



PUBLIC HEARING FOR PROPOSED RECATEGORISATION OF CHRISTIE PARK (PART)

BACKGROUND INFORMATION

16 JUNE 2026



CITY OF RYDE

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RECATEGORISATION OF
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1 INTRODUCTION

1.1 Background

Christie Park comprises land owned by City of Ryde which is classified as community land under the *Local Government Act 1993*. Community land is required to be categorised under the *Local Government Act 1993* as either Natural Area, Park, Sportsground, Area of Cultural Significance or General Community Use.

City of Ryde proposes to recategorise part of Christie Park from Park to Sportsground to align with the proposed development of a third synthetic sports field. The proposed recategorisation is consistent with the guidelines for categorisation of community land in the *Local Government (General) Regulation 2021*, and the core objectives for each category in the Local Government Act.

Community land is also required to be included in a Plan of Management prepared under the Local Government Act. Christie Park is included in the City of Ryde Sportsgrounds Generic Plan of Management 2020 and the Parks and General Community Use Generic Plan of Management 2020.

A public hearing is required under Section 40A of the *Local Government Act 1993* to receive public submissions about categorising or recategorising community land. Under the Act the public hearing must be chaired by an independent facilitator. Details of the public hearing on Thursday 23 July 2026 and how to make a submission are in Section 1.2 below.

1.2 Public hearing and submissions

The public hearing for the proposed recategorisation of part of Christie Park from Park to Sportsground will be held:

Thursday 23 July 2026
6.00pm – 7:30pm
Marsfield Community Centre
1A Trafalgar Pl, Marsfield

Submissions about the proposed recategorisation of part of Christie Park can be made from Wednesday 17 June until Wednesday 29 July 2026:

- **verbally at the public hearing** on 23 July 2026
- **verbally in person at the drop-in sessions** on 24 June and 30 June, 4:00 to 6:00 pm at Christie Park
- **in writing via the online submission form** on Council's Have your Say page

The questions to address in your submission are:

Do you agree or not with the proposal to recategorise part of Christie Park from Park to Sportsground?

Why or why not?

1.3 About this background information document

This background information document sets out the legislative requirements for categorisation of community land in Section 2, particularly:

- ❑ categorisation and recategorisation of community land
- ❑ preparation of Plans of Management for land classified as community land
- ❑ public hearings regarding the categorisation of community land.

Section 3 explains the proposed recategorisation of part of Christie Park.

