



Attachment 3 to Item 171

Plan of Management - Fernadell Park

Date of meeting: 11 October 2022
Location: Council Chambers
Time: 6:30 p.m.

FERNADELL PARK PLAN OF MANAGEMENT

DRAFT

24 MARCH 2022



HAWKESBURY CITY COUNCIL

FERNADELL PARK PLAN OF MANAGEMENT

DRAFT

24 MARCH 2022

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ACKNOWLEDGEMENTS

Hawkesbury City Council

Meagan Ang	Community Development Co-ordinator
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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 plan which shows proposed spatial changes. This Plan of Management is accompanied by a Master Plan which illustrates the proposed Fernadell Park in Pitt Town.

1.2 Land to which this Plan of Management applies

This Plan of Management applies to Fernadell Park at 7 Fernadell Drive in Pitt Town.

Figure 1 Location of Fernadell Park





The proposed development of the site for sporting, recreational and associated facilities is shown in Figure 2. Further details about the Master Plan are in Section 4.1.

Figure 2 Proposed development of Fernadell Park

FERNADELL PARK, PITT TOWN MASTER PLAN

Hawkesbury City Council **COMPLETE** 1:100 @A1



CONCEPT

- Maximised sporting facilities (Three soccer fields with cricket / AFL overlay and three multi-purpose courts)
- Two stormwater channels with underground piping, one open channel and one optional underground piping
- 450m² Amenities building
- 1000m² Community Hub
- Total of 273 car parking spaces
- * Conformity to S94 requirements (excludes athletics track)

KEY

- ① Multi-purpose Sporting Fields (two 105x88m soccer fields with 120x110m cricket overlay)
- ② Multi-purpose Courts (netball/basketball)
- ③ Cricket Practice Net (3.2x21.0m)
- ④ Training Field (70x50m) / Event Space
- ⑤ Amenities Building
- ⑥ Community Hub
- ⑦ Fenced District Level Playground with Shade Sails
- ⑧ Outdoor Gym Area
- ⑨ Youth Space
- ⑩ Sandstone Viewing Platform
- ⑪ Picnic / BBQ Facilities

LEGEND

- Main Water Body
- Grassed Area / Sports Field
- Grass Swale
- Environmental Reeds Planting / Habitat
- Boardwalk
- Sandstone Viewing Platform
- Path
- Retaining wall - Gabion wall or similar
- Proposed Tree - Deciduous / Semi-formal
- Proposed Tree - Native / Screen Planting
- Gate entry to sports field
- Scour Protection
- Table Drain
- Design 100 Year Flood Level
- Underground Drainage Pipe and Pit
- Drainage Headwall

1.3 Background

The Fernadell Playing Fields site was first included in the Pitt Town Development Plan in 2006. The Pitt Town community centre was first proposed to the Pitt Town community as part of the original development plans at about the same time. Since then approximately 1,000 new homes have been built with developers and land purchasers contributing to facilities and infrastructure via various levies and developer contributions.

The Hawkesbury Section 94 Contributions Plan 2015 provided for developer contributions to contribute to the acquisition of land for Fernadell Park to provide the additional population in the Pitt

Town Catchment with community facilities, active open space/playing fields, recreation facilities (shelters, seating, barbecues, toilet/change rooms/kiosk, playground), park improvements (tables and seats, bubblers, irrigation and pumps, landscaping, carparks, fencing, signage, lighting, bins, pathways, fitness station etc.), and road works. To date a portion of the funding has been collected for improvements to Fernadell Park, and to construct the Pitt Town Community Centre.

Hawkesbury City Council purchased 9.9549 hectares of land for a public reserve from developers of adjoining residential development on 27 May 2015. The property comprises two sections of land divided by Fernadell Drive. In its current condition the larger eastern parcel is not suitable for recreational use, and will require significant site works to accommodate the planned sporting, recreation and community facilities.

Options considered for provision of the sporting and community facilities were:

- sporting facilities at Fernadell Park and community facilities on land currently allocated for the community centre at the corner of Stables Street and Fernadell Drive in Pitt Town
- separate sporting amenities and community facility buildings in Fernadell Park
- co-locating the sporting amenities and community facility in one building in Fernadell Park.

In early 2020 it was decided that separate buildings for the community facility and the sports amenities building would be located at Fernadell Park. Reasons for separate buildings within the park are:

- due to the size of the park and location of the proposed carparks, separate buildings will give all park users better accessibility to facilities at both ends of the park.
- the amenities building is located near the major sports field to provide more sport-focused facilities for players
- the community building would have a view over the water body, and would be less directly associated with the active sports area, avoiding possible conflicts between outdoor sport and indoor community activities.

On 10 March 2020 Hawkesbury City Council approved a Planning Proposal to proceed to the Department of Planning, Industry and Environment for a Gateway Determination to rezone part of Fernadell Park (Lot 6028 DP 1169449) from RU2 Rural Landscape to RE1 Public Recreation, and to reclassify part of Lot 6028 DP 1169449 (0.4299 hectares) on the western side of Fernadell Drive from community land to operational land with the view to selling that small parcel. The eastern side of Lot 6028 DP 1169449 comprising Fernadell Park has a site area of 9.9549 hectares.

This Plan of Management has been prepared specifically for Fernadell Park to facilitate development of sporting, recreation and community facilities and spaces on the site in the short term, and to outline ongoing management of the site.

1.4 Objectives of this Plan of Management

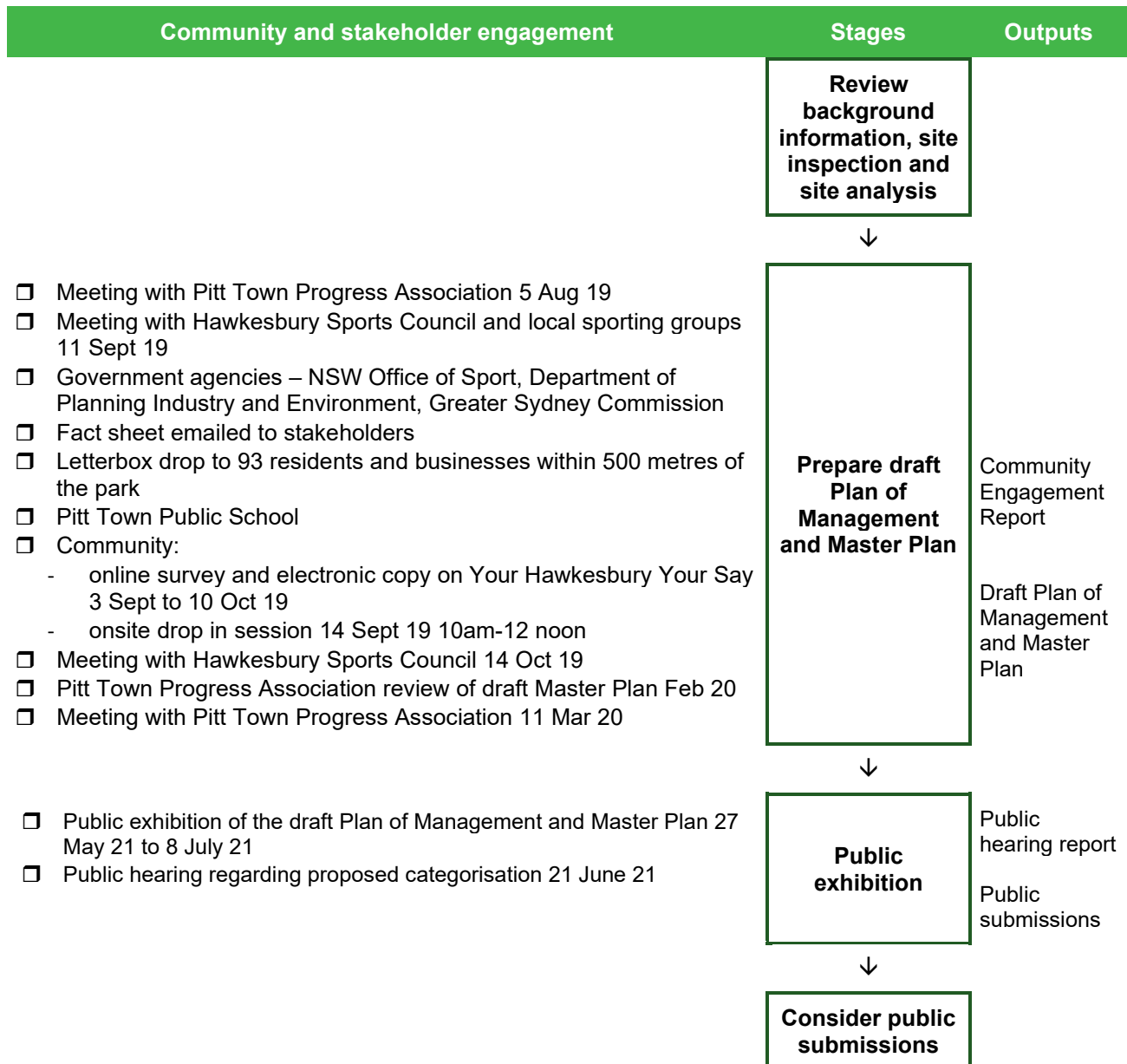
This Plan of Management has been prepared to:

- be consistent with the Pitt Town Development Plan.
- meet all relevant legislative requirements, particularly the *Local Government Act 1993*.
- set out how the site will be used, improved, maintained and managed into the future.

1.5 Process of preparing this Plan of Management

The process of preparing this Plan of Management involved the following tasks as set out in Figures 3 and 4 below.

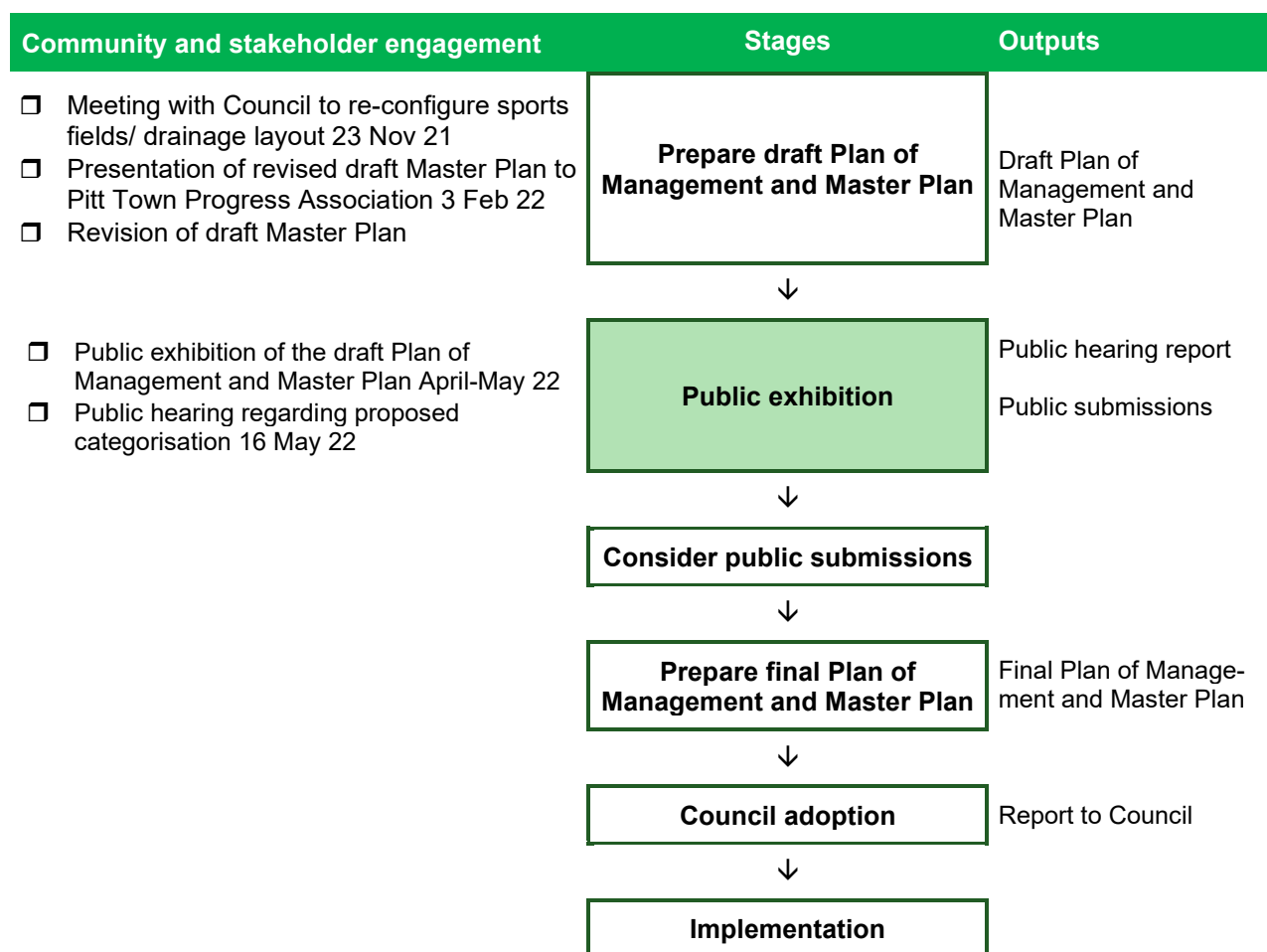
Figure 3 Process of preparing this Plan of Management and Master Plan – Stage 1



