

Draft Masterplan – Reserve 614, May Cowpe Reserve, Rooty Hill

Item: **DD1065** Report: **DD350025** File: **48-614-1/2**

Committee Meeting on 10 June 2015

Division is not required

Topic	A draft masterplan for Reserve 614, May Cowpe Reserve, Rooty Hill has been prepared and is proposed for public exhibition.
Analysis	<p>YMCA and Hockey NSW have prepared a draft masterplan in consultation with Council. It provides a vision for the development of May Cowpe Reserve.</p> <p>ATTACHMENTS: Attachment 1 - Location plan Attachment 2 - Aerial photo Attachment 3 - Stage 1 Council-endorsed works Attachment 4 - Draft masterplan</p>
Report Recommendation	1. Endorse the May Cowpe Reserve draft masterplan for public exhibition.

Key reasons

- a. The YMCA and Hockey NSW are working together at May Cowpe Reserve, Rooty Hill to refurbish the existing Rooty Hill Leisure Centre and construct a first synthetic field. These are known as Stage 1 works.
- b. In order to determine if future stages of development could be accommodated, YMCA and Hockey NSW, in consultation with Council, have prepared a draft masterplan for the site.
- c. This draft masterplan reflects the ultimate vision for the reserve and allows all parties to ensure that any works completed in Stage 1 do not eliminate any potential future expansion stages.
- d. YMCA, Hockey NSW and Council officers estimate the cost of the vision (excluding Stage 1) to be about \$21m plus consultant fees, preliminaries and contingencies. The parties understand that Council is not responsible to fund this ultimate vision.
- e. It is possible however that \$3,238,000 could be re-allocated to May Cowpe Reserve from Contributions Plan No.1, which is currently allocated to Reserve 618, Gardner Street, Rooty Hill (privately owned land subject to a Council-endorsed Planning Proposal (or rezoning) that is currently progressing).

Supporting analysis

1. Council has endorsed Stage 1 works

- a. In April 2014 Council accepted the tender proposals of YMCA and Hockey NSW at May Cowpe Reserve, Rooty Hill. The works endorsed by Council under these proposals is known as Stage 1 and is shown in **Attachment 3**.
- b. YMCA and Hockey NSW have allocated funding as part of their Council-endorsed lease agreement with Council for Stage 1. This includes the refurbishment of the existing Rooty Hill Leisure Centre and the construction of the first synthetic field.

2. Draft masterplan – a collaborative approach showing potential future expansion

- a. The draft masterplan allows all parties to ensure that any works completed in Stage 1 do not eliminate any potential future expansion stages. For example, to ensure the first hockey field is located in a way that maximises the number of fields that Council or Hockey NSW can provide in the future if required.
- b. The draft masterplan provides a framework for further expansion incorporating the following facilities:
 - i. 2 additional synthetic hockey fields, resulting in a potential total of 3. Given the proximity of the 3rd field to residential land to the north, if funded in the future this field would not be lit.
 - ii. Potential grandstand associated with one of the hockey fields. Hockey NSW advises that the grandstand would not be required until the 2nd or even 3rd field was built.
 - iii. Hockey administration building – allowing Hockey NSW to potentially relocate its administration base to Blacktown from Homebush if desirable in the future.
 - iv. Upgrades to the existing building and extension of indoor leisure facilities including indoor basketball/multipurpose courts
 - v. Relocation of existing tennis courts as multipurpose courts
 - vi. Playground
 - vii. Car parking and pathways.
- c. Any future stages would be subject to:
 - i. Demonstrated need for additional facilities
 - ii. Identified funding source for the future stages
 - iii. A report to Council and subsequent Council resolution endorsing the future stages and associated funding strategy.

3. The draft masterplan is unfunded

- a. The above facilities that have been incorporated into the draft masterplan at Attachment 4 simply reflect the ultimate vision for the reserve. This vision is currently unfunded.
- b. Hockey NSW and YMCA are not under any presumption that Council is responsible to fund this ultimate vision. They are aware that they need to work with Council to seek and secure future funding sources.
- c. Blacktown City's Works Improvement Program identifies \$3,238,000 through

Contributions Plan No.1 for Reserve 618, Gardner Street, Rooty Hill. Reserve 618 is subject to a Council-endorsed Planning Proposal that will rezone the site from open space to residential.

- d. Following finalisation of the rezoning, Council's Contributions Plan No.1 will be reviewed and the \$3,238,000 could be re-allocated to fund the May Cowpe Reserve masterplan.

