

**ORDINARY MEETING**  
**SECTION 3 – Reports for Determination**  
**Meeting Date: 08 September 2020**

**INFRASTRUCTURE SERVICES**

**Item: 170**                      **IS - Colbee Park Draft Masterplan - (95495, 79354)**

**Directorate:**                      Infrastructure Services

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**PURPOSE OF THE REPORT:**

The purpose of this report is to present the draft Colbee Park Masterplan for review and to gain approval for the draft to go out for public comment.

**EXECUTIVE SUMMARY:**

Colbee Park has been identified as requiring a site-specific Plan of Management and Masterplan to address a range of complex management issues and guide long-term development of the site. A draft Masterplan has been developed that provides solutions to these challenges and addresses the Hawkesbury Regional Open Space Strategy objectives for parks. The Masterplan will form part of the specific Plan of Management for the site.

The Colbee Park draft Masterplan has been developed in consultation with the community. It provides a long-term vision for the Park, ensuring that any future improvements are appropriate, and that the recreational, cultural and environmental values of the site will be retained.

Whilst development of the Masterplan and Plan of Management does not represent a formal commitment to funding, works will be considered for inclusion in Council's Operational Plans in accordance with the plan's priorities, the financial allocations identified in the Long - Term Financial Plan and external funding opportunities as they arise from time to time.

The 2021/2022 Operational Plan provides \$136,402 to commence detailed design of initial works.

**RECOMMENDATION:**

That Council publicly exhibit the Colbee Park Masterplan for 21 days to give the community the opportunity to provide feedback on the plan.

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**BACKGROUND**

Colbee Park is a 10ha district sporting park located on the edge of the McGraths Hill Township. It contains a baseball field, 1.5 soccer fields, cricket pitch and BMX track. Ancillary facilities include 3 amenities buildings, shelters, cricket net, floodlights and informal parking.

Some of the challenges at the site that affect safety, access and future improvements include:

- An open drainage line which runs through the middle of the reserve. This drainage line restricts pedestrian movement across the park and could pose a hazard to users retrieving balls. It is weedy and reported to smell at times.
- The Killarney Chain of Ponds creek cuts across the north eastern corner of the park, restricting access to/from the main parkland and adjoining properties/schools on the other side. Dense vegetation along the ponds restricts visual surveillance.
- Flooding. Large areas of the park are subject to inundation during localized flood events. These events are not frequent, and the current is not strong, however inundation may cause damage to

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items in storage. Infrastructure such as fields, paths, shelters, buildings and furniture can be designed to withstand these flood events.

- Asbestos contaminated fill. An area of fill adjacent to the BMC track contains asbestos fragments which has been capped. This area requires ongoing inspection to ensure the cap remains intact and could potentially restrict the use of this section of park.
- The fence around the baseball field does not stop stray balls from going over the top. This could pose a hazard to neighbouring horses or people that may be in the vicinity.
- The soccer amenities building has female toilets located at the back of the building which potentially poses a risk to safety at nighttime with no passive surveillance of the area.
- Vandalism and inappropriate behaviour at the park occurs where there is limited casual surveillance or lighting.
- The Road Reserve through the middle of the park, which if developed as a road, would restrict access across the site.

There is strong interest from the community in further developing Colbee Park to increase capacity and provide additional recreational opportunities:

- BMX – development of a pump track to cater to all ages and range of uses e.g. scooters, bikes and skateboards
- BMX – lighting to allow night time usage of the facility
- BMX – shade structures to protect riders waiting to start races
- BMX – Shade structure over the race track for shade and to protect the surface of the track
- Soccer – extension of field area to become 3 full size fields to accommodate the growing club and ensure viability
- Baseball – general facility improvements, particularly to fencing
- Passive recreation – play spaces, dog-off leash area and walking paths.

Currently, Colbee Park is managed under the guidance of Council's *Community Land Generic Plan of Management - Sportsgrounds*. Due to the complex nature of the site, the multiple activities that are undertaken there and the interest from the community in further developing the park, Colbee Park has been identified by staff as requiring an individual Plan of Management.

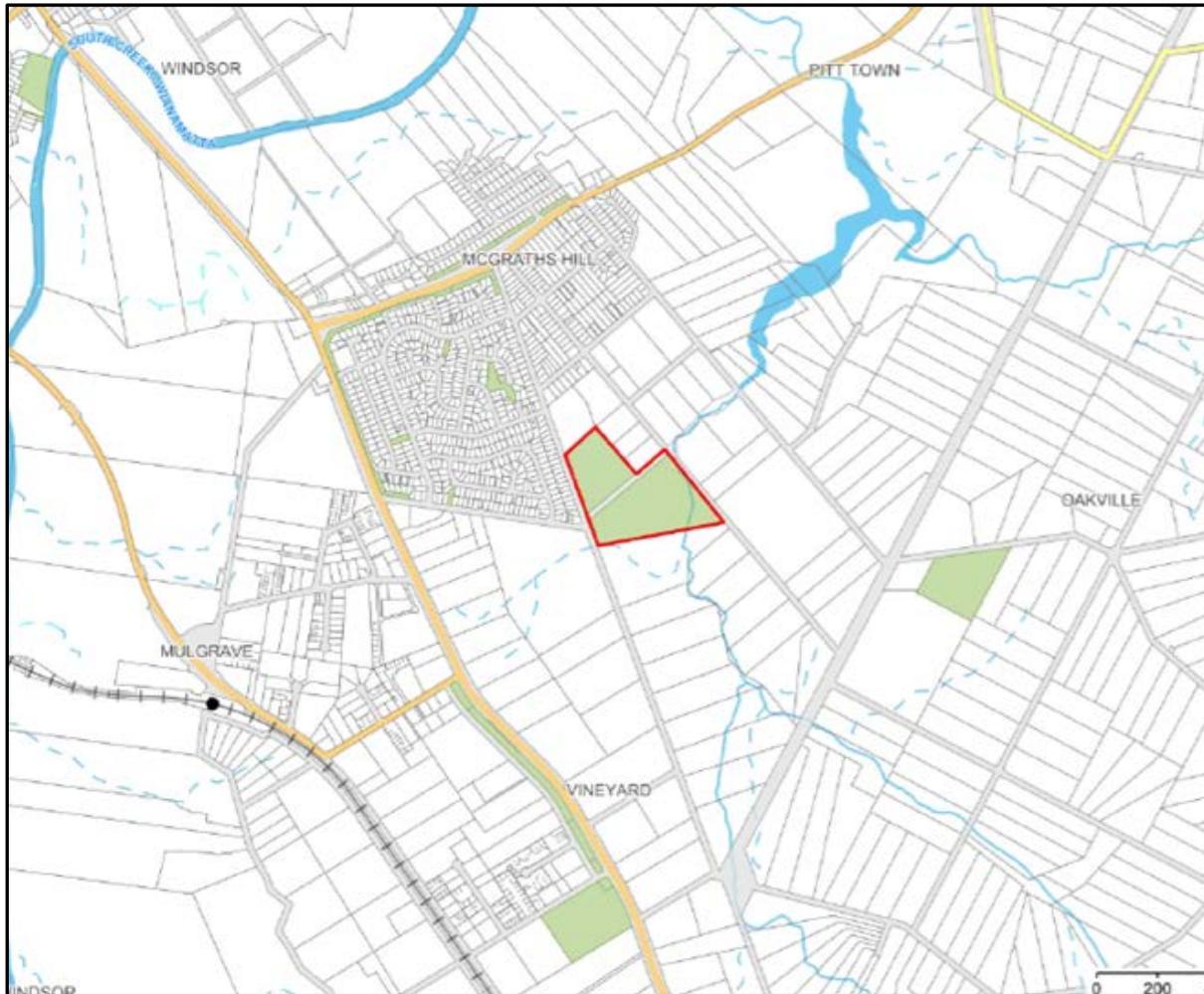
As part of the development of the Plan of Management, a draft Masterplan for the park has been developed which shows in pictorial format, the proposed future improvements to be made to the park and their proposed location. Feedback is sought from Council and the community on this proposed masterplan prior to the Plan of Management being finalised.

