



COLBEE PARK PLAN OF MANAGEMENT

FINAL

12 JULY 2021



HAWKESBURY CITY COUNCIL

COLBEE PARK PLAN OF MANAGEMENT

FINAL

12 JULY 2021



ABN: 33 114 513 647

PO Box 41
FRESHWATER NSW 2096

tel: (02) 9452 6377
mob: 0411 191 866

sandy@parklandplanners.com.au

www.parklandplanners.com.au

DIRECTOR: Sandy Hoy

TaylorBrammer

ABN: 61 098 724 988

218 Oxford Street
WOOLLAHRA NSW 2025

tel: (02) 9387 8855

sydney@taylorbrammer.com.au

www.taylorbrammer.com.au

SENIOR ASSOCIATE: Aaron Lakeman

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| Michelle Engelhard | Parks Planning Officer, Project Manager |
| Cristie Evenhuis | Manager Development Services |
| Linda Hewitt | Acting Manager Property and Strategy |
| Lachlan McClure | Building and Associated Services Manager |
| Jeff Organ | Director of Infrastructure Services |
| Sean Perry | Parks and Recreation Manager |
| Suzanne Stuart | Corporate Communication Manager |

Hawkesbury Sports Council

| | |
|------------------|------------------|
| David Bertenshaw | President |
| Les Sheather | Vice President |
| Terry Lett | Committee Member |
| Anne Neal | Administrator |

Sporting groups

| | |
|----------------------|-----------------------------|
| Brett Barnes | Hawkesbury Hornets BMX Club |
| Taylor Barrow | Oakville United Soccer Club |
| Rebecca Duignan | Oakville Raiders Baseball |
| Jon Goode | Oakville Raiders Baseball |
| Aaron Green | Oakville Raiders Baseball |
| Sebastian Loutkovsky | Oakville United Soccer Club |
| Lorna Reynold | Hawkesbury Hornets BMX Club |
| Trent Lupton | Hawkesbury Hornets BMX Club |
| Matthew Thompson | Oakville United Soccer Club |

1 INTRODUCTION

1.1 What is a Plan of Management?

A Plan of Management provides the framework for managing public land. It sets out how public land is intended to be used, managed, maintained and enhanced in the future.

A Plan of Management is required to be prepared for public land which is classified as community land under the *Local Government Act 1993*.

A Plan of Management for an area of community land is usually accompanied by a Landscape Masterplan which shows proposed spatial changes. This Plan of Management is accompanied by a Landscape Masterplan which illustrates the proposed changes to Colbee Park.

1.2 Background to preparation of this Plan of Management

The Hawkesbury Section 94 Contributions Plan 2015 allocated \$103,000 for improvements to Colbee Park by 2018. Development did not proceed as expected and there is currently no developer levies in the fund. However \$136,000 is available in Council's Capital Works Budget for improvements to Colbee Park.

In recent years residents have requested an off-leash dog area at Colbee Park. The Hawkesbury Hornets BMX Club have expressed interest in a pump track facility with the Hawkesbury Sports Council. Floodlighting of sports fields at Colbee Park was requested for baseball and soccer.

This Plan of Management and the Masterplan for Colbee Park were commissioned to identify and resolve the various requests from user groups and the community for improvements to Colbee Park, and to outline priorities for the preferred improvements.

1.3 Land to which this Plan of Management applies

This Plan of Management applies to Colbee Park, which is situated at the intersection of the three suburbs of McGraths Hill, Vineyard, and Oakville.

Colbee Park and its surrounds are shown in Figure 1.

Colbee Park includes the following key features:

- ☐ State-level BMX track and amenities building
- ☐ baseball diamonds and amenities building
- ☐ soccer fields and amenities building
- ☐ Killarney Chain of Ponds and riparian corridor
- ☐ open drainage line.
- ☐ cricket wickets.

Figure 1 Location of Colbee Park



1.4 Objectives of this Plan of Management

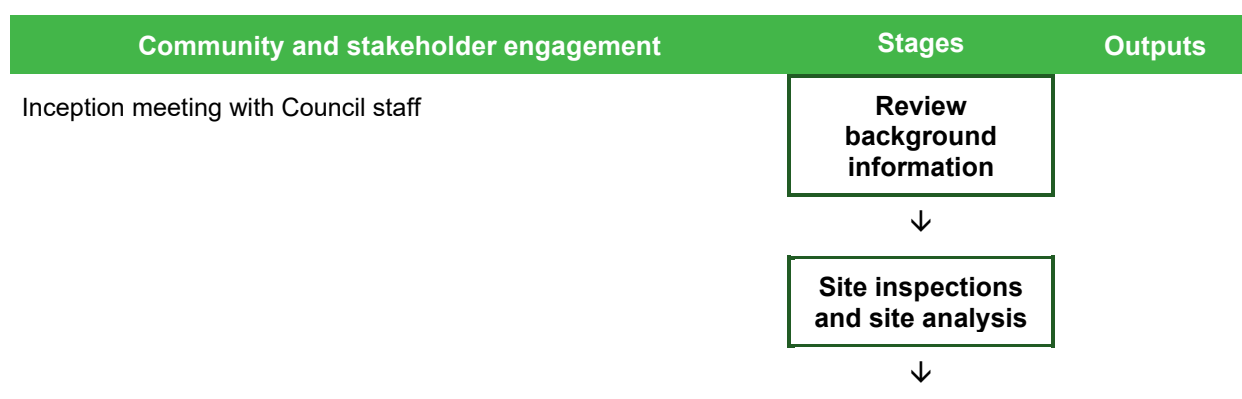
This Plan of Management has been prepared to:

- ❑ guide the future use, development and management of Colbee Park to contribute to meeting the sporting and recreational needs of the Hawkesbury City community.
- ❑ meet all relevant legislative requirements, particularly the *Local Government Act 1993*.

1.5 Process of preparing this Plan of Management

The process of preparing this Plan of Management involved the following stages and tasks:

Figure 2 Process of preparing this Plan of Management



- ❑ Meeting with Hawkesbury Sports Council representatives 5 Aug 19
- ❑ Letters to stakeholders 26 Aug 19
- ❑ Fact sheet emailed to stakeholders 28 Aug 19
- ❑ Letterbox drop of fact sheet to McGraths Hill residents and businesses within 500 metres of the park
- ❑ Fact sheet Community Update #1 1 Sept 19
- ❑ Meeting with local sporting groups 11 Sept 19
- ❑ Council notices in *Hawkesbury Gazette* 11 Sept 19 and *Hawkesbury Courier* 12 Sept 19
- ❑ on-site signage throughout the park
- ❑ onsite drop in session Saturday 21 Sept 19 9-11am
- ❑ online survey at www.yourhawkesbury-yoursay.com.au opened 27 August and closed 24 Sept 19
- ❑ Council Facebook portal
- ❑ relevant government and other agencies – NSW Office of Sport
- ❑ Letter to Aboriginal stakeholders 4 Nov 19

**Prepare first draft
Plan of
Management and
Masterplan**

Community
input

First Draft Plan
of Management
and Masterplan



- ❑ Councillor briefing 2 September 20
- ❑ Colbee Park Plan of Management and Masterplan Community Update newsletter #2 Sept 20
- ❑ User group workshop 23 Sept 20
- ❑ Public exhibition of Masterplan and online survey from 24 Sept – 16 Oct 20 at <https://www.yourhawkesbury-yoursay.com.au/colbee-park-plan>
- ❑ Letter to neighbouring residents 25 Sept 20
- ❑ Media release – article in *Hawkesbury Post* 25 Sept 20
- ❑ Facebook posts re the inline survey Sept 20
- ❑ Council Notices *Hawkesbury Courier* 1 Oct 20
- ❑ User group workshop 17 Feb 21

**Public exhibition
of first draft
Masterplan**

Public
submissions



- ❑ Public exhibition of Draft Plan of Management and Masterplan, and online survey from 13 April-28 May 21 at <https://www.yourhawkesbury-yoursay.com.au/colbee-park-plan>
- ❑ Public hearing 21 June 21

**Public exhibition
of Draft Plan of
Management and
Masterplan**

Public
submissions

Public hearing
report



**Consider public
submissions**



**Prepare final Plan
of Management
and Masterplan**

Final Plan of
Management
and Masterplan



Council adoption

Report to
Council



Implementation

1.6 Contents of this Plan of Management

This Plan of Management is divided into the following sections, as outlined in Table 1.

Table 1 Structure of this Plan of Management

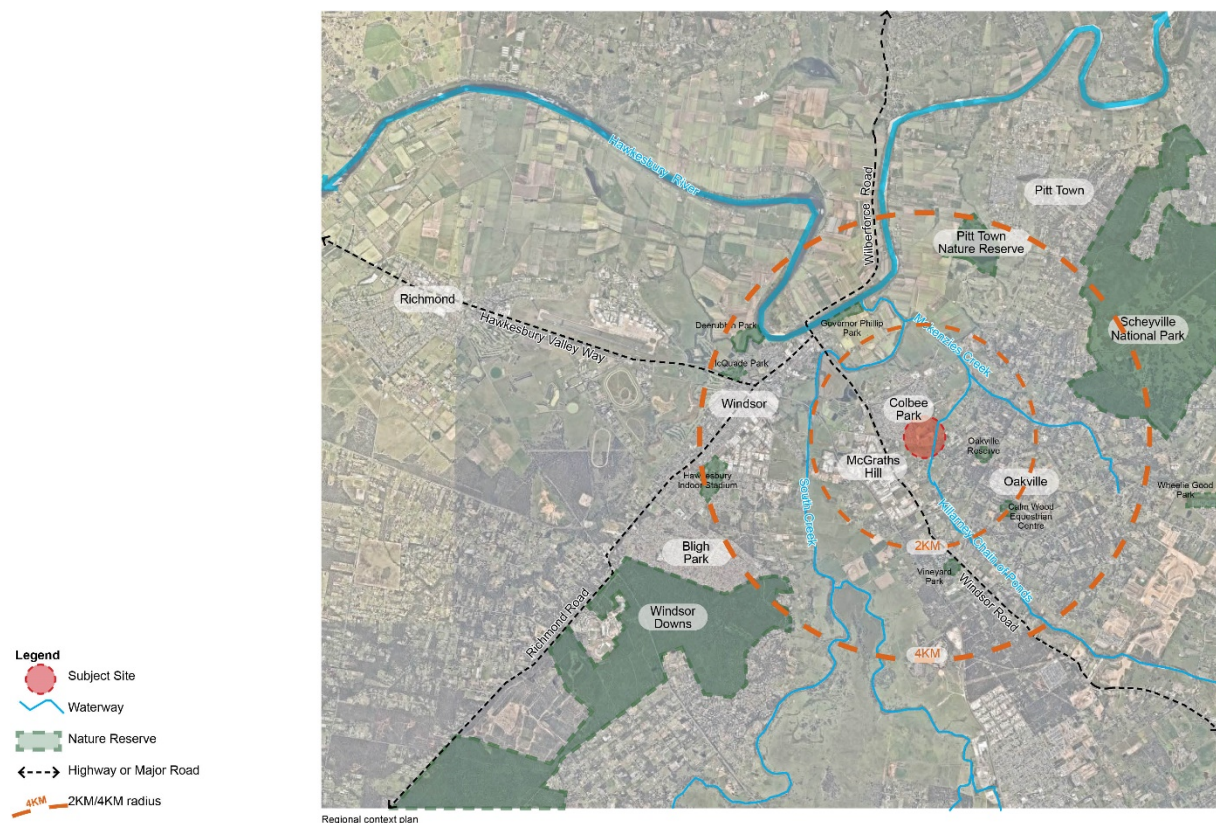
| Section | What does it include? |
|-------------------------------------|---|
| 1 Introduction | Background to the Plan of Management |
| 2 Description of Colbee Park | History, ownership and management, physical description, facilities, uses, maintenance |
| 3 Basis for Management | State planning legislation, regional and local planning context, community engagement outcomes, values of the community and users, vision, roles, management objectives, permitted future uses and developments, scale and intensity of use, use agreements |
| 4 Action Plan | Masterplan, strategies and actions to resolve issues consistent with values, performance measures to implement actions. |
| 5 Implementation and review | Management, funding, reporting, review |

2 DESCRIPTION OF COLBEE PARK

2.1 Locational context

Colbee Park is located in the north-west corridor of Sydney, on the eastern edge of McGraths Hill within the Hawkesbury City local government area.

Figure 3 Regional setting



The location of Colbee Park in relation to adjoining and nearby landuses is shown in Figure 4.

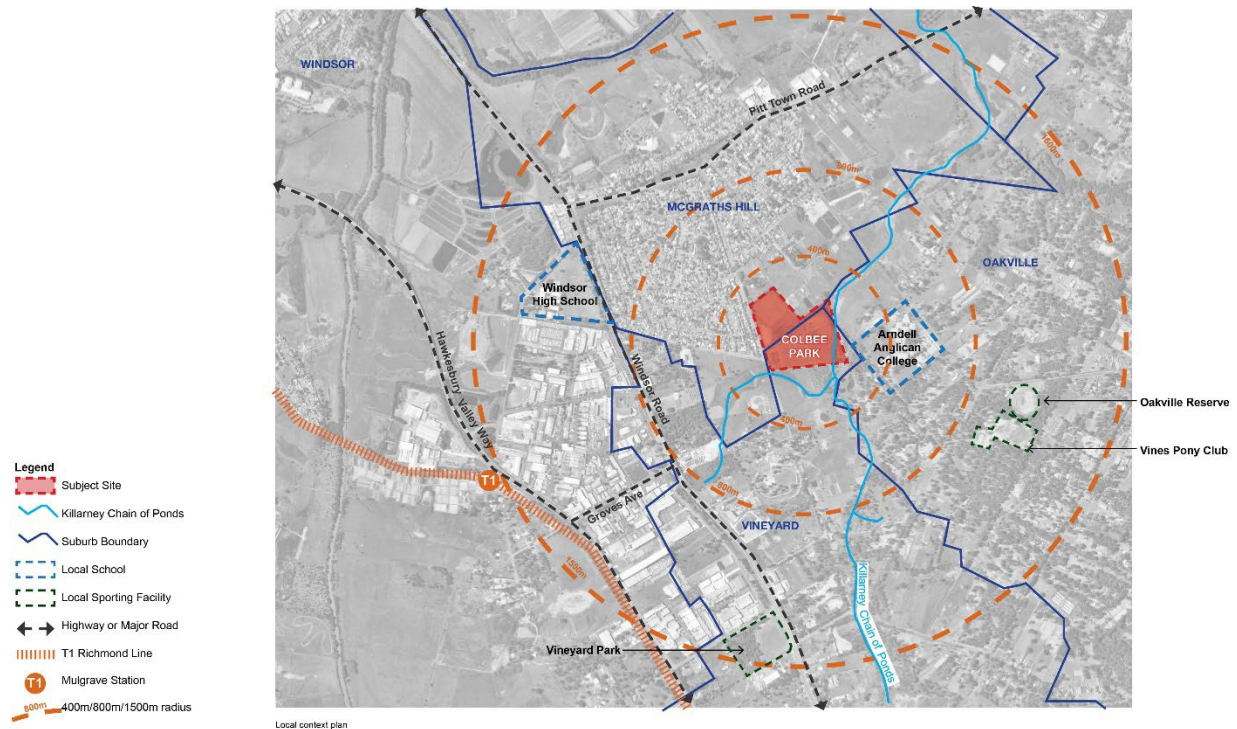
At 10 hectares in size, Colbee Park is bounded by Old Hawkesbury Road and single dwelling residential development to the west, private semi-rural land to the north/north-east, Garfield Street to the east, and private semi-rural land to the south. Bismarck Street is an unformed road which runs south-west to north-east separating the two land parcels which comprise the park.

