

ITEM NO: 19

SUBJECT: ADOPTION OF KNAPSACK PARK MASTERPLAN

FILE NO: F04660 - 09/171534

Management Plan Link*Principal Activity:* Using Land for Living*Service:* Land Use Management*Project:* This report does not relate to a Management Plan project**Recommendation:**

That the Council adopts the Masterplan for Knapsack Park and uses it to guide the ongoing development of the site.

Report by Group Manager Community & Corporate:**Reason for report**

Following adoption of the Plan of Management (PoM), preparation of a draft Masterplan and community consultation, this report presents the draft Masterplan for Knapsack Park and recommends its adoption.

Background

In August 2007 the Council adopted the Knapsack Reserve Plan of Management (PoM). Within the PoM is a broad Masterplan for the high use area of the reserve known as Knapsack Park. This park is located in Barnet Street, Glenbrook. The PoM also contained a number of actions that required more design and planning detail development within the Masterplan. Refer to Map 1 for a summary of the Masterplan, and to the enclosure for the full Masterplan detail.

Some of the PoM actions and the Masterplan responses are:

Knapsack Reserve Plan of Management Actions	Knapsack Park Masterplan Actions
<u>Social & recreation setting within Knapsack Park:</u> Develop an area for social interaction within the sports precinct of Knapsack Park to be used by local residents and sport spectators alike.	Addition of a public social space allocated within the Park.
<u>Installation of cricket pitch:</u> Install a synthetic cricket pitch between the two soccer fields with a minimum two metre setback between the wicket and the sides of the soccer fields.	Concrete base cricket pitch with synthetic surface to be located between the two playing fields with a safety zone as shown on the master plan.

Knapsack Reserve Plan of Management Actions	Knapsack Park Masterplan Actions
<p><u>Investigate non mains water source for irrigation:</u> Carry out investigation to consider alternative non mains water sources.</p>	<p>The Masterplan allows for a water tank to be installed to utilise stormwater for irrigation. The final location of the tank is yet to be determined. It can either be under the smaller field or under the social space. Consultancy studies have determined that water harvesting from the carpark into a tank of 300 000 Litres capacity is feasible.</p>
<p><u>Install a new irrigation system:</u> Install a water efficient and long lasting irrigation system, upon completion of 'irrigation strategy' by BMCC.</p>	<p>An irrigation system to be developed which considers the potential for utilising stormwater runoff.</p>
<p><u>New multi purpose clubhouse built:</u> A new clubhouse to be located overlooking the fields constructed to accommodate multiple uses and provide storage for sporting clubs. To be set further away from bushland than current clubhouse and a water tank installed.</p>	<p>An envelope in which a clubhouse and its immediate surrounds may be designed and built has been developed. A new clubhouse would incorporate change rooms, storage, public toilets and upgraded amenities.</p>
<p><u>Expand senior/mini sportsground:</u> Senior & mini sportsgrounds to be expanded in accordance with limits identified by the Council's development application and a Part 5 Environmental Assessment as per the (EP&A Act 1979). A balance will be sought between expansion of the fields and loss of bushland.</p>	<p>Earthworks proposed to increase the Association Football fields in size, elevate the lower playing area and provide underground stormwater storage for irrigation. Retaining walls proposed to be incorporated into the existing bank to minimise the footprint on surrounding bushland.</p>
<p><u>Spectator seating:</u> Establish some seating to accommodate spectators during training/competition matches and for residents.</p>	<p>Spectator seating to be established.</p>
<p><u>Formalise existing car park:</u> Construct a new car park with appropriate entry/exit point, sealing and improving drainage of existing car park. Car park should allow for an increased capacity to reduce on street parking.</p>	<p>Addition of purpose built Car Parking to hold 79 cars off-street.</p>
<p><u>Formalise Barnet St frontage:</u> Improve visual amenity by improving roadside parking & landscaping along Barnet Street.</p>	<p>Angle parking developed in Barnet Street for additional 30 car spaces.</p>