The public submissions to the public exhibition of the Draft Plan of Management and Master Plan were generally supportive of a multi-purpose sporting, recreational and community space. Changes to the Master Plan and the Plan of Management were made after reviewing drainage to cover the drainage line in the sporting fields area, the addition of cricket practice nets, and the addition of a sandstone viewing platform and removal of the connecting bridge over the water. As the changes are considered substantial and require a change to the proposed categorisation, the draft plans were issued for further public exhibition.

Figure 4 shows subsequent tasks involved in preparing the Plan of Management and Master Plan.

Figure 4 Process of preparing this Plan of Management and Master Plan – Stage 2



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 Fernadell Park	History, ownership and management, physical description, facilities, uses, maintenance
3 Basis for Management	State planning legislation, regional and local planning context 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	Master Plan, strategies and actions to resolve issues consistent with values, performance measures to implement actions.
5 Implementation and review	Management, funding, reporting, review

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2 DESCRIPTION OF FERNADELL PARK

2.1 Locational context

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

This Plan of Management applies to Fernadell Park in Pitt Town, bounded by Bootles Lane to the north, recent detached residential development fronting Stables Street to the west, older residential dwellings on Fernadell Drive and Buckingham Street to the south-west and south, and private semi-rural properties to the east.

Pitt Town Public School (200 metres) and the Pitt Town shopping centre (400 metres) are located to the south-west of the park.

Figure 5 Locational context of Fernadell Park





View north from Buckingham Street



Water body and aquatic vegetation



View south from Bootles Lane



View south from Stables Street/Boston Street



View east from Bootles Lane of eroded northern drainage line



View west of drainage line from Bootles Lane

2.2 Property details

Table 2 Description of Fernadell Park

Details	
Address	7 Fernadell Drive, Pitt Town
Land parcel	Part Lot 6028 DP 1169449
Adjacent landuses	Bushland across Bootles Lane to the north Detached residential dwellings to the west and south Semi-rural residential properties to the east
Area (ha)	9.525 hectares
Owner	Hawkesbury City Council
Manager	Hawkesbury City Council, Hawkesbury Sports Council
Classification	Community land
Community land categorisation	Sportsground, Park, General Community Use
Zoning	RU2 Rural Landscape 'Recreation area' permitted with development consent 'Community facilities' not permitted
Planning controls	Minimum lot size for subdivision of 10 hectares, and 10 metres maximum height of buildings (Hawkesbury Local Environmental Plan 2012)
Physical characteristics	Refer to Figure 5 for topography, stormwater, flooding Relatively flat topography Dispersive soils generally comprise sand and clay mixtures (Golder Associates, 2005) Class 5 Acid Sulfate Soils (Hawkesbury LEP 2012) Filling and earthworks were carried out in Fernadell Park using excess spoil from construction of the Pitt Town residential subdivision. Hortons Creek south-east – north-west Two stormwater drainage corridors, primarily the east-west drainage channel, bisects the site and reduces its functionality. Three large stormwater swales occupy 28% of the park's land area. Stormwater channels on the southern and eastern boundaries. Proposed: <ul style="list-style-type: none"> - 14 metre wide east-west shallow grass swale overland flow path with underground stormwater pipe. - Open channel with concrete access point in north-east corner to allow channel to function as an overland flow channel Main water body has a degraded shoreline. Low/Medium flood risk (Bewsher, 2012). The south-eastern corner of the site is subject to the 20 Year ARI Flood, with most of the site subject to 50 and 100 Year ARI Floods (Bewsher, 2012). The site is partially below the 1 in 100 year flood level of approximately 17.3 metres AHD, having land levels between 12 and 20.5 metres AHD. Bootles Lane is part of the Pitt Town Regional Flood Evacuation Route (Bewsher, 2012)
Flora and fauna	Turf grass. The site is cleared of native vegetation as a consequence of the residential development of Pitt Town. Vegetation in the detention basin Connectivity of the site with significant bushland to the north Part of the site is Bushfire Prone (Buffer). Proposed deciduous/semi-formal tree planting along street frontages, in carparks and along internal paths

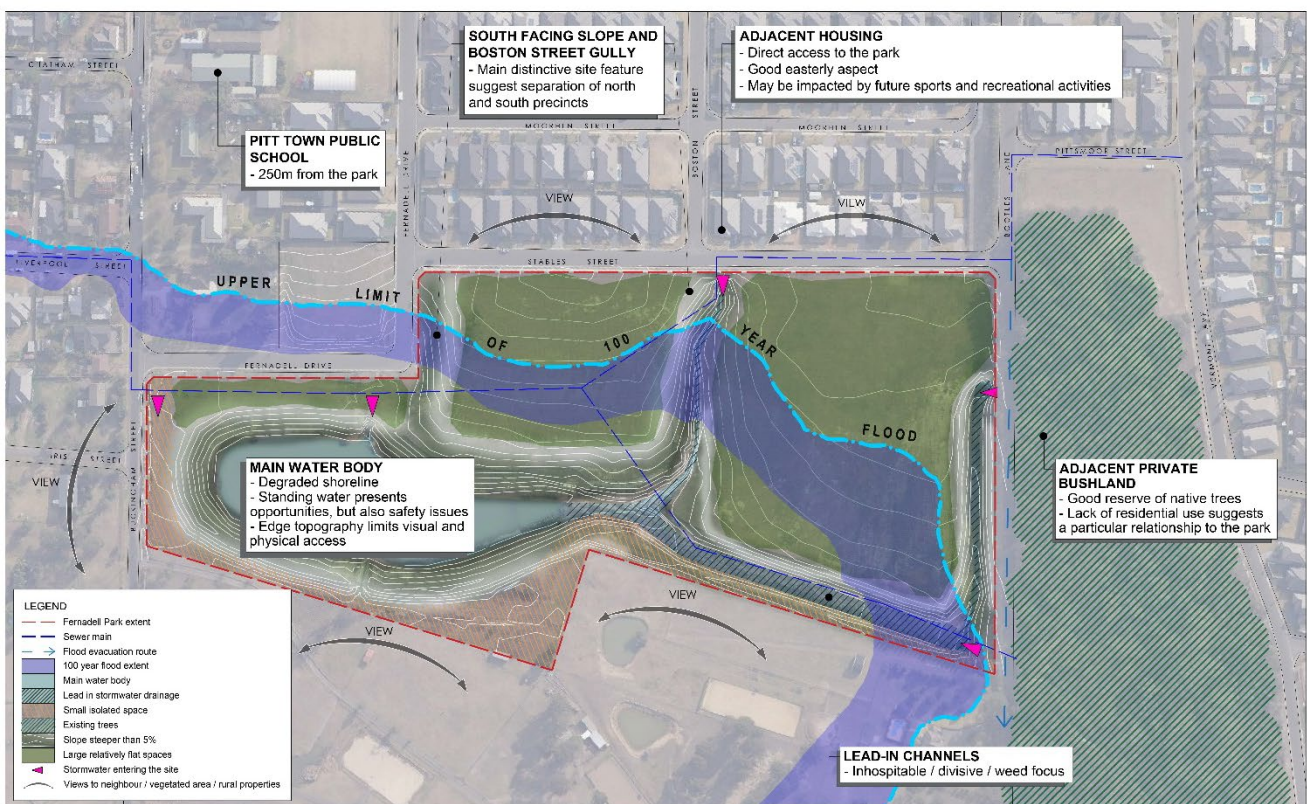
Details	
	Proposed screen planting of native trees along the eastern boundary Waterbirds Introduced fauna species such as rabbits
Visual	Views into and from the park are shown in Figure 6
Access, circulation	600 metre road frontage approximately 40% of 1,540 metre property boundary Pedestrian and cycle access from Bootles Lane, Stables Street, Fernadell Street, Buckingham Street Concrete footpath along Stables Street and Fernadell Drive Proposed: <ul style="list-style-type: none"> - primary pedestrian/cycle entry points from Bootles Lane/Stables Street, Boston Street/Stables Street, Fernadell Drive, and Fernadell Drive/Buckingham Street - concrete footpath along Bootles Lane with 90 degree street parking - additional vehicular access and designated parking area in north-east corner, on the existing Bootles Lane open channel. Install box culvert to construct carpark above. Limited bus service on Route 672 Wisemans Ferry to Windsor via Pitt Town and Oakville
History	The original inhabitants of the Hawkesbury area were the Darug (Dharug) Aboriginal tribe which had lived for up to 40,000 years living in clans of 50 people along the banks of <i>Deerubbin</i> (Hawkesbury River). In January 1811 Governor Lachlan Macquarie establishes five 'Macquarie Towns', including Pitt Town. A map of land utilisation around Pitt Town village in 1942 shows the site was mainly covered by woodland, with vegetables being grown at the northern end at Bootles Lane (Maze, 1943). Fernadell Park was included in the Pitt Town Master Plan (Brown Consulting), comprising 390 residential lots and 269 rural lots on land owned or controlled by JPG. The Minister for Planning issued the Part 3A Concept Plan Approval on 10 July 2008 under the provisions of the <i>Environmental Planning and Assessment Act 1979</i> .
Assets and condition	No built assets are on the site as at the date of adoption of the Plan of Management. Low wooden pole fencing on the northern, western and southern boundaries of the site – good condition. Safety warning sign at the water body – good condition. Proposed: Partial fenced 2 rectangular soccer fields with cricket overlay, 1 training field/event space, cricket practice net, 3 multi-purpose courts (netball/basketball), sports amenities building, floodlights, informal recreation facilities and spaces (fenced playground with shade sails, fitness area, community hub, youth space, fenced off leash dog area, viewing platform, boardwalk over drainage channel, picnic, barbecue facilities, park signage, water refill station, general area lighting and associated infrastructure will be in excellent condition when constructed and installed.
Infrastructure	Refer to Figure 6: Water mains located at the site Stormwater drain/culvert and major detention basin within the site Low voltage electricity is available to the site Underground and mobile telecommunications are available at the site
Easements	Drainage and electricity easements (at corner of Bootles Lane and Stables Street) restrict use and development
Uses and activities	Current uses - informal recreation by local residents. Proposed uses – local/district field and court sport training/competition, informal recreational use, community uses, vehicle parking
User groups / stakeholders	Potential users: sporting clubs, community groups, schools, local residents

Details

Use agreements	No current use agreements. Field bookings, sport/community building bookings and other use to be managed by Council
Maintenance	Hawkesbury City Council
Income and expenditure	Income: fees from use agreements (licences, bookings, field and court hire) Expenditure: Maintenance, renovation, capital improvements

Figure 6 Site analysis

FERNADELL PARK, PITT TOWN Site Analysis



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3 BASIS FOR MANAGEMENT

3.1 Introduction

This section sets out the wider legislative and policy framework which applies to Fernadell 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 3 outlines the state, regional and local planning context which influences the use, development and management of Fernadell Park.

