



Hawkesbury City Council

attachment 1
to
item 170

Colbee Park Masterplan Report

date of meeting: 8 September 2020

location: by audio-visual

time: 6:30 pm

Masterplan Vision

Vision Statement

The vision for Colbee Park is to create an integrated community place that inspires and facilitates open space for the 21st century.

Colbee Park will have a greater connection with the local community and provide a range of additional amenities for the benefit of the local and greater community of the Hawkesbury Region.

This Masterplan for Colbee Park is a guide to determine the character and style of the Park so when funds become available over time there is a cohesive and considered framework for expenditure.

Community Spaces

A range of community spaces and activities will be located within the Masterplan for Colbee Park. These facilities, activities and amenities will be located in a central location, creating a strong park core. The intent is to provide an accessible area designed to create activity, opportunities for socialisation and for the benefit of the greater community. Some of these elements include

- Cycle/footpath circuit
- Inclusive play space
- Dog off-leash area
- Shelters and picnic facilities (bins, seats etc)
- Pump track
- Outdoor fitness equipment
- Teen play equipment (parkour)
- Park infrastructure - bike racks, general refuse and recycling bins, dog poo bins/bags, seating, bubblers etc.

Site Identity

Colbee Park is to create a memorable and distinctive place, through a combination of feature planting and decorative signage such as:

- Ornamental feature tree planting adjacent to the McGrath Road/Old Hawkesbury Road intersection
- Cohesive tree planting strategy lining shared pathways
- Fomalised signage in consistent style across the site

Lighting

A cohesive site wide approach to lighting is to be implemented to upgrade the existing and to provide new fittings to create functional amenity and safe environment. The existing light poles are be re-purposed and when supplemented with new light poles, a uniform distribution of light can be provided across the playing fields.

In addition to the sports field lighting, a lower level lighting strategy is to be considered which creates amenity and safety for pedestrians, car parking and community facility areas.

Buildings

Buildings which create amenity and activity within the park will be provided through the adaptive reuse of the existing amenities buildings and provision of new facilities. The existing soccer amenity building is to be removed and replaced with a more suitable structure.

Masterplan Objectives

Create a Children’s Playground

A local playground element is proposed to the centre of the park. This play element in its central location can provide activity for a range of children and families who use the park casually and for families who use the park for organised sports.

Create a Dog off leash area

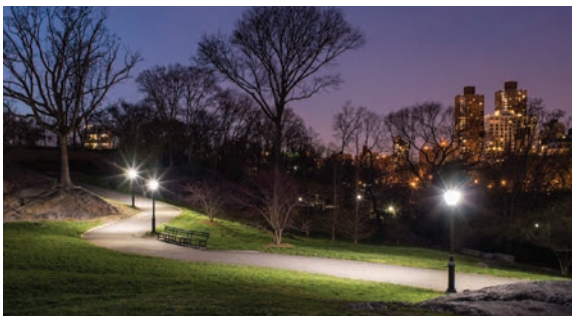
A fenced dog off leash area is proposed to be within the park’s central core. This area is easily accessed by the adjacent car park. With provision for seating, bins and activities for the casual users of the park it provides a community facility which is suitably located to reduce negative conflict with other users of the park.

Establish new amenities building, shelter and barbecue facilities

Centrally located at the Park Core, the new amenities buildings will have a range of functions for the benefit of the community. These will include change rooms, a new kiosk, public toilets, storage, first aid and a referees room. The overall design of the new buildings will be of a contemporary nature and when read in conjunction with a renovated existing building will provide a cohesive building language for the park.

Improve lighting, visibility and safety

A dual level lighting approach is to be implemented for the park. Functionally, the sports fields are to be lit with new 18m tall light poles to meet Football NSW requirements. Secondly, the shared path network to the park and car park is to be lit with post top lights for safety and security. CCTV is to be investigated for the park core area subject to detailed design.



Fitness stations

Park styled exercise equipment will be provided at stations scattered along the shared pathways for the use of the greater community and activation by sporting groups who currently use the park.

Teen Play Area /Parkour

Facilities for teen play activities are to be included, through the implication of a parkour area which is to be situated adjacent to the proposed pump track.

