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## 5 ADOPTION OF THE UPDATED LAND CATEGORISATION FOR GANNAN PARK - Generic Plan of Management 2020

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**Report prepared by:** Open Space Planner  
**File No.:** GRP/21/7 - BP21/10

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### REPORT SUMMARY

The purpose of this report is to seek adoption of the proposed land recategorisations as set out in the *Gannan Park Public Hearing and Submissions Report* prepared by Parkland Planners (dated 18 January 2021) - **ATTACHMENT 1 – CIRCULATED UNDER SEPARATE COVER.**

The existing land categorisation map for Gannan Park was adopted by Council in the Generic Plan of Management 2001. In July 2019 Council adopted the Gannan Park and McCauley Park Masterplan, providing a framework for how the Parks will be upgraded over the next 20 years. These improvements include renewing and reconfiguring the grass playing surface to optimise community use for sport, recreation and passive community purposes; loop pathway for walking/scooting and fitness nodes; improving and relocation of the cricket nets; new amenities building; and other environmental improvements, such as additional planting of native trees, shrubs and groundcovers on the embankment. To facilitate these works and bring these areas in line with their future use and management, minor adjustments recategorisation of various areas of Gannan Park is required as outlined in **ATTACHMENT 1.**

Consultation with the community was conducted from 2 November 2020 to 6 December 2020 for the proposed land recategorisation of parts of Gannan Park. Council held a public hearing using an independent facilitator for the proposed recategorisations in accordance with the requirements of Sections 40(A) and 47(G) of the *Local Government Act 1993*. Due to the COVID restrictions on public gatherings at the time, the public hearing was carried out as an on-line meeting on 26 November 2020 with the option for participation via phone and/or video link. Council received eleven registrations for public hearing, nineteen submissions via the online form and three written submissions during the consultation period, noting some individual residents did provide multiple submissions.

Overall, the submissions received during the public hearing period were either directly relating to the Masterplan which has been previously been adopted by Council; related to the future Development Application (DA) for sport field lighting, and/or were of a general and minor nature. As such, the proposed land recategorisations of parts of Gannan Park as presented to the community during the public hearing, and recommended for adoption within this report, have been retained without further change. The *Public Hearing and Submissions Report* prepared by Parkland Planners (**ATTACHMENT 1**) summaries the submissions received, outlines Council's response to submissions and provides a recommendation that the proposed land recategorisations of parts of Gannan Park should proceed.

**ITEM 5 (continued)**

The adopted Masterplan and the recommended land recategorisations reaffirm the role of Gannan Park in providing a range of community, sporting, and recreation activities for the residents of Ryde balancing natural and environmental outcomes.

**RECOMMENDATION:**

- (a) That in accordance with Section 40A and 47G of the *Local Government Act 1993*, Council adopt the recategorisations of parts of Gannan Park as set out in the *Public Hearing and Submissions Report* prepared by Parkland Planners (dated 18 January 2021) to bring these in line with the changes as outlined in the Gannan Park and McCauley Park Masterplan adopted by Council in July 2019.
- (b) That Council update *Appendix C – Maps Series* which relate to the *Generic Plan of Management – Parks and General Community Use* (adopted November 2020) and *Generic Plan of Management – Sportsgrounds* (adopted November 2020) to reflect the recategorisations of parts of Gannan Park as set out in the *Public Hearing and Submissions Report* prepared by Parkland Planners (dated 18 January 2021).
- (c) That staff write to thank the residents that participated in the public hearing process and inform them of Council's resolution.

**ATTACHMENTS**

- 1 Gannan Park Land Recategorisation Public Hearing and Submissions Report prepared by Parkland Planners - 18 January 2021 - CIRCULATED UNDER SEPARATE COVER

Report Prepared By:

**Meredith Gray**  
**Open Space Planner**

Report Approved By:

**Michael Longworth**  
**Senior Coordinator - Park Planning**

**Simon James**  
**Manager - Parks**

**Wayne Rylands**  
**Director - City Works**

## ITEM 5 (continued)

### Discussion

#### Adoption of the Gannan Park and McCauley Park Masterplan

Council developed the Gannan Park and McCauley Park Masterplan following extensive community consultation which included Stage 1 consultation (late 2017), Stage 2 (mid-2018) and Stage 3 (early 2019).

