

2 GENERIC PLAN OF MANAGEMENT - PUBLIC EXHIBITION OF ON AMENDMENT TO THE LAND CATEGORISATION OF CHRISTIE PARK

Report prepared by: Open Space Program Coordinator
File No.: GRP/09/6/9 - BP16/367

REPORT SUMMARY

During 2015, Council staff in consultation with relevant sporting groups prepared a masterplan for Christie Park. This process was undertaken to develop Christie Park as a home of football within the City in a financially sustainable way over the next 15-20 years. The masterplan sets out a clear framework for the future use and development of Christie Park in four stages. Details of the masterplan are outlined within this report.

To realise this masterplan, a portion of the land within Christie Park needs to be recategorised under the *Local Government Act 1993*. This is because the proposed land use is not aligned with the core objectives of the current land categorisation. Two options are presented in the report as below;

- Option 1 proposes to recategorise a portion of land within Christie Park to allow for the development to stage 3 of the 4 stage masterplan.
- Option 2 proposes to recategorise a larger portion of land within Christie Park to allow for the full masterplan to be realised.

The purpose of this report is to gain Council's approval to proceed to public exhibition for an amendment to the *Generic Plan of Management (PoM)*, specifically the land categorisation of Christie Park.

Council is to note that this report relates to the land categorisation not land classification (i.e operational/ community).

The report recommends Option 1 and the amendments to the PoM will allow Council to proceed with the implementation of two synthetic playing fields.

RECOMMENDATION:

That Council endorse OPTION 1 of the proposed amendment to the *Generic Plan of Management* land categorisation at Christie Park for public exhibition as set out in this report.

ATTACHMENTS

Works and Community Committee, dated 14 July 2016, submitted on 17 May 2016.

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There are no attachments for this report.

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Background

Council is required under the *Local Government Act 1993* to classify Council owned land either as 'Operation Land' or 'Community Land'. For land that is classified as 'Community Land', Council must write a Plan of Management (PoM) and categorise the land according to Council's core objective for that land. Christie Park is 'Community Land' and is currently managed according to the Generic Plan of Management 2001. The current land categorisation for the park is shown below.

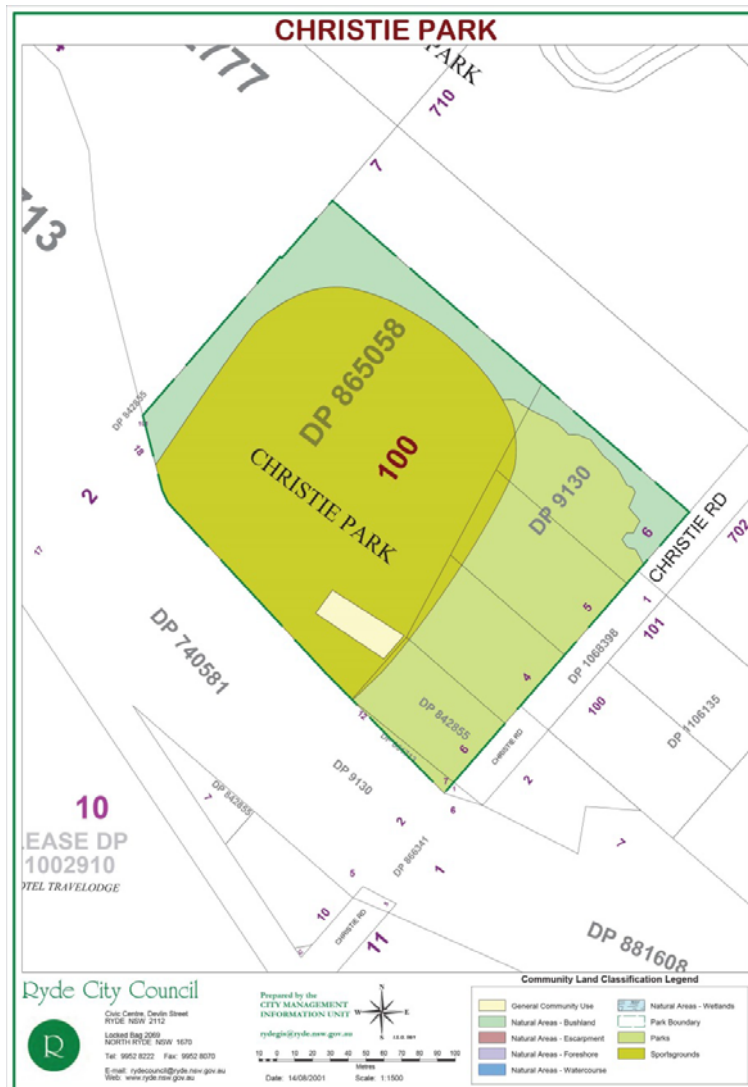


Image 1: Current land categorisation of Christie Park

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Core Objectives of Land Categorisation