Pump track

High community demand for a pump track has been received which has guided the decision for the inclusion of an asphalt track to the south/east of the existing BMX track. This location has been selected as it allows for suitable functionality atop of existing contaminated land with appropriate capping.

Improve soccer playing fields

It is proposed that the existing soccer fields at Colbee Park be upgraded to comprise of 3 full size fields. The design would assist in site topography assisting in periods of low level flooding. Implementing 3 fields would also ensure that provision for the existing cricket pitch is maintained.



Indicative character images representing look and feel of the proposed works

Masterplan Objectives - Access and Links

Entry Statement

Visual prominence of Colbee Park will be increased and signified as you approach from McGraths Road. It is intended that feature tree planting and prominent signage will be used to improve site identity. Signage will remain a consistent style across the site's proposed shared path network.

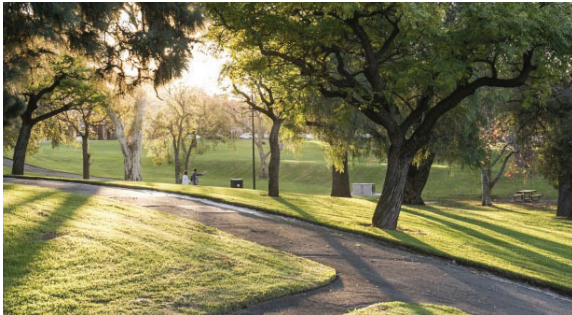
Increase shade

Shade and shelter within the park. New trees will be planted throughout the park core, the site extents and along the shared path areas of the parkland. In addition to the installation of new evergreen trees, the Park's core will contain fixed shade sails and other sun shading devices to provide sun and general weather protection.

Access

Improved physical and visual connection throughout Colbee Park. It will be improved by:

- A shared pathway to meander through the site improving cross site access unifying the park.
- Encourage walking, running and cycling through the site.
- Integrate with the proposed local footpath strategy.
- A signage strategy for wayfinding.



Improve Parking

Car parking within the park is to be formalised, improved and increased by:

- New bitumen car park to the west of the park for approximately 195 car spaces
- Car park entrance to be relocated north along Old Hawkesbury Road to increase safety and reduce congestion.
- BMX Officials bitumen parking area for 8 cars with controlled access.
- 8 car spaces south of the main car park on Old Hawkesbury Road.

Bridge the ponds

The Masterplan engages the Killarney Chain Of Ponds. The shared pathway will bridge across the waterway connecting to existing tracks to the east. Whilst engaging with the local fauna and flora of the site, bridging the ponds will also provide connection to the neighbouring Arndell Anglican College and local community.



Character images and site photos representing look and feel of the proposed works

Masterplan Objectives - Amenities

Unify Existing Baseball Facilities Building

It is proposed that the existing baseball facilities are consolidated under one roof/shelter extending across the two buildings. An extension to the existing building to allow for additional storage removing the need for shipping containers. The proposed roof structure should be in keeping with the style of proposed buildings/structures across Colbee Park.

Provide Extended Shade & lighting to BMX Facility

A designated covered marshalling area is to be created for the existing BMX track. Flood lights will also be installed over the track allowing for night events. Provision either side of the track will allow for temporary marquee structures to be setup on competition days

Improve Soccer Club Amenities

A new soccer amenities building will replace the existing building. Nestled into the site's topography the new building will incorporate elevated viewing to the adjacent soccer fields, unisex change room facilities, kiosk and storage. The new facilities will address existing safety concerns associated with the existing building.

Establish new amenities building, shelter and BBQ facilities throughout the park

Centrally located at the Park Core, new picnic shelters and amenities buildings will be strategically placed for the benefit of the community. The overall design of the new buildings will be of a contemporary nature and when read in conjunction with the proposed buildings will provide a cohesive building language for the park.



Indicative character images representing look and feel of the proposed amenities works

Material & Planting Palette

Materiality

The materials for the structural elements for the park will be of a hard wearing nature and consider the ongoing needs of the community and the stakeholders. This includes

- Open natural turf fields
- Concrete shared paths
- Asphalt car park
- Integrated way finding and interpretive signage
- Post top lighting to shared path
- Soft fall playground with play elements and shade sails
- Low height pavilion styled buildings
- Park seating
- Open mesh styled fencing to dog off leash area
- Bike racks, bubblers, bins and dog poo bins

Planting

New planting throughout the park will predominantly consist of trees in grass. These trees will be of a mix of evergreen and deciduous which will signify seasonal change. The planting in general will be in keeping with the current character of the park and the immediate surrounding area. The trees will provide shade, shelter and natural amenity to the site along with increasing the ecological value of the site. Feature tree planting will be used to improve site identity and way finding throughout Colbee Park.