The Killarney Chain of Ponds flows through the south-eastern corner of the park.

The McGraths Hill shopping centre and community centre are situated 1.5 kilometres north-west of the park.

Arndell Anglican College is situated to the east of Colbee Park. Windsor High School is nearly 2 kilometres north-west of the park.

Figure 4 Locational context of Colbee Park



2.2 History of Colbee Park

The original inhabitants of the Hawkesbury area were the Darug (Dharug) Aboriginal tribe who had lived for up to 40,000 years living in clans of 50 people along the banks of *Deerubbin* (Hawkesbury River).

The post-European history of Colbee Park is outlined in Table 2.

Figure 5 Killarney Estate subdivision 1886



Source: Hawkesbury City Council (2017) *Hawkesbury - A Thematic History*.

Table 2 History of Colbee Park

| Year | Event |
|------|---|
| 1886 | The land comprising the current soccer fields south of Bismarck Street was part of the Killarney Estate, a subdivision of farmlets of 5 to 7 acres adjacent to Pitt Town Common which was advertised by Campbell Mitchell and Company (refer to Figure 5). |
| 1973 | A qualified title for Lot 1 DP 560886 is dated 16 October 1973. Colbee Park was variously known as McGraths Hill Park, McGraths Hill Sports Field, McGraths Hill Sporting Complex, McGraths Hill Sports Area, Macquarie Towns Estate, Macquarie Field |
| 1981 | The sports grounds at Colbee Park were under construction. The amenities building was completed in June. The first sporting users of Colbee Park were Hawkesbury Junior Australian Football Club, Oakville United Soccer Club, Hawkesbury District Cricket Association, and Windsor High School for school sport. Local primary schools such as Vineyard Primary School used the park for school athletics carnivals. A committee was appointed by Hawkesbury City Council with responsibility for care, control and management of the park. |
| 1982 | The McGraths Hill Holiday Play Scheme used the pavilion/amenities building for vacation child care. |
| 1983 | Oakville United Soccer Club proposed lighting at Colbee Park. As funding was not available from Council the club offered to pay for the lighting. A full-sized concrete cricket wicket on the Junior AFL ground was provided for use by the Hawkesbury District Cricket Association Complaint to Council about the sports fields being used for horse riding. |
| 1984 | In April the Department of Leisure, Sports and Tourism granted \$6,000 to Oakville United Soccer Club for erection of floodlighting at Colbee Park. Oakville United Soccer Club was using a full-sized and a mini soccer field. McGraths Hill Progress Association was granted permission to construct the BMX track. |
| 1985 | The soccer field with floodlights was allocated all year to Oakville United Soccer Club. The lower field was used by Hawkesbury and District and Hawkesbury Australian Rules (seniors) in winter. Oakville United Soccer Club asked Council to plough up two fields, install drainage systems, turfing, fencing around both fields, adequate seating on the hill, and seal the carpark. Council supported a request from McGraths Hill Netball Association for two netball courts on the higher level at Colbee Park. Construction of the BMX track began in May |
| 1986 | Council approved fencing of the soccer fields and replacing the artificial turf cricket wicket. Council provided soil and technical assistance for the BMX track, with the McGraths Hill Progress Association arranging construction. |
| 1987 | Council approved a request from Oakville United Soccer Club to construct a concrete block practice wall. The Department of Sport and Recreation granted \$4,875 to upgrade the playing field surfaces. The Oakville Baseball Club requested to use part of the soccer fields for two baseball diamonds. Tree planting was undertaken. |
| 1988 | A watering system was installed on the soccer field. Oakville United Soccer Club wanted the amenities building extended to include a clubhouse and first floor addition. McGraths Hill Cricket Club asked Council to develop another cricket field to replace the BMX track because it was rarely being used and demand for cricket was increasing. |
| 1989 | Floods delayed the start of the soccer season. Hawkesbury Valley Rugby Union Club was approved to use the lower field for the winter season. |

| Year | Event |
|--------|--|
| | An additional cricket pitch was constructed by the McGraths Hill Cricket Club on the lower field. The club requested Council approval to install two additional cricket practice nets on the western side of the existing nets. Oakville United Baseball and Softball Club wanted to use Colbee Park. Their request to erect baseball nets for four diamonds on the soccer fields was approved. |
| 1991 | Picnic shelters were constructed. Oakville United Soccer Club requested Council to purchase adjoining land to extend the park due to an increase in soccer participation. |
| 1996 | Council resolved on 9 July to acquire 3.4 hectares (Pt Lot 4 DP 831546) of land adjacent to Colbee Park west of Bismarck Street at a cost of \$90,000 for additional recreational facilities |
| 1998 | The adjoining property was purchased to supplement Colbee Park. The previous owner wished the grove of pine trees to remain |
| 2000-1 | Earth works completed by the end of 2000. Irrigation and turfing to proceed in early 2001. |
| 2001 | BMX track was completed. |
| 2004 | South Creek Catchment Soil Conservation Project Grant Revegetation project was funded by Hawkesbury City Council (\$10,350) and Department of Infrastructure, Planning, and Natural Resources (\$10,000). The Colbee Park Weed Control Revegetation Project at Killarney Chain of Ponds included riverbank rehabilitation, weed control, and planting 3,000 local native plants for bank stabilisation and species diversity. |
| 2006 | New amenities building/kiosk was constructed at the baseball diamond costing \$65,000 + GST |
| 2007 | Floodlighting of the soccer field |
| 2013 | Asbestos and building rubble were found in fill imported to the site to raise the ground level to prevent flooding on the southern side of the BMX track. The Environment Protection Authority required that the contamination was capped with 1,500-1,700 tonnes of certified Virgin Excavated Natural Material (VENM). Upgrading of the BMX track |
| 2019 | Amenities building at the BMX track completed. Hawkesbury Sports Council plans to replace floodlights requiring Department of Defence approval. |

2.3 Description of Colbee Park

The local setting of Colbee Park is shown in Figure 6.

Figure 6 Local setting of Colbee Park



Nearmap 12.09.2019



Table 3 Description of Colbee Park

| Details | |
|--------------------------|---|
| Address | 66-68 Old Hawkesbury Road, Vineyard |
| Land parcels | Lot 1 DP 560886 6.648 hectares Lot 41 DP 864349 (north, baseball) 3.436 hectares Bismarck Street unformed road reserve separates the two land parcels |
| Adjacent landuses | Detached dwellings as part of McGraths Hill township to the west Semi-rural residential properties to the north/north-east, south Nearby land uses within 750 metres: <ul style="list-style-type: none"> - Arndell Anglican College - Playground at Jack Gow Memorial Park - McGraths Hill Childcare Centre – 69 Andrew Thompson Drive |
| Area (ha) | 10.084 ha plus Bismarck Street |
| History | Refer to Section 2.2 |
| Owner | Hawkesbury City Council |
| Manager | Hawkesbury Sports Council |
| Classification | Community land |

| Details | |
|--|--|
| Community land categorisation | Sportsground Park Natural Area – Watercourse Natural Area – Bushland General Community Use |
| Zoning | RE1 Public Recreation (sporting fields, BMX south of Bismarck Street) RU4 Primary Production Small Lots (baseball diamonds north of Bismarck Street) |
| Physical characteristics | <p>Gradual level change across the site. 4 metres increase in elevation from Killarney Chain of Ponds to Old Hawkesbury Road.</p> <p>Class 5 Acid Sulfate soils</p> <p>Areas of extensive and localised salinity hazard and potential in vicinity of Killarney Chain of Ponds (Department of Land and Water Conservation, 2000; Department of Infrastructure Planning and Natural Resources (2002)</p> <p>Contaminated soil: 400 tonnes of fill which contains asbestos was dumped east of the BMX track in 2013. The material has been capped with a terrain barrier and 300mm of capping which is not to be penetrated. The mound is regularly inspected, monitored and reported to the Environmental Protection Authority (EPA).</p> <p>Killarney Chain of Ponds flows into McKenzies Creek, a tributary of the Hawkesbury River. The riparian area comprises an open pond and eroded banks.</p> <p>Extreme flood risk (Bewsher, 2012) with frequent flooding</p> <p>The majority of the park is subject to 5 year flood event</p> <p>Open drainage channel in the centre of the park</p> <p>Poor drainage with ponding after rain on grassed areas</p> <p>No imported fill is permitted within the park to retain existing levels within the floodplain, so water holding across the site is not affected during 5 year flood periods. Any earthworks must use existing cut/fill so floodplain and catchment areas are not affected.</p> |
| Flora and fauna | <p>Turf grass on sporting fields dominates the vegetation.</p> <p>Selected mature and over mature tree plantings located in clusters.</p> <p>Significant grove of pine trees north of the access road in varying health and maturity.</p> <p>Significant natural vegetation along Killarney Chain of Ponds</p> <p>Connectivity between significant vegetation east of baseball diamond and the riparian corridor</p> <p>Waterbirds on the pond</p> <p>Black cockatoos are a feature of the <i>Pinus</i> stand east of the baseball diamond</p> |
| Visual | <p>Views are available across the park from the football amenities building at the highest point of the park</p> <p>Semi-rural and riparian visual backdrops</p> |
| Access, circulation and parking | <p>300 metre road frontage to Old Hawkesbury Road</p> <p>Vehicle and pedestrian access from Old Hawkesbury Road and Bismarck Street (Council road reserve), McGrath Road, Garfield Street (limited)</p> <p>Ambulance access via Bismarck Street</p> <p>Limited bus service – Route 671 Riverstone to Windsor via McGraths Hill and Windsor</p> <p>Two informal parking areas within the park: central parking area in the centre (up to 60 cars), and adjoining the baseball diamond (up to 75 cars). Overflow parking area on eastern grassed area during BMX major events.</p> <p>Parking is restricted by gates. Representatives of sporting groups hold keys</p> <p>Parking is at a premium during BMX major events, with overflow parking occurring in local streets</p> <p>Fencing controls access to baseball fields, soccer fields and the open drain</p> |
| Key assets | <p>Amenities building (football)</p> <p>Amenities building (BMX)</p> <p>Canteen/shelter and amenities/storage buildings (baseball)</p> <p>2nd baseball building</p> |

| Details | |
|-------------------------------|---|
| | <p>Picnic shelter</p> <p>Championship standard BMX track and starting tower</p> <p>Two football fields – floodlit</p> <p>4 baseball diamonds and dugouts</p> <p>Cricket wicket</p> <p>Cricket practice nets (being decommissioned)</p> |
| Infrastructure | <p>Electricity</p> <p>Water</p> <p>Sewer connection, including two pumps from BMX and baseball amenities to pump sewage to connection point</p> <p>Jemena gas pipeline easement east of Killarney Chain of Ponds</p> <p>Drainage line / pipeline</p> <p>Water tank and associated irrigation infrastructure (pump, pipes and sprinklers)</p> <p>Flood lights</p> |
| Visitor catchment | <p>Generally local residents of McGraths Hill, and people living elsewhere in Hawkesbury City and Blacktown City</p> <p>Visitors from Greater Sydney and throughout NSW use the BMX track for championships.</p> |
| Key active uses | <p>Oakville Raiders Baseball Club</p> <ul style="list-style-type: none"> - Colbee Park is home ground - Baseball played in summer in local competitions - Approximately 50 junior and senior members (2019-20) <p>Hawkesbury Hornets BMX Club</p> <ul style="list-style-type: none"> - Colbee Park is home track - Approximately 80 members (2020) - Events can attract up to 1,500-2,000 vehicles - BMX club racing takes place all year - Hosted the BMX NSW State Championships in 2019 <p>Oakville United Soccer Club</p> <ul style="list-style-type: none"> - Colbee Park is home ground - Soccer played in winter, 6-a-side in summer - Approximately 300 members in 20 teams (2019) - Juniors play Saturdays, seniors play Sundays in local competitions <p>Other:</p> <ul style="list-style-type: none"> - Informal cricket - Rugby league training - School sport |
| Informal activities | <p>Dog walking and exercise, picnics, walking through</p> |
| Use agreements | <p>Rolling agreement that Oakville United Soccer Club can use the football fields if they have viable football teams to use the grounds.</p> <p>Field bookings, sport/community building bookings and other use managed by Hawkesbury Sports Council</p> |
| Maintenance | <p>Hawkesbury Sports Council</p> |
| Income and expenditure | <p>Income: fees from use agreements (leases, licences, bookings, field and sports/community building hire)</p> <p>Expenditure: Maintenance, renovation, capital improvements</p> |

2.4 Condition of Colbee Park




Table 4 Condition of Colbee Park

| Area/structure | Description | Condition | Image |
|---|--|--|--|
| Amenities building (football) | Brick Constructed in 1981. Approx. 300m ² Kiosk, change rooms, amenities, club room, storage. Poor internal layout. Used by Oakville United Soccer Club | Building is structurally sound. Some erosion of the underlying mound. Ongoing safety concerns and poor internal layout means the building is unsuitable for continued use. |  |
| Football spectator area | Terraced seating area, bins | Poor |  |
| Football fields Shipping container used by soccer club for storage | One full-size field (70m x 100m) with 10m in goals. Field 1 floodlit. One modified field (45m x 100m) used for warmup, casual sport, youth grade games. Natural turf 900mm high wire mesh fencing Irrigation by pop-up sprinklers Used by Oakville United Soccer Club, informal soccer and community use | Good/ reasonable |  |
| Cricket wicket | Synthetic cricket wicket situated between football fields 1 and 2 Too narrow for cricket use | Adequate | |

| Area/structure | Description | Condition | Image |
|---|---|--|--|
| Open grassed area | Natural turf | Good |  |
| Shipping container used by cricket club for storage | | | |
| Cricket wicket | Concrete | Poor |  |
| Cricket practice nets | Practice nets being decommissioned | Poor |  |
| Picnic shelter | Two tables and seating for 12 people 50m ² approx. | Adequate |  |
| Amenities building (BMX) | 250m ² approx. Brick Metal roof Concrete base Canteen, toilets (including accessible), change rooms, storage | Constructed early 2018. Very good Satisfies BMX club needs |  |

| Area/structure | Description | Condition | Image |
|---|---|---|--|
| BMX starting tower | Asphalt starting area on 5 metre start hill Covered with shade cloth Sandstone block retaining wall | Excellent |  |
| BMX track | Concrete/asphalt track over clay base Used for training and competition by Hawkesbury Hornets BMX Club and BMX riders across NSW, and for public informal BMX riding | Excellent |  |
| BMX marshalling area | Gravel area used for marshalling for BMX races | Adequate |  |
| Spectator mound (east) | Natural turf surface over contaminated material Informal activities | The mound is inspected once a month. |  |
| Shipping container used for storage by BMX club | Container used for BMX maintenance equipment storage | Good condition | |
| Amenities building (baseball) | Brick and tile construction 55m ² approx. Storage Toilets | Structurally sound, suitable for needs of baseball club |  |
| Shipping container used for storage | | | |
| Shelter and kiosk (baseball) | Metal and tile construction 120m ² approx. Canteen | Very good | |

| Area/structure | Description | Condition | Image |
|---|--|---|--|
| Four baseball diamonds | Two senior diamonds formed with gravel and pitching mounds with dugouts and bench seating Two junior diamonds with dugouts and seating Batting cage 1.8 metre high mesh fencing Safety fencing behind batting plates Baseball training and competition Rugby league training in winter | Very good Fencing around the diamonds is missing sections and should angle inwards |  |
| Baseball dugouts | Metal fencing, seats and roof Baseball training and competition | Excellent |  |
| Baseball warmup area | Natural turf | Very good |  |
| Carpark (baseball) Dolerite storage area | Unsealed, turf and gravel | Adequate |  |
| Carpark (main) | Unsealed, gravel | Poor |  |

| Area/structure | Description | Condition | Image |
|--------------------------|---|--------------------|---|
| Killarney Chain of Ponds | Eroded banks | Poor water quality |  |
| Bushland | Mature trees with weeds | Poor |  |
| Drainage channel | Open, piped drainage channel Fenced Weeds | Adequate |  |

