



Hawkesbury City Council

attachment 4
to
item 59

Colbee Park Plan of Management

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COLBEE PARK PLAN OF MANAGEMENT

DRAFT

12 MARCH 2021



HAWKESBURY CITY COUNCIL

COLBEE PARK PLAN OF MANAGEMENT

DRAFT

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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.

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

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

1.2 Background to preparation of this Plan of Management

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

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

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

1.3 Land to which this Plan of Management applies

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

Colbee Park and its surrounds are shown in Figure 1.

Colbee Park includes the following key features:

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

Figure 1 Location of Colbee Park



1.4 Objectives of this Plan of Management

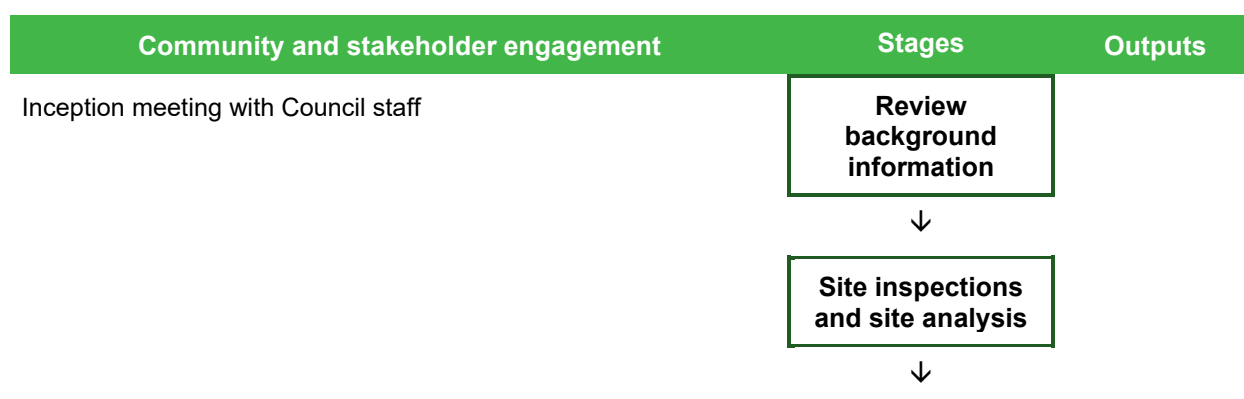
This Plan of Management has been prepared to:

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

1.5 Process of preparing this Plan of Management

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

Figure 2 Process of preparing this Plan of Management



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

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

Community
input

First Draft Plan
of Management
and Masterplan



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

**Public exhibition
of first draft
Masterplan**

Public
submissions



To complete after public exhibition

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

Public hearing
report

Public
submissions



**Consider public
submissions**



**Prepare final Plan
of Management
and Masterplan**

Final Plan of
Management
and Masterplan



Council adoption

Report to
Council



Implementation

1.6 Contents of this Plan of Management

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

Table 1 Structure of this Plan of Management

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

2 DESCRIPTION OF COLBEE PARK

2.1 Locational context

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

Figure 3 Regional setting



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

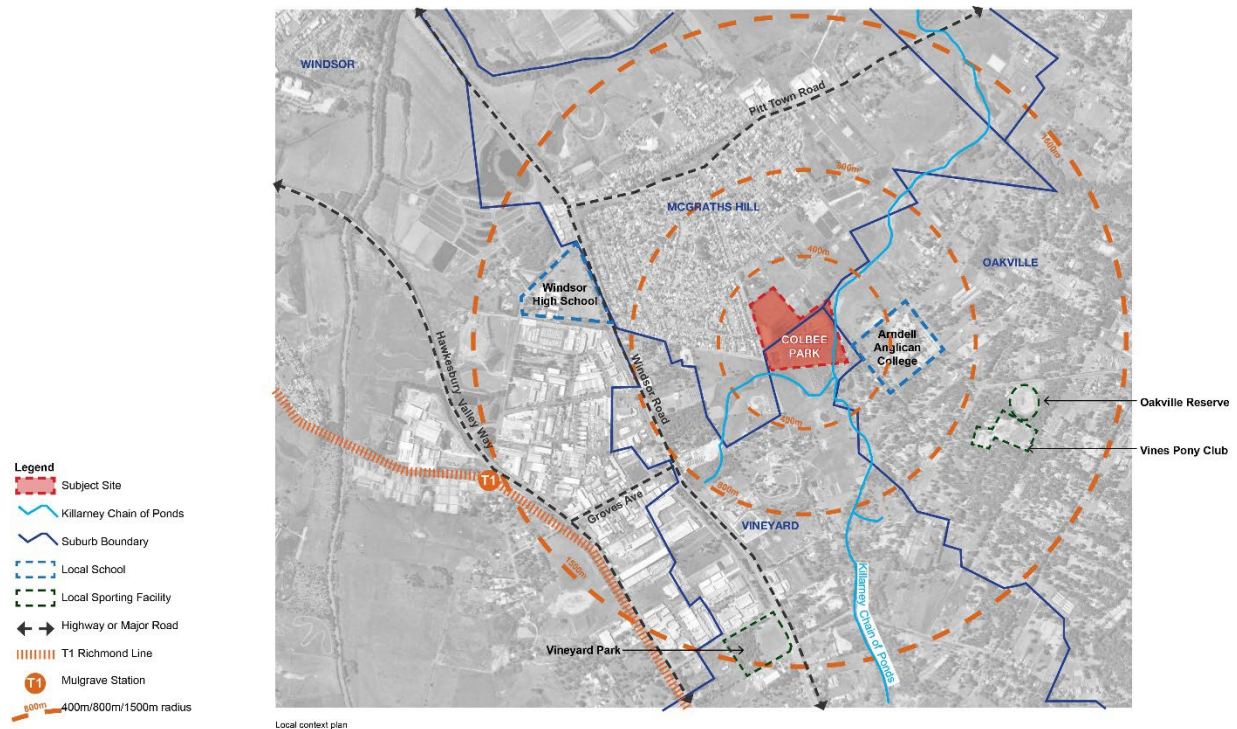
At 10 hectares in size, Colbee Park is bounded by Old Hawkesbury Road and single dwelling residential development to the west, private semi-rural land to the north/north-east, Garfield Street to the east, and private semi-rural land to the south. Bismarck Street is an unformed road which runs south-west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

