



Hawkesbury
City Council

NORTH RICHMOND PARK PLAN OF MANAGEMENT

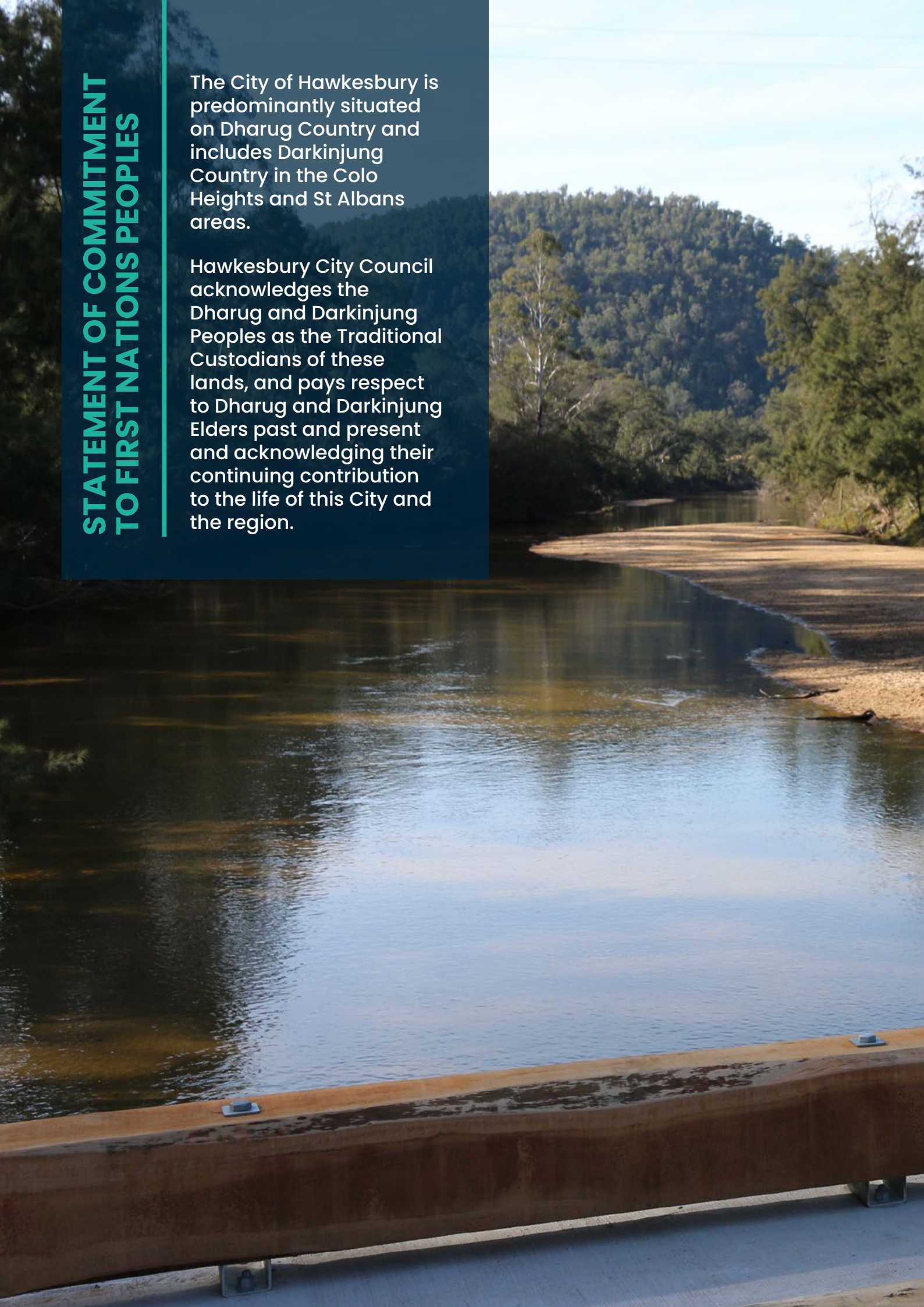
9 SEPTEMBER 2025



STATEMENT OF COMMITMENT TO FIRST NATIONS PEOPLES

The City of Hawkesbury is predominantly situated on Dharug Country and includes Darkinjung Country in the Colo Heights and St Albans areas.

Hawkesbury City Council acknowledges the Dharug and Darkinjung Peoples as the Traditional Custodians of these lands, and pays respect to Dharug and Darkinjung Elders past and present and acknowledging their continuing contribution to the life of this City and the region.



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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.

The NSW *Local Government Act 1993* requires a Plan of Management to be prepared for all public land that is classified as community land under the Act. This requirement applies to community land owned by a Council, and Crown land for which Council is Crown Land Manager. The *Crown Land Management Act 2016* authorises local Councils appointed as Crown Land Manager to manage dedicated or reserved Crown land under the Local Government Act.

This Plan of Management is accompanied by a Concept Plan which illustrates proposed physical changes to North Richmond Park.

1.2 Land to which this Plan of Management applies

This Plan of Management applies to North Richmond Park at 7A Beaumont Avenue in North Richmond, as shown in Figure 1.

Figure 1 North Richmond Park



Key features of North Richmond Park include:

- One international-sized, one modified and one mini rectangular sports fields/one cricket oval and turf wicket area
- Amenities building with covered area
- Lighting and spectator seating
- Two cricket practice nets
- Four sports courts (three sealed, one grass)
- Play equipment

1.3 Background to this Plan of Management

Hawkesbury City Council secured funding from the NSW State Government in September 2023 for ten (10) community asset projects through the WestInvest grant funding program. One of these projects is Turnbull Oval, which is part of North Richmond Park.

The Turnbull Oval project will provide the following improvements to North Richmond Park:

- Refurbishment of the existing amenities building (club room, 4 change rooms, 2 referees change rooms, covered storage area, barbecue area, kiosk, toilets, first aid room, office and kitchen) with outdoor covered areas
- Installation of tiered sandstone seating with shade sail.
- Construction of a separate shed for the cricket roller.
- Renovation of the existing car park with separate entry and exit points.
- Rugby league and cricket pitches to remain in similar locations with new line markings.
- Installation of perimeter fencing.
- Construction of a new playground on the current grassed netball court.
- Upgrade of the multi-court area (3 courts).
- General landscaping improvements.
- Services upgrades.
- Installation of sports field lights.

The Concept Site Proposal is in Figure 2 on the following page.

Figure 2 North Richmond Park Concept Site Proposal

CONCEPT SITE PROPOSAL



The NSW Government is contributing \$4,780,433 towards the project through the WestInvest program and Hawkesbury City Council is contributing the remaining \$3,764,567, totalling \$8,545,000 of secured funds for the project.

The proposed project completion date of December 2027 is based on the key assumption that the project will be undertaken in one stage. Construction delivery timing and staging will be confirmed by the Contractor, and as such the completion date may be subject to change.

The preparation of a standalone Plan of Management for North Richmond Park reflects the proposed significant upgrade to its sporting and recreational facilities. Upon adoption this Plan of Management will supersede the Generic Plans of Management: Sportsgrounds adopted by Hawkesbury City Council in 2011 as it applies to North Richmond Park.

1.4 Objectives of this Plan of Management

The objectives of this plan are to:

- Provide a framework for the ongoing improvement, use, maintenance and management of North Richmond Park over the next 10 years
- Comply with relevant legislation, particularly the *Crown Land Management Act 2016*, *Native Title Act 1993*, and the *Local Government Act 1993*
- Be consistent with Hawkesbury City Council's relevant strategies, plans and policies
- Reflect the values and expectations of the community, user groups, local residents and workers, and all other users who will use and enjoy North Richmond Park
- Protect, enhance and balance the sporting, recreational, community, environmental and open space values
- Guide future uses and developments of North Richmond Park
- Authorise future uses and developments and use agreements (leases, licences and other estates) on the land
- Categorise community and Crown land within North Richmond Park to reflect proposed uses
- Identify and authorise the proposed Sydney Water sewer easement
- Include clear and achievable management strategies, actions and performance targets which reflects Council's corporate planning goals and plans
- Identify priorities for the allocation of resources to inform future capital works and maintenance programs consistent with identified community and user needs.

1.5 Process of preparing this Plan of Management

1.5.1 Introduction

The general process of preparing this Plan of Management, engagement with stakeholders and the community, and documents produced at each stage is outlined below in Figure 2. The steps involved in preparing a Plan of Management for Crown land are in Figure 3.

Figure 3 Process of preparing this Plan of Management

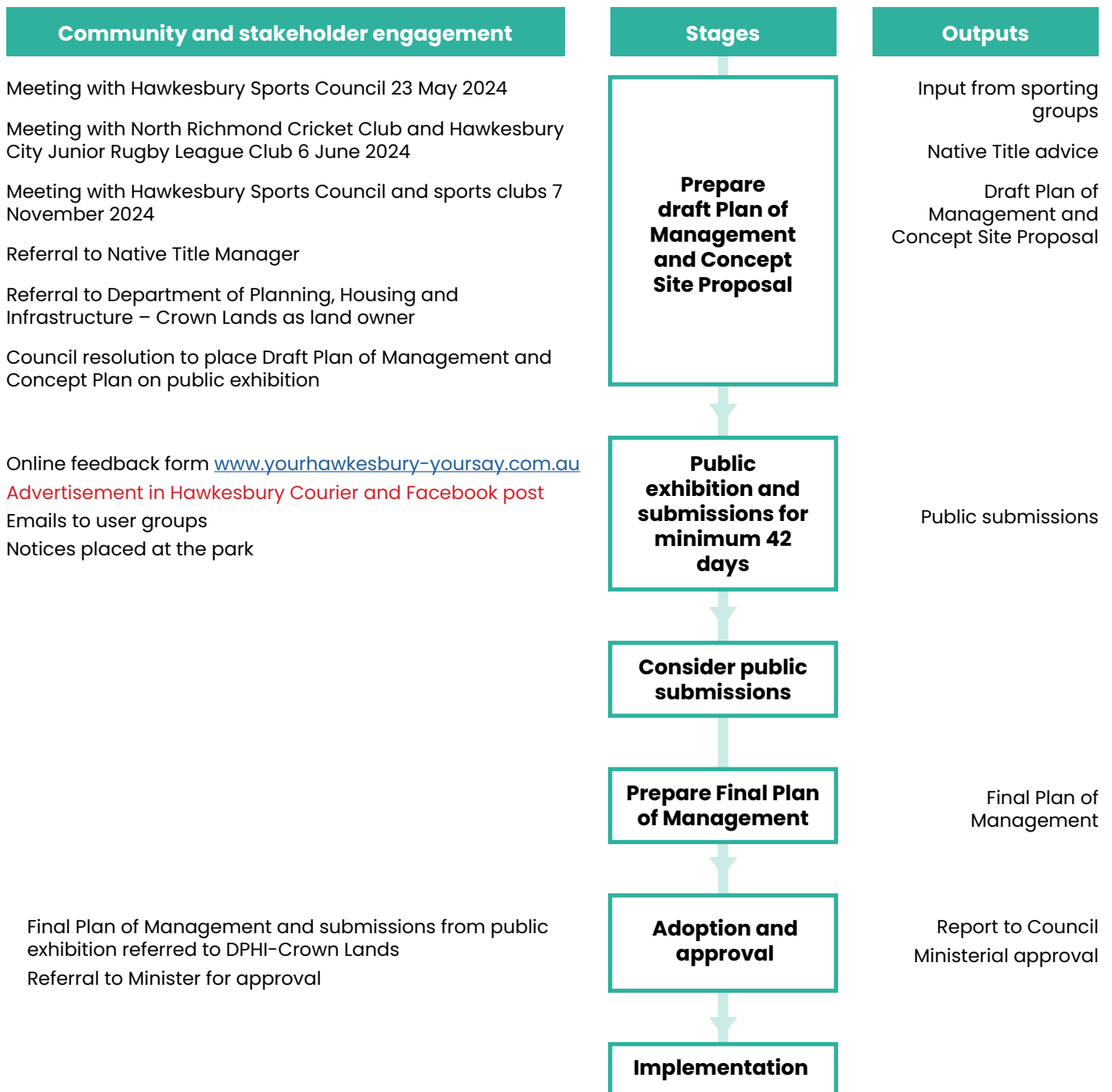


Figure 4 Process of preparing a Plan of Management for Crown Land



1.5.2 Community and stakeholder engagement

Engagement with the community is an important part of the preparation of this Plan of Management. Council is committed to engaging with the community in the planning and management of its community land. By utilising collaborative processes that recognise the values of the park and local knowledge, we can develop a shared vision for its use, management, and development.

Council engaged with sporting group users of Turnbull Oval when preparing the Site Concept Plan to determine facility needs and to identify issues (refer to Section 4.3.3).

After advice from the Native Title Manager was received the Draft Plan of Management was approved by Council to be referred to the NSW Department of Planning, Housing and Infrastructure – Crown Lands (DPHI-CL) as representative of the State of NSW as the owner of the Crown land. Provisions required by DPHI-CL will be included in the Draft Plan of Management for public exhibition. The Minister's consent will be required post exhibition prior to Council's adoption of the Plan of Management.

The *Crown Land Management Amendment (Plan of Management) Regulation 2021* exempts Council from the requirement to hold a public hearing into the proposed categorisation of Crown land comprising North Richmond Park in accordance with Section 40(A) of the *Local Government Act 1993*. The Council-owned community land is categorised as Sportsground in the Generic Plans of Management: Sportsgrounds (Hawkesbury City Council, 2011).

The Draft Plan of Management will be exhibited for public comment in accordance with Section 38 of the *Local Government Act 1993*. Submissions will be received, considered and appropriate amendments incorporated into the final Plan of Management.

1.6 Requirements for Crown and community land

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, purpose, process, contents
2	Description of Church Street Reserve and Windsor Preschool	History, ownership and management, physical description, facilities, uses, maintenance
3	Planning context	Commonwealth and State planning legislation Regional and local planning context
4	Basis for Management	Values and issues of the community and users Vision, roles, management objectives
5	Future uses and developments	Permissible uses and developments, scale and intensity of use, use agreements
6	Action Plan	Actions, performance targets and measures
7	Implementation and review	Management, funding, reporting, review

Requirements for a Plan of Management for community land, and for Crown land managed by a Council, are as provided by the *Local Government Act 1993*. These requirements and where they can be found in this Plan, are listed in Table 2.

Table 2 Contents of a Plan of Management for community land

Requirement of the Local Government Act	How this plan satisfies the Act
A description of the condition of the land, and of any buildings or other improvements on the land as at the date of adoption of the Plan of Management	Section 2
A description of the use of the land and any such buildings or improvements as at the date of adoption of the Plan of Management.	Section 2
Categorisation of community land	Section 3
Core objectives for management of the land	Section 4
The purposes for which the land, and any such buildings or improvements, will be permitted to be used.	Section 5
The purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.	Section 5
A description of the scale and intensity of any permitted use or development.	Section 5
Authorisation of leases, licences or other estates over community land.	Section 5
Objectives and performance targets.	Section 6
Means by which the plan's objectives and performance targets will be achieved.	Section 6
Means for assessing achievement of objectives and performance targets.	Section 6

This Plan of Management has also been prepared according to the requirements of the *Crown Land Management Act 2016*. A Plan of Management will satisfy the Crown Land Management Act 2016 if the points in Table 3 are addressed.

Table 3 Contents of a Plan of Management required by the Crown Land Management Act 2016

A Plan of Management prepared by a Council crown land manager satisfies the Crown Land Management Act if:	How this plan satisfies the Act
It is consistent with the purposes the land has been reserved or dedicated. (Sections 2.12 and 3.23 of the Act)	This Plan has been prepared consistent with the purpose(s) of the reserves and dedications.
It has been prepared under the <i>Local Government Act 1993</i> and is classified community land that is either dedicated or reserved Crown land. (Sections 3.22 and 3.23 of the Act)	All Crown land that this Plan of Management has been prepared for is either dedicated or reserved Crown land under the management of Hawkesbury City Council, or is community land under the <i>Local Government Act 1993</i> and therefore required to have a Plan of Management.
Plans of Management for the land are to be prepared and adopted in accordance with the provisions of Division 2 or Part 2 of Chapter 6 of the <i>Local Government Act 1993</i> (Section 3.23 (7) (d))	This Plan has been prepared to satisfy the requirements of the <i>Local Government Act 1993</i>
If the draft Plan of Management alters the categories assigned as provided by this section, the council manager must obtain the written consent of the Minister to adopt the plan if the re-categorisation would require an addition to the purposes for which the land is dedicated or reserved	Written consent of the Minister will be obtained through the review of the draft Plan by the Crown.
Hold public hearing under section 40A of the <i>Local Government Act 1993</i> . (Section 3.23 (7) (d))	<i>The Crown Land Management Amendment (Plan of Management) Regulation 2021</i> exempts Council from the requirement to hold a public hearing into the proposed categorisation of Crown land in accordance with Section 40(A) of the <i>Local Government Act 1993</i> .
Excepting where the relevant land is excluded land, the written advice of at least one Council's Native Title Manager that it complies with any applicable provisions of the native title legislation has been obtained. (Section 8.7 (1) (d))	Council has received the advice of a native title manager that the plan complies with the <i>Native Title Act 1993</i> (Cwth).
Council must comply with any requirements of the native title legislation in relation to the land (Section 8.10)	The Plan of Management has been prepared to ensure any impacts on native title will be appropriately addressed under the future act provisions of the <i>Native Title Act 1993</i> . Council shall meet the notification requirements of Section 24JB of the <i>Native Title Act 1993</i> in relation to the construction or establishment of a public work prior to further approval.