Knapsack Reserve Plan of Management Actions	Knapsack Park Masterplan Actions
<p><u>Embellish buffer zone:</u> Promote additional planting of native plants between the sports ground and Barnet Street.</p>	<p>New buffer planting is proposed to screen the Barnet Street boundary and the car park. Appropriate planting design will ensure that the proposed Knapsack Park Masterplan developments complement the natural bush surround of the precinct.</p>

The Recreation Team has worked with the main user groups, the Blue Mountains Soccer Club, the Glenbrook Blaxland Cricket Club, local residents and park staff to develop a detailed draft Masterplan. The draft Masterplan was circulated for comment to the user groups and an information day was held on-site by Council staff on 2 May 2009.

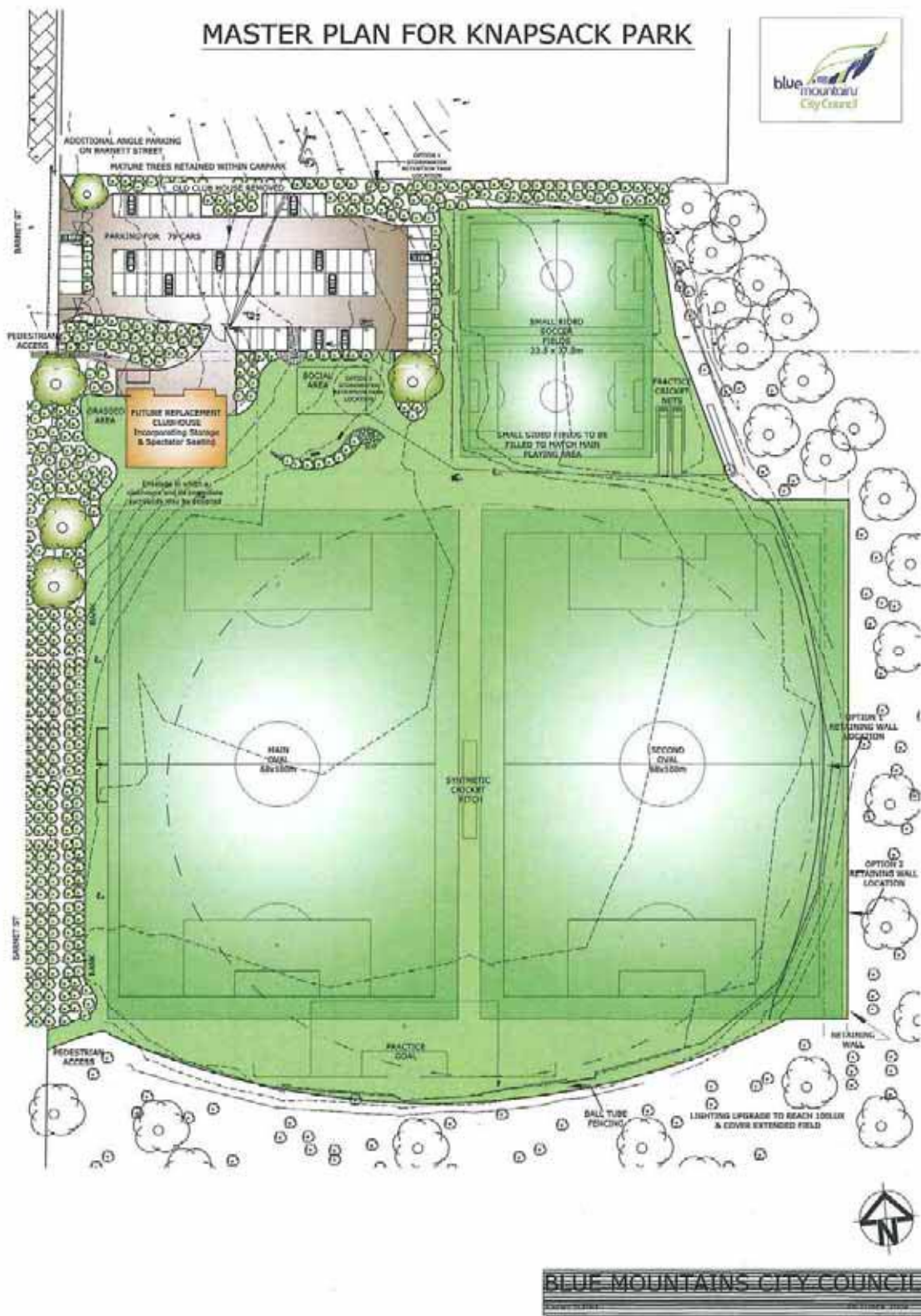
The community were notified of the public exhibition of the draft Masterplan, which included the information day, through:

- The Blue Mountains Gazette on two separate occasions in both the public notices and Council notices;
- Letterbox drop to 550 local residences;
- Notices placed in prominent locations including Knapsack Park and community noticeboards;
- Notification of stakeholders and user groups; and
- The Blue Mountains City Council website.

The main components of the draft Masterplan, as shown on Map1 are:

- Expanded playing fields with improved lighting and irrigation;
- A cricket pitch and cricket practise nets;
- Removal of old clubhouse and construction of a new clubhouse;
- Water harvesting from carpark;
- Development of a social space;
- Reinforcement of the buffer along Barnet Street; and
- Formalisation of the parking both within the carpark and on adjacent streets.

The re-introduction of cricket as a summer sport to Knapsack Park had the full support of the Blue Mountains Soccer Club during the plan of management process. The support has continued through the master planning process.



Map1.

Issues raised through Consultation

The main issue raised during the consultation phase was parking. Throughout the soccer season which comprises on average 24 Saturdays each year, for a period of 3-5 hours each time, the parking within the park is inadequate for the demand. During this time extensive on-street parking occurs which negatively impacts neighbours, mostly in Barnet Street.

In the Masterplan, the formalisation of the carpark, (i.e. proper allowance for trees, safe paths of travel, turning areas) and the provision of a social space will reduce the overall parking within the reserve, but this can be balanced by the provision of formalising the angle parking along Barnet Street.

Suggestions were made to maximise parking and they are summarised in the table below:

Suggestion	Number of parking spaces that would be generated	Response in Masterplan
Remove all the trees from the current carpark.	8	Not adopted: trees are to be retained.
Eliminate social space.	Approximately 14	Not adopted: social space retained in Masterplan.
Provide angle parking along Barnet Street in front of the undeveloped bush block.	30	This option was not in the exhibited Masterplan but was suggested by a resident in Barnet Street opposite the potential site during the exhibition phase. It has been discussed with Council's traffic engineer and, being potentially suitable, has been included in the draft Masterplan. Further investigation is required by the Local Traffic Committee.
Provide driveway delineation at selected houses on Barnet Street.	None, but will reduce inappropriate parking on Barnet Street.	Line marking of driveways on roadways is not a normal Council procedure except in exceptional circumstances.

During the development of the PoM the community expressed a desire for a space within Knapsack Park to be developed for local social use that is separate from the sports surface, parking or bushland. Such a social space would also have value to the sports groups for spectators and family members. The draft Masterplan allocates an area for a social space. The nearest alternative parks for residents on the same side of the highway are Glenbrook Park (930 metres away from Knapsack Park) and Whitton Park (940 metres away from Knapsack Park).

This report recommends the adoption of the draft Masterplan with the social space included and the development of angle parking along Barnet Street to off-set the impact on parking.

Sustainability Assessment

Effects	Positive	Negative
Environmental	The proposed water harvesting for use in the irrigation system will reduce use of mains water. Tree in the off street car park will be better protected.	Some bushland disturbance is expected during the construction phase of oval.
Social	Expansion and upgrade of the fields will improve the home ground of Soccer. Provision of a cricket pitch will increase cricket opportunities in the Lower Mountains Development of a social space will provide improved socialising opportunities for locals.	Increased traffic to the area by use of the field by cricket during summer may impact on residential amenity.
Economic	Nil	Nil
Governance	This Masterplan conforms with the requirements of the Action Plan from the Knapsack Reserve Plan of Management adopted in 2007.	Nil

Financial implications for the Council

No budget has been allocated for the development of items in the Masterplan. An adopted Masterplan improves the chance of grant funding. Grants from the Department of Sport and Recreation and from the Football Association are available at various times throughout the year.