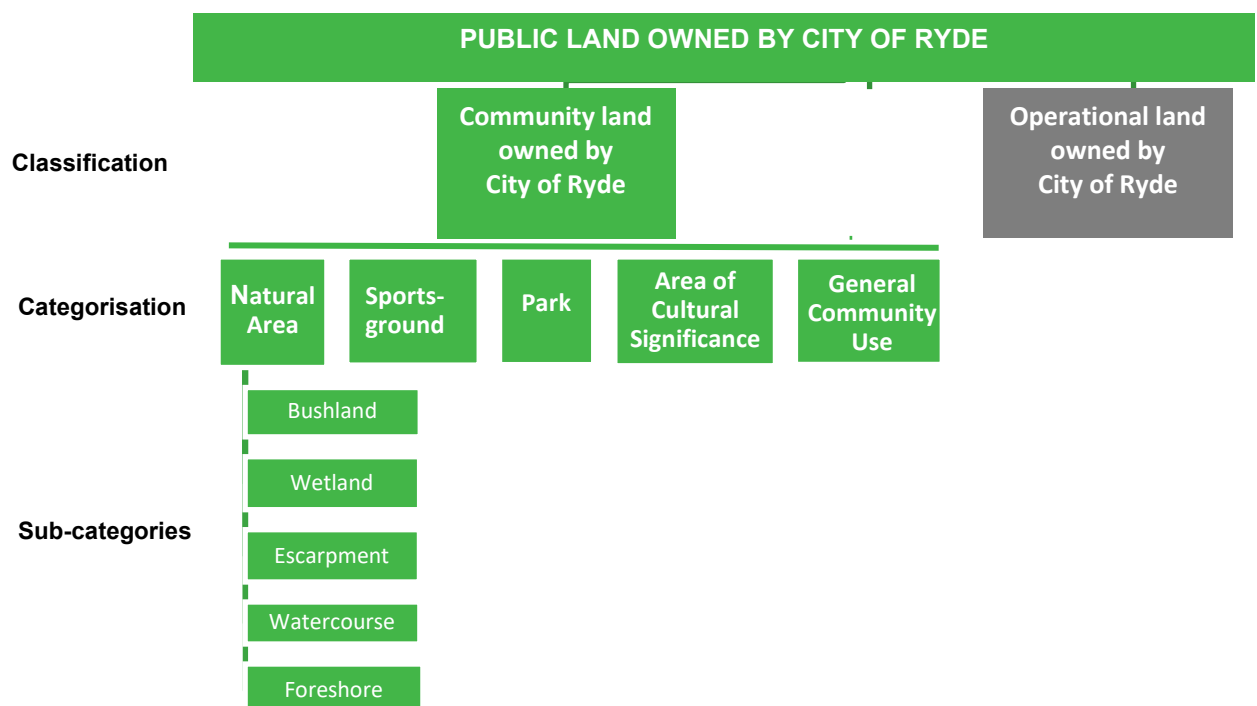
2 COMMUNITY LAND CATEGORISATION

2.1 Community land

The *Local Government Act 1993* sets out a range of requirements that City of Ryde is legally bound to adhere to. These requirements include the management of community land owned by Council.

Christie Park is situated on land owned by City of Ryde, which is classified as community land under the *Local Government Act 1993*.

Figure 1 Classification and categorisation of community land



The Local Government Act requires that all land owned by Council must be classified as "community" or "operational" land (Section 26).

Community land is intended to be managed for use by the community for purposes including environmental protection, recreational, cultural, social and educational activities. Community land may only be leased or licensed for up to 21 years without the Minister's consent or up to 30 years with the Minister's consent, it cannot be sold, and its use is restricted to the above purposes.

Conversely, operational land is land that can be used for any purposes deemed fit by Council, may be used for commercial purposes, be leased for a longer period, and can be sold.

2.2 Categorisation of community land

2.2.1 What are the categories for community land?

The *Local Government Act 1993* requires that all land owned by a Council which is classified as community land be categorised.

Community land may be categorised as one or more of the following under Section 36(4) of the Act:

- ☐ natural area.
- ☐ sportsground.
- ☐ park.
- ☐ area of cultural significance.
- ☐ general community use.

Community land that is categorised as a natural area is to be further categorised as one or more of the following under Section 36(5) of the Act:

- ☐ bushland.
- ☐ wetland.
- ☐ escarpment.
- ☐ watercourse.
- ☐ foreshore.
- ☐ a category prescribed by the regulations.

2.2.2 What are the guidelines for categorising community land?

Guidelines for categorising community land as a particular category are in Clauses 102 to 111 of the *Local Government (General) Regulation 2021*.

The Department of Local Government's revised Practice Note on Public Land Management (Department of Local Government, 2000) made general recommendations on the guidelines for categorising community land. The Practice Note stated:

"Council must have regard to the guidelines in determining a category (cl.9) but are not required to adopt any category merely because the land fits the description in the guidelines. Council should look at all the circumstances of the land in making a decision as to categorisation. For example, a piece of land may seem to satisfy the guidelines for more than one category. Council has a discretion in this case to look at the land in context, taking into account all relevant material before determining a category. It is important that Council be able to justify a decision."

Also, Council may have a piece of community land, parts of which may be best managed as different categories, for example a piece of land with remnant bushland in one part and children's play equipment in another. Council is able to categorise land as part 'Natural Area – Bushland' and part 'Park'. It is strongly recommended that the land in each category not overlap. Overlapping categories may cause conflict in management objectives and will create confusion in the minds of Council staff and the community."

