



planning consultants

ATTACHMENT H

Recreation Planning Review for Reserve 618

The following review utilises past research by Suter and Associates Leisure and Town Planners (2005) along with recent demographic statistics, analysis of supply, demand and other influencing factors.

Background

Reserve 618, located between Gardner Street and the Great Western Highway, Rooty Hill, is identified within S94 Contributions Plan No 1 as a sportsground that includes a double playing field and a single playing field, four netball courts, an amenity building and a playground. Some parcels of land have already been acquired as shown on the below map.

The land linked to Reserve 618 that Council is considering acquiring is currently privately owned and would require purchase by Council at market rate. The land to be acquired is around 3.1ha. Existing adjoining undeveloped Council owned land (within Reserve 618) totals around 2.5ha plus an additional hectare on the northern side of Gardner Street.

The below map provides an outline of Reserve 618 (green border) and identifies parcels of land under private ownership (red shading) within the reserve.



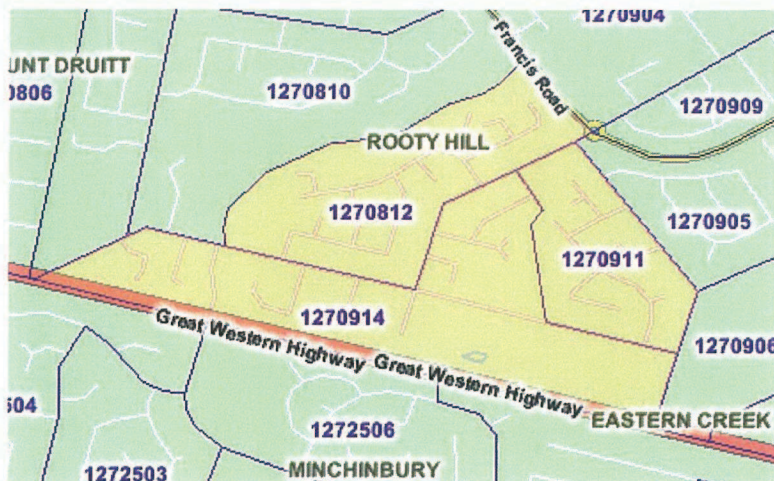
The current use of the reserve is limited due to its undeveloped nature. There are few trees on the reserve and the existing vegetation is mainly along the creekline of Angus Creek.

Whilst the land is large enough for a double playing field and other sporting facilities, the topography includes relatively steep gullies and the land would require substantial leveling (cut and fill).

Assessment of Demand

Demographic Findings

Key demographic data from residents surrounding the reserve (ABS Collection Districts 1270914, 1270812 and 1270911) was utilised to highlight possible needs and issues for the broader community. A map of ABS Collection Districts and a demographic analysis is provided below;



- The area immediately surrounding the reserve has large proportions of children, i.e. 7.09% aged 0-4, 10.68% aged 5-9 years and 9.58% aged 10-14 years. In 2006 the area had 671 children aged 0-14 out of a population of 2453 people.

This data reinforces the need to provide informal activity areas for children in the area. However, it also highlights that the demand for sporting grounds to cater for junior sport and support sports participation as children grow older.

- The area immediately surrounding the reserve is quite multi-cultural with only 47.29% of the population being born in Australia. Larger cultural groups are born in the Philippines (19.93%) and Fiji (2.89%).

