



Hawkesbury City Council

attachment 3
to
item 59

Revised Draft Colbee Park Masterplan

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Colbee Park Masterplan Report

Prepared for Hawkesbury City Council

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Revision: B

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Executive Summary

About the Project

The project is to provide a Plan of Management and detailed Masterplan/Landscape Plan for Colbee Park that will guide the future development and management of the park.

This Masterplan has been developed to provide a long term vision for the park to ensure future development is appropriate to the site and the recreational, cultural and environmental values of the park will be retained and enhanced.

Setting

Colbee Park is located in the north west corridor of Sydney on the eastern edge of the McGraths Hill suburb boundary and within the Hawkesbury City Council local government area (LGA).

The park is presently a 10 ha district sporting park located at the intersection of three suburbs - McGraths Hill, Vineyard and Oakville.

Colbee Park is located in close proximity to neighbouring schools including Arndell Anglican College to the east and Windsor High School to the north west.

The site is framed by rural properties to the north, south and east, with residential dwellings to the west and a portion of the Killarney Chain of Ponds flows through the east of the site.

Community Engagement

Engagement with the community and core user groups has guided the development of the Colbee Park Masterplan.

A four week 'Have Your Say' consultation period took place between August 27 and September 24 2019 which invited the community to participate in the design and framework of the park's future. Local newspaper advertisements, letter box drops, council website and a Facebook page were used to notify residents and key stakeholders of the consultation period.

Following the completion on the draft masterplan a second community consultation and community engagement period was undertaken. Feedback was analysed with and key themes identified and used to guide the Masterplan design ensuring that it incorporates the community desires.

Key Masterplan Objectives

This Masterplan has been developed incorporating ideas and feedback from the community and key user groups. It provides a future direction for the park which will provide greater recreational opportunities, enhance existing uses and improve the general amenity, functionality and capacity of the site. It envisions a quality facility that meets contemporary standards of play and recreation.

The design integrates broader objectives of the Hawkesbury Regional Open Space Strategy prepared by Clouston Associates in 2013 and adopted by Hawkesbury City Council include:

- Improve the open space provision in terms of quality, quantity, accessibility and safety
- Improve linkages within and between the open space networks
- Ensure open space meets the needs of the Hawkesbury community and promote greater social inclusion
- Ensure open spaces enhance the quality of the local environment
- Provide a clear framework for investment priorities and action

Planning Framework

Purpose

This Masterplan is a guidance document, providing a long term vision for Colbee Park, identifying what it should look like and how it should function in the future. The plan is not a commitment to funding, rather, it provides a framework for ongoing improvement so that ad hoc development is avoided and community use and functionality of the site is maximised.

The Masterplan balances needs across a range of interests. It considers:

- Environmental opportunities and constraints
- Safety, access and wayfinding
- Current and historical character of the landscape
- Emerging issues and sporting trends
- Community needs and expectations
- Government policy

This masterplan provides guidance informing future design of buildings, lighting, community spaces, general parkland and aesthetics.

The Masterplan forms an essential tool in attracting external funding such as grants, recognising that neither Council nor the community possesses funds for all of the recommended capital improvements.

It is not anticipated that the full works or development of the Park will be completed in the short to medium term.

Referenced Documents

This Masterplan has been prepared in conjunction with Hawkesbury City Council staff and incorporates recommendations and considerations of the following documents as appropriate

- Hawkesbury City Council design brief - Colbee Park Plan of Managment and Masterplan
- A New Way of Delivering Sport and Active Recreation in NSW; NSW Office of Sport, 2017
- AusPlay Participation Data for the Sporting Sector, Summary of Key National Findings, Australian Sports Commission, 2016
- Hawkesbury Regional Open Space Strategy, Clouston Associates, 2013
- Hawkesbury Regional Open Space Strategy, Planning and Design Guidelines, Clouston Associates, 2013
- Sports grounds Draft Generic Plan of Management, Hawkesbury City Council, 2003
- Her Sport, Her Way, NSW Government 2019

Introduction

Colbee Park is a 10 ha district sporting park located at the intersection of three suburbs - McGraths Hill, Vineyard and Oakville. Two land parcels form the site with an unformed road separating the two. The Killarney Chain of Ponds crosses the south eastern corner of the site.

Colbee Park caters to a range of recreation activities including BMX, cricket, soccer and baseball. Major competitions including BMX state championships are held at the park.

A Masterplan has been developed which provides a long term vision for the park to ensure that any future development will be appropriate to the site and the recreational, cultural and environmental values of the park will be retained.

This Masterplan has been developed incorporating ideas and feedback from the community and key user groups. It provides a future direction for the park which will provide greater recreational opportunities, enhance existing uses and improve the general amenity, functionality and capacity of the site. It envisions a quality facility that meets contemporary standards.



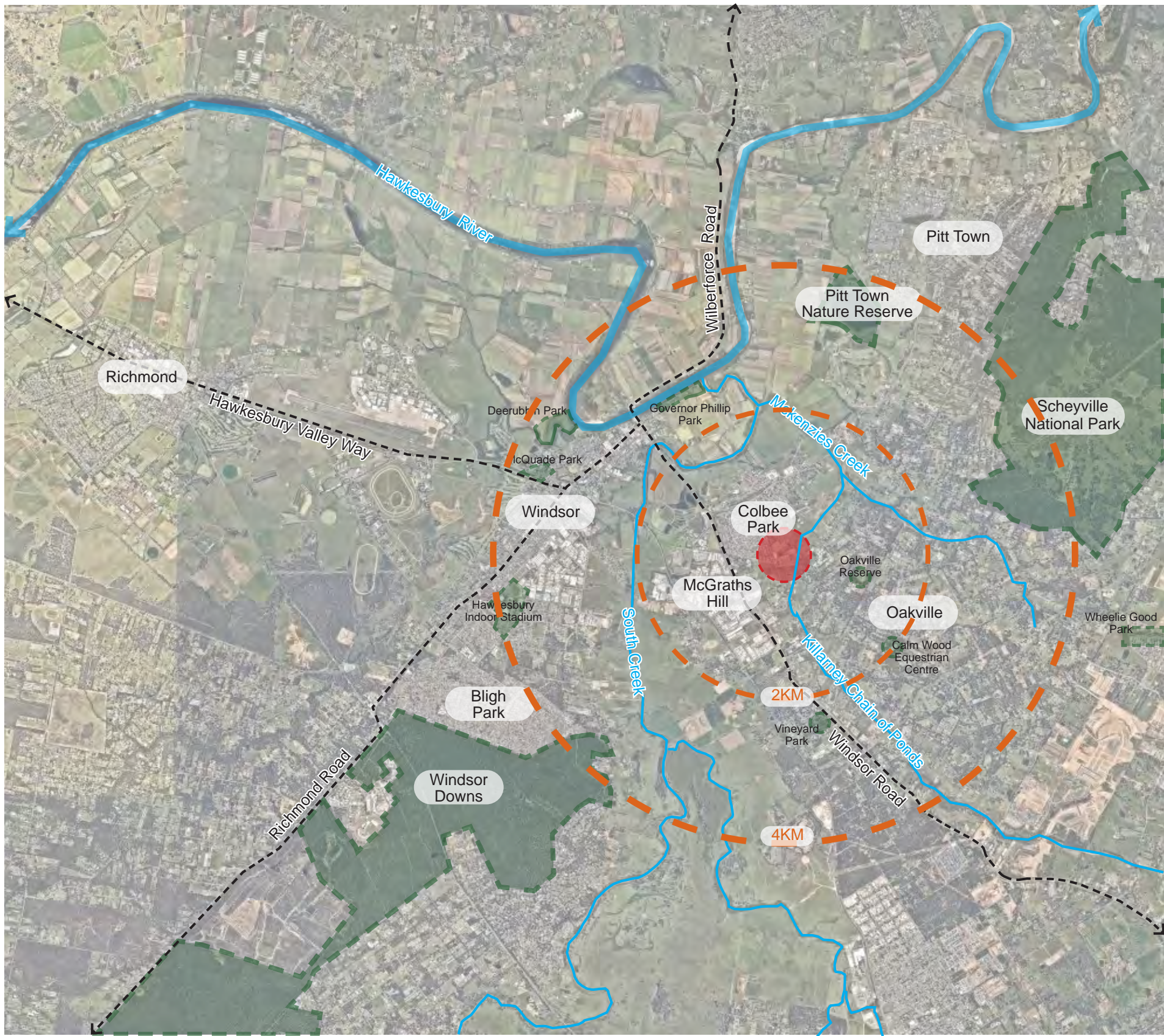
Current site condition showing existing seating on embankment and soccer field.
Image by TBLA 2019

Regional Setting

Colbee Park plays an important role in providing key open space and sporting facilities for a number of local clubs including Hawkesbury BMX Club, Oakville United Baseball Club and Oakville United Soccer Club.

A cricket wicket exists on site however we understand that cricket clubs do not train or play at the field.

Active and passive open space within the region and the LGA as a whole is varied and provides a range of opportunities for residents, visitors and sporting groups.



Legend

Subject Site

Waterway


Regional context plan


Local Context


Colbee Park is located within 1500m radius of 2 neighbouring schools, Arndell Anglican College and Windsor High School. The site is framed by rural properties to the north, south and east, with residential dwellings to the west and The Killarney Chain of Ponds flows through the east of the site.


Residents of McGraths Hill form the primary local community user group for Colbee Park. Residents from the greater Sydney Region utilise the existing facilities for sporting purposes.


