



SUBMISSION (2443470-AA-DA 3104 B)

1. Preamble

- 1.1 The Manly Rugby Football Club (MRFC) has been a tenant at Manly Oval for over 100 years. The Club plays in the premier rugby union division known as the “Shute Shield” and has provided over the 100 years of its tenancy at the Manly Oval a unique profile within the district.
- 1.2 The Club fields, each week, during the 20 weeks of the winter season, some 8 teams including 4 Grade side and 3 Colts (Under 20) sides.
- 1.3 In addition the MRFC affiliates with the Manly Junior Rugby Union (MJRU) which has at least 6 junior clubs under its banner including Manly Roos, Manly Vikings, Allambie Heights Jets, Forest, Harbord Harlequins and Seaforth Raiders. Junior teams start from under 6 and go through to under 18.
- 1.4 In addition local suburban clubs such as Manly Life Savers, North Steyne and Balgowlah have relied upon the use of Manly Oval.
- 1.5 Manly Oval is also used by the local Primary schools and High Schools in the District as an ideal location for their rugby games.
- 1.6 The ground has a very wide spread coverage for local rugby sides and this has occurred over a very long time.
- 1.7 In the local area there are very few other grounds for usage and only Keirle Park and Bantry Bay Oval are used for the playing of rugby.
- 1.8 The loss of Manly Oval as a playing ground will have a significant adverse impact on the local environment and needs to be carefully considered in the proposed Development Application (DA).

1.9 Section 79 (c) of the Environment and Planning Act set out criteria which must be taken into account which includes:

"Impacts on natural environment, the built environment and social impacts and the natural environment"

1.10 The Local Environment Plan clearly places an obligation on the consent authority to take into account the following aspects of the development:

"To ensure the development appropriately responds to the environment constraints and does not adversely affect the character, amenity or heritage of Manly or its existing permanent residential population."

2. In summary

2.1 The Environmental Impact Statement (EIS) provided with the DA application has numerous errors and misrepresentations in that the impact of the DA has not been properly assessed against the loss of the sporting oval during the construction stage nor has the proposed reduction in the ground size of Manly Oval been adequately assessed against the consequences to the stakeholder users of a ground which does not meet the required playing standards and dimensions.

2.2 The EIS further misrepresents that the MRFC has reached an understanding with the former Manly Council with respect to the relocation of the MRFC during construction and also the MRFC's return to the Manly Oval following completion of the development.

2.3 The MRFC seeks to enter a binding agreement with the Council with respect to its relocation in the terms of the Memorandum of Understanding (MOU) attached to this submission **(Annexure 2)**.

2.4 The proposed relocation of the Merrett Gates to a location entrance off the bicycle entrance to the carpark does not give adequate respect to the historical purpose of the memorial and consideration should be given to further locations either closer to the entrance of the ground or in a more prominent location at the intersection of Sydney Road and Belgrave Street.

3. Boundaries to the Ground

3.1 The DA plans to reduce the size of the ground at the Sydney Road boundary **(Diagram 1)**. The plans show:

3.1.1 The external walkway **(Diagram 2)** will be removed and replaced as the entrance to the carpark.

3.1.2 The internal walkway **(Diagram 3)** will become the external walkway for members of the public.

- 3.1.3 The boundary of the current picket fence will be moved by around 3.5 meters onto the ground as marked in red to make way for an internal entrance to the ground (**Diagram 4**).
- 3.2 The ultimate boundary of the picket fence will be located on the current dead ball line, which will force a change to the dead ball line reducing the size of the ground and creating a potential safety risk unless the current distance between the dead ball and the picket fence (currently at 3 meters in the middle and less than 1 meter at the edges)) is retained.
- 3.3 A reduction by 3.5 meters will have the effect of reducing the size of the Oval and may potentially mean that the ground is unable to be used by the MRFC as a first division ground.
- 3.4 The International Laws (**Annexure 1**) set out the dimensions that are allowed by the NSW Rugby Union for a first division playing field. The rules provide a tolerance in size (i.e. the ground should be 100 meters in size but can reduce to 94 meters whilst the dead ball must be at least 10 meters in size but can reduce to 6 meters in size.) The current size of the Oval is around 96 meters and with a width of 68 meters.
- 3.5 It may be possible for the ground to be relocated to meet the requirements of the laws of the game of rugby and consideration should be given to reducing the public access at both Sydney Road and Raglan Street for this purpose.
- 3.6 Consideration could also be given to an alternative entrance to the ground during game days (20 Saturdays at the most).
- 3.7 The EIS makes no reference to this issue and the MRFC seeks that approval of the DA is conditional upon the planning authority being satisfied that the ground size itself will not be compromised simply to provide an entrance to the car park.