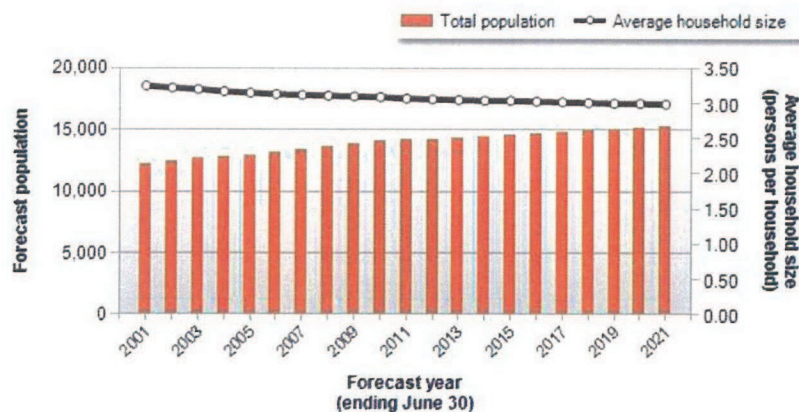
Cultural groups and particularly people born in the Philippines and Fiji often use reserves in larger groups and are known to organise informal games of sport such as touch football, volleyball, soccer and badminton. This suggests that there could be demand for a grassed area for casual 'team games' and seating and shade to support larger group gatherings.

- The household income levels around the reserve are higher, with 12.73% earning \$2,000 to \$2,499, compared to the Blacktown City average of 7.9%. Whilst open space is important to people of all income levels, higher income people are often more active and have a greater awareness of health requirements, highlighting the need for open space for walking, cycling, sport and other activities.
- The large majority of households in the suburb of Rooty Hill have one or two motor vehicles (35.8% and 34.2%). This suggests that people will generally have the capacity to travel to other facilities though for many, during non work hours. This indicates that Reserve 618 does not need to cater for all recreation and sport needs due to the capacity to travel.

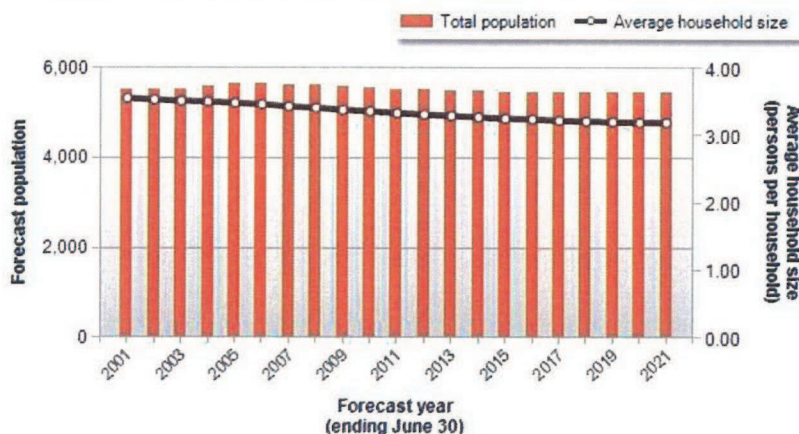
Future Growth

Whilst majority of surrounding land to Reserve 618 is currently developed, there are some small parcels of land that will lead to increased dwelling within the immediate proximity to the reserve. In addition, Council's Population Forecast for Rooty Hill and Minchinbury indicate the following:

Rooty Hill - Eastern Creek forecast population and average household size, 2001 to 2021



Minchinbury forecast population and average household size, 2001 to 2021



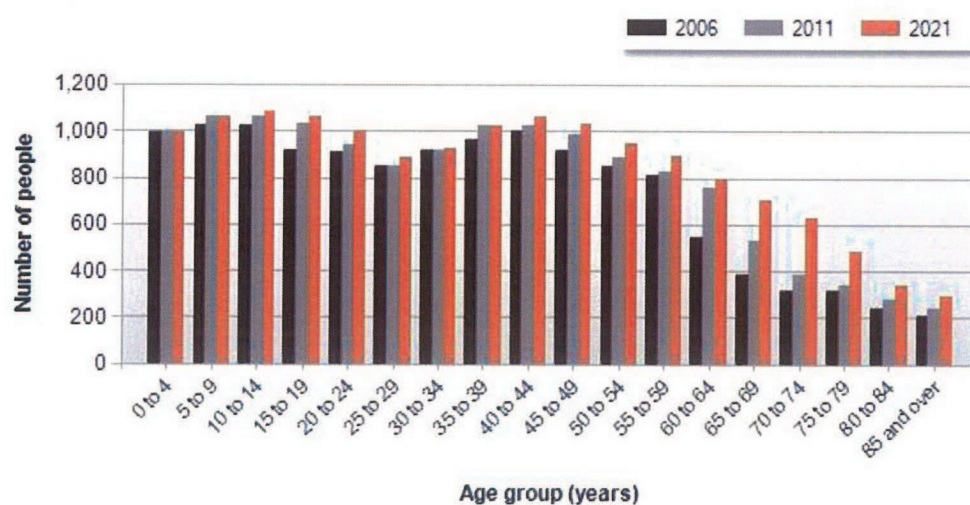
In summary, the total population change projected across these suburbs includes:

- An increase in the population within Rooty Hill from 13,178 in 2006 to 15,240 in 2021
- A decrease in population within Minchinbury from 5,646 on 2006 to 5,444 in 2021
- Total increase in population across both suburbs of 855 by 2011 and 1,860 by 2021.

In addition to forecasted population, the anticipated age change of a population is also important to consider:

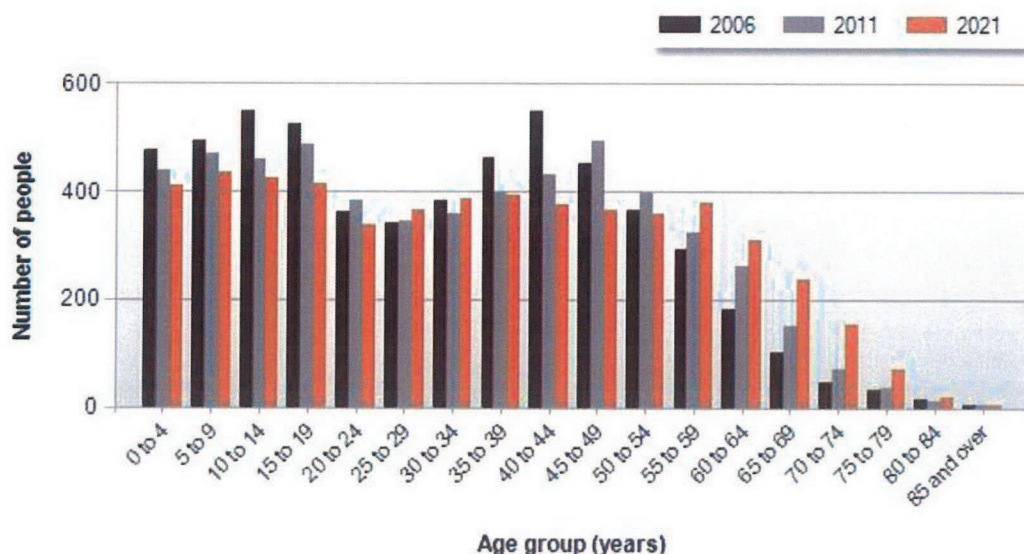
	2006		2011		2021	
	No.	%	No.	%	No.	%
0 to 4	995	7.5	995	7.0	995	6.5
5 to 9	1,021	7.7	1,065	7.5	1,064	7.0
10 to 14	1,025	7.8	1,059	7.5	1,086	7.1
15 to 19	917	7.0	1,031	7.3	1,064	7.0
20 to 24	908	6.9	939	6.6	1,000	6.6
25 to 29	848	6.4	852	6.0	884	5.8
30 to 34	916	6.9	917	6.5	925	6.1
35 to 39	967	7.3	1,026	7.3	1,024	6.7
40 to 44	1,001	7.6	1,026	7.3	1,064	7.0
45 to 49	917	7.0	990	7.0	1,031	6.8
50 to 54	851	6.5	885	6.3	948	6.2
55 to 59	808	6.1	828	5.9	895	5.9
60 to 64	548	4.2	761	5.4	799	5.2
65 to 69	385	2.9	528	3.7	709	4.7
70 to 74	314	2.4	389	2.7	627	4.1
75 to 79	314	2.4	337	2.4	487	3.2
80 to 84	242	1.8	280	2.0	344	2.3
85 and over	208	1.6	242	1.7	294	1.9
Total population	13,185	100.0	14,150	100.0	15,240	100.0

