting activities.

NER were to provide funding, some of which had been obtained in grant monies (NSW State Government grant, Australian Federal Government grant and North Epping Financial Services - Bendigo Bank Epping grant) while a significant proportion had been raised by NER club activities. NEBCC would supply use of the land and Hornsby Council would assist the project in providing funding for the Development Application and a car park adjacent to the NEBCC club building. This car park would also service the adjacent scout hall. Hornsby Council would also supply further funding to allow completion of the project.

This plan has been developed through consultation with key stakeholders of the North Epping Sports Centre to ensure that it fulfils the needs of the community of North Epping which both clubs serve.

2.0 Site Description and Information

2.1 Name of Site

North Epping Sports Centre (NESC)

2.2 Location

NESC is located on the leased property of NEBCC at the western boundary of 132 Boundary Road North Epping located adjacent to a residential area. The NESC adjoins Lane Cove National Park which is administrated by NSW National Parks and Wildlife Service. The NESC is on land held by NEBCC on a perpetual lease from the NSW Department of Primary Industry - Lands.

3.0 History of Site

NEBCC was founded in January 1965 and in addition to purchasing land for a club building it also obtained land under a perpetual lease to build two bowling greens with further land available for a possible third green or car parking.

Prior to this the land was used as a local dumping ground and bricks, household rubbish and old car bodies were found on the site during construction of the NESC.

Two greens were built but there was no need for a third green and the extra land remained vacant and under the regular care of NEBCC.

In 2008 a water storage tank was built on part of the vacant land and water for green's maintenance and the club's toilets harvested from various roofs and surfaces.

Occupancy of the land by NEBCC incurs various charges including rental payments to the Department of Primary Industry, rates to Hornsby Council and care and maintenance costs. During recent years ways of utilising this land had been under discussion by NEBCC and building of the NESC was within the objects of NEBCC and a way to increase local sporting facilities and benefit the North Epping community.

The NESC was formally opened by Hon John Alexander MP, Federal Member for Bennelong on 26 February 2017.

4.0 Description of Site

The NESC comprises a lit fenced area of about 40 metres by 37 metres with an artificial grass surface which can be used for a range of sporting activities such as, but not limited to, netball, tennis, modified football and volleyball. It also includes a small marshalling area.

An earth mound sound barrier at the Boundary Road entrance and timber fencing along the western boundary provide noise attenuation.

Following advice from Hornsby Council the site perimeter has been sympathetically planted with a range of native species and over time these will also reduce noise and shield the NESC from the National Park.

A footpath leads from the NESC to the NEBCC club building.

5.0 Access to the Site and Parking

5.1 Access

The NESC can be accessed by authorised participants in two ways.

The preferred option is from the car park, through the NEBCC main entrance, past the club's building and down the footpath from the greens area to the NESC.

A second entry is provided through the Boundary Road entrance which is on the southern side of the NESC and is serviced by a drop off vehicle zone in Boundary Road.

5.2 Parking

In Boundary Road a drop off zone is provided outside the entrance and little parking is available on this road.

Main parking is in a sealed parking area to the east of the NEBCC club building. Entry and exit to this area, which can hold up to approximately 70 vehicles, is from Boundary Road.

There are lit entry stairs to the NEBCC club and NESC area from the car park.

The Management Committee will work with Council and users of the neighbouring Scout & Guide Hall and Men's Shed to ensure that shared use of the parking is suitably managed.

In addition, to address concerns raised by neighbours regarding excessive numbers of vehicle being parked on Boundary Road during peak usage, the Management Committee will ensure that users of NESC and NEBCC are regularly reminded of the need to park in the main parking area and to only use the limited road parking when the main car park is full.

5.3 Deliveries

Vehicles awaiting loading, unloading or servicing shall be parked in the sealed parking area to the east of the NEBCC club building and not on adjacent or nearby public roads.

All vehicular entry to and egress from the NESC and the sealed parking area to the east of the NEBCC club building shall be made in a forward direction.

5.4 Emergency Vehicle Access

Emergency vehicles can access the NESC through the Boundary Road entrance which is on the southern side of the NESC.

6.0 Land Ownership

The site of the NESC is on land leased in perpetuity by the NEBCC from the NSW Department of Primary Industries - Lands and forms part of Lot 1034 DP 752053, Special Lease 73602.

7.0 Vision and Objectives

NESC will be accessible and open to all, regardless of age, physical mobility, creed, gender, sexual orientation or ethnicity.

NESC will be promoted as a quality multipurpose facility for a range of events, recreational and sporting activities.

NESC shall be self funding

8.0 Management Committee - Stakeholders

A Management Committee shall be appointed from members of the North Epping Bowling and Community Club Ltd and North Epping Rangers Sports Club.

The Management Committee shall meet regularly and not less than three times per year in February, June and September.

Stakeholder	Interest in NESC
North Epping Bowling and Community Club Ltd	Head lease on property Sporting Activities
North Epping Rangers Sports Club	Sporting Activities

This table provides a brief outline of work and responsibilities

Item	Responsibility	Objectives	Frequency
Event Programming	NESC	To produce a yearly plan of activities	Annual
Financial Management	NER & NEBCC	Sound financial management	Management Meetings
Sports Facility Management	NESC	Ensure facilities are safe and playable during season of use and available if practical at all times	All year round
Annual Safety Inspection of Equipment	NEBCC	Ensure equipment is safe	Annual
Defects Reporting and Repair	NESC & NEBCC	Ensure defects are reported and repaired	On-going
Horticulture Maintenance	NEBCC	Ensure horticulture requirements are met	All Year round
Annual Work Program	NESC	Agree work program for year	Annual
Stakeholder / neighbour engagement	NESC	Ensure concerns regarding operation of the courts are addressed appropriately	On-going

9.0 Utilising the Facility

Usage from the official opening until xx xxx 2020, was under a restrictive “Use of Premises” Condition of Approval which, in practical terms limited usage to winter netball and summer modified football.