4. Merrett Memorial Gates

- 4.1 Part of the history of Manly, which is widely recorded, is the memorial to Ossie Merrett, as signified by the memorial gates to Manly Oval. This has been recognized in the DA.
- 4.2 Ossie Merrett was a remarkable person and it would be inappropriate for his memorial not to be placed in a conspicuous place.
- 4.3 In 1927, after Merrett having taken the Australian team across to the London Olympics, the then Manly Council created the stone work gates at the Sydney Road entrance to Manly Oval.
- 4.4 In 1969 the gates were relocated to their current position on the Belgrave street side of the entrance to the ground ironically to make way for a proposed widening of Sydney road, which did not eventuate.
- 4.5 The proposed relocation of the Memorial to the entrance of the bike track does not give effect to the historic significance of the memorial gates and therefore does not give adequate consideration to the amenity of the area or its residential population.

4.6 Further consideration should be given to the position of the memorial gates in a more prominent and visible location and the DA should provide a condition that agreement is reached on its location before approval is provided.

5. Relocation of MRFC

5.1 Since June 2011 the MRFC has sought dialogue with the Manly Council in relation to its relocation, during the construction period for the building of the car park.

5.2 The EIS erroneously suggests that the former Council and the MRFC have reached agreement as to the terms and conditions of such a relocation.

5.3 This has not occurred despite repeated requests from the MRFC for Council to enter a MOU with the MRFC to cover the relocation and return to the Manly Oval at the end of the construction.

5.4 The MRFC has been denied this commitment despite repeated assurances that this would occur.

5.5 Attached to the submission (**Annexure B**) is a proposed Memorandum of Understanding (MOU) which seeks to cater for this relocation.

5.6 The MRFC does acknowledge that meaningful dialogue has proceeded over the last three months at the instigation of the former Mayor Jean Hay and former General Manager. However this dialogue has now ceased given the fact that the council no longer exists in its previous form.

5.7 The EIS therefore misrepresents the true picture when it records that Council and the Manly Rugby Club have reached agreement on its relocation.

5.8 It has not.

5.9 The circumstances facing the MRFC and the MJRU and their many participants and supports is an inadequate ground at Keirle Park with the following immediate issues, all of which will require significant financial commitments of which the previous council has made no provision in its forward budget.

- The state of the ground at Keirle Park will require a full time curator to ensure that the playing field is level, safe and adequately maintained.
- The dressing sheds at Keirle Park are primitive. The dressing sheds do not provide hot running water for the showers. The toilets are not functional. The state of cleanliness in the sheds themselves are appalling and are a health hazard to their users.
- Keirle Park does not have adequate storage space to store equipment.
- No plans have been made to accommodate a large crowd of up to 4000 people who usually attend Shute Shield games such as the local derby between Manly and

Warringah teams. No plans are in place to cover issues such as the amenities for the public, sanitary, traffic, safety, security and parking.

5.10 The MRFC seeks to reach a binding agreement in accordance with the issues raised in its MOU so that it is able to return to Manly Oval as a ground which complies with the playing requirements and with a term of lease which is commensurate in costs and tenure with its current arrangements.

6. Proposed Conditions to the DA

The MRFC seeks a deferment of or conditions placed within the DA which reflect the following:

6.1 The DA is conditional upon the consent authority being satisfied that the proposed changes to the dimensions of the boundaries of the ground do not prevent the MRFC from playing on the ground because of those changed dimensions or such changes are neither unsafe or do not comply with the relevant rules required as such a first division rugby ground.

6.2 The current proposed location of the Merrett Memorial gate is deemed unsatisfactory and that the DA is amended to provide another location for the memorial either closer to the entrance of the ground or in a more prominent location at the intersection of Sydney road and Belgrave Street.

6.3 Consideration of the DA is deferred until agreement is reached between the local authority and the MRFC by way of a MOU dealing with the MRFC's to Keirle Park and its ultimate relocation back to Manly Oval following completion of the development.

The MRFC seeks the opportunity to address Council prior to any decision being made with respect to the DA.

