# The Crescent Synthetic Sports Field Update and Proposed Permanent Road Closure - Chapman Road, Annandale

**File No: X006324**

## Summary

In 2013, Council adopted the Johnstons Creek Parklands Master Plan which supported the reclamation of industrial land along The Crescent for open space. The vision included the creation of a Village Green for junior sports within a new recreational precinct.

The Sports Field Development Program was endorsed by Council in 2019 and identified The Crescent Open Space as a suitable location for the development of a concept design for a multi-purpose synthetic field.

This report provides an update on the progress of the Crescent Synthetic Sports Field concept design which proposes to provide a compact multi-purpose synthetic sports field and associated landscape and field works.

To enable the construction of the sports field, approximately 1,822 square metres of Chapman Road, Annandale, requires closure to traffic. Further changes to traffic treatment identified within the concept design is subject to review by the Local Pedestrian, Cycling and Traffic Calming Committee, and a future Council report.

Under Section 38B of the Roads Act 1993, a notification was published in the Sydney Morning Herald and Sydney Your Say between 9 November and 27 December 2020, inviting feedback on the proposed road closure. Sixty-one public submissions and one formal objection from Ausgrid were received.

This report recommends the endorsement of the permanent road closure of Chapman Road, Annandale to enable progression of community consultation for the Crescent Synthetic Sports Field concept design. Community consultation outcomes will be further discussed and considered as part of the Crescent Synthetic Sports Field project scope report.

## Recommendation

It is resolved that:

(A) Council endorse the progression of community consultation on the design of the Crescent Synthetic Sports Field on the basis that a section of Chapman Road, Annandale is closed to traffic;

(B) Council endorse the permanent road closure of approximately 1,822 square metres of Chapman Road, Annandale, to traffic, located to the south of the Glebe Viaducts (6A Chapman Road, Annandale);

(C) Council note the proposed changes to traffic treatment along Chapman Road involving the creation of a turning circle are subject to review by the Local Pedestrian, Cycling and Traffic Calming Committee, and a future Council report;

(D) authority be delegated to the Chief Executive Officer to approve the publication of a Gazette to formalise the road closure and enter into any documentation required to give effect to the road closure.

## Attachments

**Attachment A.** The Crescent Synthetic Sports Field Concept Design

**Attachment B.** Identification Plan - Chapman Road, Annandale

**Attachment C.** Community Engagement Report - Chapman Road Closure

## Background

### The Crescent Synthetic Sports Field

1. In 2013, the Johnstons Creek Parklands Master Plan was adopted and endorsed a strategic vision to redevelop The Crescent Open Space into a new recreation precinct.

2. The Master Plan supported the implementation of a new Village Green for junior sports which would reclaim the land at 7 The Crescent, Annandale (The Crescent Open Space) and a section of Chapman Road.

3. In 2019, Council endorsed the Sports Field Development Program which proposed a strategy to increase playing capacity across the City, equivalent to 20 natural turf fields by 2030. Along with partnering with other land owners and purchasing new land to provide public use, the strategy proposed increasing capacity and building new sports fields at existing City of Sydney sites.

4. The Crescent Open Space, Annandale was selected for development of a concept design along with Perry Park, Waterloo Oval and Turruwul Park. The Crescent Open Space will provide a new valuable recreational space for the local community and offer a flexible, active and engaging open space to cater for a range of uses.

5. Attachment A details the proposed concept design for The Crescent Synthetic Sports Field. The works include; a new compact multi-purpose synthetic sports field with lighting, fencing and goal netting, new water bubblers, seating, paths and soft landscaping as well as a new turning-circle to a reduced Chapman Road.

6. To facilitate the construction of the sports field a section of Chapman Road requires closure and will result in the removal of forty parking bays, consistent with the adopted Master Plan.

7. A turning circle has been incorporated into the concept to accommodate vehicular movement at the southern end of Chapman Road before the area proposed for closure, resulting in a further loss of five parking bays. This will allow vehicles to perform a three-point turn and exit the road in a forward direction.

8. The proposed changes to traffic treatment associated with the creation of the turning circle requires a review by the Local Pedestrian, Cycling and Traffic Calming Committee and will be the subject of a future report to Council.

### Chapman Road, Annandale

9. Chapman Road, Annandale is a public road controlled by the City as the Roads Authority.

10. The section of road proposed for closure is approximately 1,822 square metres in area and is accessible from the intersection at Nelson Street, see Attachment B. It contains subsurface assets owned by Sydney Water and Ausgrid.

11. No through traffic is permissible due to the location of the Glebe Viaducts, separating Chapman Road midway. The proposed closure does not impede access to adjoining land.

12. This section of Chapman Road is currently used for on-street parking and contains forty parking bays.

## Key Implications

### Strategic Alignment - Sustainable Sydney 2030

13. Sustainable Sydney 2030 is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This report is aligned with the following strategic directions and objectives:

    (a) Direction 4 - A City for Walking and Cycling - the proposed redevelopment of The Crescent and Chapman Road will enable the integration of walking tracks around the field and cycle parking, creating greater connectivity between existing park spaces.

