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ATTACHMENT F

memo

To EXECUTIVE MANAGEMENT COMMITTEE through DIRECTOR SUSTAINABLE LIVING
From MANAGER SPORT AND RECREATION SERVICES
Date 10 December 2012
Subject **May Cowpe Reserve, Rooty Hill - Future Embellishment**
File No 48-614-1/3

Note: Council's Manager Sport & Recreation Services, Acting Manager Governance & Procurement and Coordinator Contributions & Economic Development (or representative) to present this memo to Council's EMC.

1. This memo identifies a process to progress the future embellishment of May Cowpe Reserve, Rooty Hill and seeks Council's Executive Management Committee support to progress this project.
2. **Embellishment of May Cowpe Reserve, Rooty Hill**
 - a. May Cowpe Reserve (Reserve 614), located at John Street, Rooty Hill is 15.1ha in size and currently includes one athletics track and rugby league field, two tennis courts, car parking, cycle way, Angus Creek trunk drainage and the Rooty Hill Leisure Centre.
 - b. Whilst it is acknowledged that there are some issues of land zoning, land ownership and drainage, an opportunity to maximise the opportunity presented by this reserve has been identified.
 - c. Reserve 618, located between Gardner Street and the Great Western Highway, Rooty Hill, (approximately 700m east of May Cowpe Reserve) is identified within S94 Contributions Plan No 1 (CP1) as a sports ground that includes a double playing field and a single playing field, four netball courts, an amenity building and a playground.
 - d. CP1 currently identifies \$3,100,000 for the embellishment of Reserve 618. Due to various constraints (primarily unfavorable topography, but also private land ownership, and high likelihood of land contamination) resulting in a high level of risk to Council in developing Reserve 618, Section 94 Finance Committee endorsement has been provided to provide community recreation facilities similar to those originally proposed at Reserve 618 at May Cowpe Reserve (Reserve 614).
 - e. In order to progress and maximise the embellishment opportunity of May Cowpe Reserve, various considerations are required to be resolved. These are detailed in prioritised and sequential order below as well as in table format at **Attachment 3**.

Planning Proposal

- 1a. Rezoning of Council owned 3a Commercial Land that adjoins May Cowpe Reserve to 6a Public Open Space and incorporated into May Cowpe Reserve. Completed as part of planning proposal to be arranged by Council's Sport and Recreation Services, funded by Land Projects and assessed by Strategic Planning section.
This will enable future embellishment plans to consider all land on this site for optimal recreation and community outcomes and achieve holistic reserve planning and embellishment; likely resulting in three fields rather than two being accommodated within May Cowpe Reserve. The development of three fields is required to meet the current nexus identified in CP1. i.e the originally proposed two playing fields at Reserve 618.

Cost: Loss of development opportunity- **\$2,000,000 (estimated)**

Planning Proposal - **\$10,000** (funded by Land Projects)

Benefit: Provides footprint for **playing field development** as well as **increasing street frontage** therefore providing **safe community open space**

Time: Estimated timing of planning proposal - **Approx 6 months**

- 1b. Rezoning of Council owned 6a Public Open Space (1.23ha) of Reserve 618 to 2a Residential to enable sale and development of land. Completed as part of above mentioned planning proposal. Sale by Council's Property section. This will enable (a) availability of CP1 funding currently allocated to embellishment of Reserve 618 (\$3,100,000) to be freed up for embellishment of May Cowpe Reserve, (b) Council to generate an estimated \$2,460,000 for sale of Council owned parcel of Reserve 618. Note: The allocation of the \$3,100,000 has been deemed appropriate by Council's Section 94 Committee on 2 June 2011.

Cost: Part of Planning Proposal

Benefit: Sale of Council owned land- **\$2,460,000**

Time: Estimated timing of planning proposal and sale of land - **Approx 18 months**

- 1c. Rezoning of privately owned 6a Public Open Space (3.05ha) of Reserve 618 to 2a Residential. Completed as part of above mentioned planning proposal. This will enable appropriate development of this site by private owner.

Cost: Part of Planning Proposal

Benefit: No land acquisition required - **\$6,112,000**

Time: Estimated timing of planning proposal and sale of land - **Approx 9 months**

- 1d. Acquisition of privately owned undeveloped 2a land (0.62ha Musico site) that adjoins May Cowpe Reserve by Council's Property section. Upon acquisition, rezoning of this land to 6a Public Open Space and incorporation into May Cowpe Reserve. Rezoning upon acquisition to be proposed as part of above mentioned planning proposal. This will enable future embellishment plans to consider all land on this site for optimal recreation and community outcomes and achieve holistic reserve planning and embellishment; likely resulting in three fields rather than two being accommodated within May Cowpe Reserve. The development of three fields is required to meet the current nexus identified in CP1. i.e the originally proposed two playing fields at Reserve 618.

Cost: Acquisition of privately owned land- **\$1,120,000**

Part of Planning Proposal

Benefit: Provides footprint for **playing field development** as well as **increasing street frontage** therefore providing **safe community open space**

Time: Estimated timing of planning proposal and acquisition of land - **Approx 18 months**

- 1e. Rezoning of Council owned undeveloped 2a land along south edge of May Cowpe Reserve (John Street frontage) that adjoins May Cowpe Reserve. Rezoning to be proposed as part of above mentioned planning proposal and incorporated into May Cowpe Reserve.