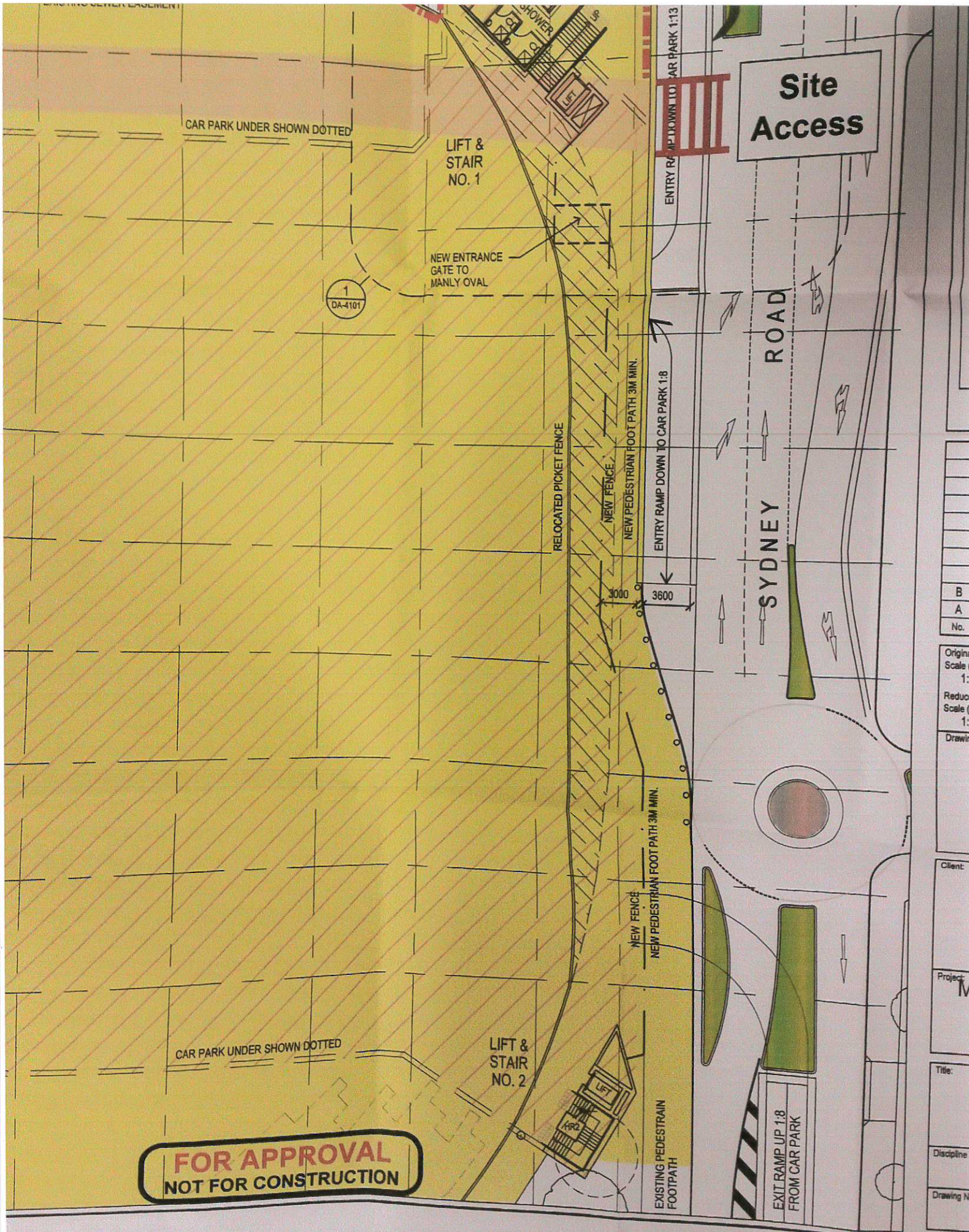
Yours faithfully



Anthony Bergelin, Vice President

10 June 2016

" DIAGRAM 1 "



**FOR APPROVAL
NOT FOR CONSTRUCTION**

B
A
No.

Original Scale (1:1)
Reduce Scale (1:1)
Drawing

Client:

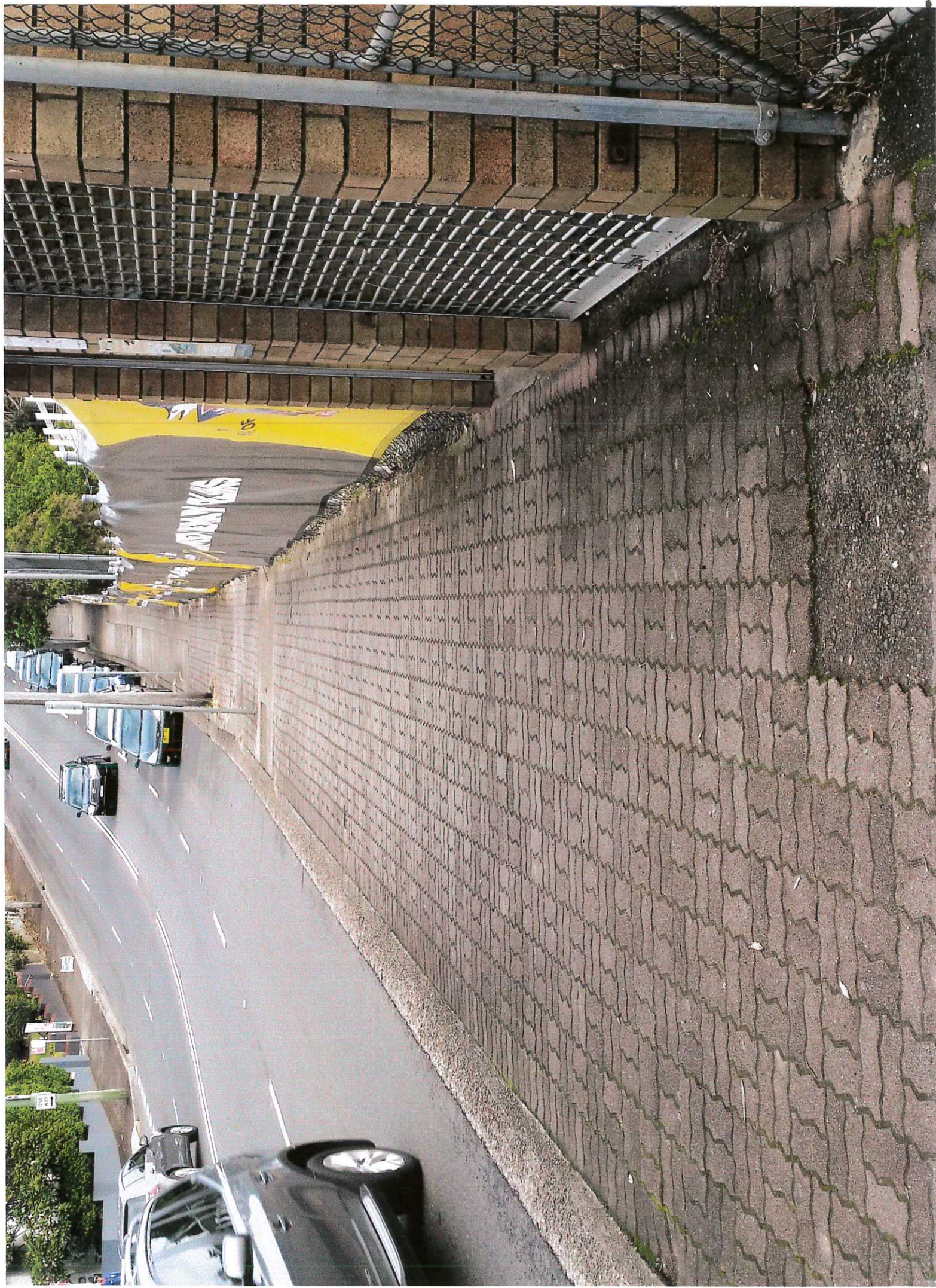
Project: M

Title:

Discipline

Drawing No.

"Diagram 2"



"DIAGRAM 3"



"DIAGRAM 4"

