



Hawkesbury City Council

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to
item 170

Colbee Park Masterplan Report

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Colbee Park Masterplan Report

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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 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.

Setting

Colbee Park is located in the north west corridor of Sydney on the eastern edge of McGraths Hill within the Hawkesbury City Council 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. 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 which 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 consultation period took place between August 27 and September 24 2019. Local newspaper advertisements, letter box drops, council website and a Facebook page were used to notify residents and key stakeholders of the consultation period.

Community and stakeholder engagement included an online survey, a meeting with the Hawkesbury Sports Council, an onsite drop-in session, and a meeting with user groups.

Following the community engagement period, feedback was analysed with and key themes identified and used to guide the Masterplan design.

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.

The 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

It should be noted that this is a guiding document and is not a commitment to funding. It is not anticipated that the full works or development of the park would be completed in the short to medium term. Funding provision would be guided through Council's annual Operational Plan and priorities.

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 trends
- Community needs and expectations
- Government policy

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

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 Management and Masterplan
- Hawkesbury Sports Council
- 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 baseball, 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.

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


Regional Setting


The 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.


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.

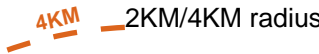
Legend

 Subject Site

 Waterway

 Nature Reserve

 Highway or Major Road



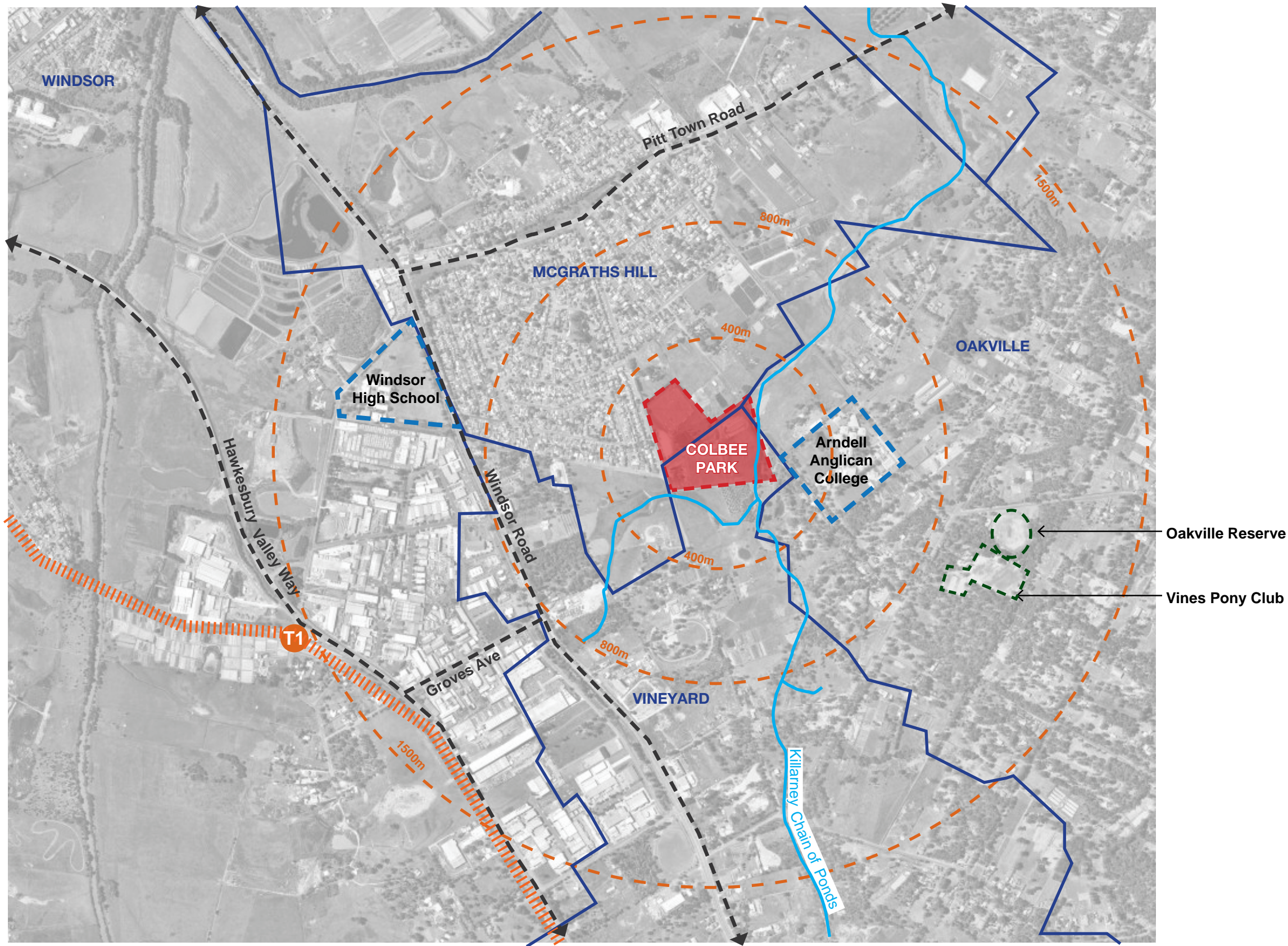


Regional context plan

Local Context

Colbee Park is located within 1500m radius of 2 neighbouring schools. 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.



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 significant grove of pine trees to the north of the access road in varying health and maturity. A detailed health assessment is recommended to be undertaken by a qualified arborist.

Legend

Site Boundary

Killarney Chain of Ponds



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



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 building is located to maximise viewing across the playing fields below.



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.



- Legend**
- Site Boundary
 - Water Body
 - Park
 - Existing Vegetation
 - Gravel Parking
 - Existing Structure
 - BMX
 - BMX Track
 - S1 Full Size Soccer
 - S2 Modified Soccer
 - B1 B2 Full Size Baseball
 - B3 B4 Youth Baseball

Access

Lack of Pedestrian Links

Currently there are no pedestrian footpath links to Colbee Park. Old Hawkesbury road and McGrath Road do not have pedestrian footpaths

Existing Site Fencing

Prohibits pedestrian and vehicular access to open space and parking amenities.

Locked Gate

Locked gate, open for special event days only

Vehicular Entry/Gateway

Vehicular entry from Old Hawkesbury Road and intersecting McGrath Road.

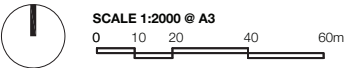
McGrath Road

Primary vehicular access from McGrath's Hill. This road is considered the main access road to the park



Limited Access
Access prohibited over pond

- Legend**
- Site Boundary
 - Water Body
 - Park
 - Existing Vegetation
 - Gravel Parking
 - Existing Structure