Rooty Hill - Eastern Creek forecast age structure, (5 year age groups), 2006, 2011 and 2021



	2006		2011		2021	
	No.	%	No.	%	No.	%
0 to 4	476	8.4	439	7.9	409	7.5
5 to 9	494	8.8	469	8.5	434	8.0
10 to 14	549	9.7	460	8.3	425	7.8
15 to 19	525	9.3	485	8.8	414	7.6
20 to 24	362	6.4	384	7.0	339	6.2
25 to 29	341	6.0	346	6.3	365	6.7
30 to 34	383	6.8	359	6.5	387	7.1
35 to 39	462	8.2	395	7.2	393	7.2
40 to 44	547	9.7	432	7.8	377	6.9
45 to 49	451	8.0	493	8.9	366	6.7
50 to 54	367	6.5	396	7.2	360	6.6
55 to 59	294	5.2	325	5.9	381	7.0
60 to 64	184	3.3	263	4.8	310	5.7
65 to 69	103	1.8	151	2.7	236	4.3
70 to 74	48	0.9	72	1.3	155	2.8
75 to 79	33	0.6	37	0.7	71	1.3
80 to 84	18	0.3	13	0.2	21	0.4
85 and over	6	0.1	5	0.1	5	0.1
Total population	5,643	100.0	5,524	100.0	5,448	100.0

Minchinbury forecast age structure, (5 year age groups), 2006, 2011 and 2021



From the above tables and graphs, the following key points are found:

- Demand for junior sport likely to increase slightly within the suburbs of Rooty Hill/ Eastern Creek
- Demand for junior sport likely in Minchinbury is likely to remain steady or decrease slightly

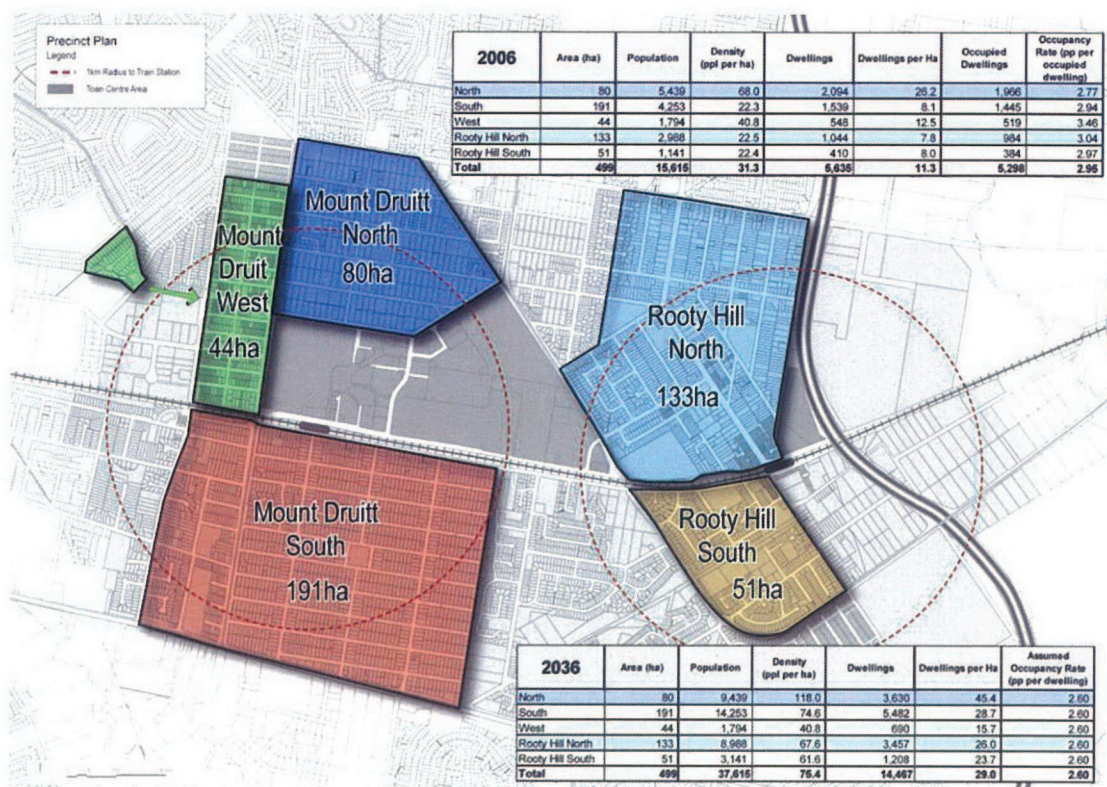
Strategic Planning and Urban Renewal Precincts