2.2.3 Core objectives for managing community land

Each category and sub-category of community land has core objectives that apply to it under the Local Government Act. The core objectives outline the approach to management of the land covered by the particular category, and are set out in Sections 36E to 36N of the *Local Government Act 1993*.

The guidelines and core objectives for the current category of Park which applies to the part of Christie Park proposed to be recategorised, and the proposed category of Sportsground, are in Table 1.

Table 1 Guidelines and core objectives for current and proposed categories of community land

Category	Guidelines ¹	Core objectives ²
Park – current	Land that is, or is proposed to be, improved by landscaping, gardens or the provision of non- sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.	- encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and - provide for passive recreational activities or pastimes and for the casual playing of games, and - improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
Sportsground – proposed	Land should be categorised as a sportsground under section 36(4) of the Act if the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.	(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.

1 *Local Government (General) Regulation 2021*
2 *Local Government Act 1993*

2.3 Plans of Management for community land

Council must prepare a Plan of Management for community land (Section 36(1)). Community land is required to be used and managed according to a Plan of Management applying to the land.

Requirements of the Local Government Act for the contents of a Plan of Management include categorisation of the land.

2.4 Public hearings for categorisation of community land

2.4.1 Why hold a public hearing to categorise community land?

A public hearing is required under Section 40A of the *Local Government Act 1993* if:

- ❑ a Plan of Management proposes to categorise (that is, the Plan has not been previously prepared and adopted by Council, or has not categorised community land) the community land covered by the Plan of Management

- ❑ a Plan of Management proposes to re-categorise (changing the adopted category) the community land covered by the Plan of Management

Note: Public hearings regarding categorisation or re-categorisation of community land are not related to reclassification. Reclassification is when community land is re-classified as operational land that can then be managed differently and has the ability to be sold by Council. Community land is protected under the Local Government Act and cannot be sold.

2.4.2 Who conducts a public hearing?

An independent chairperson will conduct the public hearing, and provide a report to Council with recommendations on the proposed categorisation of community land.

Under Section 47G of the Act, the person presiding at a public hearing must not be:

- a) A Councillor or employee of the Council holding the public hearing.
- b) A person who has been a Councillor or employee of that Council at any time during the 5 years before the date of his or her appointment.

2.4.3 What happens after the public hearing?

Council must make a copy of the report regarding the outcomes of the public hearing available for inspection by the public at a location within the area of Council no later than four days after it has received the final report from the person presiding at the public hearing.

The public hearing report will be presented to Council for its information when it considers the proposed recategorisation of community land of part of Christie Park from Park to Sportsground, and amending the Generic Sportsgrounds and Generic Parks and General Community Use Plans of Management accordingly.

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The Park category currently applies to the sealed and informal carpark south-east of Field 2, the grassed bank between the carpark and Field 2, and to the grassed area used for goalpost storage north-east of Field 2.

The part of Christie Park proposed to be recategorised from Park to Sportsground is shown in Figure 4.