Table 3 Planning context of Fernadell Park

	Land use planning and management	Open space / active and informal recreation	Community
NSW	<i>Local Government Act 1993</i> <i>Local Government (General) Regulation 2021</i> <i>Environmental Planning and Assessment Act 1979</i>	Draft NSW Public Spaces Charter NSW Greener Places Policy Draft Greener Places Design Guide Her Sport Her Way: Women in Sports Future Sports Plans Delivering Sport and Active Recreation in NSW <i>Companion Animals Act 1998</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	Draft Hawkesbury Local Strategic Planning Statement 2040 Hawkesbury Community Strategic Plan Hawkesbury Local Environmental Plan 2012 Hawkesbury Section 94 Contributions Plan 2015 NSW Rural Fire Service Bush Fire Prone Land Map	Hawkesbury Regional Open Space Strategy 2013 Hawkesbury Regional Open Space Planning and Design Guidelines 2013 Hawkesbury Mobility Plan 2010	Access and Inclusion Plan 2014-2017
Pitt Town	Hawkesbury Development Control Plan 2012: Pitt Town Development Plan		
Fernadell Park	Fernadell Park Plan of Management and Master Plan		

3.2.2 Local Government Act 1993

Classification

Fernadell Park is owned by Hawkesbury City Council and is classified as community land under the *Local Government Act 1993*. Council owned land which is classified as 'community' land must be managed and kept for the purposes of the community. Community land must be managed according to the *Local Government Act 1993* and the *Local Government (General) Regulation 2021*.

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 2021*, reflects Council's intentions for future management and use of the land.

Upon adoption of this Plan of Management, Fernadell Park is intended to be categorised consistent with the guidelines for categorisation in Table 4 and shown in Figure 7 as:

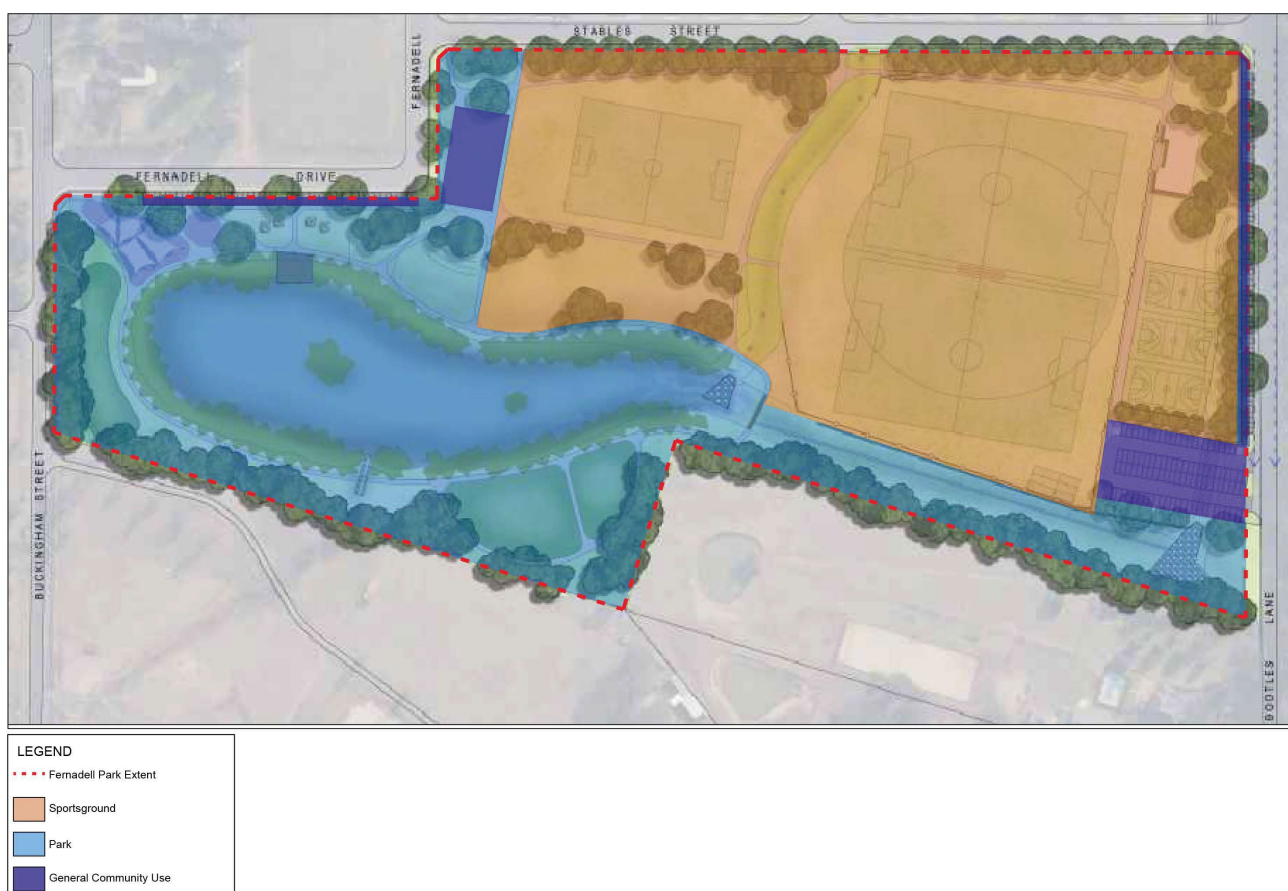
- Sportsground - 3 sporting fields and 3 outdoor sports courts, cricket practice nets, amenities building
- Park - informal recreation areas and parkland, water body and banks
- General Community Use – community hub and carpark.

Table 4 Guidelines for categories of community land at Fernadell Park

Category	Guidelines ¹
Sportsground	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.

¹ *Local Government (General Regulation) 2005*

Figure 7 Proposed categorisation of Fernadell Park



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.

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 Fernadell 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 Fernadell Park is proposed. A number of licences for different users can apply to the same area at the same time, provided there is no conflict of interest.

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

The 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*.

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

3.2.3 Hawkesbury City plans

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 5 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	

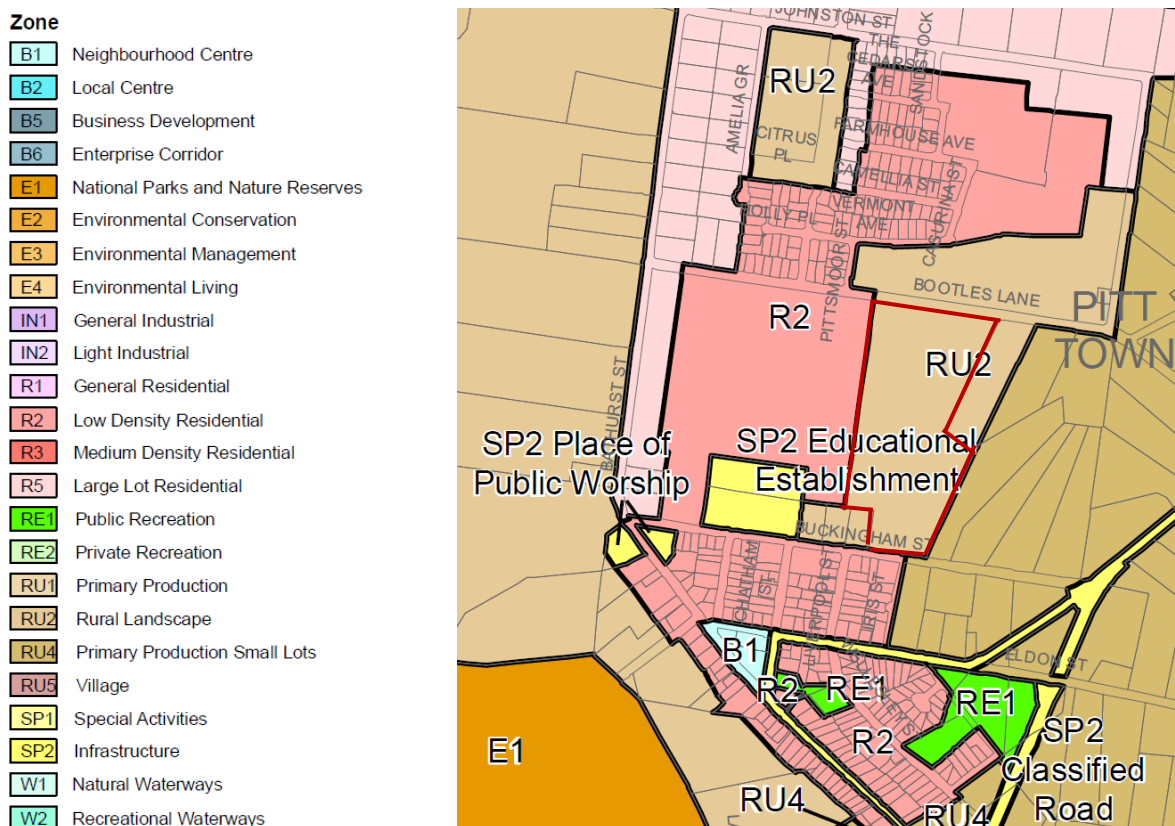
	Key directions	Strategies	How will we know if we are on track?
Our Assets	4.3 Places and Spaces	4.3.1 Provide a variety of quality passive recreation spaces including river foreshores, parks, bushland reserves and civic spaces to enhance our community's health and lifestyle	Our infrastructure will service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

Hawkesbury Local Environmental Plan 2012

Zoning

Fernadell Park is currently zoned RU2 Rural Landscape under the Hawkesbury Local Environmental Plan 2012.

Figure 8 Zoning of Fernadell Park



Objectives of the RU2 Rural landscape zone are to:

- encourage sustainable primary industry production by maintaining and enhancing the natural resource base.

- maintain the rural landscape character of the land.
- provide for a range of compatible land uses, including extensive agriculture.
- minimise the fragmentation and alienation of resource lands.
- minimise conflict between land uses in the zone and land uses in 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.
- ensure that development retains or enhances existing landscape values including a distinctive agricultural component.
- preserve the river valley systems, scenic corridors, wooded ridges, escarpments, environmentally sensitive areas and other features of scenic quality.
- ensure that development does not detract from the existing rural character or create unreasonable demands for the provision or extension of public amenities and services.

The RU2 Rural Landscape zone permits environmental protection works without consent.

Permissible uses with development consent in the RU2 Rural Landscape include:

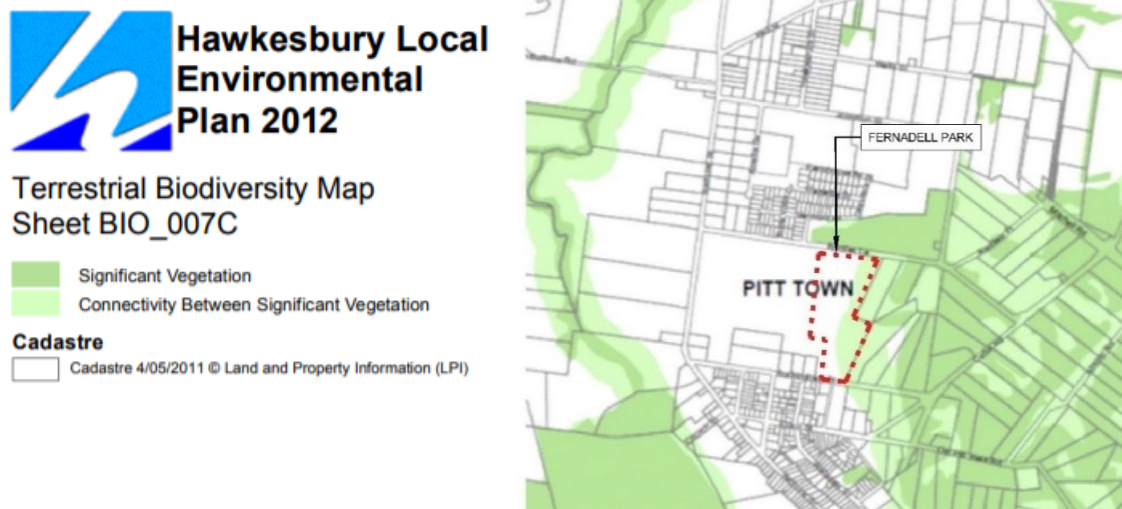
- Recreation area: a place used for outdoor recreation that is normally open to the public, and includes a children's playground, or an area used for community sporting activities, or a public park, reserve or garden or the like, and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).
- Restaurants or cafes
- Roads
- Water recreation structures: a structure used primarily for recreational purposes that has a direct structural connection between the shore and the waterway, and may include a pier, wharf, jetty or boat launching ramp.
- Water storage facilities: a dam, weir or reservoir for the collection and storage of water, and includes associated monitoring or gauging equipment.

