CM13.6. Draft Greenfield Park Master Plan - Public Exhibition Results

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Purpose of Report

To provide Council with the results of the public exhibition process for the draft Greenfield Park Master Plan and provide Council with the final version of the Greenfield Park Master Plan for consideration.

Background

At the 10 September 2018 Council meeting Council resolved to:

a. Receive and endorse the draft Greenfield Park Master Plan;
b. Place the draft Greenfield Park Master Plan on public exhibition for a minimum of 28 days; and
c. 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.

Greenfield Park is bound by North Street and Alma Street and is 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.

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 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 realignment 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 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 the 1970's. The amenities building has only 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 Preschool grounds.

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 its 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. 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.

The draft Greenfield Park Master Plan was placed on public exhibition commencing 14 September 2018 and concluded 19 October 2018. Copies of the draft plan were made available at the Library Museum, Lavington Library, Council Offices and on the AlburyCity website. In addition, the key stakeholders were provided a copy of the draft plans, as well as the Albury Thunder Junior Rugby League Club.

To assist in promoting the public exhibition period, an advertisement was placed in the Border Mail as well as social media posts. Surrounding residents were notified of the public exhibition period and an article was included in News from AlburyCity with a link to the draft plan.

There was one submission received from the public and five from key stakeholders.

A summary of all the comments received are included in the table below with the full submissions included in Attachment 2.

Name	Comment	Officers response
Peter Ebbs	Applaud separation of motor vehicles from main ground. Consideration of one - way traffic flow in the carpark vicinity.	The existing carpark layouts have been designed for two-way traffic. Consideration of one-way traffic within the carpark area can be considered during the detailed design phase in consultation with Traffic Engineers. A note has been included in the final

		version of the master plan.
	Establishment of delivery vehicle entrance behind the Canteen and Bar	This will be considered at detailed design stage in conjunction with user groups.
Jo Barton (Albury Preschool)	The addition of an extra entrance/exit adjacent to the preschool carpark to assist with traffic flow during drop off and pick up times.	This has been included in the final version of the master plan.
Albury Thunder Rugby League Football Club	Appreciative of developing the master plan for Greenfield Park.	Noted
	Main priority is a new sports pavilion noting it may be some time before funding for this can be realised. The Club identified other smaller priority projects that could be undertaken.	Noted
	It may be advantageous in the short term to erect a temporary shelter.	Noted and will be discussed further with the Club
Albury Thunder Junior Rugby League Football Club	Fully support the Albury Thunder Senior Club in their endeavours to provide excellent modern facilities.	Noted
	From a junior perspective the improvements at Greenfield Park do not address any of the ongoing issues experienced by the junior club. That is, limited space, inadequate facilities and lack of changerooms/ lack of lighting, inadequate storage space and lack of spectator shelter or seating	The issues raised by the club relate to facilities at Sarvaas Park. Council staff are aware of the issues and are working through options to address these issues for the long term. This forms part of a separate project.
	Would love a state of the art Albury Rugby League central facility	Noted
	Having a fenced rectangular field would potentially provide an opportunity for Albury Thunder Juniors to host junior representative fixtures finals or grand finals.	Noted
	A boutique facility would also encourage and inspire junior players to continue their	Noted

	association with rugby league into the senior ranks	
Greenwell Fly Fishing Club	The Club has been in existence since 1971 and built our present clubrooms with member assistance and Council grant funds	Noted
	Comment regarding "*investigate opportunities for relocation into another building in the long term*". The Club would like to retain our existing clubroom however if forced to move, a new premise would need to be slightly bigger to meet growing membership and adjacent to an area for unobstructed casting practice.	The master plan does not propose to relocate either of the two buildings (Greenwell's Fly Fishing Club and The Homing Pigeon Club) on the southern side of the playing field. Relocating the perimeter fence to the locations proposed in the master plan does however provide improved access to the buildings, especially on game days when the gates are locked.
	A room in the new proposed sports pavilion at Greenfield Park would not be suitable due to conflict in usage.	Noted. This was discussed through the master planning process however deemed impractical due to a cross over of usage times
Small Bore Rifle Club	A site meeting was held with Club representatives. They are generally happy with the plan except for the pathway immediately adjacent to the facility perimeter fence to the east. The main concern is the pedestrians so close to their perimeter fence and whether upgrades would be required.	The perimeter fencing issue raised by the Club has been sent to Firearms Registry Range Unit (NSW Police). Indication that some upgrade works to the perimeter fence may be required. Further discussion with the Firearms Registry Range Unit will be required during the detailed design phase. A note has been included in the final version of the master plan
	The Club also provided a list of minor improvements.	Noted. Council staff to work with the club to identify funding opportunities for priority projects

As a result of the comments received through the public exhibition process, minor amendments have been made to the draft plan (refer attachment 3). They are:

- Inclusion of second driveway and adjustments to parking adjacent to Albury Pre-school (refer Alma Street on attachment 3 – red cloud outline);
- Additional comments:
  - 2j. Investigate traffic flows as part of detailed design phase (red text); and
  - 6d.Upgrade perimeter walls as per NSW Police Force NSW Firearms Registry requirements (red text).