Council's Strategic Planning Section has recently begun Urban Renewal Precinct Planning in key identified areas throughout Blacktown. As part of this process, a review of all land use will be undertaken including investigations into potential residential growth, economic development, traffic implications, open space embellishments etc.

Reserve 618 falls just outside the current identified boundaries of the Rooty Hill South and Mount Druitt South Urban Renewal Precincts. The potential combined population increased between these two precincts could be as high as 12,000 additional residents by 2036. Such an increase in population will impact on the demand for recreation and open space facilities within and surrounding the precinct and therefore needs to be acknowledged accordingly.

The following page identifies draft Urban Renewal Precincts and potential increases to populations within these areas.

Urban Renewal Precincts



Local Recreation Demands

The City of Blacktown survey highlighted the following for Planning Precinct 2, in which the Reserve 618 and the Collection Districts 1270914, 1270812 and 1270911 are included:

- Participation in walking and picnicking is high (67.9% and 36.7% respectively) highlighting the value of pathways and outdoor spaces to socialise
- Participation in tennis is high at 22%. Whilst this could imply the need for tennis courts this was not reflected in the community consultations and the data could equally suggest that the community is well catered for, i.e. people are using facilities elsewhere or within the area i.e. Six court complex at Learmonth Street Rooty Hill and two Courts at May Cowpe Reserve, Rooty Hill
- High participation in soccer (18.3%), swimming (14.7%), netball (10.1%), cricket (7.3%) and basketball (11%)
- A relatively large proportion of respondents from Precinct 2 used sporting fields or courts outside Blacktown (22.9%)
- Vandalism, maintenance and safety are key issues identified by respondents within Precinct 2.

Assessment of Supply

As CP1 outlines the use of Reserve 618 as a sportsground that includes a double playing field and a single playing field, four netball courts, an amenity building and a playground, it is prudent to analyse surrounding provision.

Surrounding Playing Fields (2km Catchment of Reserve 618)

Minchinbury Reserve - Two Cricket, Two Soccer, & One Athletics Field

- Minchinbury Soccer Club: 480
- Minchinbury Athletics Club: 223
- Cricket: Maximum number of teams in operation

Minchinbury Reserve has limited capacity to absorb greater participation in Soccer or Cricket though Little Athletics could potentially expand their membership base at this reserve.

Berruex Reserve - One full size & one mini Rugby League Field

- Minchinbury Rugby League Club: 505

Berruex Reserve has limited capacity to absorb greater participation. Minchinbury Rugby League currently operate from this reserve, as well as two other locations to meet their members needs.

May Cowpe Reserve - One Rugby League, One Athletics Field & Two Tennis Courts

- Mount Druitt Little Athletics Centre: 146
- Minchinbury Rugby League Club: 505

May Cowpe Reserve has capacity to expand Little Athletics participation but not Rugby League.

There is also potential to investigate the expansion of this reserve to meet increasing community demand in the future.