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2 DESCRIPTION OF NORTH RICHMOND PARK

2.1 Location and context

Figure 5 shows the location and context of North Richmond Park.

Figure 5 Location of North Richmond Park



North Richmond Park is located in a semi-rural area in the suburb of North Richmond within the Hawkesbury local government area.

North Richmond Park is bounded by industrial units and residential dwellings to the north, east and south-west. The Panthers North Richmond club is situated along the south-eastern boundary.

North Richmond Park is within 600 metres' walking distance of Bells Line of Road, North Richmond Shopping Village, and Richmond North Public School. The Hawkesbury River is 650 metres south of the park.

2.2 History and cultural heritage

2.2.1 History of North Richmond Park

Aboriginal

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 Darug people moved throughout the region seeking food and shelter and engaging in trade and ceremonies. The river was a rich resource and could support many clans including the local Boorooberongal clan.

Post-European

Table 4 North Richmond Park Historical events

Date	Event
	Following colonisation and settlement of Europeans, the fertile Hawkesbury region was one of the first areas established to provide food to the new colony.
1799	Crown Grants on 1 August 1799 to Edward Merrick (30 acres part of D.500414 (prior Portion 127)) and to William Rous (30 acres part of D.500414 (prior Portion 128)).
1929	On 17 May the official opening ceremony of North Richmond Park was performed by Mr R. Bruce Walker MLA in the absence of the Minister for Lands, Mr R. T. Ball. The <i>Windsor and Richmond Gazette</i> reported "A subcommittee of the Progress Association had been formed only three or four months ago to raise money for the establishment of the park... the site appeared to be an ideal one and (Mr Walker) commended the committee on its choice, and he thought they would be following on the right track if they conserved as many of the trees as possible, which nature had planted...The National Anthem was played by the Westmead Boys' Home Band of 30 performers, which also rendered items during the afternoon." On Friday 16 August the <i>Windsor and Richmond Gazette</i> reported that the Minister for Lands is prepared to provide half the cost of acquiring the proposed site (19 acres, 3 roods, 32 ½ perches). This was conditional on the land being conveyed to the Crown for a public recreation reserve under the control of trustees nominated by the Hawkesbury and Nepean Districts Federation of Progress and Kindred Associations. A contract was entered into by elected trustees by the North Richmond Park Association with Mr A.H. Turnbull for the purchase of the land for £547/12/-.
1929	The railway line between Richmond and Kurrajong was in the current alignment of Beaumont Street.
1930	North Richmond Park was dedicated as Crown land for Public Recreation on 17 April.
1946	The gates at the Terrace Road entrance to the park were erected.
1992	Hawkesbury Junior Rugby League requested Council fence Turnbull Oval to enable them to charge an admission fee to games. Council proposed the sale/development of Turnbull Oval to relocate the fields to a larger area in a new development in Pecks Road, North Richmond because Turnbull Oval is landlocked and could not be extended. A public meeting held on 13 July 1992 with over 150 people attending opposed the proposal.
2003	Construction of the sports amenities building.

Over the years, sporting, informal recreation and community facilities have been added to the park to become a multi-purpose sporting, recreation and community precinct. Organised activities have included field sports (AFL, baseball, cricket, rugby league, soccer/football, touch football), court sports (tennis, netball), school sports/athletics carnivals, and international dog shows.

2.2.2 Heritage significance

North Richmond Park does not have any formally recognised heritage significance.

2.3 Significance of North Richmond Park

North Richmond Park is a much valued and utilised sporting facility within North Richmond for several reasons, including:

- It is the only sporting field west of the Hawkesbury River in the Hawkesbury LGA that hosts rugby league competitions.
- The existing facility has a turf cricket wicket of a particularly high standard.

However, the current facilities are inadequate and do not cater to the increasing needs of the community. The redevelopment of North Richmond Park will bring it in line with modern needs and expectations of the growing community, benefit local football codes and cricket teams, and provide for both male and female participation.

Upgrading the facilities at North Richmond Park will not only cater for local sporting competitions, but will identify the area as having the facilities capable of hosting events of a state standard. In particular the provision of upgraded female change rooms will enable hosting of female-specific events such as female rugby league round-robin events and touch football carnivals. The local cricket association is also investigating the possibility of hosting female and male cricket tournaments.

2.4 Land ownership and management

2.4.1 Introduction

The ownership and management of the parcels of land which comprise North Richmond Park are shown in Figure 6 and detailed in Table 6.

Figure 6 Ownership and management of North Richmond Park



Table 5 Ownership and management of North Richmond Park

Reserve number	D.500414	n/a
Reserve name	North Richmond Park	n/a
Land parcels	Lot 3 DP 325771	Lot 2 DP 236602 Intended to be dedicated for public recreation (1968 subdivision plan)
Area (m2)	44,320m2	556.4m2
Owner	Crown	Hawkesbury City Council
Manager	Hawkesbury City Council as Crown Land Manager on 28 February 2020	Hawkesbury City Council
Public Purpose	Public Recreation	n/a
Categorisation	Sportsground Park General Community Use	Sportsground
Features	Sporting fields Sports courts Amenities buildings Seating Carpark Play space	Light tower

Except for Lot 2 DP 236602, a small portion of Council-owned land bounding Beaumont Avenue, the remainder of the land subject to this Plan of Management is Crown land.

The total area of North Richmond Park is approximately 4.5 hectares.

There are no registered easements over the Park.

Crown land

North Richmond Park is in the Parish of Currency, County of Cook.

The majority of the land subject to this Plan of Management is Crown land (D.500414) which is dedicated for Public Recreation. Hawkesbury City Council is Crown Land Manager having been appointed on 21 May 1993.

Table 6 shows the native title status of the Crown land D.500414 as at April 2024.

Table 6 Native title and Aboriginal land claims

Native title status as at April 2024	
Subject land	D.500414
Current Native Title application (claim)?	No
Determination of Native Title?	No
Registered Indigenous Land Use Agreement?	No
Compulsory acquisitions of native title or future act protection determinations?	No
Native title certificates under CLMA issued?	No
Aboriginal land claims under the <i>Aboriginal Land Rights Act 1983</i>	No

Community land

Less than 1% of North Richmond Park is land owned in fee simple by Hawkesbury City Council, and is classified as community land under the *Local Government Act 1993*. All land classified as community land must be managed in accordance with the *Local Government Act 1993*. Hawkesbury City Council manages community land in the Hawkesbury local government area.

2.4.2 Management

North Richmond Park is managed by the Hawkesbury Sports Council, a delegated committee of Council, which is responsible for:

- Day-to-day management including cleaning of amenities, opening and closing of gates
- Field allocations
- Managing informal use and bookings for use
- Managing use agreements
- Liaising with the community and user groups about improvements to facilities
- Ensuring that park rules are adhered to
- Ongoing preventative and remedial maintenance of park assets
- Allocation of resources (financial, human and physical) for capital improvements and maintenance
- Liaising with authorities which have responsibilities relevant to development and management of infrastructure and services associated with the park.

Council is also responsible for review of this Plan of Management when necessary to enable changing circumstances and community needs to be considered and incorporated.

There are no current lease/ licensing agreements in place for North Richmond Park.

2.4.4 Key stakeholders at North Richmond Park

Stakeholders responsible for management of land, facilities and/or use at North Richmond Park are listed in Table 7.

Table 7 Stakeholders in North Richmond Park

Organisation	Responsibilities
Darug Custodians Aboriginal Corporation Darug Tribal Aboriginal Corporation Deerubbin Local Aboriginal Land Council	Aboriginal cultural heritage
Minister for Lands and Property Department of Planning, Housing and Infrastructure – Crown Lands	Landowner Use of the park according to public purpose Leases, licences over Crown land
Hawkesbury City Council	Landowner Management Asset management Community and stakeholder engagement Community safety Funding
Hawkesbury Sports Council	Bookings Maintenance
WestInvest	Funding of improvements
Sporting groups: - Hawkesbury District Cricket Association - North Richmond Cricket Club - Hawkesbury City Junior Rugby League Club - Colo Netball Club - Panthers North Richmond	Meet requirements of licence and other use agreements
Local school users: - North Richmond Public School - Colo High School	Meet requirements of licence and other use agreements
Other lessees/licensees and users	Meet requirements of use agreements
Local residents	Neighbours Users
NSW Police	Crime prevention

2.5 Physical characteristics

2.5.1 Geology and soils

The site is underlain by Holocene Age alluvial terrace deposits of sand and gravel (Green Geotechnics, 2024).

Across the park are four geotechnical units: Topsoil and Fill, Upper Loose sands, Firm to Stiff and Stiff Alluvial Clays, and Stiff and Very Stiff Alluvial Clays.

The risk of acid sulfate soils at North Richmond Park is low, with those soils being Class 5 acid sulfate soils.

2.5.2 Landform and topography

The topography of North Richmond Park is generally flat with a five metre difference in levels from 18.5 metres AHD to 23.5 metres AHD falling away to the drainage line on the north-east edge.

The ground surface has a natural slope to the south-east towards the Hawkesbury River.

Turnbull Oval has been formed near level by minor cutting along the south-western and western boundary and filling in the north-east corner. The fill embankment has been formed at an angle of 10°.

2.5.3 Hydrology and drainage

North Richmond Park is above the 1:100 year flood level for North Richmond of 17.5 metres AHD, but the Probable Maximum Flood level applies to the whole park.

Stormwater ponds on the sporting fields, with drainage grilles installed on the edge of the fields to drain water.

During periods of rain the area in front of the cricket nets floods resulting in runoff to adjoining properties, and water runs off from the carpark and on to the fields.

Stormwater from the amenities building and the park flows into an open creek channel exiting from a culvert below the oval embankment on the north-east side of the park.



A bore near the sports amenities building provides a water supply for the park.

Flora and Fauna

Flora

The original vegetation was cleared for sporting fields and development of the park.

Mature regrowth canopy trees including Forest Red Gum (*Eucalyptus tereticornis*) with little or no native ground or mid layers line the eastern boundary of the park. These trees are part of a broader corridor.

Planted ornamental species line the western park boundaries.



Fauna

No fauna surveys have been carried out in the park, so comprehensive information on fauna is not available.

2.6 Visual

The landscape of North Richmond Park today bears little resemblance to the original natural landscape. The original vegetation was cleared to create the sporting facilities.

Views into the park are available from adjoining roads and land uses.

Generally the trees and grass in the park are pleasant surrounds for playing sport.

The Panthers North Richmond building forms a hard edge to the park.



2.7 Access and circulation

North Richmond Park is easily accessible by foot, bicycle, private and authorised vehicles, and public bus services.

A network of formal and informal pedestrian pathways link with adjoining residential and commercial areas and with Terrace Road and Bells Line of Road.

North Richmond Park is situated on a sub-regional cycleway along Terrace Road which is proposed to be upgraded to a regional cycleway between Kurrajong and Kurmond.

Bus route 668 (linking Glossodia and Richmond Station) directly services the park along Terrace Road. Other bus routes 680 and 682 (Kurrajong–Richmond Station, and 680 Bowen Mountain–Richmond Station) operate along Bells Line of Road which is a 400 metre walk to the park.

Entry points to the park for pedestrians and cyclists are from Beaumont Avenue, a narrow vehicle entrance off Terrace Road, and from Panthers North Richmond.

Access for private vehicles to the park is from Terrace Road through the narrow entrance gates via a battleaxe driveway and into the unmarked asphalt carpark serving the amenities building. Emergency and maintenance vehicle access is via Beaumont Street.

Parallel on-street parking is available on Beaumont Street with direct access to Turnbull Oval. Parking for buses is available on Beaumont Avenue during events.

The park is not entirely accessible for people with disabilities. Although toilets for people with disabilities and level access from the carpark to the amenities building is provided, it is relatively difficult for people with disabilities to access the informal areas and seating in the park.

2.8 Built facilities

2.8.1 Introduction

The location of built structures in North Richmond Park is shown in Figure 7.

Figure 7 Key built structures in North Richmond Park



2.8.2 Description and condition of built facilities

A description and condition of the built structures and land in North Richmond Park is in Table 9. Condition ratings are listed below.

Table 8 Asset condition ratings

Score		Condition Score scale
0	Excellent (91 – 100%)	Asset is new, built to functional needs and capacity is more than minimum requirement.
1	Good (71 – 90%)	Asset is in good functional service, capacity is adequate with limited signs of wear and requires only cyclic maintenance.
2	Average (51 – 70%)	Asset is in functional with general signs of wear. Item requires only cyclic maintenance and is not requiring special attention. Capacity is just adequate but level of service is acceptable.
3	Fair (26 – 50%)	Asset is in useable state with relation to functionality and capacity with extensive signs of wear. Item requires some attention to prevent further deterioration and to return it to a state so that it requires only cyclic maintenance.
4	Poor (16 – 25%)	Asset is in poor state or is faulty and is in need of urgent attention to return it to a useable level with relation to functionality and capacity
5	Unserviceable (0 – 15%)	Asset has failed or is at the end of its life and requires replacement.

Generally North Richmond Park is an ageing and not-fit-for-purpose facility. The current facilities are inadequate although usable, and do not cater to the increasing needs of the community.

Table 9 Condition of land and structures at North Richmond Park

Item	Description	Condition	Images
Park signs	Metal	Adequate	 
Play equipment	Double swing set, artificial grass softfall	Equipment – poor Softfall – artificial turf is damaged	
Sports courts	2 x tennis/netball courts sealed with lighting 1 x netball court sealed 1 x netball court grassed	Poor condition Sealed courts are cracking Tree roots are affecting the court surface Fencing is rusting	   
Tennis shelter	Brick, metal roof	Condition rating 2-3/5	
Public amenities	Metal structure and roof Male and female toilets Safety fencing	Condition rating 2-4/5	
Carpark	Asphalt, informal, unmarked Wooden bollards	Adequate	 
Gates and entrance road	Gates erected in 1946	Adequate	 

Item	Description	Condition	Images	
Sports amenities building	Brick with metal roof. 265m2 Toilets (male, female, unisex), first aid room, canteen, kitchen, clubroom, change rooms x2, sports storage, office, electrical store. Awning approved in 2003	2-4/5 asset condition rating. Amenities not compliant, poor accessibility	   	
Water tank and bore	110kl concrete semi-inground water tank for field irrigation Groundwater bore for primary supply of water for tank	Adequate		
Sporting fields	Two rectangular fields/one cricket oval	Fields: Turf cricket wickets (4 strips): High Goalposts: adequate/poor	 	
Cricket nets	Two cricket practice nets			
Seating - bleacher	Metal seating on concrete slab	Good	 	
Picnic settings	wooden picnic tables	Adequate		

Item	Description	Condition	Images
Seats	Concrete, wood	Adequate/ poor	 
Floodlighting	Replaced in 2008	Sportsground lights are inadequate as they don't light the whole field	 
Fencing	Metal, single rail	Incomplete, damaged	

2.8.3 Utilities

North Richmond Park has connections to utility service infrastructure including electricity, water, gas, and telecommunications.

A septic tank is located next to the amenities building.

A 210mm bore and pump are used to supply water for the park.



2.9 Uses of North Richmond Park

2.9.1 Introduction

Users of North Richmond Park participate in a variety of informal and organised sporting, recreation and social/community activities offered by the facilities and settings in the park. The catchment of park users varies from local to district and regional catchments depending on the use or activity.

Turnbull Oval is mainly used as a sporting ground for active recreation, particularly junior rugby league and district cricket.

Turnbull Oval is the only suitable sporting field in North Richmond for rugby league competitions. Hawkesbury City Junior Rugby League run their competitions at Turnbull Oval in winter.

Turnbull Oval is booked for cricket in summer. Turnbull Oval is the home ground of the North Richmond Cricket Club.