Legend


 Subject Site


 Killarney Chain of Ponds


 Suburb Boundary


 Local School

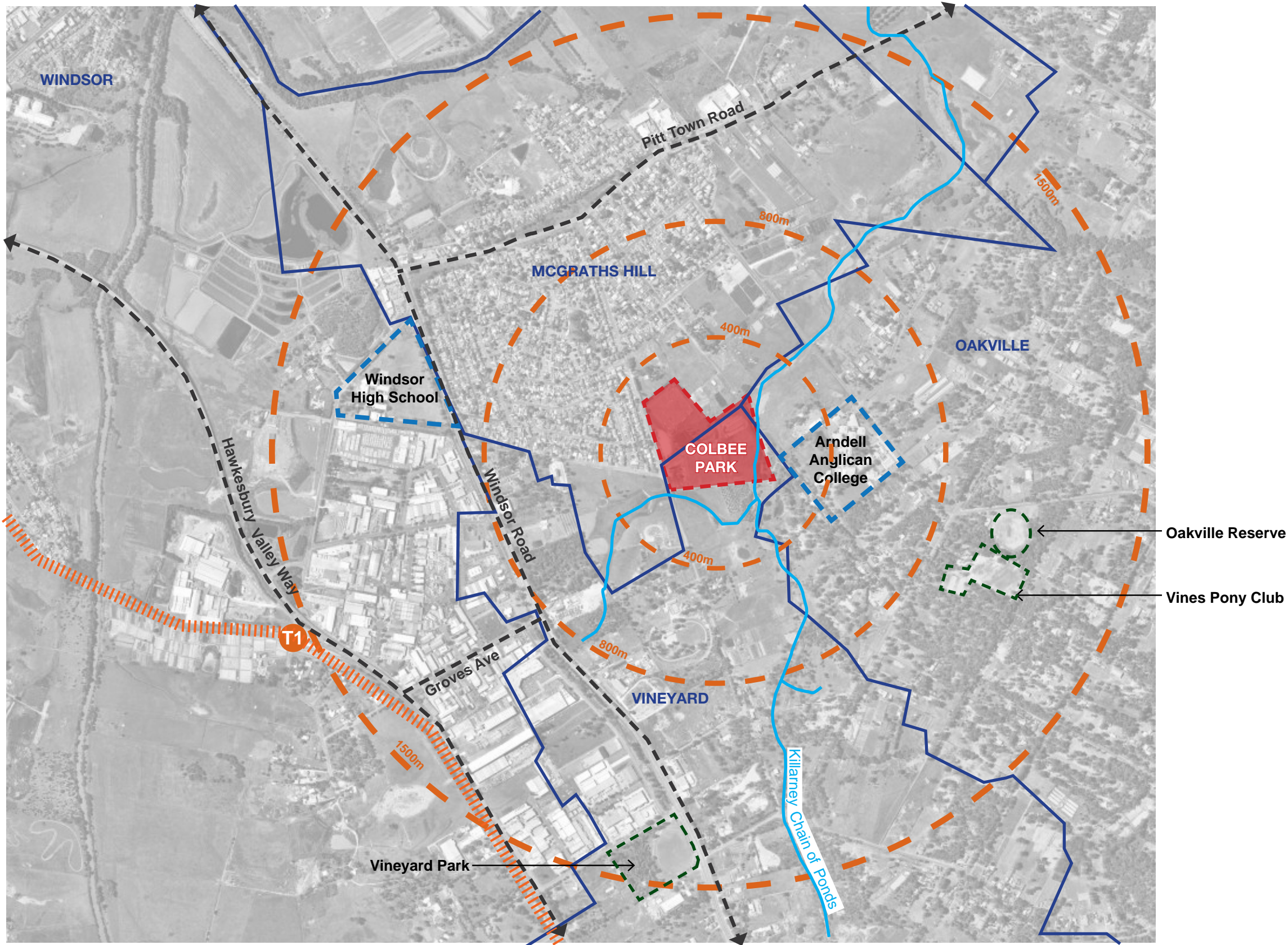
 Local Sporting Facility

 Highway or Major Road

 T1 Richmond Line

 Mulgrave Station

 400m/800m/1500m radius



Local context plan

Local Setting

Colbee Park is an open turfed parkland with a gradual level change across the site. There are selected mature and over mature tree plantings located in clusters. Several buildings, shade structures and storage containers are located on site.

The park facilities comprise of a championship BMX track, 4 baseball diamonds, 1 full size and 1 modified Soccer sports fields, 3 amenities buildings including kiosks, change rooms and toilets, storage sheds, picnic shelters and car parking. It is used year round for baseball, soccer, cricket and BMX competition and training.

The existing sporting fields are in constant use and in reasonable condition.

This site plays an important role for BMX in the Hawkesbury, being a site that hosts regional competitions and State championships. Local soccer, cricket and baseball clubs also use the associated fields for local competitions.

A grove of pine trees exists to the north of the access road (Bismarck St.) in varying health and maturity. A detailed health assessment is recommended to be undertaken by a qualified arborist to identify which trees to be retained.



Legend

Site Boundary

Killarney Chain of Ponds

Nearmap 12.09.2019

Existing Site Character



Existing championship BMX track which is host to local and state level events



Existing mature Pinus Species provide valuable shade in central location to park



BMX marshalling area provides valued shade during competition



Baseball Amenities Buildings provides shade and protection during summer months and seating opportunities for games.



Existing baseball facilities provide suitable facility for junior and senior games



Soccer field flood lighting with adequate boundary fencing.



Secure Gate/Fence allows controlled access to baseball facilities



Soccer fields and seating embraces the topography of the site



Fencing prohibits cross site access creating a physical park divide
Existing site condition; Images by TBLA 2019



BMX amenities building is newly constructed and presents a valuable facilities building



Soccer amenities in isolated position elevated from playing fields.



Large areas of open space with minimal shade present opportunity for further establishment of park core



Existing Uses

Baseball Facilities

4 Baseball diamonds and a dedicated amenities building. The playing area is enclosed by 1.8m high wire mesh fencing and safety fences behind batting plates

Baseball Diamond 1 & 2

Full size baseball diamond formed with gravel and mounded pitch with dugouts & bench seating.

Baseball Diamond 3 & 4

Youth baseball diamond with dugouts and seating.



Soccer Facilities

2 Soccer fields with a dedicated amenities building. The playing area is enclosed by a 900mm high wire mesh fencing. The amenities building is situated in an elevated position to the west of the playing area allowing for terraced seating area to soccer field 1.

Soccer Field 1

Full sized field of play (70m x 100m) with 10m in goals.

Soccer Field 2

Area for warm up, casual sport or youth grade games measuring 45m x 100m.



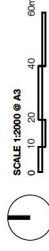
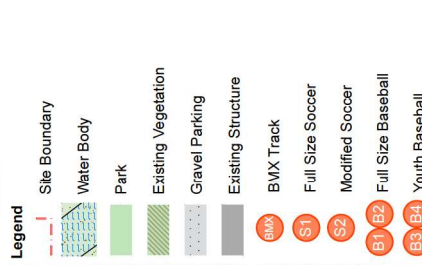
BMX Track

State Level Competition grade BMX track. Open for public use and also used to hold large championship races. Dedicated amenities building.

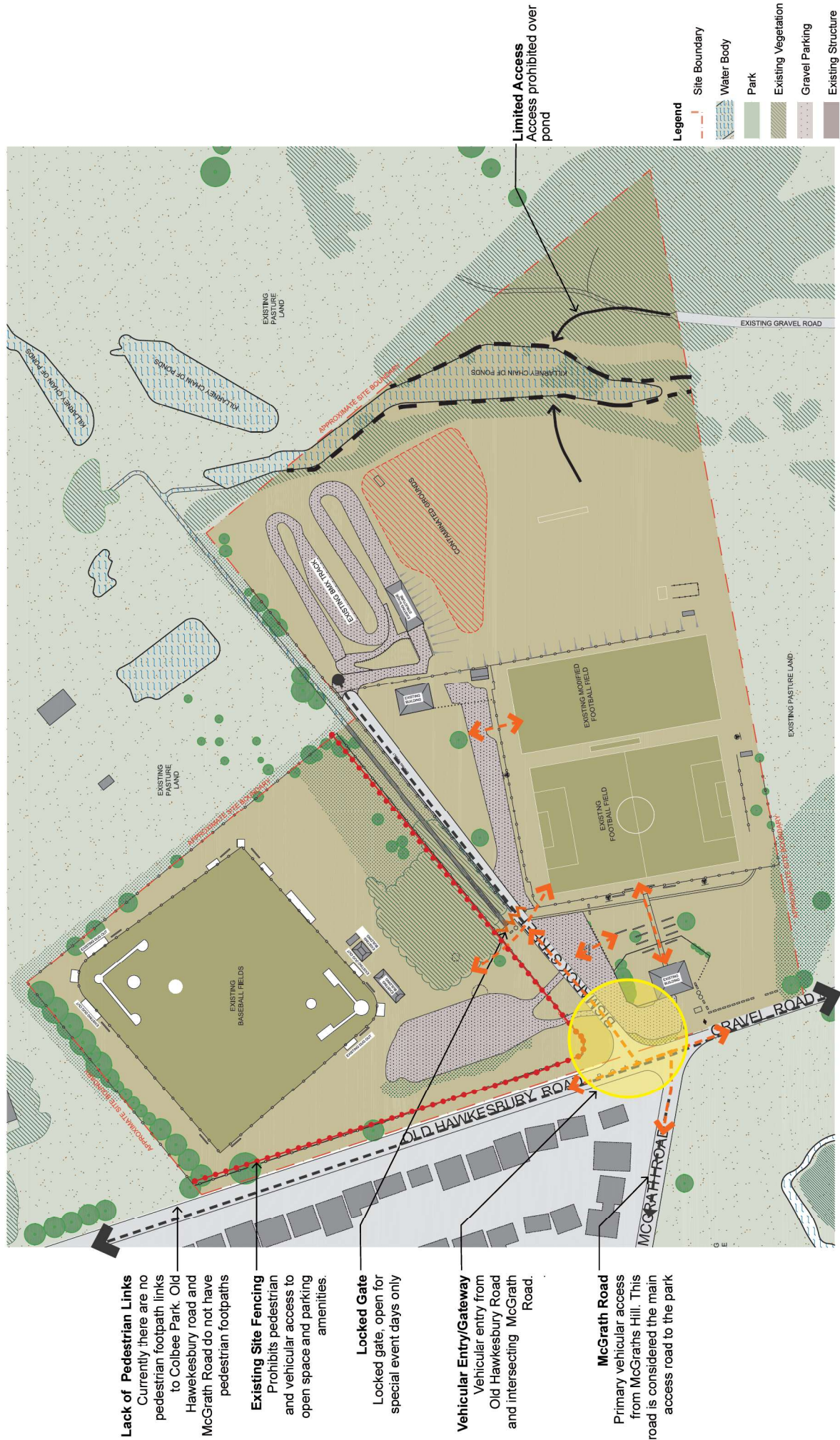


Cricket

1x concrete cricket pitch which is still used.
1x cricket pitch and practice nets which are no longer in use.



Access

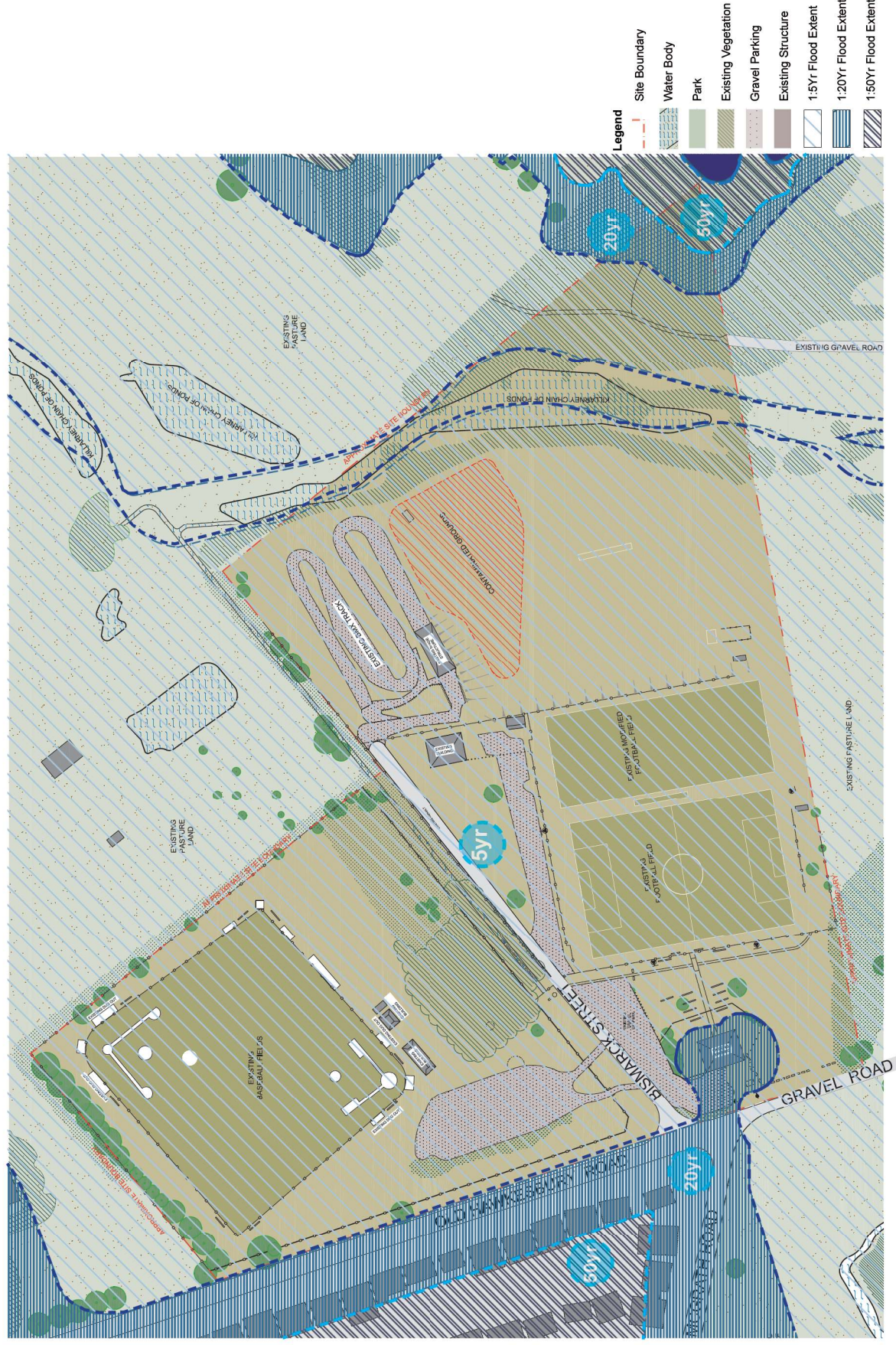


Hydrology

Located adjacent the Killarney Chain of Ponds, Colbee Park is subject to a high risk of regular flooding with the majority of the site being subject to a 5 year flood event.

