



Willoughby City Council

AMENDMENT TO:

**FLAT ROCK GULLY &
BICENTENNIAL RESERVE**

PLAN OF MANAGEMENT

In respect to sports use of Bicentennial Oval

Adopted:

**Prepared by:
Open Space Branch
December 2009**

Willoughby City Council

INTRODUCTION

The Local Government Act 1993 as amended (the Act) requires all community land to be subject to a plan of management. Willoughby City Council has 150 open space areas covering approximately 428 hectares.

This Plan pertains to the sportsground (known as Bicentennial or Hallstrom Oval) located within the Bicentennial Reserve, Small Street, Willoughby – see **Attachment 10a**.

This Plan amends and should be read in conjunction with the Flat Rock Gully and Bicentennial Reserve Plan of Management (1995).

1. DESCRIPTION OF LAND

Bicentennial Reserve is located on Small Street Willoughby. The site is 11.5 hectares in area. The site is developed as a regional park, and contains the Willoughby Leisure Centre, the Walter Burley Griffin designed Incinerator, netball/ basketball courts, baseball diamond, playing field, children bicycle track, Hallstrom Park Playground and multi-use bike paths. Ancillary facilities include public toilets and change-rooms, car parks, equipment storage, canteen and ground maintenance store.

Bicentennial Oval (also known as Hallstrom Oval) is located in the north west section of the reserve; It is a full size playing field, marked for junior baseball and both junior and senior soccer. – Attachment 10a.

The land is owned by Willoughby City Council.

2. PERMITTED USES OF LAND

Bicentennial Reserve is zoned Open Space (Existing Recreation) 6(A) under the Willoughby Local Environmental Plan (WLEP) 1995 as amended.

The land can be used for:

- a) without development consent -
works involved in, or ancillary to, landscaping, gardening or bushfire hazard reduction

- b) with development consent –
 - Buildings ancillary to landscaping, gardening or bushfire hazard reduction.
 - Car parking ancillary to the principal recreational purpose
 - Drainage
 - Recreation areas
 - Recreation facilities
 - Roads
 - Utility installations

A new draft WLEP is currently with the Department of Planning, awaiting public exhibition.

3. THE CATEGORY OF THE LAND

Bicentennial Reserve is categorised as “**sportsground, natural area/ bushland, park, an area of cultural significance, and general community use**” under Section 36 of the Act.

This amendment refers specifically to the playing field which is categorised as “**sportsground**”.

4. ISSUES PERTINENT TO THE LAND

The issues pertinent to the site have been canvassed in the Flat Rock Gully and Bicentennial Reserve Plan of Management (1995).

In summary the issues are:

- Context, Land Use and Tenure
- Recreation
- Traffic and Parking
- Water Management
- Conservation and Management of Vegetation and Wildlife
- Landscape Character
- Heritage

The issue relevant to the Amendment is Section 7.3 –Recreation Use and Access, which in summary states:

“ to generally provide, upgrade and enhance the facilities in the Flat Rock Gully and Bicentennial Reserve environment to encourage the greater use and enjoyment of these areas for compatible activities. By including regulated structured sporting opportunities and encouraging diversity of uses, (the Plan’s) strategies will ensure a heightened sense of community ownership and encourage diversity of uses.”

4.1 Amendment – Use of the playing field

Background

In the 2009 Winter Sports Season Council allowed a trial period for football games on Bicentennial Oval on seven (7) Saturdays from 1pm -5pm. (Resolution 27/4/2009). The trial was notified to the adjoining residential community, and was monitored in respect to traffic flows and parking demand.

At the end of the Winter Sports season, the trial was reported to Council as’ not causing any discernible impact on traffic and parking demand in the precinct ‘(Minutes of the Bicentennial Reserve and Flat Rock Gully Committee 26/11/2009, Council 7/12/2009).

Given the high demand for access to sportsgrounds in Winter, it was considered reasonable to allow the use of the field on all Saturdays afternoons in Winter if required. This use requires an amendment to the Plan of Management (1995) which currently prohibits competition games on the field on Saturdays when netball is using the adjoining courts.

Current status

The Plan of Management (1995) Part B, page 112 says:

Restrict use of the playing field to schools and similar groups on weekdays; training for any organisations on four weekday nights, Monday to Thursday 4pm – 10pm (subject to lights remaining) and junior competition games 8am – 2pm Saturdays, when netball is not using facilities.