Turnbull Oval has previously hosted:

- Australian Schoolgirls Cricket Championships
- Over 50's World Cup Cricket
- U17's Australian Girls Cricket Championships
- Exhibition matches by Penrith Panthers Rugby League Club.

Turnbull Oval is used by Colo High School and Richmond North Public School for school sport.

The tennis and netball courts are not currently used due to their poor condition. Recently Colo Netball Club and schools hired the netball courts.

Informal use of the park includes for walking, jogging, fitness/exercise, and children's play.

2.9.2 Use agreements

The only current use agreement that applies to the use of land and facilities in North Richmond Park as set out below.

Table 10 Use agreement in North Richmond Park

Agreement	Water supply work and/or water use approval under Water Management Act 2000
Facility owner	Department of Climate Change, Energy, the Environment and Water
Facility user	Hawkesbury City Council
Facility	Bore
Agreed uses	Extraction of groundwater from the Hawkesbury Alluvium Groundwater Source by a 210mm diameter bore
Expiry	30 June 2024
Lessor responsibilities	-
Licensee responsibilities	-

Other use agreements

Bookings are taken by the Hawkesbury Sports Council for casual use. Conditions of use for casual and seasonal hirers are set by Council.

Fees and charges for use of North Richmond Park are included in Council's Fees and Charges Schedule and are reviewed every year.

2.10 Maintenance

2.10.1 General maintenance

General maintenance tasks undertaken in the park, and their frequency, undertaken by the North Richmond team are outlined below:

- Emptying bins four times a week
- Attending the site on a three-week schedule to mow, edge, whip and blow all areas in the park, maintain gardens, and report tree maintenance as required.
- Playground assessment four times a year by a contractor. The playground is inspected when repairs are requested by customers and by the onsite works team.

Other maintenance tasks include line marking of the sporting field, installation and repair of fencing, and lighting, etc. All other park maintenance tasks are done as required.

2.11 Revenue and costs

Revenue from use of North Richmond Park is derived from licence and hire agreements for use of Turnbull Oval and the sports courts by sporting groups, and from hire of the tennis courts.

Direct major ongoing costs associated with the park include:

- Maintaining the playing surface and turf cricket wicket
- Operation of the floodlights
- Maintenance of the park and buildings
- Cleaning
- Play equipment inspections
- Emptying the septic tank
- Maintenance and renovation of park assets.

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3 PLANNING CONTEXT

3.1 Introduction

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

Table 10 outlines the national, state, regional and local planning context which influences the use, development and management of North Richmond Park.

Table 11 Planning context of North Richmond Park

	Land use planning and management	Open space/ active and informal recreation	Community and Culture	Environment
International		International Charter of Physical Education, Physical Activity and Sport United Nations Convention on the Rights of the Child	United Nations Convention on the Rights of Persons with Disabilities 2006	International climate change commitments
Commonwealth	<i>Native Title Act 1993</i> <i>Telecommunications Act 1997</i> Smart Cities Plan Australian Human Rights Commission- Advisory Notes on Streetscape Public Outdoor areas, Fixtures, Fittings and Furniture	Sport 2030 Australian Standards for Play Spaces Australian Human Rights Commission Advisory Note on streetscape, public outdoor areas, fixtures, fittings and furniture 2013	<i>Native Title Act 1993</i> <i>Disability Discrimination Act 1992</i> Australian National Disability Strategy 2021-2031 <i>Work Health and Safety Act 2011</i> Australian Standards for access and mobility, built facilities, parking, lighting, and environmental management systems	Intergovernmental Agreement on the Environment 1997

	Land use planning and management	Open space/ active and informal recreation	Community and Culture	Environment
NSW	<i>Aboriginal Land Rights Act 1983</i> <i>Crown Land Management Act 2016</i> Crown Land Management Regulation 2018 <i>Local Government Act 1993</i> Local Government (General) Regulation 2021 <i>Environmental Planning and Assessment Act 1979</i> <i>Roads Act 1993</i> <i>Local Land Services Act 2013</i> <i>SEPP (Transport and Infrastructure) 2021</i> Crown Land 2031 – State Strategic Plan for Crown Land (2021) Connecting with Country Framework Designing with Country Framework	NSW Premier's Priorities NSW Public Spaces Charter Greener Places Policy Draft Greener Places Design Guide 2020 Better Placed Policy Her Sport Her Way: Women in Sports Future Sports Plans Delivering Sport and Active Recreation in NSW Everyone Can Play: A Guideline to Create Inclusive Playspaces 2019 <i>Companion Animals Act 1998 and Regulation 2018</i>	<i>National Parks and Wildlife Act 1974</i> <i>Heritage Act 1977</i> <i>Anti-Discrimination Act 1977</i> <i>Disability Inclusion Act 2014</i> <i>Public Health Act 2010</i> <i>Work Health and Safety Act 2011</i> Work Health and Safety Regulation 2017 NSW Disability Inclusion Action Plan 2020–2025 NSW Strategic Plan for Children and Young People 2022–2024	<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> <i>Biodiversity Conservation Regulation 2017</i> <i>SEPP (Biodiversity and Conservation) 2021</i> <i>Biosecurity Act 2015</i> <i>Resilience and Hazards SEPP 2021</i> <i>Catchment Management Authorities Act 2003</i> <i>Protection of the Environment Operations Act 1997</i> <i>Local Land Services Act 2013</i> <i>Smoke-free Environment Act 2000 and Smoke-free Environment Regulation 2016</i> <i>Soil Conservation Act 1938</i> <i>National Parks and Wildlife Act 1974</i>
Sydney	A Metropolis of Three Cities: Greater Sydney Region Plan 2017 Beyond the Pavement Building Momentum – State Infrastructure Strategy 2018–2038	50-Year Vision for Greater Sydney's Open Space and Parklands 2021 Greater Sydney Green Grid 2017 Greater Sydney Outdoors Survey 2021		Sydney Metropolitan Catchment Action Plan 2013–2023 Greater Sydney Regional Strategic Weed Management Plan 2017–2022 5MT for Greater Sydney
Regional/ District	Western City District Plan Western Sydney City Deal	Sydney Green Grid – Western District		Resilient Valley, Resilient Communities

Key legislation and planning requirements are set out in this section. Other applicable legislation and plans are in Appendix A.

	Land use planning and management	Open space/ active and informal recreation	Community and Culture	Environment
Hawkesbury LGA	Hawkesbury Local Strategic Planning Statement 2040 (2021) Hawkesbury Community Strategic Plan 2022–2042 Hawkesbury Local Environmental Plan 2012 Hawkesbury Development Control Plan 2012 Hawkesbury Section 94 Contributions Plan 2015	Hawkesbury Regional Open Space Strategy 2013	Hawkesbury Local LGA Aboriginal Cultural Heritage Study Hawkesbury Disability Inclusion Action Plan 2017–2021 Hawkesbury Mobility Plan 2010 Hawkesbury City Council Events Strategy Hawkesbury City Council Community Sponsorship Strategy	Hawkesbury Urban Greening Strategy 2023–2033 Hawkesbury Climate Change Risk Assessment and Adaptation Action Plan 2023 Hawkesbury Environmental Sustainability Strategy 2023 Hawkesbury Net Zero Emissions and Water Efficiency Strategy 2021 Resilient Hawkesbury Plan (in prep.) Hawkesbury City Council Flood Policy 2020

3.2 Commonwealth legislation

3.2.1 Native Title Act 1993

The Commonwealth *Native Title Act 1993* recognises and protects the traditional ownership and interest in land and waters that indigenous Australians hold according to their traditions, laws and customs. The objectives of the Native Title Act are to:

- Provide for the recognition and protection of native title
- Establish ways in which future dealings affecting native title may proceed and to set standards for those dealings
- Establish a mechanism for determining claims to native title
- Provide for, or permit, the validation of past acts invalidated because of the existence of native title.

The Act describes the process for the recognition of native title rights, including mechanisms for Aboriginal and Torres Strait Islander People to establish the existence of native title, lodge native title claims, determine and validate the extinguishment of native title, and dealing with land and waters where native title persists.

All Crown land in NSW can be subject to a native title claim under the Native Title Act. A native title claim does not generally affect Crown land where native title has been extinguished or it is considered excluded land.

The Native Title Act may affect use of Crown land, particularly development and granting of tenure. Under the *Crown Land Management Act 2016* it is mandatory for Council to nominate or engage a qualified Native Title Manager who provides advice regarding how Council's dealings and activities on Crown land can be valid or not valid in accordance with the Native Title Act. Council must obtain the written advice from a Native Title Manager that Council complies with any applicable provisions of the native title legislation when:

- Granting leases, licences, permits, forestry rights, easements or rights of way over the land
- Mortgaging the land or allowing it to be mortgaged
- Imposing, requiring or agreeing to covenants, conditions or other restrictions on use (or removing or releasing, or agreeing to remove or release, covenants, conditions or other restrictions on use) in connection with dealings involving the land
- Approving (or submitting for approval) a plan of management for the land that authorises or permits any of the kinds of dealings referred to above.

The NSW *Crown Land Management Act 2016* requires that on Crown land (including where managed by a local council) native title rights/interests must be addressed (unless native title has been surrendered, extinguished or legally determined to no longer exist). Any dealings in land or water by a Crown land manager that affect (impair or extinguish) native title are classified as "future acts" and must comply with the Act. Examples of a "future act," on Crown land, might include the granting of freehold title, or a lease or licence, or the construction of public works. The Native Title Act sets out procedures to follow before such "future acts" can be validly carried out.

3.2.2 Telecommunications Act 1997

The *Telecommunications Act 1997* (Cth) provides for telecommunication facilities being permitted on community land without authorisation in a Plan of Management.

3.3 NSW government legislation and plans

The NSW legislation most affecting use and management of North Richmond Park is the *Crown Land Management Act 2016*, *Aboriginal Land Rights Act 1983*, *Local Government Act 1993*, and the *Environmental Planning and Assessment Act 1979*.

3.3.1 Crown Land Management Act 2016

Most of North Richmond Park is Crown land as shown in Figure 6. Crown land in NSW is governed by the *Crown Land Management Act 2016* (CLM Act), which provides a framework for the state government, local Councils and members of the community to work together to provide care, control and management of Crown reserves. Hawkesbury City Council is Crown land manager under the CLM Act and continues to have management responsibility for North Richmond Park.

Under Section 1.4 of the CLM Act, Crown land is required to be managed according to the objects and principles of Crown land management (refer to Section 4 of this Plan).

Section 3.21 of the CLM Act authorises a local Council that has management responsibility for an area of dedicated or reserved Crown land (a "council manager"), as Hawkesbury City Council does for North Richmond Park, to manage that land in accordance with the public land provisions of the *Local Government Act 1993*. With some exceptions, Section 3.22(1) of the CLM Act requires that a Council manager of dedicated or reserved Crown land "must manage the land as if it were community land under the *Local Government Act 1993*" and has "for that purpose all the functions that a local Council has under that Act in relation to community land (including in relation to the leasing and licensing of community land)". Notwithstanding, Crown land must be managed in accordance with the purpose(s) of the land and cannot be used for an activity incompatible with its purpose(s).

Section 3.23 of the CLM Act requires a Council manager of dedicated or reserved Crown land to:

- Categorise the land to one or more categories of community land referred to in Section 36(4) of the *Local Government Act 1993*. The assigned category(s) must be closely related to the purpose(s) for which the land is dedicated or reserved. The proposed multiple categorisations of North Richmond Park which correspond with the current reserve purpose of Public Recreation is in Figure 8.
- Prepare and adopt a Plan of Management for the dedicated or reserved Crown land in accordance with the Plan of Management provisions of Division 2 of Part 2 of Chapter 6 of the *Local Government Act 1993*.

The CLM Act provides that any existing lease, licence or permit issued under the *Crown Lands Act 1989* will continue for its agreed term. From 1 July 2018 all new leases, licences and permits are issued under the new legislation.

Section 3.15 of the CLM Act also allows the Minister to make, and publish in the NSW Government Gazette, Crown land management rules “for or with respect to the management of dedicated or reserved Crown land by Crown land managers”.

The *Crown Land Management Regulation 2018* supports the new *Crown Land Management Act 2016*. Crown Land Managers must comply with Crown land regulations which prescribe principles and rules relating to the use and management of Crown land in NSW.

Crown land has significant spiritual, social, cultural and economic importance to the Aboriginal people of NSW. The Crown Land Management Act recognises and supports Aboriginal rights, interests and involvement in Crown land.

Crown Land 2031 – State Strategic Plan for Crown Land June 2021

This 10-year vision will guide how Crown land in NSW will be used for the years to come.

The plan includes a roadmap of priorities, outcomes and enablers that are all steps in delivering a vision where Crown lands supports resilient, sustainable and prosperous communities across NSW. The plan also sets out an approach that will enable the use of Crown land to evolve to meet changing community needs.

3.3.2 Aboriginal Land Rights Act 1983

The *Aboriginal Land Rights Act 1983* (ALR Act) recognises the rights of Aboriginal people in NSW. The Act seeks to compensate Aboriginal peoples (who may or may not also be native title holders) for past dispossession, dislocation and removal of land in NSW.

Aboriginal land claims may be placed on any Crown land in NSW. The Department of Planning, Housing and Infrastructure is responsible for investigating claims as defined in the ALR Act. If a claim is established, the land is transferred to the Aboriginal Land Council as freehold land.

As at 12 April 2024 the Department of Planning, Housing and Infrastructure – Crown Lands advised that D.500414 was not subject to claim under the *Aboriginal Land Rights Act 1983*.

3.3.3 Local Government Act 1993

Classification

Lot 2 DP 236602 in North Richmond 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 *Local Government Act 1993* and the *Local Government (General) Regulation 2021*.

Community land:

- Must have a Plan of Management prepared for it, which sets out guidelines for use and management of the land. Until a Plan of Management is adopted, the nature and use of the land must not change.
- Must be kept for the use of the general community and must not be sold. 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*.
- Cannot be leased or licensed for a period of more than 21 years, or for 30 years with consent from the Minister.

Categorisation

Community land must be categorised in accordance with the *Local Government Act 1993*. A category assigned to community land, using the guidelines for categorisation in the *Local Government (General) Regulation 2021*, reflects Council's intentions for future management and use of the land.

The *Crown Land Management Act 2016* requires categorisation of Crown land according to the *Local Government Act 1993* and consistent with the public purpose(s) of the Crown reserve.

All of North Richmond Park was categorised as Sportsground in the Generic Plans of Management: Sportsgrounds 2011. As devolved Crown land North Richmond Park is not required to be categorised, but is proposed to be categorised for holistic management under the *Local Government Act 1993*. In addition to Sportsground the categories of Park and General Community Use have also been assigned to parts of North Richmond Park to better reflect the current and intended uses of North Richmond Park when the Concept Site Proposal is implemented.

Upon adoption of this Plan of Management, North Richmond Park is intended to be categorised consistent with the guidelines for categorisation in Table 11 and shown in Figure 8 as:

- **Sportsground** – football fields, cricket nets, sports courts – Orange
- **Park** – informal recreation areas and parkland – Blue
- **General Community Use** – sports amenities and surrounds, carparks and access road – Purple

Figure 8 Proposed recategorisation of North Richmond Park



The guidelines and core objectives of the Sportsground, Park and General Community Use categories are set out below.

Table 12 Guidelines for categories of Crown and community land at North Richmond Park

Category	Guidelines ¹	Areas of North Richmond Park
Sportsground	Land that is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.	Turnbull Oval Cricket nets Multi sports courts
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.	Play space Public amenities Shared path Grassed areas
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.	Sports amenities building Paved surrounds Park entry Carpark

Refer to Section 4.3.3 for the core objectives of the Sportsground, Park and General Community Use categories.

Use agreements

The requirements of the *Local Government Act 1993* regarding leases, licences and other estates are in Section 6.

3.3.4 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EPA Act) establishes the statutory planning framework for environmental and land use planning in NSW through:

- State Environmental Planning Policies (SEPPs).
- Local Environmental Plans (LEPs). The Hawkesbury Local Environmental Plan 2012 applies to North Richmond Park.

State Environmental Planning Policy (Transport and Infrastructure) 2021

The SEPP (Transport and Infrastructure) assists local Councils and communities by simplifying the process for providing essential infrastructure and enabling greater flexibility in the location, development and maintenance of infrastructure and service facilities. It includes specific planning provisions and development controls for a range of infrastructure works or facilities including parks and other public reserves, roads, emergency services, electricity delivery, and telecommunications networks. The clauses relevant to permissible works at North Richmond Park are in Section 5 of this plan.