Acid sulphate soil restricts growth of proposed trees due to the site's existing soil composition.

Council engineering advice is that existing ground is not to be removed from site to not modify the flood capacity of the site.



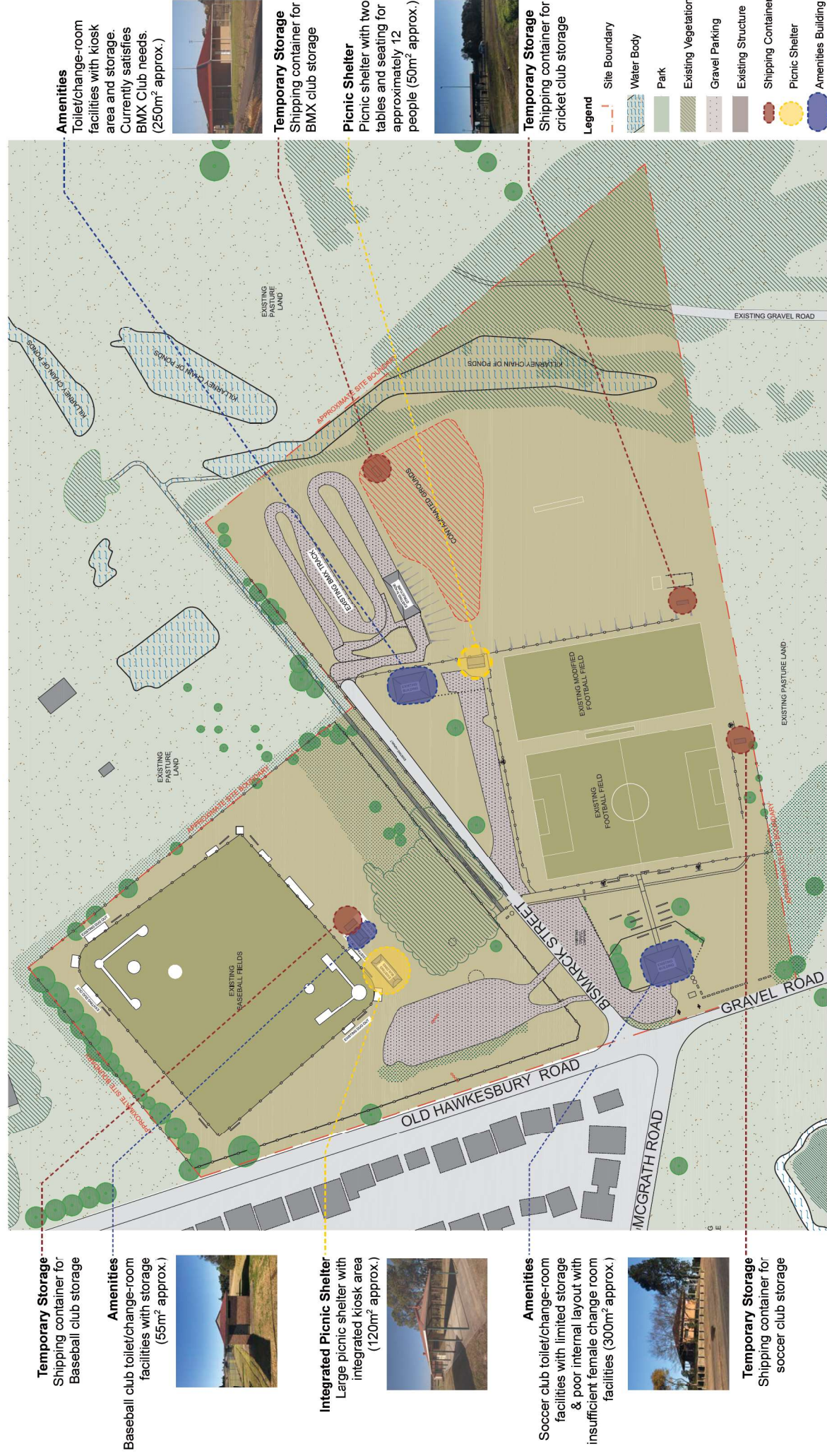
Parking



Safety and Accessibility



Existing Amenities/Storage



Existing Amenities - Soccer



User:
Soccer club

Size:
Approximately 300m²

Condition:
Western entries to internal amenities are concealed from views from fields presenting CPTED concerns. Insufficient storage.

Aspect:
Eastern

General Assessment:
Due to ongoing safety concerns and a poor internal layout the existing building is deemed unsuitable for continued use.



Key Plan

Plan of existing facility



Clubhouse occupies prominent location in the park.



Views gained from clubhouse over looks soccer fields 1 and 2.

Existing Amenities - Baseball



User:
Baseball club

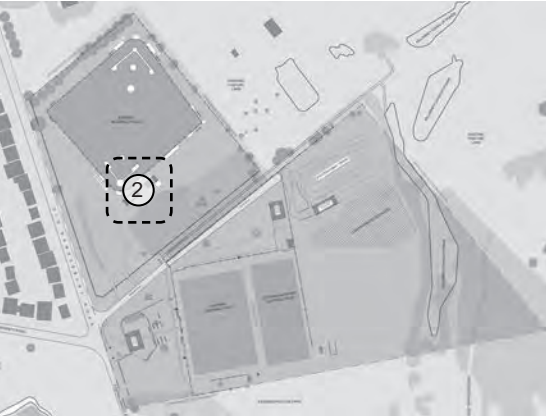
Size:
Toilet/change-room facilities with storage
Approximately 55m²

Large picnic shelter with kiosk area
Approximately 120m²

Condition:
Building is structurally sound and considered suitable for the needs of the baseball club.

Aspect:
Northern

General Assessment:
The current facilities buildings are deemed suitable for continued use however additional storage facilities are required to replace existing shipping containers. The facilities would also benefit from an extended awning for additional shade and weather protection.



Key Plan

Plan of existing shelters



Shelter is under sized for current use and lacks seating



Potential to connect buildings and integrate storage requirements



Good facilities

Existing Amenities - BMX



User:
BMX club

Size:
Toilet/change-room facilities with kiosk area and storage. Approximately 250m²

Picnic shelter with two tables and seating.
Approximately 50m²

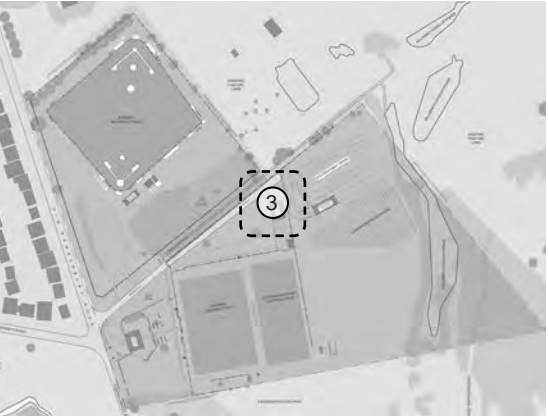
The current facilities meet the needs of current user group however any further expansion of the BMX club is restricted by the site boundaries.

Condition:
Building was recently built with amenities which include toilet/change-room facilities with kiosk area and storage.

Aspect:
Eastern

Build Date:
Early 2018

General Assessment:
The current facilities buildings are deemed suitable for the needs of the BMX club. The facilities would benefit from an additional shaded area during competition marshalling. Currently a shipping container is used for storage, this is to be removed. There is also a requirement for first aid amenities.



Key Plan

Plan of existing facilities



BMX clubhouse is a recently constructed structure and it provides an appropriate amenity and facility the current size of the BMX Club.

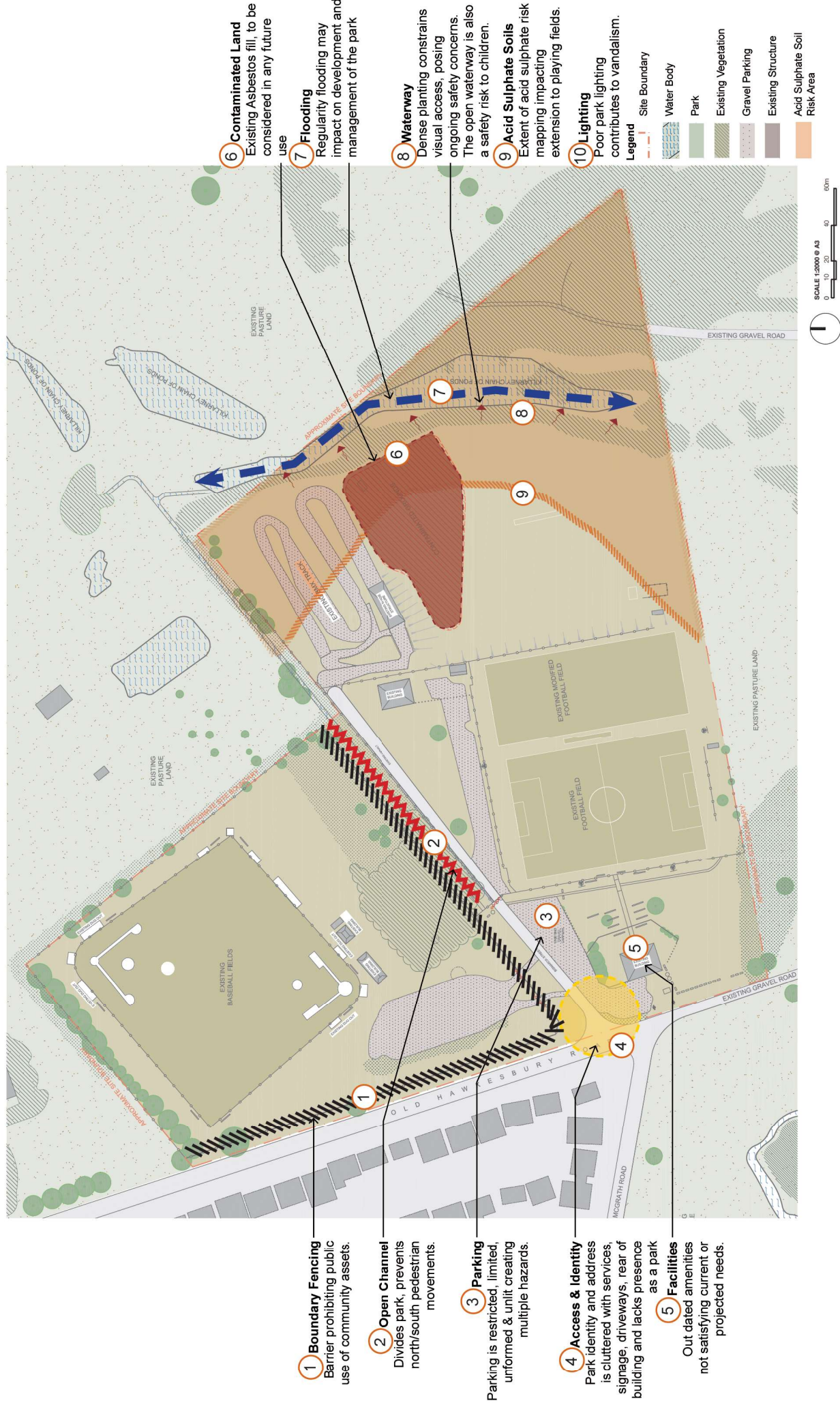


Marshalling area for BMX races lacks shade but provides appropriate area and function.



