

EXTRACT FROM MINUTES – 29 MAY 2017

ITEM 1 - BEATON PARK DRAFT PLANS: FOR EXHIBITION

1 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor Brown seconded Councillor Connor that -

- 1 The 2017 Draft Beaton Park Plan of Management (PoM) be endorsed for exhibition for a minimum of 28 days with a further 14 days to receive written submissions.
- 2 A Draft Planning Proposal be prepared to add “medical centre” and “community health facilities” for Lots 113 DP 788462, 104 DP 594256, 401 DP 1128781 and “registered club” for Lot 113 DP 788462 as permissible uses in the RE1 Public Recreation zone for the Beaton Park site through a Schedule 1 amendment, and refer the draft Planning Proposal to the NSW Department of Planning and Environment for Gateway determination.
- 3 The Department be advised that as the draft Planning Proposal involves Council land, Council does not request delegated authority to finalise the Planning Proposal.
- 4 The Draft Plan of Management and the Draft Planning Proposal be exhibited concurrently, subject to Gateway determination for the Draft Planning Proposal.
- 5 A Public Meeting/Hearing conducted by an independent chairperson on the draft PoM and draft Planning Proposal be held at least 21 days after the close off date for written submissions so that notice may be given to any person who has made a submission of the date of the public meeting/hearing.
- 6 A further report be submitted to Council on submissions received and issues raised at the public meeting/hearing to enable the draft Plan of Management and draft Planning Proposal for Beaton Park to be finalised.
- 7 Council write to the Minister for Defence, Senator The Hon Marise Payne, to formally request a dialogue leading to consideration of a land swap with Council for Defence land adjacent to Beaton Park.

ITEM 1 BEATON PARK DRAFT PLANS: FOR EXHIBITION

On 9 May 2016, Council resolved to review the Beaton Park Plan of Management (2007). This report recommends that Council exhibit the draft 2017 Beaton Park Plan of Management. The report also recommends that a draft Planning Proposal be prepared to add the additional uses of medical centre, community health facilities and registered club to land at Beaton Park to enable Council to consider enhancing the current medical/health and well-being services available at Beaton Park and to provide the Wollongong Tennis Club with the ability to consider how to best meet the future needs of their members as a community based registered club of long standing.

RECOMMENDATION

- 1 The 2017 Draft Beaton Park Plan of Management (PoM) be endorsed for exhibition for a minimum of 28 days with a further 14 days to receive written submissions.
- 2 A Draft Planning Proposal be prepared to add "medical centre" and "community health facilities" for Lots 113 DP 788462, 104 DP 594256, 401 DP 1128781 and "registered club" for Lot 113 DP 788462 as permissible uses in the RE1 Public Recreation zone for the Beaton Park site through a Schedule 1 amendment, and refer the draft Planning Proposal to the NSW Department of Planning and Environment for Gateway determination.
- 3 The Department be advised that as the draft Planning Proposal involves Council land, Council does not request delegated authority to finalise the Planning Proposal.
- 4 The Draft Plan of Management and the Draft Planning Proposal be exhibited concurrently, subject to Gateway determination for the Draft Planning Proposal.
- 5 A Public Meeting/Hearing conducted by an independent chairperson on the draft PoM and draft Planning Proposal be held at least 21 days after the close off date for written submissions so that notice may be given to any person who has made a submission of the date of the public meeting/hearing.
- 6 A further report be submitted to Council on submissions received and issues raised at the public meeting/hearing to enable the draft Plan of Management and draft Planning Proposal for Beaton Park to be finalised.

REPORT AUTHORISATIONS

Report of: Renee Campbell, Manager Environmental Strategy and Planning
 Authorised by: Andrew Carfield, Director Planning and Environment - Future City and Neighbourhoods

ATTACHMENTS

- 1 Location Map PoM Area
- 2 Beaton Park Needs Assessment Project Final Report December 2015 Excerpt Table 3.1 Project Area Local Stakeholder Interviews
- 3 Draft 2017 Beaton Park Plan of Management
- 4 Location Map draft Planning Proposal

BACKGROUND

Beaton Park is a sporting area of regional importance located in the suburb of Gwynneville, just two kilometres from Wollongong CBD. The site supports a variety of sporting codes, sporting clubs, as well as community and commercial uses. Beaton Park includes 6 land parcels of community land in Gwynneville (Lot 113 DP 788462, Lot 104 DP 594259, Lot 401 DP 1128781, Lot 105 DP 594259, Lot 2 DP 700616 and Lot 102 DP 611233) that have a combined area of 13.8 ha. The site is zoned RE1 Public Recreation under the Wollongong Local Environmental Plan 2009. Within the Plan of Management area is the Beaton Park Leisure Centre (BPLC), Wollongong Tennis Club, Illawarra Basketball Stadium (the Snake Pit), Beaton Park Sportsground, the Kerryn McCann Athletics Centre and a children's playground. Attachment 1 to this report is a location map of the 2017 Beaton Park PoM area.

History of the Beaton Park PoM Area

- 1951 - Wollongong City Council first formed Beaton Park in 1951 from the consolidation of two adjoining private land areas.
- 1957 - The first major development on site was the creation of the Wollongong Tennis Lease in 1957 and development of tennis courts.
- 1964 - The Snake Pit (four court stadium) was developed on site and leased to Illawarra Basketball.
- 1973 - Due to demand for more sports and recreation facilities, the park area was further expanded by 2.89 ha with Council acquiring more land.
- 1978 - The park area was expanded again by 1.056 ha by incorporating adjacent excess railway land.
- 1980-81 - The land area where Beaton Park Leisure Centre (BPLC) is located was purchased from the Department of Defence.
- 1981 - BPLC was completed and consisted of indoor sport and recreation facilities.
- 1983 - The BPLC outdoor heated pool was added to the facilities.
- 1986 - The BPLC outdoor swimming pool was covered with a tension membrane roof.
- 1993 - The synthetic athletics track and field areas were opened.
- 1997 - The first Plan of Management for Beaton Park was adopted in December 1997.
- 1999 - The current Plan of Management for Beaton Park was adopted in December 1999 to ensure compliance with the Local Government Act 1993 which was amended by the introduction of the Local Government Amendment (Community Land Management) Act 1998 which became effective on 1 January 1999.
- 2001 - The athletics track grandstand was built.
- 2005 - The playground at Beaton Park was installed.
- 2007 – A minor amendment was made to the current PoM for Beaton Park to provide the opportunity for a Table Tennis Facility to be built in the future as an addition to an existing amenities block.
- 2016 - The Beaton Park Precinct Needs Assessment Final Report (December 2015) was reported to Council on 9 May 2016 proposing expansion of existing health/fitness areas (including gymnasium), aquatic leisure water facilities for family and children's use, wellness/medical facilities, warm water pool area for older adults and warm water programs, new food/beverage and merchandising areas and indoor stadium to enable co-location of indoor sports (basketball, badminton and table tennis at a minimum) and expanded/upgraded Athletics Track and sportsgrounds. Aim was to meet needs into the 2030s.