3.4 Hawkesbury City Council plans

The local planning framework is governed by the Hawkesbury Local Strategic Planning Statement, Community Strategic Plan, Delivery Plan and Operational Plan, the Hawkesbury Local Environmental Plan 2012, and Development Control Plan.

3.4.1 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."

3.4.2 Hawkesbury Community Strategic Plan 2022–2042

The Hawkesbury Community Strategic Plan 2022–2042 sets out strategies to achieve Council’s aims for relevant community and assets outcomes in Hawkesbury City:

Table 13 Community outcomes and objectives

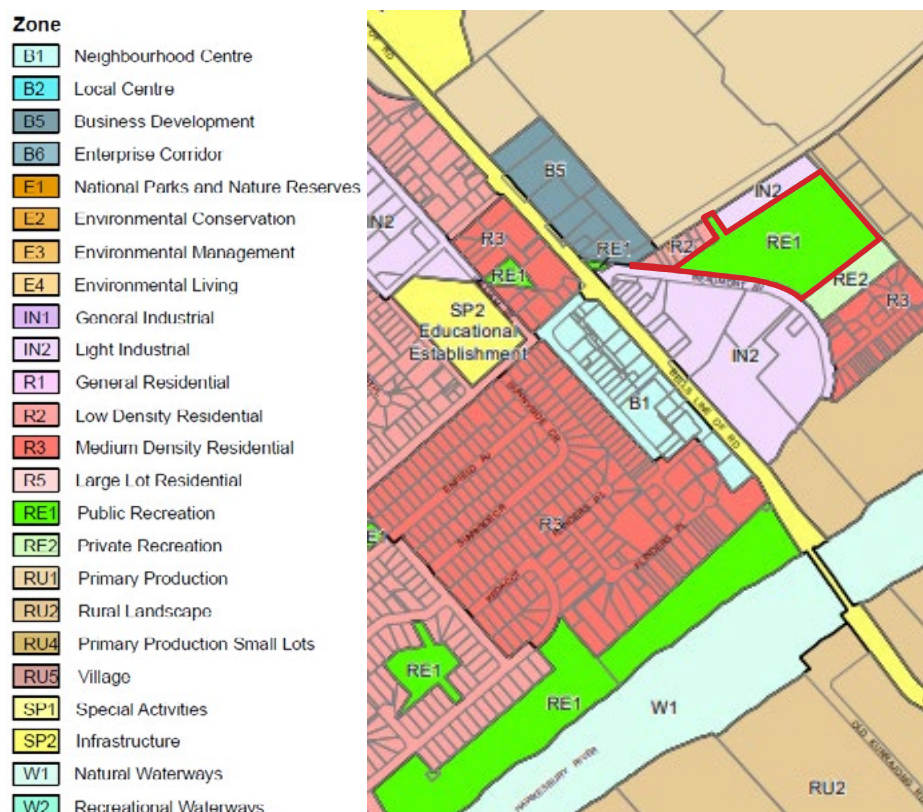
Community Outcomes	Intent	Long term objectives	Success indicators
Great place to live	Council will continue to partner with the community and key service providers to deliver outcomes which support a connected, healthy and inclusive Hawkesbury	1.2 Encourage and enable our community to participate in a healthy lifestyle	Our recreational, leisure and cultural facilities will be well used and well regarded
		1.5 Provide the right places and spaces to serve our community	We will enjoy and use our local sporting, leisure and cultural facilities as they meet our needs
		1.6 Build on a sense of community and wellbeing	
		1.7 Encourage broad and rich celebration of our local culture and significant heritage	
Protected environment and valued history	Through leadership, stewardship and education, ensure that our natural and historic built environments are protected and enhanced in culturally sensitive ways for the current community and for future generations.	2.1 Value, protect and enhance our historic built environment as well as our relationship to Aboriginal and non-Aboriginal history	We value our historic built environments and take active steps to protect and enhance them
		2.2 Value, protect and enhance our natural land-based environment with an emphasis on using local resources and key partnerships	We value our waterways and wetlands and our land-based natural environments and take active steps to protect and enhance them
		2.5 Value, protect and enhance our waterways and wetlands with an emphasis on using local resources and key partnerships	
Strong economy	Be a place that is vibrant, attractive and welcoming to residents and visitors, and which treasures and celebrates our shared history, environment, local economy and lifestyle	3.3 Promote our community as the place to visit, work and invest	
		3.5 Celebrate our creativity and cultural expression	
Reliable Council	Be a respected civic leader through consistent, transparent and engaged decision making the community can understand	4.8 Facilitate the delivery of infrastructure through relevant agencies and Council’s own works	The delivery of services to the community is of the highest quality Our assets will be managed effectively to ensure ongoing sustainability

3.4.3 Hawkesbury Local Environmental Plan 2012

Zoning

North Richmond Park is zoned as RE1 Public Recreation.

Figure 9 Zoning of North Richmond Park



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.

Terrestrial Biodiversity

The Hawkesbury Local Environmental Plan identifies the trees on the eastern boundary are Significant Vegetation.

Figure 10 Terrestrial biodiversity

Terrestrial Biodiversity Map Sheet BIO_008AA



Acid sulfate soils

Class 5 acid sulfate soils underlie North Richmond Reserve which does not restrict development approval.

Flooding

Clause 6.3 – Flood Planning of the Hawkesbury Local Environmental Plan 2012 and Council's Flood Policy 2020 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.

3.4.4 Hawkesbury Regional Open Space Strategy 2013

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

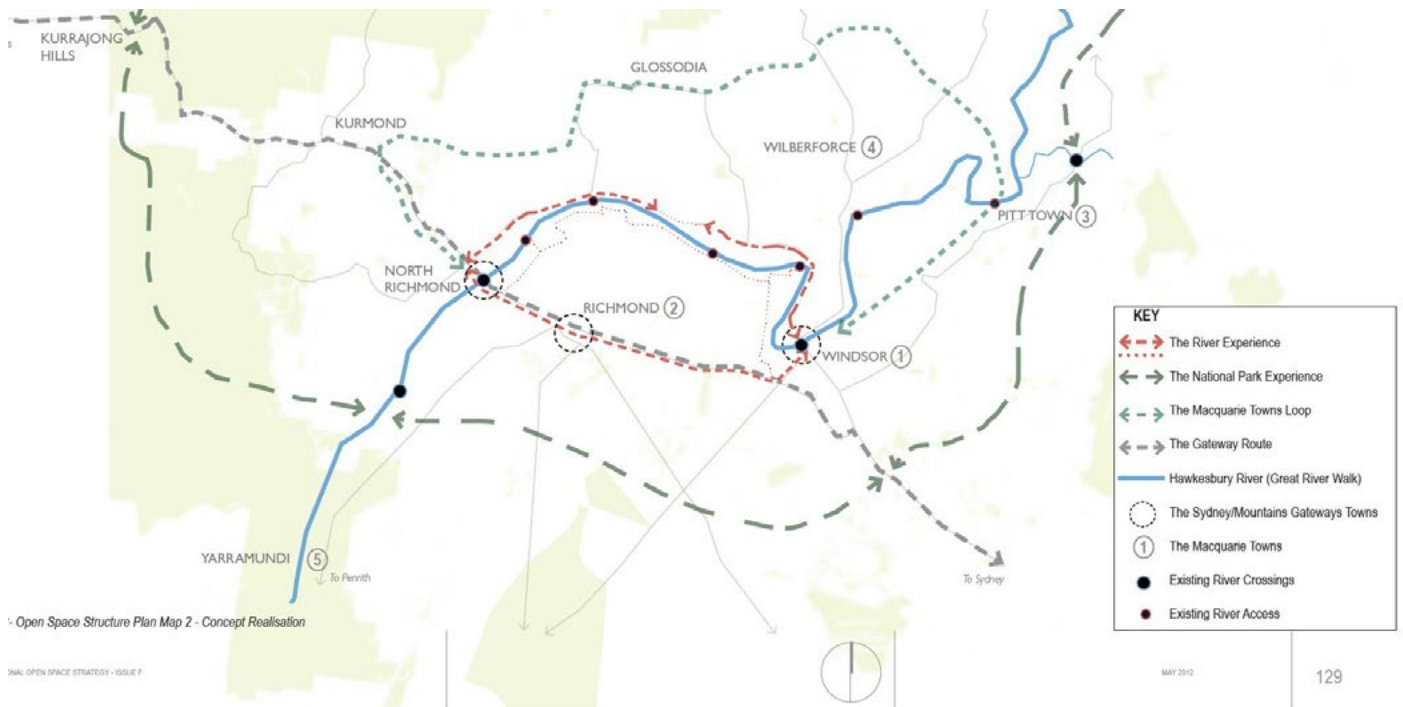
The broader objectives of the Hawkesbury Regional Open Space Strategy are to:

- 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.

North Richmond 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 McGraths Hill in terms of significance to the local sporting community and their scale and level of use.

North Richmond Park has the potential to be a destination on the proposed 'River Experience' route shown on the Hawkesbury Open Space Structure Plan in Figure 11.

Figure 11 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 planning and design of district sports parks and passive parklands.

3.4.5 Hawkesbury Bush Fire Prone Land Map 2017

The Hawkesbury Bush Fire Prone Land Map 2017 shows that North Richmond Park is Vegetation Category 3 ie. medium bush fire risk vegetation.

3.4.6 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.

3.4.7 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.

3.4.8 Local open space context

The context of open space in North Richmond is shown in Figure 12.

Figure 12 Open space in North Richmond



Figure OS.27 Township of North Richmond showing accessibility and connectivity of Open Space

Source: Hawkesbury Regional Open Space Strategy 2013

Clouston (2013) observed that open space in North Richmond is predominantly located along the periphery of the township along Hawkesbury River and Redbank Creek. For the most part North Richmond is well served with recreational opportunity, despite the major parks including North Richmond Park lying on the town periphery.

North Richmond Reserve is one of 22 parks and reserves with sporting fields in Hawkesbury City. Turnbull Oval and Peel Park cater for field sports in North Richmond.

North Richmond 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.

4 BASIS FOR MANAGEMENT OF NORTH RICHMOND PARK

4.1 Introduction

This section defines the specific roles and objectives for North Richmond Park based on community values and management directions of Hawkesbury City Council and the Department of Planning, Housing and Infrastructure–Crown Lands.

4.2 The North Richmond community

The characteristics of the North Richmond community (profile.id, 2021) are:

Population

- Total number of people increased by 28% between 2016 (4,979 people) and 2021 (6,358 people).
- 25% increase in number of people aged 5 to 34 years (prime ages for sports participation) in 2016 (1,919 people) to 2021 (2,403 people).
- Higher proportion in the 70 years and over age group in North Richmond (16.6%) than Hawkesbury City (11.6%).

Languages spoken

- English is spoken at home by 89% of residents. Key non-English languages spoken at home are Punjabi, Italian, and Maltese.

Households and dwellings

- Predominantly separate dwellings: 79% separate houses, 20% medium density dwellings.
- Majority of dwellings are owned/mortgaged (65%) in North Richmond, with 23% privately rented and 3% social housing.
- Smaller households, less likely to include children. 2.54 people per dwelling in North Richmond Park compared to 2.74 in Hawkesbury City.

Less couples and people with children

- Lower % of households are couples with children and one parent families than Hawkesbury City

Education

- Similar level of education in North Richmond (17% bachelor degree, 39% no qualifications) compared with Hawkesbury City (16% bachelor degree, 39% no qualifications)

Employment

- Similar high employment rate. 97% of the North Richmond and Hawkesbury City workforce were employed in 2021. 55% of employed people in North Richmond work full time and 29% part time.
- Employed people work in the following key industries: construction (13%), health care and social assistance (12.5%), and education and training (11%).
- Key occupations are professionals (18%), technicians and trades workers (17%), and clerical/administrative workers (14%)

Income

- Lower household income than Hawkesbury City. 22% of North Richmond households earned a high income \$3,000+ per week compared to 26% in Hawkesbury City

Vehicles

- Lower vehicle ownership. 60% of households in North Richmond own two or more motor vehicles compared to 66% in Hawkesbury City. 4% of households do not own a car

Socio-economics

- Lower SEIFA (Socio-Economic Indexes for Areas Index of Relative Socio-economic Advantage) scores: 1017.1 for North Richmond than Hawkesbury City 1025.9

4.3 Community and stakeholder engagement

4.3.1 Introduction

Community and stakeholder engagement has been undertaken by and for Hawkesbury City Council on their expectations for open spaces. These activities occurred during preparation of the Hawkesbury Community Strategic Plan and the Hawkesbury Disability Inclusion Action Plan.

The community has clearly articulated their desire for additional recreational infrastructure to support a healthy lifestyle.

A summary of feedback received from the community during preparation of this plan is provided below.

4.3.2 Process of community and stakeholder engagement

Community and stakeholder engagement for this Plan of Management was undertaken in two stages:

1. Meetings with Hawkesbury Sports Council and sporting groups in May-June 2024.
2. Public exhibition of the Draft Plan of Management in early 2025, at which time members of the community are invited to provide further comment and submissions.

4.3.3 Outcomes of community engagement

Meetings were held between Council, the Hawkesbury Sports Council and field sports club representatives in May and June 2024 to determine needs to include in the Concept Site Proposal and issues for consideration.

Expressed needs and issues, and how they are addressed in the proposed concept plan and in this plan, are in Table 13 below.

Table 14 Requested facilities and improvements to North Richmond Park

Need/ request	How addressed in this plan
Refurbish/upgrade the amenities building – canteen, barbecue area, compliance modifications to accessible toilets	Concept Site Proposal
Female changing rooms in the amenities building	Concept Site Proposal
Club room/club house for football and cricket	Concept Site Proposal
Sporting equipment storage space – cricket, rugby league, netball	Concept Site Proposal
Shade/shelter over the sports field seating	Concept Site Proposal
Netball courts with asphalt surf	Concrete or asphalt to be confirmed
Seating around netball courts	Park benches around netball courts
Fencing around the field	Concept Site Proposal
Cricket roller shed near the cricket practice nets	Concept Site Proposal
Separate turf training wicket and net near the proposed wicket roller shed	Concept Site Proposal

Issues raised are addressed in the Action Plan tables in Section 6.

4.4 Values and roles of North Richmond Park

The Hawkesbury community and park users value various aspects of North Richmond Park for different reasons. By understanding the reasons why the community and users value North Richmond Park, the role that the community expects the park to play in the future may be determined.

The Hawkesbury community places a high value on sportsgrounds, community facilities and parks which are an integral part of the area in which they live.

The values outlined below reflect the outcomes from the community engagement process.

Table 15 Values and roles of North Richmond Park

Values	Explanation	Significance	Roles
Open space	North Richmond Park is 4.5 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 sporting and recreation activities.	Local	Buffer between residential and commercial development and semi-rural properties Visual relief to surrounding development Livestock evacuation site
Access and linkages	North Richmond Park is situated within walking and cycling distance of residents, the shopping centre and schools in North Richmond. Located in a quiet part of North Richmond away from the busy Bells Line of Road, the community, particularly children, feels safe getting there and using the park. The park is free to use and accessible to everyone in the community when not being used by an organised group. The park is accessible by public transport. Vehicle parking spaces are appreciated.	Local	Publicly accessible park
Sport and active recreation	North Richmond Park is a multi-use sporting facility, providing opportunities for children and adults for organised and informal sport and active recreation Turnbull Oval is the only venue for rugby league west of the Hawkesbury River in Hawkesbury LGA The view of the field from the Panthers club is enjoyed.	District	Home ground for local rugby league and cricket clubs Venue for competition and training for local/district field and court sports Cricket practice facility
Informal recreation	North Richmond Park offers a range of multi-purpose facilities and spaces unique in North Richmond. 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.	District	Venue for informal casual active and informal recreation activities Inclusive play space for all ages

Community/ social	Members of sporting user groups value the community spirit engendered by the voluntary, dedicated, well-run and growing sporting clubs. North Richmond Park is a meeting place where the local community can gather for social interaction, family recreation activities and community activities.	District	Improved sporting club facilities Community outdoor gathering space Picnics and barbecues
Natural/ environmental	The mature trees are valued for their shade and the reduction in urban heat, and their visual attractiveness. The trees are part of a vegetated corridor.	Local	Stormwater and flood detention Emergency bushfire and flood refuge Wildlife habitat

4.5 Vision and management objectives for North Richmond Park

4.5.1 Vision for open space and parkland in NSW

50-Year Vision for Greater Sydney's Open Space and Parklands

The Draft 50-Year Vision for Greater Sydney's Open Space and Parklands in the next 50 years is:

- A living and breathing city of parks for people to connect, exercise, reflect and celebrate
- A city of immense natural beauty, with incredible parklands, open spaces and waterways within its landscape
- A place where people are custodians and wholeheartedly embrace and care for open space and parklands
- Cool, connected and community-focused through the Greater Sydney Green and Blue Grid
- A city where open spaces and parklands are accessible, meaningful and sustainable, reflecting the stories of the city's ancient and recent past, and enhancing unique landscapes for stories yet to be told
- A place where open spaces and parklands are fundamental to everyday life, nurturing people while supporting a vibrant ecology and providing a home for a rich diversity of flora and fauna in the city and its neighbourhoods
- As much a parkland city as it is a harbour and river city, where people share access to diverse types of open space and parklands.