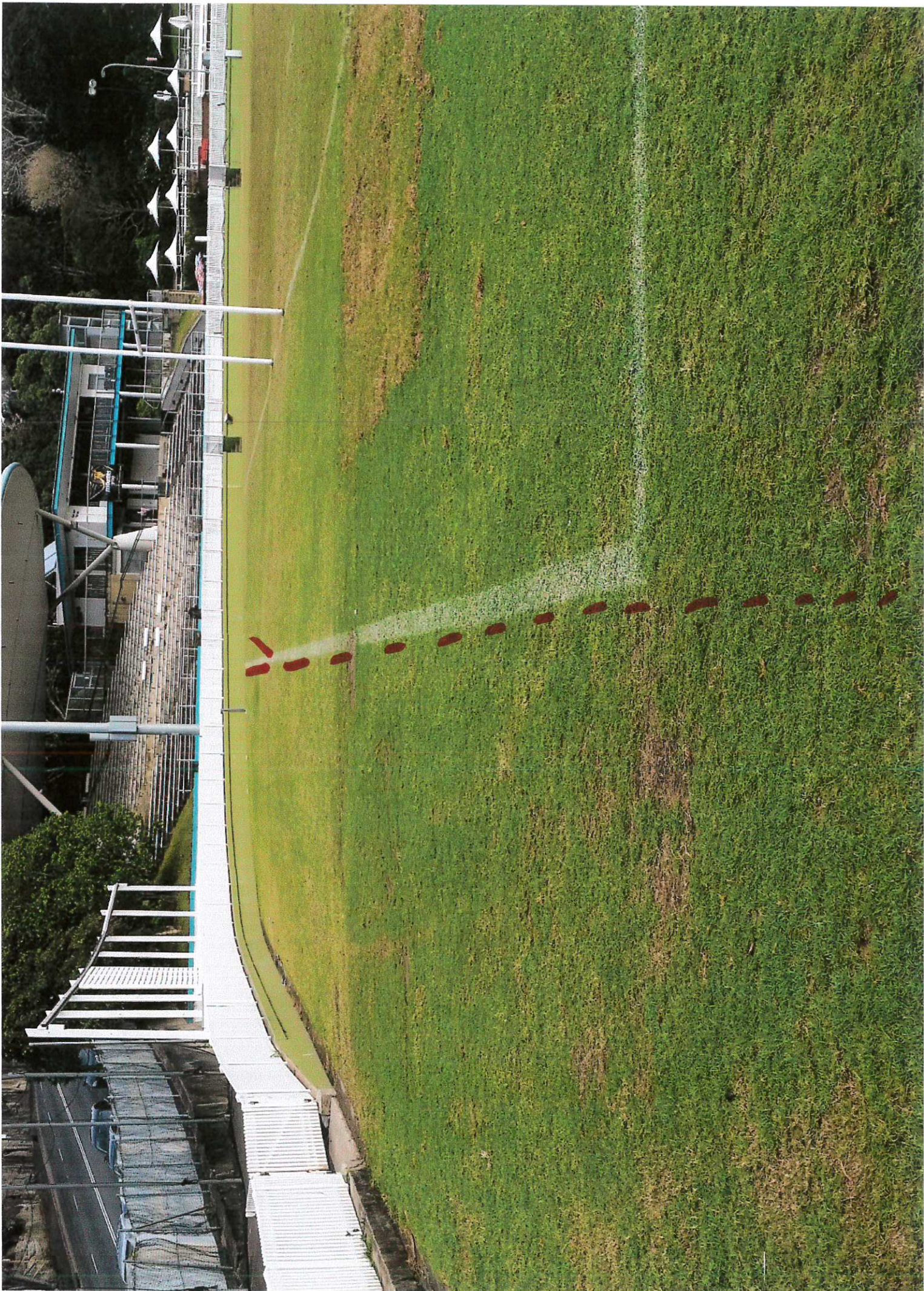


DIAGRAM 5



without changing your cookie settings, you consent to this use, but if you want, you can find information in our Cookies Policy about how to remove cookies by changing your settings.

"Annexure 1"



Laws of the Game Rugby Union

[Home](#)

[Playing Charter](#)

[Laws by section](#)

[Laws by number](#)

[Variations](#)

[Referee signals](#)

[More...](#)



Go to Law exam

1 The Ground

Definitions

1.1 Surface of the playing enclosure

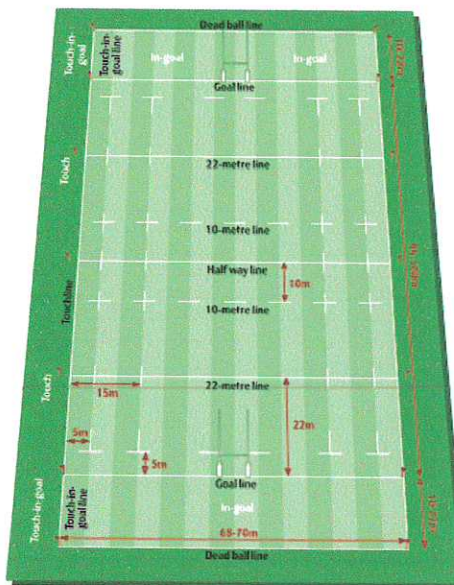
1.2 Required dimensions for the playing enclosure

1.3 Lines on the playing enclosure

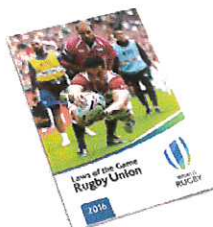
1.4 Dimensions for goal posts and crossbar

1.5 Flag posts

1.6 Objections to the ground



The Plan



Download the 2016 World Rugby Law Book

Get the free app for



iPhone

and



iPad



Field of play



Playing area



Playing enclosure



Perimeter area



In-goal



The 22

DEFINITIONS

The **Ground** is the total area shown on the plan. The Ground includes:

The **Field of play** is the area (as shown on the plan) between the goal lines and the touchlines. These lines are not part of the field of play.

The **Playing Area** is the field of play and the in-goal areas (as

shown on the plan). The touchlines, touch-in-goal lines and dead ball lines are not part of the playing area.

The **Playing Enclosure** is the playing area and a space around it, not less than 5 metres where practicable, which is known as the perimeter area.

In-goal is the area between the goal line and the dead ball line, and between the touch-in-goal lines. It includes the goal line but it does not include the dead ball line or the touch-in-goal lines.

The 22' is the area between the goal line and the 22-metre line, including the 22-metre line but excluding the goal line.

The **Plan**, including all the words and figures on it, is part of the Laws.

1.1 Surface of the playing enclosure

- (a) **Requirement.** The surface must be safe to play on at all times.
- (b) **Type of surface.** The surface should be grass but may also be sand, clay, snow or artificial grass. The game may be played on snow, provided the snow and underlying surface are safe to play on. It shall not be a permanently hard surface such as concrete or asphalt. In the case of artificial grass surfaces, they must conform to World Rugby Regulation 22.

1.2 Required dimensions for the playing enclosure

- (a) **Dimensions.** The field of play does not exceed 100 metres in length. Each in-goal does not exceed 22 metres in length. The playing area does not exceed 70 metres in width.
- (b) The length and breadth of the playing area are to be as near as possible to the dimensions indicated. All the areas are rectangular.
- (c) The distance from the goal line to the dead ball line will preferably be not less than 10 metres.
- (d) In respect of:
- (i) Matches between the senior national representative team or the next senior national representative team of a Union against the senior or next senior national representative team of another Union; and
 - (ii) International seven-a-side matches;
- the dimensions should be as close to the maximum sizes as possible, and not less than 94 metres in length for the field of play, 68 metres in width, and with a minimum in-goal length of 6 metres. Unions wishing to vary minimum or maximum dimensions should apply for dispensation to World Rugby.
- (e) The perimeter area should not be less than 5 metres where practicable.

1.3 Lines on the playing enclosure

(a) **Solid Lines**

The dead ball lines and touch-in-goal lines, both of which are outside the in-goal areas;

The goal lines, which are within the in-goal areas but outside the field of play;

The 22-metre lines; which are parallel to the goal lines

The half way line which is parallel to the goal lines; and

The touchlines which are outside the field of play.