Beaton Park Precinct Needs Assessment (2015)

The Beaton Park Precinct Needs Assessment focused on how Council could better utilise the large open space and aged recreation, health and sport facilities within the Beaton Park Precinct. This was to ensure that the current population, who are looking for more and improved indoor and outdoor sport, health and recreation facilities, are catered for along with the development of modern facilities that can support higher intensity, integrated and more flexible use from the increased area population. The Beaton Park Precinct included the Beaton Park PoM area and Wiseman's Park. Wiseman's Park is Crown Land and is managed under the Crown Lands Act, rather than the Local Government Act 1993. There is new legislation affecting how plans of management are to be made over Crown Land. When regulations are made for the new legislation in the near future, work on a Wiseman's Park PoM will be undertaken.

The Needs Assessment noted that the Beaton Park Precinct is centrally located to inner city infill development areas where there will be more people in the future wanting to use the open space and facilities. This has been a critical element that guided the Needs Assessment future development directions for the Beaton Park PoM area. Beaton Park is to cater for the future expanded population that will place greater pressure on open space areas and facilities due to increased population density from close by infill and high rise development. Many of Beaton Park's facilities are nearing the end of their operational life and, as the population in the area increases, there will be greater pressure to upgrade facilities to increase the range of uses as well as intensity of use. When these facilities were built, in the 1970s and 1980s, they were of high standard and well above contemporary facility provision in other areas, but that is no longer the case.

The current regional facilities on site include outdoor sports venues for tennis and athletics and indoor sport for basketball. District facilities include aquatics, health, fitness and wellness, and outdoor football and rugby facilities. The consultation completed with local clubs and associations using these facilities have all indicated they are at near to full capacity and are seeking facility upgrades to take greater and more flexible use (see Attachment 2 - Table 3.1 Project Area Local Stakeholder Interviews from the Beaton Park Needs Assessment). Added to this, are the identified population increases that have occurred and are projected to continue for the area. Beaton Park Precinct is also located in a very strategic location with the precinct being close to the university and TAFE and east west linkages able to be achieved as part of the Fairy Creek Corridor.

The Needs Assessment has found no gaps or duplications in facilities but rather the need to upgrade and expand them, plus modify some spaces for new activity use to ensure greater use from more users. As such, improvements are expected to require substantial capital funding and there is an opportunity to cluster and connect like-facilities to provide a more regional use that, in turn, can be used to attract funding from other levels of government and attract more investment from existing and new lessees/licensors.

The Needs Assessment included long-term conceptual plans for BPLC that included:

- Reconfiguring and enlarging/adding more health and fitness areas to attract more members and users and improve financial sustainability.
- More aquatic leisure water facilities for family and children's use.
- Expanded/new improved wellness facilities as well as linking medical and health areas.
- New warm water pool area for older adults and warm water programs.
- New food/beverage and merchandising areas plus central reception to control users.

Needs Assessment Recommendations for New BPLC facilities included:

- Water program pool and accessible spa to cater for older adults, water therapy, Learn To Swim (LTS) and exercise programs
- LTS leisure pool to cater for LTS, school swimming and water familiarisation
- Toddlers' water play area
- Water Play and Splash Pool
- Water slides
- Sauna adjacent to program pool
- Wet Area amenities
- Plant Room
- Storage
- Expansion of gymnasium to cater for up to 1,000 new members
- Renovation of existing hall to cater for group exercise
- New front entry, reception, retail and improved circulation links

- Wellness Centre with treatment rooms and storage and reception areas linked to pool area
- Redeveloped sports medicine clinic
- Café and lounge area in main entry area
- Four indoor sports courts with change rooms, storage, spectator seating and ability to view adjacent tennis courts

Needs Assessment Recommendations for Other Beaton Park Facilities

Illawarra Basketball Stadium

Long term redevelopment of indoor sports courts would see these being relocated at the leisure centre site to be consistent with key industry success trends of clustering and connecting similar managed activity facilities at the one site.

Kerryn McCann Athletics Track

Athletic facilities already meet regional facility status, however it is recommended to review opportunities to increase the range of sports using the area and increase player and spectator areas as well as provide for use by the adjacent sporting fields.

Tennis Facilities

Upgrade amenities, expand court lighting to increase night time use and improve car parking whilst, in the longer term, adding 2 more courts to the south of the existing courts to maintain regional status in the future.

Outdoor Playing Fields

Upgrade Regional Outdoor Fields with surface, drainage and irrigation system improvements on the outdoor fields and new amenities (linked to athletic track/BPLC improvements).

Open Space

New Beaton Park community facilities including playground, picnic areas, internal and perimeter trails and children/youth activity area in and around the area north of the creek.

Redeveloped entry/exit and internal road network

New Beaton Park Traffic Management Plan with redeveloped entry/exit and internal road network with linked car parks at key activity nodes. This may include a new entry and bridge link from Gipps Street and more parking at the Beaton Park Leisure Centre site, tennis courts and outdoor playing fields

Future of our Pools Strategy 2014-2024

Council operates 9 swimming pools across the Local Government Area, with 7 of them with a 50 m pool. Two of these pools are heated all year round. The "Future of Our Pools Strategy 2014-2024" identified the need for more warm water space to meet the needs of Learn to Swim, and rehabilitation and older adults at Beaton Park. The Needs Assessment also recommended water play and adventure water areas for children at Beaton Park.

