

ITEM 8.3 Draft Belmore Sports and Recreation Precinct Masterplan

AUTHOR City Future

PURPOSE AND BACKGROUND

This masterplan creates the long term vision for the Belmore Sports and Recreation Precinct. The draft masterplan is a 20 year plan recommending future uses for the areas currently occupied by Belmore Bowling Club, Terry Lamb Reserve, Belmore Sports ground, Peter Moore Fields and surrounding lanes linking the green space to Belmore Station and Loch Street Campsie. The Draft Masterplan is presented for endorsement for public exhibition, and the results be reported back to Council.

ISSUE

The open space being master planned is the only open space in Belmore. The suburb is a growing area located close to major transport hubs currently being transformed by State Government.

As such Council undertook the Belmore Sports and Recreation Precinct Masterplan which is the area outlined in red on the map below.



Figure 1: Masterplan Study Area

This report summarises the findings of the Masterplan, commissioned by Council and establishes a vision and prioritised implementation plan for the future of the site. The Masterplan is not funded. It will inform future grant submissions, discussions with the NSW Government as part of the future planning under the Sydenham to Bankstown precinct planning and future Council s94 Plan reviews.

RECOMMENDATION That -

1. Council exhibit the attached Draft Belmore Sports and Recreation Precinct Masterplan.
2. A further report to Council be made following public exhibition.

ATTACHMENTS [Click here for attachment](#)

- A. Belmore Sports and Recreation Precinct preferred Masterplan option

POLICY IMPACT

The Masterplan will provide a strategic level framework to guide future decisions for the Belmore Sports and Recreation Precinct. It providing passive and active spaces, plus green connections and create a dynamic community space.

Council policy positions such as those included in the playground and play spaces strategic plan and the draft cultural strategic plan have been integrated into this masterplan.

FINANCIAL IMPACT

Council's capital works budget for 18-19 allocates \$300,000 to initiate design of the adopted masterplan priority actions and \$450,000 for the Belmore Sports Facility Review. The Masterplan will also inform future grant submissions, discussions with the NSW Government as part of the future planning under the Sydenham to Bankstown precinct planning and future Council s94 Plan reviews.

COMMUNITY IMPACT

The Belmore Sports and Recreation Precinct's design and uses will reflect the community's diversity. As the home of the Canterbury Bankstown Bulldogs and Sydney Olympic, the precinct will celebrate and enhance these important community connections.

In preparation of the Masterplan, consultation was undertaken with various key stakeholders as well as drop in sessions with the community and targeted focus groups.

Further community consultation and engagement will occur over the next few months. Completion of evidence based engagement will result in the provision of a masterplan reflecting the communities' needs and aspirations.

DETAILED INFORMATION

Background

At the Ordinary Meeting of 28 March 2017, Council resolved to commence the preparation of a masterplan for the Belmore Sports and Community Precinct.

The masterplan was developed with input from the community and stakeholders. The masterplan includes a long term vision for the precinct and identifies future opportunities for improvements to the public spaces, provision of community infrastructure and connections to the town centre. The preferred option will include a cost estimate and be included in an implementation plan.

Preparation of the masterplan commenced in February 2018 with the appointment of an independent lead consultant (Tyrells) to provide master planning and community and stakeholder engagement services.

Objectives

The main objectives of the project are to –

- Engage with key stakeholders and community.
- Improve connections between Campsie and Belmore Station.
- Improve public amenity and safety around and within the site.
- Improve links at the southern edge of the site.
- Integrate with the State Government proposed Active Transport Corridor and Linear Park (also known as the Southwest Greenway).
- Improve the regional sporting facility and associated training fields, including a review of parking options.
- Provide a district level playground and associated café, amenities.
- Reimagine the future of the Belmore bowling club.
- Include best practice environmental sustainability initiatives.

Consultation

The following engagement has occurred as part of the project:

1. *Focus Group:*

A focus group was held on Monday 9 April 2018. The focus group covered issues and aspirations for the site. The group was sourced as a statistically representative sample of the Belmore and Campsie community. The focus group included hard to reach people.