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

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

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

Figure 4 Locational context of Colbee Park



2.2 History of Colbee Park

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

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

Figure 5 Killarney Estate subdivision 1886



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

Table 2 History of Colbee Park

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

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

2.3 Description of Colbee Park

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

Figure 6 Local setting of Colbee Park



Nearmap 12.09.2019



Table 3 Description of Colbee Park

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

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

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

2.4 Condition of Colbee Park



Table 4 Condition of Colbee Park

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

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

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

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

Area/structure	Description	Condition	Image
Killarney Chain of Ponds	Eroded banks	Poor water quality	
Drainage channel	Open, piped drainage channel Fenced Weeds	Adequate	

2.5 Site analysis

4.2.3 Hydrology

Figure 7 Hydrology



2.5.2 Access

Figure 8 Access



2.5.3 Parking

Figure 9 Parking



2.5.4 Existing uses

Figure 10 Existing uses



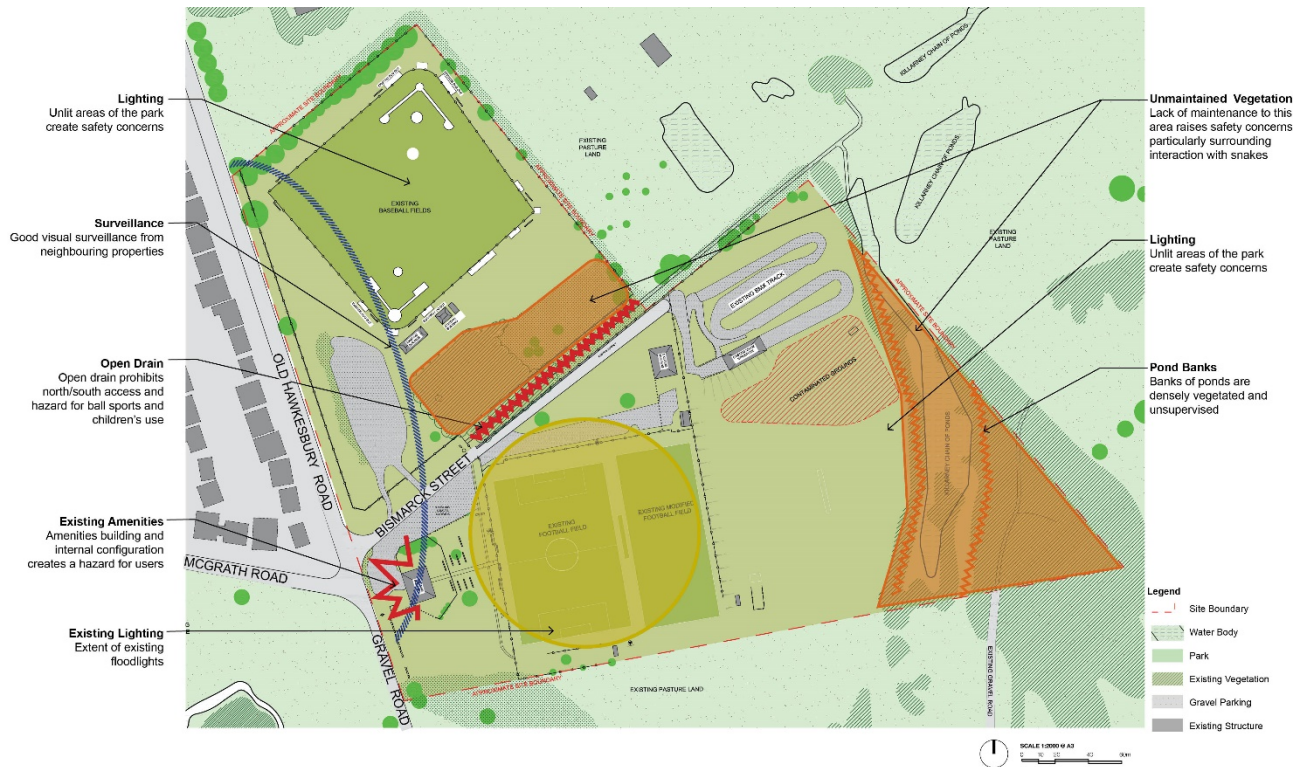
2.5.5 Amenities and storage

Figure 11 Amenities and storage



2.5.6 Safety and accessibility

Figure 12 Safety and accessibility



2.5.7 Constraints

Figure 13 Constraints



2.5.8 Opportunities

Figure 14 Opportunities



3 BASIS FOR MANAGEMENT

3.1 Introduction

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

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

3.2 Planning context

3.2.1 Introduction

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

Table 5 Planning context of Colbee Park

	Land use planning and management	Open space / Active and informal recreation Community	Environmental
NSW	<i>Local Government Act 1993</i> <i>Local Government (General) Regulation 2005</i> <i>Environmental Planning and Assessment Act 1979</i>	Draft NSW Greener Places Charter NSW Greener Places Policy Draft NSW Greener Places Design Guide Her Sport Her Way: Women in Sports Future Sports Plans Delivering Sport and Active Recreation in NSW Greater Sydney Recreation Report <i>Companion Animals Act 1998</i>	<i>Fisheries Management Act 1994</i> <i>Noxious Weeds Act 1993</i> <i>Pesticides Act 1999 and Pesticides Regulation 2017</i> <i>Water Management Act 2000</i> <i>Biodiversity Conservation Act 2016</i>
Sydney	A Metropolis of Three Cities: Greater Sydney Region Plan		
Regional	Western City District Plan Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River 1997		
Hawkesbury LGA	Hawkesbury Local Strategic Planning Statement 2040	Hawkesbury Regional Open	NSW Rural Fire Service Bushfire Prone Land Map