Indicative character images representing look and feel of the proposed works

Masterplan Principles

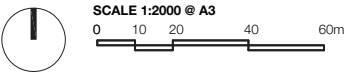


Design Notes

- 1 New Park Core**
 - Children's playground
 - Fenced dog off leash area
 - Shared pathways
 - Avenue tree planting
 - Picnic Shelters
 - Fitness stations
 - Baseball warm-up area
- 2 Soccer Facility Upgrade**
 - 3 full sized playing surfaces
 - Cricket Pitch
 - New amenities building
 - Terraced bleacher style seating
- 3 Baseball Facility Upgrade**
 - Extension to existing buildings for additional storage and roofing over
- 4 BMX Facility Upgrade**
 - Pump Track
 - Shaded marshalling area
 - Event day marquee area
 - Parkour play area
- 5 Entry Statement and Parking**
 - Formalised park signage
 - Hoop Pine tree planting
 - Formalised parking with 195 spaces
 - New car park entry with round a bout
- 6 External Link**
 - New footbridge over Killarney Chain of Ponds connecting to Arndell Anglican College

LEGEND

- | | | | | | |
|---------------|---------------|-------------------|----------------------|---------------------|--------------------------|
| Proposed Tree | Shared Path | Parkour Equipment | Proposed BBQ Shelter | Event Marquee | Proposed Shade Structure |
| Existing Tree | Playing Field | Shaded Playground | Irrigation Tank | Proposed Floodlight | Embankment Seating |



Park Core



Soccer Upgrade



Active Play Area

Shade and lighting
Shade structure over marshalling area with lighting for night competition events.


Teen Playground
Parkour style play equipment aimed at older children and teens


Picnic Shelter
Proposed picnic shelter with barbecues tables and seating


Pump Track /Skate Facilities
Proposed pump track and skate park


Shared Path
Shared path to bridge waterway and connect to neighbouring school. Pathway to include lighting to improve security.