2.5 Site analysis

2.5.1 Hydrology

Figure 7 Hydrology



2.5.2 Access

Figure 8 Access



2.5.3 Parking

Figure 9 Parking



2.5.4 Existing uses

Figure 10 Existing uses



2.5.5 Amenities and storage

Figure 11 Amenities and storage



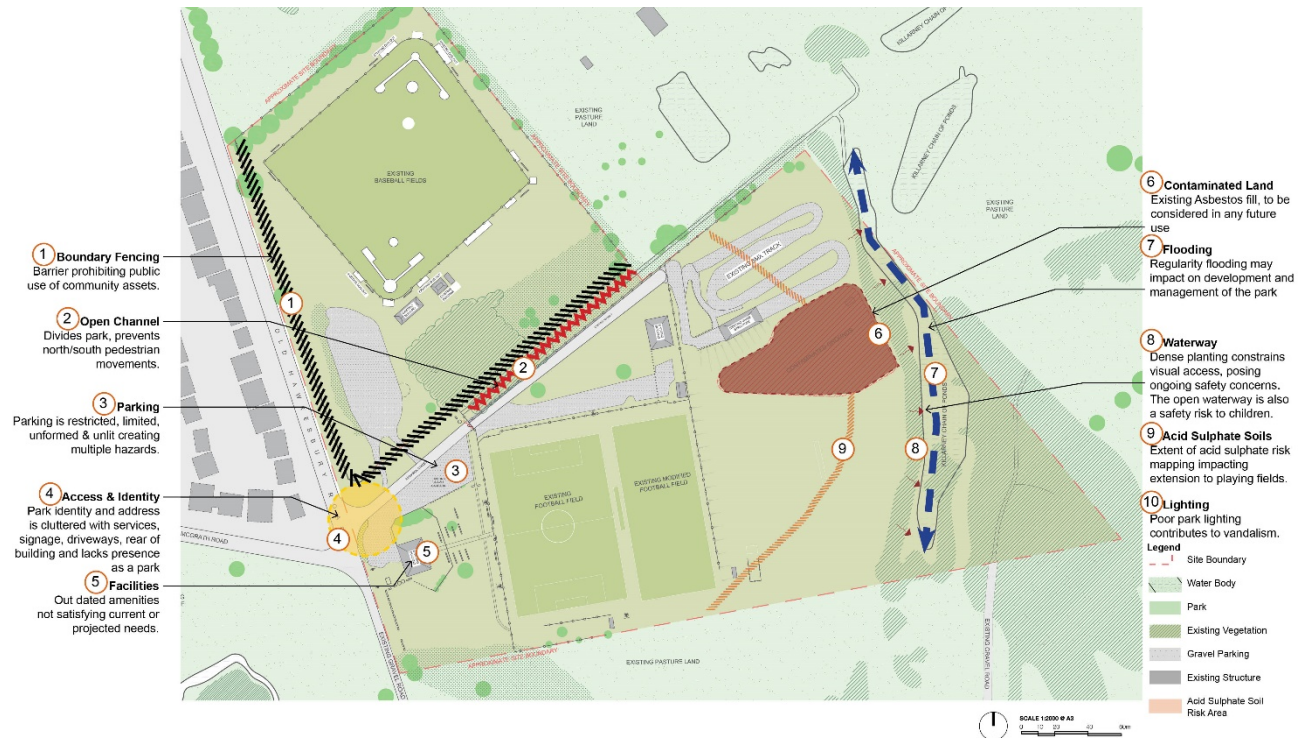
2.5.6 Safety and accessibility

Figure 12 Safety and accessibility



2.5.7 Constraints

Figure 13 Constraints



2.5.8 Opportunities

Figure 14 Opportunities



3 BASIS FOR MANAGEMENT

3.1 Introduction

This section describes the wider legislative and policy framework which applies to Colbee Park.

Full versions of the legislation referred to below are on-line at www.legislation.nsw.gov.au and www.austlii.edu.au. Hawkesbury City Council website: www.hawkesbury.nsw.gov.au.

3.2 Planning context

3.2.1 Introduction

Table 5 outlines the state, regional and local planning context which influences the use, development and management of Colbee Park.

Table 5 Planning context of Colbee Park

| | Land use planning and management | Open space / Active and informal recreation Community | Environmental |
|-----------------|--|--|---|
| NSW | <i>Local Government Act 1993</i> <i>Local Government (General) Regulation 2005</i> <i>Environmental Planning and Assessment Act 1979</i> | Draft NSW Greener Places Charter NSW Greener Places Policy Draft NSW Greener Places Design Guide Her Sport Her Way: Women in Sports Future Sports Plans Delivering Sport and Active Recreation in NSW Greater Sydney Recreation Report <i>Companion Animals Act 1998</i> | <i>Fisheries Management Act 1994</i> <i>Noxious Weeds Act 1993</i> <i>Pesticides Act 1999 and Pesticides Regulation 2017</i> <i>Water Management Act 2000</i> <i>Biodiversity Conservation Act 2016</i> |
| Sydney | A Metropolis of Three Cities: Greater Sydney Region Plan | | |
| Regional | Western City District Plan Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River 1997 | | |

| | Land use planning and management | Open space / Active and informal recreation Community | Environmental |
|-----------------------|---|---|--|
| Hawkesbury LGA | Hawkesbury Local Strategic Planning Statement 2040 Hawkesbury Community Strategic Plan Hawkesbury Local Environmental Plan 2012 <ul style="list-style-type: none"> - Zoning map - Soils - Terrestrial biodiversity Hawkesbury Development Control Plan 2012 Hawkesbury Section 94 Contributions Plan 2015 | Hawkesbury Regional Open Space Strategy (HROSS) 2013 HROSS Planning and Design Guidelines 2013 Access and Inclusion Plan 2014-2017 Hawkesbury Mobility Plan 2010 | NSW Rural Fire Service Bushfire Prone Land Map |
| Colbee Park | Colbee Park Plan of Management and Masterplan | | |

3.2.2 Local Government Act 1993

Classification

Colbee Park is owned by Hawkesbury City Council and is classified as community land under the *Local Government Act 1993*. Council owned land which is classified as 'community' land must be managed and kept for the purposes of the community. Community land must be managed according to the provisions of the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.

Council has no power to sell, exchange or otherwise dispose of community land, except for the purpose of enabling that land to become, or be added to, a Crown Reserve or land reserved or dedicated under the *National Parks and Wildlife Act 1974*.

Categorisation

Community land must be categorised in accordance with the *Local Government Act 1993* as either Park, Sportsground, Area of Cultural Significance, Natural Area, or General Community Use. A category assigned to community land, using the guidelines for categorisation in the *Local Government (General) Regulation 2005*, reflects Council's intentions for future management and use of the land.

Colbee Park was categorised as Sportsground, Natural Area-Watercourse and Natural Area-Bushland in the Community Land Generic Plan of Management. The public hearing held on 21 June 2021 and submissions to the public exhibition of the Draft Plan of Management confirmed community support for parts of the Sportsground category to be changed to park and General Community Use to reflect the future works shown on the Colbee Park Masterplan.

Upon adoption of this Plan of Management, Colbee Park is intended to be categorised consistent with the guidelines for categorisation in Table 6 and shown in Figure 15 as:

- ☐ Sportsground – football fields, baseball diamonds, BMX track, sports amenities buildings
- ☐ Park – informal recreation areas and parkland, off leash dog exercise area
- ☐ Natural Area-Watercourse – Killarney Chain of Ponds

- Natural Area-Bushland – vegetation east of Killarney Chain of Ponds
- General Community Use – carparks and access road

Figure 15 Categorisation of Colbee Park



Table 6 Guidelines for categories of community land at Colbee Park

| Category | Guidelines ¹ |
|--|--|
| Sports-ground | If the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games. |
| Park | 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. |
| General Community Use | Land that may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public. |
| Natural Area | If the land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore under section 36(5) of the Act. |
| Under Section 36(5) of the Act, Natural Areas are required to be further categorised as bushland, wetland, escarpment, watercourse or foreshore based on the dominant character of the natural area. | |
| Natural Area – Watercourse | Land that is categorised as a natural area should be further categorised as a watercourse under Section 35(5) of the Act if the land includes: <ul style="list-style-type: none"> (a) any stream of water, whether perennial or intermittent, flowing in a natural channel, or in a natural channel that has been artificially improved, or in an artificial channel that has changed the course of the stream of water, and any other stream of water into or from which the stream of water flows, and (b) associated riparian land or vegetation, including land that is protected land for the purposes of the <i>Rivers and Foreshores Improvement Act 1948</i> or State protected land identified in an order under section 7 of the <i>Native Vegetation Conservation Act 1997</i>. |

| Category | Guidelines ¹ |
|----------------------------|---|
| Natural Area – Bushland | <p>Land that is categorised as a natural area should be further categorised as bushland under section 36(5) of the Act if the land contains primarily native vegetation and that vegetation:</p> <ul style="list-style-type: none"> - is the natural vegetation or a remainder of the natural vegetation of the land, or - although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegetation in the locality. |

¹ *Local Government (General Regulation) 2005*

Use agreements

Under the *Local Government Act 1993* a lease, licence, other estate or easement (use agreement) may be granted over all or part of community land.

In accordance with Section 46A of the *Local Government Act 1993* a Plan of Management for community land is to specify and authorise any purpose for which a lease, licence or other estate may be granted over community land during the life of a Plan of Management.

Authorised leases, licences and other estates are set out in Section 3.6.

3.2.3 Hawkesbury City plans

Hawkesbury Local Strategic Planning Statement

Council's Planning Priority 1 is to 'bridge the shortfall of infrastructure through stakeholder collaboration to support current and future growth.' A corresponding action is to "seek funding, investigate and deliver leisure and sporting related facilities at appropriate locations."

Hawkesbury Community Strategic Plan 2017-2036

The 2015 Community Survey and the Levels of Service consultation in 2016 which informed the Hawkesbury Community Strategic Plan showed that the Hawkesbury community:

- ☐ is moderately satisfied with Council's protection of bushland, open space and natural habitats
- ☐ values community building and connecting people
- ☐ thinks that Council needs to invest money in improving access to, facilities in park and reserves, and the condition of our parks
- ☐ places priorities for parks and reserves on pet friendly, toilets, drinking water, facilities, standard of ovals, weed control, improve quality, drainage, and play areas for young people.

The Community Strategic Plan sets out strategies to achieve Council's aims for relevant community and assets outcomes in Hawkesbury City:

Table 7 Outcomes for community and assets in Hawkesbury Community Strategic Plan

| | | Key directions | | Strategies | How will we know if we are on track? |
|----------------------|-----|---|-------|--|--|
| Our Community | 2.2 | Participation in recreational and lifestyle activities is increased | 2.2.2 | Encourage active participation in a range of sporting and recreational pursuits | We will enjoy and use our local sporting, leisure and cultural facilities and feel they meet our needs |
| | 2.3 | Community partnerships continue to evolve | 2.3.4 | Develop opportunities for active involvement of residents in the management of parks and public spaces in the Hawkesbury | We will have a diverse community where everyone is respected and feels welcome |
| | 2.5 | Cultural development and heritage | 2.5.2 | Provide community and cultural services through a range of affordable and accessible facilities | |
| Our Assets | 4.3 | Places and Spaces | 4.3.1 | Provide a variety of quality passive recreation spaces including river foreshores, parks, bushland reserves and civic spaces to enhance our community's health and lifestyle | Our infrastructure will service our community in the most effective and sustainable ways |
| | | | 4.3.3 | Provide a variety of quality shared spaces including meeting spaces accommodating public art, cultural and environmental amenity to enhance our community's health and lifestyle | Our recreational, leisure and cultural facilities will be well used and well regarded |

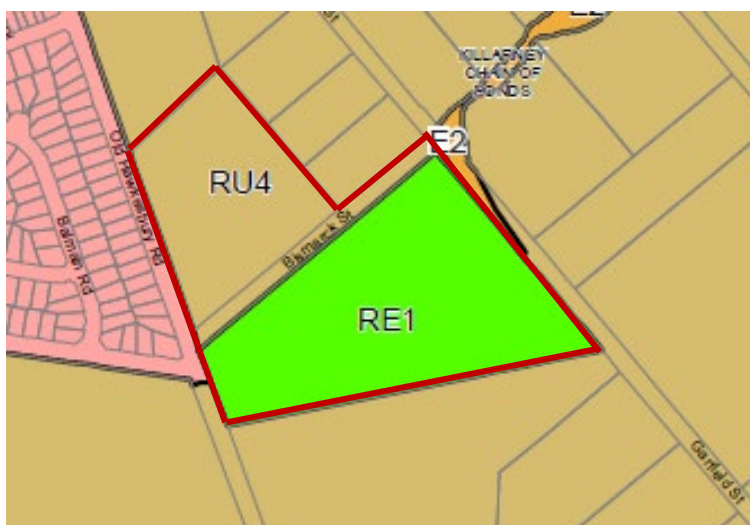
Hawkesbury Local Environmental Plan 2012

Zoning

Colbee Park is zoned as RE1 Public Recreation (south-east of Bismarck Street) and RU4 Primary Production Small Lots (Bismarck Street and north-west).