Land use planning and management	Open space / Active and informal recreation Community	Environmental
Hawkesbury Community Strategic Plan	Space Strategy (HROSS) 2013	
Hawkesbury Local Environmental Plan 2012	HROSS Planning and Design Guidelines 2013	
- Zoning map	Access and Inclusion Plan 2014-2017	
- Soils		
- Terrestrial biodiversity	Hawkesbury Mobility Plan 2010	
Hawkesbury Development Control Plan 2012		
Hawkesbury Section 94 Contributions Plan 2015		
Colbee Park	Colbee Park Plan of Management and Masterplan	

3.2.2 Local Government Act 1993

Classification

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

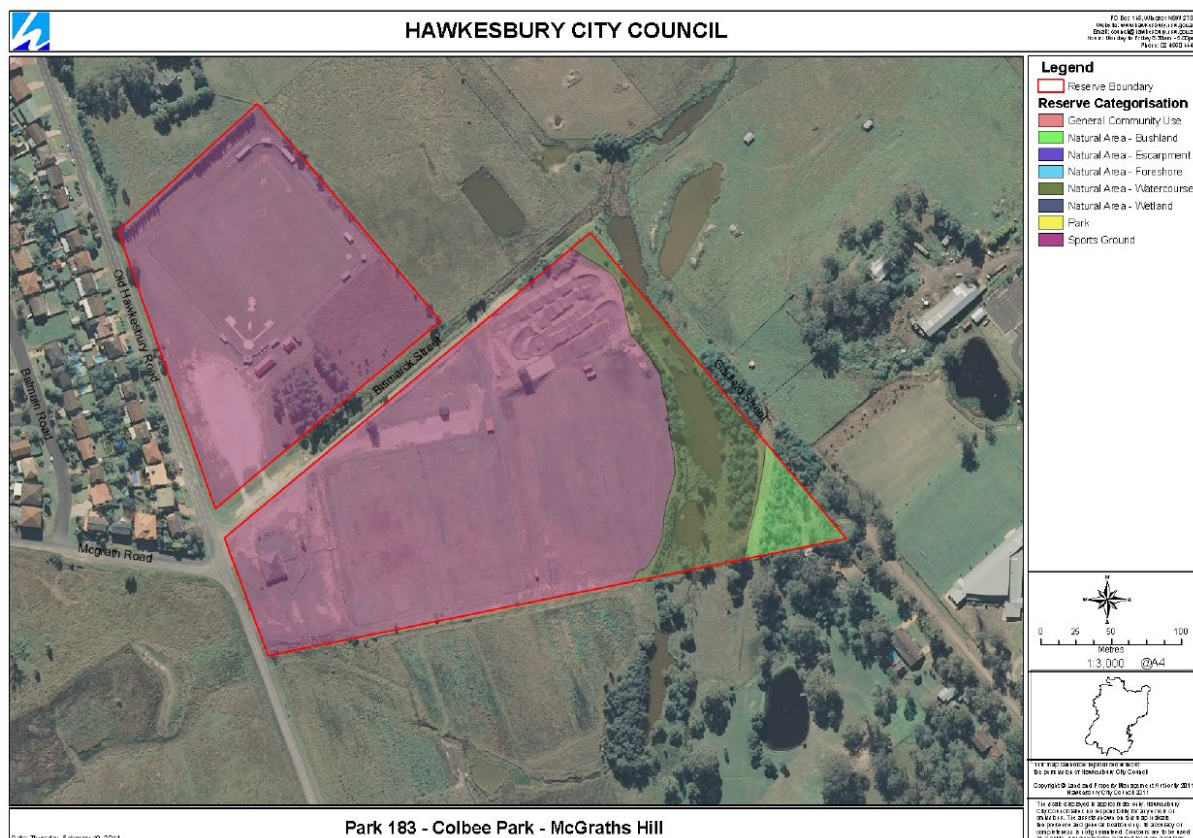
Council has no power to sell, exchange or otherwise dispose of community land, except for the purpose of enabling that land to become, or be added to, a Crown Reserve or land reserved or dedicated under the *National Parks and Wildlife Act 1974*.

Categorisation

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

Colbee Park is currently categorised as Sportsground, Natural Area-Watercourse and Natural Area-Bushland in the Community Land Generic Plan of Management as shown in Figure 15.

Figure 15 Current categorisation of Colbee Park



Upon adoption of this Plan of Management, Colbee Park is intended to be categorised consistent with the guidelines for categorisation in Table 6 and shown in Figure 16 as:

- Sportsground – football fields, baseball diamonds, BMX track, sports amenities buildings
- Park – informal recreation areas and parkland, off leash dog exercise area
- Natural Area-Watercourse – Killarney Chain of Ponds
- Natural Area-Bushland – vegetation east of Killarney Chain of Ponds
- General Community Use – carparks and access road

Figure 16 Proposed recategorisation of Colbee Park



Table 6 Guidelines for categories of community land at Colbee Park

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

¹ Local Government (General Regulation) 2005

Use agreements

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

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

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

3.2.3 Hawkesbury City plans

Hawkesbury Local Strategic Planning Statement

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

Hawkesbury Community Strategic Plan 2017-2036

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

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

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

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

	Key directions	Strategies	How will we know if we are on track?
Our Community	2.2 Participation in recreational and lifestyle activities is increased	2.2.2 Encourage active participation in a range of sporting and recreational pursuits	We will enjoy and use our local sporting, leisure and cultural facilities and feel they meet our needs
	2.3 Community partnerships continue to evolve	2.3.4 Develop opportunities for active involvement of residents in the management of parks and public spaces in the Hawkesbury	We will have a diverse community where everyone is respected and feels welcome
	2.5 Cultural development and heritage	2.5.2 Provide community and cultural services through a range of affordable and accessible facilities	