Such permissible uses include the range of proposed facilities and spaces at Fernadell Park, except Community Facilities which are prohibited under the RU2 Rural Landscape zone. It is proposed to rezone Fernadell Park to RE1 Public Recreation which allows Community facilities with development consent.

Terrestrial Biodiversity

Part of Fernadell Park is identified on the Terrestrial Biodiversity map in the Hawkesbury Local Environmental Plan 2012 as providing connectivity between significant vegetation especially to the bushland north of Bootles Lane.

Figure 9 Terrestrial Biodiversity



Flooding

Part of the site 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 community, recreation and sport uses are compatible with the flood affectation of the land, including the flood hazard classification.

Height of buildings

The height of buildings permitted on the site is up to 10 metres.

Hawkesbury Regional Open Space Strategy 2013

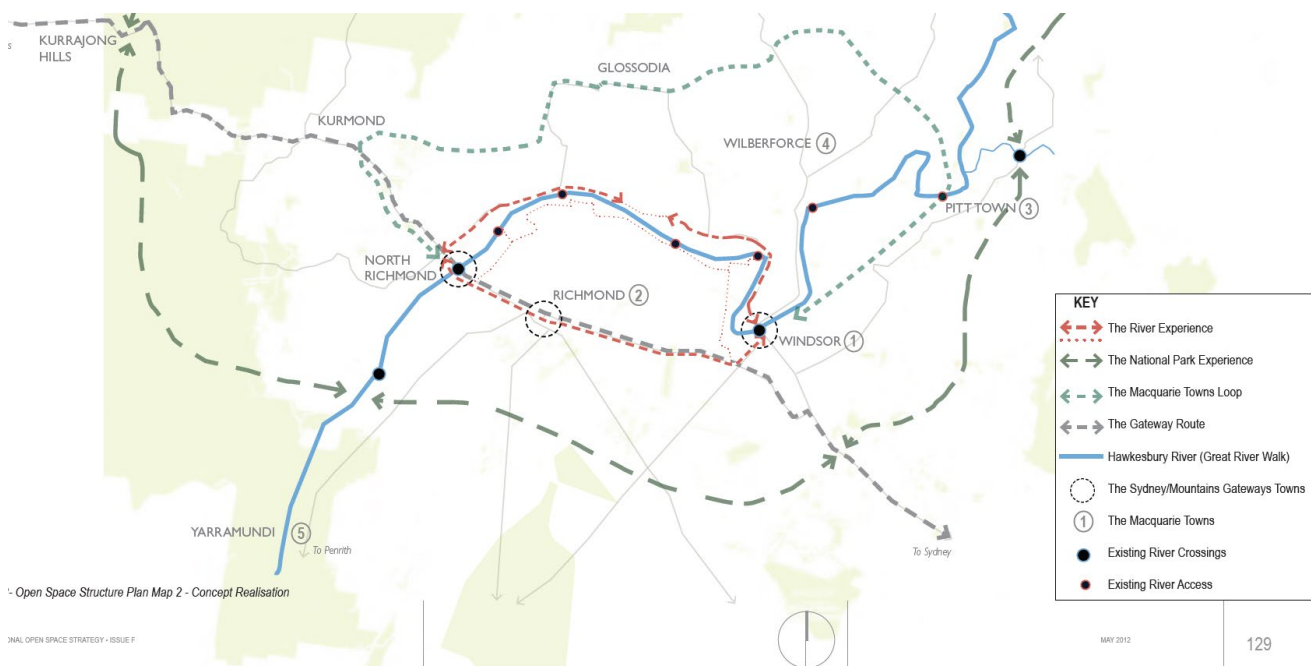
The Hawkesbury Regional Open Space Strategy (HROSS) 2013 assessed the provision of open space in Pitt Town and District at that time (refer to Section 3.3).

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.

Fernadell Park has the potential to be a destination on the proposed Macquarie Towns Loop through Pitt Town as shown on the Hawkesbury Open Space Structure Plan in Figure 10.

Figure 10 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.

Plans of Management

Hawkesbury City Council's generic Plans of Management for Sportsgrounds, Parks, and General Community Use support individual Plans of Management, such as this Plan of Management for Fernadell Park.

Management objectives for each category of community land applicable to Fernadell Park are in Section 3.3; and permissible uses, developments and use agreements are in Section 3.4.

Hawkesbury Mobility Plan 2010

The Hawkesbury Mobility Plan 2010 does not recommend any bicycle routes direct to Fernadell Park. A sub-regional on-road route along Pitt Town Road/Bathurst Street to Buckingham Street was proposed.

Hawkesbury Access and Inclusion Plan 2014-2017

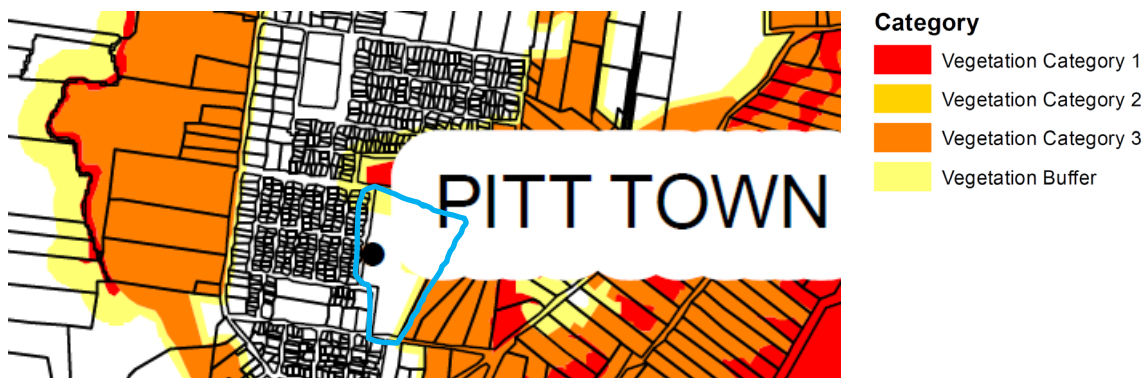
The Hawkesbury Access and Inclusion Committee found that the main barriers to inclusion within the City of Hawkesbury relate to transport and physical access, particularly the lack of footpaths, appropriate signage and accessible public toilets/amenities and sporting and recreation facilities.

Hawkesbury Bush Fire Prone Land Map 2016

Fernadell Park is not considered bush fire prone according to the NSW Rural Fire Service. However the northern park boundary is a 100 metre Vegetation Buffer to the bushland north of Stables Street (Vegetation Category 1 ie. highest risk for bush fire. This vegetation category has the highest combustibility and likelihood of forming fully developed fires including heavy ember production. Vegetation Category 1 consists of areas of forest and woodlands).

The eastern park boundary is a 30 metre Vegetation Buffer to the adjoining semi-rural property (Vegetation Category 3 ie. medium bush fire risk vegetation).

Figure 11 Bush Fire Prone land



Council Policies

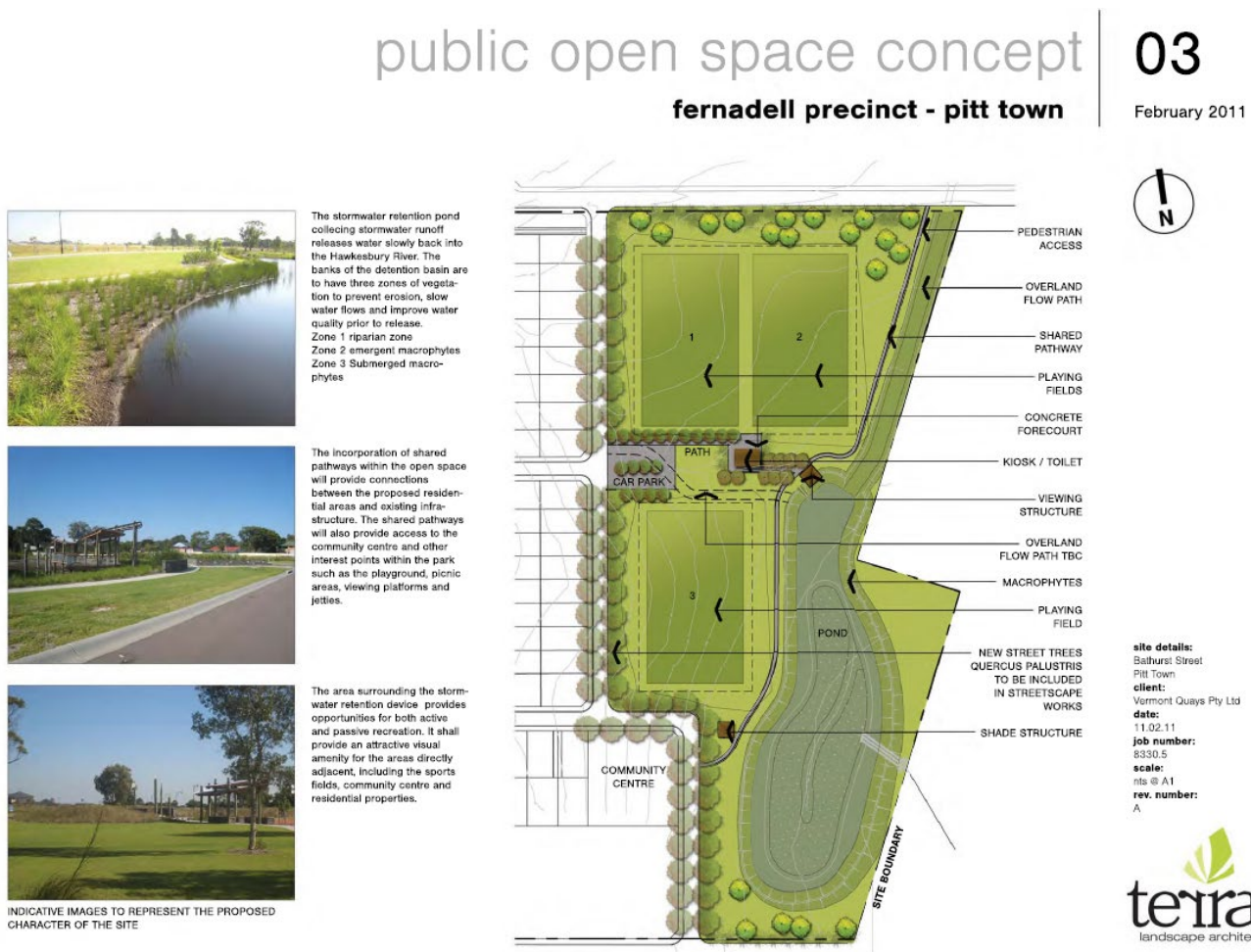
Relevant Hawkesbury City Council policies are:

- Access
- Access and Inclusion
- Asset Management
- 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 Policy.

