CM13.2. Draft Greenfield Park Master Plan

DATE	13 August 2018	**FIL REFERENCE**	FIL13/02158
CONFIDENTIAL	No		
FURTHER ENQUIRIES TO	Simona Coad Community and Recreation	**PHONE**	6023 8154

Purpose of Report

To present Council with the draft Greenfield Park Master Plan for consideration prior to placing the draft plan on public exhibition for a minimum of 28 days.

Background

Greenfield Park is bound by North Street and Alma Street and adjacent to JC King Park and the Albury Skate Park. The majority of Greenfield Park is AlburyCity owned land. The land classification as defined by the Local Government Act 1993 is “Community Land”. The land is categorised as sportsground and managed through the AlburyCity Plan of Management for Community Land. A small portion of the Master Plan area is Crown Land which has a gazetted purpose of “Public Recreation”. Attachment 1 details land parcel boundaries and ownership. Boundary adjustments to reflect the relative spatial areas have been discussed with NSW Crown Land and is an ongoing project.

In 2015 representatives of the Albury Thunder Rugby League Football Club (ATRLFC) approached Council to outline the deficiencies in their facilities at Greenfield Park. It was determined at that time to develop a master plan for the site. To ensure that there was a structured approach to the master plan, Council staff in conjunction with ATRLFC representatives documented a design brief (refer Attachment 2).

The design brief established the vision for Greenfield Park:

- Greenfield Park is being developed as a boutique rectangular sporting facility that will primarily cater for rugby league but will also provide usage for rugby union and soccer;
- Greenfield Park can host a crowd of up to 5,000 people, but typically less than 1,500 people; and
- Greenfield Park will cater for local rugby league as well as providing a venue for elite level competition such as state league competition and representative games.

The ATRLFC sourced quotations for the master planning process. In an endeavour to obtain funding for the master plan, quotations were sent to the NRL seeking a financial contribution towards the cost of developing a master plan. This request was unsuccessful. Council was notified of the outcome of the non-response from the NRL and it was agreed to progress with the master planning process without the NRL financial support.

Spiire was engaged to undertake the master planning process and through a number of meetings with ATRLFC representatives, the draft Greenfield Park Master Plan was developed (Attachment 3).

The Master Plan will provide a blueprint for development at the site over the next 20 years.

The key items in the master plan are outlined below:

- *Ground configuration* – The master plan has not changed the configuration of the playing surface however improvements such as subsurface drainage has been identified to increase the surface quality and playing surface capacity. The major change is to formalise and improve the spectator areas around the ground. Retaining walls are proposed, and realigning of fencing removes the hazards associated with pedestrian/vehicle conflict identified with the site.
- *Car parking* – A number of user groups require car parking at the site as well as the adjacent Albury Netball Association holding large events at JC King Park. The existing configuration of Greenfield Park has inadequate carparks. This is further emphasised when the ATRLFC has a home game and locks the gates, which further reduces car parking for other users. Moving the fences to ensure car parking is on the outside of the game day area will assist in addressing car parking shortage. Covering part of the Bungambrawatha Creek drain and establishing car parking at the rear of the Albury Wodonga Table Tennis Facility and Small Bore Rifle Club will also assist with parking for large events. The estimated number of carpark spaces at present is approximately 302 while the number of proposed carpark spaces in the master plan is 467.
- *Inadequate amenities* – The existing amenities at Greenfield Park were constructed in ~1970's. The amenities building only has two small change rooms. The expansion of the games and the introduction of female participants and officials has highlighted a need for additional change rooms for the facility. Other deficiencies include the kiosk/canteen is too small, no spectator shelter, lack of disabled and ambulant toilet facilities, lack of storage and access to the upstairs community room requires a lift. Modifications to the existing building were considered early in the design process however, it was determined that demolition of existing buildings and construction of a new sports pavilion was more cost effective. The NRL Preferred Facility Guidelines for Grassroots Rugby League have been considered during the concept design development phase of the sports pavilion.
- *Spectator seating area* - To hold higher level sporting events at the facility an undercover spectator area is required. The master plan identifies an area that would seat 500 people.
- *Additional trees* – The master plan identifies landscaped carparks throughout the site. In addition, the widening of the footpath along Alma Street will see the removal of the street trees and replacement of trees within the park.
- *Pathways* – To ensure pedestrian access throughout the area a number of pathways are proposed to link key locations in the site. The pathways aim to reduce the conflict between pedestrians and vehicles.
- Other facilities – Extensions and upgrades are proposed for the Albury Wodonga Table Tennis Facility and the Small Bore Rifle Club. Improved car parking is proposed around the Greenwell Fly Fishing Clubroom, Albury Wodonga Homing Pigeon Club buildings and Albury Pre-school grounds.

Issues

Albury 2030 Plan

Theme one – A Growing Sustainable Economy

1.8 Albury's infrastructure and assets are well managed and maintained

1.8.1 Determine infrastructure and service levels through balancing community needs, future growth, sustainability and heritage values

Theme Three – A Caring Community

3.2 Albury's key community safety indicators continuously improve

3.2.1 Develop and implement strategies to improve community safety and amenity.

3.3 The health and wellbeing of the Albury community improves

3.3.4 Ensure appropriate infrastructure including accessible path networks / encourage active lifestyles.

3.4 Albury offers a diverse and accessible range of facilities and activities for all ages

3.4.1 Improve access for all – in relation to systems and processes, transportation, civic buildings, community facilities and parks.

3.4.3 Promote and encourage healthy lifestyles through development and efficient use of sporting, recreational, educational and cultural facilities and infrastructure.