(b) **Dash Lines**

All lines other than solid lines are dash lines all of which are 5 metres in length.

There are two sets of dash lines which are 10 metres from, and parallel to, each side of the half way line. These are called the 10 metre dash lines. The 10 metre dash lines intersect the dash lines which are 5

metres and 15 metres parallel to each touch line.

There are two sets of dash lines which are 5 metres from, and parallel to, each touch line. They run from the 5 metre dash lines, which are parallel to each goal line and intersect both 22 metre lines, both 10 metre dash lines and the half way line. These are called the 5 metre dash lines.

There are two sets of dash lines which are 15 metres from, and parallel to, each touch line. These dash lines run from the 5 metre dash lines which are parallel to each goal line, and intersect both 22 metre lines, both 10 metre dash lines and the half way line. These are called the 15 metre dash lines.

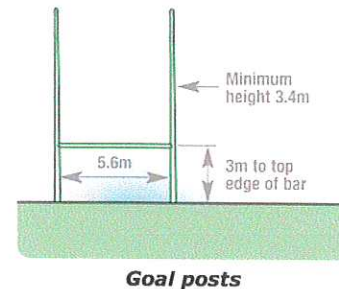
There are six dash lines 5 metres from, and parallel to, each goal line. Two dash lines are positioned 5 metres and 15 metres from each touch line. A further two dash lines are positioned in front of each goal post so that there is 5 metres between these dash lines.

(c) Centre

There is one line 0.5 metre long that intersects the centre of the half way line.

1.4 Dimensions for goal posts and crossbar

- (a) The distance between the two goal posts is 5.6 metres.
- (b) The crossbar is placed between the two goal posts so that its top edge is 3.0 metres from the ground.
- (c) The minimum height of the goal posts is 3.4 metres.
- (d) When padding is attached to the goal posts the distance from the goal line to the external edge of the padding must not exceed 300mm.



1.5 Flag posts

- (a) There are 14 flag posts with flags, each with a minimum height of 1.2 metres above the ground.
- (b) Flag posts must be positioned at the intersection of touch-in-goal lines and the goal lines and at the intersection of the touch-in-goal lines and the dead ball lines. These eight flag posts are outside the in-goal area and do not form part of the playing area.
- (c) Flag posts must be positioned in line with the 22-metre lines and the half way line, 2 metres outside the touchlines and within the playing enclosure.

1.6 Objections to the ground

- (a) If either team has objections about the ground or the way it is marked out they must tell the referee before the match starts.
- (b) The referee will attempt to resolve the issues but must not start a match if any part of the ground is considered to be dangerous.

"Annexure 2"



Memorandum of Understanding Between Manly Council & Manly Rugby Club

In December 2015 it was confirmed that Manly Council would be proceeding with the Manly Oval redevelopment, and that the Oval would be unavailable for lease for at least the entire 2017 season.

It has been agreed by Manly Council that Keirle Park will be made available to Manly Rugby during this time period.

This Memorandum of Understanding between Manly Council and Manly Rugby Club details the requirements of the Club whilst it is relocated to Keirle Park and the requirements for its return to Manly Oval

It is acknowledged that a move to Keirle Park for a minimum of one season will significantly and detrimentally impact Manly Rugby Club. The project will threaten MRFC's long term existence and place a tremendous burden upon the Club.

The Board of MRFC will not preside over the Club's exclusion from the Shute Shield, or put at risk the Club's financial viability. To do so would be a betrayal of our players past and present, our volunteers and the wider Manly community.

It is acknowledged that the Council has an obligation to discuss and consider the impacts of the development with its stakeholders and leaseholders. A previous MOU, dated 27th June 2011, was submitted to Council in good faith as part of Council's engagement with stakeholders on the issue. Manly Council have not acknowledged receipt of that communication, and it was therefore not ratified or agreed by the council. MRFC hereby formally withdraws the 2011 MOU.

The Council's previous failure to engage in the 2011 submission is a matter of significant concern to MRFC. There is a strict development obligation for consultation, and Council's failure to respond to the previous submission is evidence of its failure to properly consult.

MRFC looks to Council to include in any tender approval a condition which involves improvements to Keirle Park and a commitment to return MRFC to Manly Oval following the development on the same commercial terms as the current terms; from MRFC's perspective this is not negotiable.

MRFC submits this proposal as a basis for a binding MOU and anticipates the Council will give it urgent consideration. The submission is made in good faith and MRFC seeks to work with Council to ensure that the Manly community as a whole achieves the best outcome for a first class sporting facility in the heart of Manly.

1. Background

- 1.1. Manly Oval is the traditional home of sport in Manly with MRFC playing rugby there Manly Oval since 1883. The ground is shared with cricket, and MRFC has been a leaseholder there since the early 1890s
- 1.2. MRFC is an institution within the Manly district and has operated grade teams in the Sydney first grade premiership competition (Shute Shield) since 1906
- 1.3. MRFC is a community based club, providing high profile family-based entertainment for over a century, welcoming over 35,000 fans to Manly Oval throughout the season in recent times. Manly Rugby delivers by far the biggest spectator sport in the Manly Council region, and has one of the biggest fan bases amongst all Sydney rugby clubs.
- 1.4. MRFC is affiliated with all five Manly Junior Clubs, providing a strong pathway, with over 60% of its 1st Grade Squad being local juniors. MRFC has produced numerous state and international players and is globally regarded as a club that consistently produces quality rugby talent.
- 1.5. Manly Rugby Club is a not for profit organization.
- 1.6. Manly Rugby Club continues to play a leading role in establishing the sporting credentials of Manly to the wider audience of New South Wales and beyond.