3.2.4 Open space in Pitt Town

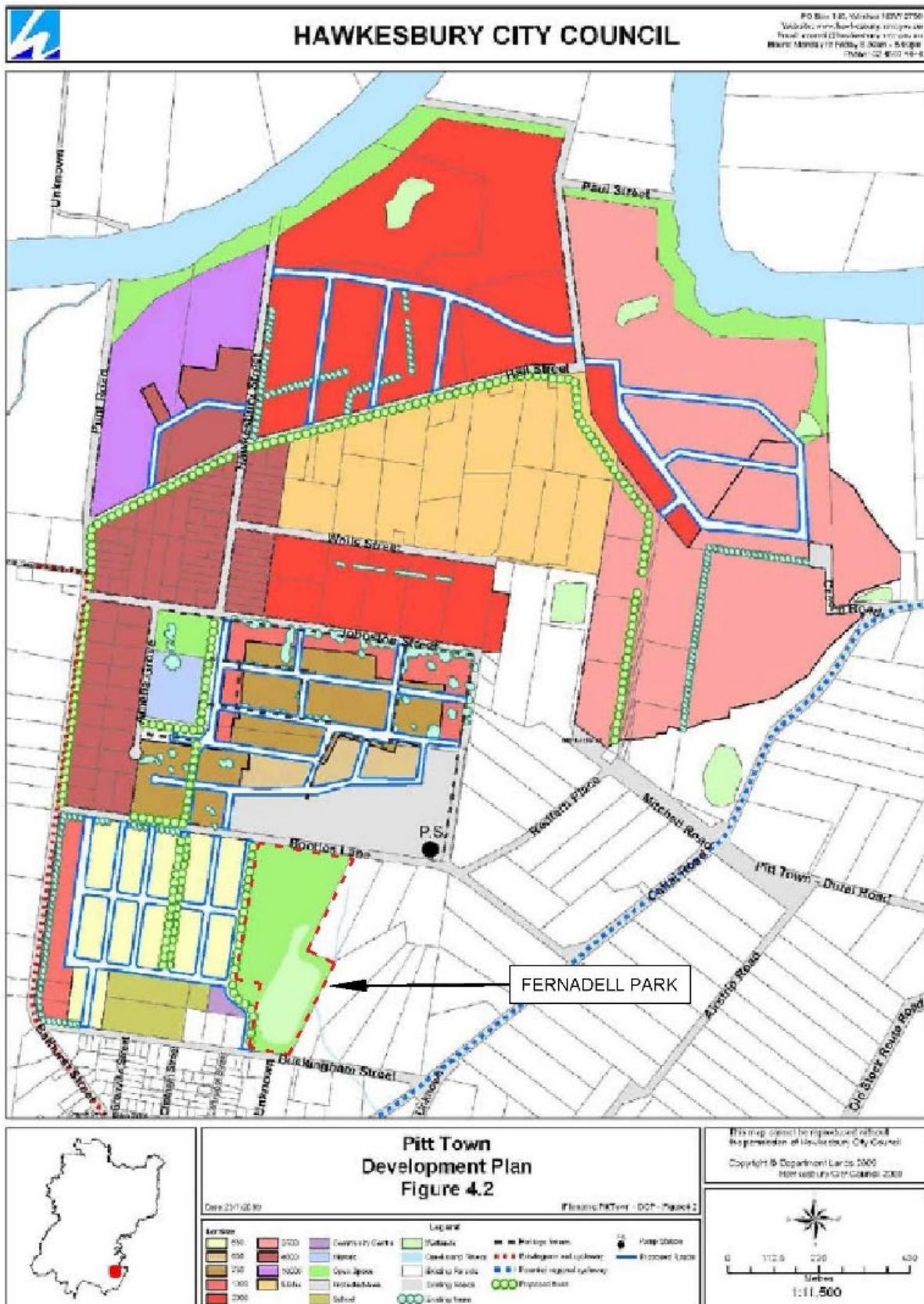
A public open space concept for Fernadell Park was first prepared in 2011 as shown in Figure 12.

Figure 12 Public open space concept for Fernadell Precinct 2011



The Hawkesbury Development Control Plan (HDCP) 2012 – Part E Specific Areas: Chapter 4 Pitt Town shows Fernadell Park on the Pitt Town Development Plan (refer to Figure 13).

Figure 13 Pitt Town Development Plan



The HDCP 2012 set out the “Rules” for the “Fernadell” Playing Fields as follows:

- ❑ the Fernadell Playing Fields site is intended to be set aside for public recreation and stormwater management purposes.
- ❑ a minimum of three playing fields is to be provided with sufficient parking and other ancillary facilities such as a children’s playground and public toilets.
- ❑ landscape treatments within the northern part of the site are to be native species compatible with the vegetation species found within the vegetated area to the north.
- ❑ the site is to accommodate stormwater management facilities to service the development area.

Preferred fencing styles are post and open timber rails, or post and wire with top rail.

The 2021 Master Plan for Fernadell Park is consistent with these “rules”.

The Hawkesbury Regional Open Space Strategy (HROSS) 2013 assessed open space in Pitt Town and District, and identified that the two reserves at that time in the Pitt Town township were Brinsley Park and Pitt Town War Memorial Park. While both reserves in the township are accessible within 400 metres of residences in the township, cover active and passive recreation, facilities in the parks were assessed to be limited and amenities to be poor. Dedicated footpaths in the town are lacking. The conclusion of the HROSS in relation to Pitt Town was a need for amenity and provision of some dedicated footpaths and cycle paths.

Since 2013, substantial residential development has occurred in Pitt Town with a corresponding increase in population. Bona Vista Park was completed in 2014 with a children’s playground, shelters, and accessible footpaths.

The current context of open space in Pitt Town is shown in Figure 14.

The Pitt Town Sports Club with two rectangular fields/1 cricket wicket and 2 cricket nets is located two kilometres to the south-east.

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

Fernadell 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 14 Open space and recreation facilities in Pitt Town



3.3 Community engagement

3.3.1 Characteristics of the Pitt Town community

The characteristics of the estimated 5,042 residents in the Pitt Town and District¹ community in 2018 is:

- ❑ **Rapidly increasing population.** Total number of people in Pitt Town and District increased by 42% 2011-2016. 38% increase in number of people aged 5 to 34 years (prime ages for sports participation) in Pitt Town and District from 2011 (1,329 people) to 2016 (1,833 people).
- ❑ **Younger population** than in Hawkesbury City, particularly in 0 to 17 years and 35-49 years age groups.
- ❑ **English is spoken at home by 95% of residents.** Key non-English languages spoken at home are Italian, Maltese, Cantonese, Croatian.
- ❑ **Larger households, more likely to include children.** 3.19 people per dwelling in Pitt Town and District compared to 2.79 in Hawkesbury City and 2.72 in Greater Sydney. 53% of households in Pitt Town and District are couples with children, and 10% are lone person households, compared with 35% and 20% respectively of households in Greater Sydney.

¹ Profile.id accessed April 2019

- ❑ **Higher level of education** in Pitt Town and District compared with Hawkesbury City.
- ❑ **High employment rate.** 97.1% of the Pitt Town and District workforce were employed in 2016 compared to 95.7% in Hawkesbury City. 66% of employed people in Pitt Town and District work full time and 33% part time.
- ❑ **Employed people work in the following key industries:** construction (20%), retail trade (8.5%), health care and social assistance (8%), education and training (8%), manufacturing (7.5%).
- ❑ **Key occupations** are technicians and trade workers (19%), clerical/ administrative workers (18%), managers (18%), professionals (13%).
- ❑ **Higher household income** than Hawkesbury City and Greater Sydney. 39% of Pitt Town and District households earned a high income \$2,500+ per week compared to 25% in Hawkesbury City and 28% in Greater Sydney.
- ❑ **Predominantly separate dwellings:** 95% separate houses, 2% medium density dwellings.
- ❑ **Majority of dwellings are owned/mortgaged** (84%) in Pitt Town and District, with 10% renting
- ❑ **High vehicle ownership** (79% of households in Pitt Town and District own one or more motor vehicles compared to 64% in Hawkesbury City.
- ❑ **Higher Socio-Economic Indexes for Areas (SEIFA) score** (1092.8) than Hawkesbury City (1028.0).

3.3.2 Community engagement outcomes

Engagement tasks

Community engagement was undertaken with the Pitt Town and wider community in several ways during preparation of this Plan of Management and Masterplan as shown in Figures 3 and 4.

Characteristics of online survey respondents

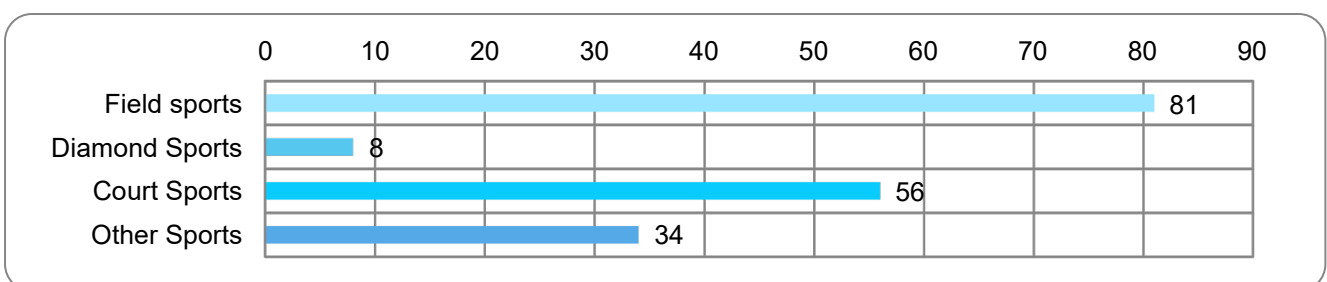
120 respondents completed the online survey. 24 people made 41 comments on the online Places tool.

The majority of online survey respondents are female (67%), aged 35-49 years (54%), live in a couple with children household (78%), and live in Pitt Town (81%) and are a member of an organised sporting group in the Pitt Town area.

Desired activities

Fernadell Park is intended to be developed for sporting, recreation and community activities for the local community. What particular activity(s) would you like to do at Fernadell Park?

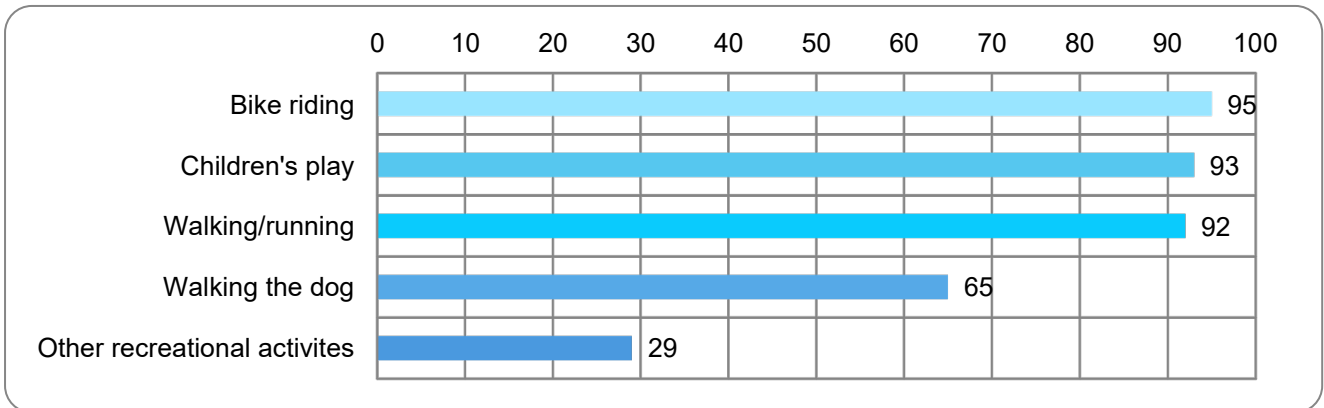
Figure 15 Desired sporting activities at Fernadell Park



Recreational activities

What recreational activities would you like to see at Fernadell Park? (tick all that apply)

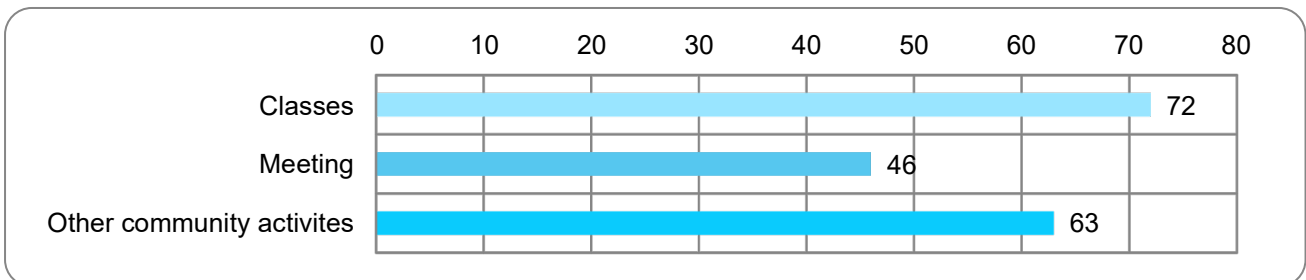
Figure 16 Desired recreational activities at Fernadell Park



Community activities

What Community activities would you like to see at Fernadell Park?