		Key directions	Strategies	How will we know if we are on track?
Our Assets	4.3	Places and Spaces	4.3.1 Provide a variety of quality passive recreation spaces including river foreshores, parks, bushland reserves and civic spaces to enhance our community's health and lifestyle	Our infrastructure will service our community in the most effective and sustainable ways Our recreational, leisure and cultural facilities will be well used and well regarded
			4.3.3 Provide a variety of quality shared spaces including meeting spaces accommodating public art, cultural and environmental amenity to enhance our community's health and lifestyle	

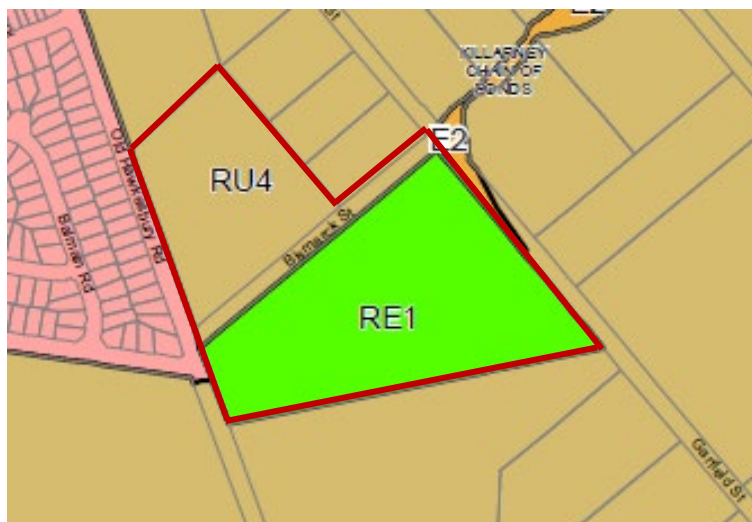
Hawkesbury Local Environmental Plan 2012

Zoning

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

Figure 17 Zoning of Colbee Park

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



RE1 Public Recreation zone

Objectives of the RE1 Public Recreation zone are to:

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

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

Permissible uses in the RE1 Public Recreation zone include:

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

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

RU4 Primary Production Small Lots zone

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

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

Permissible uses without development consent include environmental protection works.

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



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

Terrestrial Biodiversity

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

Figure 18 Terrestrial biodiversity

Terrestrial Biodiversity Map Sheet BIO_008DB

-  Significant Vegetation
-  Connectivity Between Significant Vegetation



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

Acid sulfate soils

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

Flooding

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

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

Hawkesbury Regional Open Space Strategy 2013

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

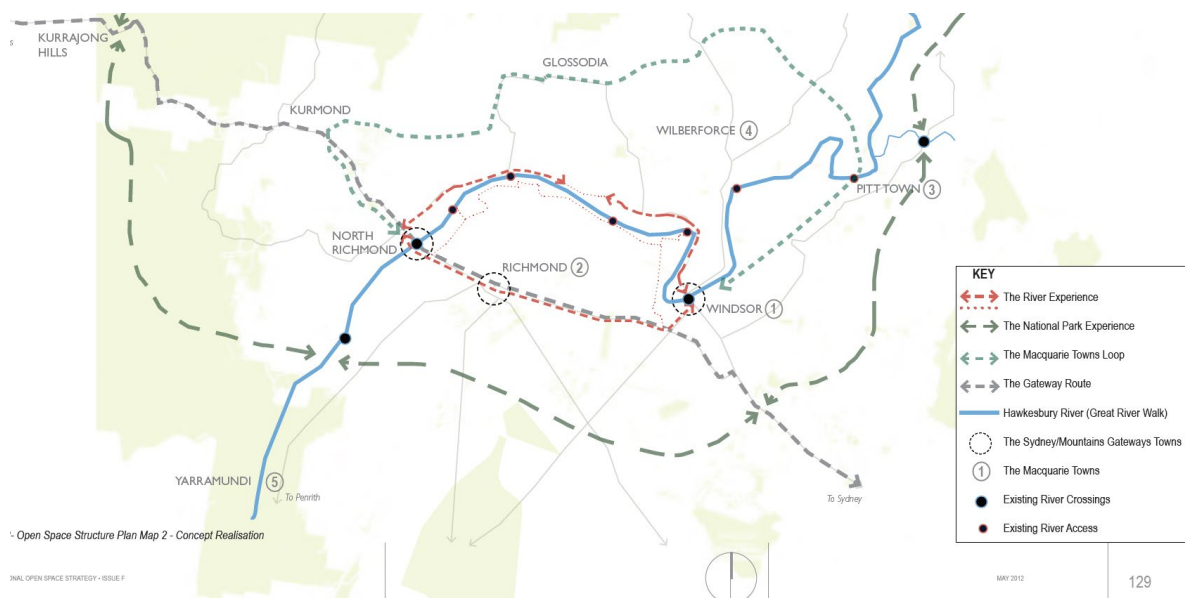
The broader objectives of the Hawkesbury Regional Open Space Strategy are to:

- ☐ improve the open space provision in terms of quality, quantity, accessibility and safety
- ☐ improve linkages within and between the open space networks
- ☐ ensure open space meets the needs of the Hawkesbury community and promotes greater social inclusion
- ☐ ensure open spaces enhance the quality of the local environment
- ☐ provide a clear framework for investment priorities and actions.