Hydrology

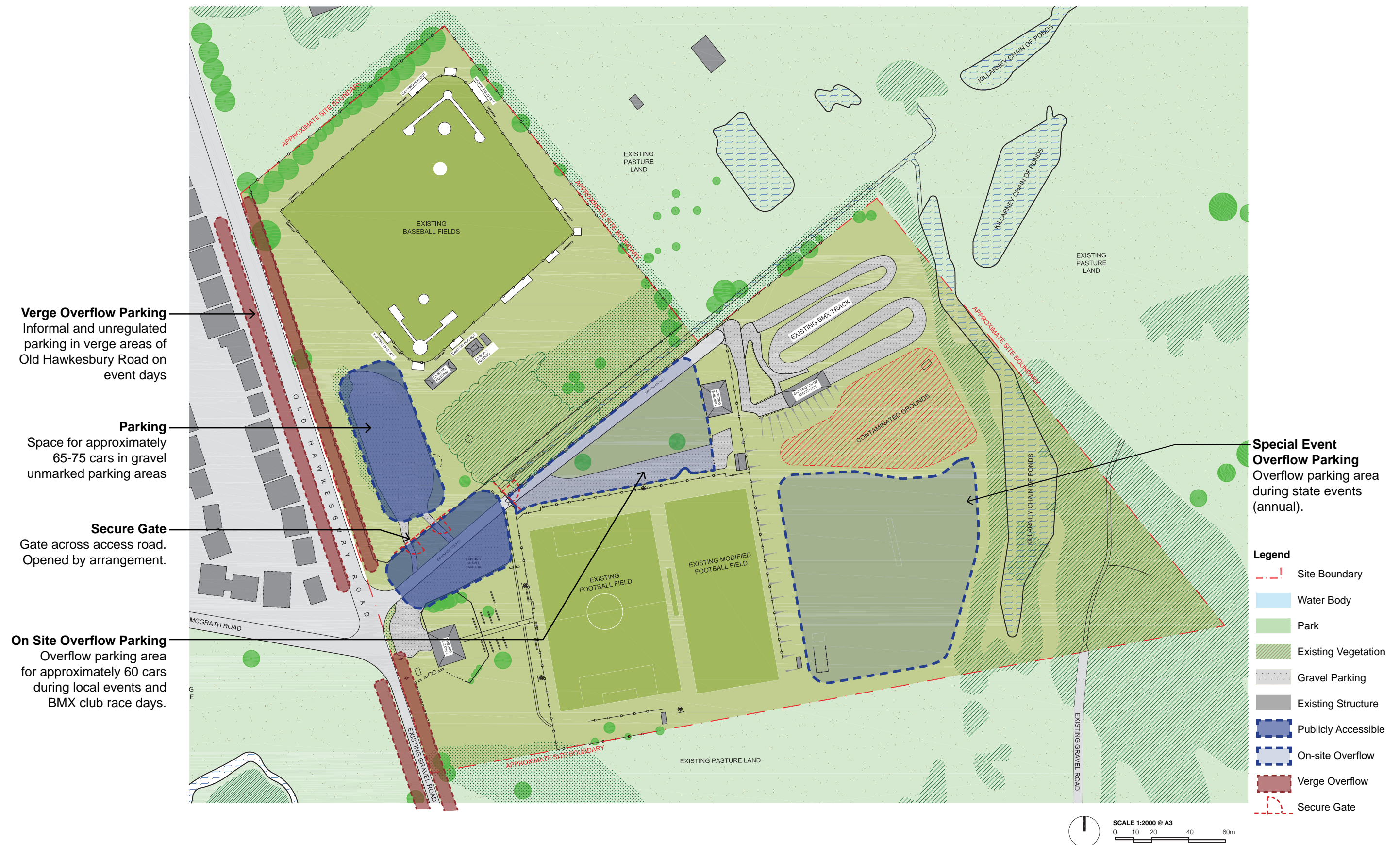
Located adjacent the Killarney Chain of Ponds, Colbee Park is subject to a high risk of regular flooding with the majority of the site being subject to a 5 year flood event.

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

Existing levels within floodplain should remain ensuring water holding across the site is not affected during 5 year flood periods.



Parking



Safety and Accessibility



Existing Amenities/Storage



Existing Amenities - Soccer



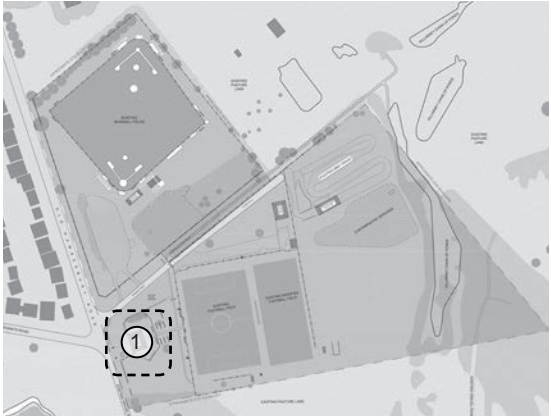
User:
Soccer club

Size:
Approximately 300m²

Condition:
Building is not structurally sound and is subsiding. Concerns include limited storage & poor internal layout with safety concerns due to insufficient female change room facilities and poor internal layouts.

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

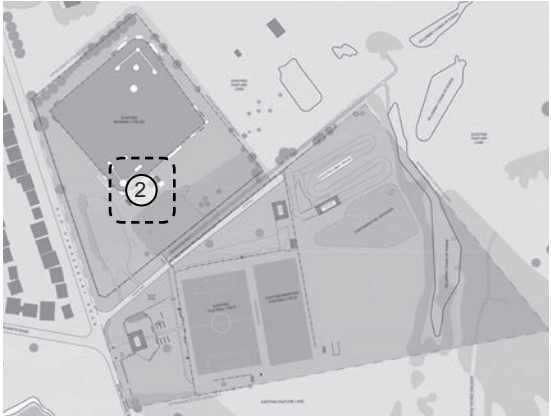
Size:
Toilet/change-room facilities with storage
Approximately 55m²