2. *Key Stakeholder meetings were held with:*

- Belmore Boys High School,
- All Saints Grammar
- Youth Off The Streets (registered and attended session)
- Barnados (registered and attended session)
- Belmore Youth Resource Centre (registered & attended session)
- Belmore PCYC (registered and did not attend)

- Canterbury Bankstown Bulldogs Football Club
 - Canterbury Leagues Club
 - Belmore Bowling Club
 - Canterbury Hospital
 - Sydney Olympic Football Club
 - Watson's women's group
 - Council's Inter faith committee
 - Council's (Aboriginal and Torres Strait Islander) ATSI committee
3. *Have your say webpage:*
Council's "have your say" webpage has been live since 26 April 2018
4. *Campsie Food Festival stall:*
A stall was set up at Campsie Food Festival held on Saturday 12 May 2018
5. *Other:*
- Government Department Engagement workshop
 - Drop in sessions – held on Saturday 2nd June 2018 and Wednesday 6 June 2018.
 - Regular Project Control Groups held internally with representation from various departments within Council.

Masterplan summary

The masterplan is a 20 year plan guiding the future of Belmore's only open space.

Vision

As Belmore's only large park, the masterplan aims to unite the parklands and create a place that reveals the diverse Belmore community, and provide a diversity of public uses including passive recreation, active recreation, playgrounds, sports uses and a new community hub.

Key Masterplan Initiatives

The key masterplan initiatives are:

- a. **Entry** – The entry avenue from Belmore Station to Terry Lamb Reserve has a series of existing trees that define the character of this space. The masterplan aims to transfer this underutilised space into a planted pedestrian boulevard that provides social gathering spaces, and passive recreation spaces. As Belmore develops this avenue will become a vibrant linear park. Refer to Attachment A, pages 24-26.

Terry Lamb Reserve - Terry Lamb Reserve is an underutilised open space. It has several significant trees, but does not provide the diverse open space uses of an important urban parkland of this scale. The masterplan aims to unite Terry Lamb Reserve and the area facing Leyland Parade into one large public open space providing a diversity of uses including active recreation, social gathering spaces and a regional playground. A new community hub will be built that will become the new public face of the Belmore Sports Ground and provide a community focused address to the park. The hub will provide for the diverse needs of Belmore and will be subject to further needs analysis.

It is likely to include community spaces, café, amenities, indoor hall and court, affordable function spaces, a designated ATSI community space, a storage space for the Bowling Club, a new entry to the Belmore Sports Ground and parking for the Sports Ground. Refer to Attachment A, pages 27-28.

- b. **Belmore Sports ground** - The Belmore Sports Ground will continue as a sporting centre of excellence and training facility for the Canterbury Bankstown Bulldogs and Sydney Olympic. The masterplan improves the pedestrian access to and around the Sports Ground and visual connection through the site. There is an opportunity to provide shared pedestrian access to The Hill and the paths around the concourse which will allow the precinct to provide a network of public paths and routes throughout the parklands. Improved fencing and security surrounding the sports ground will allow for the public to access the surrounding areas, while the field remains off limits, and enables it to be secured for private sessions and game days. Refer to Attachment A, pages 29-30.
- c. **Peter Moore Fields** - The Peter Moore Fields will be a support field for the sporting centre of excellence, with improved public access and uses around their edges. The area will have improved walking and cycling paths, and a consolidated group of buildings providing internal space for maintenance, change rooms, amenities and canteen. The eastern side of The Hill will be transformed into publicly accessible green terraces that provide additional open space with views over the sports fields. Refer to Attachment A, pages 31-32.
- d. **Lilian Lane** – Lilian Lane will be upgraded to provide walking and cycling access together with a pedestrian crossing across Loch Street, connecting the parkland to Campsie. There is potential in the future to provide improved visual access into the lane with selective purchase of land on the corner of Loch Street. Refer to Attachment A, page 33.