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

Colbee Park has the potential to be a destination on the proposed Macquarie Towns Loop through McGraths Hill shown on the Hawkesbury Open Space Structure Plan in Figure 19.

Figure 19 Hawkesbury Open Space Structure Plan



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

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

□ Focusing on the basics first:

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

□ Improving access and connectivity:

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

□ Making more of what's there:

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

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

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

□ Developing partnerships:

- supporting community interests, programs and volunteering.

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

Hawkesbury Access and Inclusion Plan 2014-2017

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

Hawkesbury Mobility Plan 2010

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

Hawkesbury Bush Fire Prone Land Map 2016

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

Figure 20 Bush Fire Prone land



Council Policies

Relevant Hawkesbury City Council policies are:

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

3.2.4 Local open space context

The context of open space in McGraths Hill is shown in Figure 21.

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

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

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

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

Figure 21 Open space in McGraths Hill

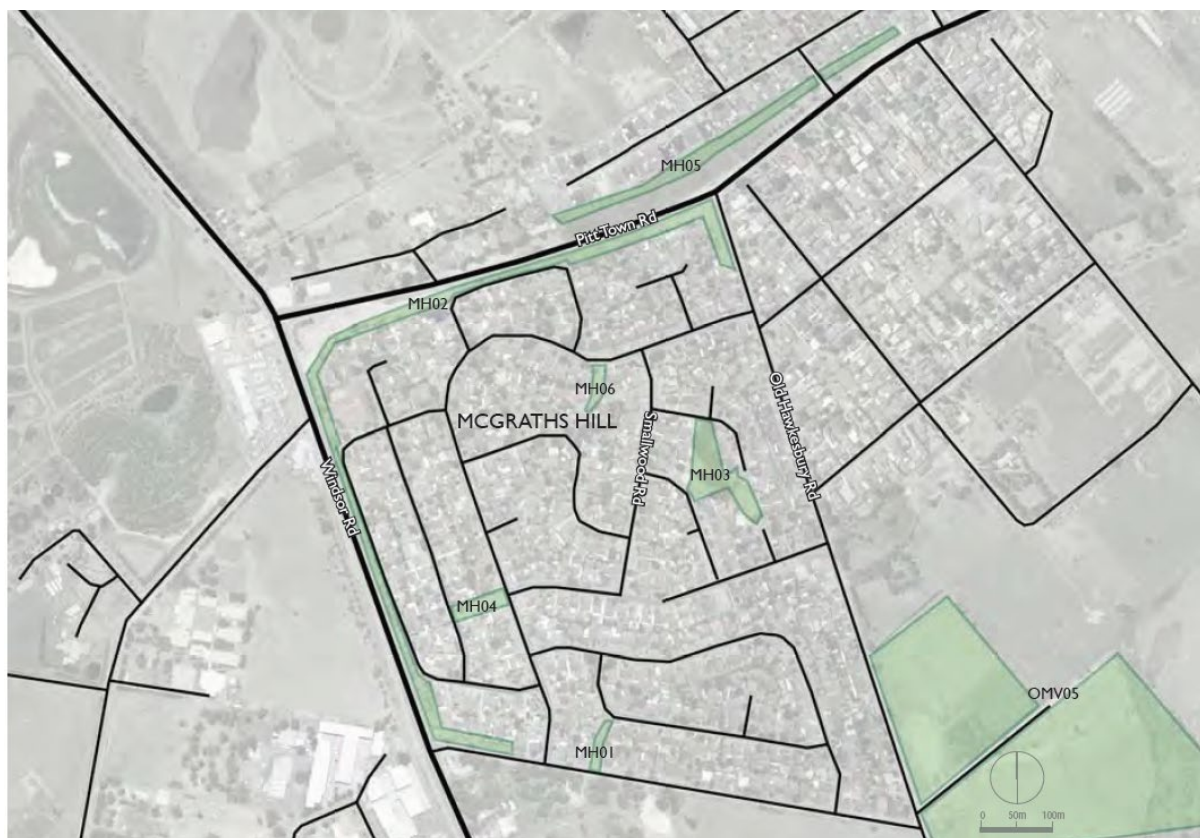


Figure OS.26 Township of McGraths Hill showing accessibility and connectivity of Open Space
Source: Hawkesbury Regional Open Space Strategy 2013

3.3 Community and stakeholder engagement

3.3.1 The McGraths Hill and Oakville-Vineyard-Mulgrave community

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

- ❑ Estimated resident population of McGraths Hill and Oakville-Vineyard-Mulgrave in 2018 was 5,830 people (combined two small areas)
- ❑ **stable population.** Total number of people in McGraths Hill and Oakville-Vineyard-Mulgrave increased by 1.6% between 2011 and 2016.