Development of this masterplan does not represent a formal commitment to funding. The masterplan is a planning document that will inform the development of future operational plans. Allocation of funding would be in accordance with the plan's priorities, the financial allocations identified in the Long - Term Financial Plan and external funding opportunities as they arise from time to time.

Although funding is not available to deliver the entire plan in the short or medium term, all proposed improvements have been included. This holistic, long-term approach ensures that the Park will be developed in a cohesive manner, that maximises capacity, improves functionality, protects environmental and cultural values, and will not preclude potential future recreation opportunities. When funding does become available, Council and/or the Hawkesbury Sports Council, will be required to ensure that improvement works are consistent with the Plan of Management and Masterplan.

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**Location Plan**



**Relevant Legislation**

Local Government Act 1993.

**Current Situation**

Currently, Colbee Park is managed under the guidance of Council's *Community Land Generic Plan of Management - Sportsgrounds*. Due to the complex nature of the site, the multiple activities that are undertaken there and the interest from the community in further developing the park, Colbee Park has been identified by staff as requiring an individual Plan of Management.

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- The Killarney Chain of Ponds creek cuts across the north eastern corner of the park, restricting access to/from the main parkland and adjoining properties/schools on the other side. Dense vegetation along the ponds restricts visual surveillance.
- Flooding. Large areas of the park are subject to inundation during localized flood events. These events are not frequent, and the current is not strong. However inundation may cause damage to items in storage. Infrastructure such as fields, paths, shelters, buildings and furniture can be designed to withstand these flood events.

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- The fence around the baseball field does not stop stray balls from going over the top. This could pose a hazard to neighbouring horses or people that may be in the vicinity.
- The soccer amenities building has female toilets located at the back of the building which potentially poses a risk to safety at nighttime with no passive surveillance of the area.
- Vandalism and inappropriate behaviour at the park occurs where there is limited passive surveillance or lighting
- The Road Reserve through the middle of the park, which if developed as a road, would restrict access across the site.

#### **Community Consultation Program**

Community Consultation is an important part of the planning process. Three stages of consultation will be undertaken as part of the update to the Plan of Management and Masterplan for the site. The proposed process for the update/development of the plan is as follows:

#### Community Engagement Round 1 - (Completed):

- Online Community Survey to identify the values of the site, how people currently use the reserve, how people would like to use the reserve and any issues of concern.
- Drop-in event at the park to give the community the opportunity to meet with the consultants and discuss in person any issues or concerns
- Stakeholder meeting with key user groups – BMX, Soccer, Baseball, Sports Council, to discuss any issues or concerns with current facilities and plans that they have for future upgrades.

#### Design Development - (Completed)

- Develop interim draft masterplan based on feedback

#### Community Engagement Round 2 - (Completed):

- Drop-in Session to gauge sentiment toward draft ideas / concepts
- Online feedback on draft ideas / concepts

#### Develop Draft Masterplan / Plan of Management – (Completed)

- Draft Masterplan design refined based on feedback
- Draft Plan of Management developed

#### Community Engagement Round 3 (Current Position):

- Public exhibition – draft plan of Management and Masterplan seeking formal submissions

#### **Community Consultation Feedback to Date**

In August/September 2019, a four week community consultation campaign was run to engage the community in discussion about how people use Colbee Park, any issues or concerns about the park and what improvements they would like to see at the park.

Consultation was in the form of:

- An online survey which was advertised via a notice in the Courier newspaper, letter box drop, site notice, Council's website, and Facebook
- Drop in session at the park to allow for face to face discussions
- Stakeholder meeting with Sports Council representatives
- Stakeholder meeting with key user group representatives – Baseball, BMX, Soccer

Strong interest in the park was shown by the community, with 152 online surveys completed. Many of the people that use the park reside in McGraths Hill; however there are also stakeholders that live outside the area.

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The main priorities identified from the community engagement include:

- Create a children's playground for all users
- Expand the existing BMX facilities with the creation of a pump track
- Establish a designated dog-off leash area
- Improve parking within the site
- Establish a shared path network with better connections
- Improve and create additional shelters with BBQ facilities
- Improve existing amenities buildings
- Include fitness stations, skate park and teen playground.

#### **Draft Masterplan and Plan of Management**

As part of the development of the Plan of Management, a draft Masterplan for the park has been developed which shows in pictorial format, the proposed future improvements to be made to the park and their proposed location.

A range of community spaces and activities have been included in the draft Masterplan that reflect the views of the community balanced across a range of interests. The plan considers: environmental opportunities and constrains; safety, access and wayfinding; current and historical character of the landscape; emerging issues and trends; community needs and expectations; and government policy.

The vision for Colbee Park is to create an integrated community place that has a greater connection with the local community and provides a range of amenities for the benefit of the local and greater community. Some of the key elements included in the Masterplan are:

- Cycle/footpath circuit
- Inclusive play space
- Dog-off-leash area
- Shelters and picnic facilities
- Pump track
- Outdoor fitness equipment
- Teen play equipment
- Park infrastructure (lighting, shade, bike racks, bins, seating, bubblers etc).
- Additional soccer fields
- Improved sports amenities

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Further detail can be seen in Attachment 1 and in the extracts included below:

**Masterplan Principles**



**Masterplan**



Consultants Taylor Brammer Landscape Architects in association with Parkland Planners, have been engaged to develop a Plan of Management and Masterplan for Colbee Park.

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The major project stages consist of:

- Initial community consultation to inform the development of the Masterplan and Plan of Management (*completed*)
- Development of a draft Masterplan (*completed*)
- Community consultation on the proposed Masterplan (*current stage*)
- Finalisation of the Masterplan and development of the Plan of Management
- Community consultation on the combined plan of management and masterplan
- Finalisation of the Plan of Management incorporating the Masterplan and adoption.

#### COMMUNITY ENGAGEMENT

The issues raised in this report concern matters which constitute a trigger for Community Engagement under Council's Community Engagement Policy. It is proposed that Council undertake the following community engagement process in compliance with Council's policy to exhibit the draft plan for a period of three weeks.

#### CONFORMANCE TO THE HAWKESBURY COMMUNITY STRATEGIC PLAN 2017-2036

The proposal is consistent with the following Focus Area, Direction and Strategies within the CSP.

Our Assets

4.3 Places and Spaces - Provide the right places and spaces to serve our community

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.

4.3.2 Provide a variety of quality active recreation spaces including playgrounds, sporting fields, pool, stadium and multipurpose centres to enhance our community's health and lifestyle.

#### FINANCIAL IMPACT

Councils Operational Plan makes provision of \$136,402 in the 2021/2022 Operational Plan to undertake detailed design for proposed works at Colbee Park.

Development of this masterplan does not represent a formal commitment to further funding. Although funding is not available to deliver the entire plan in the short or medium term, all potential improvements have been included. This holistic, long-term approach ensures that the Park will be developed in a cohesive manner, that maximises capacity, improves functionality, protects environmental and cultural values, and will not preclude potential future recreation opportunities. When funding does become available, Council and/or the Hawkesbury Sports Council, will be required to ensure that future improvement works are consistent with the Plan of Management and Masterplan.