Figure 16 Zoning of Colbee Park

| Zone | |
|------|------------------------------------|
| B1 | Neighbourhood Centre |
| B2 | Local Centre |
| B5 | Business Development |
| B6 | Enterprise Corridor |
| E1 | National Parks and Nature Reserves |
| E2 | Environmental Conservation |
| E3 | Environmental Management |
| E4 | Environmental Living |
| IN1 | General Industrial |
| IN2 | Light Industrial |
| R1 | General Residential |
| R2 | Low Density Residential |
| R3 | Medium Density Residential |
| R5 | Large Lot Residential |
| RE1 | Public Recreation |
| RE2 | Private Recreation |
| RU1 | Primary Production |
| RU2 | Rural Landscape |
| RU4 | Primary Production Small Lots |
| RU5 | Village |
| SP1 | Special Activities |
| SP2 | Infrastructure |
| W1 | Natural Waterways |
| W2 | Recreational Waterways |



RE1 Public Recreation zone

Objectives of the RE1 Public Recreation zone are to:

- ☐ enable land to be used for public open space or recreational purposes.
- ☐ provide a range of recreational settings and activities and compatible land uses.
- ☐ protect and enhance the natural environment for recreational purposes.
- ☐ protect and enhance the natural environment for environmental purposes.
- ☐ restrict development on land required for future open space purposes.

The RE1 Public Recreation zone permits Environmental protection works without consent.

Permissible uses in the RE1 Public Recreation zone include:

Community facilities; Environmental facilities; Flood mitigation works; Food and drink premises; Forestry; Helipads; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Roads; Signage; Water recreation structures; Water storage facilities

All other uses than those permitted with or without development consent are prohibited.

RU4 Primary Production Small Lots zone

The objectives of the RU4 Primary Production Small Lots zone are to:

- ☐ enable sustainable primary industry and other compatible land uses.
- ☐ encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- ☐ minimise conflict between land uses within this zone and land uses within adjoining zones.
- ☐ ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.

Permissible uses without development consent include environmental protection works.

Land uses permitted with consent include community facilities, environmental facilities, flood mitigation works, food and drink premises, recreation areas, recreation facilities (indoor), recreation facilities (outdoor), roads, water recreation structures, water storage facilities.



All other uses than those permitted with or without development consent are prohibited.

Terrestrial Biodiversity

The Hawkesbury Local Environmental Plan identifies Killarney Chain of Ponds riparian vegetation is Significant Vegetation/ Other vegetation within a 100 metre buffer of the watercourse contributes to connectivity between significant vegetation.

Figure 17 Terrestrial biodiversity

Terrestrial Biodiversity Map Sheet BIO_008DB

-  Significant Vegetation
-  Connectivity Between Significant Vegetation



Council's vegetation mapping shows this as "other vegetation" and "wetland" under the Conservation Significance Assessment.

Acid sulfate soils

Development consent is required for works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

Flooding

Part of Colbee Park is affected by the 1 in 100 year flood level, so Clause 6.3 – Flood Planning of the Hawkesbury Local Environmental Plan 2012 and Council's Development of Flood Liable Land Policy will apply to future development of the park.

Council considers that the proposed use of the park for recreation and sport uses are compatible with the flood affectation of the land, including the flood hazard classification.

Hawkesbury Regional Open Space Strategy 2013

The Hawkesbury Regional Open Space Strategy (HROSS) 2013 assessed the provision of open space in McGraths Hill at that time (refer to Section 3.3).

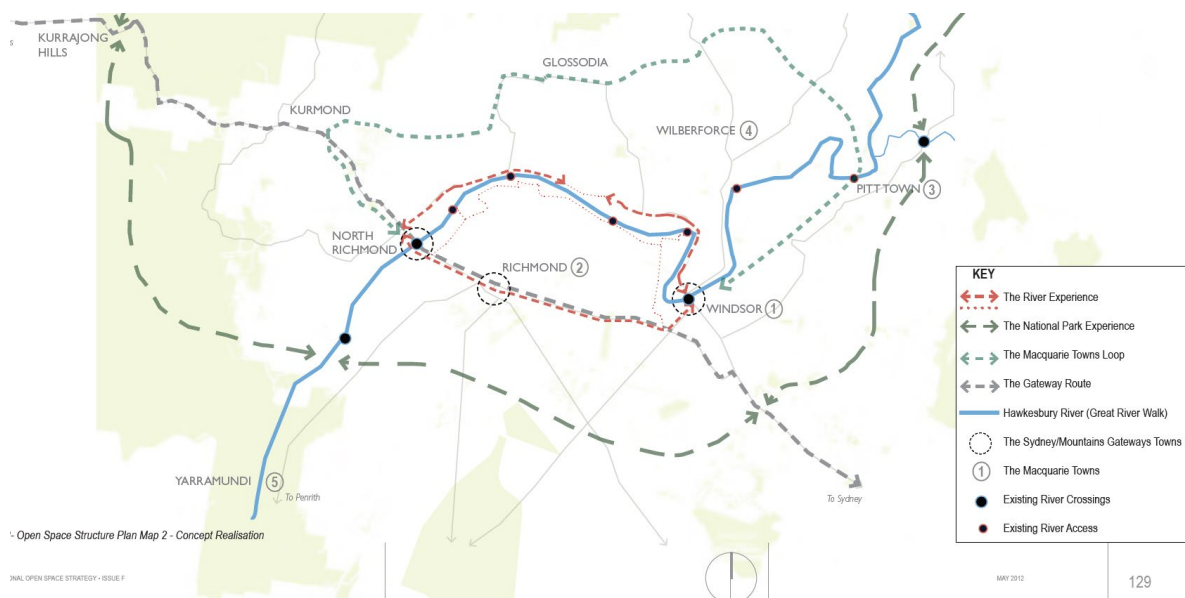
The broader objectives of the Hawkesbury Regional Open Space Strategy are to:

- ☐ 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 promotes greater social inclusion
- ☐ ensure open spaces enhance the quality of the local environment
- ☐ provide a clear framework for investment priorities and actions.

Colbee Park was identified as one of the three major sports reserves in Hawkesbury City, along with Bensons Lane in Richmond) and North Richmond Park in terms of significance to the local sporting community and their scale and level of use.

Colbee Park has the potential to be a destination on the proposed Macquarie Towns Loop through McGraths Hill shown on the Hawkesbury Open Space Structure Plan in Figure 18.

Figure 18 Hawkesbury Open Space Structure Plan



Source: Hawkesbury Regional Open Space Strategy (Clouston Associates and OneEighty, 2013)

The Implementation Plan for the HROSS provides recommended actions to enhance the City's recreation and open space qualities and opportunities. The core threads of the Implementation Plan include:

□ Focusing on the basics first:

- providing more shade, seating, paths, planting and play
- providing for basic kickabout in local parks
- ensuring that sports parks also provide for passive recreation and spectator amenity
- meeting changing trends in sport by greater facility flexibility and adaptability
- addressing flood and climate change impacts through design and planning
- focusing on enhanced environmental health.

□ Improving access and connectivity:

- better connecting residential areas to the park system by cycle and walking routes
- improving universal access for all ages
- promoting more walking and cycling through enhanced off road facilities.

□ Making more of what's there:

- reviewing all open space for opportunities to consolidate, acquire and rationalise all with the focus on improved recreation access, quality and diversity

□ Drawing on the City's unique character, identity and heritage:

- enhancing natural health of the landscape as part of recreational upgrades (creeks, foreshores, bushland)
- link the historic towns and cemeteries through the recreational network

□ Developing partnerships:

- supporting community interests, programs and volunteering.

The Planning and Design Guidelines following on from the HROSS set out desirable requirements for the design of district sports parks.

Hawkesbury Access and Inclusion Plan 2014-2017

The Hawkesbury Access and Inclusion Committee found that the main barriers to inclusion within the City of Hawkesbury relate to transport and physical access, particularly the lack of footpaths, appropriate signage and accessible public toilets/amenities and sporting and recreation facilities.

Hawkesbury Mobility Plan 2010

The Hawkesbury Mobility Plan 2010 does not recommend any bicycle routes direct to Colbee Park. A regional off-road route along Windsor Road and a sub-regional on-road along Pitt Town Road are proposed.

Hawkesbury Bush Fire Prone Land Map 2016

The majority of Colbee Park is not considered bush fire prone according to the NSW Rural Fire Service. However the southern and northern park boundaries are a 30-metre Vegetation Buffer to the riparian vegetation of Killarney Chain of Ponds and adjoining semi-rural property which are Vegetation Category 3 ie. medium bush fire risk vegetation including freshwater wetlands.

Figure 19 Bush Fire Prone land



Council Policies

Relevant Hawkesbury City Council policies are:

- ☐ Access
- ☐ Access and Inclusion
- ☐ Asset Management
- ☐ Authority to Launch/Land Hot Air Balloon
- ☐ Circus
- ☐ Community Buildings, Provision, Management and Use
- ☐ Community Gardens
- ☐ Development of Flood Liable Land
- ☐ Emergency Helicopters – Use of Council Land
- ☐ Filming Application
- ☐ Interpretive Signage and Public Art
- ☐ Wet Weather.

3.2.4 Local open space context

The context of open space in McGraths Hill is shown in Figure 20.

Most open space reserves in McGraths Hill are linear roadside nature strips.

Figure 20 Open space in McGraths Hill

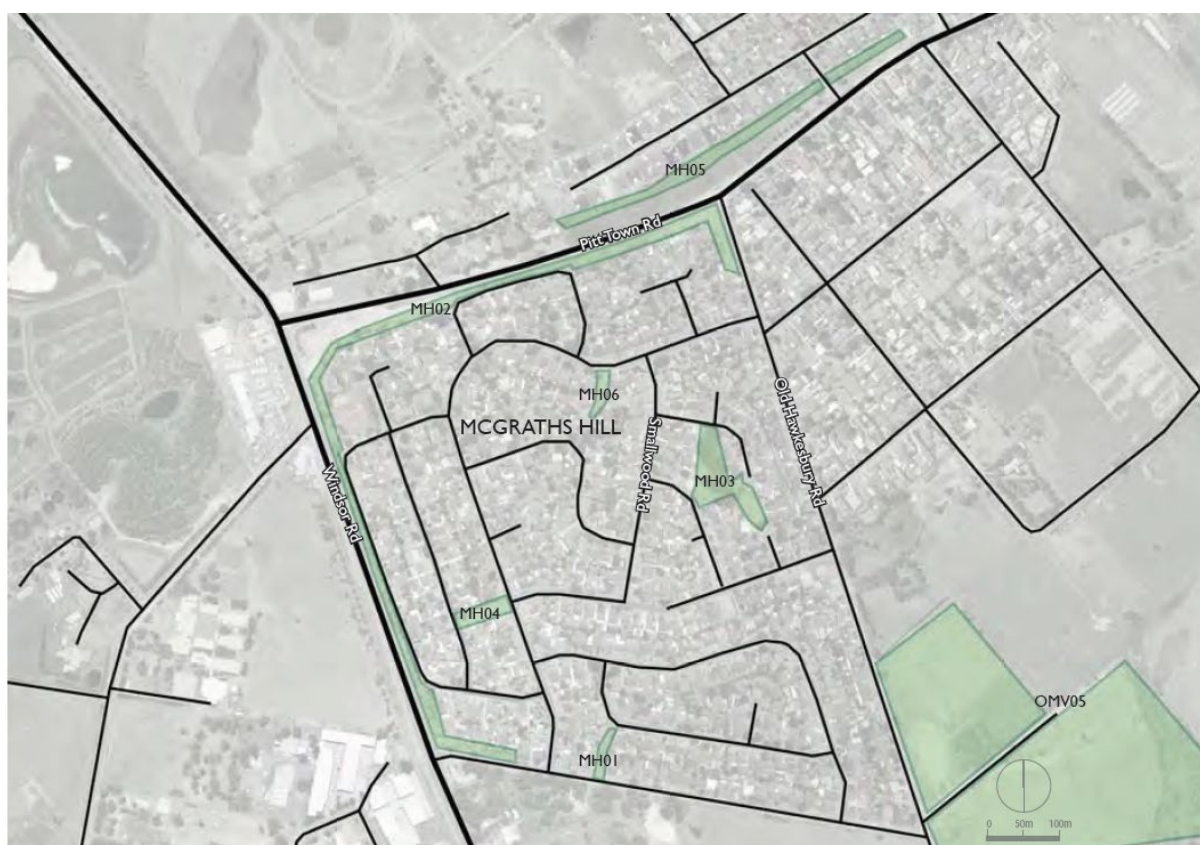


Figure OS.26 Township of McGraths Hill showing accessibility and connectivity of Open Space
Source: Hawkesbury Regional Open Space Strategy 2013

McGraths Hill has a low diversity of open space, mainly consisting of passive parkland with limited embellishment. Colbee Park is the only substantial open space in the McGraths Hill area.

Colbee Park will be one of 24 sporting fields, reserves and ovals in Hawkesbury City.

Colbee Park is considered as a Sports Park as described in the Hawkesbury Regional Open Space Strategy. Sports related parks also accommodate unstructured recreation needs such as play, seating, shade, barbecue, picnics, walking circuits. Council should ensure that sports parks also provide for passive recreation and spectator amenity. Changing trends in sport would be met by greater facility flexibility and adaptability in sports parks.

3.3 Community and stakeholder engagement

3.3.1 The McGraths Hill and Oakville-Vineyard-Mulgrave community

Colbee Park is located on the border of two small demographic areas: McGraths Hill (urban) and Oakville-Vineyard-Mulgrave (semi-rural). The characteristics of the McGraths Hill/Oakville-Vineyard-Mulgrave community are:

- ❑ Estimated resident population of McGraths Hill and Oakville-Vineyard-Mulgrave in 2018 was 5,830 people (combined two small areas)
- ❑ **stable population.** Total number of people in McGraths Hill and Oakville-Vineyard-Mulgrave increased by 1.6% between 2011 and 2016.
- ❑ **0.6% decline in number of people aged 5 to 34 years** (prime ages for sports participation) in McGraths Hill and Oakville-Vineyard-Mulgrave from 2011 (2,163 people) to 2016 (2,150 people).

- ❑ **Higher proportion** than Hawkesbury City in 0 to 17 years and 50 years and over age groups.
- ❑ **English is spoken at home by 87-94% of residents.** Key non-English languages spoken at home are Cantonese, Spanish, Arabic, Mandarin, Maltese, Italian.
- ❑ **Larger households, more likely to include children.** 2.89-2.94 people per dwelling in McGraths Hill and Oakville-Vineyard-Mulgrave compared to 2.79 in Hawkesbury City and 2.72 in Greater Sydney.
- ❑ 39%-43% of households in McGraths Hill and Oakville-Vineyard-Mulgrave are **couples with children**, and 14%-20% are lone person households, compared with 35% and 20% respectively of households in Greater Sydney.
- ❑ **Lower level of education** in McGraths Hill and Oakville-Vineyard-Mulgrave (10-12% bachelor degree, 45% no qualifications) compared with Hawkesbury City (13% bachelor degree, 41% no qualifications)
- ❑ **High employment rate.** 97-98% of the in McGraths Hill and Oakville-Vineyard-Mulgrave workforce were employed in 2016 compared to 95.7% in Hawkesbury City.
- ❑ 65% of employed people in McGraths Hill and Oakville-Vineyard-Mulgrave work full time and 30-33% part time.
- ❑ **Employed people work in the following key industries: construction** (18-21%), retail trade (10%), health care and social assistance (6-9%), manufacturing (8%).
- ❑ **Key occupations are technicians and trade workers** (19-21%), clerical/ administrative workers (15-18%), managers (13-18%), professionals (11-12%), machine operators and drivers (10-11%).
- ❑ **Higher household income** than Hawkesbury City and Greater Sydney. 28-31% of McGraths Hill and Oakville-Vineyard-Mulgrave households earned a high income \$2,500+ per week compared to 25% in Hawkesbury City and 28% in Greater Sydney.
- ❑ **Predominantly separate dwellings:** 83-92% separate houses, 8-10% medium density dwellings. 5% of dwellings in Oakville-Vineyard-Mulgrave are caravans/cabins/houseboats.
- ❑ **Majority of dwellings are owned/mortgaged** (74-78%) in McGraths Hill and Oakville-Vineyard-Mulgrave, with 13-17% privately renting. No social housing.
- ❑ **High vehicle ownership** (67-73% of households in McGraths Hill and Oakville-Vineyard-Mulgrave own two or more motor vehicles compared to 64% in Hawkesbury City.
- ❑ **Higher SEIFA (Socio-Economic Indexes for Areas) scores** (1047.5 for McGraths Hill, 1039.0 for Oakville-Vineyard-Mulgrave) than Hawkesbury City (1028.0).