Integration of a social area and increased landscaped areas within the Masterplan area would result in increased maintenance costs for the park. This increased level of service is not currently provided for in existing maintenance budgets.

An estimate of the cost of the major components of the project is listed below. This does not represent a commitment from the Council to fund these works.

Component	Cost	Replacement interval	Increase in maintenance requirement
Field extension including new surface and bush regeneration and cricket pitch.	Option 1- \$460,000 Option 2- \$500,000	20 years	Maintenance is currently \$25,000 per annum and there are no anticipated changes if the extension is implemented.
New irrigation system including water tank.	\$170 000	15 Years	Maintenance is currently \$800 per annum. It is estimated that this will be \$1,600 annually if upgraded irrigation system is installed.
New floodlights.	\$150 000	70 years	Maintenance is currently \$5,000 per annum and no anticipated changes if upgraded.
Demolition of existing clubhouse.	\$10 000		NA

Component	Cost	Replacement interval	Increase in maintenance requirement
New clubhouse.	\$770,000	70 years	Maintenance is currently \$9,500 per annum. No changes anticipated if similar services are provided in the new Clubhouse.
Raising of small field including new surfacing.	\$330,000	20 years	This component is included in the first item (field extension).
Car park upgrade including angle parking in Barnet Street.	\$300,000	15 years	Maintenance is estimated to be \$5,000 per annum if car park is upgraded.

Legal and risk management issues for the Council

There are no known legal or risk management issues for the Council arising from the recommendations of this report.

External consultation

Relevant stakeholders were notified of the development of the Masterplan. The majority of the feedback in relation to the development of the plan took place with the Blue Mountains Soccer Club, local residents, park and engineering staff.

Conclusion

The Knapsack Park Masterplan has been developed in accordance with the requirements in the Action Plan of the Knapsack Reserve Plan of Management adopted in 2007. It addresses the needs identified in the Plan of Management including upgrading sporting facilities, accommodating the level of use, residential amenity, improved environmental standards and impacts on the local bushland. It provides for improvements in the recreational, environmental and amenity values of the Park whilst considering the needs of the local residents and potential impacts on the surrounding bush landscape.

The development of this Masterplan has involved extensive public consultation and careful consideration of the potential benefits and constraints, and it is presented to the Council for adoption.

ATTACHMENTS/ENCLOSURES

1	Knapsack Park Masterplan	09/176915	Attachment
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Attachment 1 - Knapsack Park Masterplan



This document outlines the Masterplan for the part of Knapsack Reserve known as Knapsack Park. It explains and provides detail of the components of the Masterplan. For more information on the background to the Masterplan and on the management of Knapsack Reserve please refer to the Knapsack Reserve Plan of Management adopted by Council in 2007.

DRAFT - Masterplan - Knapsack Park - Glenbrook. N.S.W.

Knapsack Park Draft Masterplan

Upgrading of User Amenity

- ***Sports Fields and Infrastructure***
- ***Sporting Clubhouse Building Envelope***
- ***and Passive Recreation Facilities***

