

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

Item: **DD1099** Report: **DD350100** File: **48-614-1/2**

Committee Meeting on 2 December 2015

Division is not required

Topic The Council-endorsed draft masterplan for Reserve 614, **May Cowpe Reserve**, Rooty Hill has been amended as a result of the public exhibition process.

Analysis The endorsed masterplan was prepared in consultation with YMCA and Hockey NSW.

During exhibition, we received submissions from basketball users of Rooty Hill Leisure Centre to retain basketball use. This was not possible if YMCA occupied the centre. YMCA has however advised that it no longer wishes to enter into the Usage Agreement for Rooty Hill Leisure Centre because of a change to its corporate strategy. We propose to allow the current tenant to continue in the centre while we consider options for its future use.

In addition, Hockey NSW advised that it will only require 2, rather than 3, hockey fields to meet its objectives. Hockey NSW will be funding the construction of 1 hockey field, but our contribution to potential future stages is still subject to funds becoming available from the proposed rezoning of Reserve 618, Gardner Street, Rooty Hill.

Attachments:
 Attachment 1 - Location plan
 Attachment 2 - Aerial photo
 Attachment 3 - Final masterplan

Report Recommendation

1. Endorse the final masterplan for **May Cowpe Reserve**, Rooty Hill.
2. Finalise the Council-endorsed agreement with Hockey NSW to develop a synthetic hockey field with Council's assistance and approval.
3. Inform the respondents to the public exhibition process of Council's resolution.
4. Undertake an asset assessment of Rooty Hill Leisure Centre to determine condition and anticipated life cycle costs.
5. Council's Property Section consider options for the future of Rooty Hill Leisure Centre, reporting back to Council on a proposed action plan. Whilst this action takes place, continue with the existing licence arrangement with Mr Rolly Militar at the Rooty Hill Leisure Centre.

Key reasons

1. Changes from draft masterplan to the final masterplan

- a. The changes made to the draft masterplan in response to the public exhibition are:
 - i. Reduction from 3 to 2 hockey fields. Hockey NSW has confirmed that the reduction from 3 to 2 fields will not limit our ability to host community club competition, state, national or international activities and tournaments.
 - ii. Hockey NSW advised that it would prefer a generally east-west orientation rather than north-south as shown in the draft masterplan. This change is supported and reflected in the final masterplan (attachment 3). The amended field layout reduces potential adverse impacts such as field lighting spill on nearby residents, by increasing buffer zones between property boundaries and playing field areas.
 - iii. Potential future extension of the Leisure Centre to remain part of the final masterplan. In spite of YMCA's withdrawal from the Rooty Hill Leisure Centre Usage Agreement, the potential future extension of the existing building supports the ultimate vision for the reserve to accommodate increased indoor and outdoor use. The exact nature of this use will be subject to a future Council report and resolution.

2. Future use of the Rooty Hill Leisure Centre

- a. The YMCA's withdrawal leaves us with no current alternate use for the centre.
- b. As a result of this, combined with the significant community response in support of retaining basketball use, in the short term it is proposed to continue the existing licence arrangement with Mr Rolly Militar for use of the Rooty Hill Leisure Centre.
- c. The license agreement was previously entered into with Mr Militar on a temporary basis, so that the centre could continue to operate while arrangements with the YMCA were finalised.
- d. With the withdrawal of the YMCA, it is proposed that Council's Property Section consider options for the future of the Centre, reporting back to Council on a proposed action plan.

3. Securing Hockey NSW

- a. Hockey NSW is unaffected by the withdrawal of YMCA. As a result, Council's previous resolution to finalise the 30-year lease and Usage Agreement with Hockey NSW remains unchanged.

Supporting analysis

1. Funding of the final masterplan

- a. Hockey NSW has committed its own funds, totalling \$1.2 million, to construct 1 synthetic field as part of a yet to be signed 30 year lease agreement.
- b. All other components of the masterplan are unfunded. Any future stages would be subject to:
 - i. Demonstrated need for additional facilities
 - ii. Identified funding source for the future stages
 - iii. A resolution by Council endorsing the future stages and funding strategy.

- c. Our 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 land uses.
- d. Following finalisation of the rezoning, Contributions Plan No.1 will be reviewed and the \$3,238,000 could be re-allocated to fund the **May Cowpe** Reserve masterplan.

2. Timing and relocation of existing user groups

- a. As previously reported, we are working with existing user groups of **May Cowpe** Reserve, to ensure that their activities can continue. This includes:
 - i. **Minchinbury Jets Rugby League Club**
 - For the 2016 winter season, the Club will use its current facilities at Mount Druitt Town Centre Reserve, Mount Druitt and Berreux Reserve, Minchinbury.
 - The Club has requested a consolidated home ground. Planning and design 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.
 - ii. **Mount Druitt Little Athletics Club**
 - On 18 November 2015, Council resolved to endorse the short and long term concept plan for Hanna Reserve, Oakhurst. This allows the relocation of Mount Druitt Little Athletics Club from **May Cowpe** Reserve to Hanna Reserve.
 - The Club will continue to use **May Cowpe** Reserve for its 2015/16 season and relocate to Hanna Reserve for its 2016/17 season.

Context

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

- a. Council resolved on 30 April 2014:
 - 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 of 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.

Approval

	Name and position
➔ Report author	Billett B., Recreation Planning and Design Coordinator
➔ 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		 A1DD350100.pdf
2		 A2DD350100.pdf
3		 A3DD350100.pdf

Recommendations

Report
Recommendation

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2. Finalise the Council-endorsed agreement with Hockey NSW to develop a synthetic hockey field with Council's assistance and approval.
3. Inform the respondents to the public exhibition process of Council's resolution.
4. Undertake an asset assessment of Rooty Hill Leisure Centre to determine condition and anticipated life cycle costs.
5. Council's Property Section consider options for the future of Rooty Hill Leisure Centre, reporting back to Council on a proposed action plan. Whilst this action takes place, continue with the existing licence arrangement with Mr Rolly Militar at the Rooty Hill Leisure Centre.

Committee
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6. Council's Property Section obtain from the current user groups of the centre a schedule of weekly use, what the user groups are charging, how these funds are spent, so to be consistent with the transparent financial accountability that Council requires from all of its user groups, including park committees.

Council Resolution

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develop a synthetic hockey field with Council's assistance and approval.

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