3.3.2 Community and stakeholder engagement

Process

The three stages and tasks involved in engaging with sporting user groups and the community throughout preparation of the Plan of Management and Masterplan are listed in Figure 2.

Outcomes

Stage 1

Community feedback

Community input and feedback in Stage 1 showed that the majority of the 152 online survey contributors:

- ☐ are aged 35-49 years (53%)
- ☐ are women (64%)
- ☐ live in a couple with children household (76%)
- ☐ live in McGraths Hill (35%), or elsewhere in Hawkesbury City (41%)
- ☐ are a member of a sporting user group (74%)
- ☐ drive to Colbee Park (84%)
- ☐ use the park for playing field sports (48%), watching field sports (47%), BMX (42%), and for informal exercise (42%)
- ☐ use the park a few times a week (60%)

Colbee Park is a much-loved, well used park which plays a strong role in the McGraths Hill community. The “top 10” most liked and important/special aspects of Colbee Park are:

- ☐ BMX track (55 comments)
- ☐ Open space (37)
- ☐ Soccer/baseball/BMX club/community (36)
- ☐ Close to home / within walking/cycling distance (29)
- ☐ Location (23)
- ☐ Baseball fields/facilities (20)
- ☐ Variety of spaces/facilities/activities (17)
- ☐ Semi-rural feel / scenery (12)
- ☐ Easy access (9)
- ☐ Quiet and peaceful (9).

The new facilities/settings and improvements to Colbee Park most desired by the community to encourage people to use Colbee Park more often are:

Table 8 New facilities and improvements to Colbee Park desired by the community

| New facilities/settings: | Improvements |
|-------------------------------|------------------------------------|
| Children’s playground | Lighting for BMX track |
| Pump track | Better vehicle parking |
| Dog park | Lighting – general |
| Skate park | Better soccer field surface |
| Walking/running paths/track | Shade / shelter and shaded seating |
| Fitness equipment area | Better security at night |
| Picnic area/facilities | Better soccer amenities |
| Barbecue facilities | Better seating at football field |
| Bicycle tracks | Accessible/safe/upgraded toilets |
| Teen playground and equipment | Better ground maintenance |

Sporting user groups

Requests from the sporting user groups to improve Colbee Park in the short to medium terms for their use are:

Table 9 Two and five year plans of Colbee Park sporting user groups

| Oakville United Soccer Club | Hawkesbury Hornets BMX Club | Oakville Raiders Baseball Club |
|---|---|--------------------------------|
| Extension of soccer field to allow two full-sized soccer fields | Rebuild of berm (corner) 1 | Extension of fence |
| Additional storage tank | Install additional start gate lights and wiring | Floodlighting |
| Raising of playing surface level and refitting irrigation systems | Install additional transponder and decoder, timing loop | Seating |
| Resurfacing of fields | Formalise and approve appearance of the parking area | |
| Extension of irrigation to cover field 2 | Participate in volunteer tree planting program | |
| Provision of floodlighting to field 2 | Design and construct bitumen pump track | |
| Expansion of undercover canteen area and provision of a barbecue area | Install track lighting | |
| | Shade cover over BMX track | |
| | Apply for and run NSW State Championship | |

3.4 Direction for Colbee Park

3.4.1 Values and roles of Colbee Park

Hawkesbury City Council takes a values-based approach to the planning, use and management of Colbee Park. Values may be described as what is important or special about a place. This Plan of Management aims to protect and enhance the values of Colbee Park.

Table 10 Values and roles of Colbee Park

| Values | Explanation | Significance | Roles |
|---------------------|---|--------------|--|
| Open space | Colbee Park is 10 hectares of publicly available open space in a quiet, scenic semi-rural setting. The park is large enough to cater for a wide range of sport and recreation activities. | Local | Buffer between residential development and semi-rural properties Visual relief to surrounding development |
| Access and linkages | Colbee Park is central to the Hawkesbury Region. Colbee Park is situated within walking and cycling distance of residents, the shopping centre and schools in McGraths Hill. Located in a quiet part of McGraths Hill away from the busy Windsor Road and Pitt Town Road, the community, particularly children, feels safe getting there and using the park. Dog owners appreciate exercising their dogs away from traffic. | Local | Publicly accessible park |

| Values | Explanation | Significance | Roles |
|-----------------------------|--|------------------|--|
| | <p>The park is free to use and accessible to everyone in the community when not being used by an organised group.</p> <p>The park is accessible by public transport (train and bus).</p> <p>Vehicle parking spaces are appreciated.</p> | | |
| Sport and active recreation | <p>Colbee Park is a multi-use sporting facility, providing opportunities for children and adults for organised sport and active recreation through playing soccer and baseball and participating in BMX.</p> <p>The BMX track at Colbee Park is the only one in the Hawkesbury.</p> <p>The high quality of the BMX track which hosts state championships is valued. BMX track users feel fortunate to use such a facility which is one of the best in NSW.</p> <p>The view from the soccer clubhouse is enjoyed.</p> | State - District | <p>Venue for NSW BMX championships</p> <p>Focus for cycling activities in the Hawkesbury with BMX track, pump track, circuit cycling/ pedestrian path,</p> <p>Home ground for local soccer, baseball and BMX clubs</p> <p>Venue for competition and training for local/district field sports and BMX</p> <p>Venue for district cricket competition</p> |
| Informal recreation | <p>Colbee Park offers a range of multi-purpose facilities and spaces unique in McGraths Hill.</p> <p>These facilities and spaces offer compatible informal outdoor recreation activities for people of all ages and their companion animals to have fun and keep fit.</p> | District | <p>Venue for informal casual active and informal recreation activities</p> <p>Inclusive play space for all ages</p> <p>Teen play area/ parkour</p> <p>Fitness stations</p> <p>Fenced off leash dog exercise area</p> |
| Community/ social | <p>Members of sporting user groups value the community spirit engendered by the voluntary, dedicated, well-run and growing sporting clubs. Sporting users speak of Colbee Park being their “second home”.</p> <p>Colbee Park is a meeting place where the local community can gather for social interaction, exercising dogs, family recreation activities and community activities.</p> | District | <p>Youth space</p> <p>Improved sporting club facilities</p> <p>Community outdoor gathering space</p> <p>Picnics and barbecues</p> |
| Natural/ environmental | <p>The trees and waterway of the Killarney Chain of Ponds, and the onsite trees are valued.</p> | Local | <p>Part of the West District Green Grid Hydrological Project Opportunity No. 46 – McKenzies Creek and Killarney Chain of Ponds Corridor</p> <p>Stormwater and flood detention</p> |

| Values | Explanation | Significance | Roles |
|--------|-------------|--------------|---|
| | | | Emergency bushfire refuge Wildlife habitat |

3.4.2 Vision for Colbee Park

Council's vision is outlined in the Hawkesbury Community Strategic Plan 2017-2036. This plan signifies a new approach to the way Hawkesbury City Council prepares plans, program activities, budgets and reports. It captures the vision of where our community as a whole would like to be 20 years from now:

We see the Hawkesbury as a vibrant and collaborative community living in harmony with our history and environment, whilst valuing our diversity, striving for innovation, a strong economy and retaining our lifestyle and identity.

The Hawkesbury Sports Council Mission Statement is:

To provide, maintain, improve and increase the network of active recreational areas to meet the needs and expectations of the community.

Consistent with the values and desired roles of Colbee Park, the vision for it is:

Colbee Park will be an integrated mixed-use district-level sport, recreation and community park that allows for various active and informal recreational pursuits and provides attractive, popular public open space with appropriate recreational and culturally significant elements for the McGraths Hill and wider community.

3.4.3 Management directions for Colbee Park

Following on from the vision for Colbee Park, the key management directions for Colbee Park are to:

- ☐ establish Colbee Park as both a sporting precinct and a community park
- ☐ retain the open space, access and linkages, sport and active/informal recreation, and environmental values of the park
- ☐ improve and enhance existing facilities and uses while providing for new multi-purpose activities as funding permits
- ☐ increase useability, functionality, usage, safety, amenities and overall appearance of the park
- ☐ position Colbee Park as a destination for cycling for all ages and abilities
- ☐ ensure any future development of the park is appropriate to the site and reflects a quality facility that meets contemporary standards.

The vision for Colbee Park is reflected in the Masterplan and the Action Plan in Section 4.

3.4.4 Objectives for management of Colbee Park

Colbee Park will be managed according to the core objectives under the *Local Government Act 1993* and Council's objectives for recreation and open space as set out below.

Table 11 Core objectives for categories of community land in Colbee Park

| Category | Core objectives |
|---------------------------|---|
| Sports-ground | <ul style="list-style-type: none"> - encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games. - ensure that such activities are managed having regard to any adverse impact on nearby residences. |
| Park | <ul style="list-style-type: none"> - encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities - provide for passive recreational activities or pastimes and for the casual playing of games - improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management. |
| General Community Use | <ul style="list-style-type: none"> - promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public in relation to: - public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public. - purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities). |
| Natural Area | <ul style="list-style-type: none"> - conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area. - maintain the land, or that feature or habitat, in its natural state and setting. - provide for the restoration and regeneration of the land. - provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion. - assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the <i>Threatened Species Conservation Act 1995</i> or the <i>Fisheries Management Act 1994</i>. |
| Natural Area-Water-course | <ul style="list-style-type: none"> - manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows - manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and - restore degraded watercourses, and - promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category. |
| Natural Area-Bushland | <ul style="list-style-type: none"> - ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land. - protect the aesthetic, heritage, recreational, educational and scientific values of the land. - promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion. - restore degraded bushland. - protect existing landforms such drainage lines, watercourses and foreshores. |

| Category | Core objectives |
|----------|---|
| | <ul style="list-style-type: none"> - retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term. - protect bushland as a natural stabiliser of the soil surface. |

Council policy and objectives

The broader objectives of the Hawkesbury Regional Open Space Strategy are to:

- ☐ 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 promotes greater social inclusion
- ☐ ensure open spaces enhance the quality of the local environment
- ☐ provide a clear framework for investment priorities and action.

Objectives for Colbee Park

Council's objectives for Colbee Park derived from the objectives for recreation and open space set out in the Hawkesbury Recreation and Open Space Strategy are to:

- ☐ offer recreation opportunities for play and youth that reflect all ages and interests
- ☐ optimise access to the public open space for all residents
- ☐ enable simple wayfinding and provide accessible information and interpretation
- ☐ enhance natural values, habitat connectivity and viability
- ☐ protect major open space assets by location or adaptation to minimise flood damage
- ☐ adapt parks to meet the potential impacts of climate change (flood, storm, high temperatures)
- ☐ employ water sensitive design principles to stormwater and in all open spaces
- ☐ establish and maintain the open space character of the McGraths Hill locality
- ☐ draw on the history and natural environment in creating a local identity for the park
- ☐ enhance basic amenity
- ☐ administer sports to optimise recreation opportunity, involvement of the community, and provide equity of opportunity
- ☐ develop and maintain the park to meet the principles of Crime Prevention Through Environmental Design
- ☐ integrate community participation in the design, management and delivery of the open space and community hub.

These objectives have been used to guide policy development and formulation of the Action Plan.

3.5 Future uses and developments

3.5.1 Introduction

It is not possible to forecast every activity, development or structure that may occur at Colbee Park in the future. New activities, developments and structures may be proposed in

response to an application for use of the site, or because funding or another opportunity becomes available, or to address a need or management issue that may not be evident when preparing this Plan of Management.

Section 36 of the *Local Government Act 1993* states that a Plan of Management must expressly authorise any proposed or potential developments on community land. The following authorisation is provided generally. Any specific works will require further investigation, and development approval if required.

3.5.2 Legislative requirements

Permissible uses and developments at Colbee Park must be in accordance with relevant legislation, particularly:

- ☐ zoning under the Hawkesbury Local Environmental Plan 2012.
- ☐ guidelines for and core objectives of the relevant categories of community land under the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.
- ☐ uses for which leases, licences and other estates may be granted on community land under the *Local Government Act 1993*.

The site is currently zoned RE1 Public Recreation and RU4 Primary Production Small Lots in the Hawkesbury Local Environmental Plan 2012. Both zonings permit recreation areas, recreation facilities (outdoors), community facilities and environmental facilities which allow the current and proposed sports, recreation and community uses and associated infrastructure. However it is recommended that the land zoned RU4 in Colbee Park be rezoned to RE1 Public Recreation because the objectives of that zone are more relevant to public open space used for active and informal recreation.

3.5.3 Preferred future developments and uses

Colbee Park is generally intended to be McGrath Hill's district principal recreation facility to be used for field and court sports, informal recreation, social/community activities, and other compatible activities. Developments and structures are limited to those which support the desired activities, consistent with the Landscape Masterplan (Figure 21).

This Plan of Management expressly authorises development of new buildings and structures, and future redevelopment/refurbishment of buildings and structures, which support the desired uses of Colbee Park for sporting, recreation and community/social activities and environmental protection.

Any use or development that would further encroach on the open space of the park should be minimised, unless it can be shown that the proposed use or development is a more efficient use of the space, has a community benefit, and is consistent with the objectives of this Plan of Management.

Permitted uses and developments must support and enhance the other values of the park ie. open space, access and linkages, sport and active recreation, informal recreation, community/social, and the natural environment.

Such buildings and structures will be consistent with:

- ☐ the Landscape Masterplan (Figure 21) and any subsequent detailed Masterplans.
- ☐ site constraints of flood risk, contaminated land, and acid sulfate soils.

Proposed buildings and structures at Colbee Park include:

- ☐ amenities building, including refreshment kiosk/canteen, publicly accessible toilets, change rooms, referees' room, first aid room
- ☐ extended soccer field

- ☐ pump track
- ☐ lighting of facilities and space, including floodlighting
- ☐ picnic and barbecue facilities
- ☐ shelters and seating
- ☐ inclusive play space
- ☐ fitness equipment
- ☐ youth space/parkour
- ☐ shared pathways
- ☐ footbridge over Killarney Chain of Ponds
- ☐ vehicle parking
- ☐ viewing terraces
- ☐ fencing
- ☐ materials storage for baseball
- ☐ underground drainage pipes
- ☐ irrigation and associated infrastructure, such as sprinklers, tanks and pumps
- ☐ stormwater treatment, detention and storage structures
- ☐ open drain cover
- ☐ regulatory, interpretive, directional, safety and sponsorship signage.