Strategic directions underpinning the 50-year vision for Greater Sydney's open space and parklands are:

- Growing a city of parks for people
- Connecting neighbourhoods to parks
- Keeping Sydney green and captivating
- Being smart and resilient.



Source: Department of Planning, Industry and Environment (2020)

4.5.2 Hawkesbury City Council vision

Council's vision is outlined in the Hawkesbury Community Strategic Plan 2022–2042. 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 project aligns with the Hawkesbury City Council's corporate strategies and mission statements in the Community Strategic Plan as follows:

- Strategy of ***“Participation in recreational and lifestyle activities is increased”*** – through encouraging and enabling our community to participate in a healthy lifestyle.
- Mission of ***“Building a Hawkesbury that's loved by its people”***
- Strategic Outcome measure ***“a great place to live”***.

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. ”

The vision of the Hawkesbury Urban Greening Strategy 2023–2033 is:

“ Cool, connected and well maintained urban green spaces make the Hawkesbury an even better place to live and visit. ”

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

“ North Richmond 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 elements for the North Richmond and wider community. ”

4.5.3 Principles of Crown land management

North Richmond Park will be managed according to the principles of Crown land management embodied in the *Crown Land Management Act 2016* which are that:

- a. Environmental protection principles be observed in relation to the management and administration of Crown land, and
- b. The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and
- c. Public use and enjoyment of appropriate Crown land be encouraged, and
- d. Where appropriate, multiple use of Crown land be encouraged, and
- e. Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- f. Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

4.5.4 Core objectives for categories of community and Crown land

North Richmond Park is categorised as Sportsground, Park and General Community Use as shown in Figure 8.

North Richmond Park will be managed according to the core objectives under the *Local Government Act 1993* for each relevant category for Crown and community land set out below.

Sportsground

The core objectives for community land categorised as **Sportsground** are to:

- 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

The core objectives for community land categorised as **Park** are to:

- 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

The core objectives for community land categorised as **General Community Use** are to:

- 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).

4.5.5 Reserve purpose

The Crown land within North Richmond Park will be managed consistent with its purpose of Public Recreation.

4.5.6 Land use zoning objectives

Hawkesbury City Council's objectives for 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.

4.5.7 Management principles

Following on from the values, it is important to establish some management principles against which recommendations for uses and development of North Richmond Park will also be made. As owner of land within the park and Crown land manager, Hawkesbury City Council intends to manage North Richmond Park to:

- Preserve the aspects of the park that are particularly valued.
- Limit additional developments that do not relate to the park's roles.
- Ensure continued public access.
- Continue to provide high quality and well-maintained spaces and facilities.
- Maintain the current balance of sporting facilities to informal recreation areas.
- Provide opportunities for informal recreation, community uses, cultural activities, and social interaction
- Allow limited approved public cultural events which are ancillary to and supportive of the public recreational use of the precinct, and that have acceptable impacts on public recreational, residential and open space amenity.
- Minimise intensification of uses that have impacts on park users and the local community.
- Ensure future uses are compatible with existing activities and the carrying capacity of facilities and settings.
- Ensure safety of visitors to the park.

The park will continue to be permitted to be used primarily for sporting and informal recreation activities, community activities, and for social and cultural activities and events.

4.5.8 Roles and management objectives for North Richmond Park

The broader objectives for open space in 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.

Following on from the vision for North Richmond Park, the key management directions for the park are to:

- Establish North Richmond 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 North Richmond 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.

Council's objectives for North Richmond 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 North Richmond 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.

5 FUTURE USES AND DEVELOPMENTS

5.1 Permitted future uses and developments

5.1.1 Introduction

North Richmond Park will continue to be developed and used for a broad range of permitted uses.

5.1.2 Legislative requirements

Introduction

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

- *Crown Land Management Act 2016*
- *Native Title Act 1993*
- *Aboriginal Land Rights Act 1983*
- *Local Government Act 1993*
- SEPP (Transport and Infrastructure) 2021
- Hawkesbury Local Environmental Plan 2012
- Uses for which leases, licences and other estates may be granted on community and Crown land under the *Local Government Act 1993*, *Crown Land Management Act 2016*, and the *Crown Land Management Regulation 2018*
- Commonwealth legislation
- Any interests held on title.

Crown Land Management Act 2016

- Use of Crown land must be consistent with:
- The principles of Crown land management
- The public purpose of Public Recreation under the *Crown Land Management Act 2016*
- Any interests and rights granted under the *Crown Land Management Act 2016*.

Native Title Act 1993

Native title rights and interests must be considered on Crown land unless native title has been extinguished or surrendered or determined by a court to no longer exist.

When proposing any act that may affect native title on Crown land or Crown reserves the act must be authorised through Part 2 Division 3 of the *Native Title Act 1993*.

Examples of acts which may affect native title on Crown land or reserves managed by Council include:

- Construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbecues
- Construction of extensions to existing buildings
- Construction of new roads or tracks
- Installation of infrastructure such as powerlines, sewerage pipes, etc.
- Creation of an easement
- Issue of a lease or licence
- Undertaking of major earthworks.

The *Native Title Act 1993* also contains provisions regarding public works. The Act defines a public work as:

- a. Any of the following that is constructed or established by or on behalf of the Crown, or a local government body or other statutory authority of the Crown, in any of its capacities:
 - (i) a building, or other structure (including a memorial), that is a fixture; or
 - (ii) a road, railway or bridge; or
 - (iia) where the expression is used in or for the purposes of Division 2 or A of Part 2--a stock-route; or
 - (iii) a well, or bore, for obtaining water; or
 - (iv) any major earthworks; or
- b. A building that is constructed with the authority of the Crown, other than on a lease.

Major earthworks are defined as: earthworks (other than in the course of mining) whose construction causes major disturbance to the land, or to the bed or subsoil under waters.

Where it is proposed to construct or establish a public work on reserved or dedicated Crown land, where native title is not extinguished, prior to approval Council will notify and give an opportunity to comment any representative Aboriginal/Torres Strait Islander bodies, registered native title bodies corporate and registered native title claimants in relation to the land or waters covered by the reservation or lease as required under the *Native Title Act 1993*. Refer also to Section 3.2.1.

Aboriginal Land Rights Act 1983

The *Aboriginal Land Rights Act 1983* provides land rights for Aboriginal people in NSW. The lodgement of an Aboriginal land claim by a Land Council creates an inchoate (unformed) interest in the land. The full extent of that interest is not known until the claim is investigated and a determination is made by the relevant Minister.

A Plan of Management must consider the inchoate interests of Aboriginal people where an undetermined Aboriginal Land Claim exists.

Local Government Act 1993

According to the *Local Government Act 1993* and the *Local Government (General) Regulation 2021*, uses and developments on land classified as community land must be consistent with the guidelines for each relevant category and the core objectives of the relevant category. The guidelines and core objectives for the Sportsground, Park, and General Community Use categories which apply to North Richmond Park are outlined above.

All activities which are consistent with the guidelines for categorisation as Sportsground, Park, and General Community Use which meet the core objectives of those categorisations, are expressly authorised by this Plan.

Hawkesbury Local Environmental Plan 2012

The Hawkesbury Local Environmental Plan 2012 sets out in general terms what types of developments are permissible within the RE1 zone.

All proposed uses, development and building works in this Plan of Management should be permissible under the applicable zoning in the Hawkesbury Local Environmental Plan 2012 and assessed if required through a Development and Building Application process consistent with the *Environmental Planning and Assessment Act 1979*.

Works and activities permitted under the RE1 Public Recreation zone in Hawkesbury City Council are listed in Table 15.

Table 16 Permissible activities in the RE1 Public Recreation zone in Hawkesbury

Permitted without consent	Permitted with consent		Prohibited
Environmental protection works	Aquaculture Boat sheds Centre-based child care facilities Charter and tourism boating facilities Community facilities Environmental facilities Extensive agriculture Farm buildings Flood mitigation works Food and drink premises Forestry Helipads Information and education facilities Jetties	Kiosks Markets Moorings Public administration buildings Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Respite day care centres Roads Signage Water recreation structures Water storage facilities	Any other development

Any Development Applications, proposed works and major management issues will be advertised to the community for information and to invite comment.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Division 12 of the *SEPP (Transport and Infrastructure) 2021* provides for development which is:

- Permitted without consent on a Crown reserve if the development is to implement an adopted Plan of Management for the land (Clause 65 (2) (d)).
- For certain purposes by or on behalf of Council without consent on a public reserve under the control of or vested in Council (Clause 65 (3)).
- Exempt from planning consent if it is carried out by or on behalf of a public authority on a public reserve (Clause 66).

Clause 66 of SEPP allows for certain construction or maintenance works to be undertaken as “exempt development”, subject to certain conditions and compliance requirements set out in

Clause 20 in parks and other public reserves, including Crown land under a Crown land manager. Such exempt development must involve “no greater disturbance of native vegetation than necessary” and “not result in an increase in stormwater run-off or erosion.”

Clause 65 of the SEPP also permits specified works to be undertaken on community land or Crown land under a Crown land manager without consent “if the development is for the purposes of implementing a plan of management adopted for the land”.

Commonwealth legislation

Council recognises that under the *Telecommunications Act 1997* North Richmond Park may be a desirable location for the location of a telecommunications installation. ‘Low impact’ telecommunications installations are permissible on community land without authorisation in a Plan of Management and without Council approval.

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 rental fee will be payable to Council.

3.5.3 Preferred future developments and uses

North Richmond Park is generally intended to be North Richmond’s district level 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 Concept Site Proposal (Figure 1).

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 North Richmond 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 Concept Site Proposal (Figure 1) and any subsequent detailed Masterplans.
- Any site constraints.

Proposed buildings and structures at North Richmond Park include:

- Covered seating with waterproof awning
- Refurbished amenities building
- Large, partially covered outdoor paved area for club barbecues and functions
- Sporting fields: two regulation sized and one practice rugby league field and one cricket pitch upgraded with drainage, irrigation and new turf
- Upgraded and re-surfaced multi-sport courts
- Recreational cycleway
- Perimeter fencing
- New accessible and inclusive children's play space
- Renovated carpark with 38 marked spaces and tree planting
- New angle parking (36 spaces) along Beaumont Avenue
- Floodlighting of sporting facilities and general security lighting

This Plan of Management authorises competition and training for formal or informal field and court sports at North Richmond Park.

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.

5.1.3 Authorised uses and development at North Richmond Park

Introduction

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 North Richmond Park for outdoor sporting, active and informal recreation, community/social/cultural activities and other compatible activities.

Purposes for which any further development of North Richmond Park will be permitted (under lease, licence or otherwise) are outlined in this Plan of Management, consistent with the public purpose of Crown land and categorisation of community land, any approved Development Application, and any provision of an applicable development control plan for exempt and complying development.

Permitted uses and developments must support and enhance the other values of North Richmond Park including open space, access, sport, recreation, community/social and the natural environment.

Any use or development that would further encroach on the open space of North Richmond 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
- Is consistent with the objectives of this Plan of Management.

Authorised uses and developments

This Plan of Management authorises the following uses and developments at North Richmond Park, including but not limited to those listed in Table 16. Some of the activities and developments listed below may require development consent.

The facilities on community land may change over time, reflecting the needs of the community.

Table 17 Permissible uses of North Richmond Park

Purpose/Use	Sportsground category	Park category	General Community Use category
Accommodation (temporary) for animal carers, evacuees in emergencies	•	•	•
Advertising – internally oriented	•	•	•
Art, including painting, sculpture	•	•	•
Ceremonies	•	•	•
Childcare / vacation care / out of school hours care			•
Classes (sport, leisure, recreation, training)	•	•	•
Commercial uses ancillary to sports facilities and usage (physiotherapy, etc.)	•		•
Community, special and cultural events, gatherings	•	•	•
Concerts (music, outdoor theatre)	•	•	•
Corporate days, promotions, displays	•	•	•
Cycling – leisure, active transport/ transit		•	
Delivering a public address or speech	•	•	•
Dog exercise (Prohibited on sportsfields, and within 10 metres of the playground and food and beverage consumption areas. On-leash only elsewhere)		•	
Earthworks	•	•	•
Education	•	•	•
Emergency purposes, including training	•	•	•
Environmental management and monitoring	•	•	•
Environmental protection works	•	•	
Event “live site”	•	•	•
Filling, levelling or draining of land	•	•	•

Purpose/Use	Sportsground category	Park category	General Community Use category
Filming and photography, subject to Council approval	•	•	•
Flora, fauna and archaeological surveys	•	•	•
Functions		•	•
Habitat creation		•	
Helicopter take-off and landing (in medical emergencies only)	•		
Indoor and outdoor sporting and recreational activities compatible with the use of all facilities	•	•	•
Informal ball games and recreation	•	•	•
Interpretation (historical, environmental)	•	•	•
Irrigation and drainage	•	•	•
Landscaping, gardening	•	•	•
Livestock evacuation site (temporary)	•	•	
Maintenance and emergency vehicle access	•	•	•
Maintenance of sporting and recreation facilities	•	•	•
Markets and fairs	•	•	•
Meetings			•
Organised and unstructured active and passive sporting and recreational activities and programs	•	•	•
Outdoor cinema	•	•	
Performances including concerts, stage	•	•	•
Personal and group fitness training, subject to Council approval	•	•	•
Pest control (invertebrate and vertebrate)	•	•	•
Picnics and barbecues		•	•
Play activities (all ages, abilities)		•	•
Product launches	•	•	•
Revegetation, returfing	•	•	
Running / jogging	•	•	
Sports administration	•		•
Sporting activities including training, competition, events, tuition	•	•	•
Sports facility lighting	•		
Stormwater collection, treatment and/or retention	•	•	•

Purpose/Use	Sportsground category	Park category	General Community Use category
Vehicle parking, including overflow parking during large scale sporting and special events	•	•	
Walking	•	•	
Weed management	•	•	

Table 18 Permissible developments to facilitate uses at North Richmond Park

Purpose/Use	Sportsground category	Park category	General Community Use category
Access for people of all abilities	•	•	•
Amenities		•	•
Barbecues		•	•
Bicycle related storage facilities/racks	•	•	•
Café / kiosk / canteen	•	•	•
Carparks		•	•
Commercial development ancillary to and supporting existing uses	•	•	•
Community facilities for social, cultural and recreation purposes			•
Community garden		•	•
Complying and exempt development	•	•	•
Drainage works: complementary to the natural drainage patterns on the land, and to protect roads, services, or other facilities on the land	•	•	•
Easements to private property: temporary or permanent access across North Richmond Park where appropriate and in compliance with the requirements of the <i>Local Government Act 1993</i> , <i>Local Government (General) Regulation 2021</i> and other relevant legislation and policy.	•	•	•
Educational facilities			•
Electric vehicle charging station			•
Environmental facilities	•	•	•
Environmental protection works	•	•	•
Fencing	•	•	•
Fitness/exercise equipment	•	•	•
Flagpoles or smart poles		•	•
Food and beverage outlet (mobile, temporary)	•	•	•

Purpose/Use	Sportsground category	Park category	General Community Use category
Food preparation and related facilities		•	•
Hardstand for event structures		•	
Indoor sport training facilities	•		•
Irrigation and drainage structures and systems	•	•	•
Landscaping (hard and soft), including landscape structures or features		•	
Lighting: for sport, public safety and the protection of assets	•	•	•
Park furniture	•	•	
Park maintenance staff amenities		•	•
Pathways		•	•
Picnic tables, shelters and barbecues		•	
Play equipment, softfall, shade structures		•	
Public utilities	•	•	•
Scoreboard and scoring infrastructure	•		•
Seating		•	•
Shelters and shade structures		•	•
Signage – locational, directional, interpretive, regulatory	•	•	•
Sport ancillary purposes	•		•
Sporting facilities for conducting organised sport	•		•
Sports courts (indoor, outdoor)	•	•	
Sports lighting – field/court lighting to Australian standards for relevant sporting activities	•	•	
Stormwater storage tanks and pipes	•	•	•
Take away food or drink premises		•	•
Temporary advertising structures which relate to approved uses/activities, are internally directed and approved by Council	•	•	•
Toilets		•	•
Utility installations including cables, pipes and tanks	•	•	•
Vehicle access, parking and loading/unloading areas (emergency and authorised vehicles only)	•	•	•
Vehicle barriers		•	•
Viewing area / platform	•	•	•
Walking/cycling tracks/paths, raised paths/boardwalks, ramps, stairs, gates		•	•

Purpose/Use	Sportsground category	Park category	General Community Use category
Waste management	•	•	•
Water sensitive urban design structures such as rain gardens, swales	•	•	•
Work or storage sheds required in connection with maintenance of North Richmond Park		•	•

Authorisation of sewer

This Plan of Management authorises the creation of a 7-metre wide easement within North Richmond Park to enable Sydney Water to install a new sewer pipeline/pressure main.