Figure 4 Images of Christie Park

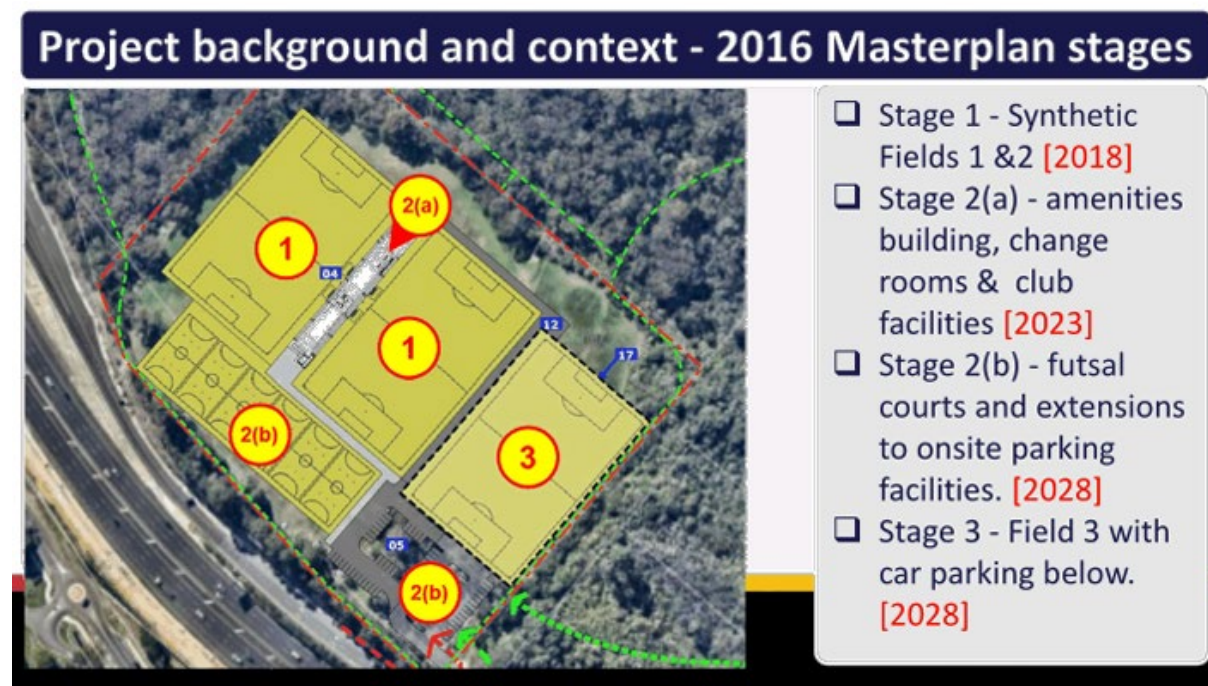


3.3 Proposed recategorisation of part of Christie Park

3.3.1 Background

In March 2016 City of Ryde adopted the Christie Park Football Centre Master Plan and Feasibility Study, prepared by SGL Consulting Group. The master plan in Figure 5 proposed Stage 3 of the development of Christie Park would include a third synthetic football field, with undercover car parking for 300 cars and a potential fitness facility below the field.

Figure 5 Christie Park Masterplan 2016



To date, Stages 1 and 2(a) have been completed. Fields 1 and 2 were completed in 2018, with the amenities building completed in 2023.

Council resolved on 24 June 2025 to commence the planning, design and construction of the remaining stages 2(b) and 3 of Christie Park to continue to meet the high demand for sporting fields.

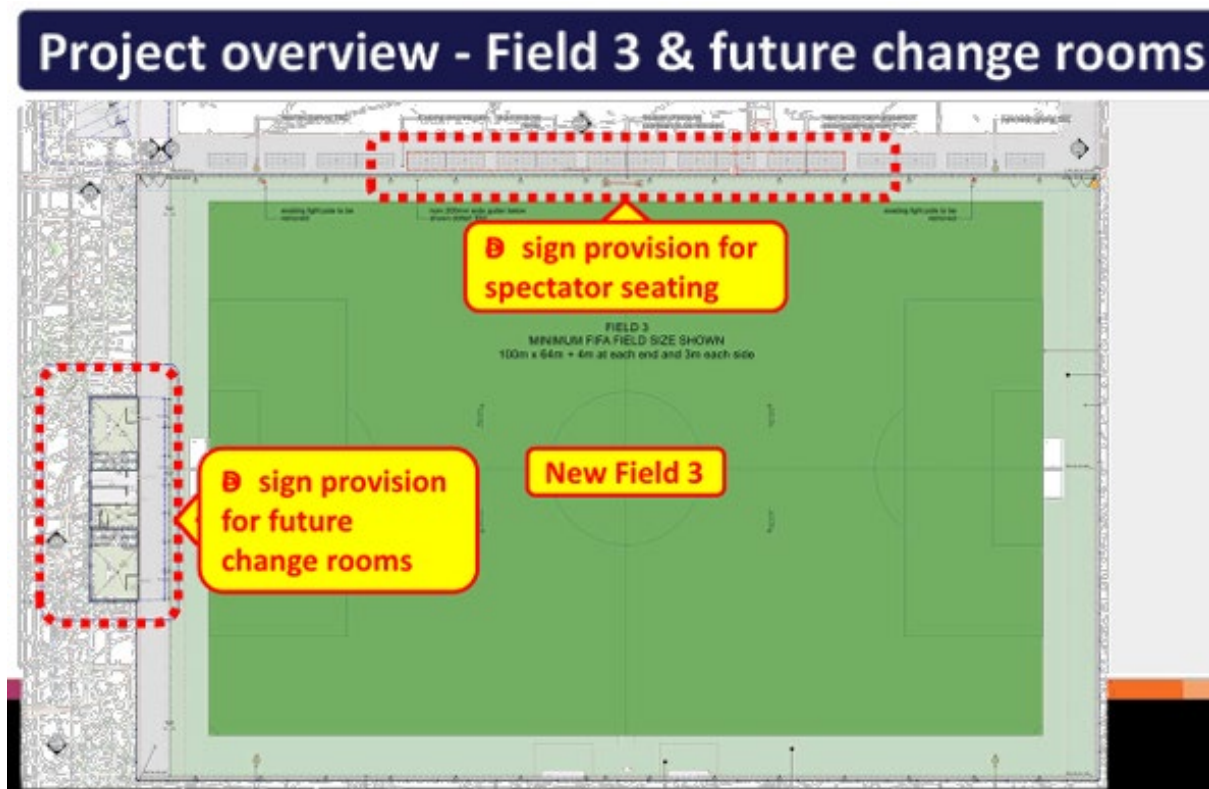
Figure 6 shows the new Field 3 and upgraded entry and circulation to Christie Park.

