

ATTACHMENTS FOR: AGENDA NO. 1/21 WORKS AND COMMUNITY COMMITTEE MEETING

Meeting Date: Tuesday 9 February 2021
Location: Online Audio Visual Meeting
Time: 6.00pm

ATTACHMENTS FOR WORKS AND COMMUNITY COMMITTEE MEETING

Item

**5 ADOPTION OF THE UPDATED LAND CATEGORISATION FOR
GANNAN PARK - Generic Plan of Management 2020**

Attachment 1 Gannan Park Land Recategorisation Public Hearing and
Submissions Report prepared by Parkland Planners -
18 January 2021

PROPOSED RECATEGORISATION OF PARTS OF GANNAN PARK

PUBLIC HEARING AND SUBMISSIONS REPORT

FINAL REPORT

18 JANUARY 2021



CITY OF RYDE

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FINAL REPORT

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1 INTRODUCTION

1.1 Purpose of this report

The purpose of this report is to convey to City of Ryde Council the verbal and written submissions made in relation to a public hearing held on Thursday 26 November 2020 regarding the proposed recategorisation of parts of Gannan Park.

This report has been prepared under Section 40A of the *Local Government Act 1993*.

1.2 Land covered by this report

Gannan Park is shown in Figure 1.

Figure 1 Location of Gannan Park



1.3 Background to the public hearing

Gannan Park was first categorised as Sportsground, Park and Natural Area-Bushland in the *Generic Plan of Management: Sportsgrounds, Parks, Natural Areas, General Community Use* which was adopted by City of Ryde in 2001.

Gannan Park is now included in the *Sportsgrounds Generic Plan of Management*, *Parks/General Community Use Generic Plan of Management*, and the *Natural Areas Draft Generic Plan of Management*.

In 2019 City of Ryde undertook extensive community engagement and prepared a Masterplan for Gannan and McCauley Parks, which was adopted by City of Ryde in July 2019. The Masterplan Report can be accessed at <https://www.ryde.nsw.gov.au/files/sharedassets/public/recreation/parks/gannan-mccauley-parks-masterplan-report.pdf>

Council is proposing to change the boundaries of the current categories of community land in Gannan Park to reflect the current and future park use in accordance with the adopted Masterplan, as explained and illustrated in Section 3.

A public hearing is required under Section 40A of the *Local Government Act 1993* to recategorise community land. Under the Act the public hearing must be chaired by an independent facilitator.

If Council adopts the proposed recategorisation of Gannan Park, Council will update the Open Space Land Index and Maps to reflect the change in categorisation.

1.4 This report

The remainder of this report presents the relevant requirements of the *Local Government Act 1993* regarding Plans of Management and categorisation of community land, and submissions regarding the proposed recategorisation of parts of Gannan Park. The submissions comprise verbal submissions made at the public hearing held on 26 November 2020, and written submissions received by Council between 2 November and 6 December 2020.

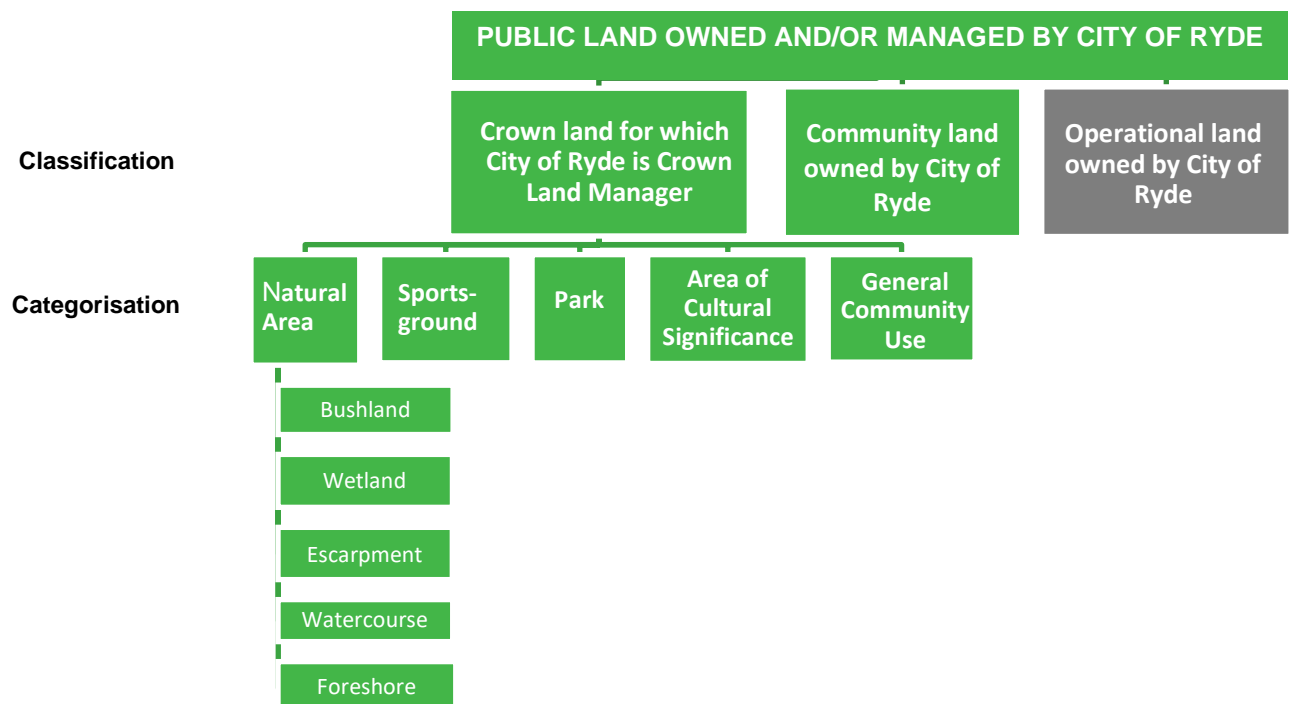
2 PLANNING CONTEXT

2.1 What is community and Crown land?

The *Local Government Act 1993* sets out a range of requirements for the management of public land that City of Ryde is legally bound to adhere to.

The Local Government Act requires that all public land owned by Council must be classified as "community" or "operational" land (Section 26). Gannan Park is community land owned by City of Ryde.

Figure 2 Classification and categorisation of community and Crown land



Community land is intended to be managed for use by the community for purposes including environmental protection, recreational, cultural, social and educational activities. Community land may only be leased or licensed for up to 21 years without the Minister's consent or up to 30 years with the Minister's consent, it cannot be sold, and its use is restricted to the above purposes.

Conversely, operational land is land that can be used for any purposes deemed fit by Council, may be used for commercial purposes, be leased for a longer period of time, and can be sold.

2.2 What are the categories of community land?

The *Local Government Act 1993* requires that all land owned by the Council which is classified as community land be categorised.

As shown in Figure 2, community land may be categorised as one or more of the following under Section 36(4):

- ☐ a natural area.
- ☐ a sportsground.
- ☐ a park.
- ☐ an area of cultural significance.
- ☐ general community use.

Land that is categorised as a natural area is to be further categorised as one or more of the following under Section 36(5) of the Act:

- ☐ bushland.
- ☐ wetland.
- ☐ escarpment.
- ☐ watercourse.
- ☐ foreshore.
- ☐ a category prescribed by the regulations.

2.3 What are the guidelines for categorising community land?

Guidelines for categorising community land as a particular category are in Clauses 102 to 111 of the *Local Government (General) Regulation 2005*.

The Department of Local Government's revised Practice Note on Public Land Management (Department of Local Government, 2000) made general recommendations on the guidelines for categorising community land. The Practice Note stated:

"Council must have regard to the guidelines in determining a category (cl.9) but are not required to adopt any category merely because the land fits the description in the guidelines. Council should look at all the circumstances of the land in making a decision as to categorisation. For example, a piece of land may seem to satisfy the guidelines for more than one category. Council has a discretion in this case to look at the land in context, taking into account all relevant material before determining a category. It is important that Council be able to justify a decision."

Also, Council may have a piece of community land, parts of which may be best managed as different categories, for example a piece of land with remnant bushland in one part and children's play equipment in another. Council is able to categorise land as part 'Natural Area – Bushland' and part 'Park'. It is strongly recommended that the land in each category not overlap. Overlapping categories may cause conflict in management objectives and will create confusion in the minds of Council staff and the community."

2.4 Core objectives for managing community land

Each category and sub-category of community land has core objectives that apply to it under the Local Government Act. The core objectives outline the approach to management of the land covered by the particular category. The core objectives for each category of community land are set out in Sections 36E to 36N of the *Local Government Act 1993*.