The proposed sewer easement within North Richmond Park is shown in Figure 13.

Figure 13 Proposed sewer easement and pipeline in North Richmond Park



5.1.4 Restricted and prohibited activities

Restricted and prohibited activities and developments in North Richmond Park are listed in the Hawkesbury Local Environmental Plan 2012 and on signage in the park.

Activities that are prohibited or restricted at North Richmond Park include, but are not limited to:

- Breaking or leaving any bottle, glass, syringe or other objects likely to endanger the safety of any person
- Camping or staying overnight
- Depositing rubbish
- Discharging of rifles or firearms
- Dogs off leash except in designated areas
- Dogs within 10 metres of playgrounds and food preparation areas
- Fireworks without approval
- Flying of model aeroplanes or drones
- Any game or activity likely to damage property, injure, endanger or cause nuisance to any other person
- Helicopter landings, except in emergencies
- Horse riding
- Interfering with or damaging any Council building, equipment, furniture, landscaping, tree, plant or flora
- Leaving of dogs' faeces (removal and proper disposal is required)
- Lighting of fires, except in Council constructed fireplaces or portable barbecues
- Practising of golf or archery
- Remote control vehicles including model aeroplanes and cars
- Smoking within 10 metres of playgrounds or sporting fields
- Taking of unauthorised motor vehicles or motorised bikes, except in constructed car parks and driveways.

Conduct which is prohibited in dedicated or reserved Crown land are listed in Clause 9 of the Crown Land Management Regulation 2018.

Activities that can be prohibited on Crown land by direction or notice under Part 9 of the *Crown Land Management Act 2016* are listed in Clause 13 of the Regulation.

Activities at North Richmond Park must be consistent with the RE1 Public Recreation zoning.

Activities at North Richmond Park may be prevented or restricted by public health orders such as during a pandemic.

5.1.5 Guidelines for buildings and other structures

This Plan of Management expressly authorises development of new buildings and structures, and redevelopment/refurbishment of existing buildings and structures, which support the desired uses of North Richmond Park and are consistent with the reserve purpose of Public Recreation, and the categorisation.

The location, size and scale of future buildings and structures at North Richmond Park will be consistent with:

- Community needs
- Physical site constraints
- Best practice design standards including Australian Standards and NSW Better Places guidelines.

Design considerations for North Richmond Park include to:

- Create multi-functional open spaces that provide settings for activities and events
- Design and maintain sports surfaces and infrastructure to relevant 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 and to reduce urban heat 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 relevant Australian Standards 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 structures and/or refurbishments of on-site structures will be low-scale, of architectural and built form appropriate to the Western Sydney climate.

Planting

A 30% increase in tree canopy is proposed for urban cooling and biodiversity benefits.

Species selected for planting at North Richmond Park will be native and endemic to the area where possible, and be appropriate for a highly modified and used recreation area. 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. 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*

This is not an exhaustive list. Other native and exotic trees will be added to address urban heat island effects. Planting within the park will be undertaken on a site-specific basis as shown on the Masterplan.

5.1.6 Scale and intensity of future uses and development

In accordance with the *Local Government Act 1993* a Plan of Management for community land must set out the scale and intensity of proposed uses and developments.

The scale and intensity of future uses and development at North Richmond Park is dependent on:

- The nature of the approved future uses and developments
- The Concept Site Proposal for the park (Figure 1).
- The carrying capacity of facilities and spaces at North Richmond Park
- Impact on adjoining residents and land uses in terms of noise, lighting, traffic and vehicle parking
- Consistency with the reserve purpose and categorisation.
- Approved Development Applications.

The scale and intensity of future uses and developments at North Richmond Park is constrained by impact on adjoining residents and land uses. Any proposal to use buildings, structures and spaces at North Richmond 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 Concept Site Proposal in Figure 1 would be subject to a development application.

The benchmarks for the scale and intensity of future uses and developments permissible at North Richmond Park will be physical disturbance and damage to facilities and spaces. The physical impacts of activities and uses on facilities and spaces should be regularly monitored. Review of permissible activities and developments will occur if site monitoring shows any deterioration from the present condition of North Richmond Park resulting from those activities or developments.

Activities at North Richmond Park which may attract high numbers of people include sporting activities and community events. The intensity of use, multiple activities/uses, and real or perceived crowding/congestion or competition for open space at North Richmond Park will be managed so as not to unreasonably compromise the amenity of park users, local residents and the community.

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 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.

The intensity of use of informal recreation facilities and settings (such as the play space) would be determined by users of the site.

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.

At times, such as during the COVID-19 pandemic, Council is required to implement public health directives to ensure social distancing at public open spaces and facilities, which may involve temporarily preventing access to specific facilities. Conversely, the response to a pandemic or similar situation would increase demand for walking, cycling and outdoor informal recreation opportunities. North Richmond Park is ideally placed to offer such local outdoor open space and exercise opportunities.

5.2 Use agreements

5.2.1 What are use agreements?

Under Section 46(1)(b) of the *Local Government Act 1993* a lease, licence, other estate or easement (also referred to as use agreements) may be granted over all or part of community land as a way of formalising the use of community land. The *Crown Land Management Act 2016* contains similar provisions for Crown land managed by Council Crown Land Managers.

Leases and licences may be held by organisations such as sporting clubs and associations, community groups, schools, non-government organisations, charities, community welfare services, non-profit organisations and government authorities, 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 North Richmond 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 North Richmond Park is proposed. A number of licences for different users can apply to the same area at the same time, provided there is no conflict of interest.

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. 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 lease or licence must be for uses consistent with the reserve purpose, the assigned categorisation and zoning of the land, be in the best interests of the community as a whole, and enable, wherever possible, shared and multiple use of community land.

Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this Plan of Management, and the capacity of the community land and the local area to support the activity.

5.2.2 Authorisation of current use agreements

One use agreement for use of water from the bore currently applies to North Richmond Park. This agreement has expired but is recommended to be renewed.

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

- Use of the bore for water supply
- Seasonal agreements for use of sporting facilities managed by Hawkesbury Sports Council.

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

5.2.3 Leases and licences over community land

The *Local Government (General) Regulation 2021* sets out requirements for issuing of leases, licences and short term/casual permits on community land.

The maximum period for leases and licences on community land allowable under the Local Government Act is 21 years, or 30 years if consent from the Minister is required (including any period for which the lease or licence could be renewed by the exercise of an option) for purposes consistent with the categorisation and core objectives of the particular area of community land. Community land may only be leased or licensed if public notice is given according to the requirements of the Local Government Act.

Under Section 47, Council may grant a lease, licence or other estate exceeding five years if it gives public notice of the proposal to the owner, the public and all stakeholders, and invites and considers public submissions. If an objection to the proposal is made, Council may not grant a lease, licence or other estate without consent of the Minister for Local Government.

For proposed leases, licences and other estates of five years or less, Council must publicly advertise the proposal in the same way as for leases, licences and other estates over 5 years. Final approval of the lease rests with Council, but the Minister for Local Government has the discretion to call in a proposed lease and determine the matter in place of Council. However, some short-term and other types of leases, licences and other estates, such as providing underground pipes and connections, are exempt from the need to advertise.

Any leases or licences for emergency services organisations, and not-for-profit and community groups after 30 June 2021 must be authorised by an adopted Plan of Management, or Ministers consent must be sought to manage the land as is it were operational land under the *Local Government Act 1993*.

5.2.4 Considerations for leases and licences over Crown land

The *Crown Land Management Act 2016* sets out requirements for granting leases, licences, permits, easements or right of way including secondary interests on dedicated or reserved Crown land.

Table 19 Leases and licences over dedicated or reserved Crown land

Section of Crown Land Management Act 2016	Lease and licence requirements	
3.22 Functions of Council as Crown Land Manager	As Crown Land Manager, Council must manage the land as if it were community land under the <i>Local Government Act 1993</i> . Council as Crown Land Manager can exercise all the functions that a local Council has under that Act in relation to community land, including in relation to leasing and licensing of community land.	
8.7 Advice of Native Title Manager required to grant interests	Where Council is Crown Land Manager, Council must obtain the advice of its native title manager prior to granting a lease, license or other permit, that it complies with any applicable provisions of the native title legislation.	
2.20 & 3.17 and <i>Crown Land Regulation 2018</i> Section 31 Short term licenses over dedicated or reserved Crown land	Council as Crown Land Manager may issue short term licences on Crown land as if it were community land under the <i>Local Government Act 1993</i> for uses including:	
	• Access through a reserve • Advertising • Camping using a tent, caravan or otherwise • Catering • Community, training or education • Emergency occupation • Entertainment • Environmental protection, conservation or restoration or environmental studies • Equestrian events • Exhibitions • Filming (as defined by the <i>Local Government Act 1993</i>) • Functions	• Grazing • Hiring of equipment • Holiday accommodation • Markets • Meetings • Military exercises • Mooring of boats to wharves or other structures • Sales • Shows • Site investigations • Sporting and organised recreational activities • Stabling of horses • Storage.
2.19, 3.17 Secondary interests over dedicated or reserved Crown land	The Minister or Council may issue a secondary interest where they are satisfied it is in the public interest and would not be likely to materially harm use of the land for the purposes for which it is dedicated or reserved.	
2.18 Special provisions relating to Minister's powers over dedicated or reserved Crown land	The Minister may grant a lease, licence, permit, easement or right of way over dedicated or reserved Crown land for a facility or infrastructure, or any other purpose the Minister thinks fit. Before doing so, the Minister must consult the Crown land manager or the relevant government agency if the land is used, occupied or administered by an agency or the Minister to whom that agency is responsible. If the land is to be used or occupied under the relevant interest for any purpose except a purpose for which it is currently dedicated or reserved, a notice is to be published specifying the purposes for which the land is to be used or occupied under the relevant interest and be satisfied that it is in the public interest to grant the relevant interest.	

5.2.5 Express authorisation of future use agreements

Authorisation of future use agreements

Use agreements over community and Crown land are dealt with in Sections 46, 46A and 47 of the *Local Government Act 1993*, Clauses 116 to 119 of the *Local Government (General) Regulation 2021*, Division 3.4 of the *Crown Land Management Act 2016*, and Clause 70 of the *Crown Land Management Regulation 2018*.

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.

This Plan of Management expressly authorises the issue of leases, licences and other estates over the land covered by this Plan of Management, provided that:

- The purpose is consistent with the purpose for which it was dedicated or reserved, and any purposes which have been added to the reserve
- The purpose is consistent with the guidelines and core objectives for the category of the land
- The lease, licence or other estate is for a permitted purpose listed in the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*
- The issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *Native Title Act 1993* (Cth)
- Where the land is subject to a claim under the *Aboriginal Land Rights Act 1983* the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted
- The lease, licence or other estate is granted and notified in accordance with the provisions of the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*
- The issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.

Depending on the nature of the proposed lease or licence, Council would develop specific objectives and requirements tailored to the proposed use. Terms and conditions of a lease, licence or other estate should reflect the interest of the Council, protect the public, and ensure proper management and maintenance.

This Plan of Management expressly authorises the issue of leases, licences and other estates over the land in North Richmond Park categorised as Sportsground, Park and General Community Use as set out in Table 21 (below).

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 North Richmond Park.

This Plan of Management authorises the granting of a lease or licence over parts of the covered seating and sports amenities building for:

- The purpose of trading such as a canteen, kiosk or café
- Meetings and functions
- Storage of equipment, provided the equipment is regularly used by community groups/ non-profit organisations at that sportsground.

Short-term casual use and occupation

Licenses for short-term casual use or occupation of North Richmond Park for a range of uses may be granted in accordance with Clause 116 of the *Local Government (General) Regulation 2021*.

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

Table 20 Authorised uses for short term casual use or occupation of North Richmond 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 and court sports 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.	Commercial uses which support the use of North Richmond Park for sport, informal recreation, and social/community activities, such as football clinics, personal fitness training, café, mobile food/beverage vans, and functions.
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 North Richmond Park.

Proposed use	Land to which authorisation applies	Express authorisation of short term casual use or occupation for:
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 2021</i> including: • 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 Management or is consistent with the core objectives or the categorisation of the land concerned. • 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.

5.2.6 Short term licences

Short term licences and bookings will be issued in accordance with the *Local Government (General) Regulation 2021* and the *Crown Land Management Act 2016* and its Regulation 2018.

5.2.7 Use agreements by tender

Section 46A of the *Local Government Act 1993* requires that Plans of Management must specify purposes for which a lease, licence or other estate may be granted only by tender. A lease or licence for a term exceeding five years may be granted only by tender unless it is granted to a non-profit organisation. However, Council may apply a tender process in respect to granting any particular lease, licence or estate.

Leases, licences and other estates for the following purposes will be granted only after a public competitive tender process in accordance with the *Local Government Act 1993*:

- Advertising
- Commercial activities
- Operation of a café not connected with a sporting organisation
- A lease or licence for a term exceeding five years, unless granted to a non-profit organisation
- Other leases/licences Council may want to tender.

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 1993*.

5.2.8 Sub-leases

Where a lease arrangement has been entered into with Council over community land, sub-leasing of the land must be in accordance with the requirements of Section 47C of the *Local Government Act 1993* i.e. for the purpose for which the land was to be used under the lease. Council approval must be obtained before any sub-lease is 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 Regulation. Refreshment kiosks, dances and private parties are prescribed as purposes for which community land that is leased for a sporting club may be sublet under Clause 119 of the *Local Government (General) Regulation 2021*.

Table 21 Express authorisation of leases, licences and other estates at North Richmond Park

Type of tenure arrangement	Maximum term	Park category	Purposes for which tenure may be granted	
			Sportsground category	General Community Use category
Lease	21 years, or 30 years with approval from the Minister	–	• Use of indoor facilities and spaces for sport training and administration purposes • Commercial retail uses associated with the facility such as sale of merchandise and sale or hire of sports goods • Commercial activities associated with and ancillary to North Richmond Park and aligned with its values, function, scope and scale including: • Management and maintenance of sporting and related infrastructure and the sporting field • Health or sports medicine services (physiotherapy, massage etc.) available to the public	• Café/kiosk for refreshment purposes, including outdoor seating and tables, with or without liquor licence • Childcare, before and after school care, vacation care • Commercial activities associated with and ancillary to North Richmond Park and aligned with its values in function, scope and scale • Educational purposes, including classes, workshops • Community services delivery and provision • Arts and cultural purposes, including concerts, dramatic productions • Recreational, community and leisure purposes, including fitness classes, dance classes, games • Sporting uses developed/operated by a private operator
Licence		• Mobile food/beverage vans • Advertising aligned with North Richmond Park values and Council's policies • Hire or sale of recreational equipment • Sporting, community, recreational and related activities	• Use of North Richmond Park for training and competition matches, registration days etc. • Use of indoor training facility for sport training and administration purposes and on match days • Hire or sale of sporting equipment • Mobile food/beverage vans • Advertising aligned with North Richmond Park's values and Council's policies • Sporting activities fixtures and events including ticketed events • Sporting, community, recreational and related activities • Commercial activities associated with and ancillary to North Richmond Park and aligned with its values in function, scope and scale including management and maintenance of sporting and related infrastructure and the sporting fields, and health or sports medicine services (physiotherapy etc.) available to the public	• Café/kiosk for refreshment purposes, including outdoor seating and tables, with or without liquor licence • Childcare, before and after school care, vacation care • Mobile food/beverage vans • Advertising aligned with North Richmond Park's values and Council's policies • Commercial activities associated with and ancillary to North Richmond Park and aligned with the values in function, scope and scale • Educational purposes, including education classes, workshops • Arts and cultural purposes, including concerts, dramatic productions • Recreational, community and leisure purposes, including fitness classes • Sporting, community, recreational and related activities