Council Resolution 9 May 2016

On 9 May 2016 Council considered the Beaton Park Precinct Needs Assessment Final Report (December 2015) and resolved the following:

1. *Council note the Beaton Park Needs Assessment.*
2. *A review of the Plan of Management be included in the 2016/17 Annual Plan and appropriately resourced.*
3. *Investigations into the reclassification of identified land be commenced.*
4. *Investigations into the feasibility of acquisition of Defence Lands be commenced.*

5. *A staging plan be developed for implementation of the Plan.*
6. *A further progress report be submitted to Council.*
7. *The community-developed concept plans for Wiseman's Park and related elements of the Gwynneville-Keiraville Community Planning Project, be included in the documents that help inform the future character of that site.*
8. *Consideration be given to including Gilmore Park within the study area.*

On 1 May 2017, a Councillor Briefing occurred on the Beaton Park Precinct.

PROPOSAL

Review of the Plan of Management 2007

The current Beaton Park PoM was adopted in 1999 and amended in 2007. One of the objectives of the Beaton Park Needs Assessment was to *"Inform a review of the Beaton Park Plan of Management."* The Needs Assessment stated of the current PoM, *"is well out of date and is reflective of community needs and demands that are 15 years old+ and produced in a different financial and social climate...consultation and market research completed as part of this study can form the key stakeholders input into an updated Plan of Management."*

The current PoM provides only limited opportunities for the expansion of facilities. For example the PoM does not permit the co-location of the Basketball Stadium into an expanded and redeveloped BPLC. Furthermore, the proposed "Suspended Carpark" permitted in the current PoM is not recommended in the Needs Assessment and would take away from the more natural environment along the creek, even though the creek has been reengineered in the past. The review has determined the existing Plan of Management for Beaton Park will not address the needs identified in the Beaton Park Needs Assessment.

The current PoM also includes Throsby Drive, which at that time was not a formal road reserve, but part of the Park. Throsby Drive has now been excised from the Park.

Investigations into the Reclassification and Feasibility of Acquisition of Defence Lands

The Needs Assessment recommended reclassifying some land, BPLC, the Basketball Stadium and land near Weerona College, to assist the existing commercial uses of the area.

The Needs Assessment also proposed to increase the park lands available for public use by purchasing the neighbouring Department of Defence land to be redeveloped as extended park. Council staff undertook an investigation into the proposal to reclassify land and have concluded that reclassification is not required to facilitate the expansion and updating of the regional facilities at Beaton Park.

The Department of Defence currently still requires their land.

It is proposed that all land at Beaton Park remain classified as community land. The exhibition of the draft PoM will allow Council to receive the community's feedback on a draft 2017 Beaton Park Plan of Management and a Draft Planning Proposal to add the additional uses of medical centre, community health facilities and registered club to land at Beaton Park. This would enable Council to consider enhancing the current medical/health and well-being services available at Beaton Park and to provide the Wollongong Tennis Club with the ability to consider how to best meet the future needs of their members as a community based registered club of long standing. Both the draft 2017 PoM and the draft Planning Proposal are further explained later in the report.

A Staging Plan for Implementation and Further Progress Report to Council

The Beaton Park Needs Assessment included both specific and broadly defined redevelopment recommendations for Beaton Park, with conceptual "Proposed Future Beaton Park Precinct Facility Master Plans" along with a precursory staging plan. These conceptual plans have not been tested against the site's constraints. Council resolved in May 2016 that a more detailed staging plan be developed.

This more detailed staging plan will form part of a future Beaton Park Masterplan. Receiving the community's feedback on the draft Beaton Park PoM's Aim, Vision, Values and Management Objectives will inform the development of the Masterplan. Further constraints investigation/study and engineering analysis will also be undertaken, to inform the future Masterplan. A detailed Beaton Park Masterplan, with a staging plan for individual capital improvements, will be reported to Council so that the community's feedback on the future detailed Masterplan can be sought. The future Masterplan will be in accordance with the PoM's Aim, Vision, Values and Management Objectives.

Community-developed concept plans for Wiseman's Park/Gwynneville-Keiraville Community Planning Project and Consideration be given to including Gilmore Park within the study area

Council resolved in May 2016, *"The community-developed concept plans for Wiseman's Park and related elements of the Gwynneville-Keiraville Community Planning Project, be included in the documents that help inform the future character of that site"* and *"consideration be given to including Gilmore Park within the study area."*

Wisemans Park is Crown Land and is subject to the Crown Lands Management Act 2016 and separate Plan of Management requirements. When a Plan of Management is developed for Wiseman's Park, Council will consider including Gilmore Park and the community land along the Fairy Creek Corridor. A Plan of Management over Wiseman's Park could be prepared once regulations for the Crown Land Management Act 2016 have been gazetted. The community developed concept plans for Wiseman's Park and the related elements of the Gwynneville-Keiraville Community Planning Project did inform the Needs Assessment's recommendations for Wiseman's Park and Beaton Park. It is acknowledged that Wiseman's Park and Beaton Park are linked by pedestrian and cycle movements and that both park facilities should build upon these links.

Draft 2017 Beaton Park Plan of Management

Building on the research, market trends analysis and stakeholder consultation undertaken to develop the Beaton Park Precinct Needs Assessment Final Report (December 2015), a draft 2017 Beaton Park Plan of Management has been developed by Council in accordance with the requirements of the Local Government Act 1993 as shown in Table 1. The draft PoM meets Council's Community Strategic Plan (Wollongong 2022) Goal: *"We are a healthy community in a liveable city"*. Table 2 includes the Draft PoM's Aim, Vision, and Values for Beaton Park to guide future use and development.

Public exhibition of the draft PoM is required under the Local Government Act 1993 and provides an opportunity to receive the community's feedback on the draft PoM.