    (b) Direction 6 - Vibrant Local Communities and Economies - local sports fields provide spaces for local recreation, fitness, health and social inclusion. The provision of new infrastructure expands the recreational offering, providing opportunities for the local community to interact.

    (c) Direction 9 - Sustainable Development, Renewal and Design - the development of a new sports field provides the City with an opportunity to adopt sustainable development techniques in its construction, maintenance and management.

### Risks

14. Failure to implement the scope of these works will impact the Sports Field Development Program and affect the City's ability to increase playable hour capacity to meet the growing needs of the community.

15. Failure to implement is contrary to the strategic vision endorsed in the 2013 Johnstons Creek Parklands Master Plan.

### Social / Cultural / Community

16. The Johnstons Creek Parklands are recognised as a destination precinct for both passive and active recreational uses. The redevelopment of The Crescent Open Space provides greater activation of an area currently inaccessible to park users.

17. The proposed road closure will enable the creation of:

    (a) a compact multi-purpose synthetic sports field that can be built to cater for a range of sports, including junior hockey and training;

    (b) additional open space to service passive recreational activities; and

    (c) new accessible pathways, providing greater connectivity between The Crescent, Glebe Viaducts and Federal Park.

18. The Glebe District Hockey Club approached Council proposing a small field suitable for junior teams and practice activities on this same site. A critical objective for them is having an appropriate surface (i.e. synthetic) for the development of junior players. The subject site can accommodate this requirement.

### Environmental

19. Much of the road proposed for closure is to be converted into open space. This will assist in the enhancement of biodiversity within the Johnstons Creek Parklands precinct.

20. New landscaping which incorporates native tree planting provides for a more compatible use with the adjoining Federal Park - an area identified for bush regeneration and the location of a potential habitat link.

## Financial Implications

21. Funds are available in the Multi-purpose Synthetic Sports Practice Field - The Crescent, Annandale budget to undertake the works associated with the road closure.

## Relevant Legislation

22. The following sections of the Roads Act 1993 are relevant:

    (a) Section 38A permits Council as the Road Authority to close a public road if it is not reasonably required for public use, does not provide continuity for an existing road network; and is not required for access to adjoining land;

    (b) Section 38B requires Council to give notice of the proposed road closure for a minimum period of twenty-eight days;

    (c) Under Section 38C, public submissions and formal objections by notifiable authorities may be issued to Council during the notifiable period;

    (d) Upon consideration of any submissions duly made, Section 38D (1) authorises Council to close the public road via the publication of a Gazette however, this is subject to the withdrawal of any formal objection from a notifiable authority (38D (2)(b)); and

    (e) Under Section 38E, upon publication of the Gazette, the road ceases to be a public road, whereby all rights of passage and access are extinguished. The land comprising of the former road remains vested in the Council as operational land.

## Critical Dates / Time Frames

23. Section 38B (1) of the Roads Act 1993 requires the proposal to be publicly notified for a minimum period of twenty-eight days.

24. The Crescent Synthetic Sports Field is proposed to be constructed by the end of December 2022. The road closure process can be administered in parallel to other project activities to ensure that the program is not delayed

25. If approved by Council, the timeframe for the project is:

    (a) Commence community consultation - mid-2021;

    (b) Local Pedestrian, Cycling and Traffic Calming Committee report - mid to late-2021;

    (c) Scoping report to Council mid to late-2021;

    (d) Commence construction - mid-2022;

    (e) Complete construction - end-2022.

## Public Consultation

26. As required under Section 38B (1) of the Roads Act 1993, the City consulted with the community and state authorities on the proposed road closure.

27. The proposal was published in the Sydney Morning Herald and Sydney Your Say for a period of 49 days, commencing 9 November and concluding 27 December 2020. 600 letters were also distributed to local businesses and residents.

28. The consultation generated 61 public submissions and are summarised in Attachment C. Of the responses, 24 were in support of the proposal, with 31 in opposition. A further six submissions were neutral.

29. Many of the responses were in support of the construction of a new sports field and the integration of open space between The Crescent and Federal Park.

30. Responses objecting to the proposal raised the following concerns surrounding the total loss of the forty-five parking bays:

    - the precinct is already heavily utilised by the community which will increase upon completion of surrounding significant projects;
    - removal of these bays will instigate overspill parking and congestion in the surrounding residential streets; and
    - loss of accessible parking impacts parents who use the services at the Crescent Early Learning Centre.

31. The overspill of parking associated from the cumulative loss of the forty-five parking bays can be readily accommodated in surrounding streets which are currently underutilised.

32. The dedicated drop off/pick up parking for the Early Learning Centre will be retained as part of the future design of the synthetic field and closed road area.

33. In principle approval has been provided by Sydney Water subject to satisfying conditions associated with the redevelopment of the sports field, this may include the need to grant an easement for sewerage/water supply purpose over existing line of pipes.

34. A formal objection has been received by Ausgrid but is subject to withdrawal upon the granting of an easement for electricity and other purposes; and a right of carriageway.

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