Clubhouse is typical architectural expression that is appropriate for the park

Constraints



Opportunities

The masterplan outlines a suitable strategy for Colbee Park. These are outlined on the masterplan.



Opportunities and Constraints Summary

Site Constraints

1. Boundary Fencing

Barrier prohibiting public use of community assets.

2. Open Channel

Divides park, creating barrier which prevents north/south pedestrian movements.

3. Parking

Parking is restricted, limited, unformed & unlit creating hazards and opportunity for undesirable activities.

4. Access & Identity

Park identity and address is cluttered with services, signage, driveways, rear of building and lacks presence.

5. Facilities

Poorly designed and doesn't provide appropriate amenity. Lack of female facilities and safety concerns.

6. Contaminated Land

Existing Asbestos fill, to be considered in any future use. The area is considered suitably treated and managed enabling limited use. Re-use of this area is deemed more cost effective than removal.

7. Flooding

Regularity and severity of flooding may impact on development and management of the park.

8. Waterway

Dense planting constrains visual access, posing ongoing safety concerns. The open waterway is also a safety risk to children.

9. Lighting

Lack of park lighting contributes to vandalism.



Site Opportunities

1. Establish Park Core

Activate park centre by providing new amenities including children's playground, fitness stations, dog off leash area with fencing, shade and amenity and covered channel.

2. Parking

Formalise parking and remove fencing increasing public access.

3. Site identity

Create appropriate visual identity that includes park signage.

4. Shade

Increase natural and built shading devices across the site.

5. Pump Track

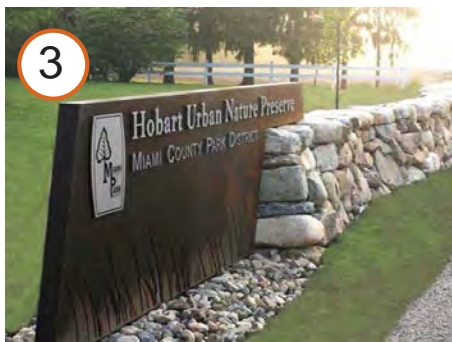
Introduce pump track for BMX, scooter and skateboard use.

6. Upgrade Fields

Upgrade field to full sized playing surface (100x70m), with further amenities for soccer club.

7. Improved Connections

Improve pedestrian/cycle connections to facilities within the site and bridge across water body connecting the park with access ways to the eastern boundary and neighbouring Arndell Anglican College.





Community Engagement

Approach

Engagement with the community played a critical role in the development of the Masterplan. Connection with the community has been underpinned by a broad-based communication and promotion campaign to generate interest in providing feedback to help develop the Masterplan.

A key contact point of the consultation has been through the use of Council's Have your Say web based platform. This platform has been publicised to the greater community through a range of methods. These include:

- Hawkesbury City Council's Facebook portal
- Hawkesbury City Council's Website
- A letter box drop to local residents of McGraths Hill
- A local newspaper advertisement (Hawkesbury Gazette 11.09.2019 & Hawkesbury Courier 12.09.2019)
- On-site signage posted around the park

The Have your Say survey was open to submissions from 27 August -24 September 2019 with a follow up Have your Say survey conducted 1 September - 19 October 2020 based on the draft Masterplan.

Targeted consultation with existing sporting bodies into current use of the park were also consulted with. This contact has been conducted through the establishment of a Community Reference Group (CRG). This CRG includes the following groups:

- Hawkesbury Sports Council
- Oakville Raiders Baseball Club
- Oakville United Soccer Club
- Hawkesbury Hornets BMX Club
- Hawkesbury District Cricket Club

A drop in session at Colbee Park took place on Saturday 21st September 2019 which offered the opportunity for members of the community to consult directly with the project team. This presented the chance for park users to list what their sporting group liked, disliked or were indifferent about the park and what they wish they could have at the park.

Community Engagement

The outcomes following consultation with local and greater community network of the Hawkesbury Council area were used to direct the design of the Masterplan and its contents.

In summary:

- There is a even spread of usage year round.
- Majority of survey contributors were from the 35-49 years age category due to the range of sporting clubs and seasons.
- Most contributors were a parents of children.
- 64% of contributors were women.
- Majority of survey contributors were from McGraths Hill, whilst a large portion of contributors resided outside the Hawkesbury Region.
- Most use the park for playing or watching sports. BMX and exercising informally rated strongly.
- There was a strong request for a children's playground.

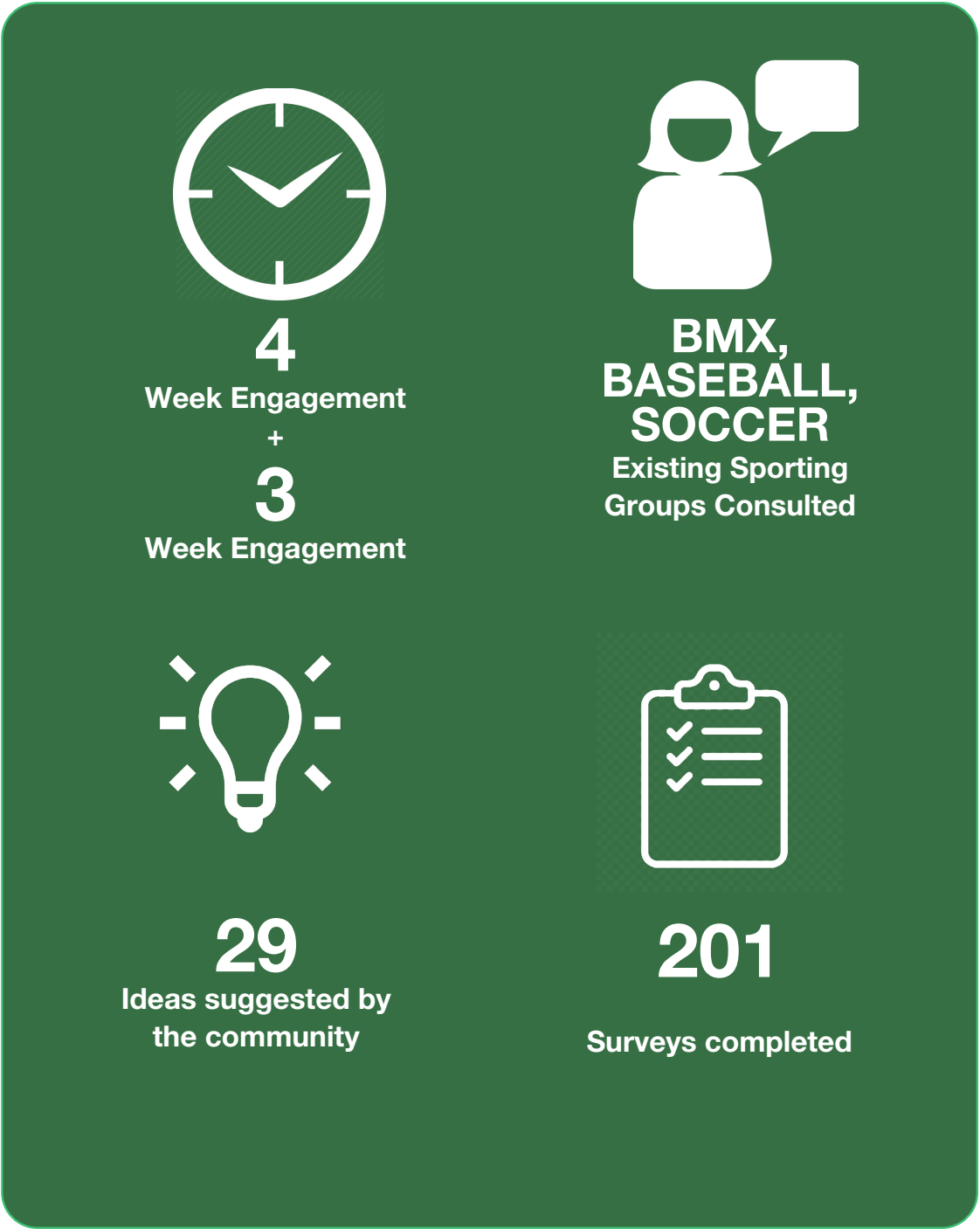
The Main Priorities Identified by the Community

1. Create a children's playground for all users
2. Expand existing BMX facilities with the creation of a pump track
3. Establish a designated dog off leash area
4. Improve parking within the site
5. Establish a shared path network with better connections
6. Improve and create additional shelters with barbecue facilities
7. Improve existing amenities buildings
8. Include fitness stations, skate park and teen playground

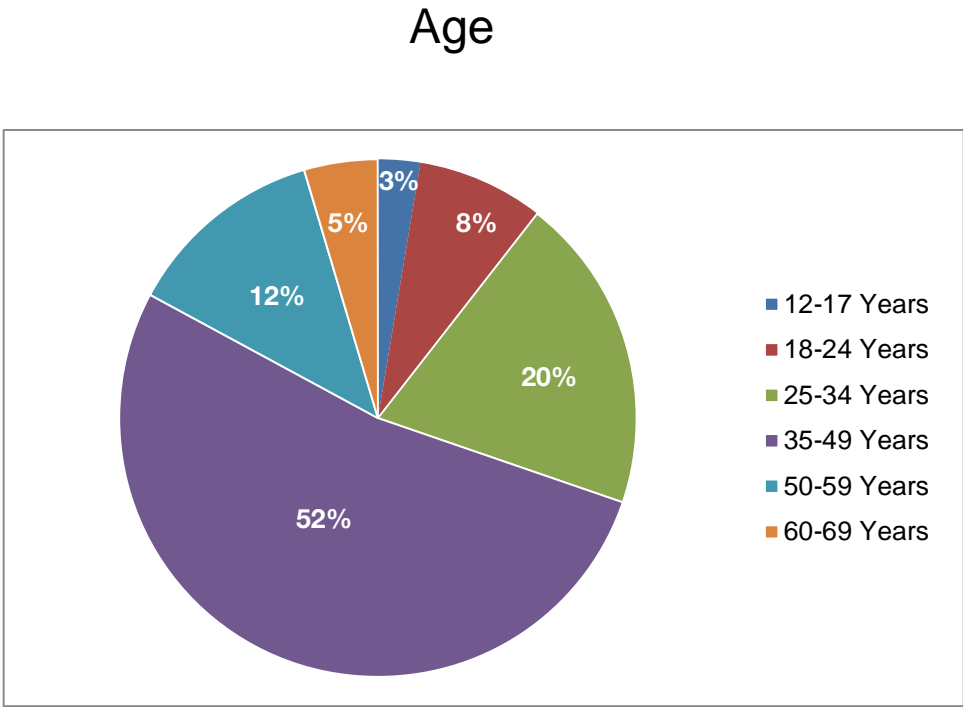
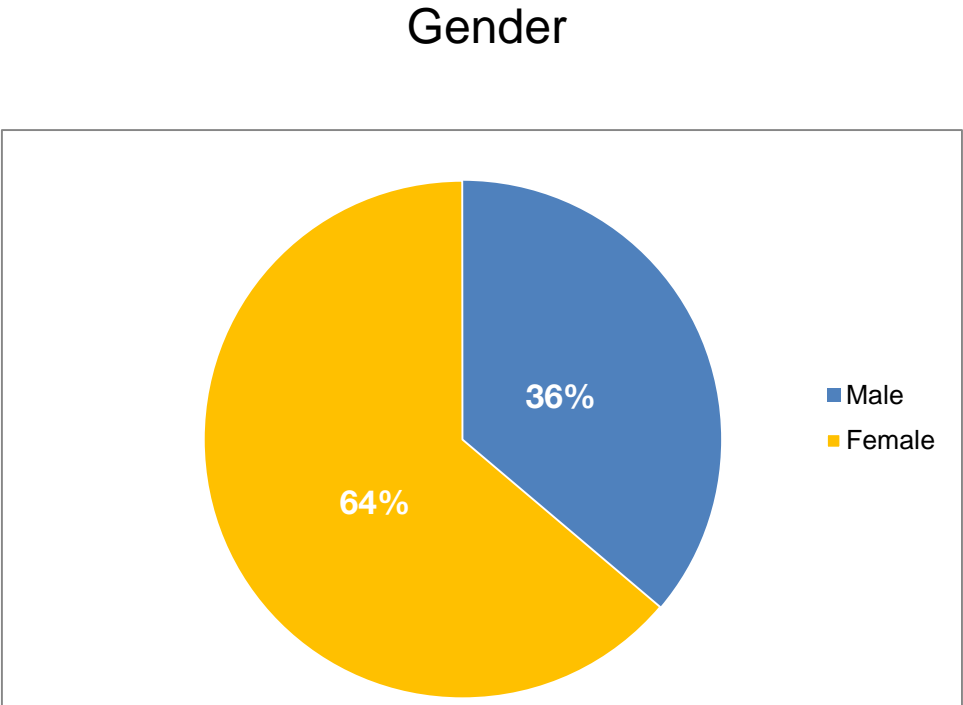