3. Review of Contributions Plan 1 required to reallocate funds from Reserve 618 to May Cowpe Reserve. This will enable the nature of facilities currently listed in the Plan to be addressed, along with the above mentioned acquisition/rezoning and funding requirements. CP1 was last reviewed in December 2010. The Section 94 Finance Committee's review timetable identifies that CP1 should be for reviewed in the last quarter of 2012 to address the May Cowpe project. However, this is a periodic review and will not require additional staff or cost resources.

Cost: Nil

Benefit: Facilitates the allocation of **\$3,100,000** for the embellishment of May Cowpe Reserve

Time: Estimated timing of CP1 Review - Approx **6 months**

4. Masterplanning (including drainage, REF and all other technical investigations) of May Cowpe Reserve including all parcels of land associated with May Cowpe Reserve.

Cost: Masterplan - **\$140,000.**

Note: Concept design completed in house, cost associated with technical studies and construction documentation.

Benefit: Allows for the best planning outcomes in light of various reserve considerations such as complex drainage issues, land ownership etc

Time: Estimated timing of Masterplan - Approx **9 months**

- f. As demonstrated above and in **Attachment 3**, pursuing optimal community recreation outcomes through strategic land rezonings, acquisitions and sales, will result in a net benefit in the order of **\$5,450,000.**
- g. **Attachment 1** to this memo provides a map identifying each of the above issues that are required to be resolved to facilitate the progression of this project.
- h. An initial sketch plan has been developed for this site and is provided at **Attachment 2** to this memo. It is noted that this sketch plan is in no way the final, rather intended to show that it is envisaged that a three field facility can be accommodated at this site pending land rezoning and technical studies as part of a Masterplan process. Draft Masterplan(s) would be presented to Council's Executive Management Committee and Council once developed.