The core objectives of land categorisation are identified in the *Local Government Act 1993* as follows;

Park

The core objectives for management of community land categorised as a park are:

- (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and*
- (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and*
- (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.*

Sportsground

The core objectives for management of community land categorised as a sportsground are:

- (a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and*
- (b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.*

General Community Use

The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and*
- (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).*

Natural Area

The core objectives for management of community land categorised as a natural area are:

- (a) to 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, and*
- (b) to maintain the land, or that feature or habitat, in its natural state and setting, and*
- (c) to provide for the restoration and regeneration of the land, and*
- (d) to 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, and*

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(e) to 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 Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994.

Sport and Recreation Study

In 2015, Council engaged a consultant to develop the *Sport and Recreation Strategy 2025*. An Annexure of that report was the Synthetic Sports Surfaces Action Plan. That Plan identified that Council's fields were currently overused and proposed the construction of 3 synthetic surfaces to address the short fall in demand. Council resolved to proceed to tender for ELS Hall Park #1 and Christie Park #1 and #2.

Memorandum of Understanding for Christie Park

Simultaneously, Council was a signatory to a Memorandum of Understanding (MOU) with Gladesville Hornsby Football Association, North West Sydney Women's Football Association, Gladesville Ryde Magic Football Club and Gladesville Ravens Women's Football Club. These are the four major footballing bodies within the City and the MOU was executed on 17 December 2014. This MOU was established to develop a masterplan for Christie Park to become a home of football within the City in a financially sustainable way over the next 15-20 years. Council resolved on 10 February 2015 for officers to commence the preparation of a masterplan for Christie Park. The masterplan sets out a clear framework for the future use and development of Christie Park. On Wednesday 2 March 2016, Council officers and present members of the MOU agreed to the masterplan and the proposed staging. The masterplan is shown below and is a long term vision for Christie Park.

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Image 2: Christie Park Masterplan

Site Context and Ownership

The current zoning and adjacent land ownership for Christie Park is shown below.



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Image 3: Christie Park zoning (Ryde LEP 2014)

Christie Park adjoins the sporting fields owned by and used by the university for soccer, rugby, AFL and tennis. From initial investigations there may be opportunities to create a combined sporting/recreational facility in this part of the City. To progress this concept, Council is currently in discussions with Macquarie University to explore these opportunities to integrate Christie Park with their sporting fields (located to the north west).



Photo 1: Christie Park, existing conditions, looking north to National Park

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Photo 2: Christie Park, existing conditions, looking north to National Park

Masterplan Staging

To deliver the project effectively, the masterplan has been split into four stages. The first stage includes the delivery of two synthetic fields, realignment of floodlighting, storm water management works, realignment of the existing grandstand and associated infrastructure, as shown below.

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Image 4: Christie Park Masterplan – Stage 1

Stage two includes the delivery of a centralised grandstand with amenities for both synthetic fields, canteen, club room, offices and toilets.



Image 5: Christie Park Masterplan – Stage 1 and 2

Stage three is the development of 6 futsal courts. The development of this facility would occur following the establishment of a futsal competition located on the western synthetic field. A business case has been prepared for this stage. Pending a traffic study for stage three and four, an extension to the existing car parking may be

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required during this stage. The car park would be designed to allow for stage four development.



Image 6: Christie Park Masterplan – Stage 1, 2 and 3

Stage four of the masterplan involves the construction of an elevated synthetic surface above the proposed car park enlargement in stage three. This stage should only be undertaken following a cost/benefit analysis and follow the recommendations outlined in the Synthetic Sports Surfaces Action Plan and associated Council resolution.



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Image 7: Christie Park Masterplan – Stage 1, 2, 3 and 4

Funding Allocation for Embellishment

The Synthetic Sports Surfaces Action Plan implementation is funded to the value of \$10,380,000 under the 2017 – 2021 delivery plan. In 2016/2017 \$3,320,000 is proposed to fund ELS Hall Park #1 and in 2017/2018 \$3,500,000 is allocated to fund stage 1 of the Christie Park Masterplan.

Tender for Embellishment Works

On 22 March 2016 Council released a tender for the design and construction of ELS Hall Park #1 and two synthetic surfaces at Christie Park. The tender is scheduled to close on 28 April 2016 with a report to be prepared for endorsement at the June Council meeting.