LEGEND


 Proposed Tree


 Shared Path


 Parkour Equipment


 Proposed BBQ Shelter


 Event Marquee


 Proposed Shade Structure


 Existing Tree

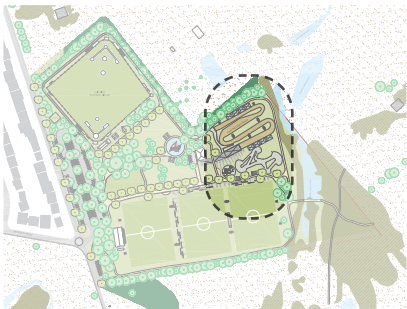
 Playing Field

 Shaded Playground

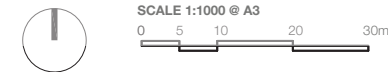
 Irrigation Tank

 Proposed Floodlight

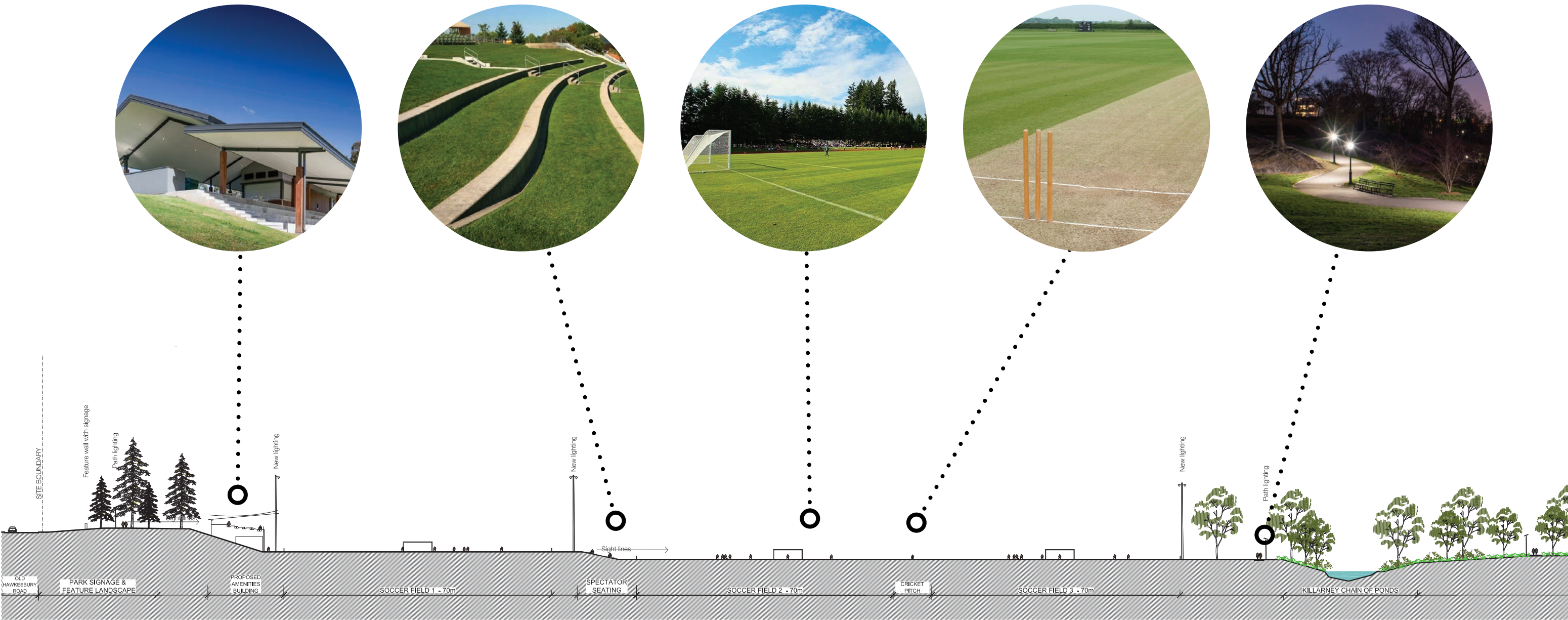
 Embankment Seating



KEY PLAN



Masterplan Section

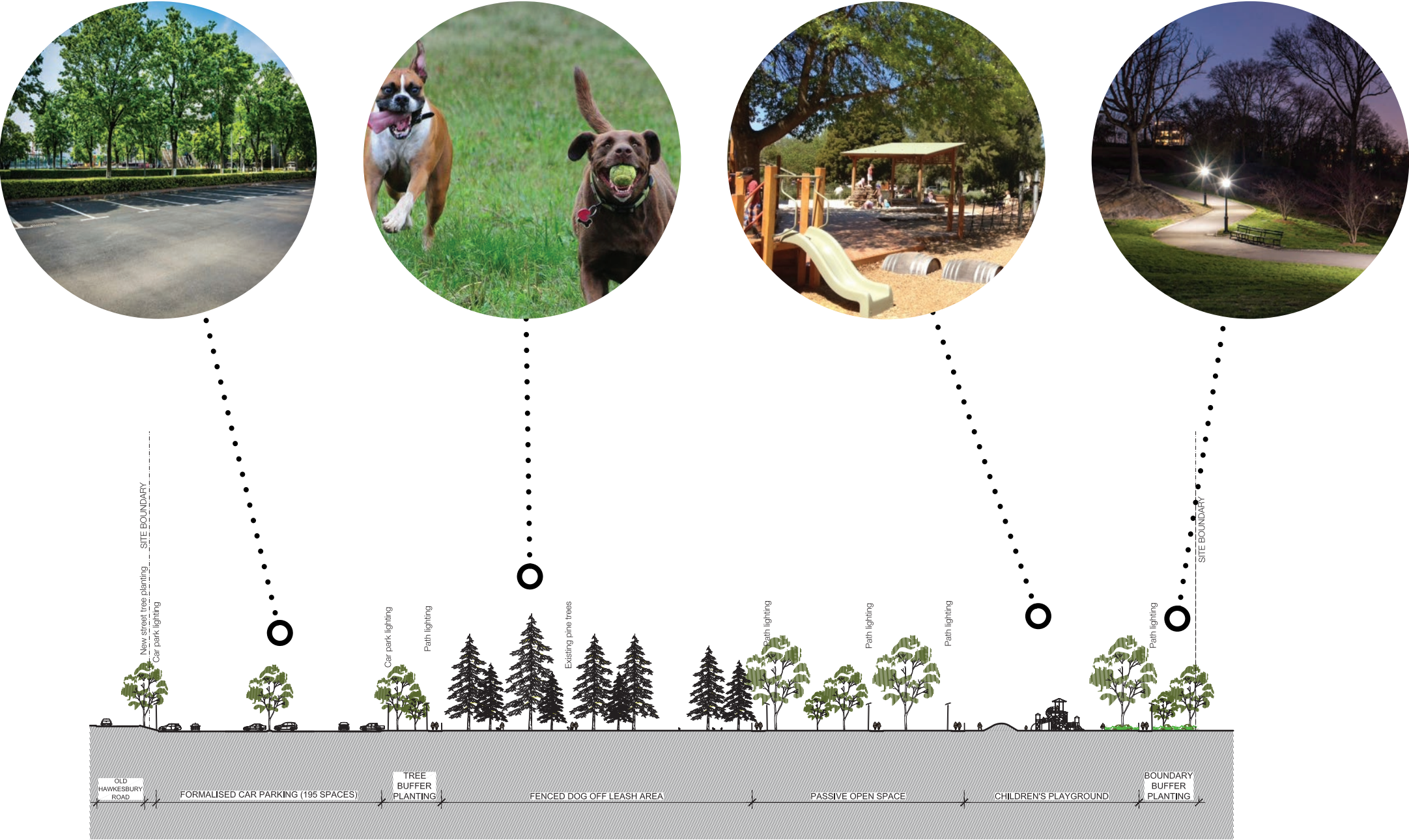


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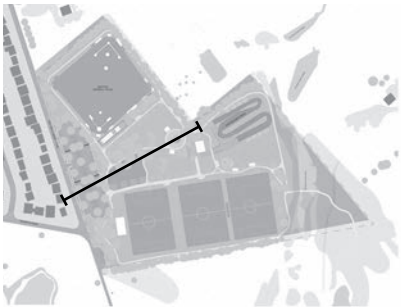