Have Your Say drop in session 21st September 2019; Images by TBLA 2019

Community Engagement Response



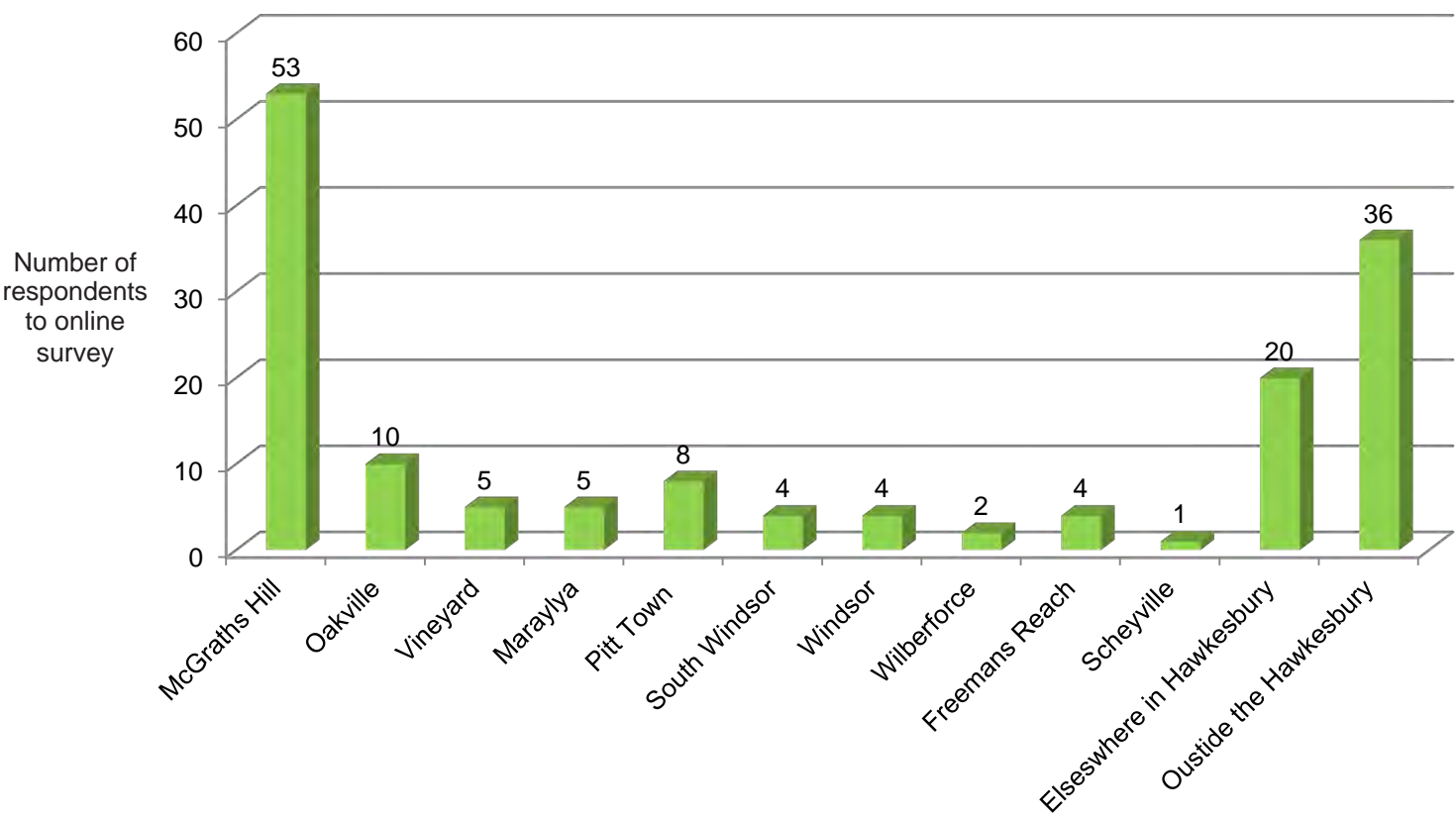
Summary of findings from both community consultation periods:
27 August -24 September 2019 and 1 September - 19 October 2020



The majority of community engagement surveys completed during the initial consultation period 27/8/2019 - 24/09/2019 were completed by females aged 35-49 years old.