At the Council Meeting held on 23 July 2019, Council resolved:-

- (a) *That Council adopts the Gannan Park and McCauley Park Masterplan with sports field lighting for an area equivalent to one and a half senior rectangular sports fields or one oval sports field.*
- (b) *That Council thanks the residents that participated in the masterplanning process and inform them of this resolution.*
- (c) *That Council prepares a Development Application for sports field lighting at Gannan Park and notifies the residents that participated in the masterplanning process when the Development Application is placed on public exhibition.*

#### MASTERPLAN

##### 1.5 RECTANGULAR SPORTS FIELDS / 1 OVAL SPORTS FIELD



Image 1: Gannan Park and McCauley Park Masterplan (adopted July 2019)

**ITEM 5 (continued)**Gannan Park and McCauley Park Masterplan Implementation

Following the adoption of the Masterplan, Council officers have been undertaking detailed design and engaging required consultants for initial stages of the Masterplan implementation. These works include the new amenities building, sports field lighting, cricket nets, playground expansion, fitness equipment, loop footpath and various connections.

The Development Application (DA) for sports field lighting is yet to be submitted. A Statement of Environmental Effects, including lighting, traffic and acoustic reports by independent subject matter specialists, will form a component of the DA for sports field lighting. The DA is expected to be lodged within the coming months. Community submissions received during the masterplan and recategorisation consultations have been used as background information for the DA.

The community and the residents that participated in the masterplanning and recategorisation consultations will be notified when the DA is placed on public exhibition and have further opportunity to provide comment on the sports field lighting.

Land Recategorisation of Parks in City of Ryde

Across the City of Ryde local government area, Council has been undertaking a strategic review of Community Land categorisations for our Parks. This is being done in conjunction with the progressive updating of Council's suite of Park Plans of Management (generic plans and specific plans) and adopting new Masterplans.

Council has recently conducted a number of land categorisations, recategorisations and public hearings for parks within the City of Ryde including:-

- Marsfield Park, Glades Bay Park, Burrows Park, Civic Gateway, Denistone Park, Hubert Hunt Reserve, Pindari Park, Stewart Park, Brush Farm Park, Glen Street Reserve, Monash Park, North Ryde Park, Ryde Park and Westminster Park (public hearing July 2020, adopted by Council in November 2020)
- Morrison Bay, Ryde Wharf Reserve, Bennelong Park, Bill Mitchell Park, Anderson Park, Helene Park, Kissing Point Park, Looking Glass Park, Meditation Park, Memorial Park, Settlers Park and Tennyson Park (public hearing May 2020, adoption pending).
- ELS Hall Park (public hearing November 2020, adoption pending – Council meeting February 2021)
- Gannan Park (public hearing 26 November 2020, adoption pending and as recommended within this report).

**ITEM 5 (continued)**

**Land Categorisation of Gannan Park**

The current land categorisation of Gannan Park was reflected in the Generic Plan of Management in 2001 and consists of “Sportsground”, “Parks” and “Natural Area” community land categorisations, as per the map (left) below. This report recommends the recategorisation of parts of Gannan Park by way of slight boundary adjustments to the “Sportsground”, “Parks” and “Natural Area” community land categorisations, as per the following map (right). The future uses outlined in the masterplan will then align to the core objectives of the land categorisations.