2.5 Guidelines and core objectives for categories for this public hearing

The guidelines and core objectives for the current and proposed categories of Sportsground, Park and Natural Area-Bushland which apply to the parts of Gannan Park which are proposed to be recategorised are in Table 1.

Table 1 Guidelines and core objectives for categories of Gannan Park

Category	Guidelines	Core objectives
Sports-ground	If the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.	<ul style="list-style-type: none"> - encourage, promote and facilitate recreational pursuits in the community involving active recreation involving organised sports and informal sporting activities and games, and - ensure that such activities are managed having regard to any adverse impact on nearby residences.
Park	Land that is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.	<ul style="list-style-type: none"> - encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and - provide for passive recreational activities or pastimes and for the casual playing of games, and - improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
Natural Area	If the land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore under section 36(5) of the Act.	<ul style="list-style-type: none"> - conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area. - maintain the land, or that feature or habitat, in its natural state and setting. - provide for the restoration and regeneration of the land. - provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion. - assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the <i>Threatened Species Conservation Act 1995</i> or the <i>Fisheries Management Act 1994</i>.
Under Section 36(5) of the Act, Natural Areas are required to be further categorised as bushland, wetland, escarpment, watercourse or foreshore based on the dominant character of the natural area.		
Natural Area – Bushland	Land that is categorised as a natural area should be further categorised as bushland under section 36(5) of the Act if the land contains primarily native vegetation and that vegetation: <ul style="list-style-type: none"> - is the natural vegetation or a remainder of the natural vegetation of the land, or 	<ul style="list-style-type: none"> - ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land. - protect the aesthetic, heritage, recreational, educational and scientific values of the land. - promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion.

Category	Guidelines	Core objectives
	<ul style="list-style-type: none"> - although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegetation in the locality. 	<ul style="list-style-type: none"> - restore degraded bushland. - protect existing landforms such drainage lines, watercourses and foreshores. - retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term. - protect bushland as a natural stabiliser of the soil surface.

2.6 Plans of Management for community land

Council must prepare a Plan of Management for community land (Section 36(1)).

Community land is required to be used and managed according to a Plan of Management applying to the land (Section 35).

Among the requirements of the Local Government Act for the contents of a Plan of Management for community land are:

- ☐ categorisation of the land
- ☐ core objectives for management of the land.

2.7 Public hearings

2.7.1 Why hold a public hearing?

A public hearing is required under Section 40A of the *Local Government Act 1993* and Section 3.23(7)(d) of the *Crown Land Management Act 2016* if:

- ☐ a Plan of Management proposes to categorise (that is, the Plan has not been previously been prepared and adopted by Council, or has not categorised community land) the public land covered by the Plan of Management
- ☐ a Plan of Management proposes to re-categorise (changing the adopted category) the public land covered by the Plan of Management

Note: Public hearings regarding categorisation or re-categorisation of community land are not related to reclassification. Reclassification is when community land is re-classified as operational land that can then be managed differently and has the ability to be sold by Council. Community land is protected under the Local Government Act and cannot be sold.

2.7.2 Who conducts a public hearing?

An independent chairperson conducts the public hearing, and provides a report to Council with recommendations on the proposed recategorisation of community land.

Under Section 47G of the Act, the person presiding at a public hearing must not be:

- a) A Councillor or employee of the Council holding the public hearing.
- b) A person who has been a Councillor or employee of that Council at any time during the 5 years before the date of his or her appointment.

2.7.3 What happens after the public hearing?

Council must make a copy of the report regarding the outcomes of the public hearing available for inspection by the public at a location within the area of Council no later than four days after it has received the final report from the person presiding at the public hearing.

The public hearing report will be presented to Council for its information to assist in its deliberation regarding the proposed recategorisation of Gannan Park.

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3 PROPOSED CHANGES TO CATEGORISATION OF GANNAN PARK

3.1 Location and features of Gannan Park

The location and features of Gannan Park in Buna Street, Ryde are shown in Figure 3.

Figure 3 Location and features of Gannan Park

CURRENT FEATURES



Source: Gannan and McCauley Parks Masterplan Report (City of Ryde, July 2019)

Figure 4 shows the parts of Gannan Park that are proposed to be recategorised.

Figure 4 Images of parts of Gannan Park proposed to be recategorised



South-western side of the park, looking north-west



North-western side of the park



Northern corner of the park, near the boundary with McCauley Park



North-eastern corner of the park



Eastern side of the park, near the Minga Street entry

3.2 Current and proposed categorisation of Gannan Park

Council is proposing to change the boundaries of the current categories of community land in Gannan Park to reflect the current and future park use in accordance with the adopted Masterplan for Gannan and McCauley Parks, as shown in Figure 5.

Figure 5 Masterplan for Gannan and McCauley Parks

MASTERPLAN

1.5 RECTANGULAR SPORTS FIELDS / 1 OVAL SPORTS FIELD



Source: Gannan and McCauley Parks Masterplan Report (City of Ryde, July 2019)

The current categorisation, and the proposed categorisation of parts of Gannan Park to reflect the Masterplan, are shown in Figures 6 and 7.

Figure 6 Current categorisation of Gannan Park

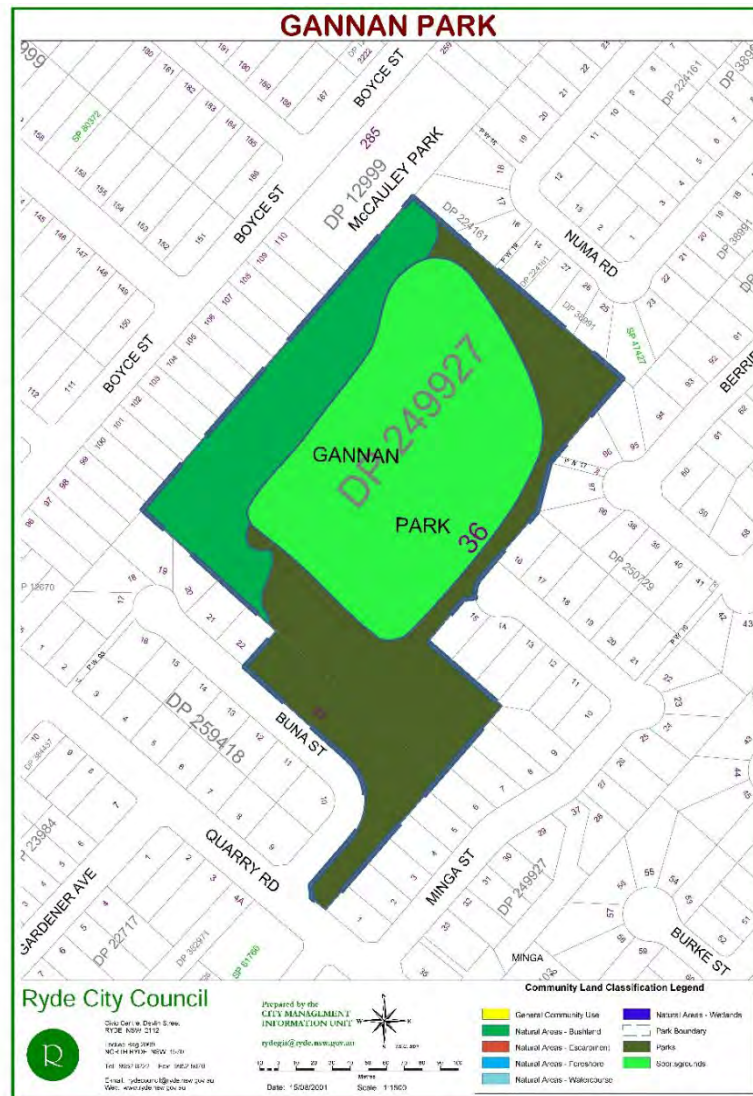


Figure 7 Proposed recategorisation of Gannan Park



4 THE PUBLIC HEARING

4.1 Advertising and notification

4.1.1 Public notification and exhibition requirements

Section 38 of the *Local Government Act 1993* states that Councils must give “public notice” of a draft Plan of Management (which includes community land categorisation), and the length of time that it must be on public exhibition and for submissions to be made. The public notice contents are set out in Section 705 of the Act.

4.1.2 Online notification

Council notified the community of the online public hearing on its website www.ryde.nsw.gov.au/haveyoursay/GannanLandRecat from Monday 2 November to Sunday 6 December 2020. The project page on Council's website is shown in Figure 8.

A Background Information document explaining the proposed recategorisations and the public hearing, and an online submission form, were also provided on the project page.