Table 1: Site Specific PoM Requirements under the Local Government Act 1993

Site Specific PoM Requirements under the Local Government Act 1993	Section in PoM (see Attachment 3 to this report)
Community land is categorised as either an area of cultural significance, sportsground, park, general community use or type of natural area - foreshore, bushland, escarpment, watercourse or wetland. (These categories are prescribed legislatively under the Act). The community land categories that apply to land in the 2017 Beaton Park Plan of Management are Sportsground, General Community Use and Natural Area Watercourse as shown in the Community land Category Map in Attachment 3 to this report.	Section 2.2 and Community Land Category Map
Objectives and performance targets identified with proposed means by which they are met and methods for assessment of progress.	PoM Action Plan
May require the prior approval of the Council to the carrying out of any specified activity on the land. (Existing legislative requirements – EP&A Act 1979 for example).	Section 2
Description of the condition of the land, and any building or improvements on the land as at the date of the adoption of the plan.	Sections 1.3 and 1.4

Site Specific PoM Requirements under the Local Government Act 1993	Section in PoM (see Attachment 3 to this report)
Specify the purposes for which the land and any such improvements will be permitted to be used.	PoM Permissible Uses Table
Specify the purpose for which any further development of the land will be permitted, whether under lease or licence or otherwise.	PoM Permissible Uses Table
Describe the scale and intensity of any such permitted use or development.	Section 4.1

Beyond the legislative requirements noted in Table 1, the draft Beaton Park PoM has overarching Aim, Vision and Values which will guide how Beaton Park will be improved in the future and how the management objectives and permissible uses and developments will be achieved. The draft Beaton Park Plan of Management is Attachment 3 to this report.

Draft Planning Proposal for certain land at Beaton Park

Within the Beaton Park Leisure Centre is the Illawarra Sports Medicine Clinic, which was approved in 1981. If built today, the Illawarra Sports Medicine Clinic would be considered a medical centre or a community health services facility under the Wollongong Local Environmental Plan (LEP) 2009 as the Sports Clinic currently supports physiotherapists, sports doctors, dieticians, podiatrists and massage therapists. A “medical centre” or “community health services facilities” are not permitted in a RE1 zone under the LEP. Additionally, Registered Clubs, such as the Wollongong Tennis Club, are not permitted in the RE1 zone under the LEP (although were permitted under the previous 6(a) Public Recreation zone). The Beaton Park Needs Assessment has recommended that health and wellness facilities be expanded in a redeveloped BPLC. The Wollongong Tennis Club may, in the future, expand its facilities, but it is no longer a permitted use in the zone, although would enjoy existing use rights.

The objectives of the draft Planning Proposal would be:

- To allow for expanded wellness/medical services areas at Beaton Park to attract a broader range of users and improve sustainability and financial operating performance of the recreational, health, fitness and sporting facilities there.
- To allow for Wollongong Tennis Club facilities to be upgraded as a permissible use rather than relying on existing use rights to assist the long term financial viability of the sporting facility.

The inclusion of Health Services Facilities types - ‘medical centre’ and ‘community health facilities’ in Schedule 1 of Wollongong Local Environmental Plan 2009 for lots 113 DP 788462, Lot 104 DP 594256 and Lot 401 DP 1128781 will establish a medical centre or community health facilities as permitted with consent. No other planning controls within the Wollongong Local Environmental Plan 2009 are proposed to change (e.g. zoning or height restrictions). The draft Planning Proposal would not specify what a medical centre or community health facilities would look like on the site or how it would operate (e.g. profit/non-profit). The draft Planning Proposal is one mechanism to facilitate an expansion of well-being health services at Beaton Park and relies on other mechanisms and processes (e.g. Plan of Management, Expression of Interest, Call for Proposals, Master plan, tender process, lease provisions, development application) to guide and deliver an outcome for the site. A future development application for such a use as ‘medical centre’ would be required to comply with the EP&A Act 1979, any adopted Plan of Management and any Endorsed Masterplan for the area at a minimum. At the development application stage additional technical assessments may be required regarding constraints, such as but not limited to, traffic, floodplain and storm water management, designed to the appropriate level for the scale of development proposed in the future development application.

It is proposed that Council authorise that a Draft Planning Proposal be prepared to add “medical centre”, “community health facilities” for Lots 113 DP 788462, 104 DP 594256, 401 DP 1128781 and “registered club” for Lot 113 DP 788462 as permissible uses in the RE1 Public Recreation zone for the Beaton Park site through a Schedule 1 amendment and referred to the NSW Department of Planning and Environment for Gateway determination.

CONSULTATION AND COMMUNICATION

In accordance with the community land provisions of the Local Government Act 1993, the draft Plan of Management requires exhibition for public comment for a minimum of 28 days with a further 14 days to provide public comment. The draft PoM and draft Planning Proposal would be exhibited concurrently, subject to Gateway determination by the NSW Department of Planning regarding the draft Planning Proposal. Council would also undertake any additional community consultation requirements in any future Gateway determination regarding the draft Planning Proposal not already covered under the current community consultation plan described in this section.

- Advertisement of the exhibition and comment period would be placed in the Advertiser and Illawarra Mercury.
- Information regarding the draft PoM and draft Planning Proposal for Beaton Park would be available on Council's website.
- Written notices of the exhibition and comment period of the draft PoM and draft Planning Proposal would be sent via email or mail to land owners in the suburbs of Gwynneville and Keiraville, Neighbourhood Forums, and individuals, organisations, groups, schools who use Beaton Park by membership or booking, lease or licence.
- An information community kiosk at Beaton Park will be held during the exhibition period.
- A public meeting or hearing will be conducted by an independent chairperson on the draft PoM and draft Planning Proposal at least 21 days after the close-off date for written submissions so that notice may be given to any person who has made a submission of the date of the public meeting/hearing.
- Meetings with key stakeholder groups will be held during the exhibition/comment period and leading up to the public hearing/meeting.

After the close of the public exhibition period and after the holding of the public meeting, a further report to Council will be made regarding any submissions received during the exhibition period and any issues raised at the public meeting/hearing. Council shall consider the submissions and issues raised at the public meeting/hearing prior to making any determination on the draft plan of management and draft planning proposal.