See **Attachment 10b** – page 112 from the Plan of Management 1995

The field floodlights were removed in 1996 (Council resolution 15/4/1996) when DA 94/0469 was refused. Subsequent usage and booking of the field to date has been driven by the high demand for fields for training and competition use by schools, sporting clubs and casual users. The restrictions imposed by the current Plan will be removed; it is intended that the field will have the same booking status as other non-lit playing fields in the City ie Bales Park, Mowbray PS Oval, Castle Cove Park, Greville St Reserve and O H Reid Reserve.

The current Plan also stipulates that:

Council is to include a performance based agreement between Council and any organisation that seeks use of the playing field as part of the conditions of use. Council to require a commitment from that organisation that traffic congestion and parking in the surrounding streets will not be affected during the use of Hallstrom Oval by the organisation.

The requirement for an agreement with any organisation wanting to use the field is seen as the most adequate method of addressing traffic and parking demands on the site. This prerequisite will result in a Traffic & Parking Plan to be agreed before field bookings are confirmed.

The Amendment

The Amendment is to remove the following clause from the 1995 Plan of Management:

Restrict use of the playing field to schools and similar groups on weekdays; training for any organisations on four weekday nights, Monday to Thursday 4pm – 10pm (subject to lights remaining) and junior competition games 8am – 2pm Saturdays, when netball is not using facilities.

There is no substitution clause intended nor required.

The intent of this amendment to the Flat Rock Gully and Bicentennial Reserve Plan of Management (1995) is to provide for general sporting use of the playing field during all sports seasons subject to an agreed Traffic and Parking Plan.

5. BASIS FOR MANAGEMENT

5.1 Core Objectives

In accordance with Section 36(F) of the Act, the core objectives for the management of the site as 'sportsground' are:

(a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and

(b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.

6. PERFORMANCE TARGET/S

The performance target of this Amendment is:

To provide sporting and recreational facilities that responds to community needs.

MEANS OF ACHIEVING THE OBJECTIVES AND PERFORMANCE TARGET/S

Council proposes to achieve the objectives and performance target/s of the Amendment by:

- a) Providing adequate resources within the Council's Open Space Maintenance budget to maintain Bicentennial Oval on a regular basis.
- b) Including appropriate clause/s in the Seasonal Licence Agreement addressing the requirement for a Traffic and Parking Plan for Bicentennial Oval bookings.

7. ASSESSMENT

- (a) Council will monitor the traffic and parking demand in the residential precinct during the Winter Sports Season, and at other times on request.

8. REFERENCES

- a) Flat Rock Gully and Bicentennial Reserve Plan of Management (August 1995), by Clouston, Landscape Architects, Urban Designers & Landscape Planners –

Part A: Resources,

Part B: The Plan,

Part C: Supporting Documents

- b) Council report – Soccer at Bicentennial Oval- Item 14 - 27 April 2009
- c) Minutes of the Bicentennial Reserve and Flat Rock Gully Committee meeting of 26 November 2009, in Council report dated 7 December 2009

9. ATTACHMENTS

- d) Plan of Bicentennial Oval – **Fig 5.1a** (from the Plan of Management) with the area subject of the Amendment shown hatched.
- e) Page 112, 1995 Plan of Management for Bicentennial Reserve and Flat Rock Gully- showing clause proposed for Deletion.