Figure 8 Public hearing information on Council's website

The screenshot shows the 'Have Your Say' page on the City of Ryde website. The page title is 'Gannan Park Proposed Land Re-Categorisation'. It features a 'Consultation closed on 06 December 2020' banner. Below the banner is a large photograph of a green park area with trees. To the right of the photo is a 'Background Information' section with a PDF link titled 'Gannan Park Proposed Land Re-categorisation Public Hearing Background Information Oct 2020 (PDF, 4MB)'. Below that is a 'Related Information' section with links to 'Local Government Act 1993', 'Section 36E – Core objectives for management of community land categorised as natural area', and 'Section 36F – Core objectives for management of community land categorised as sportsground'. At the bottom of the page, there is a paragraph: 'Over the past two years, City of Ryde has been drafting updates to the Generic Plans of Management for the parks in City of Ryde.'

The purpose of the Generic Plans of Management is to identify objectives, targets and propose strategies to protect and guide future maintenance and management of our parks. This includes community lands categorised as 'Sportsgrounds', 'Parks', 'General Community Use' and 'Natural Areas' in accordance with the *Local Government Act 1993*.


In conjunction with the preparation of the Generic Plans of Management, Council has also been progressively undertaking a series of land re-categorisation reviews for a number of parks throughout the City of Ryde, including Gannan Park.

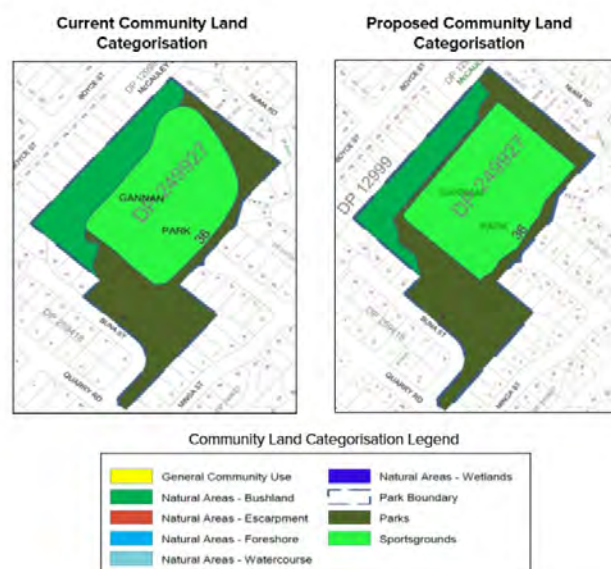
Council is proposing to re-categorise some small portions of Gannan Park to reflect current and future park use in accordance with the *Local Government Act 1993* and the adopted Masterplan. Please see the maps below showing the current and proposed land categorisations of Gannan Park.

Submissions for the proposed land re-categorisation are open until **Sunday 6 December 2020**.

For more information on the proposed land re-categorisations, please click the menu on the right for background information.

- [Section 36G - Core objectives for management of community land categorised as park](#)
- [Section 36J - Core objectives for management of community land categorised as bushland](#)
- [Section 40A - Public hearing in relation to proposed plans of management](#)

 [Gannan Park and McCauley Park Masterplan Report](#)



Contact Us

If you require more information about the proposed Gannan Park Land Re-categorisation please call Customer Service on 9952 8222 or email cityofryde@ryde.nsw.gov.au.

Latest Updates

Have Your Say

Have Your Say has now closed

Published on 7 December 2020

Have Your Say on the Gannan Park Proposed Land Re-Categorisation has now closed.

Have Your Say is now open

Published on 2 November 2020

Have Your Say for Gannan Park Proposed Land Re-Categorisation is open until Sunday 6 December 2020.

Subscribe to project updates



Last updated on 7 December 2020

4.1.3 Other notification methods

Council also placed notices in the Council column in *The Weekly Times* on Wednesdays 4, 11, 18, and 25 November and 2 December 2020 to notify the community about the public hearing.

Other methods to notify the community about the public hearing included:

- ☐ placing signs in Gannan Park
- ☐ sending a targeted email to Council's enewsletter list on 2 November 2020.



4.2 Public hearing arrangements

The public hearing was held as an audio-visual conference on Thursday 26 November 2020 from 4.30pm to 6.00pm. Customers were able to participate in the public hearing via online video link or phone call.

Customers were requested to register before the hearing at www.ryde.nsw.gov.au/GannanRSVP or by calling Customer Service on 9952 8222. Customers who registered before the public hearing were emailed an enewsletter which provided:

- ☐ Background Information document prior to joining the public hearing
- ☐ instructions on how to join to the public hearing online via MS Teams (Desktop computer, smartphone/ tablet) or by telephone dial-in
- ☐ contact details for assistance if required with joining the public hearing (ph. 9952 8477).

Registrations for the public hearing closed at 12.00 noon Thursday 26 November 2020. If any customers called after the closing time wanting to register for the public hearing, the Community Engagement team was available to assist them.

Customers who registered for the public hearing were invited to submit any comments or questions before the hearing. Ten customers registered, and of these seven customers provided comments or questions before the hearing, which are addressed in Section 5.

4.3 Attendance at the public hearing

As required under Section 47G of the *Local Government Act 1993*, Council appointed an independent chairperson, Sandy Hoy, Director of Parkland Planners, to chair the public hearing.

Michael Longworth (Senior Co-ordinator – Parks Planning), Meredith Gray (Open Space Planner) and Vince Cusumano (Plan of Management Officer) represented City of Ryde, providing information and answering questions on Council's behalf during the public hearing.

Nikki Fraser and Giang Nguyen from Council's Community Engagement team assisted customers, Council staff and the Chair with running the public hearing.

The independent chairperson and Council staff were based at City of Ryde offices at 3 Richardson Place at North Ryde for the public hearing. Social distancing protocols were followed at all times.

Seven community members attended the public hearing online.

4.4 The public hearing

Ms Hoy opened the public hearing at 4:35pm.

Ms Hoy explained the purpose of the public hearing, the legislative basis for categorisation of community land, and the requirement for public hearings, based on the background information document provided online.

The question that the Chair asked people attending the hearing to address is:

Do you agree or not with the proposal to recategorise parts of Gannan Park? Why or why not?

Several people asked a question or made a comment about the proposed recategorisation of land, and/or the Masterplan and/or park management issues at the public hearing. The content of submissions which are relevant to the proposed recategorisation are outlined in more detail in Section 5 of this report. Other comments and questions were noted but are outside the scope of this report.

With there being no further submissions or questions, Ms. Hoy closed the hearing at 5.30pm.

4.5 Submissions

Submissions about the proposed recategorisation of parts of Gannan Park could be made:

- ☐ via the online submission form on Council's Have Your Say page from Monday 2 November to Sunday 6 December 2020
- ☐ verbally at the public hearing by calling in by video link or phone. Prior registration was required
- ☐ in writing to Council after the public hearing until Sunday 6 December 2020 by:
 - email: cityofryde@ryde.nsw.gov.au
 - post to: General Manager, City of Ryde, Locked Bag 2069, North Ryde NSW 1670.

An online submission was received from 19 people and one organisation (Ryde Hunters Hill Cricket Club) by Sunday 6 December 2020. Some people made more than one online submission.

5 CONSIDERATION OF SUBMISSIONS

5.1 Introduction

Verbal and written submissions relating to the proposed recategorisation of parts of Gannan Park are set out below, according to:

- general comments about recategorisation
- specific comments about the proposed recategorisation
- other topics outside the scope of recategorisation and the public hearing.

5.2 Level of support for proposed recategorisation

Of the 22 online submissions, four (18%) submissions supported the proposed recategorisation, 15 (68%) submissions did not support the proposed recategorisation, with 3 submissions (14%) not stating a position.

5.3 General comments about recategorisation

The submissions are set out below as written in a written submission, or as spoken during the public hearing.

Table 2 General comments about recategorisation

Submission	Council response
Why? leave the park how it is?	The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019.
Why is this change necessary? And what does it feed in to and why does it need to happen? What's the end goal of this change?	The proposed land recategorisations are consistent with the masterplan design and future park use. The proposed land categorisations enable to land categorised as "Sportsground", "Park" and "Natural Area - Bushland" to be managed appropriately as per the applicable Plan of Management.
The plans sent out lack any detail and rezoning is a new specification added since the last consult and council meeting. Ratepayers need detailed topographic plans and details of the rezoning. When will these be available?	The proposal is to recategorise some parts of community land within Gannan Park as per the <i>Local Government Act 1993</i> . It is not seeking to re-zone the land within the Local Environment Plan. The proposed land categorisations enable to land categorised as "Sportsground", "Park" and "Natural Area - Bushland" to be managed appropriately as per the applicable Plan of Management.
What is the exact nature of the rezoning? What are the specifics and what will have changed?	Additional mapping was provided during the public hearing.