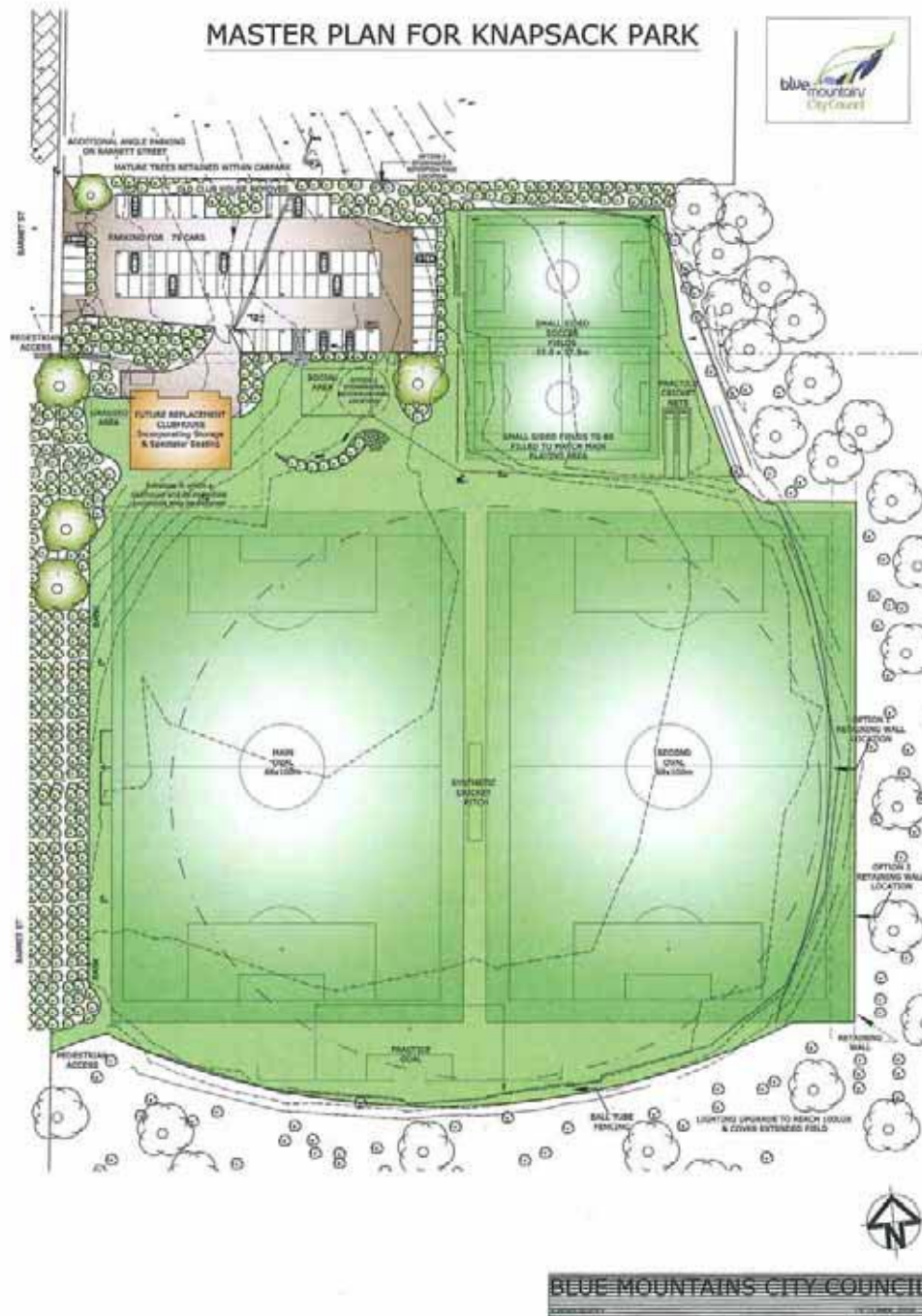
Components of the Masterplan

The Knapsack Masterplan, as shown overleaf, allows for the amenity improvements to Knapsack Park as listed below:

- Earthworks to increase in size the Association Football fields, elevate the lower playing area and provide underground stormwater storage for irrigation.
- Addition of practice goal
- Spectator Seating
- Addition of a Synthetic Cricket Pitch
- Addition of two practice Cricket Pitches
- Upgrading of the main playing surfaces to be suitable for both sports
- Upgrading the junior Association Football fields
- Formalisation of the currently unsealed carparking to hold 79 cars off-street.
- Angle parking developed in Barnet Street for additional 30 car spaces.
- Upgrading and relocation of Club Room amenities
- Upgrading of Public Toilets
- Addition of a Social Space
- Measures to reduce impact on neighbouring residents
- Stewardship of the adjoining Bush land
- Minimal disturbance to existing bush land and measures to reduce the impacts of the proposed use.