The Long-Term Financial Plan will not be able to fund all works identified in the Masterplans and Parks Plans of Management. This situation will be clearly communicated to stakeholders during the course of developing the plans, and in particular that these plans:

- Are long term plans to clearly outline community aspirations and ensure that all works are consistent with those long-term community objectives
- Will be used to prioritise works against funding availability in the Long-Term Financial Plan and the annual Operational Plans
- Will be used as the basis for determining how any relevant developer contribution funds should be allocated
- Will be used to support applications for grants and other external funding opportunities to compliment the funds allocated in the Annual Operational Plans.

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The masterplan will also inform the development of future Operational Plans. The allocation of funding will continue to be in accordance with the plan's priorities, the financial allocations identified in the Long - Term Financial Plan and external funding opportunities as they arise from time to time.

**FIT FOR THE FUTURE STRATEGY CONSIDERATIONS**

The proposal is aligned with Council's long term plan to improve and maintain organisational sustainability and achieve Fit for the Future financial benchmarks. The proposal will enable Council to continue to provide and maintain service levels to meet established community expectations as budgeted for in the Long-Term Financial Plan.

**ATTACHMENTS:**

**AT - 1** Colbee Park Masterplan Report - (*Distributed under separate cover*).

**oooO END OF REPORT Oooo**



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



# Colbee Park Masterplan Report

**Prepared for Hawkesbury City Council**

24 February 2020

Revision: A

**Prepared by**

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

**TaylorBrammer**

www.taylorbrammer.com.au



**Amendment register**

DOCUMENT TITLE	REVISION	DATE	STATUS	PREPARED	CHECKED
DRAFT	P1	28.11.2019	PRELIMINARY	BH	MT
FOR COORDINATION	A	24.02.2020	COORDINATION	BH	MT

Disclaimer: This report has been prepared in accordance with the scope of services described in the contract or agreement between Taylor Brammer Landscape Architects Pty Ltd and the Client. The report relies upon data, surveys, measurements and results taken at or under the particular times and conditions specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Taylor Brammer Landscape Architects Pty Ltd accepts no responsibility for its use by other parties

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# Executive Summary

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## About the Project

The project is to provide a Plan of Management and detailed Masterplan/Landscape Plan for Colbee Park that will guide the future development and management of the park.

This Masterplan has been developed which provides a long term vision for the park to ensure that any future development will be appropriate to the site and the recreational, cultural and environmental values of the park will be retained.

## Setting

Colbee Park is located in the north west corridor of Sydney on the eastern edge of McGraths Hill within the Hawkesbury City Council LGA.

The park is presently a 10 ha district sporting park located at the intersection of three suburbs - McGraths Hill, Vineyard and Oakville.

Colbee Park is located in close proximity to neighbouring schools. The site is framed by rural properties to the north, south and east, with residential dwellings to the west and the Killarney Chain of Ponds which flows through the east of the site.

## Community Engagement

Engagement with the community and core user groups has guided the development of the Colbee Park Masterplan.

A four week consultation period took place between August 27 and September 24 2019. Local newspaper advertisements, letter box drops, council website and a Facebook page were used to notify residents and key stakeholders of the consultation period.

Community and stakeholder engagement included an online survey, a meeting with the Hawkesbury Sports Council, an onsite drop-in session, and a meeting with user groups.

Following the community engagement period, feedback was analysed with and key themes identified and used to guide the Masterplan design.

## Key Masterplan Objectives

This Masterplan has been developed incorporating ideas and feedback from the community and key user groups. It provides a future direction for the park which will provide greater recreational opportunities, enhance existing uses and improve the general amenity, functionality and capacity of the site. It envisions a quality facility that meets contemporary standards.

The broader objectives of the Hawkesbury Regional Open Space Strategy prepared by Clouston Associates in 2013 and adopted by Hawkesbury City Council include:

- 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 promote greater social inclusion
- Ensure open spaces enhance the quality of the local environment
- Provide a clear framework for investment priorities and action

It should be noted that this is a guiding document and is not a commitment to funding. It is not anticipated that the full works or development of the park would be completed in the short to medium term. Funding provision would be guided through Council's annual Operational Plan and priorities.

# Planning Framework

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## Purpose

This Masterplan is a guidance document, providing a long term vision for Colbee Park, identifying what it should look like and how it should function in the future. The plan is not a commitment to funding, rather, it provides a framework for ongoing improvement so that ad hoc development is avoided and community use and functionality of the site is maximised.

The Masterplan balances needs across a range of interests. It considers:

- Environmental opportunities and constraints
- Safety, access and wayfinding
- Current and historical character of the landscape
- Emerging issues and trends
- Community needs and expectations
- Government policy

This masterplan provides guidance informing future design of buildings, lighting, community spaces, general parkland and aesthetics and a material and planting palette.

The Masterplan forms an essential tool in attracting external funding such as grants, recognising that neither Council nor the community possesses funds for all of the recommended capital improvements.

It is not anticipated that the full works or development of the Park will be completed in the short to medium term.

## Referenced documents

This Masterplan has been prepared in conjunction with Hawkesbury City Council staff and incorporates recommendations and considerations of the following documents as appropriate

- Hawkesbury City Council design brief - Colbee Park Plan of Management and Masterplan
- Hawkesbury Sports Council
- A New Way of Delivering Sport and Active Recreation in NSW; NSW Office of Sport, 2017
- AusPlay Participation Data for the Sporting Sector, Summary of Key National Findings, Australian Sports Commission, 2016
- Hawkesbury Regional Open Space Strategy, Clouston Associates, 2013
- Hawkesbury Regional Open Space Strategy, Planning and Design Guidelines, Clouston Associates, 2013
- Sports grounds Draft Generic Plan of Management, Hawkesbury City Council, 2003
- Her Sport, Her Way, NSW Government 2019

# Introduction

Colbee Park is a 10 ha district sporting park located at the intersection of three suburbs - McGraths Hill, Vineyard and Oakville. Two land parcels form the site with an unformed road separating the two. The Killarney Chain of Ponds crosses the south eastern corner of the site.

Colbee Park caters to a range of recreation activities including baseball, BMX, cricket, soccer and baseball. Major competitions including BMX state championships are held at the park.

A Masterplan has been developed which provides a long term vision for the park to ensure that any future development will be appropriate to the site and the recreational, cultural and environmental values of the park will be retained.

This Masterplan has been developed incorporating ideas and feedback from the community and key user groups. It provides a future direction for the park which will provide greater recreational opportunities, enhance existing uses and improve the general amenity, functionality and capacity of the site. It envisions a quality facility that meets contemporary standards.

It should be noted that this is a guiding document and is not a commitment to funding. It is not anticipated that the full works or development of the park would be completed in the short to medium term. Funding provision would be guided through Council's annual Operational Plan and priorities.



Current site condition showing existing seating on embankment and soccer field.  
Image by TBLA 2019

# Regional Setting

The park plays an important role in providing key open space and sporting facilities for a number of local clubs including Hawkesbury BMX Club, Oakville United Baseball Club and Oakville United Soccer Club.

Active and passive open space within the region and the LGA as a whole is varied and provides a range of opportunities for residents, visitors and sporting groups.