Appendix I – Community Consultation to the draft Plan of Management (Attachment 3) summarises the community consultation undertaken to develop the Needs Assessment and indicates the planned community consultation processes for the development of the Plan of Management, the draft Planning Proposal and the Future Beaton Park Masterplan.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal “We are a healthy community in a liveable city”. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2016-17
Strategy	5 Year Action	Annual Deliverables
5.1.6 Urban Areas are created to provide a healthy living environment for our community.	5.1.6.2 Provide an appropriate and sustainable range of quality passive and active open spaces and facilities	Explore opportunities outlined in needs assessment developed for the Beaton Park Precinct
5.5.2 A variety of quality public spaces and opportunities for sport, leisure, recreation, learning and cultural activities in the community.	5.5.2.4 Provide statutory services to appropriately manage and maintain our public spaces.	Complete minor reviews of the Beaton Park and Botanic Garden Plans of Management.

FINANCIAL IMPLICATIONS

There are no financial implications from this report. The draft 2017-18 Annual Plan includes the preparation of the Beaton Park Masterplan. Any future development proposals and leases/licences would be subject to separate reports.

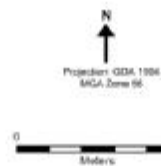
CONCLUSION

The 2017 draft PoM is an outcome of Council's resolution on 9 May 2016 to review the previous PoM following consideration of a Beaton Park Precinct Needs Analysis completed in December 2015. Public exhibition to seek community feedback on the draft PoM and the proposed draft Planning Proposal is the next step towards improving the facilities at Beaton Park. As part of the 2017-18 draft Annual Plan a detailed Beaton Park Masterplan is proposed to be developed with input from the community.



Plan of Management Area (POM)
Beaton Park

Subject site



Map identification number:
Beaton_Park_PoM_Area_01_2017

Attachment 2: Beaton Park Needs Assessment Project Final Report – December 2015 Excerpt – Table 3.1 Project Area Local Stakeholder Interviews

Table Error! No text of specified style in document. 1 Project Area Local Stakeholder Interviews

Stakeholder	Overview	Reported Issues	Future Needs
Tennis Wollongong: (D Wilson – Committee) NSW Tennis: (W. Saville – Director) City of Wollongong Tennis Club: (C. Watson – Manager)	Tennis Wollongong (TW) is the centre for tennis in the City of Wollongong district and its surrounds. Competitions, Tournaments and Championships at all levels. Beaton Park precinct was developed by Tennis Wollongong in the 1980s. 2015 membership is 1200. Has been fluctuating between 700 and 1200. Historically has been as high as 7000 active members. The City of Wollongong Tennis Club (COWTC) is a licensed club based at Beaton Park and which includes 16 tennis courts, 4 lit grass courts and 12 hard courts (2 recently redeveloped for Lesam To Ace Tennis programs).	- Wollongong District Tennis Association and the Wollongong tennis club have had a history of management and operational issues over the years. - Future strategic approach currently being developed by TW and COWTC currently under development will cover the interests of both entities and their use of Beaton Park facilities. - Main current site or facility issues (identified as): - Lack of access and disbursement frequent congestion given only one entry point of the main road. - General parking issues associated with all Beaton Park major events. - Inadequate amenities, only 1 male and 1 female shower	- Future strategic approach currently being developed by TW and COWTC to cover the interests of both entities and their use of Beaton Park facilities. - Supports a COE - discussing with Tennis NSW. - As a licensed club any tennis development/maintenance responsibility of COWTC. - Move to night tennis participation will require additional lit courts. - Needs a traffic management plan. - More amenities to service all courts. - Consider a 3000 show court in association with Basketball. - Refer to WCC 'Sports Field Strategic Plan' for possible additional information. - Will be considering shading over ACE courts. - Have investigated aquatic needs and will be further researching the development of more programmable water based on previous WCC aquatic facilities report (see Strategic Leisure report 2013/14).
Jenny Tower Acting Business Manager Wollongong City Council	Site inspections and general overview of Beaton Park Sport, Recreation and Leisure Precinct.	- Lack of indoor programmable water space. - Issues with closing 25M pool to public between 3:30pm – 8:30pm during LTS periods. (Delivering 1600 LTS classes per week). - Location of cafe/kiosk in terms of servicing the greater precinct. - Storage requirements across the precinct and particularly demands on the athletic track and soccer field.	
Illawarra Basketball (Kevin Marsh)	Illawarra basketball leases the facility ('the Snakepit') from Council and is totally responsible for its operations and maintenance.	- No issues reported during preliminary discussions. - Management would be happy to conduct a telephone interview to expand on the preliminary inspection of the facilities but did not want to make a written submission.	- Illawarra Basketball has several years left on their current lease with Council in its current format and as such is responsible for its own developments and maintenance within the leased area (subject to Council approvals). - May be interested in discussing a show court arrangement with Tennis but would need greater detail. - Current occupancy of the basketball stadium would not warrant extensions at this time.

Attachment 2: Beaton Park Needs Assessment Project Final Report – December 2015 Excerpt – Table 3.1 Project Area Local Stakeholder Interviews