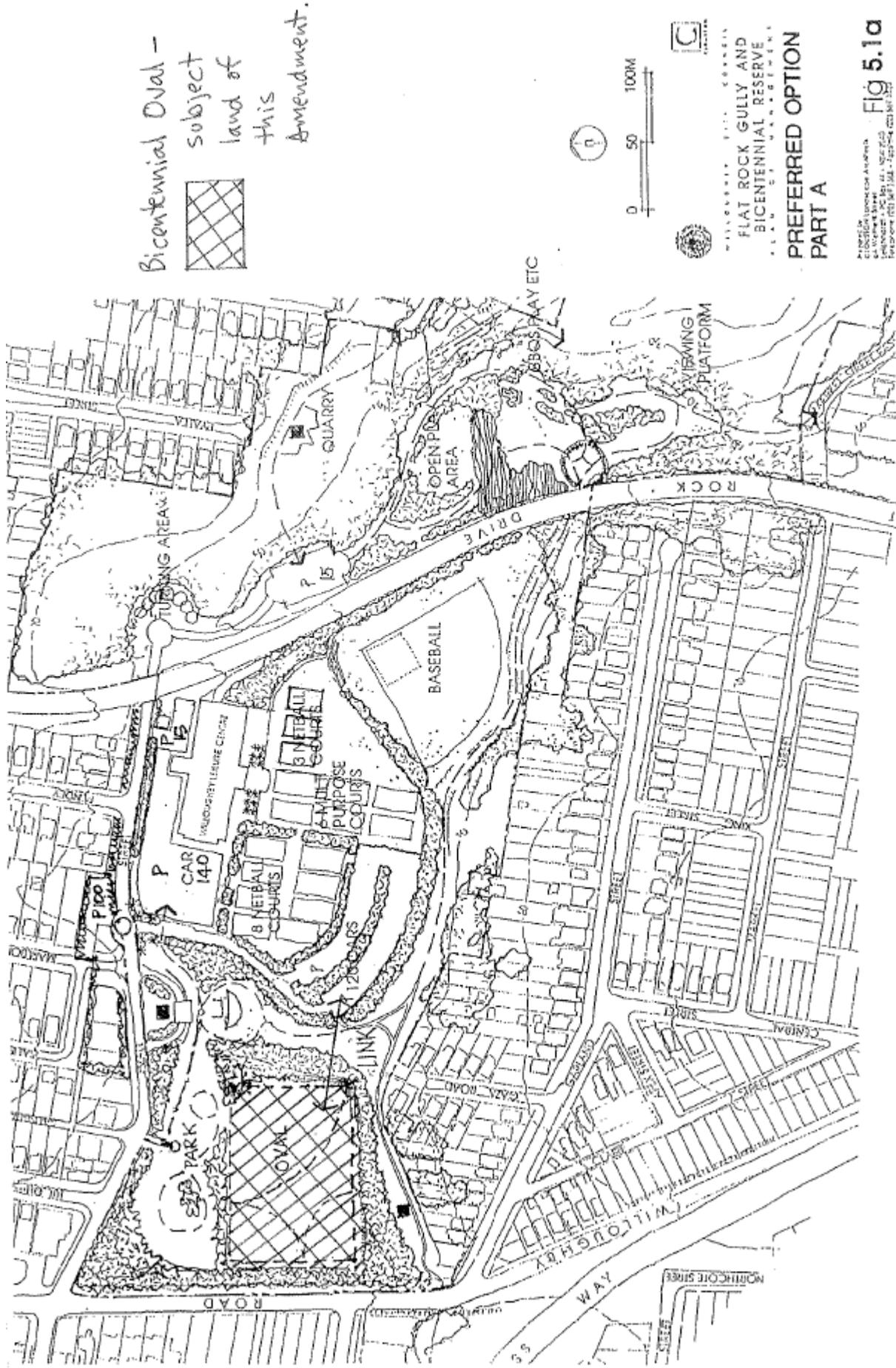


Fig 5.1a
 Flat Rock Gully and Bicentennial Reserve
 Amendment to Plan of Management
 Part A
 1:1000
 2014

• **Sports Facilities**

Implement the following:

Hallstrom Oval

- Establish 130m x 80m playing field with a clear 6m boarder around the field's perimeter, in an east west orientation. **(H,N)** WCC

Restrict use of the playing field to schools and similar groups on weekdays; training for any organisations on four weekday nights, Monday to Thursday 4:00pm - 10:00pm, (subject to lights remaining) and junior competition games 8:00am - 2:00pm, Saturdays, when netball is not using facilities.	WCC
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Clause to be Deleted by the Amendment.

- Council to include a performance based agreement between Council and any organisation that seeks use of the playing field as part of the conditions of use. Council to require a commitment from that organisation that traffic congestion and parking in the surrounding streets will not be affected during the use of Hallstrom Oval by organisation. WCC

- Where conditions are breached, Council to rescind that organisation's allocation for use. WCC

- Submit Development Application for sport training lighting to determine lighting requirements (refer Hallstrom Park Lighting) **(H,N)** WCC

- Construct a local park (refer Unstructured Recreation Facilities). **(H,S)** WCC

- Construct toilet facilities (refer Toilet Facilities Hallstrom Oval) **(H,N)** WCC

Willoughby Leisure Centre

Acceptable changes to building include internal modifications (see open space planning and management)

Construct viewing/sitting out shaded terrace on south face of building.

Netball Courts

Re-work existing numbers of courts.

- remove 4 courts on tier closest to Small Street.
- construct 4 multi-purpose courts south of WLC, and remark two of the existing netball courts to multipurpose courts. **(H,N)**

No further courts to be constructed or established at Bicentennial Reserve. Undertake negotiations with NSNA to achieve all practical changes to scheduling to reduce traffic impacts.

WCC

Kickabout Area

- construct in locations shown (refer Kickabout Areas).