- ❑ **0.6% decline in number of people aged 5 to 34 years** (prime ages for sports participation) in McGraths Hill and Oakville-Vineyard-Mulgrave from 2011 (2,163 people) to 2016 (2,150 people).
- ❑ **Higher proportion** than Hawkesbury City in 0 to 17 years and 50 years and over age groups.
- ❑ **English is spoken at home by 87-94% of residents.** Key non-English languages spoken at home are Cantonese, Spanish, Arabic, Mandarin, Maltese, Italian.
- ❑ **Larger households, more likely to include children.** 2.89-2.94 people per dwelling in McGraths Hill and Oakville-Vineyard-Mulgrave compared to 2.79 in Hawkesbury City and 2.72 in Greater Sydney.
- ❑ 39%-43% of households in McGraths Hill and Oakville-Vineyard-Mulgrave are **couples with children**, and 14%-20% are lone person households, compared with 35% and 20% respectively of households in Greater Sydney.
- ❑ **Lower level of education** in McGraths Hill and Oakville-Vineyard-Mulgrave (10-12% bachelor degree, 45% no qualifications) compared with Hawkesbury City (13% bachelor degree, 41% no qualifications)
- ❑ **High employment rate.** 97-98% of the in McGraths Hill and Oakville-Vineyard-Mulgrave workforce were employed in 2016 compared to 95.7% in Hawkesbury City.
- ❑ 65% of employed people in McGraths Hill and Oakville-Vineyard-Mulgrave work full time and 30-33% part time.
- ❑ **Employed people work in the following key industries: construction** (18-21%), retail trade (10%), health care and social assistance (6-9%), manufacturing (8%).
- ❑ **Key occupations are technicians and trade workers** (19-21%), clerical/ administrative workers (15-18%), managers (13-18%), professionals (11-12%), machine operators and drivers (10-11%).
- ❑ **Higher household income** than Hawkesbury City and Greater Sydney. 28-31% of McGraths Hill and Oakville-Vineyard-Mulgrave households earned a high income \$2,500+ per week compared to 25% in Hawkesbury City and 28% in Greater Sydney.
- ❑ **Predominantly separate dwellings:** 83-92% separate houses, 8-10% medium density dwellings. 5% of dwellings in Oakville-Vineyard-Mulgrave are caravans/cabins/houseboats.
- ❑ **Majority of dwellings are owned/mortgaged** (74-78%) in McGraths Hill and Oakville-Vineyard-Mulgrave, with 13-17% privately renting. No social housing.
- ❑ **High vehicle ownership** (67-73% of households in McGraths Hill and Oakville-Vineyard-Mulgrave own two or more motor vehicles compared to 64% in Hawkesbury City.
- ❑ **Higher SEIFA (Socio-Economic Indexes for Areas) scores** (1047.5 for McGraths Hill, 1039.0 for Oakville-Vineyard-Mulgrave) than Hawkesbury City (1028.0).

3.3.2 Community and stakeholder engagement

Process

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

Outcomes

Stage 1

Community feedback

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

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

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

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

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

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

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

Sporting user groups

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

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

Oakville United Soccer Club	Hawkesbury Hornets BMX Club	Oakville Raiders Baseball Club
-----------------------------	-----------------------------	--------------------------------

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

3.4 Direction for Colbee Park

3.4.1 Values and roles of Colbee Park

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

Table 10 Values and roles of Colbee Park

Values	Explanation	Significance	Roles
Open space	Colbee Park is 10 hectares of publicly available open space in a quiet, scenic semi-rural setting. The park is large enough to cater for a wide range of sport and recreation activities.	Local	Buffer between residential development and semi-rural properties Visual relief to surrounding development
Access and linkages	Colbee Park is central to the Hawkesbury Region. Colbee Park is situated within walking and cycling distance of residents, the shopping centre and schools in McGraths Hill. Located in a quiet part of McGraths Hill away from the busy Windsor Road and Pitt Town Road, the community, particularly children, feels safe getting there and using the park. Dog owners appreciate exercising their dogs away from traffic. 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 (train and bus). Vehicle parking spaces are appreciated.	Local	Publicly accessible park
Sport and active recreation	Colbee Park is a multi-use sporting facility, providing opportunities for children and adults for organised sport and active recreation through playing soccer and baseball and participating in BMX.	State - District	Venue for NSW BMX championships Focus for cycling activities in the Hawkesbury with BMX track, pump

Values	Explanation	Significance	Roles
	<p>The BMX track at Colbee Park is the only one in the Hawkesbury.</p> <p>The high quality of the BMX track which hosts state championships is valued. BMX track users feel fortunate to use such a facility which is one of the best in NSW.</p> <p>The view from the soccer clubhouse is enjoyed.</p>		<p>track, circuit cycling/ pedestrian path,</p> <p>Home ground for local soccer, baseball and BMX clubs</p> <p>Venue for competition and training for local/district field sports and BMX</p> <p>Venue for district cricket competition</p>
Informal recreation	<p>Colbee Park offers a range of multi-purpose facilities and spaces unique in McGraths Hill.</p> <p>These facilities and spaces offer compatible informal outdoor recreation activities for people of all ages and their companion animals to have fun and keep fit.</p>	District	<p>Venue for informal casual active and informal recreation activities</p> <p>Inclusive play space for all ages</p> <p>Teen play area / parkour</p> <p>Fitness stations</p> <p>Fenced off leash dog exercise area</p>
Community/ social	<p>Members of sporting user groups value the community spirit engendered by the voluntary, dedicated, well-run and growing sporting clubs. Sporting users speak of Colbee Park being their “second home”.</p> <p>Colbee Park is a meeting place where the local community can gather for social interaction, exercising dogs, family recreation activities and community activities.</p>	District	<p>Youth space</p> <p>Improved sporting club facilities</p> <p>Community outdoor gathering space</p> <p>Picnics and barbecues</p>
Natural/ environmental	<p>The trees and waterway of the Killarney Chain of Ponds, and the onsite trees are valued.</p>	Local	<p>Part of the West District Green Grid Hydrological Project Opportunity No. 46 – McKenzies Creek and Killarney Chain of Ponds Corridor</p> <p>Stormwater and flood detention</p> <p>Emergency bushfire refuge</p> <p>Wildlife habitat</p>

3.4.2 Vision for Colbee Park

Council’s vision is outlined in the Hawkesbury Community Strategic Plan 2017-2036. This plan signifies a new approach to the way Hawkesbury City Council prepares plans, program

activities, budgets and reports. It captures the vision of where our community as a whole would like to be 20 years from now:

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

The Hawkesbury Sports Council Mission Statement is:

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

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

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

3.4.3 Management directions for Colbee Park

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

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

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

3.4.4 Objectives for management of Colbee Park

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

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

Category	Core objectives
Sports-ground	<ul style="list-style-type: none">- encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.- ensure that such activities are managed having regard to any adverse impact on nearby residences.