Stakeholder	Overview	Reported Issues	Future Needs
Football South Coast (Ann-Marie Balabanis)	Football South Coast is the governing body for the 12,000 players based in the Illawarra region. Beaton Park is home to Wollongong Olympic Juniors with 300 members/Senior Men's Team. FSC is currently investigating the development of regional centre to be built, potentially at Daplo. An audit of every football field in the region has been completed (Wollongong Olympic Juniors is chasing up details 27/03/15).	• Sport of Football is growing rapidly and needs a plan for new facilities; • Beaton Park has inadequate amenities, storage and lighting; • Region is looking for the development of synthetic pitches (circa \$1.4 million per pitch) to enable greater program and scheduling flexibility; • Competition compliant lighting for increased PM training and competitions.	• Refer to Football NSW audit of facilities to be supplied; • Investigate potential development of synthetic pitches at Beaton Park; • Invest in competition lighting at Beaton Park to increase usage opportunities; • Seek an off-season partner to maximise investment outcomes in the future; • Street parking is currently generally adequate but if situation changes there may be some need for dedicated off street parking.
Wollongong Olympic Junior Football (Marchello Chiodo)	Olympic Junior Football (OJF) is one of the larger junior clubs in the Illawarra with 400 members and growing by 12.5% per annum over recent times. Recent success has attracted U 15, 14, 13 and 10's players from around the region to join the club. Big increase in female participation and teams. Strong leaders from several Wollongong schools and colleges.	• No 1 issue is the lack of lighting (ideally replicate Kiama fields); • Trouble managing demand and carrying capacity on weekends with only two fields; • Would value the opportunity to use inner field of Athletics Track if practical? • Current club shed needs renovation to make space for more teams – Some areas have been lost to grounds staff/equipment store areas; • Home shed has to store all the clubs equipment; • Parking is not considered an issue with any complaints on match days and good relationship with the community;	• Allowing the discrete installation of a shipping container would alleviate the clubs storage problems; • Investigate a proper WCC staff and stores facility at Beaton Park and free up the purpose built amenities and store areas next to the OJF pitches or consider splitting the large shed in two? • Would like to see the amenities block upgraded to foreseeable future; • Increase the lighting with 2 additional lighting poles to service the pitches similar to the Kiama layout that does not impact on cricket pitches; • Needs an awning on the building to protect players and officials from weather and sun; • Club would like to fund building an enclosure on the existing fence line so goals could be stored without needing to be dismantled for every training and game situation; • Develop a realistic strategy to supply a minimum of 6 basketball courts; • Staff to set up the hall for hirers given the hourly rates charged to hire the hall; • Illawarra has not investigated the potential to use the Illawarra Basketball Stadium.
Illawarra Badminton (Eric Bradley)	Badminton Illawarra has been operating for over 30 years in the region. In the past operated 6 permanent badminton courts near the current Entertainment Centre in Crown St. Currently have 4 courts hired from the Leisure Centre on Tuesday nights.	• Can't accommodate a junior program or grow the sport due to limited hours and cost per hour; • There is a high turnover of membership due to popularity with University students (50%) who regularly move on after graduating; • Floor has been slippery and lighting and alignments often not adequate for the sport	

Attachment 2: Beaton Park Needs Assessment Project Final Report – December 2015 Excerpt – Table 3.1 Project Area Local Stakeholder Interviews

Stakeholder	Overview	Reported Issues	Future Needs
Illawarra Badminton (Cont.)		- Needs an agreed maintenance program. The sport is very susceptible to issues associated with slippery floors and inadequate/concrete lighting. Now floor is currently good. - Continue to investigate options to develop minor sports facilities as part of the planning and development of Dalton Park Indoor sports Centre project?	If Council is seeking additional use of Beaton Park facilities, it could recognise the sport of badminton lends itself to young and older players, men and women and is popular with many international students studying at the UOW
Wollongong Swimming Club (Col Brulon)	The Wollongong Swimming Club meets at the Beaton Leisure Centre Swimming Club on Friday nights. The Clubs representative provided three detailed submissions that have been prepared in the past in support of the development of a FINA specification Olympic swimming pool at Beaton Park. Those documents are shown as attachments to this report.	- There is no true FINA sanctioned Olympic swimming pool in Wollongong. - The club has been championing the need for a 51.5M x 25m x 3000mm deep facility for many years. - Concerns that the current 25M indoor pool cannot be used by the public due to the popularity and entitlements in the Learn To Swim program Monday to Friday during the year. - The club believes if a fully compliant FINA Olympic swimming pool was built at Beaton Park Leisure Centre, the facilities would attract state and National events.	- The development of a 51.5M x 25m x 3000mm that completely meets the specifications of FINA at Beaton Park Leisure Centre. - Such a pool would support the local Learn to SCUBA dive industry. - The Association would like to see the reintroduction of the Sports Consultative Committee to continue the discussions around their proposed FINA specified competition swimming pool.
Illawarra Junior/Senior Cricket (Mae Johnstone)	Main use of the Beaton Park cricket facilities is by the Kirra Cricket Club and some lower grade University teams. Both playing fields are used throughout the season. Association is satisfied with WCC replacement cycle for the synthetic wickets used Beaton Park. Current main cricket venue is located at Fairy Meadow (Nth Dalton) but if a major new venue were to be developed, the logical location would be Dalton Park.	- Occasional overlap with soccer (football) start and end of seasons but no real issues for actual games. - Improved amenities and club facilities but no serious issues as the players are generally satisfied with what they have. - Outfield is considered to be spongy. - Newcastle is currently the first choice for any COE based on Cricket NSW strategic planning, followed by Dubbo and the Illawarra Region probably third on the list.	- Shade – An awning or verandah around the existing amenities building would be a valued addition to players and spectators. - Capacity to operate or readily access a canteen to meet the players and spectators refreshment needs. - Generally happy with the support given to Cricket at Beaton Park by Council. - Funding opportunities may be considered but main strategy sees Cricket and AFL working in partnership with such developments.

Attachment 2: Beaton Park Needs Assessment Project Final Report – December 2015 Excerpt – Table 3.1 Project Area Local Stakeholder Interviews