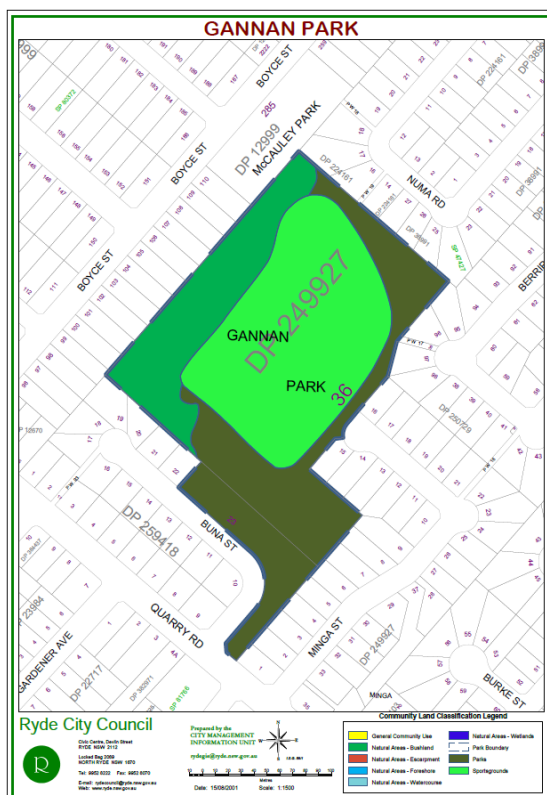


Image 2: Gannan Park – Generic Plan of Management 2001

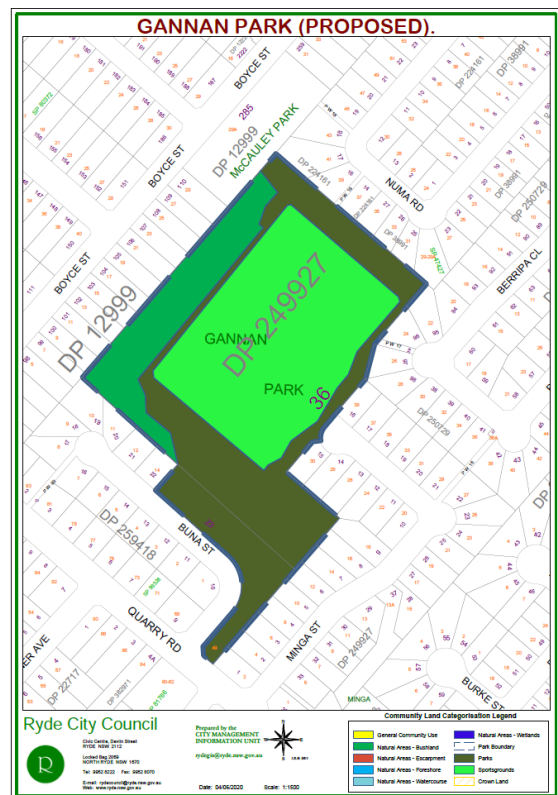


Image 3: Gannan Park - Proposed community land categorisation

Image 4 overlays the proposed land categorisation with the 2019 adopted Masterplan.



**ITEM 5 (continued)**



Image 4: Gannan Park - Proposed community land categorisation overlaid with the adopted Masterplan



Image 5: South-western side of Gannan Park proposed area for recategorisation



Image 6: North-western side of Gannan Park – proposed area for recategorisation



Image 7: Northern side of Gannan Park (near McCauley Park) proposed area for recategorisation



Image 8: North-eastern side of Gannan Park – proposed area for recategorisation

## ITEM 5 (continued)



Image 9: Eastern side of Gannan Park (near Minga Street entry)  
proposed area for recategorisation

The land recategorisations of parts of Gannan Park as recommended in this report, will provide alignment with current and future park uses as per the adopted Masterplan. In particular, the land recategorisation will ensure consistency with the following elements of the Masterplan once implemented:

- Upgrade and reconfiguration of the grass playing surface to optimise community use for sport, recreation and passive community purposes;
- Loop pathway for walking/scooting and fitness nodes;
- Modernisation and relocation of the cricket nets;
- New amenities building; and
- Other environmental improvements, such as additional planting of native trees, shrubs and groundcovers on the embankment and expansion of the garden bed areas.

### Community Consultation and Public Hearing for Proposed Land Recategorisation of parts of Gannan Park

A community consultation was conducted from 2 November 2020 to 6 December 2020 for the proposed land recategorisation of parts of Gannan Park.

The community were notified of the community consultation and public hearing via Have Your Say website, eNewsletters, flyer distribution via letterbox drop, park signage and local newspaper advertisements. This was supported via a *Background Information* document prepared by an independent consultant (Parkland Planners), which explained the legislative requirements and objectives for Community Land, the proposed land recategorisations and the public hearing process and how to provide submissions. The community could provide submissions via online form, written submissions via email or post and/or participation in the public hearing.

In accordance with the requirements of Sections 40(A) and 47(G) of the *Local Government Act 1993*, Council held a public hearing for the proposed land recategorisations which was chaired by Sandy Hoy (Parkland Planners) an experienced independent facilitator.

**ITEM 5 (continued)**

Due to the COVID restrictions on public gatherings at the time, the public hearing was carried out as an on-line meeting on 26 November 2020 with the option for participation via phone and/or video link. Ten registrations were received for the public hearing prior to the hearing, of which seven attended the public hearing and made verbal submissions. Additionally, nineteen submissions were received via the online form and three submissions written submissions were also received. It should be noted that some individual residents did make multiple submissions.

The *Public Hearing and Submissions Report* prepared by Parkland Planners (dated 18 January 2021) summarises the submissions received, provides Council's response to submissions and gives recommendation for the proposed land recategorisations of parts of Gannan Park requiring Council adoption is provided as **ATTACHMENT 1**.

**Conclusion**

The Masterplan for Gannan Park and McCauley Park was adopted by Council in July 2019. The proposed land recategorisations of parts of Gannan Park is consistent with the current and future uses the Park in the adopted Masterplan. The recommendations for adoption within this report will ensure the future Park upgrades outlined in the adopted Masterplan will be implemented in a staged and coordinated manner to provide broad community benefits.

The proposed recategorisations of parts of Gannan Park and public hearing process has been carried out in accordance with the requirements of the *Local Government Act 1993*.