Morreau Reserve - Two Soccer Fields, (Plus 1 mini), One Cricket Oval, Three Netball Courts

- Eastern Creek Soccer Club: 163
- Eastern Creek Pioneers Netball Club: 95
- Cricket: Maximum number of teams in operation

Morreau Reserve has the capacity to absorb greater participation in Soccer and Netball.

Cor Brouwer Reserve- One Soccer Field

- Rooty Hill RSL Soccer Club: 437

Cor Brouwer Reserve has limited capacity to absorb greater participation

Angus Memorial Park- Two Soccer Fields and One Cricket Oval

- Rooty Hill RSL Soccer Club: 437
- Cricket: Maximum number of teams in operation

Angus Memorial Park has limited capacity to absorb greater participation in all sports currently played at the Reserve

Rupertswood Park- Two Modified Soccer Fields, One Cricket Ovals

- Soccer: No dedicated club use due to limited size/dimension
- Cricket: Junior Cricket Only

Ruperstood Park has limited capacity to absorb greater participation in its current format due to the size of the reserve.

Other Sporting Demands:

Rugby League

Minchinbury Rugby League Club who currently operate from four separate facilities, (May Cowpe Reserve, Berruex Reserve, Harry Dennison Park and Mt Druitt Park) have also expressed their desire for a double playing field (with separate stand alone mini/mod fields) in order to consolidate their club activities to one location. This need may be accommodated at Reserve 618. Having said this, other sport and recreation demands in the area seem to be well catered for. If Minchinbury Rugby League Club were to consolidate their activities to Reserve 618, Berruex Reserve, Harry Dennison Park and Mount Druitt Park would become available and there has been not pressing demand for the use of such facilities outside the Minchinbury Rugby League Club.

Hockey

Hockey has recently began to emerge as a sport that has otherwise been absent within the LGA. A local hockey club has been established and currently lacks a dedicated facility that would facilitate competition. Given that hockey fields are generally synthetic surfaces of a higher hierarchical level and the location of Reserve 618 is within close proximity to the Penrith Hockey Facility at Kingswood, the pursuit of Hockey at this site is not recommended.

Soccer

Whilst soccer is in high demand throughout Blacktown, surrounding provision and the planned development of a soccer facility (also incorporating cricket fields) within the nearby Western Sydney Parklands would negate the need to consider this sport at Reserve 618. In addition, the Eastern Creek Soccer Club has the capacity to absorb greater participation numbers..

Baseball & Softball

Whilst baseball and softball is popular within Blacktown and there are currently no Council fields within the immediate (2km) proximity, Blacktown Workers Club's HE Laybutt as well as existing baseball and softball facilities elsewhere in the LGA cater for this active demand at this point in time.