Figure 6 Stages 2(b) and 3 of Christie Park Masterplan



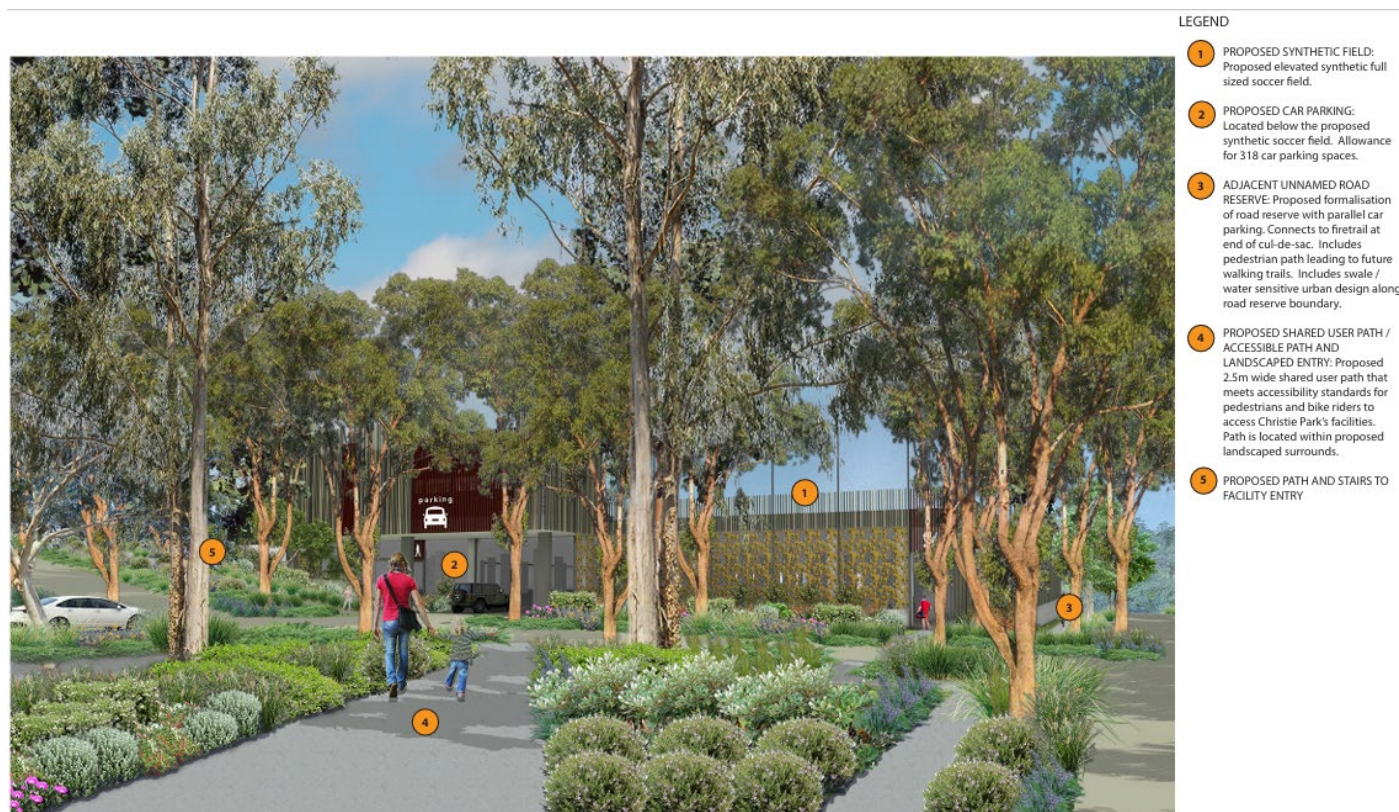
The new Field 3 will include spectator seating on the eastern side and change rooms on the northern side.