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

Council policy and objectives

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

- ☐ improve the open space provision in terms of quality, quantity, accessibility and safety
- ☐ improve linkages within and between the open space networks

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

Objectives for Colbee Park

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

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

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

3.5 Future uses and developments

3.5.1 Introduction

It is not possible to forecast every activity, development or structure that may occur at Colbee Park in the future. New activities, developments and structures may be proposed in response to an application for use of the site, or because funding or another opportunity becomes available, or to address a need or management issue that may not be evident when preparing this Plan of Management.

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

3.5.2 Legislative requirements

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

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

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

3.5.3 Preferred future developments and uses

Colbee Park is generally intended to be McGrath Hill's district principal recreation facility to be used for field and court sports, informal recreation, social/community activities, and other compatible activities. Developments and structures are limited to those which support the desired activities, consistent with the Landscape Masterplan (Figure 22).

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

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

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

Such buildings and structures will be consistent with:

- ☐ the Landscape Masterplan (Figure 22) and any subsequent detailed Masterplans.
- ☐ site constraints of flood risk, contaminated land, and acid sulfate soils.

Proposed buildings and structures at Colbee Park include:

- ☐ amenities building, including refreshment kiosk/canteen, toilets, change rooms, referees' room, first aid room
- ☐ extended soccer field
- ☐ pump track
- ☐ lighting of facilities and space, including floodlighting
- ☐ picnic and barbecue facilities
- ☐ shelters and seating
- ☐ inclusive play space
- ☐ fitness equipment
- ☐ youth space/parkour
- ☐ shared pathways
- ☐ footbridge over Killarney Chain of Ponds

- ☐ vehicle parking
- ☐ viewing terraces
- ☐ fencing
- ☐ materials storage for baseball
- ☐ underground drainage pipes
- ☐ irrigation and associated infrastructure, such as sprinklers, tanks and pumps
- ☐ stormwater treatment, detention and storage structures
- ☐ open drain cover
- ☐ regulatory, interpretive, directional, safety and sponsorship signage.

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

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

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

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

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

3.5.4 Physical constraints

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

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

Development within 40 metres of a waterway may require a “controlled activity approval” pursuant to the *Water Management Act 2000*. Development that requires a controlled activity approval under that Act constitutes integrated development pursuant to Sections 4.46 and 4.47 of the EP&A Act. Before granting development consent to an application for consent to

carry out the development, the consent authority must obtain the general terms of any approval from the relevant approval body.

3.5.5 Impacts on adjoining land uses

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

3.5.6 Other considerations

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

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

3.5.7 Prohibited activities

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

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

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

4.2.3 Buildings and structures

Design considerations

Design considerations for Colbee Park include to:

- ☐ create multi-functional open spaces that provide settings for activities and events
- ☐ design, specify and maintain sports surfaces and infrastructure to Australian standards and according to relevant sporting code requirements to minimise the potential for injury
- ☐ encourage shared use between sporting codes
- ☐ ensure sportsgrounds also provide for informal recreation opportunities
- ☐ provide tree planting for shade whilst maintaining views from adjoining streets
- ☐ encourage walking and cycling access and maximise connections to other open space areas

- ❑ enhance safety and personal security through the use of Crime Prevention Through Environmental Design (CPTED) principles
- ❑ be accessible and inclusive for the entire community
- ❑ provide inclusive play opportunities according to the 'Everyone Can Play' guidelines.

Landscaping

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

Building envelopes

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

Access

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

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

Sustainable development

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

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

4.2.3 Planting

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

Species selected for planting at Colbee Park will be native and endemic to the area where possible, and be appropriate for a highly modified and used recreation area located adjacent to a watercourse and in a floodway. Certain deciduous and other exotic species are also appropriate for planting to provide shade and to reduce ambient temperatures. Plant selections will be considerate of existing soil condition, in particular existing acid sulfate soils. Soil remediation will be explored where new plants are proposed.

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

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

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

3.5.10 Scale and intensity of use and development

Introduction

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

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

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

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

Any further intensification or variation to development to that shown on the Landscape Masterplan in Figure 22 would be subject to a development application.

Activities

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

Sporting activities

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

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

The scale and intensity of use of the sporting fields and baseball diamonds will be limited by the capacity of the facilities to withstand use. Council reserves the right to close sporting fields during and after wet weather to minimise damage to the fields. Floodlighting of the sporting fields will be required to be turned off by 9.30pm.

Informal recreation activities

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

Traffic and parking

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

3.5.10 Assessment and approval of permissible uses and developments

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

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

Council cannot delegate consent to development of community land if:

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

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

3.6 Use agreements

3.6.1 What is a lease, licence or other estate?

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

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

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of Colbee Park is proposed. More than

one licence for different users can apply to the same area at the same time, provided there is no conflict of interest.

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

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

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

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

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

3.6.2 Authorisation of current use agreements

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

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

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

3.6.3 Authorisation of future leases, licences and other estates

Introduction

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

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

Agreements for use of buildings

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

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

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

Other estates

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

Easements

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

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

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

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

Short-term casual use and occupation

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

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

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

Proposed use	Land to which authorisation applies	Express authorisation of short term casual use or occupation for:
Sporting activities	Land categorised as Sportsground, General Community Use	Seasonal leases for field sports including sporting field(s), baseball diamonds and soccer, baseball and BMX amenities buildings (excluding public toilets) BMX activities, events, competitions and training Occasional and one-off field and court sporting competitions and training School sports carnivals

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

Subleases

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

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

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

Advertising

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

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

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

Roads / Access

This Plan of Management authorises the granting of a lease, license or other estate for the purpose of the provision of public roads, where the provision of that road is consistent with the core objectives stated herein and where the road is necessary for the enjoyment of that land.

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

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

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

Telecommunications towers

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

This Plan of Management authorises the granting of a lease or licence for the erection and use of telecommunications towers, provided the proposal is put on public exhibition prior to a

Council resolution permitting the use. A market rental fee will be payable to Council and that fee is to be used for the improvement of Colbee Park.