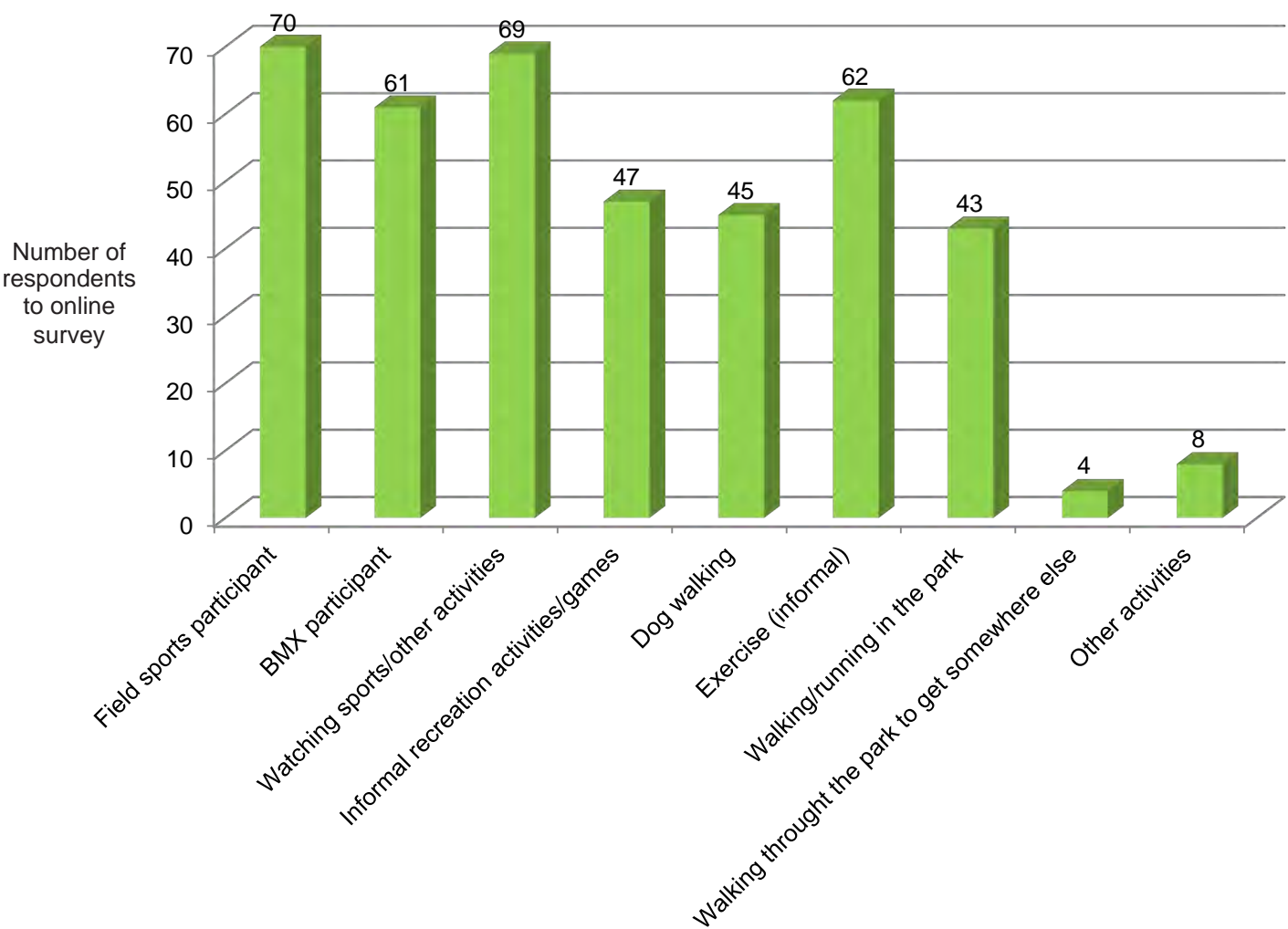
Current Community Usage

In which suburb do you live



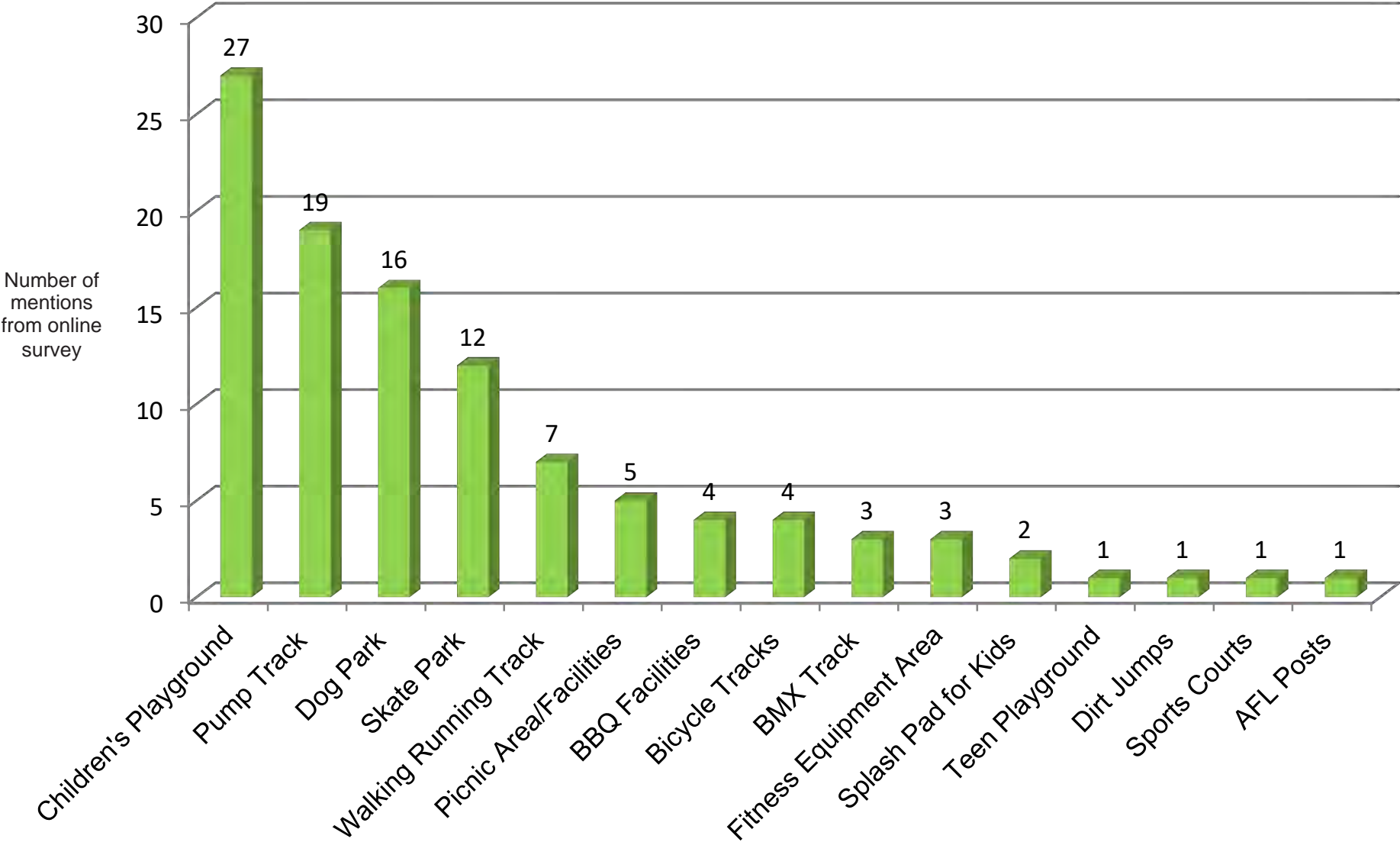
Community engagement surveys completed during the initial consultation period 27/8/2019 - 24/09/201 indicate that the current users of Colbee Park are spread across the wider community.

How do you use the park currently



Findings from the initial consultation period 27/8/2019 - 24/09/201 indicate that Colbee Park is currently utilised for a range of activities forming a diverse user group. Respondents could indicate more than one activity they do in Colbee Park

What would make you use the park more



Main points:

- ① Children's Playground
- ② Pump Track
- ③ Bike/Walking Path
- ④ Dog Park
- ⑤ Park Shelter and barbecue Facilities

Secondary points:

- ① Upgrade Parking
- ② More Seating and Shade
- ③ Better Drainage
- ④ More Parking
- ⑤ Roof & Lighting over BMX Track

Community engagement surveys completed during the initial consultation period 27/8/2019 - 24/09/201 indicate the above desires of the community.

Key Improvements



1 Children's playground



2 Pump track



3 Bike/walking track



4 Park Amenities



5 Dog off leash area



6 Shelter, seating and barbecue facilities



7 Improve lighting & surveillance



8 Improve car parking



Masterplan Vision

Vision Statement

The vision for Colbee Park is to create an integrated community place that inspires and facilitates active and passive open space use for the 21st century.

Colbee Park will have a greater connection with the local community and provide a range of additional amenities for the benefit of the local and greater community of the Hawkesbury Region.

Community Spaces

A range of community spaces and activities will be located within the Masterplan for Colbee Park. These facilities, activities and amenities will be located in a central location, creating a strong park core. The intent is to provide an accessible area designed to create activity, opportunities for socialisation and for the benefit of the greater community. Some of these elements include

- Cycle/footpath circuit
- Inclusive play space
- Dog off-leash area
- Shelters and picnic facilities (bins, seats etc)
- Pump track
- Outdoor fitness equipment
- Teen play equipment (parkour)
- Park infrastructure - bike racks, general refuse and recycling bins, dog poo bins/bags, seating, bubblers etc.

Site Identity

Colbee Park is to create a memorable and distinctive place, through a combination of feature planting and decorative signage such as:

- Ornamental feature tree planting adjacent to the McGrath Road/Old Hawkesbury Road intersection
- Cohesive tree planting strategy lining shared pathways
- Fomalised signage in consistent style across the site

Lighting

A cohesive site wide approach to lighting is to be implemented to upgrade the existing and to provide new fittings to create functional amenity and safe environment. The existing light poles are be re-purposed and when supplemented with new light poles, a uniform distribution of light can be provided across the fields and BMX locations.

In addition to the sports field lighting, a lower level lighting strategy is to be considered which creates amenity and safety for pedestrians, car parking and community facility areas.

Buildings

Buildings which create amenity and activity within the park will be provided through the adaptive reuse of the existing amenities buildings and provision of new facilities. The existing soccer amenity building is to be removed and replaced with a more suitable structure.

Masterplan Objectives

Create a Children’s Playground

A local playground element is proposed to the centre of the park. This play element in its central location can provide activity for a range of children and families who use the park casually and for families who use the park for organised sports.



Create a Dog off leash area

A fenced dog off leash area is proposed to be within the park’s central core. This area is easily accessed by the adjacent car park. With provision for seating, bins and activities for the casual users of the park it provides a community facility which is suitably located to reduce negative conflict with other users of the park.



Establish new amenities building, shelter and barbecue facilities

Centrally located at the Park Core, the new amenities buildings will have a range of functions for the benefit of the community. These will include change rooms, a new kiosk, public toilets, storage, first aid and a referees room. The overall design of the new buildings will be of a contemporary nature and when read in conjunction with a renovated existing building will provide a cohesive building language for the park.



Improve lighting, visibility and safety

A dual level lighting approach is to be implemented for the park. Functionally, the sports fields are to be lit with new 18m tall light poles to meet Football NSW requirements. Secondly, the shared path network to the park and car park is to be lit with post top lights for safety and security. CCTV is to be investigated for the park core area subject to detailed design.



Fitness stations

Park styled exercise equipment will be provided at stations scattered along the shared pathways for the use of the greater community and activation by sporting groups who currently use the park.



Teen Play Area /Parkour

Facilities for teen play activities are to be included, through the implication of a parkour area which is to be situated adjacent to the proposed pump track.



Pump track

High community demand for a pump track has been received which has guided the decision for the inclusion of an asphalt track to the south/east of the existing BMX track. This location has been selected as it allows for suitable functionality atop of existing contaminated land with appropriate capping.



Improve soccer playing fields

It is proposed that the existing soccer fields at Colbee Park be upgraded to comprise of 3 full size fields. The design would assist in site topography assisting in periods of low level flooding. Implementing 3 fields would also ensure that provision for the existing cricket pitch is maintained.



Indicative character images representing look and feel of the proposed works

Masterplan Objectives - Access and Links

Entry Statement

Visual prominence of Colbee Park will be increased and signified as you approach from McGraths Road. It is intended that feature tree planting and prominent signage will be used to improve site identity. Signage will remain a consistent style across the site's proposed shared path network.



Increase shade

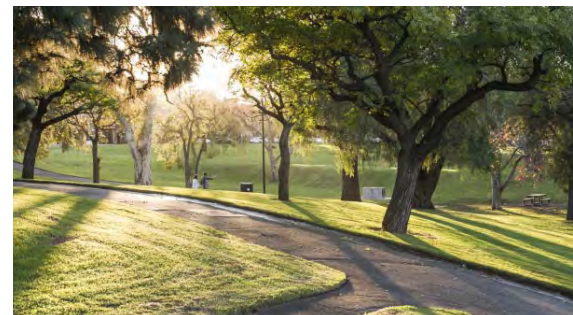
Shade and shelter within the park. New trees will be planted throughout the park core, the site extents and along the shared path areas of the parkland. In addition to the installation of new evergreen trees, the Park's core will contain fixed shade sails and other sun shading devices to provide sun and general weather protection.



Access

Improved physical and visual connection throughout Colbee Park. It will be improved by:

- A shared pathway to meander through the site improving cross site access unifying the park.
- Encourage walking, running and cycling through the site.
- Integrate with the proposed local footpath strategy.
- A signage strategy for wayfinding.



Bridge the ponds

The Masterplan engages the Killarney Chain Of Ponds. The shared pathway will bridge across the waterway connecting to existing tracks to the east. Whilst engaging with the local fauna and flora of the site, bridging the ponds will also provide connection to the neighbouring Arndell Anglican College and local community.



Improve Parking

Car parking within the park is to be formalised, improved and increased by:

- New bitumen car park to the west of the park for approximately 195 car spaces
- Car park entrance to be relocated north along Old Hawkesbury Road to increase safety and reduce congestion.
- BMX Officials bitumen parking area for 8 cars with controlled access.
- 8 car spaces south of the main car park on Old Hawkesbury Road.



Character images and site photos representing look and feel of the proposed works

Masterplan Objectives - Amenities

Provide Extended Shade & lighting to BMX Facility

A designated covered marshalling area is to be created for the existing BMX track. Flood lights will also be installed over the track allowing for night events. Provision either side of the track will allow for temporary marquee structures to be setup on competition days



Improve Soccer Club Amenities

A new soccer amenities building will replace the existing building. Nestled into the site's topography the new building will incorporate elevated viewing to the adjacent soccer fields, unisex change room facilities, kiosk and storage. The new facilities will address existing safety concerns associated with the existing building.

Unify Existing Baseball Facilities Building

It is proposed that the existing baseball facilities are consolidated under one roof/shelter extending across the two buildings. An extension to the existing building to allow for additional storage removing the need for shipping containers. The proposed roof structure should be in keeping with the style of proposed buildings/structures across Colbee Park.



Establish new amenities building, shelter and BBQ facilities throughout the park

Centrally located at the Park Core, new picnic shelters and amenities buildings will be strategically placed for the benefit of the community. The overall design of the new buildings will be of a contemporary nature and when read in conjunction with the proposed buildings will provide a cohesive building language for the park.

Indicative character images representing look and feel of the proposed amenities works

Material & Planting Palette

Materiality

The materials for the structural elements for the park will be of a hard wearing nature and consider the ongoing needs of the community and the stakeholders. This includes

- Open natural turf fields
- Concrete shared paths
- Asphalt car park
- Integrated way finding and interpretive signage
- Post top lighting to shared path
- Soft fall playground with play elements and shade sails
- Low height pavilion styled buildings
- Park seating
- Open mesh styled fencing to dog off leash area
- Bike racks, bubblers, bins and dog poo bins

Planting

New planting throughout the park will predominantly consist of trees in grass. These trees will be of a mix of evergreen and deciduous which will signify seasonal change. The planting in general will be in keeping with the current character of the park and the immediate surrounding area. The trees will provide shade, shelter and natural amenity to the site along with increasing the ecological value of the site. Feature tree planting will be used to improve site identity and way finding throughout Colbee Park.