Submission	Council response
<p>The Background Information in the Parkland Planners document in your website is silent on what type of sports are going to be played, the hours the ground will be opened as well as the floodlights ON and OFF times.</p> <p>These important details are not indicated. We feel that this is a bit 'tricky' on the Council proponents to omit these important details that were presented before.</p>	<p>The Background Information document was produced to only explain the proposed recategorisation and public hearing process.</p> <p>Booking of the sportsground will continue in accordance with Council's Sportsground allocation policy.</p> <p>The Development Application (DA) and associated conditions of consent (if approved) will specify the permissible hours/days of operation for the sports field lighting.</p>
<p>What would be the outcome of not endorsing the proposing recategorisation?</p> <p>Why adopt a Masterplan that can't be delivered?</p>	<p>Council is required under the Local Government Act to categorise community land and include it in a Plan of Management.</p> <p>Council's aim is to align the adopted proposed uses of Gannan Park with the categories.</p> <p>Council prepared the Masterplan before proposing to recategorise Gannan Park so the categorisation would match the Masterplan once adopted. It would have been presumptuous of Council if the categorisation came before the Masterplan.</p> <p>If the Masterplan and the categorisation don't match, this anomaly could be an issue for the Office of Local Government.</p>

5.1.4 Specific comments about the proposed recategorisation

Table 3 Specific comments about the proposed recategorisation

Issue	Submission	Council response
Sportsground category		
Extent of current sportsground categorisation	The map attached to indicate current usage is inaccurate. It shows the sportsground extended beyond its actual space	<p>The current land categorisation of Sportsground at Gannan Park was adopted by Council in the Generic Plan of Management (2001).</p> <p>The proposed land recategorisation is consistent with the purpose and core objectives of the community land categorisations as defined by the <i>Local Government Act 1993</i>.</p>
Support for more sportsground	More sportsground sounds good.	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019.</p> <p>The proposed land recategorisations are consistent with the Masterplan design and future park use. The proposed land recategorisations permits continued and effective use of sportsgrounds for sport and recreation purposes for the community.</p>

Issue	Submission	Council response
Opposition to increase in Sportsground category as Gannan Park is not large enough for 1.5 fields	<p>Council decided, despite the majority of speakers at the council meeting to have 1 1/2 playing fields running east/west. This is very unwise as it is unsafe and contravenes all sensibility of how football fields are constructed and mapped out. This was further endorsed by the speakers from GHFA and North Ryde Soccer club. The residents agree that the park needs to be used for football, but only 1 field running north south, just like Gannon Park was in the 1980's. Having 1 1/2 fields makes it very easy for the future of the park to be morphed into 2 full size fields. The park is not big enough to support 2 full size fields, with side lines in close proximity to houses and light towers along side fences, and the gathering of spectators in very close proximity to the boundary fences. Also the safely aspect of people moving around behind the fields and entering the park right where play is taking place. We need only one field. This is a sensible approach. For this reason the re-zoning of the park is a very bad idea.</p> <hr/> <p>If the plan is for one large playing field and a smaller playing field as illustrated then there is no valid reason to extend the playing field categorisation and reduce the parks access for residents living on small blocks. I believe Council can use this as a Trojan Horse for two full size fields. I have concerns of the effect on residents by illumination of the fields, street parking in nearby very narrow (by design) cul de sacs and footballs landing in properties on the Eastern side of the fields. At least two large clubs expressed their opposition at a council meeting citing lack of parking and conflict with neighbours as some reasons for opposing the fields. Is Council really planning football fields running East/West into a setting sun over a quarry wall? This re-categorisation is clearly to satisfy NSROC funding but it lacks common sense and will not meet the requirements of residents rate payers and footballers of Ryde.</p> <hr/> <p>It seems that there are plans to run soccer field east-west which is unusual for such sports with teams playing into the sun?</p>	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019.</p> <p>The proposed land recategorisations are consistent with the Masterplan design and future park use.</p> <p>The installation of specific elements within the Masterplan will be further explored during detailed design.</p> <p>Any safety measures (if/as required) will be explored through detailed design during Masterplan implementation.</p> <p>A Statement of Environmental Effects, including traffic and acoustic reports by independent subject matter specialists, will be obtained as a component of the Development Application (DA) for sports field lighting.</p> <p>The proposal is to recategorise some parts of community land within Gannan Park as per the <i>Local Government Act 1993</i>. It is not seeking to re-zone the land within the Local Environment Plan.</p>
Traffic and noise concerns	<p>We do NOT support this re-categorisation: it would greatly increase traffic and noise in the adjoining streets; and it is NOT supported by local the community.</p> <hr/> <p>I believe the council should undertake a detailed traffic flow assessment to the carpark, and noise impact report to the residents around the park first before spending time and money re-categorising the land, in preparation to develop the park into a sports field.</p>	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019.</p> <p>The proposed land recategorisations are consistent with the Masterplan design and future park use.</p> <p>The proposed land recategorisation and the adopted Masterplan seeks to include a range of sporting, active, recreational, passive, structured,</p>

Issue	Submission	Council response
	<p>The current entry to the carpark (Buna st) is not designed to service large traffic flow of a sports field and there have been many incidences of gridlock formed by cars leaving the carpark, cars entering Buna st via Quarry road, and cars parked on both sides of that segment of Buna st narrowing down to one lane.</p> <p>I was nearly rear ended twice having to stop suddenly on Quarry road because of this. I provided such feedback during the initial community discussion last year.</p> <p>A gentleman from City of Ryde came to meet my neighbour and myself last year to discuss this so it should also be on your record. This is the third time I am sending this feedback.</p> <p>There is no point recategorising the land if there is not even a traffic assessment and noise impact report supporting the proposed development of the park.</p>	<p>unstructured and social activities for the broad community.</p> <p>A Statement of Environmental Effects, including traffic and acoustic reports by independent subject matter specialists, will be obtained as a component of the Development Application (DA) for sports field lighting.</p>
Intensification of sports-ground use and parking concerns	<p>You are simply trying to re-categorize to a sportsground to fit 2 soccer fields. This won't change the fact that there is not enough parking in the area for this to happen.</p>	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019. The proposed land recategorisations are consistent with the Masterplan design and future park use.</p> <p>The sportsground can be used by a number of different sports and user groups.</p> <p>The Masterplan identifies optimisation and expansion of the existing car parking as required.</p> <p>A Statement of Environmental Effects, including traffic report by independent subject matter specialists, will be obtained as a component of the Development Application (DA) for sports field lighting.</p>
Oppose intensification of sports use over informal use	<p>I am not opposed to soccer ovals and playing fields. However it appears you are trying to put too much in place</p> <p>Gannan Park is classified and used as a passive recreational park/reserve and not a regional impact sports field. The proposal for lighting and subsequent high intensity and high frequency use for high impact football/soccer is therefore unsuitable as it will dramatically reduce the utilisation of Gannan Park by the many people who presently use and enjoy this park. These people include walkers, families having picnics, exercise activities, dog walkers, cricket, baseball and the many people and groups that just socialise and relax on the park grounds. There are also school groups that use the park for athletics. Proposed high intensity usage by football/soccer will severely diminish</p>	<p>Booking of the sportsground will continue in accordance with Council's Sportsground allocation policy. Council's booking practice only permits a maximum of 30 hours of use per week for natural grass field.</p> <p>Outside of this, the sportsground will be available for unstructured use by the general public.</p> <p>Other areas within Gannan Park, including the proposed "Park" land categorisation will continue to be available for unstructured activities at all times.</p> <p>The proposed land recategorisation and the adopted Masterplan seeks to include a range of sporting, active, recreational, passive, structured,</p>

Issue	Submission	Council response
	<p>the usability of the grass areas for the community.</p> <hr/> <p>It seems incredible that Ryde Council is proposing high impact sports facilities with lighting and the associated disruption and loss of amenity on a park that has residents on all four sides. No other sporting field in the Ryde municipality with lighting has residential properties on more than two sides? What other options is Council considering? Why has Ryde Council not considered for example Magdala oval utilising 2 multifunction sporting fields with lighting? There are no residents surrounding Magdala field and there is plenty of parking. This would require minimum cost.</p> <hr/> <p>The proposed draft masterplan indicates that lighting occurs from 16:30 to 21:30 Monday to Friday with high impact sport use on the entire Gannan Park field during these hours when the fields are lit and on weekends. Currently, Gannan Park is used extensively by the local community for low impact passive recreation with family activities, dog exercise, running exercising, kite flying and families playing ball games or using frisbees. Such passive activities at Gannan Park normally take place after work and on weekends. This will clash with Ryde Councils proposed high impact sport use of Gannan Park. The effect of the draft masterplan is totally unacceptable to the users and the community surrounding Gannan Park as well as others that visit the park for low impact passive recreational activities. One wonders how Councils Planning department could have even considered such a lighting and football use of the park without consideration to the wider community?</p>	<p>unstructured and social activities for the broad community.</p> <p>A Statement of Environmental Effects, including traffic and acoustic reports by independent subject matter specialists, will be obtained as a component of the Development Application (DA) for sports field lighting.</p>
Cricket nets should be categorised as Sportsground	<p>We propose that council adopt a position to classify cricket nets that can be hired out through council to sporting clubs as Sportsgrounds, rather than Parks, as these do not satisfy the intent of the definition of Parks in the guidelines for categorising community land.</p> <hr/> <p>The cricket nets look like they are included in the Park category for passive activities when they should be categorised as Sportsground for organised sporting activity. If people can book the cricket nets for training they should be categorised as Sportsground.</p>	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019 and includes a grass cricket oval with synthetic pitch and new cricket nets.</p> <p>The proposed land recategorisations are consistent with the Masterplan design and future park use.</p> <p>The proposed land recategorisation ensures the cricket oval dimensions and new cricket nets can be effectively and safely accommodated onsite in the future with consideration for other park users.</p> <p>The cricket nets could be categorised as either Sportsground or Park. The cricket nets are a recreation area for cricket training and practice as well as for other games.</p>