Land Categorisation Amendment

To ensure that Council complies with the requirements of the *Local Government Act 1993*, the land categorisation for Christie Park must be amended to allow for the range of development proposed by the masterplan. This change does not alter the location of the natural area delineation line. The suggested approach for the recategorisation are outlined in the following two options.

Option 1

This option proposes to recategorise the land categorised as;

- "Park" to "Sportsground", and
- "Sportsground" to "General Community Use".

This recategorisation will allow for the following elements of the masterplan to be completed.

- 2 synthetic playing fields – Stage 1
- Central grandstand – Stage 2
- 6 futsal courts and potential extension to the carpark – Stage 3

Stage one, two and three are shown in image 6.

The proposed land categorisation map for this option is shown in image 8.

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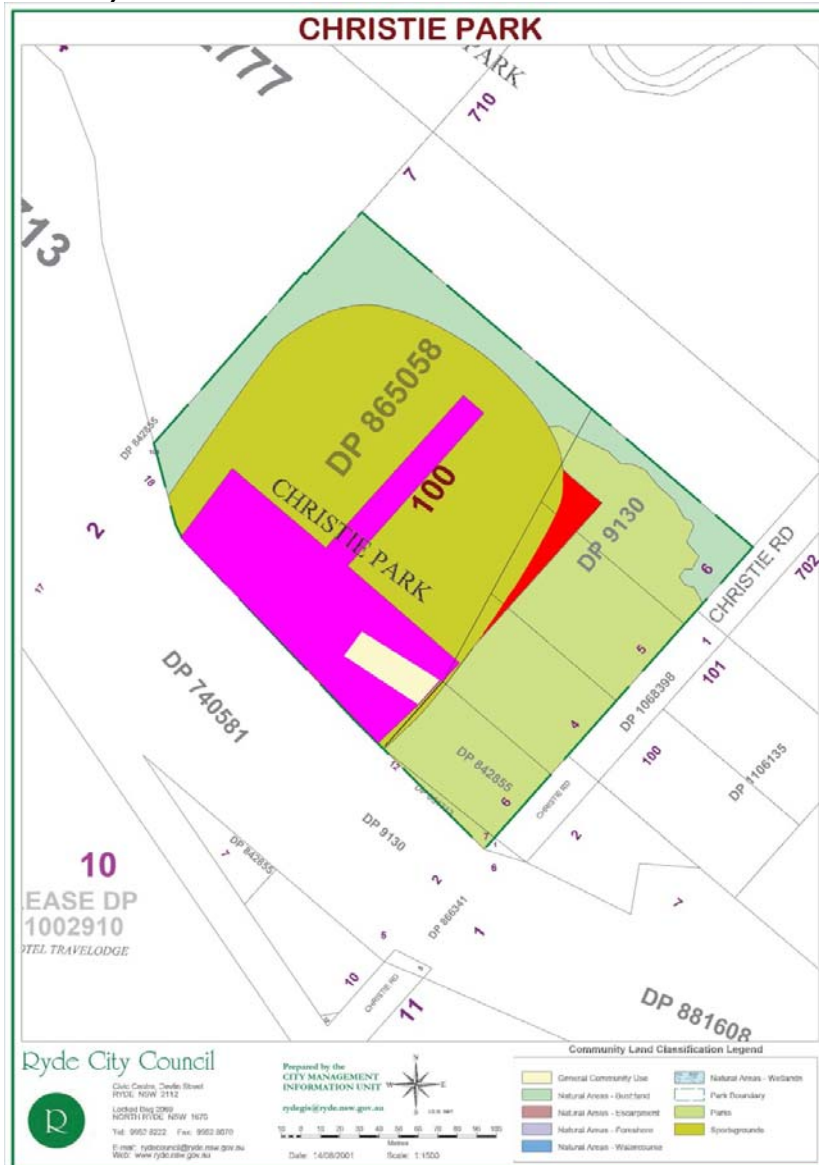


Image 9: Option 1 - Land subject to recategorisation.

RED = 'Park' to 'Sportsground'.

MAGENTA = 'Sportsground' to 'General Community Use'

Option 2

This option proposes to more extensively recategorise Christie Park as outlined in the images 10 and 11.