It had been noted that, due to the stopping nature of netball, the winter evening dew can make the artificial grass surface too slippery for competitive level netballers to play or train safely.

The Management Committee therefore submitted a DA variation request to have the “Use of Premises” Condition altered. This variation was duly approved on xx xxx 2020.

Therefore, the usage of the NESC will be as per the amended “Use of Premises” Condition of Approval, as described below:

- (a) *The development approved under this consent shall be used for “Multipurpose recreational activities” and not for any other purpose without Council’s written consent. Such usage be allowed between:*
 - i) *8:30am and 9:30pm on Mondays to Saturdays; and*
 - ii) *9:00am to 9:30pm on Sundays and Public Holidays.*
- (b) *The maximum number of players per hour will be:*
 - i) *30 players per hour, from 8:30am to 6:00pm on Mondays to Saturdays; and from 9:00am to 6:00pm on Sundays and public holidays;*
 - ii) *36 players per hour from 6.00pm to 9.30pm Monday to Sunday (7 days/week).*
- (c) *All players associated with the use of the facility shall depart the facility by no later than 9.45pm.*
- (d) *The use must be conducted in accordance with the approved “Management Plan”.*
- (e) *A sign must be displayed in a prominent location displaying the emergency contact number when the premise is unstaffed.*

10.0 Noise Management

The “Noise” Condition of Approval reads as follows:

- (a) *All noise generated by the proposed development must be attenuated to prevent levels of noise being emitted to adjacent premises which possess tonal, beating and similar characteristics or which exceeds background noise levels by more than 5dB(A).*
- (b) *The use of the premise must be controlled so that any emitted noise is at a level so as not to create an “offensive noise” as defined in the Protection of the Environment Operations Act 1997 to any affected receiver.*
- (c) *No amplified music/announcements are permitted.*

In addition, signage will be used to notify users of NESC that they should:

- respect the neighbours by complying with the “Noise” Condition of Approval;
- respect the neighbours by minimising noise when arriving and departing the facility;
- not provide support from the bowling green level but rather to proceed to lower levels; and
- only use training whistles when the facility is being used for netball.

11.0 General Management

All potential users of the NESC will be advised of the conditions of use described in this Management Plan (especially with regard to Access, Parking and Noise) either via email correspondence or, where practicable, through the provision of a start of season information meeting.

All confirmed users will be requested to acknowledge, in writing (including via email), that they have been made aware of the conditions of use and will thus be responsible for compliance to them when using the NESC.

12.0 Financial Planning and Funding

Financing of the NESC shall consider the following streams of income and expenditure.

Initial (February 2017) rental rates were set at:

- \$16 per hour per court during daylight hours; and
- \$20 per hour per court with lights.

Bulk discounts may apply for long term or per season rentals.

INCOME STREAMS

Court rentals:

- Per season and casual - Netball
- Per Season and casual - Modified Football
- Per Season and Casual – Tennis
- Other sporting / recreational uses

Casual - Party hire

School Hire

Grants

EXPENDITURES

Council rates

National Park rental

Lighting

Water

Cleaning, set up

Booking person

Public liability insurance

Maintenance

Depreciation - Current build - sinking fund for replacement of synthetic surface, lights and fencing, etc.
- New builds - Toilets, Shelter, Paths

13.0 Marketing and Promotion

Marketing and promotion of the NESC shall be by use of:

- North Epping Bowling & Community Club Ltd Facebook page
- North Epping Bowling & Community Club Ltd web site
- North Epping Rangers Facebook page
- North Epping (NSW) Community Noticeboard Facebook page
- Articles in local newspapers

14.0 Care and Maintenance of Courts

To be read in conjunction with manufacturers court care and Maintenance Manual.

Maintenance Activity	Daily	Weekly	Half Yearly & Yearly
Removal of surface dirt from on and around the pitch	X		
Removal of any organic growth on and around the pitch	X		
Removal of inorganic material from on and around the pitch and the surrounding area; including glass, bottles, food wrappers, and general rubbish items	X		
Removal of contamination such as bird and animal droppings ensuring the area is neutralised	X		
Check high use areas on the pitch for any wear and stress applying the correct remedy if necessary		X	
Check all seams and lines on the pitch and remedy if necessary		X	
Inspect all drainage infrastructure areas around the pitch clearing as necessary		X	
Drag Brush		X	
Inspect all perimeter and back goal fencing for damage, repair as necessary		X	
Inspect all gates for damage and drag. Repair and/or replace as necessary		X	
Inspect all sporting equipment to ensure it is in good condition. Repair and/or replace as necessary.		X	
Thorough major inspection and machine grooming by senior grounds persons and/or professional surface grooming company Rotating brush and infill cleaning			X

15.0 Contact Numbers

15.1 Normal Operating Hours

North Epping Bowling & Community Club Ltd - 9868 4482

15.2 Emergency - Out of Hours

A sign shall be displayed on the site displaying the following emergency out of hours contact numbers.

Neal Swancott – 0400 188 809

Michael Stern – 0414 557 277

Ken Douglass – 0407 661 112

16.0 Management Plan Updates

The Management Committee is responsible for regularly reviewing this Management Plan and confirming whether updates are (or are not) required.

The Management Committee has the power to update this Management Plan provided that any such update does not create a conflict with the conditions of the Notice of Determination relating to DA/1566/2014/B and any appropriately approved changes to those conditions.

24 November 2020