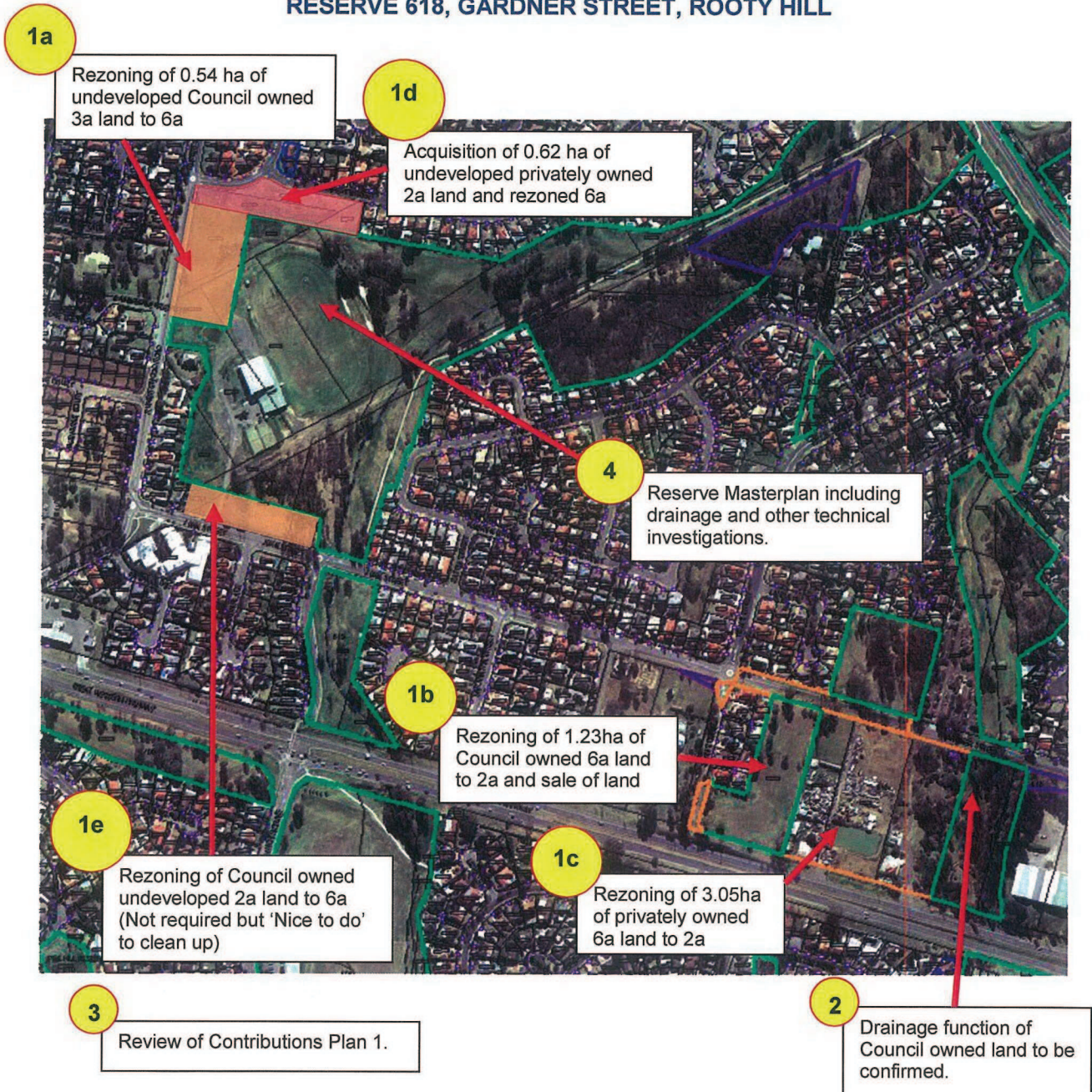
3. **Recommendation**

- a. That EMC support commencement of the process identified at 3.e. of this memo.

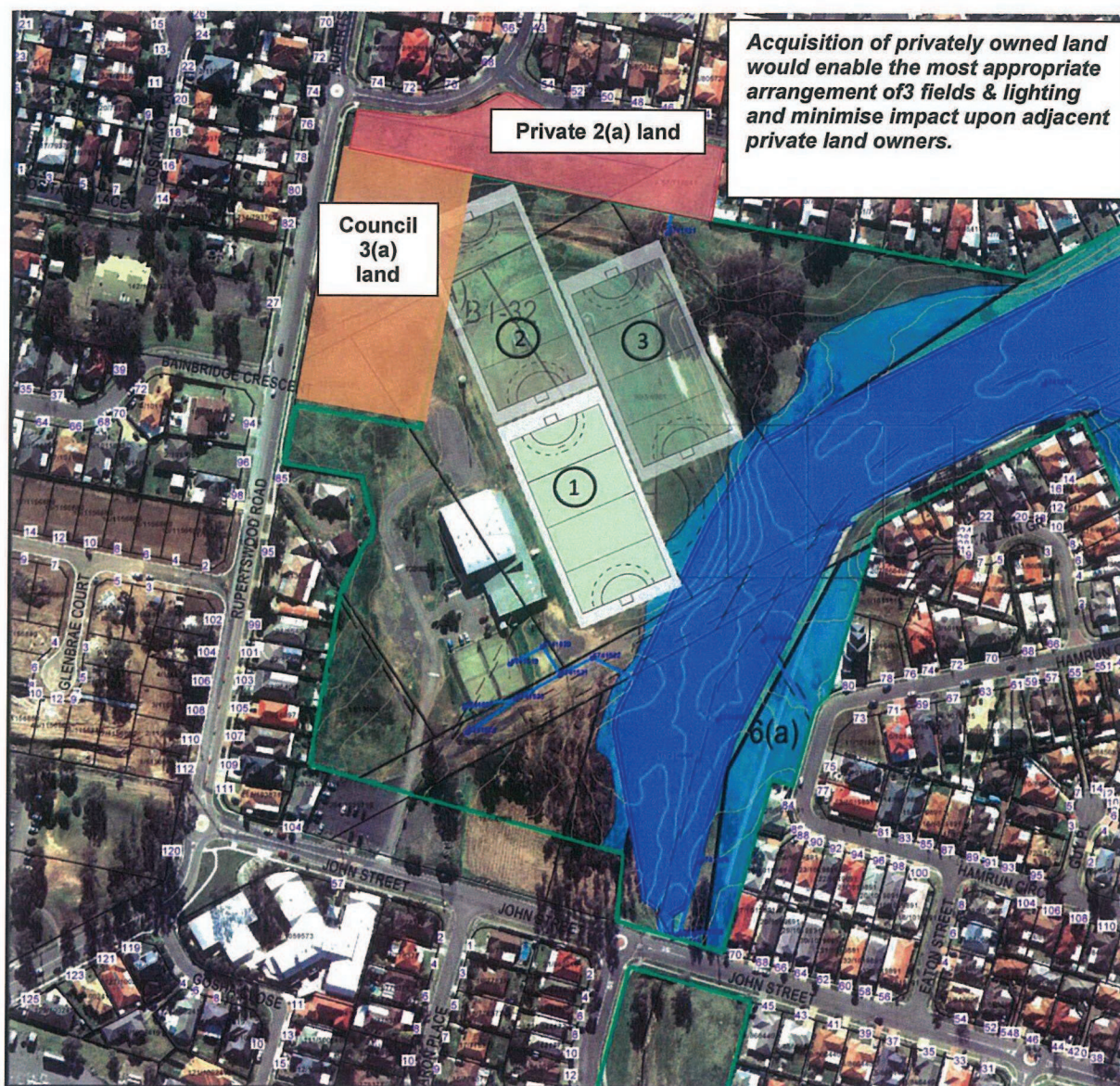
Matthew O'Connor

RESERVE 614, MAY COWPE RESERVE, ROOTY HILL

RESERVE 618, GARDNER STREET, ROOTY HILL



RESERVE 614, MAY COWPE RESERVE, ROOTY HILL
SKETCH PLAN SHOWING ACCOMODATION OF FIELDS



Air Photo Date: 9/6/10 - 11/9/10

Plot Date: 13/04/2012

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