Netball

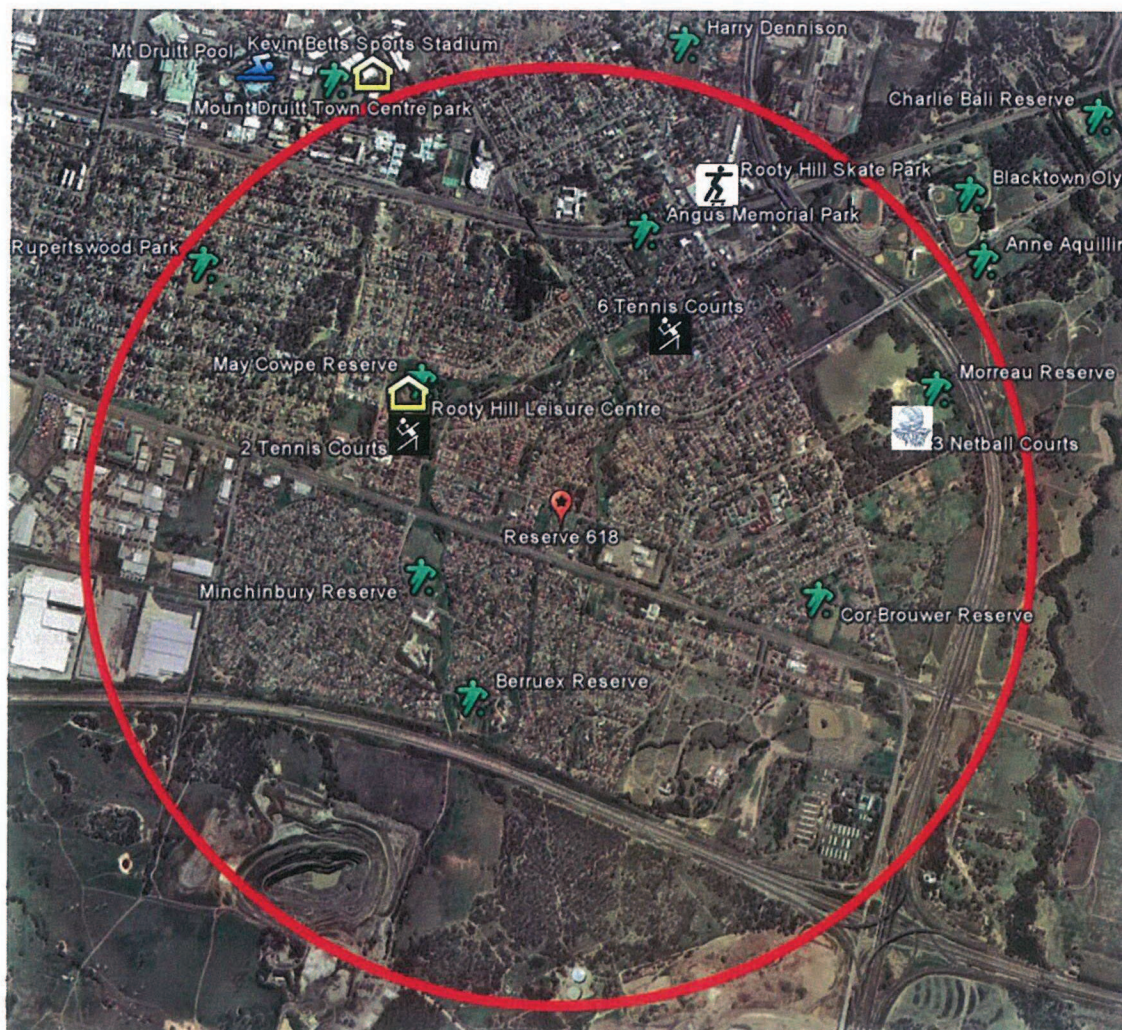
It can be seen through the map below that there is only three netball courts located within the 2km catchments surrounding Reserve 618. Whilst based on a provision benchmark rate this may be low, the current use of courts at Morreau Reserve indicates that there is capacity to absorb greater participation. Therefore, any proposed courts at Reserve 618 should be multi-purpose in nature meeting the recreation demand of the local communities, including non traditional provision such as Badminton and Volleyball as well as the proposed use of netball.

Rugby Union

Blacktown Rugby Union have expressed the need to relocated to a two field facility within a central location to Blacktown. The current home of the club at Chalie Bali Reserve is seen to be of adequate size for the club's membership base although opportunities to take advantage of city growth and sport popularity in other parts of Blacktown may contribute to the need for a double playing field facility.

- 1. Minchinbury Rugby League Club's current arrangement of using four sportsgrounds is far from ideal. However the argument for Council to substantial invest in providing a double playing field facility is weakened by an absence of current strong sporting demand by other using groups who could fill use of sporting fields currently used by Minchinbury Rugby League Club. This however may change with increased residential development within the area in the future.***
- 2. It can be seen that majority of other sporting codes are currently well catered for within existing Council reserve with some sportsground having the capacity to absorb increased growth.***

Surrounding Recreation Provision



Note: 2km Catchment Shown

Surrounding Playgrounds

The nearest playgrounds to Reserve 618 are located at;

- Reserve 617, Gardner Street, Rooty Hill
- Reserve 616, Driscoll Avenue, Rooty Hill
- Reserve 606, Minchinbury Reserve, Minchin Drive, Minchinbury

Two of these playgrounds are allocated within 500m of Reserve 618.