This Plan of Management authorises competition and training for formal or informal sports at Colbee Park, including but not limited to:

- ☐ athletics
- ☐ Australian Rules Football
- ☐ baseball
- ☐ basketball
- ☐ BMX
- ☐ cricket
- ☐ dog training
- ☐ football
- ☐ hockey
- ☐ netball
- ☐ personal training
- ☐ rugby league
- ☐ rugby union
- ☐ school sports
- ☐ softball
- ☐ tennis
- ☐ triathlons.

This Plan of Management authorises the development or refurbishment of structures and facilities supporting the sporting and active recreation activities listed above.

This Plan of Management authorises the construction of relevant structures for the purposes of stormwater treatment and or retention as prescribed in Section 28 of the Regulation.

This Plan authorises the continued use of drains, channels and easements, and the creation of new drains, channels and easements.

3.5.4 Physical constraints

Periodic flooding, contaminated land and acid sulfate soils are constraints to development and use of the site. Future use and development of the site must take these constraints into account.

The Jemena gas easement is also a key constraint to development and structures in the park.

Development within 40 metres of a waterway may require a “controlled activity approval” pursuant to the *Water Management Act 2000*. Development that requires a controlled activity approval under that Act constitutes integrated development pursuant to Sections 4.46 and 4.47 of the EP&A Act. Before granting development consent to an application for consent to carry out the development, the consent authority must obtain the general terms of any approval from the relevant approval body.

3.5.5 Impacts on adjoining land uses

Uses and activities permitted at Colbee Park must consider the impacts on local residents and adjoining land uses in terms of noise, lighting, traffic and parking.

3.5.6 Other considerations

Criteria for assessing proposals for new activities and/or developments at Colbee Park should also address:

- ☐ the objectives of this Plan of Management (Section 1)
- ☐ Council plans and policies (Section 3)
- ☐ the future roles of the park (Section 3)
- ☐ objectives for the park (Section 3).

3.5.7 Prohibited activities

Activities that are prohibited or restricted within Colbee Park include, but are not limited to:

- ☐ camping
- ☐ discharging firearms
- ☐ dogs off leash (except in the fenced off leash dog area)
- ☐ drinking alcohol
- ☐ fireworks
- ☐ horse riding
- ☐ lighting of fires
- ☐ memorials
- ☐ motorbikes, trail bikes and other motorised vehicles outside vehicle parking areas
- ☐ playing golf or golf practice
- ☐ remote control vehicles including model aeroplanes and cars
- ☐ unauthorised vehicles.

Certain activities at Colbee Park may be prohibited by the applicable zoning. Hawkesbury City Council may also prohibit certain activities from time to time.

4.2.3 Buildings and structures

Design considerations

Design considerations for Colbee Park include to:

- ☐ create multi-functional open spaces that provide settings for activities and events
- ☐ design, specify and maintain sports surfaces and infrastructure to Australian standards and according to relevant sporting code requirements to minimise the potential for injury
- ☐ encourage shared use between sporting codes
- ☐ ensure sportsgrounds also provide for informal recreation opportunities
- ☐ provide tree planting for shade whilst maintaining views from adjoining streets
- ☐ encourage walking and cycling access and maximise connections to other open space areas
- ☐ enhance safety and personal security through the use of Crime Prevention Through Environmental Design (CPTED) principles
- ☐ be accessible and inclusive for the entire community
- ☐ provide inclusive play opportunities according to the 'Everyone Can Play' guidelines.

Landscaping

Landscaping works will be undertaken consistent with Hawkesbury Development Control Plan 2012 Part C: General Guidelines.

Building envelopes

Building envelopes should align with the requirements in the Hawkesbury Development Control Plan 2012.

Access

Access to new facilities on the site and any refurbishment of those structures will be provided according to Australian Standard 1428 (Parts 1 – 4) Design for Access and Mobility.

Access and seating for people with disabilities should comply with the Disability Discrimination Act and the Building Code of Australia.

Sustainable development

All facilities and infrastructure (new and renewed), and maintenance of the park will integrate sustainability in terms of energy use, life cycle costs, source material impacts, and Water Sensitive Urban Design (WSUD).

All new buildings and/or refurbishments of on-site buildings will be low-scale, of architectural and built form appropriate to the Western Sydney climate, and consistent with existing buildings in the park.

4.2.3 Planting

The pines in the centre of the park would be removed as they decline in health and not be replaced.

Species selected for planting at Colbee Park will be native and endemic to the area where possible, and be appropriate for a highly modified and used recreation area located adjacent to a watercourse and in a floodway. Certain deciduous and other exotic species are also appropriate for planting to provide shade and to reduce ambient temperatures. Plant

selections will be considerate of existing soil condition, in particular existing acid sulfate soils. Soil remediation will be explored where new plants are proposed.

Native plant species endemic to the site that would be suitable for landscaping include:

- ☐ *Melaleuca linariifolia*
- ☐ *Eucalyptus tereticornis*
- ☐ *Eucalyptus amplifolia*
- ☐ *Angophora subvelutina*
- ☐ *Eucalyptus robusta*
- ☐ *Juncus usitatus*
- ☐ *Lomandra longifolia*
- ☐ *Leptospermum polygalifolium*
- ☐ *Melaleuca styphelioides*.

Planting within the park will be undertaken on a site-specific basis as shown on the Masterplan.

3.5.10 Scale and intensity of use and development

Introduction

In accordance with the *Local Government Act 1993* a Plan of Management must expressly authorise any proposed developments on community land. It must detail the scale and intensity of this development and the purpose for which it will be used.

The scale and intensity of future uses and developments at Colbee Park is constrained by:

- ☐ its location in a floodway.
- ☐ flooding, bush fire risk, and acid sulfate soils.
- ☐ impact on adjoining residents and land uses.

Any proposals for buildings, structures and spaces at Colbee Park will be considered on merit and balanced against physical constraints and the amenity of adjoining residents and land uses.

Any further intensification or variation to development to that shown on the Landscape Masterplan in Figure 21 would be subject to a development application.

Activities

Activities at Colbee Park which may attract high numbers of people include BMX championships and competitions, field and other sport training and competition, school sport competitions, commercial activities such as sport coaching, and one-off community events and performances.

Sporting activities

Allocation of sporting fields will be done according to the Hawkesbury Sports Council's seasonal allocations process. Applications for permissible activities will be assessed on a case-by-case basis.

The scale and intensity of such activities will be managed by Council's booking process and conditions of use.

The scale and intensity of use of the sporting fields and baseball diamonds will be limited by the capacity of the facilities to withstand use. Council reserves the right to close sporting

fields during and after wet weather to minimise damage to the fields. Floodlighting of the sporting fields will be required to be turned off by 9.30pm.

Informal recreation activities

The intensity of use of informal recreation facilities and settings (such as the playground, picnic and barbecue facilities) would be determined by users of the site.

Traffic and parking

The impact of traffic and parking associated with organised sport or community events on local residents and businesses will be managed by preparing a Traffic and Parking Plan on a case-by-case basis, such as for BMX championships.

3.5.10 Assessment and approval of permissible uses and developments

Hawkesbury City Council must expressly authorise proposed developments on community land under the *Local Government Act 1993*. The proposed development of Colbee Park is shown on the Landscape Masterplan.

Authorisation for the proposed development in this Plan of Management gives 'in principle' support for certain activities and developments to proceed to development assessment under the *Environmental Planning and Assessment Act 1979*. However, this Plan does not in itself imply or grant consent for these activities or developments. Any proposed uses and developments which are consistent with this Plan are still subject to development approval and consent processes which would be advertised widely for information and to invite comment. This Plan of Management would be an important supporting document for the required applications for the proposed works.

Council cannot delegate consent to development of community land if:

- ☐ the development involves the erection, rebuilding or replacement of a building, except:
 - toilet facilities
 - small refreshment kiosks
 - shelters for persons from the sun and weather
 - picnic facilities
 - structures required for the playing of games or sports
 - playground structures
 - work shed or storage sheds
 - buildings of a kind prescribed by the regulations.
- ☐ the development involves the extensions to an existing building greater than 10% of its existing area
- ☐ the location of the development has not been specified in the Plan of Management and the development is likely to be intrusive to nearby residents.

Development to fill the floodplain to extend the soccer fields could occur generally under a Part 5 application (Development without consent) under Clause 65(3) (b) of SEPP (Infrastructure) 2007, but other policies and plans need to be taken into account such as Council's Development of Flood Liable Land Policy, the Hawkesbury Local Environmental Plan 2012 and SEPP (Infrastructure) 2007.

3.6 Use agreements

3.6.1 What is a lease, licence or other estate?

Leases and licences are a way of formalising the use of community land. Leases and licences may be held by groups such as sporting clubs and schools, or by private/commercial organisations or people providing facilities and/or services for public use.

A lease will be typically required where exclusive use or control of all or part of Colbee Park is desirable for effective management. A lease may also be required due to the scale of investment in facilities, the necessity for security measures, or where the relationship between a major user and facilities on community land justifies such security of tenure.

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of Colbee Park is proposed. More than one licence for different users can apply to the same area at the same time, provided there is no conflict of interest.

The Local Government Act contains important restrictions on the ability of Council to grant leases, licences and other estates over community land as these can alienate the land and limit the ability of the public to use that land.

Under Section 46 of the Act, Council may lease or licence community land for purposes consistent with the categorisation and zoning of the land.

The maximum period for leases and licences on community land allowable under the *Local Government Act 1993* is 30 years (with the consent of the Minister for a period over 21 years) for purposes consistent with the categorisation and core objectives of the particular area of community land.

Community land may only be leased or licensed for period of more than 5 years if public notice is given according to the requirements of Sections 47 and 47A of the *Local Government Act 1993*.

Leases over 3 years (including option) are required to be registered on title. A subdivision or a lease plan may be required to define the leasable areas, depending on the circumstances of the lease. In this case, the proposed lessee/tenant may be responsible for the cost.

3.6.2 Authorisation of current use agreements

The use agreements (leases, licences or other estates) which currently apply to Colbee Park are:

- ☐ yearly agreements/tenure for first hirers Oakville United Soccer Club (all winter and part of summer to use soccer fields and amenities), Oakville Raiders Baseball (all year use of baseball diamonds and amenities and canteen/shelter), Hawkesbury Hornets BMC Club (all year use of BMX track and amenities) and Hawkesbury District Cricket Club (cricket wickets/fields).
- ☐ other use of facilities managed by Hawkesbury Sports Council with permission from the first hirer.

Such activities are authorised to continue, under a use agreement with Hawkesbury City Council and Hawkesbury Sports Council as appropriate.

3.6.3 Authorisation of future leases, licences and other estates

Introduction

Granting of leases, licences, other estates and easements for the use or occupation of Colbee Park are permissible for uses consistent with:

- ☐ the uses listed in Sections 46 and 47 of the *Local Government Act 1993*.
- ☐ the guidelines and core objectives for the Sportsground, Park, Natural Area and General Community Use categories of community land.
- ☐ zoning under the Hawkesbury Local Environmental Plan 2012, and development consent if required.
- ☐ this Plan of Management.

Agreements for use of buildings

This Plan of Management authorises the granting of a lease or licence of part or all of the building(s) associated with the sportsgrounds at Colbee Park.

This Plan of Management authorises the granting of a lease or licence over parts of the soccer, BMX and baseball amenities buildings for:

- ☐ the purpose of trading such as a canteen, kiosk or café
- ☐ meetings
- ☐ storage of equipment, provided the equipment is regularly used by community groups/non-profit organisations at that sportsground.

Other estates

This Plan of Management authorises Council to grant “an estate” over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the *Local Government Act 1993*.

Easements

This Plan of Management expressly authorises the granting of easements over land at Colbee Park to provide easements for public utilities, providing pipes, conduits or other connections under the ground surface. This is limited to easements which connect premises adjoining community land to an existing water, sewer, gas, drainage or electricity facility of Council or another public utility provider that is situated on the land. Such easements must minimise impacts on the condition and use of Colbee Park. Such easements are authorised provided that:

- ☐ there is no feasible alternative to connecting to a facility on the community land
- ☐ there is no significant impact on the community land
- ☐ in all cases, the applicant is to be responsible for all costs incurred by Council in the creation of the easement.

Granting of easements above or on the surface of community land is not within the authority of this Plan of Management. These easements include, but are not limited to, piping to a natural watercourse, piping from a facility on community land to a facility on private land, and private vehicular or pedestrian access.

An easement for the existing and future drainage pipe that is currently in the road reserve is authorised, provided the road reserve is closed and added to the park.

Short-term casual use and occupation

Licenses for short-term casual use or occupation of Colbee Park for a range of uses may be granted in accordance with Clause 116 of the *Local Government (General) Regulation 2005*.

Authorisation is granted for short-term casual use or occupation of Colbee Park for the following uses and occupations, provided the use or occupation does not involve the erection of any permanent building or structure.

Table 12 Authorised uses for short term casual use or occupation of Colbee Park

| Proposed use | Land to which authorisation applies | Express authorisation of short term casual use or occupation for: |
|---|---|--|
| Sporting activities | Land categorised as Sportsground, General Community Use | Seasonal leases for field sports including sporting field(s), baseball diamonds and soccer, baseball and BMX amenities buildings (excluding public toilets) BMX activities, events, competitions and training Occasional and one-off field and court sporting competitions and training School sports carnivals |
| Social/ community events | Land categorised as Sportsground, Park, General Community Use | One-off or occasional community events such as markets One-off or occasional cultural, musical or entertainment events One-off or occasional festivals, events, ceremonies. Licences for social/community events will provide for the temporary erection of food stalls, stages, seating and amusement rides Licenses for picnics and family gatherings of more than 40 people |
| Commercial activities | Land categorised as Sportsground, Park and General Community Use. | Small-scale commercial uses which support the use of Colbee Park for sport, informal recreation, and social/community activities, such as football and BMX clinics, personal fitness training, and mobile food/beverage vans. |
| Helicopter and hot air balloon takeoff/ landing | Land categorised as Sportsground | Authorisation is granted provided all other approvals such as use of restricted air space have been granted by the relevant authority. Such a licence may require the temporary erection of exclusion fencing or any other measure required to ensure public safety. |
| Vehicle parking | Land categorised as Sportsground, Park, General Community Use | Collecting monies for parking, provided that all monies collected be used for the maintenance and/or upgrading of facilities at Colbee Park. |
| Other short-term uses of community land | Land categorised as Sportsground, Park, General Community Use | Short term/temporary uses in the <i>Local Government Act 1993</i> and the <i>Local Government (General) Regulation 2005</i> including: <ul style="list-style-type: none"> - playing of a musical instrument or singing for fee or reward - engaging in a trade or business - playing of a lawful game or sport - delivery of a public address - commercial photographic sessions - picnics and private celebrations e.g. weddings, family gatherings - filming sessions. A licence or other estate may be granted in order to allow a filming project to be carried out, whether or not the project is in accordance with the Plan of |

| Proposed use | Land to which authorisation applies | Express authorisation of short term casual use or occupation for: |
|--------------|-------------------------------------|--|
| | | <p>Management or is consistent with the core objectives or the categorisation of the land concerned.</p> <ul style="list-style-type: none"> - markets and / or temporary stalls including food stalls. - corporate functions - other special events/ promotions provided they are on a scale appropriate to the use of a district field/court sports area and park, and to the benefit and enjoyment of the local community. - emergency purposes, including training, when the need arises. |

All short-term casual uses and occupation would be subject to Council's standard conditions for hire, approval processes, and booking fees. A temporary licence would be issued by Council as part of the approval process prior to the site being used for these activities. Organisers of the activity are subject to conditions of hire.