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

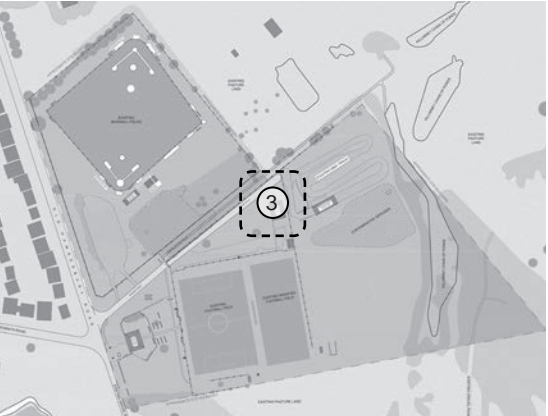
The current facilities meet the needs of current user group however any further expansion of the BMX club is restricted by the site boundaries.

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

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.



Key Plan

Plan of existing facilities



BMX clubhouse is a recent structure and it provides an appropriate amenity and facility the current size of the BMX Club. Further expansion of the user group would be restricted by the site boundaries. .



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 considers in any future use. The area is considered suitably treated and managed enabling limited use. Re-use of this are 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 has played a critical role in the development of the Masterplan to date. 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.

The secondary task has been to establish, make contact and host a workshop with the current sporting groups / clubs who currently use the park. This contact has been conducted through the establishment of a Community Reference Group (CRG). This CRG includes the following groups:

- Hawkesbury Valley 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 local and greater community network of the Hawkesbury Council area were provided an opportunity for input into the Masterplan and its contents.

In summary:

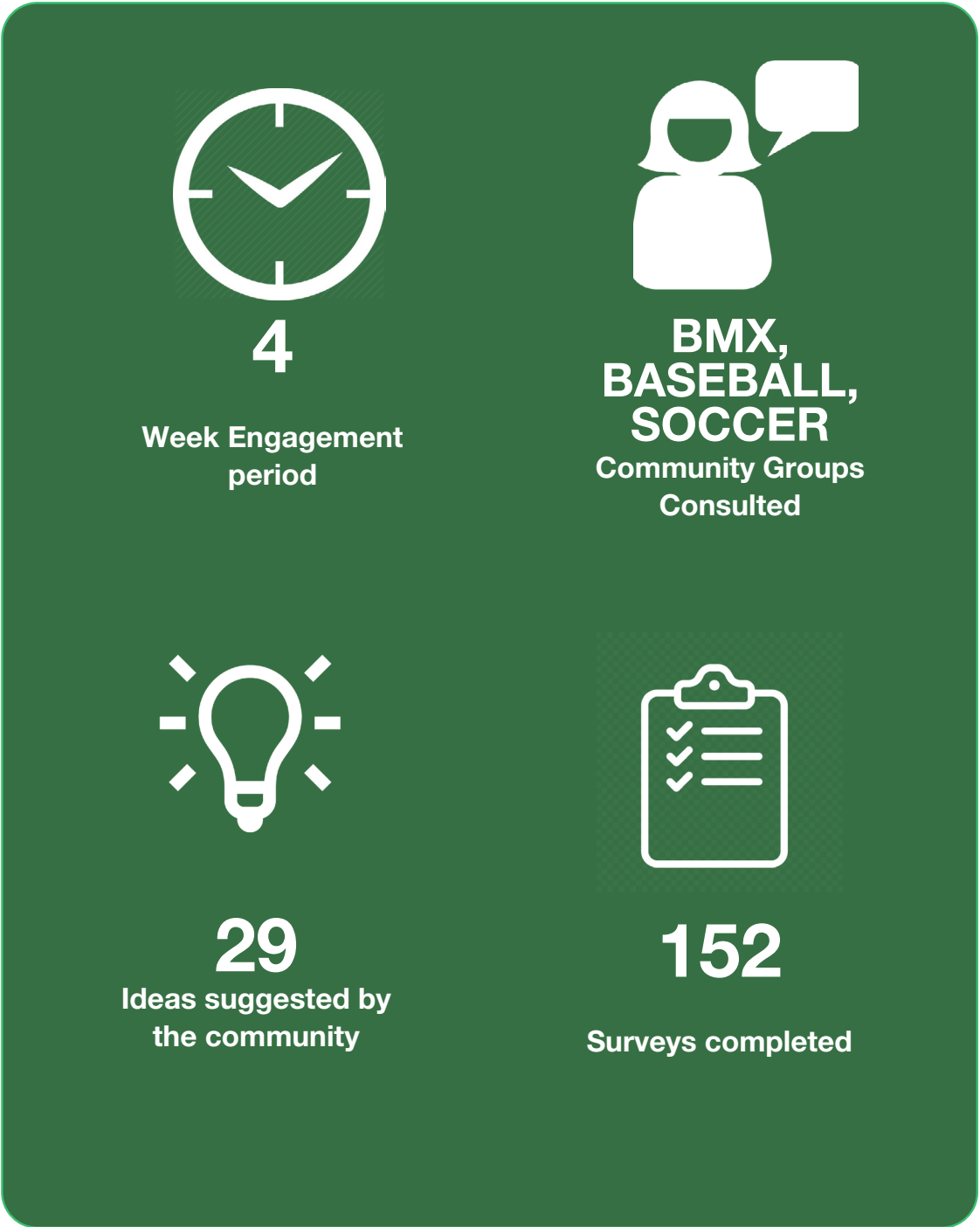
- There is a even spread of usage year round.
- Majority of survey contributors were from the 35-49 years age category due to the range of sporting clubs and seasons.
- Most contributors were a parents of children.
- 64% of contributors were women.
- Majority of survey contributors were from McGraths 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**