Indicative character images representing look and feel of the proposed works

Masterplan



Design Notes

1 New Park Core

- Children's playground
- Fenced dog off leash area
- Shared pathways
- Avenue tree planting
- Picnic Shelters
- Fitness stations
- Baseball warm-up area

2 Soccer Facility Upgrade

- 2 full sized playing surfaces
- Cricket Pitch
- New amenities building
- Terraced bleacher style seating

3 Baseball Facility Upgrade

- Extension to existing buildings for additional storage and roofing over
- Existing fence to be upgraded to be continuous and secure with new fencing at seniors diamonds with played top

4 BMX Facility Upgrade

- Pump Track
- Shaded marshalling area
- Event day marquee area
- Parkour play area
- Lighting for night events
- BMX spint/warm up track

5 Entry Statement and Parking

- Formalised park signage
- Hoop Pine tree planting
- Formalised parking with 195 spaces
- New car park entry with round a bout

6 External Link

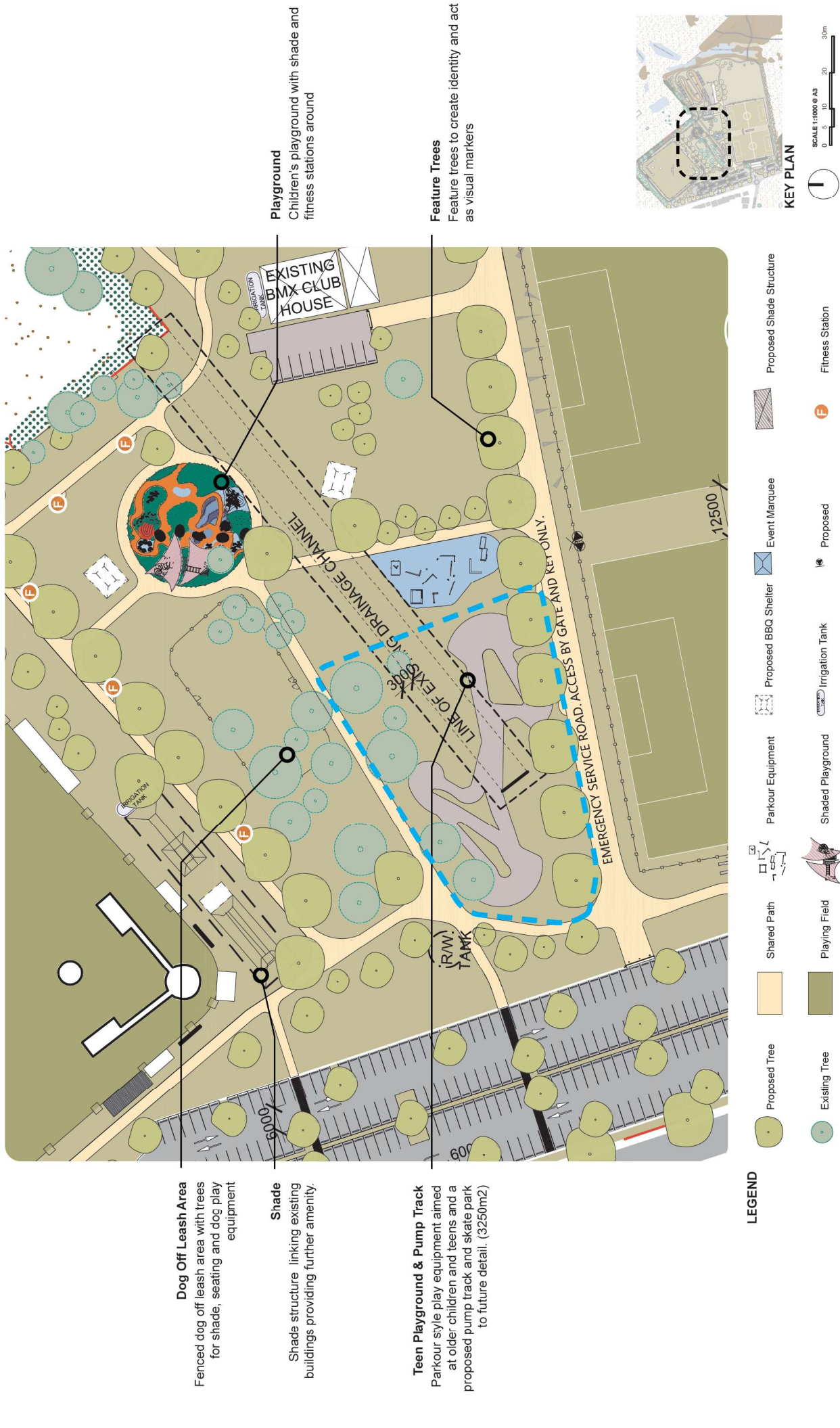
- New footbridge over Killarney Chain of Ponds connecting to Arndell Anglican College

LEGEND

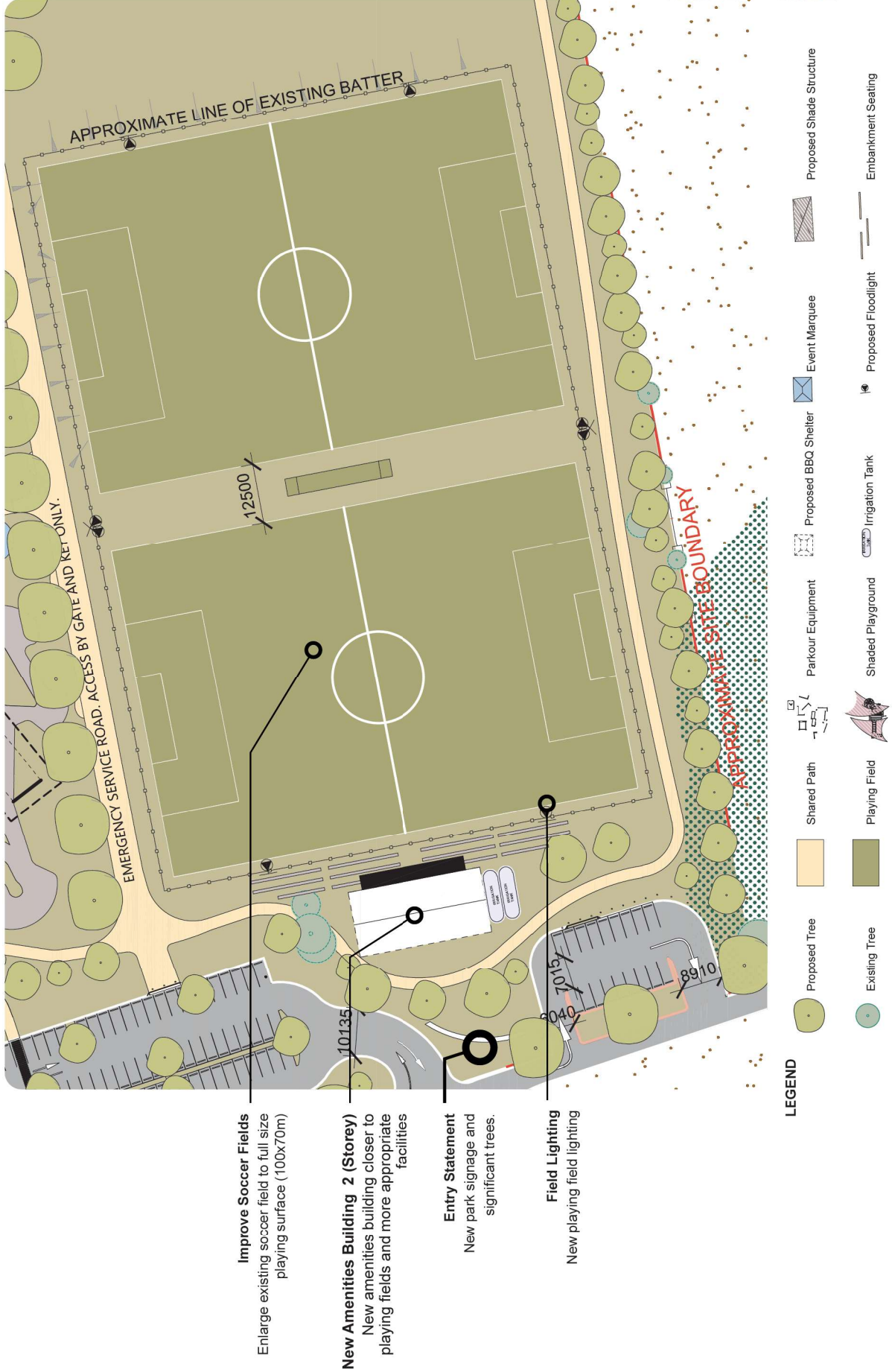
- Proposed Tree
- Existing Tree
- Shared Path
- Playing Field
- Parkour Equipment
- Shaded Playground
- Proposed BEQ Shelter
- Event Marquee
- Proposed Floodlight
- Irrigation Tank
- Proposed Shade Structure
- Embankment Seating