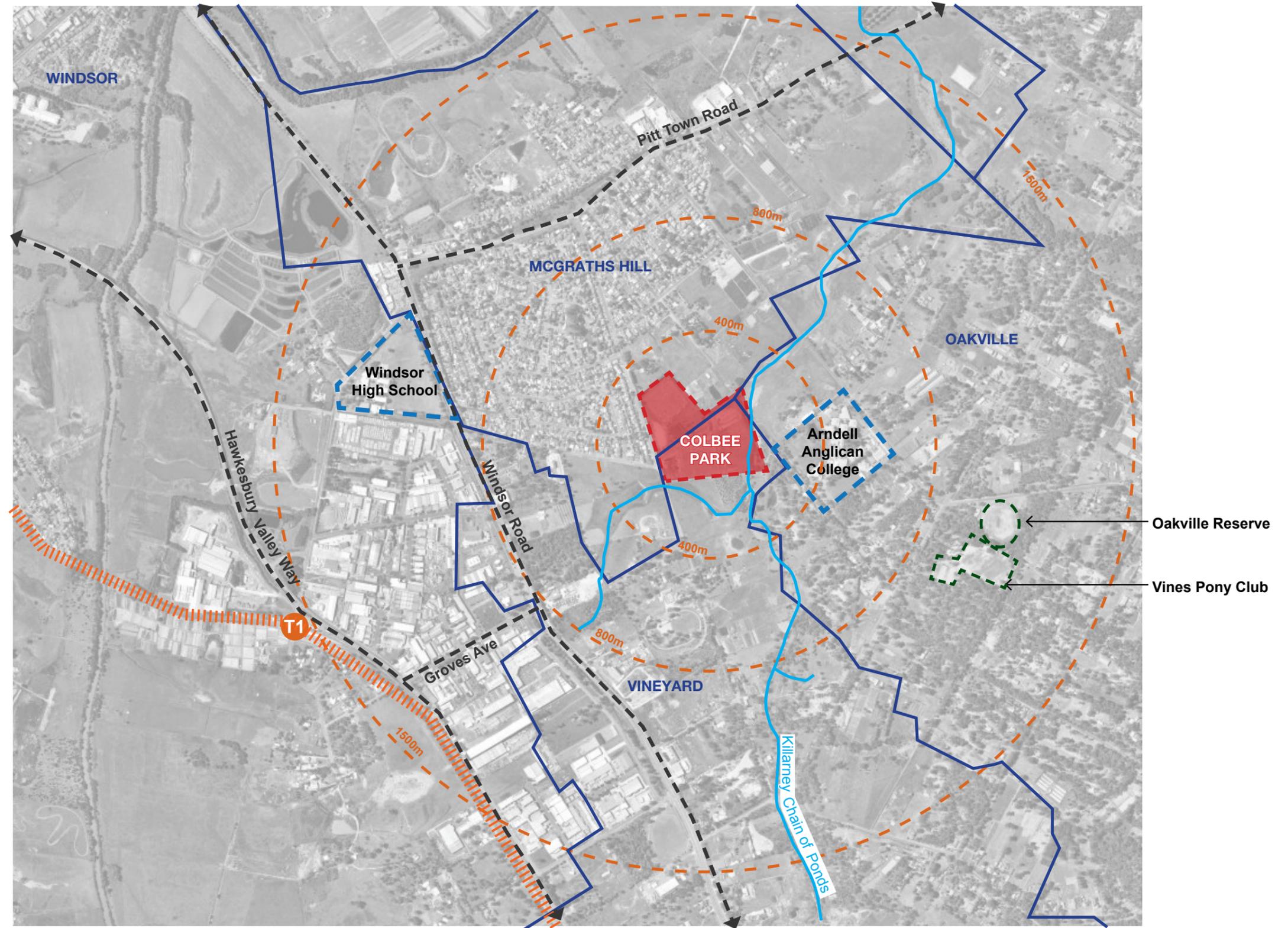
Regional context plan

- Legend**
- Subject Site
  - ~ Waterway
  - Nature Reserve
  - Highway or Major Road
  - 4KM
  - 2KM/4KM radius

# Local Context

Colbee Park is located within 1500m radius of 2 neighbouring schools. The site is framed by rural properties to the north, south and east, with residential dwellings to the west and The Killarney Chain of Ponds flows through the east of the site.

Residents of McGraths Hill form the primary local community user group for Colbee Park. Residents from the greater Sydney Region utilise the existing facilities for sporting purposes.



- Legend**
- Subject Site
  - ~ Killarney Chain of Ponds
  - Suburb Boundary
  - Local School
  - Local Sporting Facility
  - ↔ Highway or Major Road
  - T1 Richmond Line
  - T1 Mulgrave Station
  - 800m 400m/800m/1500m radius

Local context plan

# Local Setting

Colbee Park is an open turfed parkland with a gradual level change across the site. There are selected mature and over mature tree plantings located in clusters. Several buildings, shade structures and storage containers are located on site.

The park facilities comprise of a championship BMX track, 4 baseball diamonds, 1 full size and 1 modified Soccer sports fields, 3 amenities buildings including kiosks, change rooms and toilets, storage sheds, picnic shelters and car parking. It is used year round for baseball, soccer, cricket and BMX competition and training.

The existing sporting fields are in constant use and in reasonable condition.

This site plays an important role for BMX in the Hawkesbury, being a site that hosts regional competitions and State championships. Local soccer, cricket and baseball clubs also use the associated fields for local competitions.

A significant grove of pine trees to the north of the access road in varying health and maturity. A detailed health assessment is recommended to be undertaken by a qualified arborist.



## Legend

--- Site Boundary

~ Killarney Chain of Ponds

# Existing Site Character



Existing championship BMX track which is host to local and state level events



Existing mature Pinus Species provide valuable shade in central location to park



BMX marshalling area provides valued shade during competition



Baseball Amenities Buildings provides shade and protection during summer months



Existing baseball facilities provide suitable facility for junior and senior games



Soccer field flood lighting with adequate boundary fencing.



Secure Gate/Fence allows controlled access to baseball facilities



Soccer fields and seating embraces the topography of the site



Fencing prohibits cross site access creating a physical park divide  
Existing site condition; Images by TBLA 2019



BMX amenities building is newly constructed and presents a valuable facilities building



Soccer amenities building is located to maximise viewing across the playing fields below.



Large areas of open space with minimal shade present opportunity for further establishment of park core



# Existing Uses

## Baseball Facilities

4 Baseball diamonds and a dedicated amenities building. The playing area is enclosed by 1.8m high wire mesh fencing and safety fences behind batting plates

### Baseball Diamond 1 & 2

Full size baseball diamond formed with gravel and mounded pitch with dugouts & bench seating.

### Baseball Diamond 3 & 4

Youth baseball diamond with dugouts and seating.



## Soccer Facilities

2 Soccer fields with a dedicated amenities building. The playing area is enclosed by a 900mm high wire mesh fencing. The amenities building is situated in an elevated position to the west of the playing area allowing for terraced seating area to soccer field 1.

### Soccer Field 1

Full sized field of play (70m x 100m) with 10m in goals.

### Soccer Field 2

Area for warm up, casual sport or youth grade games measuring 45m x 100m.



## BMX Track

State Level Competition grade BMX track. Open for public use and also used to hold large championship races. Dedicated amenities building.



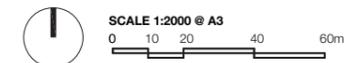
## Cricket

1x concrete cricket pitch which is still used.  
1x cricket pitch and practice nets which are no longer in use.



## Legend

- Site Boundary
- Water Body
- Park
- Existing Vegetation
- Gravel Parking
- Existing Structure
- BMX Track
- Full Size Soccer
- Modified Soccer
- Full Size Baseball
- Youth Baseball



# Access

**Lack of Pedestrian Links**  
Currently there are no pedestrian footpath links to Colbee Park. Old Hawkesbury road and McGrath Road do not have pedestrian footpaths

**Existing Site Fencing**  
Prohibits pedestrian and vehicular access to open space and parking amenities.

**Locked Gate**  
Locked gate, open for special event days only

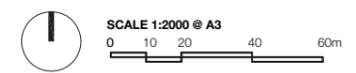
**Vehicular Entry/Gateway**  
Vehicular entry from Old Hawkesbury Road and intersecting McGrath Road.