Figure 17 Desired community activities at Fernadell Park



- Other community activities:
- Fitness/exercise classes (11)
- Boot camp (9)
- Playgroup (5) in a hall
- Mothers group (4)
- Community meetings (3)
- Counselling / support (3)
- Private functions/events (1)

Desired facilities

Are there any sporting, recreation or community facilities that are not provided in Pitt Town that could be provided at Fernadell Park?

- Sporting fields – especially soccer, cricket
- Sports courts – particularly netball, basketball
- Multipurpose / practice courts
- Skate park

- Fitness equipment/circuit
- Children's play space
- Picnic/barbecue facilities
- Off leash dog park
- Water play park
- Walking/running/bike paths
- BMX track
- Area for older children/teenagers
- Boardwalk/deck over water
- Pump track
- Informal spaces
- Community centre / hall
- Community garden
- Ancillary facilities, such as toilets, car parking, bubblers/drinking stations, shaded seating, rubbish bins, waste disposal, lighting and security, accessible paths.

Activities or facilities not to be provided in Fernadell Park

Are there any activities or facilities that you think should NOT be provided in Fernadell Park?

Which activities or facilities do you think should NOT be provided in Fernadell Park? Why?

36% of online survey respondents identified one or more activities or facilities they didn't want provided in Fernadell Park. Generally they didn't want activities that are either noisy, anti-social, or already provided in Pitt Town, and facilities that would block views of local residents into the park and attract people to drive there.

Examples of activities/facilities that respondents didn't want in Fernadell Park are:

- Sporting activities/facilities
- Tennis courts
- Dog park
- Skate park
- Horse riding
- Water play
- Motorised vehicles
- Community centre/building
- Car parks.

Considerations for planning, design and management

Is there anything else that you think Council should consider when planning, designing and managing Fernadell Park?

Key considerations that the community think Council should take into account when planning, designing and managing Fernadell Park are:

- multi-purpose uses and facilities
- maximise use of the park
- minimise impact on local residents, especially people who live in Stables Street

- safety of park users – shade, fencing, toilet security, water safety
- vehicle access via Bootles Lane, and opening Bootles Lane on to Cattai Road to reduce traffic congestion
- separate community and sporting facilities
- access for people with disabilities
- incorporate the pond/dam with suitable drainage and wetland plants in the design
- take advantage of the water view
- landscaping – native plants, shade, rural feel
- regular maintenance
- linkages within and outside Pitt Town for pedestrians and cyclists.

3.3.3 Community hub

The Pitt Town Progress Association provided the following submission for the proposed Pitt Town Community Centre.

Background

This facility was first promised to the Pitt Town community as part of the original development plans in around 2005. Since then approximately 1,000 new homes have been built with an equivalent number of land purchasers contributing to facilities and infrastructure via various levies and developer contributions. Residents have waited far too long for delivery of infrastructure and community facilities. They have a reasonable expectation for the speedy delivery of a quality community centre that meets the current and projected needs and wants of the community.

The following ideas, requirements and suggestions have come from surveying Pitt Town residents. As such they represent the needs and aspirations of the community to be served by the community centre. They must therefore form the basis of the facility design, construction, management and ongoing maintenance.

Basic requirements

- The building design should be in keeping with the style and quality of homes in the area, i.e. high quality, modern, functional and attractive.
- Design should reflect the historic aspects of Pitt Town and well as the future direction of the community.
- Building orientation must take advantage of sunlight, shaded areas, outlook from seating areas.
- Construction should be functional, sturdy, quality materials and aesthetically pleasing.
- Provision for delivery of goods and services.
- Logical protection and secure access to services such as power, fire systems, telecommunications security system etc.
- Consider rainwater storage and use.
- Consider solar power system if economically viable.

Range of anticipated uses

- Community meetings
- Social events, including, dinners, dances, parties, presentations, concerts etc.
- Play groups

- Visiting professional consultations
- Mothers' groups – pre-school children's activities
- Dance classes, exercise classes etc.
- Business meetings, community groups, conferences, gatherings, private functions
- Business office(s) for individual use – similar to that available in business hubs
- Entertainment events such as concerts, talent quests etc.
- Functions such as weddings, birthdays etc
- Facility for a small Council library
- Exhibits such as from Hawkesbury Art Gallery, Museum, Anzac Day, and others.

Facilities to be included

- Main function room with stage, sound, lighting etc. accommodate at least 100 seated. Must have good acoustics and sound-reducing insulation.
- Include an entry area with the facility to display items, such as the honour rolls, the history of our community up until present time, etc.
- Covered "alfresco area" on the eastern side outside the main hall that takes advantage of the views over Fernadell Park.
- Suitable style and quality furniture – tables and chairs
- Commercial grade kitchen facilities – with servery to main hall
- Separate goods receipt area away from main entry
- Toilets, including disabled and baby changing facilities (mothers' room), children's toilet facilities in proximity to child-care area
- Storage room including security storage for valuable equipment
- Meeting rooms to accommodate small groups (6 -8 people) and medium sized groups (around 20 people)
- Office equipment including copying, printing, scanning, video conferencing
- Secure, children's play area
- Good quality audio-visual system
- Off-street parking for at least 200 vehicles (shared with sports facility)
- Landscaping including safe incorporation of stormwater detention dam
- Suitable security system
- Purpose designed space for play groups including an outdoor area
- Cleaners' cupboard for storage.

3.3.4 Assessment of facilities and spaces to be provided in Fernadell Park

The combination of sporting, recreational and community facilities and spaces to be provided in Fernadell Park was determined by:

- outcomes of community engagement (refer to Sections 3.3.2 and 3.3.3).
- facilities listed in the Hawkesbury Development Control Plan and Section 94 Contributions Plan
- sporting and recreation participation and trends in Hawkesbury City

The justification for the combination of facilities and spaces in Fernadell Park is in Table 6.

Table 6 Justification of facilities and spaces at Fernadell Park

Facility/ Activity	Community input (Online survey) (number of responses)	Fernadell Park S94 Requirement	Hawkesbury DCP Part E Requirement	Pitt Town PA (latest comment 11/03/20) Requirement	Outcome
Building		Multi-purpose building (859m ²)		Amenities building + community hub	1 Amenities building (450m ²) 1 Community hub (1,000m ²)
Sports fields	Soccer (38), Rugby (12), Cricket (9), AFL (3), Oztag (3), Athletics (1), Frisbee (1)	Level playing fields	3 playing fields	3 playing fields (2 main + 1 training field)	2 main playing fields (68m x 105m) overlain by oval (120m x 110m) 1 training field (70m x 50m) Total: 3 rectangular playing fields
Cricket / AFL	Cricket (9), AFL (3)			1 overlay	1 oval overlay (120m x 110m) 3 cricket practice nets
Netball	Netball (35)			2 playing courts	3 multi-purpose courts marked for netball
Other sports	Basketball (18), Tennis (6), Volleyball (5), Multi-purpose courts (6), Baseball (5), Softball (3)			1 Multi-purpose court	3 multi-purpose courts marked for basketball and netball
Play	Children's play (93) Water play park (11)	District level playground	Children's playground	Age-themed playground	Fenced district level playground with shade sails
Outdoor fitness	Fitness equipment/circuit (17)			1	1 outdoor gym area
Youth activities	Skate park (24)			1	1 (youth space details to be confirmed)
Off-leash dog area	Walking dog (77) (including off-leash)			400m ²	Fenced, 3,000m ² (along eastern boundary) Large dog and small dog areas
Pathway / Tracks	Walking/running (92), Walking/ running/ bike riding (11), Bike riding (95) Kids bike track (2), BMX track (8), Pump track (4)				Path / cycling track on perimeter of water body
Car parking		50 (1,700m ²)	Sufficient to accommodate 3 playing fields	Additional car parking area	Parking area at northeast corner (93 spaces) 90° parking off Bootles Lane (58 spaces) 90° parking off Fernadell Drive (42 spaces) Kerbside parallel parking spaces
Decking / Bridge	Boardwalk / deck over water (4)			Over water deck	Sandstone viewing platform
Other park facilities	Picnic/barbecue facilities (12)	4 shelters, barbecue, bins, bubbler, seats	Toilets near playground		Picnic setting and barbecue facilities

3.4 Direction for Fernadell Park

3.4.1 Values and roles for Fernadell Park

Hawkesbury City Council takes a values-based approach to the planning, use and management of Fernadell 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 Fernadell Park.

Table 7 Values and roles of Fernadell Park

Values	Explanation	Significance	Roles
Open space	Fernadell Park is 9.5 hectares of publicly available open space. The change of use of the site from rural to active and informal recreation adds to the availability of accessible open space for the growing community in Pitt Town.	District	Buffer between residential development and semi-rural properties Visual relief to surrounding development Emergency bushfire refuge
Sport and active recreation	Fernadell Park provides an opportunity for active recreation for a range of field and court sports.	District	Venue for competition and training for local/district field and court sports
Informal recreation	Fernadell Park offers a range of compatible informal recreation activities for all ages which are accessible to the community and unique in Pitt Town.	District	Venue for informal casual active and informal recreation activities Children's playground Off leash dog exercise area Fitness spaces and facilities Youth recreation space
Community/ social	Fernadell Park is a meeting place where the local community can gather for indoor and outdoor social interaction and community activities.	District	Indoor community facility Youth space Community outdoor gathering space Picnics and barbecues
Natural/ environmental	Fernadell Park presents the opportunity to resolve onsite drainage issues and to rehabilitate the water body into a functioning reconstructed wetland. The water body and its surrounds will provide access to water for park users via a viewing platform. Native tree planting will add to the natural character of the park and complement the natural bushland to the north of the park.	Local	Reconstructed wetland system Stormwater and flood detention Connectivity between significant bushland north of Bootles Lane and vegetation to the south Wildlife habitat

3.4.2 Vision for Fernadell 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 Fernadell Park, the vision for it is:

Fernadell Park will be a place for all members of the Pitt Town community to come together to connect with each other, play and enjoy themselves.

The vision for Fernadell Park is reflected in the Master Plan and the Action Plan in Section 4.

3.4.3 Objectives for management of Fernadell Park

Fernadell 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 8 Core objectives for Park, Sportsground and General Community Use categories of community land

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.
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.
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: <ul style="list-style-type: none"> - 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's objectives for Fernadell 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 Pitt Town 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.

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 Fernadell Park in the future. New activities, developments and structures may be proposed in response to an application for use of the park, 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 Fernadell 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 2021*.
- 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 RU2 Rural Landscape in the Hawkesbury Local Environmental Plan 2012. This zoning permits recreation areas, roads, water recreation structures and water storage facilities which support the proposed sports, recreation, the water body, parking areas and associated infrastructure. However, community facilities are not permitted under the RU2 Rural Landscape zoning. It is recommended that the site be rezoned to RE1 Public Recreation because the objectives of that zone are more relevant to public open space used for active recreation.

3.5.3 Preferred future developments and uses

Fernadell Park is generally intended to be Pitt Town's principal district public sport and recreation facility to be used for field and court sports, informal recreation, social/community activities, and other compatible activities.