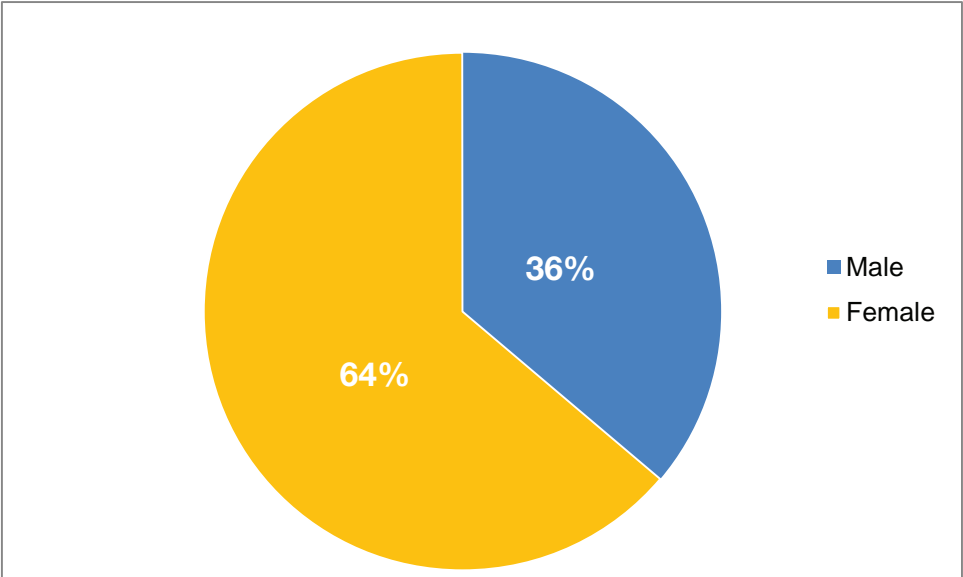


Community Engagement Response

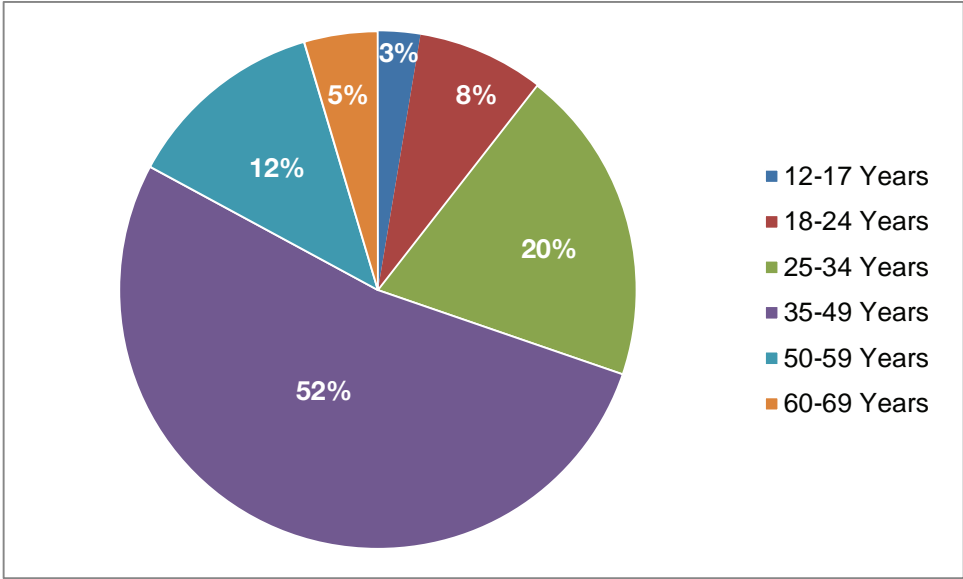


Summary of findings from community consultation period 27 August -24 September 2019.