Large events would require preparation of a Traffic Management Plan as part of the application approval process.

Fees for short term, casual bookings will be in accordance with the fees and charges as published annually by Hawkesbury City Council.

Subleases

Where a lease arrangement has been entered into with Council for community land, subleasing of the land must be in accordance with the requirements of Section 47C of the *Local Government Act 1993* and approved by Council prior to any sublease being entered into.

Community land that is the subject of a lease cannot be sublet for a purpose other than:

- ☐ the purpose for which the land was to be used under the lease; or
- ☐ a purpose prescribed by the Regulations, including refreshment kiosks, dances and private parties are prescribed as purposes for which community land that is leased for a sporting club may be sublet.

Advertising

Advertising material is permitted on land and buildings categorised as Sportsground or General Community Use only if it is:

- ☐ internal advertising, where it is supportive of the desired uses of the land and not visible from the exterior
- ☐ consistent with State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64).

New signage would be subject to assessment under the provisions of SEPP 64, Hawkesbury Local Environment Plan 2012, and Hawkesbury Development Control Plan 2012.

Roads / Access

This Plan of Management authorises the granting of a lease, license or other estate for the purpose of the provision of public roads, where the provision of that road is consistent with

the core objectives stated herein and where the road is necessary for the enjoyment of that land.

This Plan of Management authorises the granting of a licence for the use of an existing road of fire trail to:

- ☐ transport building materials and equipment required in relation to building work that is to be, or is being carried out on land adjoining the community land; or
- ☐ to remove waste that is consequential on such work.

Where there is no existing road, access may be permitted (and licensed accordingly) to adjoining land for the above purpose provided no damage to the park is expected. A bond will be required in this instance. Where a sportsground is to be used to transport building materials or waste to or from adjoining private land, the licence will be valid for no more than one month.

Telecommunications towers

Council recognises that under the *Telecommunications Act 1997* Colbee Park may be a desirable location for the location of a telecommunications tower.

This Plan of Management authorises the granting of a lease or licence for the erection and use of telecommunications towers, provided the proposal is put on public exhibition prior to a Council resolution permitting the use. A market rental fee will be payable to Council and that fee is to be used for the improvement of Colbee Park.

3.6.4 Conditions of Use

Conditions of approval of use agreements must be in keeping with the existing relevant Council policies and may require a resolution from Council.

Any approval for leases or licences must include, but not be limited to, the following provisions:

- ☐ no significant damage to the area is anticipated as a result of the proposed activity.
- ☐ a bond or agreement to undertake repairs in respect of potential damage is held by Council or Hawkesbury Sports Council.
- ☐ the activity is permissible under the objective identified for the applicable category of community land.
- ☐ the use or occupation does not involve the erection of any building or structure of a permanent nature.
- ☐ there is anticipated to be no significant disturbance to adjacent property owners.
- ☐ there is no interference with other users.
- ☐ proof of suitable insurances is obtained by Council.
- ☐ payment of the relevant fee is made or a payment plan is established.
- ☐ all litter is removed.

The Users Guide issued by the Hawkesbury Sports Council as part of a lease or licence agreement for use of the sporting facilities may contain additional conditions.

3.6.5 Use agreements granted by tender

This Plan of Management specifies that a lease, licence or other estate must be granted only by tender if it is for a term exceeding 5 years, unless it is granted to a non-profit organisation.

Council must not grant a lease or licence for a term greater than 30 years unless it has been approved by the Minister.

Council would call for tenders for:

- ☐ a lease or licence for a term exceeding 5 years unless it is granted to a non-profit organisation.
- ☐ operation of commercial activities such as a café at Colbee Park.

4.2.3 Leases and licences in respect of natural areas

Specific conditions apply to lease, licence and other estates within natural areas under Section 47B of the *Local Government Act 1993*. The following building/rebuilding, or use of structures specified below are authorised under lease, licence or other estate in natural areas:

- ☐ Walkways
- ☐ Pathways
- ☐ Bridges
- ☐ Causeways
- ☐ Observation platforms
- ☐ Signs
- ☐ Information kiosks
- ☐ Refreshment kiosks (but not restaurants)
- ☐ Work sheds or storage required in connection with the maintenance of the land.
- ☐ Toilets or rest rooms
- ☐ Filming projects, with all buildings and structures being temporary and removed after filming is completed, and the area restored as nearly as possible to its original condition at the time the use agreement was granted.

4.2.3 Notification and exhibition of leases, licences and other estates

If Council proposes to grant a lease, licence or other estate in respect of community land, it must follow certain notification procedures as outlined in Section 47 of the Local Government Act.

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4 ACTION PLAN

4.1 Landscape Masterplan

The Landscape Masterplan for Colbee Park has been developed by incorporating ideas and feedback from the community and park user groups. The Masterplan provides an illustration of the future direction for the park to provide greater sporting and recreational opportunities, enhance existing uses, and improve the general amenity, functionality and capacity of the park. The Masterplan envisions a quality district park that meets contemporary standards.

The draft Masterplan does not represent a formal commitment from Council to fund improvements shown on the Masterplan, as funding is not available to deliver the entire plan in the short or medium term. However potential improvements have been included on the Masterplan so future recreation opportunities are not precluded if funding becomes available. This holistic, long term approach ensures that Colbee Park will be developed in a cohesive manner to maximise capacity, improve functionality, and to protect environmental values.

The Landscape Masterplan for Colbee Park is shown in Figure 21. The Landscape Masterplan shows the location of the spatial works and actions in the following Action Plan in Section 4.2 which are proposed to be implemented to achieve the vision and objectives for Colbee Park.

The Masterplan objectives for Colbee Park are to:

- ☐ Create a children's playground
- ☐ Create a dog off leash area
- ☐ Establish a new amenities building, shelter and barbecue facilities
- ☐ Improve lighting, visibility and safety
- ☐ Install fitness stations
- ☐ Create a teen play/parkour area
- ☐ Provide a pump track
- ☐ Improve soccer playing fields
- ☐ Make an entry statement
- ☐ Increase shade
- ☐ Improve physical and visual access
- ☐ Bridge the ponds
- ☐ Improve parking.

Figure 21 Landscape Masterplan for Colbee Park

Masterplan



High priority actions are:

- ☐ earthworks and drainage
- ☐ pipe the open drainage channel (part)
- ☐ car parks
- ☐ pathways
- ☐ alignment of the soccer fields
- ☐ lights at BMX facility
- ☐ baseball fencing upgrade

Key long term actions are:

- ☐ playground
- ☐ dog off leash area
- ☐ pump track
- ☐ parkour
- ☐ soccer amenities building.

Ongoing

- ☐ manage use of the park
- ☐ carry out maintenance and capital works as required.

4.2 Action Plan

4.2.1 Introduction

This section outlines the actions required to implement the management direction and the Landscape Masterplan for Colbee Park. The actions are displayed below in table form, and have been structured using the values of Colbee Park that the actions would enhance and protect. The table headings are explained as follows:

| | |
|---------------------------------------|---|
| Need / issue | A need or an issue to be addressed |
| Background | Explanation of the need/issue |
| Performance target | Targets/strategies to achieve vision and objectives for Colbee Park, consistent with defined roles |
| Action | Tasks that will be undertaken to address needs/issues, and to achieve performance targets and objectives |
| Responsibility | Responsibility for undertaking the action: HCC Hawkesbury City Council HHBMX Hawkesbury Hornets BMX HSC Hawkesbury Sports Council |
| Means of assessing achievement | Methods of measuring and assessing the achievement of the action. |

Any developments included in this Action Table require authorisation within this Plan of Management. Section 3 includes authorisation for future developments for Colbee Park.

The timing of implementation depends on delays such as funding, and design or development approvals.

4.2.2 Open Space actions

Table 13 Open space actions

| Need/issue | Background | Performance target | Action | Responsibility | Means of assessing achievement |
|-----------------------|--|--|--|----------------|----------------------------------|
| Park entry statement | The current park entry is nondescript | Create a memorable and distinctive place | Plant ornamental feature trees such as Hoop Pine adjacent to McGrath Road | HCC | Trees planted and thriving |
| Expansion of the park | Demand for sporting facilities and parkland may increase in the future | Increase the size of the park to better accommodate future growth in sport | Investigate purchasing adjoining land if it is placed on the market for sale | HCC | Park area increased if desirable |

4.2.3 Access and linkages actions

Table 14 Access and linkages actions

| Need/issue | Background | Performance target | Action | Responsibility | Means of assessing achievement |
|--|---|--|---|----------------|---|
| Vehicular entry/gateway | Vehicles enter the park from Old Hawkesbury Road and McGrath Road. The park entrance is unwelcoming, cluttered with services, signage, drive-ways, the rear of the soccer amenities building, and lacks park identity | Improve the visual prominence of Colbee Park from Old Hawkesbury Road and McGrath Road | Construct a new carpark entry with a roundabout | HCC | New entry and roundabout constructed |
| | | | Park entry signage and feature tree planting with Hoop Pine | HCC | Entry signage installed and trees planted |
| | | Create an appropriate visual identity for the park | Erect a map of the park with the location of sport and recreation facilities in the park at the vehicle entry off Old Hawkesbury Road | HCC | Map in place |
| Wayfinding | Park visitors will require way-finding to facilities through-out the park | Ensure easy access to park facilities | Prepare a signage strategy for wayfinding | HCC | Positive feedback from park users |
| Walking, running and cycling connections | Pedestrian and cycling access within the park is limited, is not sealed, and is not universally accessible | Encourage and increase opportunities for walking, running and cycling in the park | Construct a meandering walking/ cycling circuit path on the perimeter of the park | HCC | Path network constructed |

| Need/issue | Background | Performance target | Action | Responsibility | Means of assessing achievement |
|-------------------------------------|---|--|---|----------------|---|
| | | Ensure universal and all-weather access throughout the park | | | |
| | Pedestrian access over Killarney Chain of Ponds is prevented by the riparian landform | Connect the walking track at the end of Garfield Street with Colbee Park over Killarney Chain of Ponds | Construct a small footbridge with vehicle barriers at each end over Killarney Chain of Ponds | HCC | Footbridge constructed |
| | | | Install lighting along the pathways and footbridge for safety | HCC | Lighting installed |
| | Pedestrian and cycling access to the park is limited and not sealed | Integrate the shared pathway with the proposed local footpath strategy | Provide pedestrian footpaths on Old Hawkesbury Road and McGrath Road | HCC | Footpaths constructed on Old Hawkesbury Road and McGrath Road |
| Vehicle entry and parking | Congestion is experienced and sightlines are limited at the current park entry | Increase safety and reduce congestion of vehicles at the park entrance | Relocate the car park entrance north along Old Hawkesbury Road | HCC | Car park entrance to the north |
| | Vehicle parking is ad hoc in unsealed parking areas | Formalise, improve and increase car parking within the park | Establish a new bitumen carpark with 195 spaces at the western side of the park off Old Hawkesbury Road | HCC | Carpark constructed |
| | | | Establish a bitumen parking area with controlled access for BMX officials | HCC | Carpark constructed |
| | | | Establish a small bitumen parking area south of the main car park on Hawkesbury Road for soccer officials when soccer is being played | HCC | Carpark constructed |
| Vehicle parking during major events | Vehicles are informally parked on local street verges during BMX and other major events | Limit and control parking for major events on-site and in surrounding streets | Consider using shuttle buses to and from Colbee Park during BMX and other major events | HCC | Shuttle buses in operation during major events |

| Need/issue | Background | Performance target | Action | Responsibility | Means of assessing achievement |
|-------------------------|--|---|--|----------------|---|
| | | | Use the overflow parking area for parking during major events | HCC | Overflow parking area used for parking only during major events |
| Motorbike access | Motorbikes are undesirably ridden on the BMX track and soccer fields which damages the facility surfaces. | Restrict opportunities for riding motorbikes in Colbee Park | Install vehicle barriers where required, including at the creek crossing, BMX track, soccer fields | HCC | Vehicle barriers installed No vehicles on the sports fields or BMX track |
| | | | Consider install a low height fence around the BMX track | HCC | Fence installed if desired |
| Open drain | The open drain divides the park, prohibits north-south pedestrian movements, and is a hazard for ball sports and children's safety | Increase the usable area of the park | Obtain civil engineering advice about extending the existing piped section of the waterway to cover the open channel | HCC | Engineering advice obtained |
| | | | Cover the open channel if possible | HCC | Open channel covered |
| Boundary fencing | Fencing at Old Hawkesbury Road restricts public access to the baseball facilities and parking area | Open up access to the baseball fields from Old Hawkesbury Road and the carpark | Remove the boundary fencing at Old Hawkesbury Road | HCC | Fencing removed |
| | | | Remove the internal fence enclosing the baseball facilities | HCC | Fencing removed |
| Safety at night | Unlit areas of the park contribute to safety concerns and anti-social behaviour such as vandalism | Upgrade existing lighting and provide new fittings to create functional amenity and a safe environment at night | Light the BMX mound | HCC | BMX mound is lit |
| | | | Investigate installation of closed-circuit television (CCTV) for the park core area, subject to detailed design. | HCC | CCTV installed if required |
| | | | Install appropriate lighting along the shared path network | HCC | Lighting installed |
| Bike parking facilities | No bike parking facilities are provided | Encourage the use of bikes to access Colbee Park and to use within the park | Install bike parking facilities at amenities buildings, sports fields and BMX track, and in the park core | HCC | Bike parking is installed |