3.6.4 Conditions of Use

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

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

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

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

3.6.5 Use agreements granted by tender

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

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

Council would call for tenders for:

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

4.2.3 Leases and licences in respect of natural areas

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

- ☐ Walkways
- ☐ Pathways
- ☐ Bridges
- ☐ Causeways
- ☐ Observation platforms

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

4.2.3 Notification and exhibition of leases, licences and other estates

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

4 ACTION PLAN

4.1 Landscape Masterplan

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

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

The Landscape Masterplan for Colbee Park is shown in Figure 22. The Landscape Masterplan shows the location of the spatial works and actions in the following Action Plan in Section 4.2 which are proposed to be implemented to achieve the vision and objectives for Colbee Park.

The Masterplan objectives for Colbee Park are to:

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

Figure 22 Landscape Masterplan for Colbee Park



High priority actions are:

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

Key long term actions are:

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

Ongoing

- ☐ Manage use of the park
- ☐ Carry out maintenance and capital works as required.

4.2 Action Plan

4.2.1 Introduction

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

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

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

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

4.2.2 Open Space actions

Table 13 Open space actions

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

4.2.3 Access and linkages actions

Table 14 Access and linkages actions

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

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

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

4.2.4 Sport and active recreation actions

Table 15 Sport and active recreation actions

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

Need/issue	Background	Performance target	Action	Responsibility	Means of assessing achievement
			Extend and upgrade fencing of the soccer fields to existing fence height	HSC	Fencing of two fields is in place
Baseball diamonds fencing	Some fencing of the baseball diamonds is in poor condition and should be replaced for safety	Ensure baseball fencing is continuous and secure, and stops balls being hit over the fence	Upgrade existing baseball fence	HSC	Decrease in balls hit through and over the fence
			Install new fencing with splayed top at the seniors' diamonds	HSC	
Irrigation of soccer fields and baseball diamond	Storage of 65,000 litres of water is stored in on-site tanks, but irrigation of the soccer and baseball fields cannot occur at the same time	Increase on-site storage capacity of water for irrigation	Install an additional water tank to irrigate the soccer fields	HSC	Water tank installed
Lighting	Floodlighting of the soccer fields covers only 1.5 fields	Facilitate sport training, competition and events at night	Erect new light poles with floodlights at 100 lux which meet all relevant standards on soccer fields	HSC	Floodlights installed at soccer fields
	Without lighting, BMX training is limited to daylight hours which affects coaching and practice	Lighting of sports fields and the BMX track for competition and training to Australian standards and peak body requirements	Install flood lights over and on both sides of the BMX track	HSC	Floodlights installed at BMX track
			Install 300 lux floodlighting at the baseball diamond	HSC	Floodlights installed at baseball diamonds
Seating	Spectator seating at the soccer fields is limited	Provide seating for spectators	Install terraced bleacher-style seating in front of the amenities building for soccer	HSC	Seating installed and provided
	No spectator seating is provided at baseball diamonds		Provide spectator seating at the baseball diamond	HSC	
	The ground is not level around the BMX track for shade and marquees during events		Provide level terraced areas for event marquees	HSC	

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

4.2.5 Informal recreation actions

Table 16 Informal recreation actions

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

4.2.6 Environmental Actions

Table 17 Environmental actions

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

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

4.2.7 Management Actions

Table 18 Management actions

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

Need/issue	Background	Performance target	Action	Responsibility	Means of assessing achievement
Safety and risk management	Safety is a concern of some park users	Safety of the public when visiting Colbee Park	Use Safer by Design principles when developing and upgrading the park	HCC	Safer by Design principles incorporated into park design
		All structures, furniture and fittings are installed and maintained according to acceptable standards	Conduct regular inspections of the park		Inspection schedule and reports Prompt response to and remediation of hazards such as broken glass or play equipment Minimal complaints to Council
	The COVID-19 pandemic required restrictions on access to public spaces	Minimise spread of viruses by use of the park	Close sections of the park to the public, or limit numbers of users, if directed during a pandemic or natural disaster.	HCC	No public use of sections of the park during public health emergencies
Emergencies	Emergencies such as sports injuries, 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
Anti-social behaviour	Anti-social behaviour occurs in the park.	Discourage anti-social behaviour	Consider Crime Prevention through Environmental Design (CPTED) principles when upgrading the park		Minimal vandalism Minimal reports of anti-social behaviour
			Carefully design lighting in the park		Passive surveillance at night
			Lock amenities buildings if necessary at night		Minimal or no vandalism of amenities buildings

Need/issue	Background	Performance target	Action	Respons-ibility	Means of assessing achievement
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 meet or exceeded
Waste management	Waste is removed from the park regularly	Reduce rubbish and waste generated by park users and others	Provide adequate bins for general rubbish and recyclable materials throughout the park	HCC	No rubbish left outside bins
			Provide dog waste bins and bags at park entrances and at the off leash dog exercise area	HCC	Use of dog waste bins
			Report rubbish dumping incidents	HCC	Minimal dumping incidents
Signage and advertising	Club signage with advertising is placed in the park by sporting groups	Ensure that signage and advertising does not visually clutter the sportsgrounds and the park	Permit signage and advertising according to Council policy	HCC	Acceptable signage and advertising is installed in the park
Funding	Limited funding is available for park improvements	Seek available funding from grants and other sources	Apply for relevant grants and seek funding from other sources	HSC HCC	Increase in funding available for park improvements

5 IMPLEMENTATION

5.1 Management

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

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

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

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

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

5.2 Maintenance

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

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

5.3 Monitoring

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

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

5.4 Funding

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

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

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

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

5.5 Reporting

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

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

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

5.6 Review of this Plan of Management

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

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

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