**McGrath Road**  
Primary vehicular access from McGrath's Hill. This road is considered the main access road to the park

**Limited Access**  
Access prohibited over pond



- Legend**
- - - Site Boundary
  - Water Body
  - Park
  - Existing Vegetation
  - Gravel Parking
  - Existing Structure

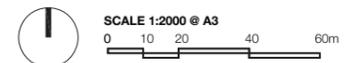


# Hydrology

Located adjacent the Killarney Chain of Ponds, Colbee Park is subject to a high risk of regular flooding with the majority of the site being subject to a 5 year flood event.

Acid sulphate soil restricts growth of proposed trees due to the site's existing soil composition.

Existing levels within floodplain should remain ensuring water holding across the site is not affected during 5 year flood periods.





# Safety and Accessibility



# Existing Amenities/Storage

**Temporary Storage**  
Shipping container for Baseball club storage

**Amenities**  
Baseball club toilet/change-room facilities with storage (55m<sup>2</sup> approx.)



**Integrated Picnic Shelter**  
Large picnic shelter with integrated kiosk area (120m<sup>2</sup> approx.)



**Amenities**  
Soccer club toilet/change-room facilities with limited storage & poor internal layout with insufficient female change room facilities (300m<sup>2</sup> approx.)



**Temporary Storage**  
Shipping container for soccer club storage



**Amenities**  
Toilet/change-room facilities with kiosk area and storage. Currently satisfies BMX Club needs. (250m<sup>2</sup> approx.)



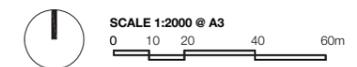
**Temporary Storage**  
Shipping container for BMX club storage

**Picnic Shelter**  
Picnic shelter with two tables and seating for approximately 12 people (50m<sup>2</sup> approx.)



**Temporary Storage**  
Shipping container for cricket club storage

- Legend**
- - - Site Boundary
  - Water Body
  - Park
  - Existing Vegetation
  - Gravel Parking
  - Existing Structure
  - Shipping Container
  - Picnic Shelter
  - Amenities Building



# Existing Amenities - Soccer



Plan of existing facility

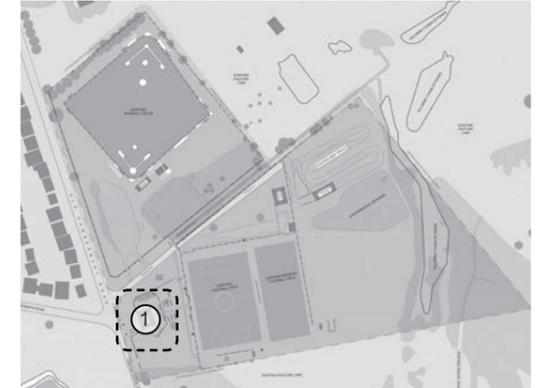
**User:**  
Soccer club

**Size:**  
Approximately 300m<sup>2</sup>

**Condition:**  
Building is not structurally sound and is subsiding. Concerns include limited storage & poor internal layout with safety concerns due to insufficient female change room facilities and poor internal layouts.

**Aspect:**  
Eastern

**General Assessment:**  
Due to ongoing safety concerns and a poor internal layout the existing building is deemed unsuitable for continued use.



Key Plan



Clubhouse occupies prominent location in the park.



Views gained from clubhouse over looks soccer fields 1 and 2.

# Existing Amenities - Baseball



Plan of existing shelters

**User:**  
Baseball club

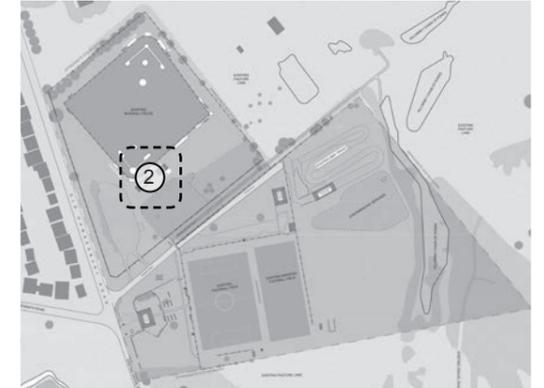
**Size:**  
Toilet/change-room facilities with storage  
Approximately 55m<sup>2</sup>

Large picnic shelter with kiosk area  
Approximately 120m<sup>2</sup>

**Condition:**  
Building is structurally sound and considered suitable for the needs of the baseball club.

**Aspect:**  
Northern

**General Assessment:**  
The current facilities buildings are deemed suitable for continued use however additional storage facilities are required to replace existing shipping containers. The facilities would also benefit from an extended awning for additional shade and weather protection.



Key Plan



Shelter is under sized for current use and lacks seating



Potential to connect buildings and integrate storage requirements



Good facilities

# Existing Amenities - BMX



Plan of existing facilities

**User:**  
BMX club

**Size:**  
Toilet/change-room facilities with kiosk area and storage. Approximately 250m<sup>2</sup>

Picnic shelter with two tables and seating. Approximately 50m<sup>2</sup>

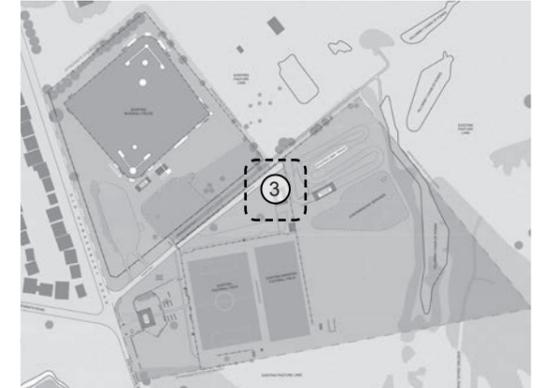
The current facilities meet the needs of current user group however any further expansion of the BMX club is restricted by the site boundaries.

**Condition:**  
Building was recently built with amenities which include toilet/change-room facilities with kiosk area and storage. Currently satisfies BMX Club needs.

**Aspect:**  
Eastern

**Build Date:**  
Early 2018

**General Assessment:**  
The current facilities buildings are deemed suitable for the needs of the BMX club. The facilities would benefit from an additional shaded area during competition marshalling.



Key Plan



BMX clubhouse is a recent structure and it provides an appropriate amenity and facility the current size of the BMX Club. Further expansion of the user group would be restricted by the site boundaries. .



Marshalling area for BMX races lacks shade but provides appropriate area and function.



Clubhouse is typical architectural expression that is appropriate for the park

# Constraints



# Opportunities

The masterplan outlines a suitable strategy for Colbee Park. These are outlined on the masterplan.



# Opportunities and Constraints Summary

## Site Constraints

### 1. Boundary Fencing

Barrier prohibiting public use of community assets.



### 2. Open Channel

Divides park, creating barrier which prevents north/south pedestrian movements.



### 3. Parking

Parking is restricted, limited, unformed & unlit creating hazards and opportunity for undesirable activities.

### 4. Access & Identity

Park identity and address is cluttered with services, signage, driveways, rear of building and lacks presence.



### 5. Facilities

Poorly designed and doesn't provide appropriate amenity. Lack of female facilities and safety concerns.

### 6. Contaminated Land

Existing Asbestos fill, to be considered in any future use. The area is considered suitably treated and managed enabling limited use. Re-use of this area is deemed more cost effective than removal.



### 7. Flooding

Regularity and severity of flooding may impact on development and management of the park.

### 8. Waterway

Dense planting constrains visual access, posing ongoing safety concerns. The open waterway is also a safety risk to children.

### 9. Lighting

Lack of park lighting contributes to vandalism.

## Site Opportunities

### 1. Establish Park Core

Activate park centre by providing new amenities including children's playground, fitness stations, dog off leash area with fencing, shade and amenity and covered channel.



### 2. Parking

Formalise parking and remove fencing increasing public access.