Considerations

- Football
- Cricket
- Clubhouse
- Picnic
- Neighbors
- Car parking
- Environment



Considerations

- Football
- Cricket
- Picnic
- Neighbours
- Environment

Knapsack Park Draft Masterplan

Earth Works & Playing Surface

Considerations in the Masterplan development

To achieve the above improvements the Masterplan proposes constructing retaining walls to the eastern side of the oval in order to increase the playing surfaces. This entails constructing a gravity retaining wall, utilising sandstone boulders acquired from local excavations works. The lower (mini) sports fields are to be raised to match the height of the upper sports fields, improving the usability of the two areas, while removing unsightly and difficult to maintain embankments.

Co-ordination of development activities will maximise use of spoil and fill generated on site and minimise import of materials and the environmental footprint of the developments.

Co-ordinated activities could include:-

- Excavation works on the northwestern side of the main playing fields,
- Foundation excavations of a new Clubhouse/change rooms, and
- Regrading of the existing playing surface and stormwater drains.

Some imported bulk fill may be required and some imported sports field soils will be required.

The playing surface and its turf design, together with an automated irrigation system linked to a stormwater management system will be designed and installed.

The use of bio-filtration pits will be incorporated to manage and clean storm & irrigation water run off.

Earthworks

- Retaining walls
- Field Level adjustments
- Drainage
- Sports Soil

Knapsack Park Draft Masterplan

Infrastructure

New clubhouse: The existing old clubhouse is to be demolished and the area used for parking. An envelope in which a new clubhouse and its immediate surrounds may be designed and built has been developed. The new building may either re-use or replace place the existing toilets. The envelope is bounded by the safety zone of the playing field to the south, the Telstra communication easement to the north, the Barnet Street buffer zone to the west and the social area to the east. By placing the new building directly adjacent the fields, less pedestrian traffic through the carpark will be generated.

A new clubhouse will incorporate change rooms, storage and public toilets. The building footprint shown is a typical example only. The footprint and layout shown does not form part of the Masterplan .

Stormwater management: A stormwater retention tank to support future irrigation of the oval and surrounds is proposed. Consultant advice indicated that a 300,000 litre storage tank would be required to water the ovals 100% of the time for non rain periods of up to 20 days.

Lighting: the sports lighting is to be upgraded in accordance with Council proposals to upgrade all sporting field lighting. A 50 Lux standard will be sought as a minimum, with the capacity to reach a 100 Lux standard when resources permit.

Cricket – The Masterplan has provision to allow for the re-introduction of cricket as a summer sport at Knapsack Park. This includes installation of a new cricket wicket and two practice cricket nets. The cricket wicket has a two metre minimum distance to the football field to reduce the risk of football players falling onto hard surfaces.

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Infrastructure

- Clubhouse
- Stormwater Storage tank
- New Cricket pitch
- New Cricket nets

Knapsack Park Draft Masterplan

Car Parking

Knapsack Park has peak times where spectator and player traffic to the oval overloads the on site car park, creating user safety issues in the park. It is a major factor in disorderly loading on the surrounding residential streets.

The proposed sealed carpark, with a 79 vehicle capacity will assist in managing the safety issues in the park.

The car park design has allowed for a minimum number of tree removals and the introduction of fencing barriers to protect trees from soil compaction damage due to car movements.

Additional consideration has been given to the control of pedestrian movement through the car park. At peak times, large numbers of children are present and their safety will be a prime consideration in the final design. A separate pedestrian entry is proposed and a drop-off point that does not require crossing of traffic can be incorporated into the design.

A dedicated Ambulance and Maintenance vehicle access has been provided.

The sealing of the car park design will provide the opportunity to pipe the existing open drain, install stormwater capture and treatment opportunities for reuse in the proposed irrigation system.