Gender



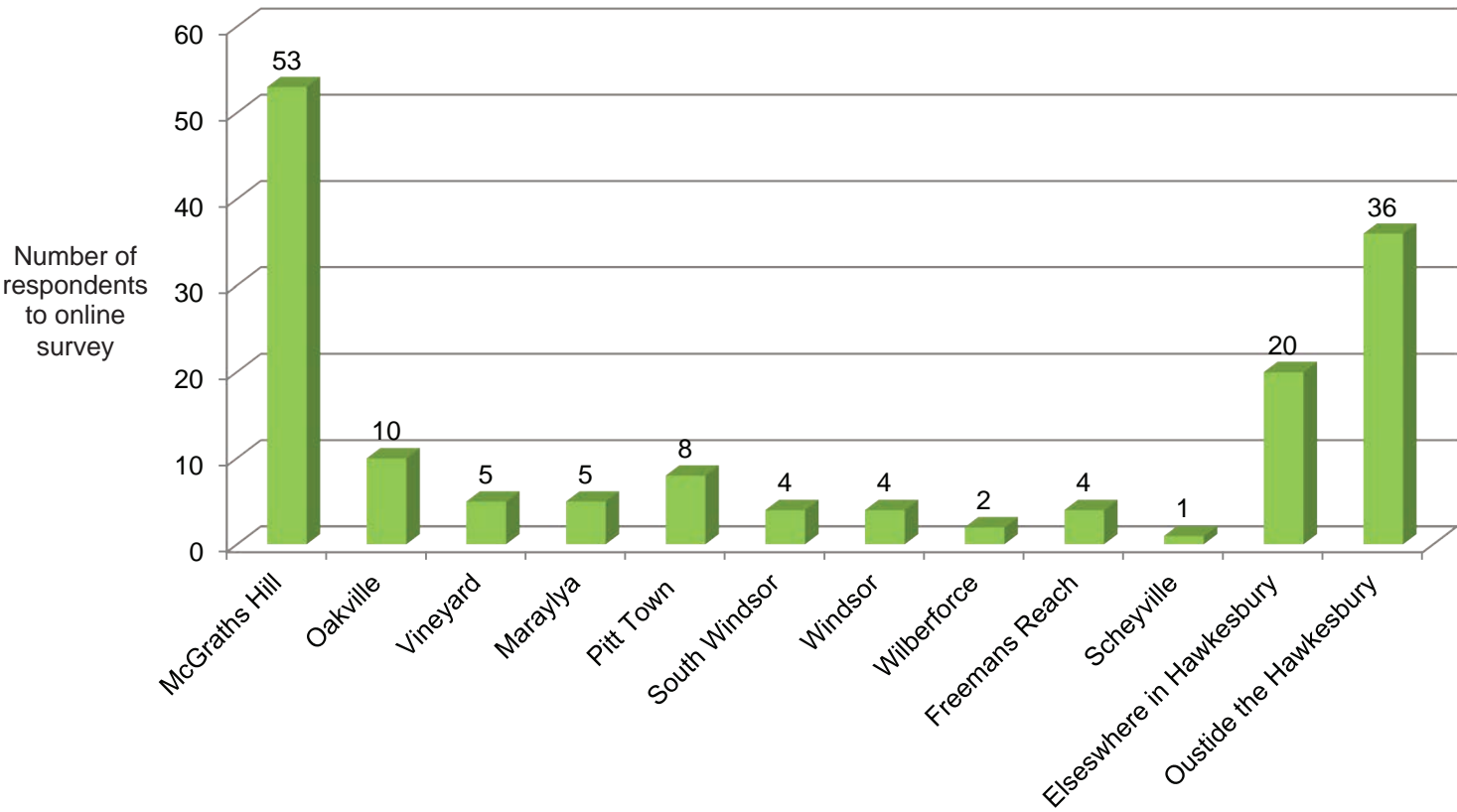
Age



The majority of community engagement surveys were completed by females aged 35-49 years old.