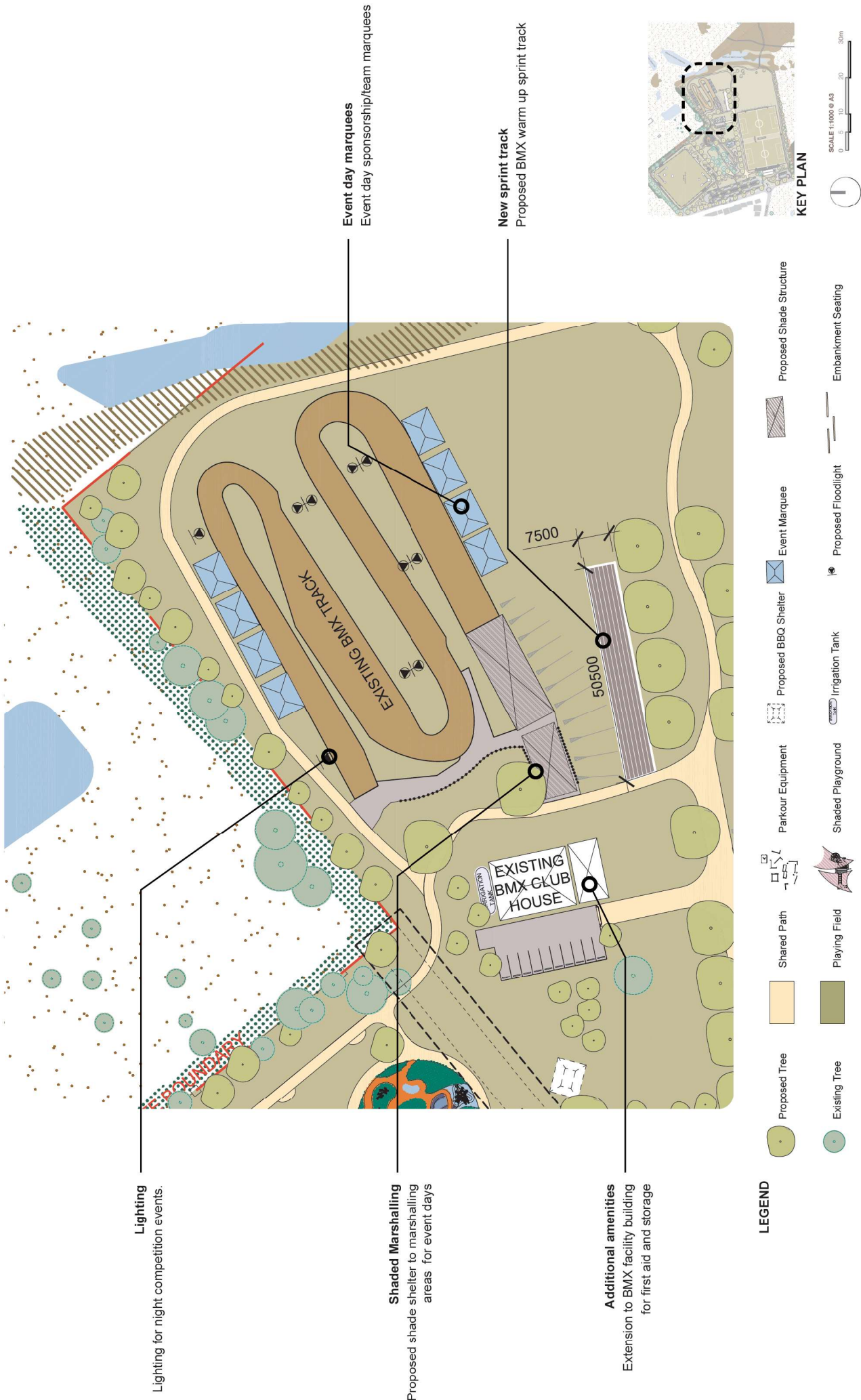
Park Core



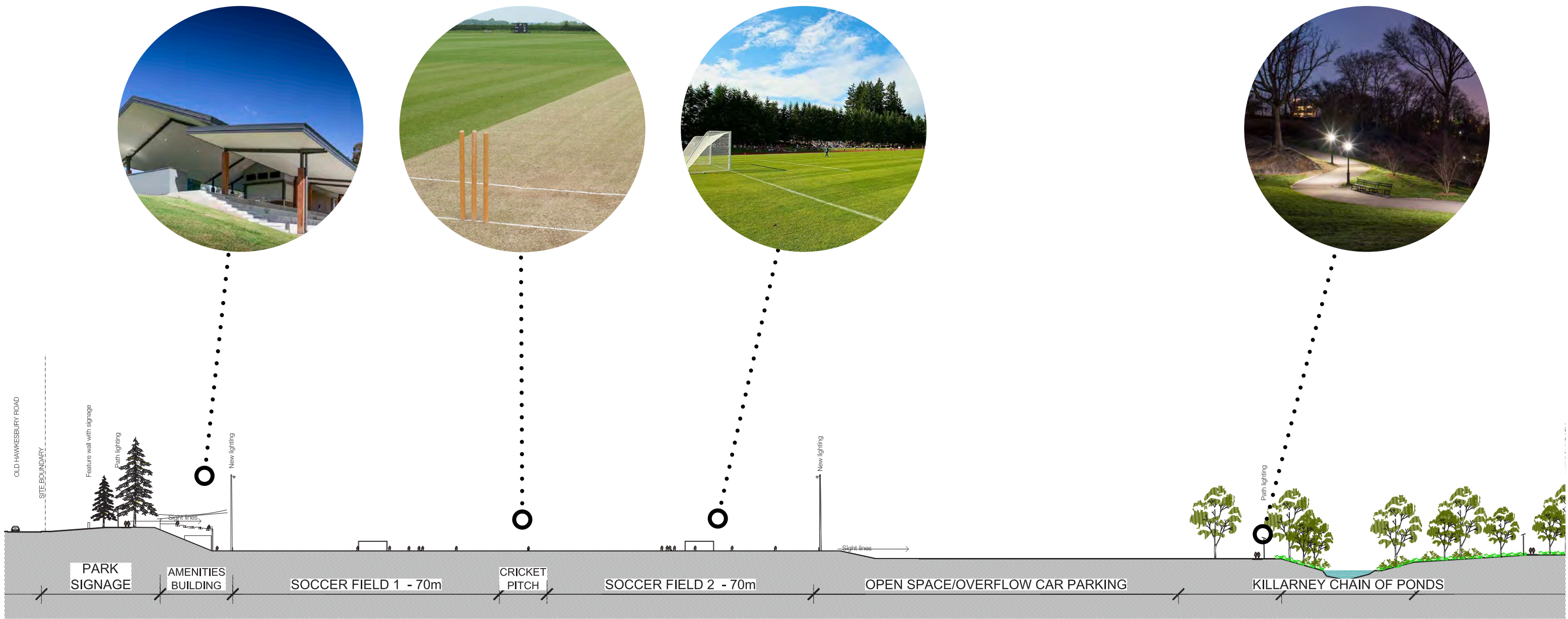
Soccer Facility Upgrade



BMX Facility Upgrades



Masterplan Section

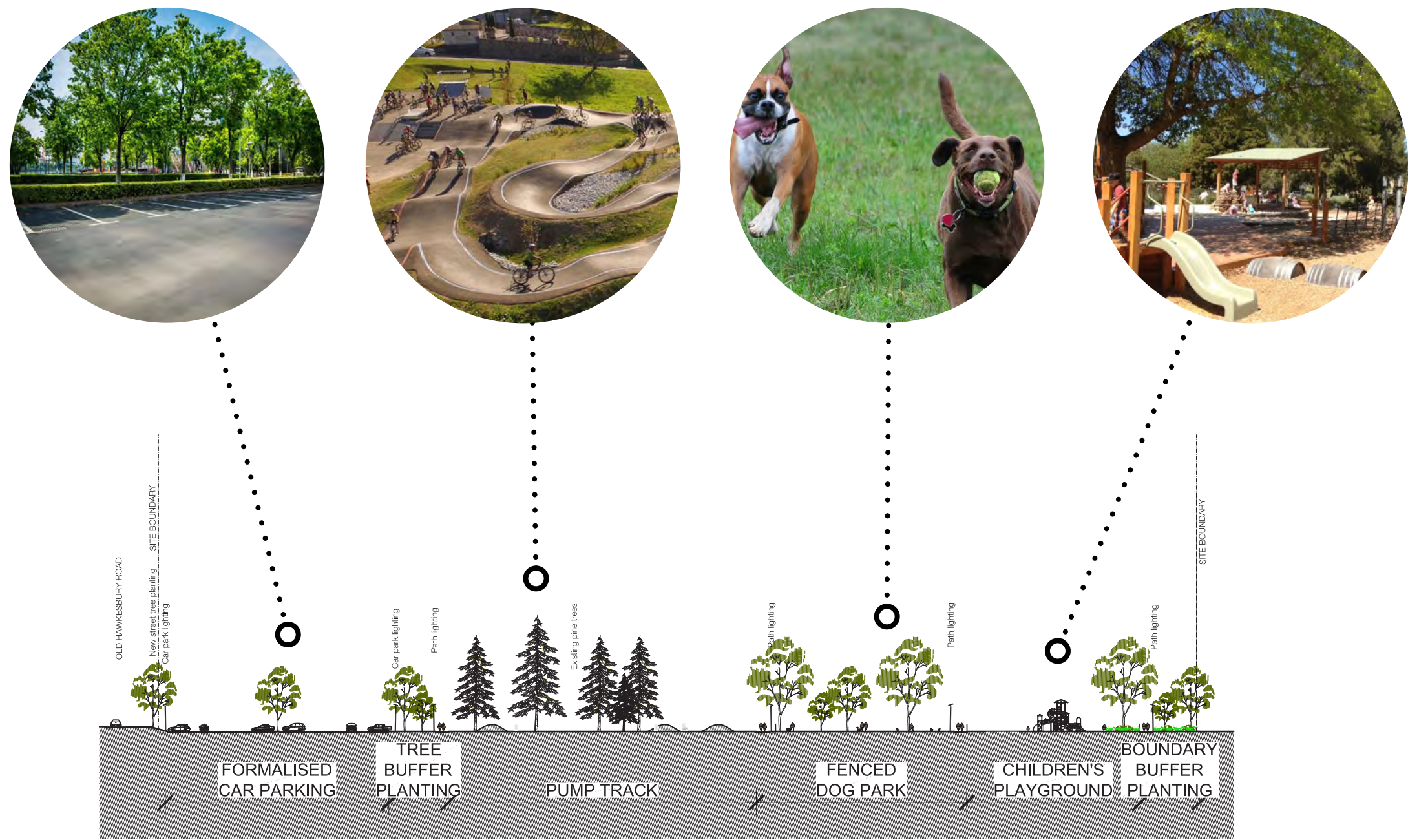


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KEY PLAN

Masterplan Section

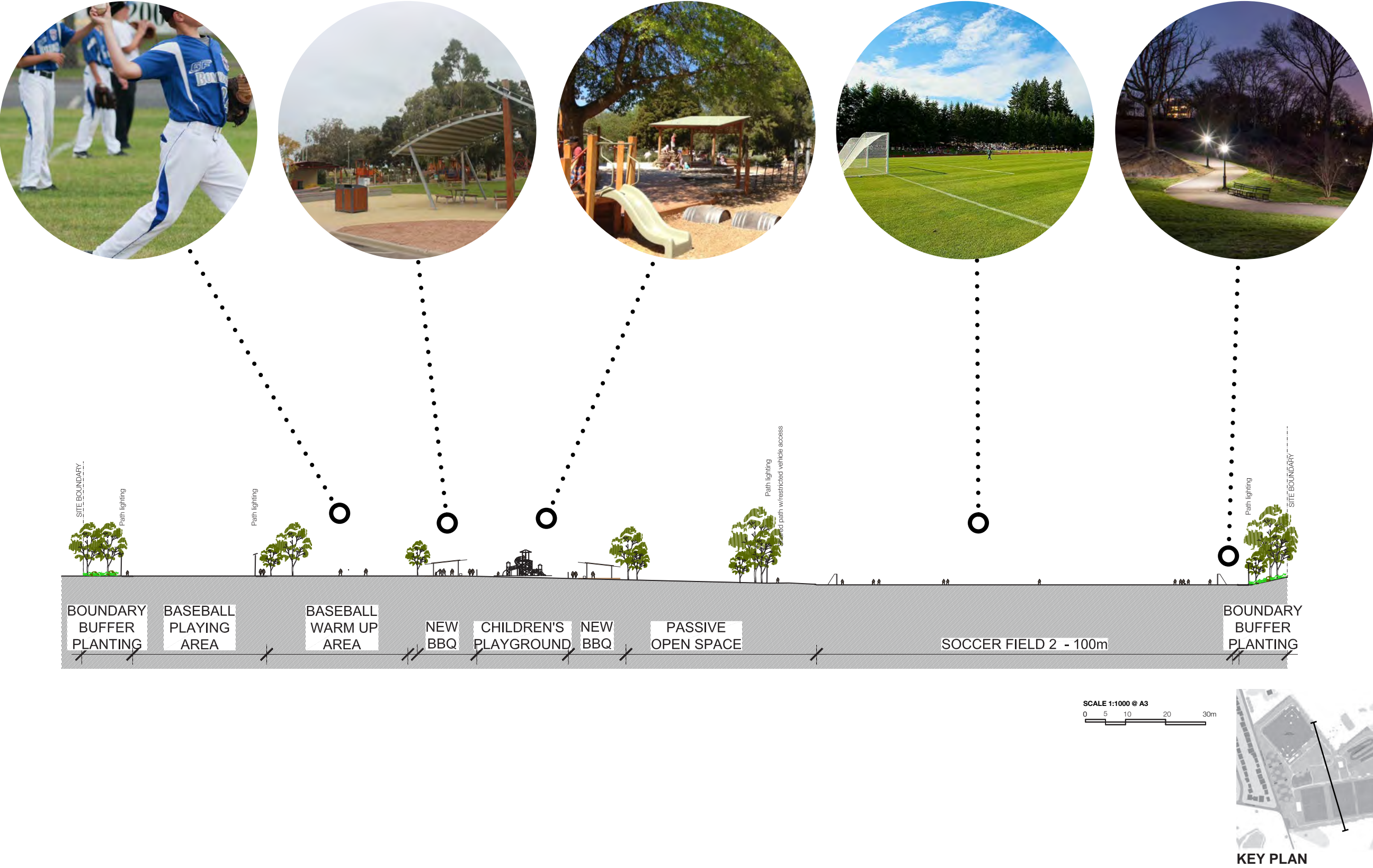


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KEY PLAN

Masterplan Section



Masterplan



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