Should a playground be provided at Reserve 618, it would be recommended that surrounding playground provision be consolidated within the asset management lifecycle so not to duplicate facilities and ensure ongoing maintenance resources are not over-burdened.

There is currently about 543 children aged between 0-11 within the immediate area surrounding Reserve 618.

Existing Playground Provision (immediate proximity only)



(500m Catchments Shown)

The nearby Reserves 616 and 617 are located within or adjacent to drainage channel lands, providing limited, though not negligible, informal recreational opportunities. The current reserve boundary for Reserve 618 contains undeveloped open space providing limited recreation opportunities such as casual ball games, kite flying etc.

A Master Plan for the below parcel of land that forms part of Reserve 618 was prepared in 2010 and is included below:



Other Recreational Opportunities

As the aerial map on page 11 indicates, Rooty Hill Leisure Centre is within close proximity to Reserve 618. This centre is currently under a lease agreement and offers recreational opportunities such as indoor basketball, soccer and dancing. The current lease holder lacks sufficient strategic and operational management skills to fully obtain the recreation benefits that could be achieved at this centre for the local community. This could include specific programs and activities for key identified demographic groups such as Pilipino and Youth.

Summary of Supply:

- It can be seen that there is a vast array of recreation and open space provision currently surrounding Reserve 618 including sportsgrounds that cater for a range of formal activities.
- Minchinbury Jets Rugby League Club desire a two field facility to cater for their membership base at one facility as opposed to four. Should Reserve 618 be dedicated for the use of this group, consideration will need to be given to the potential use of facilities currently used by the club (May Cowpe Reserve, Berruex Reserve, Harry Dennison Park and Mt Druitt Park)
- As surrounding cricket pitches are currently well utilised, if Reserve 618 was to be developed as a sportsground, a cricket wicket/oval should also be provided.
- There is currently existing playgrounds within the immediate area catering for play experience for children aged between 2 to 11. This will be further enhanced through the provision of a playground on the north of Gardner Street should the draft Master Plan be adopted and funded.
- There is potential to investigate a link to Reserve 616 through a walking and cycle track along the existing drainage line, linking to the walking/cycle track currently located north at Francis Road. This would provide access to a wider range of residents and to broaden the recreation experience as well as promoting healthy means of transportation for local residents.

2010/2011 Works Improvement Program Listing

Below the Line

- \$ 2,638,430 - Stage 3 of 3 stages. Development to include the provision of playing fields, netball courts, amenities building, car park, access road, playground and landscaping works. This project is also listed in the Infrastructure Sinking Fund program.

2009/2010 Works Improvement Program Listing

Above the Line

- \$ 279,000 – Stage 1 of 3. Development to include playground, picnic facilities and landscaping
- \$ 173,000 – Stage 2 of 3. Undertake riparian and environmental works and landscaping

Recommended Direction

1. That due to the various site constraints faced at Reserve 618 (ownership, topography etc), Council officers investigate the potential to provide a double playing field and associated facilities at the nearby May Cowpe Reserve.
Benefits of this approach include;
 - A centralised facility for sporting clubs
 - The concept of hubbed active recreation provision .i.e Playing fields, tennis courts, leisure Centre.
 - Avoiding costly duplication of infrastructure such as amenity buildings
 - Reduced land acquisition impacts (existing 2a at May Cowpe Reserve is vacant)
 - Reduced likelihood of contamination issues
 - Potential 2a re-zoning of part of Reserve 618
2. That a supplementary planning analysis be undertaken to the potential and proposed use of facilities currently used by Minchinbury Rugby League Club. This may include the consolidation of open space where there is minimal community benefit in order to fund more substantial and sustainable open space for the community.

As part of the future planning, it would be appropriate Council and the community determines a name for the reserve that is supported and easily recognised by the community.