An additional 30 angled parking spaces are proposed along the eastern side of Barnet St to the north of the ground, within the road reservation. Subject to the approval of the Local Traffic Committee, this would enable parking in surrounding streets to be more orderly. These parking spaces may be linked to the existing parking spaces that are provided in Barnet St for Elizabeth and Marges Lookouts.

Traffic

- 75 Car park spaces
- Road safety
- Care for Mature Trees
- Ambulance Access
- Grounds maintenance Access
- Additional 30 On Street Angled Car parking spaces

Knapsack Park Draft Masterplan

Field Widths

The main and second ovals have been designed for maximum width and minimum earthworks. The eastward extension is limited to occurring within the existing batter of the oval to avoid disturbance to the adjacent significant vegetation.

The following options for extension are included in the Masterplan :-

- Option 1: Moving the retaining wall 5 metres to the East. This expense is estimated to be \$430,000 allowing for a main oval to be 70 metres wide and the second oval to be 60 metres wide.
- Option 2: Moving the retaining wall 10 metres to the east. This expense is estimated to be \$500,000 allowing for 2 ovals to be 68 metres wide which would conform to the recently adopted standard of the Federation of International Football Association.

Selection of the options will be dependant of the budget and the width of the wall and construction zone.

An 2 metre safety zone surrounds the football fields and cricket pitches and separating them from surrounding hard structures such as fences and seating is included in accordance with current standards.

Installation of concrete base Cricket pitch with synthetic matting cover is proposed to be located between the two playing fields as shown on the master plan.

It is not intended that the cricket pitch be covered with soil during the winter season. This is to reduce maintenance and increase the life and quality of the playing surface.

Considerations

- Football
- Cricket
- Picnic
- Neighbours
- Environment

Sporting

- Field Widths
- Cricket Pitch
- Lighting

Knapsack Park Draft Masterplan

Bush Care

Storm water run-off Capture and management

The masterplan takes into consideration that civic stormwater run off from Barnet & Levy Street runs into the open drain through the park. Additional run off will be generated by the proposed sealing of the car park. The drainage design will intercept site run off and divert to this to storage or a water polishing units. See the separate notes on irrigation for the water re-use options.

Minimal Disturbance

The amenity of the flora and fauna of Knapsack Reserve, of local residents and of sporting precinct users has been of paramount consideration to ensure minimisation of any impacts that might occur.

The Knapsack Park sportsfields are bounded by Turpentine Ironbark Forest (listed in the Threatened Species Conservation Act 1996) to the East and South. Any developments to these sportsfields will maintain a buffer to this plant community. This will including utilising a retaining wall as opposed to an embankment on the Eastern boundary for oval expansion, and limiting the extent of the oval widths to 70 and 65m respectively.

Bush Care

- Run off capture
- Minimal disturbance

Knapsack Park Draft Masterplan

Neighbours

Car Parking

Retention of a lockable car park will maintain control over unauthorised access to the sporting fields, clubhouse and other infrastructure, reducing vandalism opportunities. A small unlocked area near the street will allow for casual use.

Suitable car park and entry lighting, to ensure safety of users and neighbours at night, will be considered.

Lights

The upgrade to the sports lighting will include the technical capacity to ensure all the existing lighting use time restrictions and glare standards are met.

Buffer Planting

Reinforcement of the existing buffer planting is proposed to off set the reduced width of the screen along the Barnet Street boundary.

Appropriate planting design will ensure that the proposed Knapsack Park Masterplan developments complement the natural bush surround of the precinct.

Social Space

The addition of a dedicated Social Space will offer the opportunity to enjoy the natural surrounds of Knapsack Park in a suitable setting: neither bushland not sportsfield. The social space will not necessarily incorporate play equipment. Informal play opportunities can be explored during the design phase. Informal seating and a grassed area are envisioned.

The extent of the social space may need to be reduced to accommodate extra parking if angle parking is not possible in Barnet Street.

Neighbours

- Car Parking
- Lights
- Buffer
- Planting
- Social Space