4. Timing and relocation of existing user groups

- a. Whilst a lease has not yet been signed by either party, YMCA has indicated it intends to take occupancy and commence priority works on the building in mid 2015. As a result, the current licensee of the Rooty Hill Leisure Centre, New Directions Pty Ltd, is currently holding a monthly license. Therefore, a 1 month notice to terminate the current arrangement will be issued prior to YMCA taking up occupancy. YMCA has agreed with New Directions that the church services currently conducted on Sundays will be permitted to continue.
- b. Depending on the signing of the lease in accordance with the Council resolution, construction of the synthetic hockey field is forecast to commence in March 2016 following a design and construction tender process for the field. This timing allows Mount Druitt Little Athletics Club to remain at May Cowpe Reserve for the upcoming 2015/2016 summer season. Construction is forecast to take 6 - 8 months, allowing Hockey NSW to use the field from October 2016. As a result, the following has been negotiated in consultation with the 2 current users of the May Cowpe Reserve field - Minchinbury Jets Rugby League Club and Mount Druitt Little Athletics.

i. Minchinbury Jets Rugby League Club

- May Cowpe Reserve, used by the club in conjunction with Mount Druitt Town Centre Reserve and Berreux Reserve, will still be available to the club for the 2015 winter season (to the end of September 2015). The club has been advised of this and has hired May Cowpe Reserve for 2015.
- For the 2016 winter season, the club will use its current facilities at Mount Druitt Town Centre Reserve, Mount Druitt and Berreux Reserve, Minchinbury. In late 2014, a secure and semi-permanent canteen and amenities were installed at Mount Druitt Town Centre enabling the club to operate next year without May Cowpe Reserve. May Cowpe Reserve was historically hired by the club to host senior A-Grade games that could not be hosted at Mount Druitt Town Centre Reserve given the poor condition of the facilities.
- The club has requested a consolidated home ground. Initial planning has commenced for this consolidation at Federation Forest, Mount Druitt, to be ready for use for the 2017 winter season. If, due to delays in the program, Federation Forest is not complete until the 2018 winter season, the club could operate out of Berreux Reserve and Mount Druitt Town Centre for the 2017 winter season, just as it will in 2016.
- The report relating to the development of the Federation Forest facility (DD350026 – Draft masterplan – Reserve 381, Federation Forest Reserve, Mount Druitt) is being presented to Council for consideration at the same time as this report.

ii. Mount Druitt Little Athletics Club

- Council officers and club representatives have identified a number of site options for the future of the club.
- Council officers presented to the West Metropolitan Zone Athletics Committee on 1 June 2015 in order to seek their input on the future of the club. The zone

advised it will support the club and Council in the final relocation decision.

5. Next steps

- a. With Council endorsement, the draft masterplan for May Cowpe Reserve will be placed on public exhibition.
- b. If significant amendments are required in response to the exhibition, a further report will be presented to Council.
- c. If no significant amendments are required and the appropriate leases are executed, Stage 1 works will be implemented as follows:
 - YMCA will spend \$250,000 upgrading the existing building
 - Hockey NSW will provide Council with \$1,200,000 to design and construct the first synthetic field.
- d. Future stages are dependent on future Council resolutions and associated funding allocation.

Context

1. Council resolved to accept a partnership proposal from YMCA and Hockey NSW at May Cowpe Reserve

- a. Council at its meeting of 30 April 2014 received report FC340048 - Lease and development of May Cowpe Reserve and the Rooty Hill Leisure Centre, John Street Rooty Hill, and resolved:
 - i. That Council enter into a 21 year long term lease with YMCA for the Rooty Hill Leisure Centre. YMCA to make a capital contribution of \$1 million towards upgrading the leisure centre building.
 - ii. That Council enter into a 30 year long term lease with Hockey NSW for May Cowpe Reserve. Hockey NSW to make a capital contribution of \$1.2 million towards construction of the first synthetic field.
 - iii. That Council assist existing user groups at Rooty Hill Leisure Centre and the reserve to relocate to alternative suitable locations.
- b. YMCA's proposal is to provide for gymnastics, healthy living and nutrition seminars, cooking classes, homework help and accommodate birthday parties. The overall emphasis is on family health.
- c. In addition to local club and association training and competition, Hockey NSW proposes to provide for state and national championships and house the Western Sydney Academy of Sport hockey program.

2. Planning Proposal to rezone Reserve 614 and Reserve 618

- a. Council at its meeting of 28 August 2013 received report SD330078 - Planning Proposal in respect of the rezoning of Reserves 614 and 618, Rooty Hill, and resolved to 'proceed to Gateway Determination for the Planning Proposal and a formal application to the NSW Department of Planning and Infrastructure'.

Approval

Name and position	
→ Report author	Shasidharan S., Landscape Architect

→ Endorsed by	O'Connor M., Manager Recreation Planning and Design
→ Director approval	Glennys James, Director Design & Development
	Signature:
→ General Manager approval	Kerry Robinson, General Manager
	Signature:

Attachments

Ref	Description	Files
1	Attachment 1 - Location plan	 A1DD350025.pdf
2	Attachment 2 - Aerial photo	 A2DD350025.pdf
3	Attachment 3 - Stage 1 Council - endorsed works	 A3DD350025.pdf
4	Attachment 4 - Draft masterplan	 A4DD350025.pdf

Recommendations

Report Recommendation	1. Endorse the May Cowpe Reserve draft masterplan for public exhibition.
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