Purposes for which tenure may be granted				
Type of tenure arrangement	Maximum term	Park category	Sportsground category	General Community Use category
Short-term licence	Depending on activity and agreement with Council	Including but not limited to: • Access through a reserve • Advertising • Catering • Coaching clinics for field sports, basketball, skating and the like • Community services and activities • Community events and festivals • Community training or education • Delivering a public address • Emergency occupation • Engaging in an appropriate trade or business • Entertainment • Environmental protection, conservation or restoration or environmental studies • Exhibitions • Filming (as defined by the <i>Local Government Act 1993</i>), including for cinema/ television including temporary erection or use of buildings or structures necessary to enable a filming project to be carried out • Functions – community, corporate • Hiring of equipment • Markets, fairs • Meetings • Military exercises • Mobile food/beverage vans • Outdoor cinema • Performances, playing a musical instrument or singing for fee or reward • Photography (still, commercial) • Picnics • Private celebrations (weddings and family gatherings) • Sales • Scientific studies, surveys • Shows • Site investigations • Sporting and organised recreational activities • Storage	Including but not limited to: • Access through a reserve • Advertising • Broadcasting or filming of sporting fixtures and still photography • Broadcasts associated with any event, concert, or public speech • Catering • Coaching clinics for sporting activities • Community events and festivals • Community services and activities • Community training or education • Delivering a public address • Emergency occupation • Engaging in an appropriate trade or business • Entertainment • Environmental protection, conservation or restoration or environmental studies • Exhibitions • Filming (as defined by the <i>Local Government Act 1993</i>), including for cinema /television including temporary erection or use of buildings or structures necessary to enable a filming project to be carried out • Functions – community, corporate • Helicopter take-off/ landing • Hiring of equipment • Markets, fairs • Meetings • Military exercises • Mobile food/beverage vans • Outdoor cinema • Performances, playing a musical instrument or singing for fee or reward • Photography (still, commercial) • Private celebrations (weddings and family gatherings) • Promotion or enhancement of sporting groups, fixtures and events (e.g., ‘guest’ events for juniors, gala days, club meetings) • Sales • Scientific studies, surveys • Seminars and presentations, including educational programs • Shows • Site investigations • Sporting and organised recreational activities, fixtures and events including ticketed events • Sports ancillary ceremonies (for example, rehearsals, opening and closing ceremonies, cheer squads, etc.) • Sports and fitness training and classes • Storage	Including but not limited to: • Access through a reserve • Advertising • Auctions and similar activities • Broadcasting or filming of sporting fixtures and still photography • Catering • Cinema • Coaching clinics for recreational, sporting activities • Community events and festivals • Community services and activities • Community training or education • Delivering a public address • Displays, exhibitions, fashion parades, shows • Emergency occupation • Engaging in an appropriate trade or business • Entertainment • Environmental protection, conservation or restoration or environmental studies • Exhibitions • Filming (as defined by the <i>Local Government Act 1993</i>), including for cinema/ television including temporary erection or use of buildings or structures necessary to enable a filming project to be carried out • Functions – community, corporate (e.g., commemorative functions, book launches, film releases, similar activities) • Hiring of equipment • Markets, fairs • Meetings • Military exercises • Performances, playing a musical instrument or singing for fee or reward • Photography (still, commercial) • Private celebrations (weddings and family gatherings) • Promotion or enhancement of sporting groups, fixtures and events (for example ‘guest’ events for juniors, gala days, club meetings) • Sales • Scientific studies, surveys • Seminars and presentations, including educational programs • Shows • Site investigations • Sporting and organised recreational activities, including ticketed events • Storage

Purposes for which tenure may be granted				
Type of tenure arrangement	Maximum term	Park category	Sportsground category	General Community Use category
Other estates	This Plan of Management expressly authorises Council to grant 'an estate' over Crown and community land for the provision of public utilities and works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the community land to a facility of the council or public utility provider on the community land in accordance with the <i>Local Government Act 1993</i>. The granting of easements of over Crown land will also be subject to the provisions of the <i>Native Title Act 1993</i>, Division 8.7 of the <i>Crown Land Management Act 2016</i>, and other applicable legislation. This Plan of Management authorises the construction of structures for the purposes of stormwater management, treatment and/or retention as prescribed in Section 28 of the <i>Local Government (General) Regulation 2021</i>. This Plan authorises the continued use of drains, channels and easements, and the creation of new drains, channels and easements. This Plan of Management expressly authorises the granting of easements over community land at North Richmond Park 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, drainage or electricity facility of Council or another public utility provider that is situated on the land. 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 condition or use of 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 for public utilities and stormwater management at North Richmond Park is subject to conditions as required to ensure the protection of reserve assets, values and uses; and demonstration of a community and/or environmental benefit. Council will oppose the creation of any additional (foreign) services or utility installations, or easements, in or through North Richmond Park unless there is an advantage for North Richmond Park and its management, or an overriding community or environmental benefit. 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. This Plan of Management expressly authorises entering into an agreement with DCCEW for continued use of the bore in North Richmond Park for water supply. This Plan of Management expressly authorises entering into an agreement with Sydney Water for an easement through North Richmond Park for a proposed pressure pipe as part of the Richmond System Wastewater Upgrade.			

5.1.9 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*.

5.2.10 Exclusive occupation and private purposes

Exclusive use of any area of community and Crown land is not desirable, as North Richmond Park should be available for use by anyone in the community. An exception is a use where the exclusion of the public is desirable for security of assets and public safety.

The exclusive occupation or use of North Richmond Park is only permitted for the purposes of any lease to which Sections 47 and 47A of the *Local Government Act 1993* applies.

Section 46 of the *Local Government Act 1993* generally prevents Councils from granting leases, licences or other estates over community land for private purposes. However, the Act enables short-term casual licences to be issued by Councils for purposes prescribed by the Regulation. The purpose of the lease, licence or other estate must be consistent with the core objectives for the relevant category of community land.

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6 ACTION PLAN

6.1 Concept Site Proposal

The Concept Site Proposal for North Richmond Park in Figure 1 broadly shows the location of the spatial works and actions which are proposed to be implemented to achieve the vision and objectives for North Richmond Park.

The Concept Site Proposal for North Richmond Park has been developed by incorporating ideas and feedback from the community and park user groups. The Concept Site Proposal 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 Concept Site Proposal envisions a quality district park that meets contemporary standards.

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

It is expected that the Concept Site Proposal may change in minor ways depending on funding and Council priorities. Such priorities will be identified through further stakeholder and community engagement.

High priority actions are to construct the sports amenities building and multi-purpose courts.

Lower priorities are to improve car parking and construct the play space.

Key long term actions include developing the circuit pathway.

Ongoing actions include to manage and monitor use of the park and to carry out maintenance and capital works as required.

6.2 Action Plan

6.2.1 Introduction

The *Local Government Act 1993* requires Plans of Management for community and Crown land to:

- Contain performance targets.
- Specify the means of achieving objectives and performance targets.
- Specify how achievement of the objectives and performance targets is to be assessed.

This section outlines the actions required to implement the management direction for North Richmond Park. The actions are displayed below in table form, and have been structured using the values of North Richmond 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 North Richmond 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: DPHI-CL Department of Planning, Housing and Infrastructure-Crown Lands HCC Hawkesbury City Council HSC Hawkesbury Sports Council SW Sydney Water
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 5 includes authorisation for future developments for North Richmond Park.

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

6.2.2 Open Space actions

Table 22 Open space actions

Need/issue	Background	Performance target	Action	Responsibility	Means of assessing achievement
Temporary livestock evacuation	In the event of emergencies such as floods and bushfire livestock may need to be evacuated	Provide a safe place for emergency evacuation of livestock	Provide a suitable area and fencing for containment of livestock in accordance with DPHI guidelines	HCC	Fencing provided
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

6.2.3 Access and linkages actions

Table 23 Access and linkages actions

Need/issue	Background	Performance target	Action	Responsibility	Means of assessing achievement
Park entries	Vehicles enter the park through a narrow, unclear entrance off Terrace Road. The vehicle entrance is unwelcoming, and lined by fences presenting a low-key entrance to the park	Improve the visual prominence of the park from Terrace Road and Beaumont Avenue Improve vehicle entry/exit and circulation within the park Create an appropriate visual identity for the park	Seek approval from Transport for NSW prior to gateway signage installation	HCC	Approval granted
			Erect park entry/exit signage	HCC	Entry signage installed
			Relocate the eastern 1946 entry gate to widen the park driveway entry	HCC	Gates relocated
			Construct a new carpark entry from Terrace Road with new planting	HCC	New entry constructed Trees planted and thriving
			Construct a separate carpark exit with new feature tree planting	HCC	Separate vehicle entry and exit
Vehicle parking	Vehicle parking in the park is ad hoc in an unmarked gravel parking area. Park users also park on Beaumont Avenue.	Formalise, improve and increase car parking within the park	Renovate the existing carpark to 50 marked spaces with shade tree planting	HCC	Carpark upgraded
			Construct 36 new angle parking spaces along Beaumont Avenue	HCC	Angle parking spaces available

Need/issue	Background	Performance target	Action	Responsibility	Means of assessing achievement
Walking, running and cycling connections	Pedestrian and cycling access within the park is not sealed and is not universally accessible	Encourage and increase opportunities for walking, running and cycling in the park Ensure universal and all-weather access throughout the park	Construct a meandering 2.5 metre wide recreational shared circuit path around the sporting fields and key facilities	HCC	Recreational path constructed
Wayfinding	Park visitors will require wayfinding to facilities throughout the park	Improve accessibility and safety for park users Provide wayfinding using Wayfinding Signage Guidelines 2023 and Internal Wayfinding Style Guide 2024	Introduce wayfinding throughout the park	HCC	Positive feedback from park users
			Erect a map in the park showing the location of sport and recreation facilities	HCC	Map in place
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	Install general security lighting	HCC	Security lighting installed
			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 North Richmond Park and to use within the park	Install bike parking facilities at the sports amenities building, play space, sports fields and courts	HCC	Bike parking is installed

6.2.3 Access and linkages actions

Table 24 Sport and active recreation actions

Need/issue	Background	Performance target	Action	Responsibility	Means of assessing achievement
Sports amenities building	The amenities building has a poor internal layout which does not meet the needs of users particularly for female change rooms	An amenities building for the community which meets the needs of sporting participants which is of contemporary design	Refurbish the existing amenities building with four change rooms, covered storage area, barbecue area, first aid room, kitchen.	HCC	Refurbishment complete Increase in female sports participation
			Construct new covered seating	HCC	New covered seating Increase in spectator attendance
Sports fields	Current field configuration is two rugby league fields with a cricket wicket in the centre	Meet National Rugby League requirements for a mod league field and a mini league field	Re-orient, construct and line-mark sporting fields	HSC	Sports fields ready for use
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 turf cricket pitch for competition	Retain the cricket pitches in their current locations, with new line markings	HSC	High quality competition cricket pitch
	The quality of cricket nets could be improved	Improve cricket practice facilities	Retain existing cricket nets with minor upgrades including expansion of length from 21 to 28 metres		
	There is limited space in the sports amenities building for storage	Maximise storage space	Install a separate shed for the cricket roller north of the cricket nets	HSC	Shed constructed

Need/issue	Background	Performance target	Action	Responsibility	Means of assessing achievement
Fencing	Metal rail fencing around the sporting fields is broken and not fit for purpose	Ensure sports field fencing is continuous and secure, and stops balls being kicked and hit over the fence	Replace the perimeter sports field fencing	HSC	New fencing of sports fields
Irrigation and drainage of fields	Improved irrigation and drainage systems are needed	Improve irrigation of sporting fields	Install new above-ground pump station and irrigation controls	HSC	Inspections of irrigation infrastructure
			Install a new irrigation ring main to the perimeter of the playing surface to field sprinklers	HSC	Sports field turf quality inspections
		Minimise the impact of stormwater on people, facilities and spaces in the park.	Capture water from the sports amenities building roof into an irrigation tank. Explore options in the detailed design stage.	HSC	No flooding of culvert and open creek channel
Lighting	Floodlighting of the sports fields is inadequate and does not light the whole field	Facilitate sport training, competition and events at night Lighting of sports fields and the sports courts for competition and training to Australian standards and peak body requirements	Replace sports field floodlights which meet all relevant Australian Standards for sports lighting	HSC	Floodlights installed at sports fields
			Light the sports courts subject to funding	HSC	Lighting of the sports courts if funding is available
Sports courts	The surface of the sealed sports courts is cracking	Provide high quality sports courts	Upgrade three multi-sports courts with new surfacing and line marking for tennis, netball and basketball, and multi-goalposts	HSC	Sports courts in excellent condition

Need/issue	Background	Performance target	Action	Responsibility	Means of assessing achievement
Seating	Spectator seating at the sports fields is limited No spectator seating is provided at the sports courts	Provide seating for spectators	Install tiered seating with a shade sail	HSC	Seating installed
			Provide spectator seating at other locations around the sports fields	HSC	
			Provide park benches for seating at the sports courts	HSC	

6.2.5 Informal recreation actions

Table 25 Informal recreation actions

Need/issue	Background	Performance target	Action	Responsibility	Means of assessing achievement
Informal recreation facilities	Informal recreation facilities in North Richmond Park are limited.	Provide informal recreation facilities for people of all ages and abilities	Design and construct an inclusive play space for all ages with shade and sensory play opportunities	HCC	Play space constructed
Dog exercise	Dog exercise is permitted on leash only, but off leash dog exercise occurs informally throughout the park	Minimise conflicts between dogs and other park users	Install dog waste bins and bag dispensers at the park entry and at other suitable locations in the park	HCC	No dog waste left in the park

6.2.6 Community/social actions

Table 26 Community/social actions

Need/issue	Background	Performance target	Action	Responsibility	Means of assessing achievement
Community and social gatherings	Sporting events encourage social gatherings	Support and encourage community gatherings	Construct a large partly undercover outdoor paved area for club barbecues and functions	HCC	

6.2.7 Environmental/Sustainability Actions

Table 27 Environmental/sustainability actions

Need/issue	Background	Performance target	Action	Responsibility	Means of assessing achievement
Planting	Tree canopy, understorey vegetation and natural shade are limited in the park, contributing to high temperatures and urban heating experienced particularly in summer	Retain and enhance creek line planting. Increase tree canopy. Strengthen regional wildlife corridor. Reduce urban heat. Improve informal recreation opportunities	Prepare a Planting Plan	HCC	Planting Plan complete
			Undertake planting along the creekline at the rear of the park and in other agreed locations	HCC	Increase in tree canopy by 30% +
Electric vehicle charging		Contribute to "Greener City" goals Meet National Construction Code requirements for charging electric vehicles in carparks associated with sporting facilities	Install electric vehicle charging stations in the carpark	HCC	Observations Use of charging stations
"Smart City" infrastructure		Use the latest "Smart City" technology and infrastructure for user safety, lighting, power supply and monitoring for greater activation opportunity. Deliver improved efficient lighting, data capture and security.	Explore opportunities for Smart City technology and infrastructure in the park	HCC	Smart City initiatives incorporated in the park

6.2.8 Management Actions

Table 28 Management actions

Need/issue	Background	Performance target	Action	Responsibility	Means of assessing achievement
Use management	Management of sporting use at North Richmond 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 park for desirable activities No conflicts between users of the park	Enter into use agreements as desirable	HCC, HSC	Bookings
			Erect signage identifying permissible and restricted activities	HCC, HSC	Signs erected
			Manage use of the park	HCC, HSC	No complaints to Council
Facility condition	New facilities are proposed and existing facilities are planned to be improved as shown on the Concept Site Proposal	Fields, park areas and associated facilities are in good condition	Carry out maintenance and capital works as required	HSC, HCC	Asset condition assessment
Safety and risk management	Safety is a concern of some park users The COVID-19 pandemic required restrictions on access to public spaces	Safety of the public when visiting North Richmond Park All structures, furniture and fittings are installed and maintained according to acceptable standards Minimise spread of viruses by use of the park	Use Safer by Design principles when developing and upgrading the park Conduct regular inspections 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	Safer by Design principles incorporated into park design Inspection schedule and reports Prompt response to and remediation of hazards such as broken glass or play equipment Minimal complaints to Council Reduction in incidents reported to NSW Police No public use of sections of the park during public health emergencies

Need/issue	Background	Performance target	Action	Responsibility	Means of assessing achievement
Emergencies	Emergencies such as sports injuries, 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
			Erect locked gates over emergency and service vehicle entries	HCC	No unauthorised vehicle access to the park
Antisocial behaviour	Antisocial behaviour occurs in the park.	Discourage antisocial behaviour	Consider Crime Prevention through Environmental Design (CPTED) principles when upgrading the park	HCC	Minimal vandalism Minimal reports of antisocial behaviour
			Carefully design lighting in the park	HCC	Passive surveillance at night
			Lock amenities buildings if necessary at night	HCC	Minimal or no vandalism of amenities building
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

Need/issue	Background	Performance target	Action	Responsibility	Means of assessing achievement
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
Sewer pipeline	Sydney Water plans to install a new sewer pipeline/ pressure main through North Richmond Park	Facilitate the Sydney Water sewer pipeline through North Richmond Park	Create a 7-metre wide easement within the park	HCC, DPHI-CL, SW	Easement created
			Install new pressure main	SW	Pressure main installed
			Connect amenities to the sewer main	SW	Amenities connected to sewer main
Bore water	The approval from Department of Climate Change, Energy, the Environment and Water (DCCEEW) to use bore water expired in June 2024.	Ensure current approval to use bore water	Apply to DCCEEW to renew the approval to use bore water	HCC	Approval to use bore water from DCCEEW
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 other 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

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7 IMPLEMENTATION AND REVIEW

7.1 Management

North Richmond Park will continue to be managed by Hawkesbury City Council as Crown Land Manager and land owner in terms of facility management, use, improvements and maintenance.