This recategorisation will allow for the full masterplan to be realised including;

- 2 synthetic playing fields – Stage 1
- Centralised grandstand – Stage 2
- 6 futsal fields and potential extension to carpark – Stage 3

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- Elevated field (field 3) – Stage 4

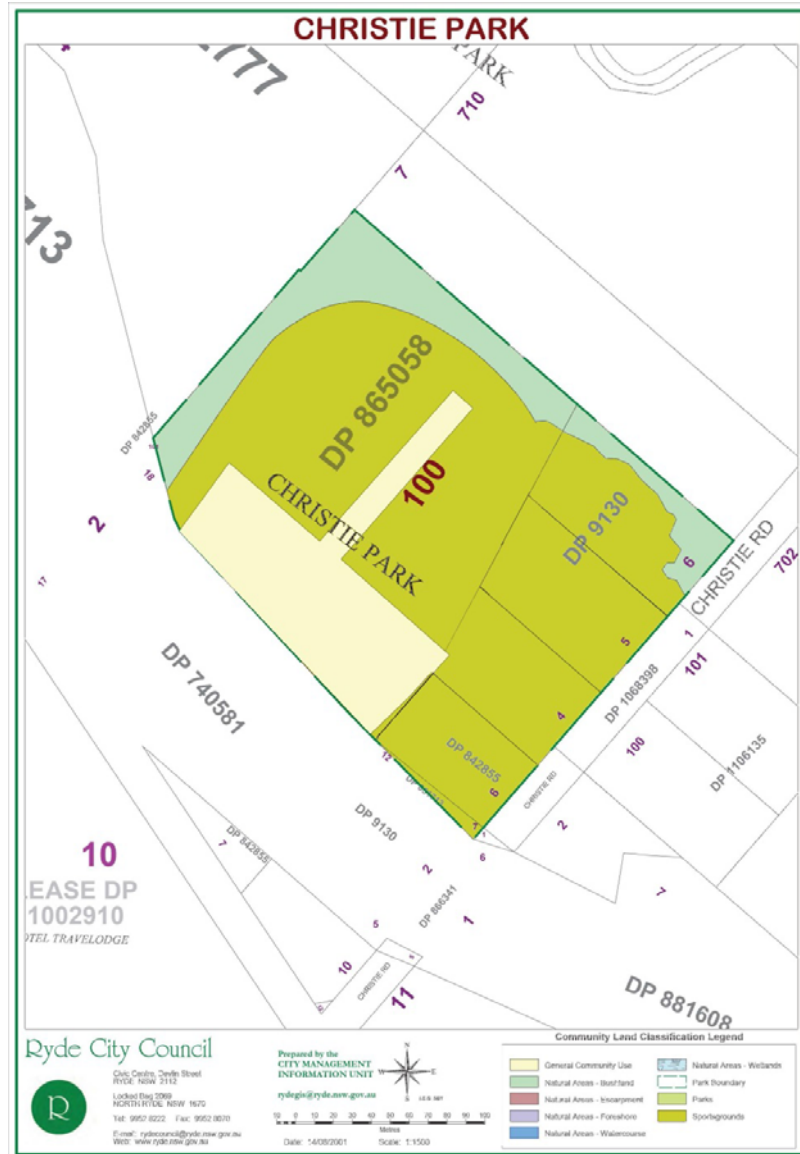


Image 10: Option 2 - Proposed land categorisation for Christie Park

Image 10 identifies the land subject to recategorisation in OPTION 2. The area in **RED** identifies land subject to recategorisation from ‘Park’ to ‘Sportsground’. The area in **MAGENTA** identifies land subject to recategorisation from ‘Sportsground’ to ‘General Community Use’.