The amendments are included in the final version of the Greenfield Park Master Plan (Attachment 3).

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. The draft Regional Skate and Recreational Hub has been endorsed by Council with the public exhibition period concluding on 13 February 2019. The final version of the Regional Skate and Recreational Hub should be considered when undertaking the detailed design work for the Greenfield Park site. 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 sports pavilion. To enable progression of the sports pavilion design process, its proposed as part of the 2019-20 budget process to move the funding forward from 2021-22 to 2019-20.

The master plan on-ground works will be implemented in stages with the Albury Thunder Rugby League Football Club identifying the new sports pavilion as a priority.

The estimated construction cost of the sports pavilion is $4M (includes 20% contingency and 5% project management). Further refinements of construction costs will be undertaken through the design process.

To complete the remaining works outlined in the master plan, additional investment will be required. The probable cost estimate to complete the works outlined in the master plan (excluding the construction of the sports pavilion and the works associated with the Albury Wodonga Table Tennis Facility and Small Bore Rifle Club) is $3.5M.

Works identified in stage one (estimated at $402,165) include:

- Demolition of old fencing and site set up;
- Construction of perimeter retaining walls;
- Installation of new fencing on top of the new retaining wall;
- Establishment of irrigated spectator area; and
- Minor carpark works.

Future works to be staged include:

- Construction of pedestrian access paths throughout the site;
- Upgrade of carparking areas;
- Establishment of warm up areas;
- Improved seating;
- Additional fencing upgrades;
- Decking under the Walnut trees to be retained;
- Hard stand in front of the new sports pavilion; and
- Landscaping including tree planting.

Projects associated with the master plan could attract grant funding and it is important to progress these projects to shovel ready stage. Grant opportunities for projects will be investigated by the user groups and Council.

Environmental Impact – The master plan identifies the retention and protection 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 master plan. To assist in achieving these outcomes a staging plan will be developed in consultation with the Albury Thunder Rugby League Football Club. Funding opportunities will be investigated for the priority key elements of the plan.

- Corporate Risk – Developing master plans for sites provides a strategic direction for all key stakeholders and Council. A master plan and the development of the detailed design for the sports pavilion is a critical component in securing grant funding. In addition, managing expectations of user groups and the general community will be important, as Council has not fully committed to funding through its budget processes. Allocating funding through Council processes will assist with future grant applications for staged improvements.

- 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 master plan, consideration should 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. At the next budget process, it is proposed to bring the $200,000 forward to the 2019-20 financial year to commence design work on the sports pavilion. Consideration should also be given to allocating funding in the four-year delivery program for the construction of the sports pavilion and Stage One works. Allocating funding in the four-year delivery program for construction will demonstrate Council commitment to the master plan and assist with any grant application or when seeking contribution from sporting organisations/governing bodies.

Options

1

a) Receive and note the comments from the public exhibition period for the draft Greenfield Park Master Plan;
b) Endorse the final version of the Greenfield Park Master Plan including minor amendments
c) Reallocate $200,000 for detailed design of the sports pavilion from the current four-year delivery program 2020/21 to 2019/20;

d) Include Stage One ground works ($402,165) in the next budget process for Council's consideration in Year 2; and
e) Include $2M funding for construction of the sports pavilion being 50% of construction costs in the next budget process for Council's consideration in Year 4 to align with potential grant funding opportunities;

OR

2 Do not endorse the final version of the Greenfield Park Master Plan and request amendments.

Conclusion

Greenfield Park forms part of a wider sporting precinct that caters for six sporting groups and has significant community use. The 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 that will benefit the whole site.

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

The development of the draft master plan has been undertaken with key stakeholders at the site. Placing the draft master plan on public exhibition has enabled the wider community to have input into the draft Master Plan.

The comments received through the public exhibition process were mainly supportive of the master plan with only three minor amendments to the draft plan being proposed. The final version of the Greenfield Park Master Plan outlines the proposed amendments and endorsement of the final version of the Greenfield Park Master Plan is recommended.

Recommendation

That Council:

a) Receive and note the comments from the public exhibition period for the draft Greenfield Park Master Plan;
b) Endorse the final version of the Greenfield Park Master Plan including minor amendments;
c) Reallocate $200,000 for detailed design of the sports pavilion from the current four-year delivery program 2020/21 to 2019/20;
d) Include Stage One ground works ($402,165) in the next budget process for Council consideration in Year 2; and

e) Include $2M funding for construction of the sports pavilion (being 50% of construction costs) in the next budget process for Council's consideration in Year 4 to align with potential grant funding opportunities.

Attachments

1. Greenfield Park Master Plan - Site Plan (DOC18/122655)
2. Submissions received through the draft Greenfield Park Master Plan public exhibition period (DOC19/ 7830)
3. Greenfield Park Master Plan (final version) (DOC19/5820)