Issue	Submission	Council response
		The cricket nets are not generally booked, and people can turn up and use them without booking. Cricket clubs may book the cricket nets for training.
Support for cricket facilities	As long as the cricket oval isn't affected as its such a beautiful and popular field for our cricketers to play. Also the fantastic nets that are there are such an asset to the park.	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019 and includes a grass cricket oval with synthetic pitch and new cricket nets.</p> <p>The proposed land recategorisations are consistent with the Masterplan design and future park use.</p> <p>The proposed land recategorisations ensures the cricket oval dimensions and new cricket nets can be effectively and safely accommodated onsite in the future with consideration for other park users.</p>
General Community Use category		
Support general community use	<p>The change will allow us to undertake more social and community activities.</p> <p>The park should remain 'General community use' and Natural areas'. What happened to the fitness equipment, cycle/scooter path, multi use proposal?</p>	<p>Gannan Park is currently categorised as Sportsground, Park and Natural Area-Bushland.</p> <p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019.</p> <p>The proposed land recategorisations are the same as the existing categorisations ie. "Sportsground", "Park" and "Natural Area-Bushland", are consistent with the Masterplan design and future park use.</p> <p>The proposed land recategorisations permit continued and effective use of the park for community and social activities currently and in the future.</p> <p>The Masterplan includes multi-use sports fields, fitness equipment, and a cycle/scooter path.</p>
The categorisation map does not show community usage areas beyond the sports ground	The map attached to indicate current usage is inaccurate. It does not show the community usage areas beyond the sports ground.	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019.</p> <p>The proposed land recategorisations are consistent with the Masterplan design and future park use.</p> <p>The Masterplan includes field upgrade and releveling of some sections for use by the community for sport, recreation and passive activities.</p>
Oppose reduction in community use space	We do NOT support this re-categorisation: we would see a significant DECREASE in community use space (not shown in the accompanying map) and it is NOT supported by local the community.	The proposed land recategorisation and the adopted Masterplan seeks to include a range of sporting, active, recreational, passive, structured, unstructured and social activities for the broad community.

Issue	Submission	Council response
		There will be an actual increase in community use space (Park category), with 15,625m ² (existing) and 17,636 m ² (proposed), which is an increase of 2,011m ²
Natural Area-Bushland category		
The map of existing bushland is not accurate	<p>What the council has decided to show as existing is not accurate. The natural area-bushland is replanting of trees as Gannan Park was originally a quarry.</p> <p>The map attached to indicate current usage is inaccurate. It shows the quarry levels/escarpment as 'bushland'.</p>	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019.</p> <p>The proposed land recategorisations are consistent with the Masterplan design and future park use.</p> <p>The proposed land categorisations enable to land categorised as "Sportsground", "Park" and "Natural Area - bushland" to be managed appropriately as per the applicable Plan of Management.</p>
Support Natural Area categorisation	<p>The park should remain 'General community use' and Natural areas'.</p> <p>The park should be retained as natural parkland. It is part of the Buffalo Creek area reserve where flora and fauna will be severely affected by the installation of lights and building up the area with scooter tracks etc. At present Owls are present at night in the park this will eliminate their presence with the introduction of lights and people. Frogs are present in the corner of the car park of Gannon Park by developing this you will eliminate their habitat.</p> <p>Many years ago Gannon Park contained creeks which ran into Buffalo Creek by changing the topography of the area you may be affecting the run off and flow of water into Buffalo Creek. A natural environment should be preserved for generations of people to come.</p>	<p>Noted</p> <p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019. The proposed land recategorisations are consistent with the Masterplan design and future park use.</p> <p>The current land categorisation are from the Generic Plan of Management (2001) and the proposed land recategorisation contains multiple categorisations as "Park", "Sportsground" and "Natural Area - Bushland".</p> <p>The western/north-western side of Gannan Park is currently categorised and proposed to be categorised as "Natural Area - Bushland" and contains a number of large, established and mature trees which provide important biodiversity outcomes.</p> <p>The proposed recategorisation retains the "Park" categorisation and further increases the area categorised as "Park".</p> <p>The Masterplan identifies that the existing garden beds will be retained and further enhanced.</p> <p>The proposed area for recategorisation as "Park" in conjunction with the "Natural Area - Bushland" will continue to provide habitat for wildlife.</p> <p>It is recognised in Council's Biodiversity Plan (2016) and forms a biodiversity/habitat corridor for wildlife provides connectivity with a number of local surround parklands</p>

Issue	Submission	Council response
		<p>including Minga Reserve, Barton Reserve, Pidding Park, Field of Mars Reserve, North Ryde Common and Wallumatta Reserve. The Masterplan identifies more native species plantings to encourage more local wildlife.</p> <p>A Statement of Environmental Effects, by independent subject matter specialists, will be obtained as a component of the Development Application (DA) for sports field lighting.</p> <p>Gannan Park contains some stormwater infrastructure and the Masterplan includes some storm water management strategies. Any future improvement of stormwater assets onsite is for future consideration by Council.</p>
Categorise borders of Gannan Park as Natural Area- Bushland	<p>The borders of whole park, and in particular the border along Minga Street and Berripa Close should all be categorised as Natural Areas - Bushland, as this better reflects the current land usage and the adopted Masterplan for Gannan Park.</p> <hr/> <p>The area that currently borders the back boundaries of all the residences of 2,4,6,8,10,12,14,16,18,20,22,24,26, 28,30 Minga Street is and will be categorised as parkland but must be recategorised as bushland or nature. The area is an area of bushland that is between the current Gannan Park carpark and the back boundaries of the Minga Street residences outlined above, and has been bush land for at least 30 years. This is because according to the council laws especially 36J Core objectives for management of community land categorised as bushland this area outlined above fits many of the objectives.</p> <p>36J Core objectives are;</p> <p>(a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and</p> <p>(b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and</p> <p>(c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and</p>	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019. The proposed land recategorisations are consistent with the Masterplan design and future park use.</p> <p>The area referred to is a narrow strip behind residential properties (eastern/ north-eastern side of the park) and is currently categorised as "Park". This area contains raised garden beds with trees and shrubs planted by Council which have been progressively growing.</p> <p>The proposed recategorisation retains the "Park" category and further increases the area categorised as "Park". The Masterplan identifies that the existing garden beds will be retained and further enhanced.</p> <p>The proposed land categorisations enables the land categorised as "Park" to continue to be managed and maintained appropriately to a similar standard as per the Generic Plan of Management - Parks and General Community Use (2020).</p> <p>The western/north-western side of Gannan Park is currently categorised and proposed to be categorised as "Natural Area - Bushland" and contains a number of large, established and mature trees which provide important biodiversity outcomes.</p> <p>The proposed area for recategorisation as "Park" in conjunction with the "Natural Area - Bushland" will continue to provide habitat for wildlife.</p>

Issue	Submission	Council response
	<p>(d) to restore degraded bushland, and</p> <p>(e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and</p> <p>(f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and</p> <p>(g) to protect bushland as a natural stabiliser of the soil surface.</p> <p>Of particular note the area outlined above;</p> <ul style="list-style-type: none"> - Has established bushland, with mature flora that is an extension of the Kitty Creek Bushland - Is a watercourse that is an extension of the Kitty Creek - Has populations of protected Waterdragons, turtles and brush turkeys to name a few. <p>The council must do a full environmental impact report on this area outlined above as no such assessment has been submitted with the rezoning plan</p> <p>Not rezoning this section of the masterplan as natural or bushland is now on the record.</p>	<p>A Statement of Environmental Effects, by independent subject matter specialists, will be obtained as a component of the Development Application (DA) for sports field lighting.</p> <p>The proposal is to recategorise some parts of community land within Gannan Park as per the <i>Local Government Act 1993</i>. It is not seeking to re-zone the land within the Local Environment Plan.</p>
Gannan Park more presently more closely resembles a bush and habitat for many different bird species including parrots, galahs, ibis, an owl family, corellas, cockatoos, plovers and herons (see attached example photo) due to the fact that it is not used intensively as it would if rezoned. Of course when people come near the back fences there are a number of dogs close to our property that begin barking and sometimes maintain it.		
Rezoning Gannan Park for other intentional use is not in the benefit of local residents or wild life that inhabits the area.		
Natural Area-Watercourse category		
Categorise watercourse as Natural Area-Watercourse	The area behind 12-18 Minga Street should be categorised as Natural Area-Watercourse because it includes a natural watercourse that connects with a tributary to the Lane Cove River, and which floods local houses.	<p>This area is proposed to be categorised as Park.</p> <p>There is no defined open watercourse in Gannan Park. The Buffalo Creek tributary officially forms external to Gannan Park in Minga Reserve.</p>
Park category		
Extent of Park categorisation	What is the dimensions of land that is being removed from parkland categorisation	<p>No park land is being removed from Gannan Park. Categorisation boundaries are proposed for adjustment as follows:</p> <ul style="list-style-type: none"> - Park categorisation: 15,625m² (existing) & 17,636 m² (proposed).