Stakeholder	Overview	Reported Issues	Future Needs
Illawarra District Table Tennis Association (Alan Russell)	Illawarra District Table Tennis Association (IDTTA) uses the sports hall in the Beaton Park Leisure centre two nights a week. (Monday and Thursday 7:30 – 10:30pm) for practice and competition. Serves the communities from Helensburgh to Nowra as there is no dedicated TT facility in Southern NSW. IDTTA has approx. 70 active competition members and 20/30 social players. IDTTA is looking for a development partner. It has \$127k in the bank and wants to develop a dedicated 5 table venue to grow the sport 7 days a week including juniors, seniors and schools development programs and competitions. IDTTA has had discussions with the management of the Illawarra Basketball Association but these were not progressed based on the fact the proposed fifth court was not progressed. Currently the Association allows use of its tables for free by other Leisure Centre groups in exchange for free storage.	- Table Tennis is one of several Olympic sports that does not have a dedicated facility in Wollongong. - IDTTA currently use 12 tables in the existing sports hall of the Leisure Centre. Games are not time controlled and two nights a week only allow a limited membership. - It has been determined the demographic of Wollongong needs permanent access to 2 – 4 competition tables. - In 2008 the Association reports it received approval from Council to develop a new facility on at Beaton Park on a \$ for \$ base with Council. Council reportedly withdrew the offer at a later date. - Association has commitments from several schools to use any dedicated facility. - It is reported that the age group 50 – 60 years will double in the medium term. - Table Tennis serves the age demographic and keeps them active and if a dedicated facility was available the Association would promote services such as a free shuttle bus for seniors during the day.	- Seeking a commitment from Council to allocate a preferred site on the Plan of Management to enable the association to develop a dedicated table tennis facility as part of Beaton Park. - Association believes a dedicated facility will increase the usage of Beaton Park across the week across all demographic sectors.
Illawarra Sports Medicine (Rus Grant - Manager Daniel McGoldrick - Board Member)	The Illawarra Sports Medicine Clinic (ISM) was originally established in the late 1978 with the intention of alleviating the need for clients having to travel to the Lewisham Centre in Sydney. The Clinic was moved from CBD by the Board and purpose built facility was developed at Beaton Park as a Not for Profit organisation in 1981. Board Members all serve in a voluntary capacity. In February 2015 the Clinic employed 16 staff.	- Concerns the ISM is not shown on the current Master Plan. - Current debate about what constitutes 'market rates' on Beaton Park land. - If applied, CBD assessed market rates would eat into reserves and the operating performance of the ISM which could then lead to issues with the Boards ASIC obligations etc. - The ISM Board do not consider there is any scope between the Clinic's operations and the future development of a Centre of Excellence.	- All loans are paid off and the Board is managing revenues to service asset maintenance and some research programs. - Would like future lease arrangements to support sports medicine research funding. - Would like to be supported by lease arrangements to introduce Xray, diagnostic and other associated sports medicine services. - Would like to see hydro therapy services introduced at Beaton Park and would be willing to discuss partnership and funding

Attachment 2: Beaton Park Needs Assessment Project Final Report – December 2015 Excerpt – Table 3.1 Project Area Local Stakeholder Interviews

Stakeholder	Overview	Reported Issues	Future Needs
Illawarra Sports Medicine (Cont.)	Council initially offered a 15 year rent-free period (presumably to acknowledge the capital improvement costs afforded by the asset on Beaton Park site), reverting to market value after that. Objective is to serve the community and advance research into sports medicine and injury treatment/prevention. To operate the Board has diversified the services offered by introducing ancillary health services such as physio, dietician and weight loss services to supplement the core business of sports medicine. The ISM Board is currently in negotiations with WCC regarding the assessment of what constitutes 'market rates' at the Beaton Park site.		Would like to continue to offer some CSO services as currently occur such as services being supplied to Wollongong House.
Illawarra Academy of Sport (Shannon Fraser - GM Andrew Barratt - Program and Athlete Development Manager)	The Illawarra Academy of Sport (IAS) was set up by several local LGA's and interested organisations in 1986 and is currently located at the University of Wollongong. Currently supports five LGA areas with 70% of the IAS athletes coming from Wollongong. Currently the Illawarra Academy of Sport offers golf, netball, hockey, cricket, rugby union, cycling, swim sports, lawn bowls, tennis and individual special athletes program. WCC currently supports the Athletes with a Disability program from Beaton Park Leisure Centre.	There are no current issues associated Beaton Park and the IAS appreciate the Councils support and access to the Leisure Centre.	- IAS appreciate the support for the Athletes with Disability program that has been extended by Council. - Opportunities identified by the interview include: - There could be some synergies in investigating a relationship between any future Beaton Park CDE and the IAS and the UOW Sports Science Faculty. - The Beaton Park Leisure Centre has good strength and conditioning facilities but to use these better access to daytime training would need to be negotiated and as these are the busiest times that may be an issue? - Access to the 25 pool is good but a 50 metre pool would also be beneficial to the IAS. - There may be scope for synergies with the Illawarra Sports Medicine Centre at Beaton Park.

Attachment 2: Beaton Park Needs Assessment Project Final Report – December 2015 Excerpt – Table 3.1 Project Area Local Stakeholder Interviews

Stakeholder	Overview	Reported Issues	Future Needs
Beaton Park Kiosk (Dianne Mitchell)	Used to operate from the current occasional child minding facility at front of the centre. Is happy with current arrangements but have seen redevelopment plans.	- Has seen plans for new kiosk facilities that would be incorporated from existing pool offices area. - Has a proposal that uses a smaller footprint than the current plan. - No other issues or concerns reported.	Would like to see future rethink of any new facility consistent with current arrangements plus annual CPI.
Illawarra Blue Stars Athletics (Venus Loureas)	Illawarra Blue Stars Athletics (BSA) was formed in 1953 and offers training and competition for persons Under 8 to Masters and Veterans. BSA utilise the Beaton Park athletics track, swimming pool, and gym but primarily use Beaton Park as an Athletics Club with 135 members. Membership has been static for the past 5 years. The club appreciates that the athletics track exists in Wollongong and that they can access such a facility. Clubs reportedly supplied the majority of funds for the track and grandstand with WCC contributing \$400k.	- Cost to hire the track for events is considered too high. - Region lost the NSW Country championships because other clubs reportedly boycotted the \$1200+ a day track hire compared to Newcastle facilities which were supplied free of charge and were set up by track staff. - Insufficient storage for four (4) clubs operating from the same venue. - Acknowledge Little Athletics have their own dedicated storage area. - Insufficient infrastructure such as scoring facilities, tents, shelters etc. - Toilets are too small for large events and there are no showers.	- A more cooperative planning model for club needs across all Council departments. - Additional storage as per 'Barn' style shed proposals previously submitted to Council. - Construct 'dugouts' on the inner track fence lines to reduce cost and time associated with setting up shelters for every event. Located at 100M start and finish, 1 x 200M start and 1 x field sports precinct. - Suggest Council investigate possible funding assistance for the Athletics Centre development needs through the Healthy Cities program.
Athletics Wollongong (Phil Francis) Wollongong City Little Athletics Centre (Chris McCabe) Participated in a joint meeting, and made a written submission to the study.	Athletics Wollongong (AW) and Wollongong Little Athletics (WLA) use Keryn McCann Athletic Centre (KMAC) at Beaton Park as the main athletic facility and only synthetic track in the region offering all track and field disciplines. Memberships 350 Seniors and 250 Juniors all with steady growth. Usage of KMAC also includes individuals and groups for training purposes throughout the year. These numbers are growing but differentiating the various user types is unknown.	- Clubs have received feedback that people won't participate because of the single use fee and no access to membership or seasons pass option. - Track replacement will not occur until 2018 and this means a 12 – 13 year replacement strategy. Should be 10 years or less. - Council should investigate the Campbelltown management and pricing model. Clubs need storage that is sustainable and affordable as per previous submissions to Council (refer attachment A for further details on both comments). - Athletics Centres normally generate the bulk of their revenues from school carnivals.	- Storage is the Number 1 priority of all athletics clubs. - Refer Attachment A for list of other priority actions sought by the clubs. - Opportunities to increase patronage by encouraging seasonal/annual memberships that eliminate single entry pay as you go costs but promote frequent use and participation by not just athletics participants but cross training opportunities for AFL, Rugby codes, Football, Boot camp and Cross Fit training sessions within the facility. - Council establish a card system to record usage and frequency of use of the Athletics facilities.