3.4.5 Increase and promote activities and infrastructure available for children and young people.

Strategies – The recently adopted Albury Skate and BMX Strategy identifies the priority project to develop detailed designs of a new Albury Regional Skate Facility. This facility is located adjacent to the master planning area and has been considered in the master planning process. There are no other existing strategies that impact directly on the site. The master plan will guide any improvements to the site.

Community Impact - The site is open to the public except during game days. It is intended to continue this public access. Greenfield Park also has significant school use.

Financial Impact - There is $200,000 identified in year 4 of the four-year delivery program to develop the next level of design of the amenities building. Upon Council endorsement of the final version of the Greenfield Park Master Plan, Council officers, in conjunction with key stakeholders, will prioritise projects in stages for inclusion of future budget processes for Council's consideration and grant funding applications.

Environmental Impact – The master plan identifies the retention and protection of a large number of mature trees (including two walnut trees which have an historic association with the site). The master plan does however identify the removal of two remnant *Eucalyptus* trees. The master plan identifies a net gain in tree numbers with a large number of replacement plantings to compensate for the removed trees.

Two Cities One Community Strategic Plan - The Two Cities One Community Action Plan 2017 – 2021 outlines (under Section 3 Our Community) the goal 3.3 Our community is healthy and has a strong sense of wellbeing. Action 3.3.2 Investigate a consolidated Sports and Recreation Strategy

(timeframe 2019 – 2020) is relevant to this Master plan in that, in conjunction with the City of Wodonga, this facility will be identified and mapped as part of the Albury Wodonga Strategy. It is not considered that this plan is at odds with other facility development proposed for Wodonga.

Risk

- *Business Risk* – Significant investment will be required to achieve the outcomes identified in the *draft* master plan. To assist in achieving these outcomes a staging plan and detailed funding strategy, which identifies funding opportunities, will be developed on Council endorsement of the Master Plan.
- *Corporate Risk* – Developing master plans for sites provides a strategic direction of all key stakeholders and Council. It is also critical to achieving grant funding and this creates a positive image for Council.
- *WHS and Public Risk* – WHS and risk management have been considered at a high level for the master plan. Further risk management consideration will be undertaken during the detailed design phase and during construction when they occur.
- *Delivery Program Risk* - The adoption of a Greenfield Park Master Plan will allow Council to take a considered approach to enhancing the amenity at the site. Following adoption of the draft master plan, consideration can be given to programming and prioritising works through Council's delivery program. At present, in year 4 (2021-22) of the four delivery program $200,000 is identified for the design phase of the amenities building. There may be an opportunity at the next budget process to review this and expand the design work to other high priority elements from the master plan.

Community Engagement

The site has five sporting organisations that lease/licence buildings onsite and use the area. They are:

- Albury Thunder Rugby League Football Club;
- Albury Wodonga Table Tennis Association;
- Albury Small Bore Rifle Club;
- Albury Wodonga Homing Pigeon Club; and
- Greenwell Fly Fishing Club.

In addition, the Albury Preschool also has their facility at Greenfield Park. Albury Netball Association (JC King Park - Albury Regional Netball Facility) is an adjacent key stakeholder which has been consulted during the design development phase.

The draft Greenfield Park Master Plan has been developed in conjunction, primarily, with the Albury Thunder Rugby League Football Club. As outlined in the Stakeholder Engagement Plan (Attachment 4), consultation has also occurred with other site stakeholders including the Albury Small Bore Rifle Club, Albury Wodonga Table Tennis Club, Albury Netball Association, Albury Wodonga Racing Pigeon Club, Greenwell Fly Fishing Club and the Albury Preschool. Undertaking wider community consultation through a public exhibition process will ensure that the community has further input into the master plan.

Options

1. Endorse the draft Greenfield Park Master Plan and place the draft Greenfield Park Master Plan on public exhibition for a minimum of 28 days; or
2. Do not endorse the draft Greenfield Park Master Plan and request amendments.

Conclusion

Greenfield Park forms part of a wider sporting precinct that cater for six sporting groups and has significant community uses. The *draft* Greenfield Park Master Plan has been developed primarily with the Albury Thunder Rugby League Football Club and input from the other key stakeholders at the site. The improvements outlined in the master plan will enable Greenfield Park to be utilised as a boutique rectangular sports facility which will cater for a crowd capacity of up to 5,000 people. The master plan also addresses identified issues including inadequate change facilities for male and female participants and officials, lack of disabled facilities and access to the upstairs community room and minimal covered spectator areas. The formalisation and expanded landscaped carparks with connecting pathways are improvements what will benefit the whole site.

Developing the draft master plan provides a long term vision for the site. This master plan will require significant financial investment to achieve the outcomes identified however a well thought through master plan will add value to any grant application which seeks funds for the site.

To date the main consultation has been undertaken with key stakeholders at the site. Endorsing the draft Greenfield Park Master Plan will enable the plan to be placed on public exhibition and will enable the wider community to have input into the draft Master Plan.

Recommendation

That Council:

1. Receive and endorse the draft Greenfield Park Master Plan;
2. Place the draft Greenfield Park Master plan on public exhibition for a minimum of 28 days; and
3. Prepare a further report for Council's consideration outlining the comments received through the public exhibition process, amendments to the draft Greenfield Park Master Plan and the final version of the Greenfield Park Master Plan.

Attachments

1. Greenfield Park Master Plan - Site Plan (DOC18/122655)
2. Greenfield Park Master Plan Design Brief (DOC18/121563)
3. Draft Greenfield Park Master Plan (DOC18/122716)
4. Greenfield Park Master Plan – Stakeholder Engagement Plan (DOC18/121564)