### 3. Site identity

Create appropriate visual identity that includes park signage.



### 4. Shade

Increase natural and built shading devices across the site.

### 5. Pump Track

Introduce pump track for BMX, scooter and skateboard use.



### 6. Upgrade Fields

Upgrade field to full sized playing surface (100x70m), with further amenities for soccer club.

### 7. Improved Connections

Improve pedestrian/cycle connections to facilities within the site and bridge across water body connecting the park with access ways to the eastern boundary and neighbouring Arndell Anglican College.





# Community Engagement

## Approach

Engagement with the community has played a critical role in the development of the Masterplan to date. Connection with the community has been underpinned by a broad-based communication and promotion campaign to generate interest in providing feedback to help develop the Masterplan.

A key contact point of the consultation has been through the use of Council's Have your Say web based platform. This platform has been publicised to the greater community through a range of methods. These include:

- Hawkesbury City Council's Facebook portal
- Hawkesbury City Council's Website
- A letter box drop to local residents of McGraths Hill
- A local newspaper advertisement (Hawkesbury Gazette 11.09.2019 & Hawkesbury Courier 12.09.2019)
- On-site signage posted around the park

The Have your Say survey was open to submissions from 27 August -24 September 2019.

The secondary task has been to establish, make contact and host a workshop with the current sporting groups / clubs who currently use the park. This contact has been conducted through the establishment of a Community Reference Group (CRG). This CRG includes the following groups:

- Hawkesbury Valley Sports Council
- Oakville Raiders Baseball Club
- Oakville United Soccer Club
- Hawkesbury Hornets BMX Club
- Hawkesbury District Cricket Club

A drop in session at Colbee Park took place on Saturday 21st September 2019 which offered the opportunity for members of the community to consult directly with the project team. This presented the chance for park users to list what their sporting group liked, disliked or were indifferent about the park and what they wish they could have at the park.

## Community Engagement

The local and greater community network of the Hawkesbury Council area were provided an opportunity for input into the Masterplan and its contents.

In summary:

- There is an even spread of usage year round.
- Majority of survey contributors were from the 35-49 years age category due to the range of sporting clubs and seasons.
- Most contributors were parents of children.
- 64% of contributors were women.
- Majority of survey contributors were from McGraths Hill, whilst a large portion of contributors resided outside the Hawkesbury Region.
- Most use the park for playing or watching sports. BMX and exercising informally rated strongly.
- There was a strong request for a children's playground.

## The Main Priorities Identified by the Community

1. Create a children's playground for all users
2. Expand existing BMX facilities with the creation of a pump track
3. Establish a designated dog off leash area
4. Improve parking within the site
5. Establish a shared path network with better connections
6. Improve and create additional shelters with barbecue facilities
7. Improve existing amenities buildings
8. Include fitness stations, skate park and teen playground

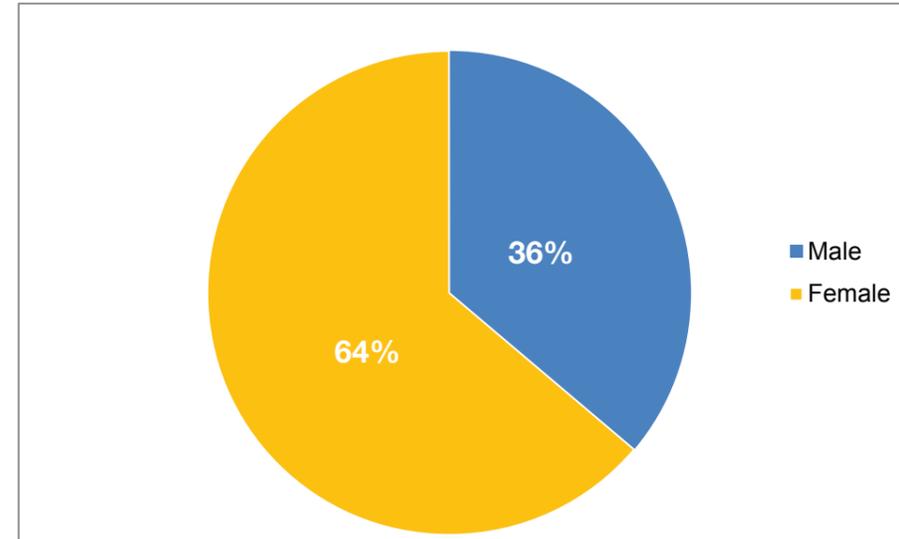


# Community Engagement Response

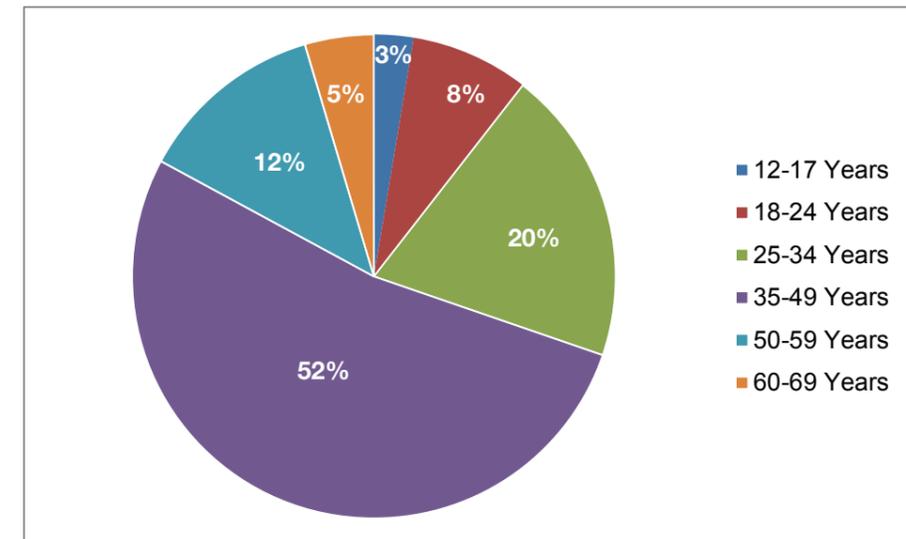


Summary of findings from community consultation period 27 August -24 September 2019.