2. Implications of temporary move to Keirle Park

2.1. For MRFC to continue to participate in the Sydney Shute Shield competition our home ground and any temporary ground must satisfy NSW Rugby competition playing conditions and requirements. These conditions and rules are laid out in Appendix One.

2.2. For MRFC to play at Keirle Park, it will be necessary to provide an infrastructure to ensure the safety of all spectators. These conditions are also laid out in Appendix One

2.3. MRFC expect Manly Council will bear the costs to ensure that Keirle Park is upgraded to meet the conditions and requirements as per 2.1 & 2.2 above.

2.4. The financial viability of MRFC will be placed in grave danger as a result of the Car Park redevelopment & relocation to Keirle Park. This was demonstrated in 2000 when the present Oval infrastructure was upgraded, necessitating a temporary relocation to Brookvale Oval, which proved to be a financial disaster. There was a significant drop in game day revenue as the Manly public failed to travel to Brookvale, and the club lost a number of sponsors which took 10 years to recover from.

2.5. Aside from any costs relating to the upgrade to Keirle Park, MRFC will have further and significant financial burden as a result of:

- Lost gate revenue
- Lost revenue from food & beverage sales
- Lost revenue due to significantly diminished sponsorship rights
- Increased investment to minimize diminution of senior playing squad
- Lost revenue from subscriptions from lower grades due to player migration

2.6. The detail of this financial burden equates to c\$300k as detailed in the table in Appendix Two

2.7. MRFC will be seeking compensation from the council for these costs.

2.8. There will be a need to share the ground with the Junior Clubs. MRFC undertakes to collaborate with the Junior Clubs to plan this shared access. This will result in significant over usage which is of significant concern to the club, and Manly Council will be required to implement a substantial increase in ground maintenance

3. Restoration of Manly Oval

- 3.1. It is necessary to ensure that the playing surface is restored to at least the same quality or better as previously. Consideration should include a safer in-goal area and removal of or make safe the concrete walls at Raglan St and Sydney Rd ends (WH&S)
- 3.2. The development is an opportunity to ensure rainwater retention/drainage, reticulation and oval watering systems are state-of-the-art.
- 3.3. A mobile set of wicket covers is required to ensure the Oval is less prone to rain damage resulting in fewer losses of game days
- 3.4. A drop-in wicket square (5 wickets only) that can be stored in winter is essential to improve rugby surface and WH&S issues (hard wicket) reducing loss of game time for both sports
- 3.5. Consideration be given to make the in-goal areas larger than at present (WH&S).
- 3.6. Excellent opportunity to upgrade lighting to ensure it meets broadcast standards.

4. Access to Manly Oval

- 4.1. What follows in this section assumes that users of the car park including match day patrons and players will access ground level at points outside the rental area. Failure to give due consideration to this matter will result in long term revenue issues for MRFC
- 4.2. Access to the ground will be impacted by the development and the safety of ground patrons is paramount. Escalators and lifts should deliver patrons to the main gates (Raglan St & Sydney Rd) and need to be outside the Oval parameters on game days. Patrons would then re-enter Oval via new turnstiles.
- 4.3. Vehicular access to the underground car park must provide a safe passage for persons entering the ground. The Oval boundaries (hire area) should be able to be secured on game days.
- 4.4. New state-of-the-art turnstiles are essential at Raglan St & Sydney Rd, and the historic "Ozzie Merrett" gates should be refurbished. Further turnstiles should be installed on the entrances from Ivanhoe Park and the Manly Bowling Club. All gates need to be controlled by the MRFC on home games.
- 4.5. A Raglan Street car exit and entrance (proposed) seems unsuitable and therefore the access to and from the underground car park should be from Belgrave Street and Sydney Road.
- 4.6. There must be vehicular access into the ground for ambulance and trade users from street level.
- 4.7. The public should be encouraged to use other entry/exit points during home games rather than through the ground (hire area).
- 4.8. MRFC should be allocated 10 reserved car spaces on game day.

5. Precinct Redevelopment and Upgrade of Manly Oval Facilities

5.1. A grandstand should be included at the tennis court perimeter. This is essential for crowd control, and consideration should be given to rotating seating between the rugby ground and tennis courts.