KEY PLAN

Masterplan Section

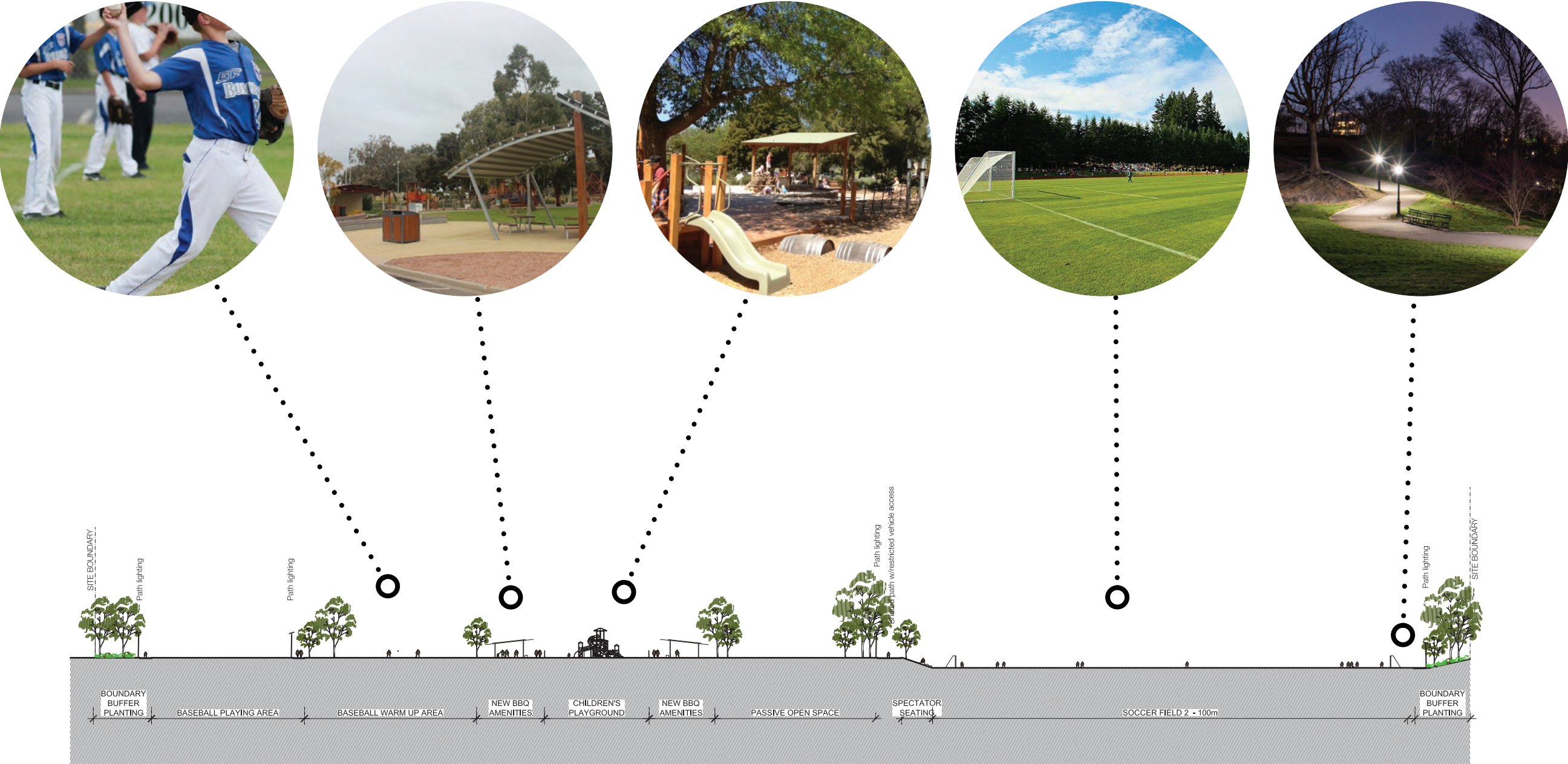


SCALE 1:1000 @ A3
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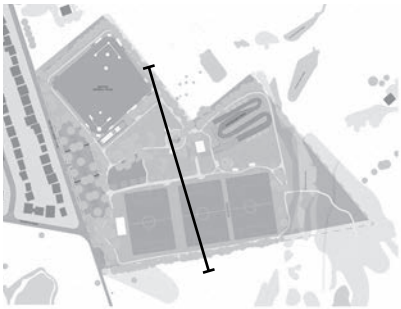


KEY PLAN

Masterplan Section



SCALE 1:1000 @ A3
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KEY PLAN

The site plan illustrates a comprehensive park layout. Key features include:

- Existing Baseball Fields:** Located in the upper left quadrant.
- Existing BMX Track:** Situated in the upper right quadrant.
- Soccer Fields:** Two rectangular fields in the lower right quadrant.
- Playground:** A circular area with a central structure, located in the center of the plan.
- Dog Park:** A designated area with a fence, located in the lower left quadrant.
- Parking Lot:** A large paved area with parking spaces, located in the center-left.
- Chain of Ponds:** A series of blue water bodies along the right edge of the park.
- Streets:** McGrath Road runs along the bottom, and Old Main Street runs along the left side.
- Landscaping:** Numerous green circles of varying sizes represent trees and shrubs throughout the park.
- Pathways:** A network of yellow lines indicates walking and biking paths.

The eight circular inset photographs provide visual context for the park's amenities:

- Top left: A playground with a slide and climbing structure.
- Top right: A BMX track with riders.
- Middle left: A dog park with two dogs playing.
- Middle right: A playground with a large shelter structure.
- Bottom left: A paved path winding through a grassy area.
- Bottom right: A modern restroom building.
- Far left: A soccer field with a goal.
- Far right: A park at night with illuminated paths and benches.

TaylorBrammer

Taylor Brammer Landscape Architects
Sydney Studio
218 Oxford Street
Woollahra NSW 2025
Australia
tel: 61 2 9387 8855
Sydney@taylorbrammer.com.au



Parkland Planners
PO Box 41
Freshwater NSW 2096
Australia
tel: 61 2 9938 1925
Sandy@parklandplanners.com.au