Issue	Submission	Council response
		<ul style="list-style-type: none"> - Sportsground categorisation: 19,872 m² (existing) & 19,926 m² (proposed). - Natural Area - bushland categorisation: 9,492 m² (existing) & 7,426 m² (proposed).
Categorisation of the walkways	<p>Will the reclassification result in the removal or relocation of any of the raised walkways?</p> <p>Are the tiers on the embankment on the western side staying with the proposed recategorisation?</p> <p>Does the walkway fit within the category of Park or Sportsground?</p>	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019.</p> <p>The adopted Masterplan includes walking paths (raised formal loop pathway around the playing fields, informal pathway/ tracks on the embankment and entry point/paths from Buna Street, Minga Street, Berripa Close, Numa Road and Boyce Street via McCauley Park.</p> <p>The tiers on the embankment on the western side will remain categorised as Natural Area-Bushland.</p> <p>The multi-purpose pathway is proposed to be categorised as Park.</p>
Oppose categorisation of the carpark as Park	<p>The map attached to indicate current usage is inaccurate. It represents the carpark as 'park'</p> <p>We do not agree with the categorisation that shows the car park located in Buna Street categorised as Parks. This should be categorised differently, as it does not meet the definition of Parks in the guidelines for categorising community land.</p> <p>People play tennis on the carpark.</p> <p>The carpark could be ripped up and made natural.</p>	<p>It is common practice for car parks within City of Ryde parks to be categorised as "Park".</p> <p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019. The Masterplan identifies that an onsite car park will be retained for the benefit of the park users.</p>
Play area and section near fencelines should not be categorised as Park	<p>You have also decided to classify the play area and section near residents fencelines as a park which is also not accurate.</p>	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019. The proposed land recategorisations are consistent with the Masterplan design and future park use.</p> <p>The park adjacent to Numa Rd, Minga St and Buna St (in part) contain current and future garden beds which is consistent with "Park" categorisation.</p> <p>The park immediately adjacent to Boyce St and 10-14 Boyce is consistent with "Natural Area-Bushland" categorisation.</p>

5.1.5 Comments outside the scope of the public hearing

Table 4 Comments outside the scope of the public hearing

Issue	Submission	Council response
Opposition to planting along back fences to the park	<p>Residents given the option if they want plants on their back fence which lookout directly onto the park. Eg Morrison Bay have soccer ovals but surrounding properties have not had it enforced where plants have obscured their views and hemmed them in affecting sunlight etc</p> <p>I realise the need for soccer ovals given population pressures however my house backs directly onto Gannon Park from Numa Rd and what I object to is plants being planted that obstruct my view and hem in the premises. I have discussed this previously with planning officials and have been informed this would not be the case.</p> <p>I do not entirely disagree with re-categorisation of Gannon Park. My property backs onto the park and I am requesting we have 2 gum trees at the back of our property and do not want any trees or plants to be planted on my back fence for the following reasons:</p> <p>I am a retired Police officer with over 20 years experience dealing with crime and anti social behaviour and I have made the following observations.</p> <p>By having a view of the park I actually provide security to the area. In the past fortnight I have had to contact Ryde Police on two occasions due to anti social behaviour on the oval late at night. By blocking the view of the houses with thick bush as there is on the eastern side, takes away this security. You are also compromising my security.</p> <p>Also I request that I am not hemmed in by trees or plants that obscure my natural light and out look. On the eastern side of the park the properties there wanted the plants. At the consultation meetings between the residents and council we emphasised that we did not want any vegetation at the back of our property.</p>	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019.</p> <p>The proposed land recategorisations are consistent with the Masterplan design and future park use.</p> <p>The categorisations of "Park" and "Natural Area - Bushland" permit a diversity of planting, including native trees, grasses and ground covers as identified in the adopted Masterplan.</p> <p>The council report for the Masterplan indicated that consultation with surrounding residents will be undertaken in relation to species types/ plantings behind their properties.</p> <p>The installation of specific elements within the Masterplan will be further explored during detailed design.</p> <p>Council officers will provide adjoining residents with project updates during the implementation of the Masterplan.</p> <p>Council officers will liaise with adjoining residents in relation to species/types of planting behind their properties.</p>
Opposition to fencing required to protect residences	<p>High impact ball sports such as football on 2 sporting fields will necessarily require high fences to prevent way balls from flying into local residents' property, disruption local residents' amenity and causing damage to property. Such high fences are aesthetically unappealing and detract from the peaceful ambience of Gannan Park. This is not acceptable.</p>	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019.</p> <p>The proposed land recategorisations are consistent with the Masterplan design and future park use.</p> <p>Any safety measures (if/as required) will be explored through detailed design during Masterplan implementation.</p>

Issue	Submission	Council response
Number and location of car parking spaces	<p>How many car parking spots will be provided.</p> <p>Where are the locations of the car parking spots.</p>	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019.</p> <p>The proposed land recategorisations are consistent with the masterplan design and future park use.</p> <p>The Masterplan identifies optimisation and expansion of the existing car parking as required.</p> <p>Relevant assessments (eg. traffic reports) will be obtained as a component of the Development Application (DA) for sports field lighting. Council will provide community notifications when the DA is on exhibition.</p>
Parking and noise	<p>I would like to know what Council is going to do to provide parking for all the incoming cars during the weekends and week evenings? or are you just expecting people to crawl up and down side streets and grabbing spaces wherever they choose? and how will you mitigate all the additional noise levels during the evenings?? or do you just expect those of us who live locally to put up and shut up... because that's not likely to happen?</p> <hr/> <p>The surrounding local suburb roads will be chocked with visitors seeking car parking at all times of the day and evening whilst team sports are playing. Also the noise to surrounding streets will be continual and loud. We already hear the cheering and screaming from our house when baseball and cricket is played. Our street provides access via a laneway so as soon as this is discovered by visitors the whole cul-de-sac will turn into a carpark with people not respecting clearances for our own driveways. We all know how selfish people are and making noises as they arrive and depart at night will be intolerable for the quiet street we moved in to! Council will need to advise how they will protect our local environment from noise levels and over parking in surrounding suburban streets. How can you introduce more team sports into the middle of a quiet suburb with no additional parking provided for the blow-ins ?? I can just imagine how your intentions will impact negatively surrounding house values and peaceful lives.... go find a park not surrounded by houses, its ridiculous.</p>	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019.</p> <p>The proposed land recategorisations are consistent with the Masterplan design and future park use.</p> <p>A Statement of Environmental Effects, including traffic and acoustic reports by independent subject matter specialists, will be obtained as a component of the Development Application (DA) for sports field lighting.</p>
Noise in a natural amphitheatre	<p>The field is like an amphitheatre and noise travels. A noise assessment should be carried out by an independent specialist from the residences to fairly and accurately ascertain noise impact</p>	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019.</p>