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 Fernadell Park for sporting, recreation and community/social activities.

Such buildings and structures will be consistent with:

- the Landscape Master Plan (Figure 18) and any subsequent detailed Master Plans.
- constraints of flood risk.

Proposed buildings and structures at Fernadell Park include:

- sports amenities building, including refreshment kiosk/canteen, toilets, change rooms, referees' room, first aid room, equipment storage space and club office/administration space, subject to detail design
- sporting fields, including goal posts
- sports courts
- cricket practice nets
- lighting of facilities, including floodlighting
- community space, with spaces and facilities to be included subject to further community engagement and detail design
- picnic and barbecue facilities
- shelters and seating
- children's play space
- fitness equipment
- youth space
- pathways
- vehicle parking
- work sheds required in connection with the maintenance of the land
- retaining walls
- viewing terraces
- fencing
- underground drainage and irrigation pipes
- stormwater treatment, detention and storage structures

- other drains, channels and easements
- regulatory, interpretive, directional, safety and sponsorship signage.

Although not specifically planned in the short term for Fernadell Park, this Plan of Management also authorises:

- sports nets (cricket, softball, shot put and discus)
- solar panels and batteries.

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/not detract from the other values of the park ie. open space, sport, recreation, community/social, and natural/ environmental.

This Plan of Management authorises the playing of formal or informal sports at Fernadell Park, including but not limited to:

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

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 Regulations.

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 is a constraint to development and use of the site. Future use and development of the site must take the flood risk into account.

Other constraints to development and structures in the park are the drainage and electricity easements.

3.5.5 Impacts on adjoining land uses

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

3.5.6 Other considerations

Criteria for assessing proposals for new activities and/or developments at Fernadell 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 Restricted and prohibited activities

Activities that are prohibited or restricted within Fernadell 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
- 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 Fernadell Park may be prohibited by the zoning. Hawkesbury City Council may also prohibit certain activities from time to time.

3.5.8 Buildings and structures

Design considerations

Design considerations for Fernadell Park include to:

- create multi-functional open spaces that provide settings for activities and events
- design, specify and maintain sports surfaces to Australian standards and according to relevant sporting code requirements to minimise the potential for sports injury
- encourage shared use between sporting codes
- ensure sportsgrounds also provide for passive 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 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 the site will be low-scale and of architecture and built form appropriate to the Western Sydney climate.

3.5.9 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 Fernadell Park is constrained by:

- its location in a drainage corridor and flooding.
- electricity and drainage easements.
- impact on adjoining residents and land uses.

Any proposals for buildings, structures and spaces at Fernadell 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 Master Plan in Figure 18 would be subject to a development application.

Activities

Activities at Fernadell Park which may attract high numbers of people include field, court and other sport training and competition, school sport competitions, commercial activities such as netball clinics and skate lessons, and one-off community events and performances.

Sporting activities

Allocation of sporting fields and sports courts will be done according to a seasonal allocations process. Applications for permissible activities will be assessed on a case-by-case basis.

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

The scale and intensity of use of the sporting fields will be limited by the capacity of the fields 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 and courts will be required to be turned off by 9.30pm.

The sports courts would be available for informal public use if they are not booked for use.

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 when required.

Planting

Species selected for planting at Fernadell Park will be native and endemic to the area where possible, and be appropriate for a highly modified and used recreation area located close to significant bushland. Certain deciduous and other exotic species are also appropriate for planting to provide shade and to reduce ambient temperatures.

Planting within the park will be undertaken on a site-specific basis as shown on the Master Plan. Planting in the park will take place consistent with a local Pitt Town landscape identity.

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 Fernadell Park is shown on the Master Plan.

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.

3.6 Use agreements

3.6.1 What is a lease, licence or other estate?

Leases and licences formalise the use of community land by groups such as sporting clubs, community groups and schools, or by commercial organisations and individuals providing facilities or services for public use.

The *Local Government Act 1993* 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. Generally a lease will be required where exclusive occupation or use of all, or part, of an area is proposed. A licence may be required for activities that may affect other users, and for use of a shared facility or space.

3.6.2 Authorisation of current use agreements

No use agreements (leases, licences or other estates) currently apply to Fernadell Park.

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 Fernadell 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 Park, Sportsground, and General Community Use categories of community land.
- zoning under the Hawkesbury Local Environmental Plan, 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 and the community hub at Fernadell Park.

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

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

This Plan of Management authorises the granting of a lease or licence of the community hub for the purpose of running social service activities. A sub-lease may be granted over halls and meeting rooms for hire and use by general members of the community. If there are no meeting spaces provided in the sporting amenities building, the sporting group that holds a current lease or licence arrangement is to be given free use of the meeting rooms and facilities in the community hub.

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 Fernadell 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, 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 Fernadell 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.

Short-term casual use and occupation

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

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

Table 9 Authorised uses for short term casual use or occupation of Fernadell 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) and sports amenities building (excluding public toilets) Short term licence for sporting activities on sports courts Occasional and one-off field and court sporting competitions and training School sports carnivals
Social/ community events	Land categorised as Sportsground, Park, General Community Use	One-off or occasional community events such as markets One-off or occasional cultural, musical or entertainment events One-off or occasional festivals, events, ceremonies. Licences for social/community events will provide for the temporary erection of food stalls, stages, seating and amusement rides Licenses for informal 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 Fernadell Park for sport, informal recreation, and social/community activities, such as netball or football clinics, personal fitness training, skate and rollerblading lessons, 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 and Park	Collecting monies for parking at the sportsgrounds, provided that all monies collected be used for the maintenance and/or upgrading of the sportsgrounds at Fernadell Park.
Other short-term uses of community land	Land categorised as Sportsground, Park, General Community Use	Short term/temporary uses in the <i>Local Government Act 1993</i> and the <i>Local Government (General) Regulation 2021</i> including: <ul style="list-style-type: none"> - playing of a musical instrument or singing for fee or reward - engaging in a trade or business - playing of a lawful game or sport - delivery of a public address - commercial photographic sessions - picnics and private celebrations e.g. weddings, family gatherings - filming sessions. A licence or other estate may be granted in order to allow a filming project to be carried out, whether or not the project is in accordance with the plan of 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.

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*.

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.

Telecommunications towers

Council recognises that under the *Telecommunications Act 1997* Fernadell 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 Fernadell 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 any 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.
- management and operation of the community hub
- operation of a commercial facility such as a café in the community hub.

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 Master Plan

The Master Plan for Fernadell Park is shown in Figure 18. The Master Plan shows the location of the spatial works and actions in the following Action Plan which are proposed to be implemented to achieve the objectives for Fernadell Park.

The Master Plan shows:

Sporting facilities subject to detail design:

- Two large fields for rectangular sports, with one cricket/AFL field overlaying the two large fields. One smaller rectangular modified field/event space will also be provided.
- Three multi-purpose netball/basketball courts
- Cricket practice nets
- Lighting of the fields and courts to Australian standards for training.
- Terrace seating.

Amenities building (450m²) subject to detail design:

- Four change rooms for male and female home and away teams
- Toilets for males, females, and accessible toilets available to the public
- Kiosk
- Referees/umpires room
- First aid / medical room
- Cleaner room
- Store room/office room
- Two equipment storage areas for summer and winter sports
- Bin storage room
- Courtyard gathering area.

Community hub (1,000m²) subject to detail design:

- Community room for larger events and activities
- Meeting room
- Toilets for males, females, and accessible toilets
- Public toilets
- Kitchen/kiosk
- First aid / medical room
- Cleaner room
- Store room
- Equipment storage
- Foyer/lobby/circulation area
- Outdoor area (café, etc.)

Figure 18 Landscape Master Plan for Fernadell Park

FERNADELL PARK, PITT TOWN MASTER PLAN



CONCEPT

- Maximised sporting facilities (Three soccer fields with cricket / AFL overlay and three multi-purpose courts)
- Two stormwater channels with underground piping, one open channel and one optional underground piping
- 450m² Amenities building
- 1000m² Community Hub
- Total of 273 car parking spaces
- * Conformity to S94 requirements (excludes athletics track)

KEY

- | | | | |
|---|---|------------------------------|---|
| ① Multi-purpose Sporting Fields (two 105x68m soccer fields with 120x110m cricket overlay) | ④ Training Field (70x50m) / Event Space | ⑧ Outdoor Gym Area | ⑫ Fenced Off-leashed Dog Area (A:Large Dog; B:Small Dog) |
| ② Multi-purpose Courts (netball/basketball) | ⑤ Amenities Building | ⑨ Youth Space | ⑬ Suspended boardwalk over drainage channel |
| ③ Cricket Practice Net (3.2x21.0m) | ⑥ Community Hub | ⑩ Sandstone Viewing Platform | ⑭ New parking area (93 parking spaces) |
| | ⑦ Fenced District Level Playground with Shade Sails | ⑪ Picnic / BBQ Facilities | ⑮ 90° Parking directly off Bootles Lane (58 parking spaces) |

LEGEND

- Main Water Body
- Grassed Area / Sports Field
- Grass Swale
- Environmental Reeds Planting / Habitat
- Boardwalk
- Sandstone Viewing Platform
- Path
- Retaining wall - Gabion wall or similar
- Fence
- Proposed Tree - Deciduous / Semi-formal
- Proposed Tree - Native / Screen Planting
- Gate entry to sports field
- Scour Protection
- Table Drain
- Design 100 Year Flood Level
- Underground Drainage Pipe and Pit
- Drainage Headwall

Recreational facilities and spaces

- Youth space, to be determined with further engagement with young people
- Fenced district level children’s play space consistent with Everyone Can Play guidelines
- Outdoor fitness equipment
- Fenced off-leash dog exercise area
- Shelters, picnic and barbecue facilities, and associated seats, bins, taps
- Perimeter and internal walking/exercise circuit
- Sandstone viewing platform overlooking the pond
- Bicycle storage
- Lighting of pathways
- Gardens and amenity landscaping

Support facilities

- Off street car parking
- Signage.

The stage work program is shown in Figure 19 and outlined in Table 10.

Figure 19 Fernadell Park staging plan



Table 10 Stage work program

Facility/ Activity	Stage 1	Stage 2	Stage3	Stage 4
Building / Hub	450m ² sports amenities building	1000m ² Community hub		
Sports fields	Standard soccer fields, cricket overlay 3 cricket practice nets	1 training field		

Facility/ Activity	Stage 1	Stage 2	Stage3	Stage 4
Sports courts	3 netball/basketball multi-purpose courts			
Play			750m ² fenced district level playground and shade sails	
Outdoor fitness			150m ² outdoor gym	
Youth activities			Youth space	
Off-leash dog area				2,700m ² fenced off-leash dog area, with 1,800m ² large dog area, 900m ² small dog area
Landscaping	Grass terraces overlooking main playing area. No new trees/decorative landscaping. Transplant existing trees along Stables Street to park area and construct grass swale.	Grass terrace overlooking water. Introduce new trees and plantings to Stage 1 and 2 areas.	New trees and plantings across Stage 3 area.	Water body edge treatment with environmental habitat planting and retaining boulders. New trees and plantings across Stage 4 area
Pathway / tracks	Partial new path along Stables Street, access to main playing area and towards amenities building	New path access along Stables Street and to Stage 2 area	New path access along Bootles Lane and to Stage 3 area	New pathway access to dog area and Stage 4 area
Drainage and pipeworks	Underground piping: approx.290 linear metres: - 155lm from Boston Street - 135lm along Bootles Lane		Open channel along eastern boundary with access point for maintenance	Open channel along eastern boundary with access strips for maintenance.
Car parking	No additional car parking spaces. All existing street parking remained.	New 42 street parking spaces on Fernadell Drive	New 90° street parking spaces on Bootles Lane. New designated car parking area with 93 parking spaces	
Other park facilities	Retaining wall along eastern channel (Gabion or similar) 3 m high fence alongside soccer field	Picnic shelters, bins, barbecue facilities. Introduce footpath and sports field lighting.	Additional footpath lighting to Stage3 area.	Viewing platform Boardwalk

4.2 Action Plan

4.2.1 Introduction

This section outlines the actions required to implement the management direction and the Landscape Master Plan for Fernadell Park. The actions are displayed below in table form, and have been structured using the values of Fernadell 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
Performance target	Targets/strategies to achieve vision and objectives for Fernadell Park, consistent with defined roles
Action	Tasks that will be undertaken to address needs/issues, and to achieve performance targets
Priority	Assigned according to the specific action's relative importance or urgency:
	High <u>Achieved within 2 years</u>
	Medium <u>Achieved within 2 to 5 years</u>
	Low <u>Achieved after 5 years</u>
	Ongoing
Means of assessing achievement	Methods of measuring and assessing the achievement of the action.