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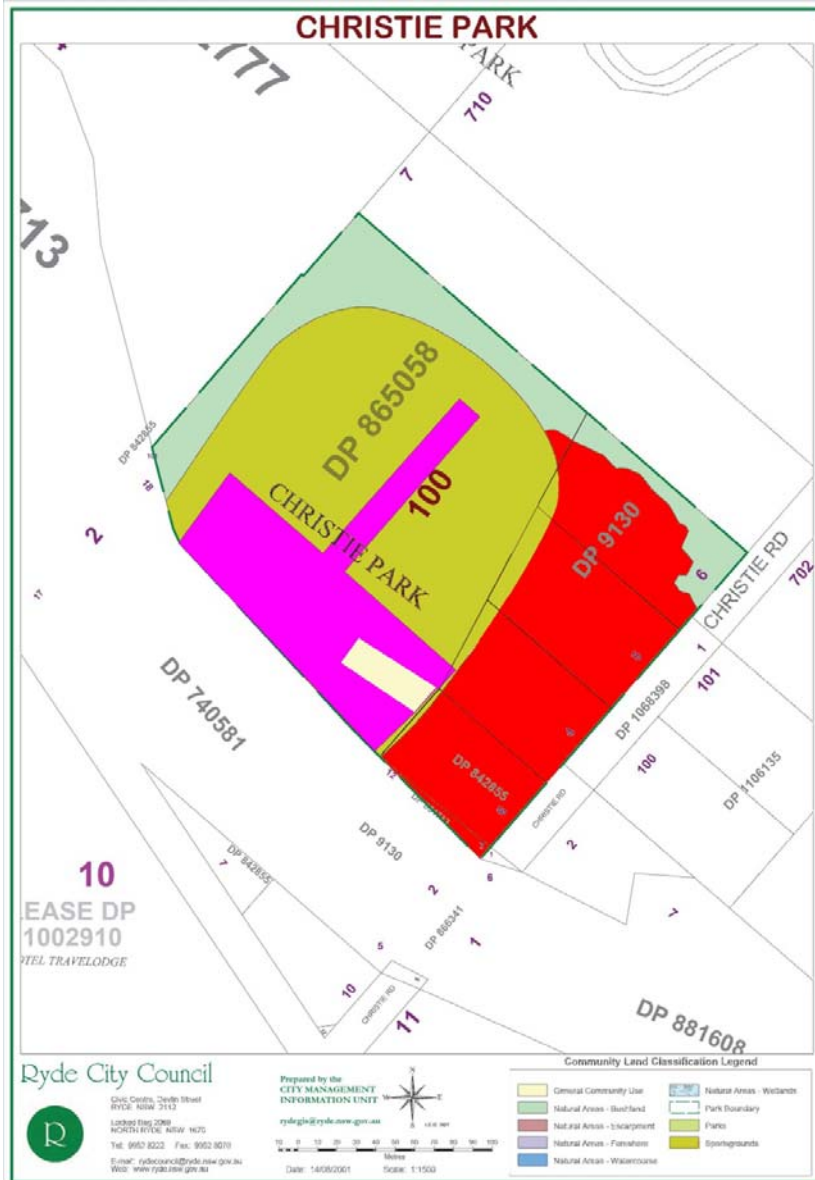


Image 11: Option 2 - Land subject to recategorisation.
RED = 'Park' to 'Sportsground'.
MAGENTA = 'Sportsground' to 'General Community Use'

Preferred Option

Option 1 is the preferred option as it allows for the implementation of the key elements of the masterplan including development of 2 synthetic surfaces. The full implementation of the masterplan, the recategorisation of land as per Option 2 would be required. It is anticipated that this would occur when funding is allocated for Stage Four.

ITEM 2 (continued)**Timing of Amendments to Land Recategorisation**

Prior to the delivery of stage two of the masterplan (centralised grandstand), Council will need to prepare a specific plan of management for Christie Park. This will allow Council to manage the sporting assets more effectively. At that time, Council will replace the Generic Plan of Management with the site specific plan of management. The process for adoption of the new site specific plan of management is outlined below.

The Local Government Act 1993 has specific requirements for a change to a Plan of Management. These requirements are outlined below.

1. Council must give public notice of the draft PoM (s.38(1)).
2. Public exhibition of not less than 28 days (s.38(2)). In conjunction with the public exhibition, Council should present the masterplan to enable the draft categorisation plan and its implementation to be better understood (s.38(4)).
3. Concurrent to the public exhibition, Council must specify a period of 42 days for submissions to be made (s.38(3)).
4. During the public exhibition stage, Council must hold a public hearing (s.40A(1)).
5. Report on the public hearing to be made publically available within 2 days (s.47G(3)).
6. Report to Council on any submissions received during the public exhibition period (s.40(1)).
7. Council to resolve to adopt the new PoM acknowledging any submissions (s.40(1)).

To facilitate these requirements Council officers will;

- Set up a webpage on the proposed amendment that will allow submissions to be made, and
- Notify adjoining land owners and local residents within 200m of Christie Park regarding the proposed amendment, and
- Publish a notice in the Northern District Times giving notice of the proposed amendment, and
- Conduct a public hearing presided over by a consultant and publish a report within two days of the hearing on the webpage, and
- Place a poster at the entrance to Christie Park regarding the proposed amendment and provide methods to make submissions, and
- Submit a report to Council including recommendations on any submissions received and provide a recommendation on the proposed recategorisation.

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The timing to prepare a site specific PoM for Christie Park and to implement Stage Two of the masterplan is dependent on funding allocation and the willingness to develop the facility.

Recategorisation for Future Stages

When funding is identified for the delivery of final stage of this masterplan, Council officers will undertake the same process to recategorise the land.

Financial Implications

Should Council resolve to undertake this work it will result in a financial impact of up to \$3,500. This expenditure will be charged against the implementation of the synthetic surfaces action plan budget.