4.2.4 Sport and active recreation actions

Table 15 Sport and active recreation actions

| Need/issue | Background | Performance target | Action | Responsibility | Means of assessing achievement |
|--------------------|--|--|--|----------------|---|
| Amenities | The soccer amenities building has a poor internal layout which does not meet the needs of users for storage and female change rooms. | An amenities building for the community which meets the needs of soccer participants which is of contemporary design and consistent with other buildings in the park | Construct a new amenities building with elevated viewing to the adjacent soccer fields, a canteen including storage, under cover canteen area, publicly accessible male, female and ambulant toilets, male and female change rooms for home teams and visitors, two referees rooms, meeting room, first aid room, equipment storage, storage for other sports to store fragile equipment above the flood level, and an undercover barbecue area. | HSC | New soccer amenities constructed |
| | | | Demolish the existing soccer amenities building. | HSC | Current amenities building demolished |
| | The baseball amenities are two separate buildings | Consolidate the baseball facilities under one structure | Extend the existing baseball buildings with roofing over | HSC | One baseball building |
| Storage facilities | Soccer, BMX, baseball and cricket clubs use shipping containers for equipment storage | Remove the physical and visual clutter of shipping containers used for storage throughout the park | Extend the existing baseball building to allow for additional storage | HSC | Additional storage area for baseball |
| | | | Allow for adequate storage in the new soccer amenities building | HSC | Additional storage in new soccer building |
| Soccer fields | Soccer fields comprise one full-sized field and one modified field | Meet Football NSW requirements for two full-sized soccer fields (100m x 70m) | Extend the soccer fields towards Old Hawkesbury Road | HSC | Soccer fields realigned |
| | | | Resurface the soccer fields | HSC | Resurfacing complete |
| | | | Refit and extend the irrigation systems to cover Field 2 | HSC | Irrigation of Field 2 is operational |

| Need/issue | Background | Performance target | Action | Responsibility | Means of assessing achievement |
|--|--|--|--|----------------|--|
| | | | Extend and upgrade fencing of the soccer fields to existing fence height | HSC | Fencing of two fields is in place |
| Baseball diamonds fencing | Some fencing of the baseball diamonds is in poor condition and should be replaced for safety | Ensure baseball fencing is continuous and secure, and stops balls being hit over the fence | Upgrade existing baseball fence | HSC | Decrease in balls hit through and over the fence |
| | | | Install new fencing with splayed top at the seniors' diamonds | HSC | |
| Irrigation of soccer fields and baseball diamond | Storage of 65,000 litres of water is stored in on-site tanks, but irrigation of the soccer and baseball fields cannot occur at the same time | Increase on-site storage capacity of water for irrigation | Install an additional water tank to irrigate the soccer fields | HSC | Water tank installed |
| Lighting | Floodlighting of the soccer fields covers only 1.5 fields | Facilitate sport training, competition and events at night | Erect new light poles with floodlights at 100 lux which meet all relevant standards on soccer fields | HSC | Floodlights installed at soccer fields |
| | There is only one floodlighting pole on the BMX track which is not sufficient for night use of the track. BMX training is limited to daylight hours which affects coaching and practice The baseball diamonds are not flood-lit | Lighting of sports fields, baseball diamonds and the BMX track for competition and training to Australian standards and peak body requirements | Install flood lights over and on both sides of the BMX track to 250 lux | HSC | Floodlights installed at BMX track No shadows on the BMX track at night |
| | | | Install 300 lux floodlighting at the baseball diamond | HSC | Floodlights installed at baseball diamonds |
| Seating | Spectator seating at the soccer fields is limited No spectator seating is provided at baseball diamonds The ground is not level around the BMX track for shade and marquees during events | Provide seating for spectators | Install terraced bleacher-style seating in front of the amenities building for soccer | HSC | Seating installed and provided |
| | | | Provide spectator seating at the baseball diamond | HSC | |
| | | | Provide level terraced areas for event marquees | HSC | |

| Need/issue | Background | Performance target | Action | Responsibility | Means of assessing achievement |
|---------------------------|--|---|---|----------------|--|
| Shade over BMX area | The BMX track and marshalling area is not shaded for participants | Increase shade over BMX facilities | Install a shade structure over the BMX competition marshalling area | HSC | Shade structure installed |
| BMX facility improvements | The BMX track requires improvements to host championships | BMX track is at standard and quality to host NSW State Championship | Rebuild berm corner 1 | HHBMX | Berm corner rebuilt |
| | | | Install additional start gate lights and wiring | HHBMX | Increase in number of start gate lights |
| | | | Install additional transponder and decoder, timing loop | HHBMX | Transponder, decoder and timing loop installed |
| | | | Plant trees for shade | HHBMX | Shade trees planted |
| | | | Install track lighting | HHBMX | Track lighting installed |
| | | | Construct a sprint/warm up track | HHBMX | Sprint/warm up track installed |
| Cricket facilities | The cricket pitch on the south-eastern grassed area is in poor condition, while the cricket pitch between soccer fields 1 and 2 requires upgrading | Provide a quality cricket pitch | Upgrade the cricket pitch between soccer fields 1 and 2 | HSC | High quality cricket pitch |
| | | | Remove the concrete cricket pitch | HSC | Cricket pitch removed |
| | | | Remove cricket practice nets | HSC | Cricket practice nets removed |

4.2.5 Informal recreation actions

Table 16 Informal recreation actions

| Need/issue | Background | Performance target | Action | Respons-ibility | Means of assessing achievement |
|--------------------------------|--|---|--|-----------------|--|
| Informal recreation facilities | Informal recreation facilities in Colbee Park are limited. | Activate the park centre/ core by providing informal recreation facilities for people of all ages and abilities | Design and construct an inclusive play space for all ages | HCC | Play space constructed |
| | | | Design and construct a bitumen pump track for BMX, scooter and skateboarding use in consultation with interested users | HCC | Pump track constructed |
| | | | Design and construct a parkour / teen playground in consultation with interested young people | HCC | Parkour / teen playground constructed |
| | | | Install picnic and barbecue facilities, with sheltered seats and bins | HCC | Picnic and barbecue facilities installed |
| | | | Install fitness equipment at stations along the shared pathways | HCC | Fitness equipment installed |
| | | Minimise conflicts between off leash dogs and other park users | Design and construct the off-leash dog exercise area | HCC | Off leash dog area established |
| | | | Install dog waste bins and bag dispensers at the park entry, off leash dog area, and at other locations in the park | HCC | No dog waste left in the park |
| Shade | Shade in the park core is limited to the grove of pine trees | Provide shade to the park core to protect sun and general weather protection to park users | Install fixed shade sails and other sun shading devices where required | HCC | Increase in shade cover in the park core |

4.2.6 Environmental Actions

Table 17 Environmental actions

| Need/issue | Background | Performance target | Action | Responsibility | Means of assessing achievement |
|---|--|---|---|----------------|---|
| Flooding | Colbee Park is regularly flooded, with the majority of the site subject to a 5 year flood event. Regularity and severity of flooding may impact on development and management of the park. | Mimimise the impact of flooding on people, facilities and spaces in the park. | Close the park in times of flood or expected flood. Reopen the park after the site is deemed safe. | HCC | No loss of life from flooding Minimal impact of flood on built and portable assets |
| Shade | Tree canopy and natural shade is limited in the park, contributing to high temperatures and urban heating experienced particularly in summer | Increase natural shade and tree canopy | Plant new evergreen trees throughout the park core, the site extents and along the shared path areas of the park | HCC | Increase in canopy cover |
| | The significant grove of mature pine trees between the access road and the baseball diamonds provides valuable shade in the central section of the park, but is in varying health and maturity. | | Engage a qualified arborist to undertake a detailed health assessment of the pine grove. | HCC | Assessment complete |
| Riparian vegetation | Lack of maintenance of vegetation in some areas of the park raises safety concerns, such as interaction with snakes Dense planting along Killarney Chain of Ponds constrains visual access, posing ongoing safety concerns. | Maintain riparian vegetation | Thin / remove weeds and maintain riparian vegetation along Killarney Chain of Ponds and south-east of the baseball diamonds | HCC | Increased safety and visibility of riparian planting |
| Contaminated land and hazardous materials | The mound south of the BMX track contains contaminated material such as asbestos | Maintain the integrity of the capping of the mound containing contaminated material | Monitor the capping layer according to the <i>Asbestos Remediation Action Plan – Colbee Park</i> . | HCC | No breach of the capping layer |

| Need/issue | Background | Performance target | Action | Responsibility | Means of assessing achievement |
|------------------------------|---|---|--|----------------|---|
| | | Limit risk to park users from hazardous materials in Colbee Park | Implement the <i>Hazardous Materials Management Plan: Site: Colbee Park/Park Amenities</i> . | HCC | Hazardous Materials Removal Clearance Certification |
| Water sensitive urban design | Runoff of water from the park to Killarney Chain of Ponds causes sedimentation and poor water quality | Minimise runoff of stormwater from the park to Killarney Chain of Ponds | Implement water Sensitive Urban Design (WSUD) measures for carparking and field drainage to retain and store runoff for irrigation | HCC | Decrease in stormwater runoff into Killarney Chain of Ponds |

4.2.7 Management Actions

Table 18 Management actions

| Need/issue | Background | Performance target | Action | Responsibility | Means of assessing achievement |
|--------------------|--|--|--|----------------|---|
| Zoning | The southern section of Colbee Park is zoned RU4 Primary Production Small Lots which is not appropriate for a baseball facility and a carpark. | Zoning reflects the land use of Colbee Park | Prepare a Planning Proposal to rezone Lot 41 DP 864349 from RU4 Primary Production Small Lots to RE1 Public Recreation | HCC | Rezoning of the site included in Hawkesbury LEP |
| Use management | Management of sporting use at Colbee Park is undertaken by Hawkesbury Sports Council. Hawkesbury City Council would be responsible for management of use of the informal recreation spaces | Maximise use of the site for desirable activities | Enter into use agreements as desirable | HCC, HSC | Bookings |
| | | No conflicts between users of the site | Erect signage identifying permissible and restricted activities | HCC, HSC | Signs erected |
| | | | Manage use of the park | HCC, HSC | No complaints to Council |
| Facility condition | Existing facilities are planned to be improved as shown on the Masterplan | Fields, park areas and associated facilities are in good condition | Carry out maintenance and capital works as required | HSC, HCC | Condition assessment |

| Need/issue | Background | Performance target | Action | Responsibility | Means of assessing achievement |
|----------------------------|--|---|---|----------------|--|
| Safety and risk management | Safety is a concern of some park users | Safety of the public when visiting Colbee Park | Use Safer by Design principles when developing and upgrading the park | HCC | Safer by Design principles incorporated into park design |
| | | All structures, furniture and fittings are installed and maintained according to acceptable standards | Conduct regular inspections of the park | | Inspection schedule and reports Prompt response to and remediation of hazards such as broken glass or play equipment Minimal complaints to Council |
| | The COVID-19 pandemic required restrictions on access to public spaces | Minimise spread of viruses by use of the park | Close sections of the park to the public, or limit numbers of users, if directed during a pandemic or natural disaster. | HCC | No public use of sections of the park during public health emergencies |
| Emergencies | Emergencies such as sports injuries, medical episodes, flooding and fire occur at times. | Ensure safety of park users in the event of an emergency | Prepare an Emergency Response Plan addressing access for ambulances and helicopters, and flood and fire evacuation | HCC | Emergency Response Plan prepared and implemented as required |
| | | | Place a publicly accessible defibrillator at the football building | HCC | Defibrillator available and working in the event of emergency |
| | | | Erect locked gates over emergency and service vehicle entries | HCC | No unauthorised vehicle access to the park |
| Anti-social behaviour | Anti-social behaviour occurs in the park. | Discourage anti-social behaviour | Consider Crime Prevention through Environmental Design (CPTED) principles when upgrading the park | | Minimal vandalism Minimal reports of anti-social behaviour |
| | | | Carefully design lighting in the park | | Passive surveillance at night |

| Need/issue | Background | Performance target | Action | Respons-ibility | Means of assessing achievement |
|-------------------------|--|---|--|-----------------|---|
| | | | Lock amenities buildings if necessary at night | | Minimal or no vandalism of amenities buildings |
| Maintenance | Maintenance of all park assets is undertaken | Ensure that all facilities and infrastructure are in an acceptable condition to meet the needs of users | Repair or replace damaged facilities and infrastructure, or is at the end of its useful life | HCC HSC | Maintenance standards are met or exceeded |
| Waste management | Waste is removed from the park regularly | Reduce rubbish and waste generated by park users and others | Provide adequate bins for general rubbish and recyclable materials throughout the park | HCC | No rubbish left outside bins |
| | | | Provide dog waste bins and bags at park entrances and at the off leash dog exercise area | HCC | Use of dog waste bins |
| | | | Report rubbish dumping incidents | HCC | Minimal dumping incidents |
| Signage and advertising | Club signage with advertising is placed in the park by sporting groups | Ensure that signage and advertising does not visually clutter the sportsgrounds and the park | Permit signage and advertising according to Council policy | HCC | Acceptable signage and advertising is installed in the park |
| Funding | Limited funding is available for park improvements | Seek available funding from grants and other sources | Apply for relevant grants and seek funding from other sources | HSC HCC | Increase in funding available for park improvements |

5 IMPLEMENTATION

5.1 Management

Hawkesbury City Council will continue to have responsibility for overall management of Colbee Park.

Hawkesbury City Council may delegate the care, control, management and development of the sporting facilities at Colbee Park to the Hawkesbury Sports Council, which manages active sporting facilities in the Hawkesbury Region on Council's behalf with an annual budget received from Council.

Hawkesbury Sports Council manages all aspects of administration of sporting facilities in Hawkesbury City including:

- ☐ field allocation
- ☐ collection of hire fees and other charges
- ☐ employing contractors to carry out facility maintenance
- ☐ co-ordination with Council officers about facility upgrades when required
- ☐ applications for grants.

Day-to-day management of any leased and licensed areas will be the responsibility of any lease or licence holder according to the terms of any lease or licence agreement.

5.2 Maintenance

The Hawkesbury Sports Council would be responsible for maintaining the sporting facilities at Colbee Park according to maintenance service agreements with their contractors.

Hawkesbury City Council would maintain all other areas in the park.

5.3 Monitoring

Implementation of actions in this Plan of Management according to their assigned priorities will be monitored by Council through the preparation of annual performance reports, budgets, and capital works programs.

Commencement and completion of the recommended actions in this Plan of Management depends on available Council resources, funding, and Council's priorities in its annual works program. The priority of each action should be reassessed annually to determine if the stated priority is still relevant.

5.4 Funding

This Plan of Management and Landscape Masterplan is not a commitment by Hawkesbury City Council for funding.

It is not anticipated that the list of actions in the Action Plan would be completed in the short to medium term.

Provision of finding would be guided through Council's annual Operational Plan and priorities as they arise.

Council has limited funds, and as such may rely on developer contributions, external grants, income from use of the sporting facilities, and other sources of funding for future management of and improvements to the park. Such funding will be sought from a range of government, Council, corporate, user groups and community sources on an ongoing basis as required.

5.5 Reporting

Achievement of actions listed in this Plan of Management will be reported using Council's Integrated Planning and Reporting Framework.

Achievement of major actions in constructing the park will be reported in Hawkesbury City Council's Annual Report and community newsletters.

Income, expenditure and achieved actions regarding Colbee Park will be reported to Council in each financial year.

5.6 Review of this Plan of Management

This Plan of Management is intended to be reviewed within 5 years, and updated within 10 years or if circumstances reflect changing community and Council priorities and issues, to take into account changes in grants and funding, legislation or government directions, and to recognise completed actions. Review of this Plan of Management should also take into account the outcomes of periodic reviews of Council's strategic and operational plans.

The Action Plan tables have a shorter life and therefore require more frequent reviews and updating. The Action Plan tables should be reviewed and revised when required in accordance with Council's budgets, Capital Works Program and changing priorities.

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