### Gender



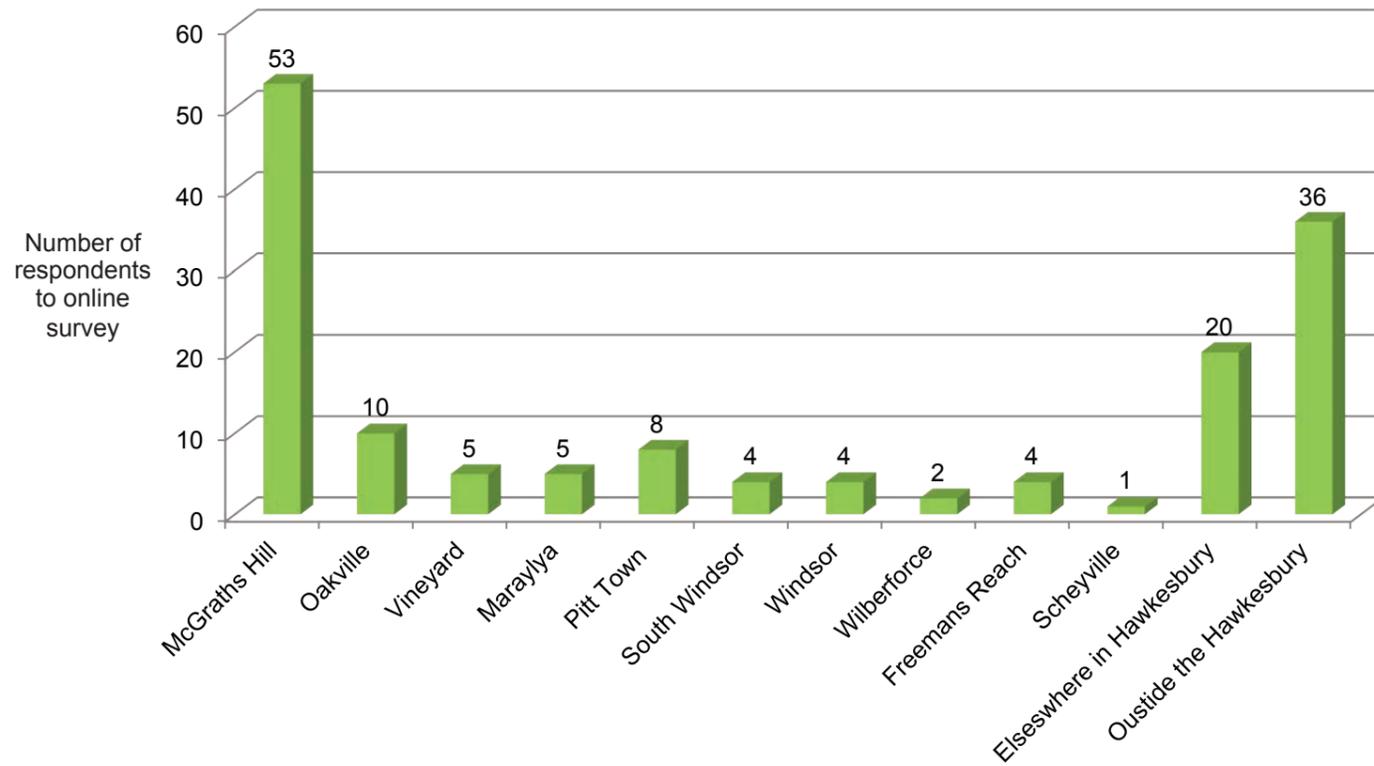
### Age



The majority of community engagement surveys were completed by females aged 35-49 years old.

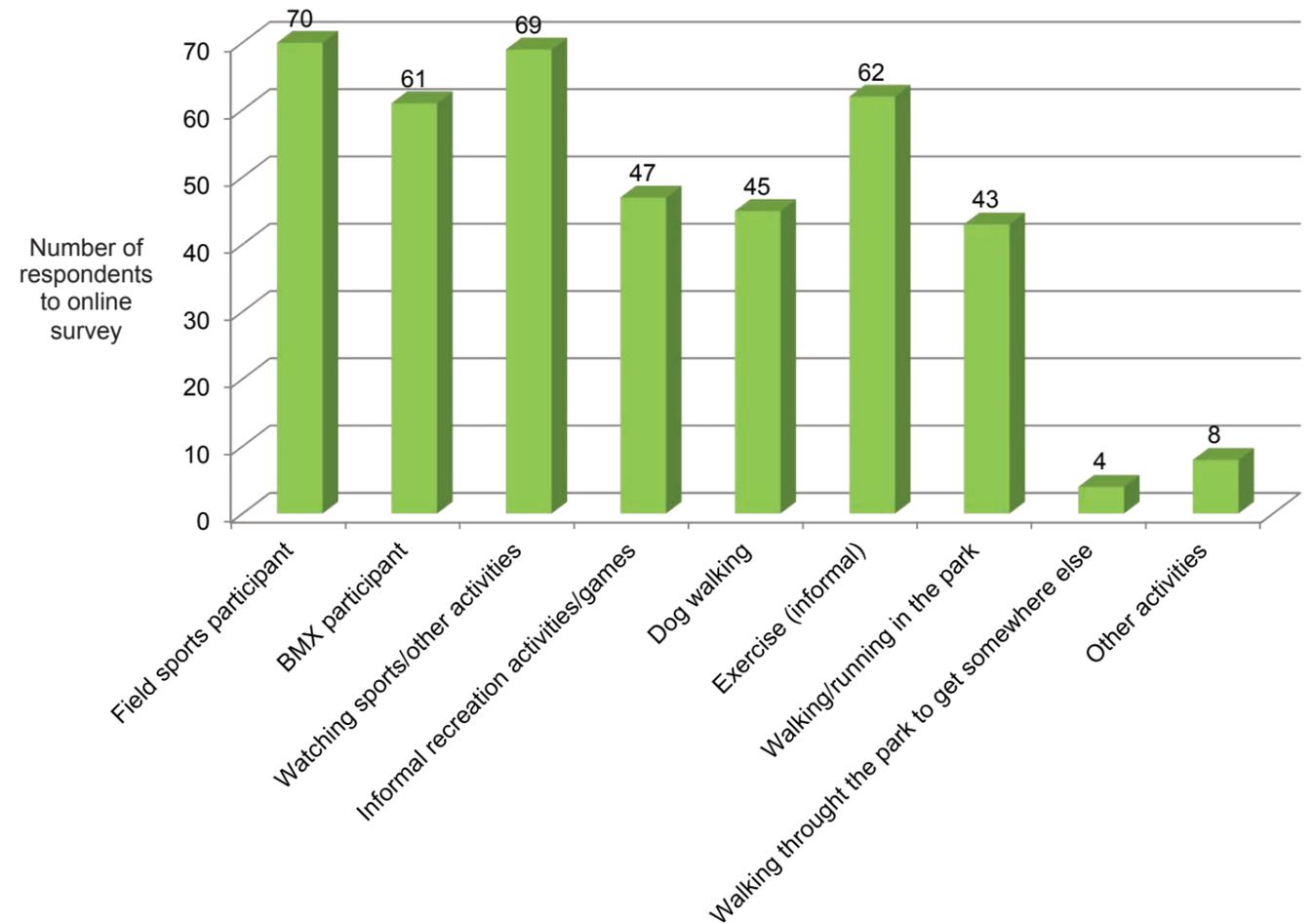
# Current Community Usage

In which suburb do you live



Community engagement surveys indicate that the current users of Colbee Park are spread across the wider community.