Figure 7 Field 3 improvements



An artists impression in Figure 8 shows Field 3 with the carpark below it, as well as the landscaped entry and accessible paths.

Figure 8 Artists impression of Field 3 with the carpark below



The landscape concept plan in Figure 9 below shows the new synthetic full-sized soccer Field 3 with car parking for over 300 cars on the lower beneath the field. A proposed entry threshold/plaza (including seating and wayfinding) and an accessible shared path and a stair connection would provide access south of Field 3.

Council resolved on 26 May 2026 to approve public exhibition of the proposed amendment to the Parks and General Community Use Generic Plan of Management to facilitate the use and operation of Christie Park as a sportsground.

Figure 9 Christie Park Masterplan Delivery Stages 2B and 3 - Landscape Concept Plan



Changes to Plans of Management

The map in Figure 10 is intended to be included in the Generic Plans of Management for Parks, General Community Use, Sportsgrounds, and Natural Areas: Appendix B Map Series of all Land Parcels, Presented by Category.

The proposed amendments to the City of Ryde Sportsgrounds and Parks and General Community Use Generic Plans of Management to reflect the proposed recategorisation are in Table 2 below

Table 2 Proposed amendments to Plans of Management

Plan of Management	Page no.	Section	Change
Parks and General Community Use Generic Plan of Management 2020	84	Table 17 Existing Leases and Licences as at the Adoption of the Parks General Community Use Plan of Management	Table heading LG Category: Delete 'Park'
Sportsgrounds Generic Plan of Management 2020	71	Table 16 Existing Leases and Licences as at the Adoption of the Parks General Community Use Plan of Management	Table heading LG Category: Delete 'Park'
Generic Plans of Management for Parks, General Community Use, Sportsgrounds, and Natural Areas: Appendix A Land information – Community and Crown Land	2	Document Control	Add a row to the table: Version: 4 Date: month of Council meeting that recategorisation would be adopted Purpose: Christie Park Recategorisation Adopted by Council
	6	Land information – Community and Crown Land Table	Table heading LG Category: Delete 'Park'
Generic Plans of Management for Parks, General Community Use, Sportsgrounds, and Natural Areas: Appendix B Map Series of all Land Parcels, Presented by Category	2	Document Control	Add a row to the table: Version: 4 Date: month of Council meeting that recategorisation would be adopted Purpose: Christie Park Recategorisation Adopted by Council
	35	Christie Park Categorisation Map	Replace the categorisation map showing Christie Park categorised as Sportsground, Park, General Community Use and Natural Areas-Bushland with a map showing Christie Park categorised as Sportsground, General Community Use and Natural Areas-Bushland

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