Issue	Submission	Council response
	<p>We as residents living on the northern boundary of Gannan Park know full well that Gannan Park area forms an amphitheatre due to the steep cutting slopes on the western and southern slopes. Due to this geographical feature noise travels clearly and distinctly to residents surrounding the park. We have already experience this with early evening soccer training recently and it has seriously impacted the peace and tranquillity here. Sports such as football, which involves adults, who would be training under the lights and playing on weekends, typically involves loud shouting and often unacceptable language. As residents we have experienced this first hand and it is very disturbing. This noise pollution will adversely impact the peace and amenity of many local residents. This is not acceptable.</p> <hr/> <p>The noise factor in a natural amphitheatre is also of concern as expressed by neighbours at council meeting.</p>	<p>The proposed land recategorisations are consistent with the Masterplan design and future park use.</p> <p>A Statement of Environmental Effects, including traffic and acoustic reports by independent subject matter specialists, will be obtained as a component of the Development Application (DA) for sports field lighting.</p>
Privacy and noise	<p>We live next to the park, we will be the most effective by this plan. This will effect out privacy and the quality of the family dinner time. The noise and the light at the park will be the most stressful time for our family. Also the price of our house will drop. That is no far for us.</p>	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019.</p> <p>The proposed land recategorisations are consistent with the Masterplan design and future park use.</p> <p>A Statement of Environmental Effects, including acoustic and lighting reports by independent subject matter specialists, will be obtained as a component of the Development Application (DA) for sports field lighting.</p>
Noise and traffic	<p>The parks are surrounded on four sides by residential houses. Having games played at night with floodlights and the accompanying noise/ shouting from the players and their supporters will disrupt the serenity of people who had just come home from a day's work & trying to have a quiet time. In addition, on street parking will be another issue the residence will have to tackle. People traffic as well. Even if the lights are turned on at 4:30 pm and turned off at 9:30 pm, people will start streaming into the surrounding areas way beyond these times - arriving early to secure parking spots, prepare their gears, do warm-ups etc. Imagine these human and vehicle activities happening every day of the week. People come home after a day's work to have a quiet and relaxing evening. But if you hear noises/ activities outside, people talking within your house windows, cars coming and going – each day of the week at night time, will be hard</p>	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019.</p> <p>The proposed land recategorisations are consistent with the Masterplan design and future park use. It includes a sportsground which can be used by a variety of different sports and recreational usages.</p> <p>A Statement of Environmental Effects, including traffic, acoustic and lighting reports by independent subject matter specialists, will be obtained as a component of the Development Application (DA) for sports field lighting.</p> <p>The Development Application and associated conditions of consent (if approved) will specify the permissible hours/days of operation for the sports field lighting.</p> <p>Council has adopted and is preparing a number of different Masterplans (including Gannan Park and Magdala Park) in conjunction with land re-categorisations for</p>

Issue	Submission	Council response
	<p>for the local residents. It will create and heighten the stress level of the residents of the surrounding streets. Can't the local residents just have a peaceful and quiet end of the day - please. These proposed changes to Gannan Park and McCauley Park are NOT acceptable. There are other locations, such as Magdala Park, that can be further developed and used for this purpose without affecting the local residents in the area.</p>	<p>different parks in order to better meet the current and future needs of the community and our environment.</p>
Traffic and parking	<p>Traffic flow is also a major concern, particularly for the Buna street entrance.</p> <p>It's also incredibly clear that the rezoning is going to cause traffic congestion in every street surrounding the park. Currently, Minga and Buna streets already take additional cars from residents who live on Quarry Road (where there is no street parking and the council decided to allow multiple duplex's). Changing the zoning of the park is going to further exacerbate this problem, leading to quiet streets becoming dangerous carparks on weeknights and weekends. We already experienced this when the council decided without consultation to hold a movie night at Gannan Park. Our streets were so busy we were unable to leave our property - god forbid there was an emergency. Residents should not be punished for a council who has a long history of rezoning sections of Ryde, and is now having to play catch-up for their bad decisions by providing Ryde residents amenities in frankly inappropriate locations - and at the expense of other residents.</p> <p>The number of vehicles at game time, training or change over is likely to be very high and will impact on traffic flow and parking in the narrow streets around Gannan Park. Proposed hours of operation of lighting to the sports fields at Gannan Park as well as fields on weekends will have a severe, adverse impact on traffic congestion in local streets. For example, on weekends there are 2 fields with 2 teams per field with say 11 players, 3 substitutes and a coach. That is 60 individuals and 60 vehicles. This number can be doubled at game change over time = 120 vehicles plus spectators and their vehicles. . It is totally unacceptable that councils proposal will result in unnecessary traffic congestion, safety concerns for families with young children or elderly members and loss of amenity.</p>	<p>The proposal is to recategorise some parts of community land within Gannan Park as per the <i>Local Government Act 1993</i>. It is not seeking to re-zone the land within the Local Environment Plan.</p> <p>The current land categorisation was adopted by Council in the Generic Plan of Management (2001).</p> <p>The proposed land recategorisation is consistent with the purpose and core objectives of the community land categorisations as defined by the <i>Local Government Act 1993</i>.</p> <p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019.</p> <p>A Statement of Environmental Effects, including traffic report by independent subject matter specialists, will be obtained as a component of the Development Application (DA) for sports field lighting.</p>

Issue	Submission	Council response
	<p>The increased number of vehicles in local streets will adversely impact local residents entertaining friends and family. Not only will those friends and family members find parking difficult but the noise pollution and loss of peaceful amenity will make environment for entertaining much less amenable and enjoyable. This is not acceptable.</p>	
Lighting	<p>What happened with the lighting?</p> <p>The proposed lighting (which strangely seems to have been omitted from early proposals?) will flood light into residents bordering the park due to the luminous intensity(cd) and luminous flux (lumens) required under Australian Standards for such sporting fields. The laws of light cannot be changed so the suggestion that 'modern' LED technology will reduce glare is disingenuous as the lighting properties must comply for sporting fields. This pole lighting will illuminate the rear of out house where we relax and sleep and will disturb our peace and amenity.</p> <p>Lights are proposed to be turned off at 21:30 hours Monday to Friday. It is residents understanding that if they are not turned off by clubs using the fields earlier, the lights will automatically turn off at 21:30 hours. I kindly request Council confirm this. On the assumption that lights will automatically turn off no later than 21:30 hours, this will mean that car lights and associated noise will still be impacting local residents' amenity until about 22:00 hours. This is well after many residents' have gone to sleep. This is not acceptable.</p>	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019.</p> <p>The proposed land recategorisations are consistent with the Masterplan design and future park use.</p> <p>Any safety measures (if/as required) will be explored through detailed design during Masterplan implementation.</p> <p>A Statement of Environmental Effects, including traffic and acoustic reports by independent subject matter specialists, will be obtained as a component of the Development Application (DA) for sports field lighting.</p>
Storm-water and flooding	<p>Gannan Park is in a 100 year flood zone. Where in this proposal is the planning for this?</p> <p>Sections of the park are prone to holding water due to the underlying clay formation (Gannan Park area was a clay quarry). Football/soccer will undoubtedly cause or exacerbate damage to the turf and other areas to the detriment of other park users including the young school groups which frequent the park during school hours.</p>	<p>Gannan Park contains some stormwater infrastructure and the Masterplan includes some storm water management strategies. Any future improvement of stormwater assets onsite is for future consideration by Council.</p> <p>The maintenance of the grass playing surface and closure of the sportsfield will continue to be in accordance with the Generic Plan of Management - Sportsgrounds (2020) and Council's Wet Weather procedure for sportsgrounds.</p>
Seating and tables encourage anti-social behaviour	<p>The proposal to install a seat at the entrance from Berripa Close is flawed due to the history of anti social behaviour on similar seats over many years, particularly at Minga Street entrance. Once seating was removed the anti social behaviour ceased.</p>	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019.</p> <p>The proposed land recategorisations are consistent with the Masterplan design and future park use.</p>

Issue	Submission	Council response
	<p>You have proposed additional seating and a picnic shelter be placed on the northern end of the oval. Again this is inviting gathering of people late at night involved in antisocial behaviour. This is currently occurring on the southern end of the oval. I am a retired Police Officer and have an extensive back ground in dealing and preventing criminal behaviour.</p> <p>Whilst stationed at Balmain Police Station a seat located near residences was a meeting place for youths late at night results in numerous complaints of anti social behaviour. Noise along with drinking alcohol caused a myriad of problems and was not resolved until the seating was removed and the youths moved on.</p> <p>Numerous picnic shelters and seating sounds lovely in theory unfortunately the reality is you are attracting other elements into the park late at night which is surrounded by residents.</p>	<p>The installation of specific elements and within the Masterplan and safety measures will be further explored during detailed design.</p>
<p>Bicycle track will result in conflicts between park users</p>	<p>The bicycle track is an over kill. People trying to watch soccer people trying to exercise people walking their dogs now have to contend with scooters and bicycles.</p> <p>There are so many more parks in the area which are larger in size that would benefit from scooter paths and picnic shelters eg North Ryde Common, the Oval opposite field of Mars Cemetery which would not impact the use of the park or affect local residents.</p> <p>Yes develop the park in a sensible and considered approach. Over use of the oval will result in accidents eg a bicycle track running from McCauley Park around Gannon Park. There will be a large increase in people in the park children etc playing soccer contending with bicycles and scooters be used at speed as stated other parks better suited to such an amenity.</p> <p>I have no problem with soccer ovals being put in place or the lighting, but it appears there is a problem with the amount of amenities the council is trying to install.</p> <p>The park is used by dog owners, people exercising and Sport.</p> <p>It is now proposed a bike/scooter track will be installed from Mcauley park running into Gannan Park and around the oval. People are going to be hurt and injured by this activity. The park needs to maintain a village feel especially when you have areas like North Ryde Common and Field of Mars Oval which would be large enough to accommodate such activities as scooter tracks</p>	<p>The Gannan Park and McCauley Park Masterplan was adopted by Council in July 2019.</p> <p>The proposed land recategorisations are consistent with the Masterplan design and future park use.</p> <p>The installation of specific elements and within the Masterplan and safety measures will be further explored during detailed design.</p> <p>Council officers will provide adjoining residents with project updates during the implementation of the Masterplan.</p>