Council will have oversight of any use agreements for activities on the site. 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 the lease or licence agreement.

Allocation of staff for management, maintenance and capital works will be monitored by Council on an ongoing basis to ensure that standards are maintained. If new facilities or extensive works are required then the need for additional staff or contractors will be assessed.

Development of new facilities will be carried out only by Council staff or contractors engaged by Council. Council may also engage contractors to assist with the maintenance of North Richmond Park.

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

Hawkesbury City Council may delegate the care, control, management and development of the sporting facilities at North Richmond 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.

7.2 Maintenance

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

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

7.3 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.

7.4 Implementation

Once a Plan of Management for a Crown reserve has been approved and adopted by the Minister, the Crown Land Manager must carry out and give effect to the plan. Once Hawkesbury City Council adopts this Plan of Management it is Council's responsibility to implement this Plan of Management.

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

It should be recognised that commencement and completion of the 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.

Implementation of this Plan of Management will be monitored through the preparation of annual operational and capital works programs and budgets. Performance standards and works programs for administration, maintenance and upgrading works are revised each year to meet allocated budgets and works priorities determined in Council's Resourcing Plan.

7.5 Funding

This Plan of Management and Concept Site Proposal 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 funding 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, partnerships with user groups, and community sources on an ongoing basis as required.

7.6 Reporting

Council will report on the progress of implementing this Plan of Management in the following ways:

- Within Council's Integrated Planning and Reporting framework
- Including achieved and proposed actions in its quarterly and annual reports
- When preparing capital works and maintenance budgets
- Issuing media releases and information on its website
- Providing information flyers and newsletters to adjoining residents and other stakeholders.

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 North Richmond Park will be reported to Council in each financial year.

7.7 Change and review of this Plan of Management

This Plan of Management will require regular review to align with community values and changing community needs, and to reflect changes in Council priorities. Council has determined that it will review the Plan of Management within 5 to 10 years of its adoption. However, the performance of this Plan of Management as set out in the Action Plan will be reviewed on an annual basis to ensure that North Richmond Park is being managed in accordance with the Plan of Management, is well maintained, and provides a safe environment for public enjoyment.

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.

Council may continue to acquire or divest land for the benefit of the community. Land may also come into Council's ownership by dedication of land for open space.

The community will have the opportunity to participate in reviews of this Plan of Management.

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APPENDIX A

RELEVANT LEGISLATION AND PLANS

A.1 NSW Government Plans

A.1.1 NSW Government Legislation

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The State Environmental Planning Policy (Biodiversity and Conservation) 2021 contains provisions seeking to protect and preserve bushland within public open space zones and reservations. Bushland means land on which there is vegetation which is either a remainder of the natural vegetation of the land or, if altered, is still representative of the structure and floristics of the natural vegetation.

Other NSW Legislation

Other NSW legislation may at times be relevant for the planning, development and management of North Richmond Park, as follows:

- *National Parks and Wildlife Act 1974* contains provisions to protect places, objects and features of significance to Aboriginal people as well as to protect and conserve habitats, ecosystems and wildlife, landforms/landscapes and natural features of significance
- *Disability Inclusion Act 2014* provides for the provision of services for, and inclusion of, people with a disability
- *Companion Animals Act 1998* requires environmental initiatives by councils to promote responsible animal ownership, provides for owners to have effective control of dogs and cats in public places, and prohibits dogs within 10 metres of a playground and food preparation/consumption areas and some recreation areas
- *Smoke-free Environment Act 2000* and *Smoke-free Environment Regulation 2016* prescribe controls regarding smoking tobacco (prohibited within 10 metres of a playground or a spectator area for/ while watching an organised sporting event)

A.1.2 NSW Government Policies and Plans

Premier's Priorities

This plan aligns with these relevant NSW Premier's Priorities:

- **Greener public spaces:** Increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 10 per cent by 2023.
- **Greening our city:** Increase the tree canopy and green cover across Greater Sydney by planting one million trees by 2022.

NSW Public Spaces Charter

Council has formally recognised its commitment to the social, cultural, environmental and economic benefits of open space as a signatory to the 2021 NSW Public Spaces Charter.

The NSW Public Spaces Charter applies to:

- Public open spaces – active and passive (including parks, gardens, playgrounds, public beaches, riverbanks and waterfronts, outdoor playing fields and courts, and publicly accessible bushland.
- Public facilities – including libraries, civic/community centres, showgrounds, and indoor public sports facilities.
- Streets – including squares and plazas, and bicycle paths.

The ten draft principles for NSW public spaces help ensure that everyone has access to high quality public space that allows them to enjoy and participate in public life. The Charter cites the US-based Project for Public Spaces' finding that successful places have four key qualities:

- They are accessible – can I get there?
- People can engage in activities there – am I able to play and participate?
- The space is comfortable and has a good image – am I able to stay?
- It is a sociable place – am I able to connect?

Greener Places (Draft)

Greener Places is the draft Green Infrastructure policy produced by the Government Architect NSW which guides the planning, design and delivery of green infrastructure in urban areas across NSW.

Greener Places recognises that the network of green spaces, including parks and other public open space, provides numerous benefits in an urban environment. Such benefits include health, environmental, social, recreational, and economic. As such, green infrastructure is essential infrastructure, and is as crucial to the city as transport, cultural and communications infrastructure.

Greener Places builds on the Sydney Green Grid which was developed to create a network of high quality green areas that connect town centres, public transport networks and major residential areas in Sydney.

Greener Places aims to create a healthier, more liveable and sustainable urban environment by improving community access to recreation and exercise, and supporting walking and cycling connections.

The key components of the green infrastructure framework are:

- **Parks and open space** – to deliver green infrastructure for people
- **The urban tree canopy** – to deliver green infrastructure for climate change adaptation and resilience
- **Bushland and waterways** – to deliver green infrastructure for habitat and ecological health.

Well designed green infrastructure responds to four key principles:

- **Integration:** combine green infrastructure with urban development and grey infrastructure.
- **Connectivity:** create an interconnected network of open space.
- **Multi-functionality:** deliver multiple ecosystem services simultaneously.
- **Participation:** involve stakeholders in development and implementation.

Greener Places advocates for public spaces to help meet the challenges associated with:

- **Health:** improving community physical and mental health outcomes by providing high quality open space within walking distance to encourage healthy activities.
- **Climate resilience:** enhancing tree canopy and other solutions like green roofs to improve air quality and reduce temperatures as we experience impacts of climate change.
- **Rapid population growth:** meeting the need for provision of accessible public spaces responding to higher density living.

Desired outcomes of an integrated, connected and multifunctional green infrastructure network are:

- Conservation of the natural environment
- Increased access to open space
- Improved connectivity to promote active living
- Increase urban greening to ameliorate climate extremes.

Well designed, accessible, high quality and diverse greener places make it easier for people to be physically and mentally active. The social benefits of green infrastructure include to provide more opportunities and places for children to play.

Supporting Greener Places, the Draft Urban Tree Canopy Guide sets a target for increasing the tree canopy in Greater Sydney to more than 25% in medium density areas, and more than 40% in suburban areas.

Draft Greener Places Design Guide

The draft guide provides information on how to design, plan and implement green infrastructure, including parks and sportsgrounds, in urban areas throughout NSW.

The draft guide focuses on:

- Open space for recreation: green infrastructure for people
- Urban tree canopy: green infrastructure for adaptation and resilience and
- Bushland and waterways: green infrastructure for habitat and ecological health

The draft guide provides strategies, performance criteria and recommendations to assist planning authorities and design and development communities to deliver green infrastructure.

Better Placed

The Better Placed design policy for the built environment by Government Architect NSW places good design at the centre of all development stages from project definition and concept design to construction and maintenance. The relevant objectives for built structures in North Richmond Park are:

- **Better fit:** contextual, local and of its place
- **Better performance:** sustainable, adaptable and durable
- **Better for the community:** inclusive, connected and diverse
- **Better for people:** safe, comfortable and liveable
- **Better working:** functional, efficient and fit for purpose
- **Better value:** creating and adding value
- **Better look and feel:** engaging, inviting and attractive.

Women in Sport Strategy: Her Sport Her Way 2019–2023

The Office of Sport's Women in Sport Strategy, Her Sport Her Way (2019–2023) aims to build a stronger sport sector where women and girls are valued, recognised and have equal choices and opportunities to lead and participate. It provides a clear role for the NSW Government to work with the sector and new partners in innovative ways to shape the future of women's sport.

Her Sport Her Way builds on the momentum in women's sport and looks through a female lens at the way that sport in NSW is delivered, coached, marketed, led, sponsored and consumed.

Featuring 29 initiatives across four strategic pillars of participation, places and spaces, leveraging investment, and leadership – Her Sport Her Way seeks to increase women's and girl's participation as players, leaders and coaches, improve facilities, and attract more investment and recognition for women's sport.

Everyone Can Play

Play is for everyone, regardless of age, ability or cultural background. The NSW Everyone Can Play Guideline is the design principles and best practice toolkit for local Councils, play space designers and other community members to ensure that inclusive play spaces are designed and delivered to enhance accessibility and opportunities for recreation activities and social interaction to be enjoyed by everyone in the community.

Addressing the three questions: Can I get there? Can I play? Can I stay? should be central when creating and modernising playspaces across NSW.

A.2 Greater Sydney, District and regional plans

A.2.1 Strategic landuse plans

The *Greater Sydney Region Plan: A Metropolis of Three Cities* outlines a vision for a metropolis of three cities where the people of Greater Sydney live within 30 minutes of their jobs, education and health facilities, services and great places.

Public open space is identified across several directions of the Greater Sydney Region Plan. The following directions for Liveability and Sustainability of Greater Sydney, and the objectives and strategies which flow on from them, are set out below. Actions relating to each strategy are derived from the Western City District Plan which follows on from 'A Metropolis of Three Cities'.

Table 29 Directions, planning priorities, objectives, strategies and actions for Greater Sydney and the Western City District

Directions	Planning Priority		Objectives	Strategies / actions
A city in its landscape: Valuing green spaces and landscape	W12	Protecting and improving the health and enjoyment of the District's waterways	25 The coast and waterways are protected and healthier	67 Protect environmentally sensitive areas of waterways.
				68 Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water-based transport.
				69 Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impacts of development, including co-ordinated monitoring of outcomes.
	W14	Protecting and enhancing bushland and biodiversity	27 Biodiversity is protected, urban bushland and remnant vegetation is enhanced	72 Protect and enhance biodiversity by: - Supporting landscape-scale biodiversity conservation and the restoration of bushland corridors - Managing urban bushland and remnant vegetation as green infrastructure - Managing urban development and urban bushland to reduce edge-effect impacts.
	W15	Increasing urban tree canopy cover and delivering Green Grid connections	30 Urban tree canopy cover is increased	73 Expand urban tree canopy in the public realm.
			32 The Green Grid links parks, open spaces, bushland and walking and cycling paths	74 Progressively refine the detailed design and delivery of: - Greater Sydney Green Grid priority corridors and projects important to the District - Opportunities for connections that form the long-term vision of the network - Walking and cycling links for transport as well as leisure and recreational trips.
	W16	Protecting and enhancing scenic and cultural landscapes	28 Scenic and cultural landscapes are protected	76 Identify and protect ridgelines, scenic and cultural landscapes
				77 Enhance and protect views of scenic and cultural landscapes from the public realm
	W18	Delivering high quality open space	31 Public open space is accessible, protected and enhanced	80 Maximise the use of existing open space and protect, enhance and expand open space by: - Providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow. - Providing walking and cycling links for transport as well as leisure and recreation trips
A resilient city: Adapting to a changing world	W20	Adapting to the impacts of urban and natural hazards and climate change	37 Exposure to natural and urban hazards is reduced	87 Support initiatives that respond to the impacts of climate change.

A.2.2 Green Grid plans

North Richmond Park is part of the Greater Sydney Green Grid, a network of high quality green spaces connecting streets, parks, waterways and bushland to public transport, centres, and public spaces.

The relevant components of the Sydney Green Grid include:

- Recreation Grid:
 - a. Increase access to open space
 - b. Create a high quality and active public realm
- Ecological Grid
 - c. Conserve the natural environment
 - d. Adapt to climate extremes
 - e. Increase urban greening
 - f. Improve management, maintenance and sustainable greenspace design
- Blue (Hydrological) Grid
 - g. Increase environmental quality
 - h. Reveal the unique character of Sydney's waterscapes
 - i. Reframe waterways as connectors not barriers.

The Green Grid – Western District Plan outlines priority projects in Hawkesbury City Council, as a key active recreation link and regional open space corridor between the city and the west.

A.2.3 Recreation plans

Greater Sydney Outdoors Survey

The NSW Office of Open Space and Parklands (Department of Planning, Industry and Environment) completed the Greater Sydney Outdoors Survey into the recreation needs of Greater Sydney in 2019.

Through the study they learnt what Sydneysiders like to do outdoors:

- They love experiencing the outdoors on foot, going for runs, enjoying long hikes and taking in the view on leisurely strolls.
- Water is important to everyone, whether it's swimming at the beach or picnicking by a river you really love being around it.
- Connections matter, a lot of Sydneysiders spend time in Sydney's open spaces together with friends, family and your dogs.

Compared to Greater Sydney as a whole, West District residents participate generally less in outdoor recreation activities, except for walking the dog.

80% of Western City District residents agree with "Having good outdoor recreation areas and waterways is a great way to bring the community together."

Western City residents (57%) were less likely than All Sydney residents (67%) to agree with "I have good access to outdoor recreation areas in the area where I live."

81% of Western City District residents travel by car to outdoor recreation areas, with an average travel time of 30 minutes. Similarly 83% of Western City District residents travel by car to waterways, with an average travel time of 50 minutes. Therefore easy access to outdoor recreation areas, particularly waterways, is important to Western City District residents.

DPE learnt that Western City District residents would like to see:

- More open spaces in the local area, to help increase participation in outdoor recreation
- Open spaces that assist in building a greater sense of community
- Higher quality parks, with good facilities
- Improvements to walking and cycling networks, to help get to outdoor recreation areas without a car
- Protection of existing open spaces and other recreational areas for future communities
- More opportunities for swimming and water-based activities in the local area
- Open spaces that feel safe and provide for multiple uses.

The results are intended to assist local Councils with their recreation planning. Many of these desired outcomes are or can be accommodated in North Richmond Park.

A.2.5 Planting plans

The NSW Government is aiming to work with Councils and the community to plant Five Million Trees for Greater Sydney (5MT) by 2030 in streets, parks, backyards, neighbourhoods and schools, so we can grow our tree canopy from 16.8% to 40%. More tree canopy means healthier neighbourhoods, more shade, cooler suburbs, habitats for wildlife and an increase in property values.

The Five Million Trees for Greater Sydney (5MT) Grant supports local councils in Greater Sydney to enhance urban tree canopy by co-funding tree planting projects in public spaces such as streets, parks and plazas.

A.3 Hawkesbury City Council plans

A.3.1 Hawkesbury – A city in its landscape

Regional open space is a valued aspect of living in Hawkesbury, the largest local government area in the Western Parkland City. For those who want peace and quiet away from the hustle and bustle of the city, it is a place of choice where locals rate the number one reason for living in Hawkesbury as, the lifestyle. The Hawkesbury River acts as the spine connecting all communities and its people.

Open spaces are valued by locals and serve as a tourist attraction with regional route connectivity to nearby town centres, the Hawkesbury River Great Walk, the Hawkesbury Valley Way, The National Park Experience, and the Macquarie Towns loop.

A.3.2 Mobility Plan

Planned road upgrades, wayfinding and master planning projects will contribute to walkable and bikeable city goals in Council's Mobility Plan which aims to reduce traffic and congestion and increase health outcomes by encouraging walking and biking.

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