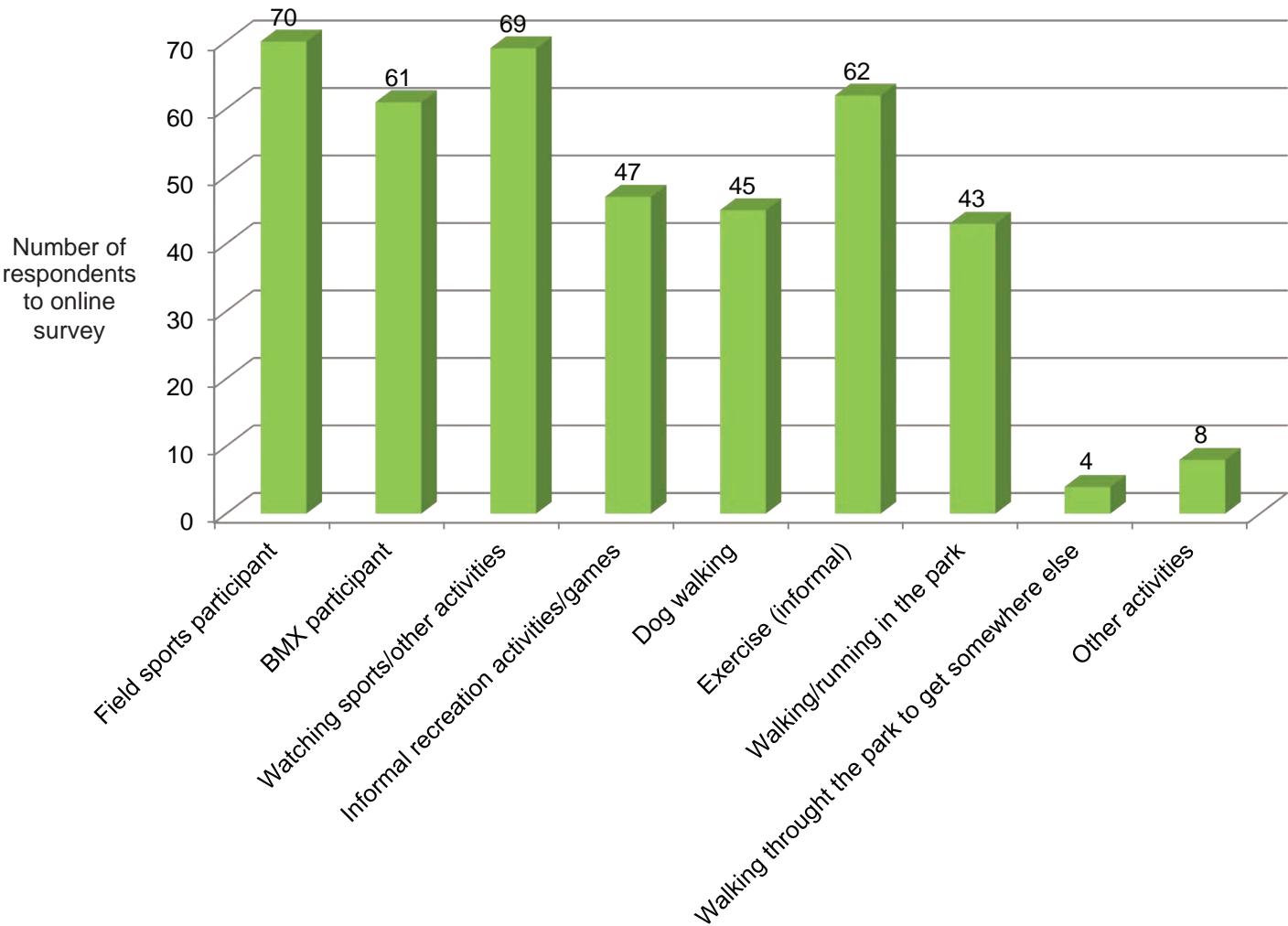
Current Community Usage

In which suburb do you live



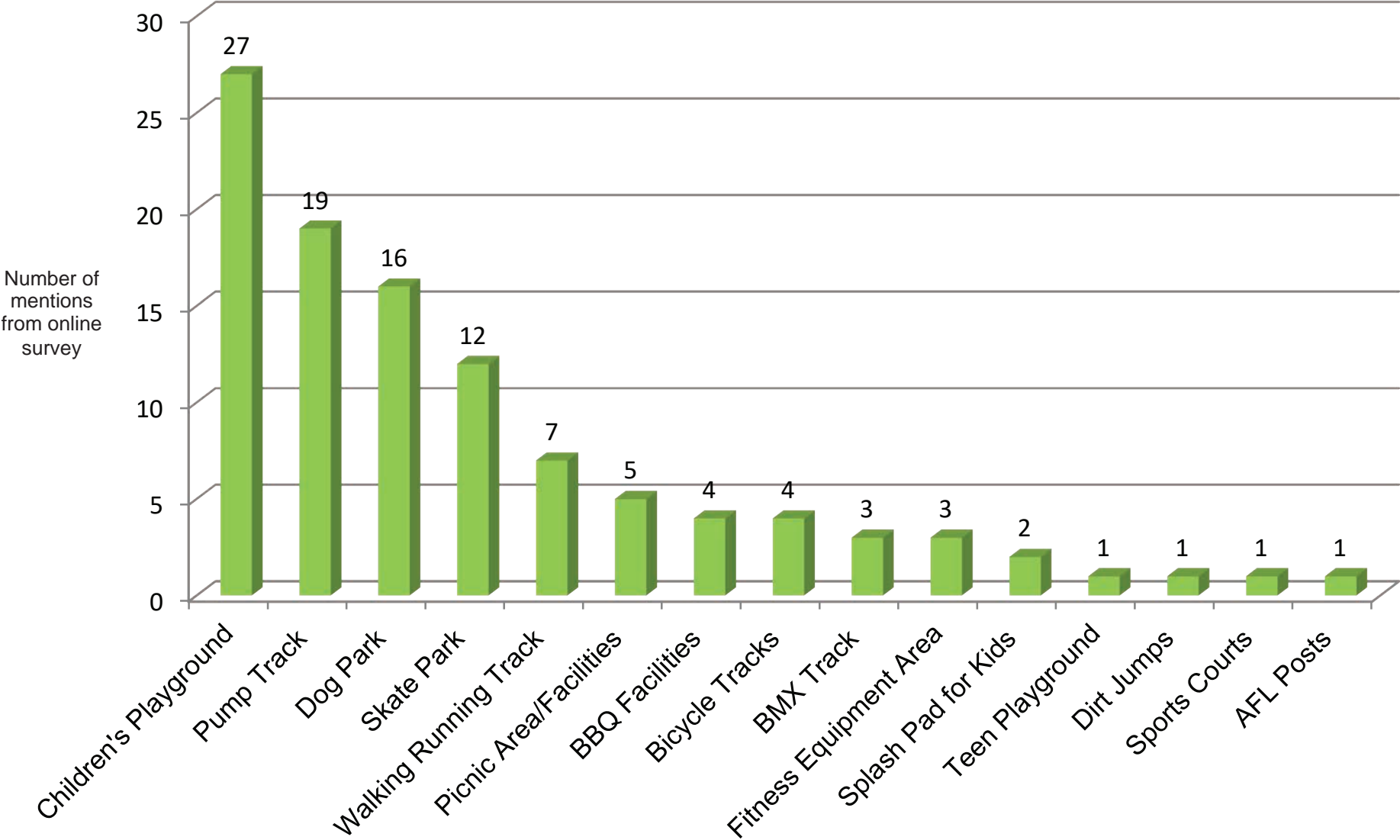
Community engagement surveys indicate that the current users of Colbee Park are spread across the wider community.

How do you use the park currently



Colbee Park is current 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

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



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