4.2.2 Open space actions

Table 11 Open space actions

Need/issue	Performance target	Action	Priority	Means of assessing achievement
Landscaping	Visually integrate the park with vegetation on adjoining properties and with street trees.	Landscape street frontages with suitable native and exotic species.	High	Landscaping meets Council requirements
Screening	Minimise visual and noise impact of the park from adjoining roads. Recognise the need for privacy of neighbours from park users.	Plant native screening trees on the eastern boundary where privacy of adjoining neighbours is required.	High	Trees established and healthy
Vehicle access and parking	Off-street parking spaces constructed Limited street parking conflicts	Construct and mark parking spaces off Bootles Lane and Fernadell Drive.	High	Parking spaces constructed No complaints about parking from park users and neighbours
Universal access	Access to all parts of the park	Undertake an Access Audit after construction of the park and address any shortfalls Identify suitable locations for access by people with disability and people with prams	High High	Access Audit complete Easy access to the park by people with disability and people with prams

4.2.3 Sport actions

Table 12 Sport actions

Need/issue	Performance target	Action	Priority	Means of assessing achievement
Sporting fields	Quality irrigated and drained sporting fields	Install irrigation and drainage	High	Field condition assessments
	Two full-sized rectangular fields/one oval overlay, and one rectangular training field constructed and marked	Construct sporting fields	High	Use of fields for field sports and compatible activities
	Support facilities for sporting activities	Install cricket practice nets	High	
Multi-purpose courts	Courts constructed and marked	Construct three multi-purpose basketball/netball sport courts	High	Use of courts for court sports and compatible activities
Amenities and equipment storage	Sports amenities building constructed	Construct sports amenities building (450m ²)	High	Sports amenities and equipment storage constructed
Lighting	Lighting installed	Install training lighting of fields, courts	High	Lighting installed
Spectator and informal recreation facilities	Provide shade, a viewing terrace, seating, and water refill station for players and spectators	Plant shade trees behind and in spectator viewing areas.	High	Shade trees planted
		Construct the viewing terrace.		Viewing terrace constructed.
		Install seating and water refill station		Seating and water station installed.
Wet weather and natural disasters	Ensure player and spectator safety in wet weather, and during flood and bushfire events	Close fields according to Council policy during and after wet weather and flooding until the park is assessed as safe	As required	Minimise injury and discomfort to players and spectators
		Protect the field surface in wet weather and flooding events		Quality field surface
	Close fields if air quality is poor			
	Erect signposts for 'Park Closed' signs			
Sports facility capacity	Ensure that use of sports fields and courts does not exceed capacity	Advertise ground closures on Council website and through known user groups	Ongoing	Sports fields and courts in playable condition
		Review use of sports grounds and courts, and adjust as required		

Need/issue	Performance target	Action	Priority	Means of assessing achievement
Use of fields and courts for multiple activities	Ensure that sports fields and courts are used for multiple sporting activities by a range of user groups such as clubs and schools	Manage field and court allocation and use	Ongoing	Review of field and court allocation
	Ensure that sports fields and courts are used for compatible sport and informal recreation uses	Allow sports fields and courts to be used for informal activities when not booked for sporting activities	Ongoing	Appropriate informal use of sports fields and courts

4.2.4 Recreation Actions

Table 13 Recreation actions

Need/issue	Performance target	Action	Priority	Means of assessing achievement
Youth space	Young people are integrally involved in planning, designing and constructing the youth space	Engage with young people in the planning and design of the youth space.	High	Approval of the youth space design by local young people
		Construct the youth space	High	Use of the youth space by young people
Play space	Provide a children's play space near the sports fields	Establish the children's play space	High	Use of the children's play space by children and carers
Picnic and barbecue opportunities	Provide opportunities for people to gather and celebrate in the park	Install picnic and barbecue facilities	High	Use of picnic and barbecue facilities
Fitness opportunities	Provide opportunities for fitness/exercise in the park	Install fitness equipment	Medium	Fitness equipment is used by park users
Off-leash dog exercise area	Provide exercise for dogs and their owners while minimising conflicts with other park users	Fence the off-leash dog exercise area	Medium	Use of the off-leash dog exercise area by park users
	Enforce unleashed dog restrictions elsewhere in the park	Erect signage regarding dog exercise opportunities and restrictions at park entrances, the off-leash dog exercise area, sportsgrounds, playground, and picnic areas		No conflict between off-leash dogs and park users
Water body	The water body is a popular recreational setting in the park	Construct a viewing platform over the water on the western side.	Medium	Use of the viewing platform by park visitors
Viewing opportunities	Take advantage of elevated vistas within the park.	Construct a grassed terrace and viewing platform overlooking the water body.	Medium	Use of terrace by park visitors

Need/issue	Performance target	Action	Priority	Means of assessing achievement
Pathways	Universal access via pathways to all areas of the park	Construct perimeter walking/exercise circuit and internal pathways as shown on the Master Plan.	High	Use of paths by park users
Bike parking	Encourage use of bicycles to access the park and use within the park	Provide bike parking facilities	High	Bike parking facilities installed
Lighting of pathways and carparks	Improve safety and amenity of the park at night	Install lighting along recreational pathways	High	Lighting installed
		Install lighting in parking areas		Lighting installed

4.2.5 Community/social actions

Table 14 Community/social actions

Need/issue	Performance target	Action	Priority	Means of assessing achievement
Community hub	Provide a community hub for Pitt Town in Fernadell Park	Construct the community hub	High	Community centre completed
	Involve the community in management of the community hub	Determine a management framework for the community hub that involves the community	High	Community representation in managing the community hub
Neighbour relations	Minimise impacts of park use on neighbours	Encourage neighbours to notify Council of any concerns about noise, vandalism, dumping	Ongoing	Timely response to neighbour reports about park activities
		Design floodlighting lighting to minimise glare and light spill, and limit its use at night	Ongoing	No complaints from neighbours about lighting
		Review and enforce hire agreements with sporting users which disturb neighbours	Ongoing	No disruption of neighbours by sporting groups

4.2.6 Natural/environmental actions

Table 15 Natural/environmental actions

Need/issue	Performance target	Action	Priority	Means of assessing achievement
Water body	Transform the detention basin into a semi-natural recreational water body	Pipe existing stormwater channels	High	Piping complete
	Ensure that flood retention capacity is retained	Re-grade the detention basin embankments ensuring capacity is retained	High	Pond embankments are safe for users and contain water
		Treat the water in the detention basin to minimise contamination	High	No adverse health events from contact with pond water
		Treat edges of the detention basin with environmental habitat planting and sandstone retaining boulders	High	Habitat planting and boulders in place
Water sensitive urban design	Minimise runoff of stormwater from the site	Construct a water sensitive urban design garden bed	High	Garden bed constructed
	Harvest stormwater for irrigating sports fields	Install stormwater tanks and pipes to irrigate sports fields	High	Stormwater tanks and pipes installed
Renewable energy	Maximise use of renewable energy in the park	Investigate the feasibility of meeting power needs in buildings using solar panels and batteries.	High	Feasibility of solar power established
		Install solar lights on pathways	High	Solar lights installed
Planting	Undertake planting in the park consistent with garden and streetscape plantings in Pitt Town.	Develop a landscape identity for Fernadell Park based on garden and streetscape plantings in Pitt Town.	High	Planting in the park is consistent with the local landscape and the Master Plan
Wildlife corridor	Develop a biodiversity corridor to connect flora and fauna habitats.	Plant native and exotic species to landscape and screen the park.	High	Increase in number of trees and shrubs on site. Observations of use by wildlife
	Maintain an adequate buffer to private bushland north of Bootles Lane where possible.	Maintain planted vegetation on the park boundaries.	Ongoing	Monitor health of planting
Use of chemicals	Limit the use of poisonous substances that may harm park users, the environment and adjacent areas and people	Use chemicals for maintenance of the park and sportsgrounds appropriately.	Ongoing	Review of chemical use

4.2.7 Management Actions

Table 16 Management actions

Need/issue	Performance target	Action	Priority	Means of assessing achievement
Zoning	The park is zoned RE1 Public Recreation which is more appropriate for a sportsground, park and community hub	Rezone the site from RU2 Rural Landscape to RE1 Public Recreation	Medium	Rezoning of the site included in the Hawkesbury Local Environmental Plan
Use management	Maximise use of the site for desirable activities	Enter into use agreements as desirable	Ongoing	Bookings
	No conflicts between users of the site	Erect signage identifying permissible and restricted activities	High	Signs erected
		Manage use of the park	Ongoing	No complaints to Council
		Review use of the park after one year. Change use of any facilities and spaces as required	High	Review completed
Facility condition	Fields, courts, park areas and associated facilities are in good condition	Carry out maintenance and capital works as required	Ongoing	Condition assessment
Safety and risk management	Safety of the public when visiting Fernadell Park	Use Safer by Design principles when developing and upgrading the park Conduct regular inspections of the park	Ongoing	Safer by Design principles incorporated into park design Inspection schedule and reports Prompt response to and remediation of hazards such as broken glass or play equipment Minimal complaints to Council
	Minimise spread of viruses by use of the park	Close sections of the park to the public if directed during a pandemic or natural disaster.	As required	No public use of sections of the park

Need/issue	Performance target	Action	Priority	Means of assessing achievement
Emergencies	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	High	Emergency Response Plan prepared and implemented as required
		Erect locked gates over emergency and service vehicle entries	High	No unauthorised vehicle access to the park
Anti-social behaviour	Discourage anti-social behaviour	Consider Crime Prevention through Environmental Design (CPTED) principles when developing and upgrading the park	Ongoing	Minimal vandalism Minimal reports of anti-social behaviour
		Carefully design lighting in the park	High	Passive surveillance at night
		Lock amenities building and community hub if necessary at night	Ongoing	Minimal or no vandalism of amenities building and community hub
Maintenance	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	Ongoing	Maintenance standards are meet or exceeded
Waste management	Reduce rubbish generated by park users and others	Provide adequate bins for general rubbish and recyclable materials throughout the park	High	No rubbish left outside bins
		Provide dog waste bins and bags at park entrances and at the off leash dog exercise area	High	Use of dog waste bins
		Report rubbish dumping incidents		Minimal dumping incidents
Signage and advertising	Ensure that signage and advertising does not visually clutter the sportsgrounds and the park	Permit signage and advertising according to Council policy	Ongoing	Acceptable signage and advertising is installed in the park

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5 IMPLEMENTATION AND REVIEW

5.1 Management

Hawkesbury City Council will have responsibility for overall management of Fernadell Park.

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

Management and operation of the community hub will be determined by Council.

Hawkesbury City Council will manage the informal recreation areas and the water body in Fernadell Park.

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

Hawkesbury City Council would be responsible for maintaining Fernadell 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

Funding for the construction of Fernadell Park is available from the levying of developer contributions for residential development in Pitt Town.

It is expected that this Plan of Management will be implemented primarily in the short term to develop sporting facilities and informal recreation facilities spaces from developer contributions collected for this purpose.

Council has limited funds, and as such may rely on developer contributions, external grants, income from the community hub and use of the sporting facilities, and other sources of funding for future management of and improvements to the site. Such funding will be sought from a range of government, Council, corporate, user 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 Fernadell 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 and updated within five years. It should be updated to 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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