Issue	Submission	Council response
	<p>Soccer ovals are going to attract a lot more people around the outside of the field both spectating and playing and now have to contend with scooters and bikes, it is an over use of the area.</p> <p>I understand the need for playing field but please have a considered approach to all concern.</p>	
Locate additional sporting fields elsewhere	<p>Why not look at the Macquarie hospital grounds for sporting fields?</p> <p>Has Ryde Council allocated (or properly) allocated Section 94 contributions regarding purchasing/ acquiring more land/green space to provide for such sporting areas and facilities instead of imposing a very negative impact on the Gannan Park and surrounding residents and passive users in the community who utilise Gannan Park at present? Why is Council approving massive residential developments in the area such as Lachlan's Line without planning new/additional sporting fields as part of those developments? As Ryde Council is approving developments with the commensurate substantial population increase in the municipality without planning the appropriate sporting facilities to cater for the substantial increase in resident numbers they need to examine this apparent short sightedness and seriously consider lighting and high impact sports elsewhere. This lack of foresight is not acceptable and raises questions on the ability of the planning department to function in the best interests of the local community.</p>	<p>Macquarie Hospital is not Council land.</p> <p>Council has a range of strategies seeking to improving and increasing the availability of open space/green space to better meet the needs of a growing population.</p> <p>Council has adopted and is preparing a number of different Masterplans (including Gannan Park and Magdala Park) in conjunction with land re-categorisations for different parks in order to better meet the current and future needs of the community and our environment.</p> <p>Council uses a range of funding sources for masterplans and park improvement projects.</p>

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6 RECOMMENDATIONS

6.1 Consideration of submissions

The written and verbal submissions regarding the proposed recategorisation of parts of Gannan Park are carefully considered and assessed below.

In general, the proposed recategorisation of Gannan Park in Figure 7 is consistent with the Masterplan in Figure 5 adopted by Council. Council intends to manage the community land in the Sportsground, Park and Natural Area-Bushland categories according to the core objectives for each category in the *Local Government Act 1993*.

The specific submissions about the proposed recategorisation are addressed below.

Table 5 Assessment of submissions

Submission	Assessment	Recommendation
Disagree with increase in area of the Sportsground category	The Sportsground category is defined according to the extent of the sporting fields on the adopted Masterplan. The area of Sportsground is proposed to increase by only 54m ² .	Retain the proposed Sportsground categorisation
The cricket nets should be categorised as Sportsground, not Park	The cricket nets ideally should be categorised as Sportsground because their primary use is for cricket and sport training and practice. The cricket nets could also be categorised as Park if they are used for informal cricket practice and informal games. It is understood that the cricket nets at Gannan Park are primarily available to the general public for general recreational purposes, and that City of Ryde has categorised cricket nets elsewhere in the City as Park.	Retain proposed categorisation as Park on the south-western side of the park
Disagree with the decrease in community use space	The land area within the Park category is proposed to increase by 2,011m ² from 15,625m ² (existing) to 17,636 m ² (proposed).	No change
Disagree with planted trees in a former quarry categorised as Natural Area-Bushland	Council intends to manage the area on the edge of the former quarry with large, established and mature trees as Natural Area-Bushland. This area is an important biodiversity and habitat corridor in City of Ryde.	Retain proposed categorisation as Natural Area-Bushland on the north-western side of the park
Support the Natural Area-Bushland category	Noted	Retain proposed categorisation as Natural Area-Bushland on the north-western side of the park
Categorise the area behind 2-30 Minga Street/Berripa Close as Natural Area-Bushland	This narrow strip behind properties on the east/north-eastern side of the park comprises raised garden beds with trees and shrubs planted by Council. It is more appropriate to categorise this area as Park because it is not natural bushland as defined in the guidelines for categorisation as Natural Area-	Retain proposed categorisation as Park on the east/north-east boundary

Submission	Assessment	Recommendation
	<p>Bushland (refer to Table 1) ie: if the land contains primarily native vegetation and that vegetation:</p> <ul style="list-style-type: none"> - is the natural vegetation or a remainder of the natural vegetation of the land, or - although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegetation in the locality. 	
The area behind 12-18 Minga Street should be categorised as Natural Area-Watercourse	The watercourse referred to is not in Gannan Park. The tributary to Buffalo Creek officially forms in Minga Reserve, not in Gannan Park.	Retain proposed categorisation as Park on the east/north-east boundary
Disagree with the decrease in land in the Park category	There will be an increase of 2,011m ² in the Park category	Retain the proposed Park category
The tiers on the western embankment should remain as Natural Area-Bushland	The tiers on the western embankment are proposed to remain categorised as Natural Area-Bushland.	Retain Natural Area-Bushland categorisation of the tiers on the western embankment
Disagree with categorisation of the carpark as Park	<p>Carparks within sportsgrounds and parks are commonly categorised by Councils as either General Community Use, Sportsground, or Park. It is understood that it is common practice for carparks within City of Ryde parks/sportsgrounds to be categorised as Park. Gannan Park is used for sport as well as informal park activities. A reasonable proportion of Gannan Park is categorised as Park.</p>	Retain current and proposed Park categorisation for the car park
Disagree with the play area and the section near fencelines categorised as Park	<p>Park is the most appropriate category for a play area, informal recreation and garden beds. Park is an appropriate category for the area near residential fencelines as a buffer between the fences and the sportsground, and for the proposed multi-use pathway.</p>	Retain the proposed Park category for the play space and the section near fencelines

6.2 Recommendations

Based on the representations and written submissions to the public hearing on 26 November 2020 and written submissions made to Council by 29 November 2020, my recommendations to City of Ryde are that Council:

1. Note the verbal and written submissions made in Section 5.
2. Recategorise parts of Gannan Park according to the proposed categorisation map which was publicly exhibited, as shown in Figure 9 below.

PUBLIC HEARING AND SUBMISSIONS REPORT FOR PROPOSED RECATEGORISATION OF PARTS OF GANNAN PARK
PARKLAND PLANNERS



6.3 Adoption of proposed recategorisation

The public hearing report will be presented to Council for its information as part of approval of the proposed recategorisation and implementing the adopted Masterplan for Gannan and McCauley Parks.

Council must consider the proposed recategorisation of parts of community land in Gannan Park to reflect the Masterplan in the *Gannan and McCauley Parks Masterplan Report (City of Ryde, July 2019)* before resolving to adopt the proposed amendments to the categorisation.

Section 114 of the *Local Government (General) Regulation 2005* states that if Council receives any submission objecting to the proposed categorisation of land, and the Council adopts the categorisation without amending the categorisation that gave rise to the objection, the resolution by which Council adopts the categorisation must state the Council's reasons for categorising the relevant land in the manner that gave rise to the objection.

If Council intends to adopt the proposed recategorisation, it must state the reasons why it did not make changes to categorisation in response to the objections received in its resolution to adopt the categorisation.

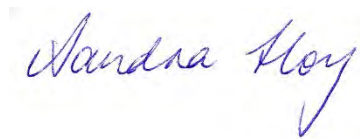
If Council adopts the proposed recategorisation of Gannan Park, Council will update its Open Space Land Index and Maps to reflect the changes in categorisation.

If Council decides to alter the proposed recategorisation of community land from that considered at the public hearing, Council must hold a further public hearing (Section 40A(3) of the *Local Government Act 1993*).

6.4 Reporting

Within four days of receiving this final report, Council is required under Section 47G(3) of the *Local Government Act 1993* to make a copy of this report available for inspection by the public at a location within the area of the Council. It is recommended that Council:

- ☐ send a copy of the public hearing report to the people who attended the public hearing and/or made a written submission.
- ☐ keep a copy of the public hearing report for inspection at Council's Customer Service Centre and Gladesville Library.
- ☐ post an electronic copy of the public hearing report on Council's website.



Sandy Hoy
Director
Parkland Planners

18 January 2021