Attachment 2: Beaton Park Needs Assessment Project Final Report – December 2015 Excerpt – Table 3.1 Project Area Local Stakeholder Interviews

Stakeholder	Overview	Reported Issues	Future Needs
University of Wollongong	Main campus is located close by and has a large range of sport and recreation facilities available for student and public use. These include the University Recreation and Centre (URAC) that has: - Two Health Clubs: URAC Health Club & IC Health - High Performance Training Zone & Boxing Gym 50m outdoor heated swimming pool 2 multi-purpose sports halls catering for a wide range of sports and activities including basketball, netball, badminton, roller derby, futsal and volley ball 4 ovals with lighting - Cricket Nets - All weather hockey surface 4 tennis courts (2 hard/2 grass courts) 3 squash courts 2 function rooms The following other sports facilities are also available for community use: Sports Hub – 2,400m² indoor sport court area (3 courts) and 1,700m² first floor area Playing Fields – 5 grassed field areas Hockey Field – synthetic grass pitch Tennis Courts – 4 courts (2 synthetic) Local Health Insurance Provider that supports a large range of community health programs. Significant interest in supporting community sport and recreation facilities that also can include community health and wellness programs.	- All University sports facilities are available for community as well as student and staff use - Major community programs include learn to swim, older adults exercise classes, health and fitness memberships and group fitness classes - URAC and Sports Hub are recognised as an NSWIS Regional Training facility for their athletes and the University of Wollongong is listed as an Elite Athlete Friendly University - Elite sports teams including St George Illawarra Dragons, Sydney Swans, NSW Waratahs and the Matildas as well as many international and national swimming and triathlon squads and visiting national and international sports teams have used the university sport facilities.	- The University supports improved aquatic fitness and indoor sport facilities at Beaton Park. - Priority facilities at BPLC would be learn to swim water and warm water program pool - Outdoor 50m heated pool has capacity for more use by clubs and athletes looking to train in long course water. - Improved indoor sports courts could be linked with the Universities Sports Hub (3 courts) and URAC (2 courts) and for regional indoor sports event bias. This was also supported by Destination Wollongong as a key area where this city is missing out on major indoor sport events business. - University can also link in its sports science and high performance services for teams and athletes visiting the area.
Peoplecare Health Insurers		- WCC area and surrounding LGAs have high health issues with low levels of physical activity and high levels of major health disadvantage - Many residents have significant health issues and key aim is to provide health services and advice	- Strong support to upgrade and expand BPLC to include more multi-use activity areas as well as new health and wellness facilities. - Would consider developing services and programs at redeveloped BPLC. - Significant trend to be proactive in educating and helping people with health risks to improve their health

Attachment 2: Beaton Park Needs Assessment Project Final Report – December 2015 Excerpt – Table 3.1 Project Area Local Stakeholder Interviews

Stakeholder		Overview		Reported Issues	Future Needs
Destination Wollongong		Destination Wollongong is an organisation that promotes the area for events, conferences and tourism.		- Beaton Park facilities have aged and are low grade compared to many areas Wollongong competes for events and competitions - Key issues impacting on the precinct that also impact on use or selection for major events include: Management model has got a lot of the facilities separately managed so it is hard to coordinate event use across a range of facilities Access and Parking is a major issue not only for events but when a number of local competitions are on. In the future it is critical that more parking be provided and better use is made of parking adjacent to the railway line. For special events use of the Defence Department Land is also a good idea Snakepit is past its use by date and needs to be replaced - Playground near the tennis centre is aged and needs upgrade	- Strong support to upgrade BPLC and to work in association with Wollongong University to jointly bid for indoor and outdoor events and high performance teams to visit held in area - Major gap in the area is a major versatile multi-purpose indoor stadium that can become an event and exhibition centre - Need to have retractable seating for 1,000 to 4,000 people. This could be a four court model and replace the Snakepit facility - Tennis and Athletics are both regional centres and need to be up graded as they can be major event draw card facilities - Linking low use/unused Department of Defence land is a great idea to open up more parkland and facilities - Land adjacent to Wisemans Park would make a great bike skills course that could link very well to the world class mountain bike park development being proposed. Skills area would be easy to access from the colleges - walking and bike trails and could include mountain bike/BMX and general cycle areas that could fit well into the existing landscape - Potential commercial accommodation opportunity for serviced apartments on land adjacent to Athletics Track and University accommodation units - Support improved parkland, perimeter and informal trails and extended playgrounds