5.2. Scoreboard Corner

- The greenkeeper's shed should be replaced by a state-of-the-art facility to store all ground equipment including the proposed mobile wicket covers and new storage areas for both clubs.
- Alongside this new building a remotely operated electronic scoreboard is required, along with electronic 'next fixture' signs, to service both Rugby & Cricket.
- There should be a provision for flag poles in this area.
- This building should incorporate a second floor to house a meeting room and two offices for both Rugby and Cricket club usage.
- Public Toilets should be included in this area
- A gym could be included in this area to make the Oval a true high performance sporting facility

5.3. Further upgrade requirements to ensure Manly Oval is at least at parity with most other Shute Shield Grounds such as Pittwater Rugby Park

- Better accessibility to the grandstand and buildings
- Upgrade of the disabled access lift (always out of order)
- Upgrade of the dressing rooms to include warm water, catering and serving facilities and the function room to include a furnished hospitality area.
- Upgrade of the public toilets and of the PA system
- Upgrade of TV broadcast infrastructure including commentary box and installation of a TV tower along with (previously mentioned) lighting upgrade
- A new concealed garbage bin storage area for easier collection
- Permanent barbeque area & catering station where garbage bins are currently located
- Consideration should be given to improved seating around the ground including shading on the hill
- The wire fencing around the ground should be replaced by more permanent hoarding that allows privacy during home games

6. Outcome

At present MRFC does not wish to comment on the proposed development to turn Manly Oval into an underground car park but may seek to do so if instructed by its members. MRFC does however have real concerns that Council has not properly or adequately taken into account the impact that the development will have on the local sporting communities. Council has made no real provision either in the tender document or in its forward estimates to cater, not only for the circumstances during the development stage or after the completion.

MRFC wishes to give Council the opportunity to meet with MRFC to put this right and to allow both Council and the successful developer to properly consider community impacts of the development.

This document covers many issues of which some are not in Council's current plans or budget and need consideration, including the nature of any long term lease to MRFC following its return to Manly Oval.

MRFC seeks to discuss each point with Council sooner rather than later so as to work through each issue to give Council a full understanding of MRFC concerns and for Council to advise MRFC what Council thinks can be achieved.

Both Council and MRFC have worked well together for over 100 years. Again working together on this project, the outcome for the Manly community could result in a first class boutique sports ground that would be second to none in Sydney of which all of Manly would be proud of and utilise to its fullest potential.

Dated:

.....

On behalf of the MRFC

.....

On behalf of Manly Council

Appendix One

Minimum Requirements to be implemented at Keirle Park to enable Shute Shield Matches to be played there

Surface and size of playing area as stipulated in iRB Rules of the Game

1.1 SURFACE OF THE PLAYING ENCLOSURE

*(a) Requirement. The surface must be safe to play on at all times**

(b) Type of surface. The surface should be grass but may also be sand, clay, snow or artificial grass.

1.2 REQUIRED DIMENSIONS FOR THE PLAYING ENCLOSURE

(a) Dimensions. The field of play does not exceed 100 metres in length. Each in-goal does not exceed 22 metres in length. The playing area does not exceed 70 metres in width.

(b) The length and breadth of the playing area are to be as near as possible to the dimensions indicated. All the areas are rectangular.

(c) The distance from the goal line to the dead ball line will preferably be not less than 10 metres.

(d)The dimensions should be as close to the maximum sizes as possible, and not less than 94 metres in length for the field of play, 68 metres in width, and with a minimum in-goal length of 6 metres.

(e) The perimeter area should not be less than 5 metres where practicable.

* As defined by the game day referee. Keirle Park would not have been deemed as safe prior to the recent resurfacing, and no consultation has taken place since the recent works

NB: Note that the gap in between the dead ball line on KP 1 and KP 2 should leave enough space to allow safe transit of spectators.

Appendix One (continued)

Further requirements for hosting of Shute Shield Matches & to allow for safe hosting of spectators

1. Secure Perimeter fencing with a turnstile either for entire area, or for Keirle Park one to allow for sufficient space to safely transit spectators to the western side.
2. A full refurbishment of the current dressing sheds back to four (4) rooms with hot showers & ventilation, including a separate medical room and referees room each with heated water
3. Access for emergency vehicles
4. A PA system
5. Parking restrictions lifted in both the Keirle Park and Queenscliff, with MRFC taking ownership of parking access and charges on match days
6. Adequate temporary seating to seat c1000 on western side of the ground and safety barriers around playing ground number one
7. Adequate temporary public toilets on the western side, and access to the public toilets on the eastern side within the secured boundary
8. Secure storage on both the eastern & western side. Consideration could be given to the hire of two large shipping containers for this purpose.
9. Permanent and exclusive secure access to community club house throughout the season for match day catering and storage, and a cold store for the season.
10. Upgrade of KP1 ground lights to 200 lux
11. Power outlets both sides of ground
12. Temporary scoreboard with timing clock
13. Marquee for VIP hospitality
14. The Hop Skip and Jump bus to add to its Saturday schedule runs (on game days) a pickup at Manly Oval and drop off stop at or near Keirle Park (Growers Market)
15. Catch nets behind goal posts south side due to the risk to the users of the golf course
16. MRFC seeks a long-term lease arrangement of Keirle Park as it would assist in offsetting the losses from relocation and would provide a future ground for pre-season trials and use as a wet weather ground to protect Manly Oval.