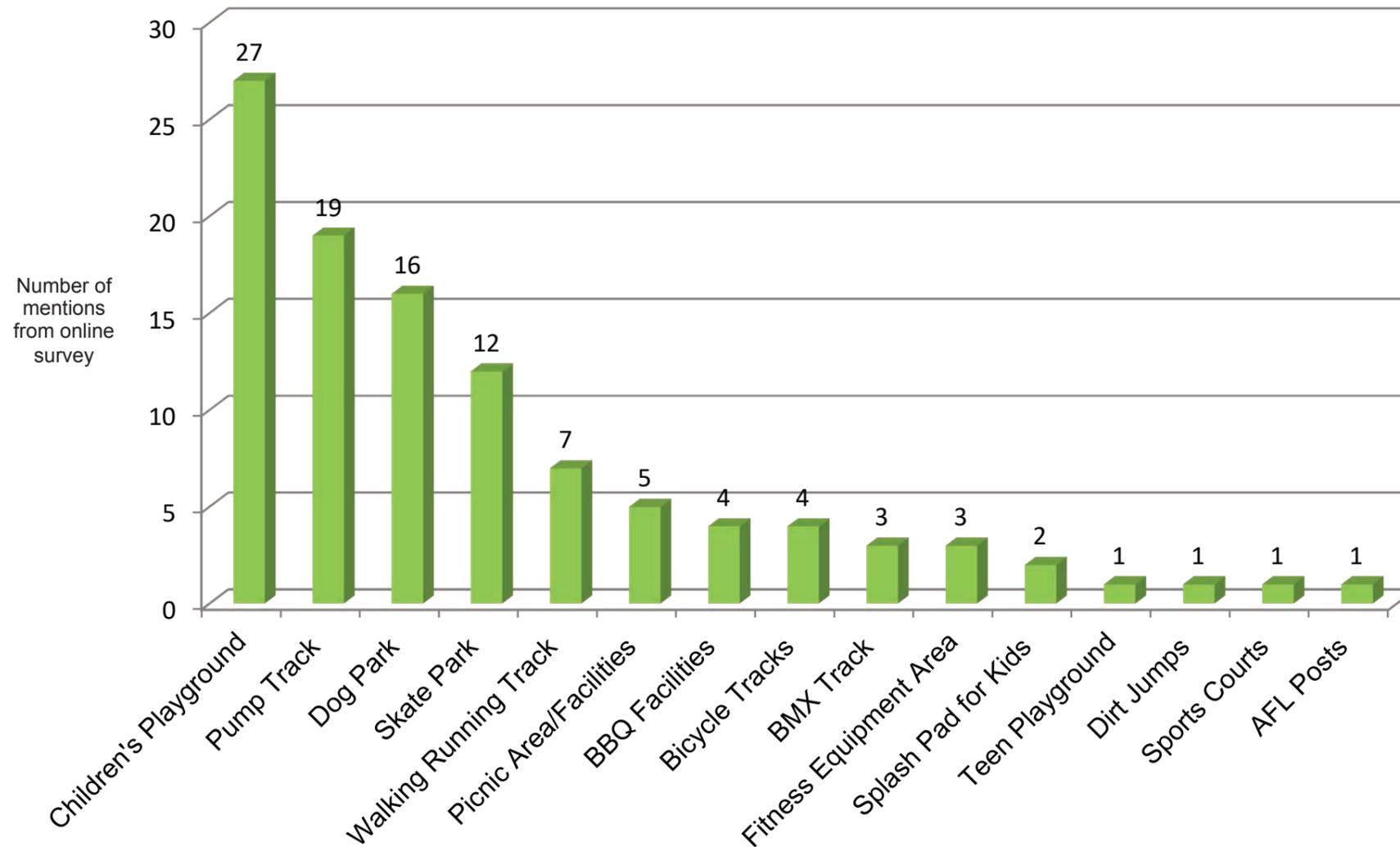
How do you use the park currently



Colbee Park is current utilised for a range of activities forming a diverse user group. Respondents could indicate more than one activity they do in Colbee Park

# Community Vision

## What would make you use the park more



### Main points:

- ① Children's Playground
- ② Pump Track
- ③ Bike/Walking Path
- ④ Dog Park
- ⑤ Park Shelter and barbecue Facilities

### Secondary points:

- ① Upgrade Parking
- ② More Seating and Shade
- ③ Better Drainage
- ④ More Parking
- ⑤ Roof & Lighting over BMX Track

# Key Improvements



① Children's playground



② Pump track



③ Bike/walking track



④ Park Amenities



⑤ Dog off leash area



⑥ Shelter, seating and barbecue facilities



⑦ Improve lighting & surveillance



⑧ Improve car parking



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# Masterplan Vision

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## 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
- Formalised 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 to 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.

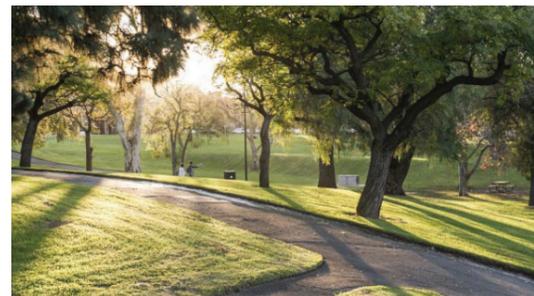
## Increase shade

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

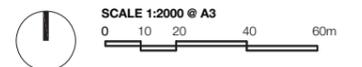


## Design Notes

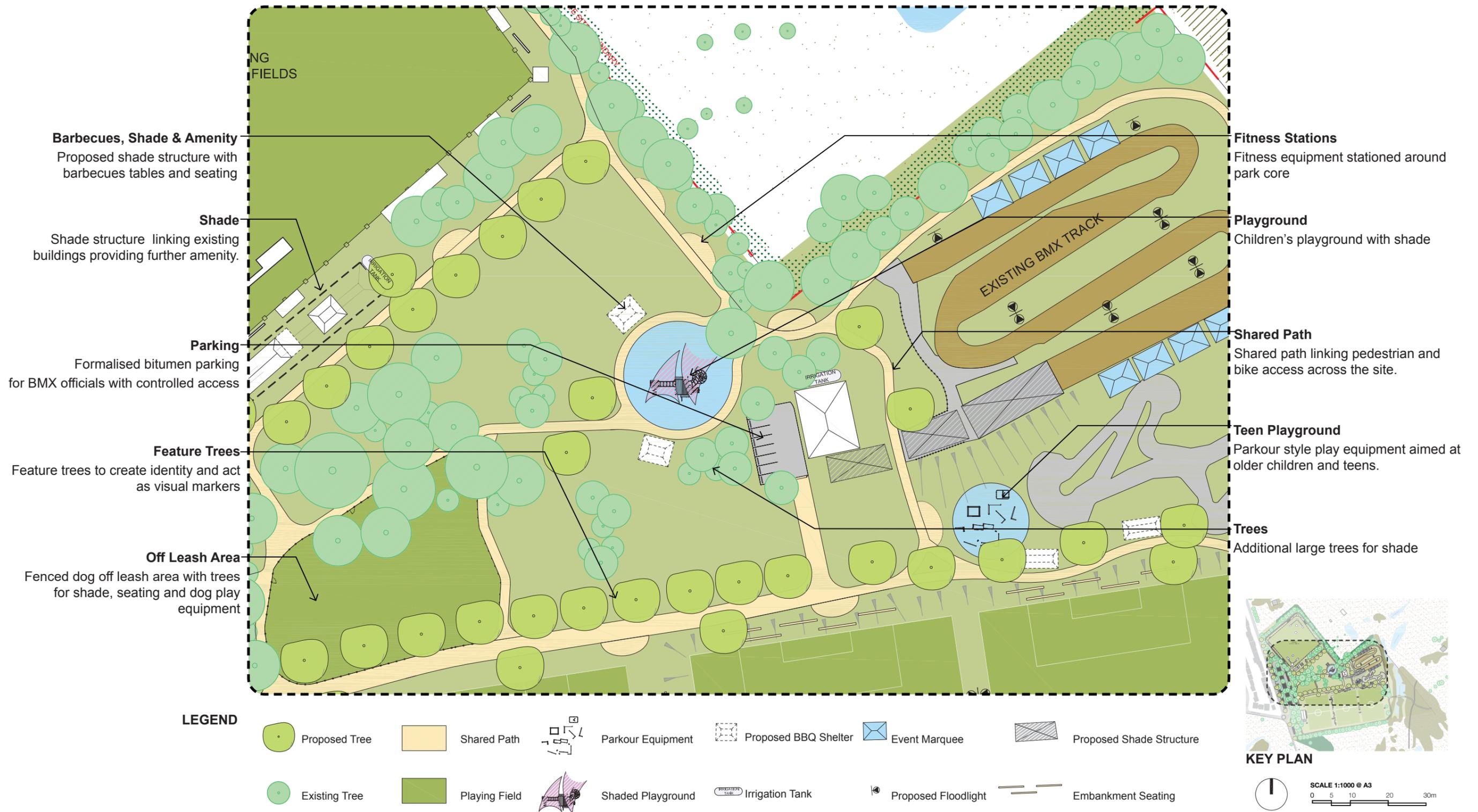
- ① **New Park Core**
  - Children's playground
  - Fenced dog off leash area
  - Shared pathways
  - Avenue tree planting
  - Picnic Shelters
  - Fitness stations
  - Baseball warm-up area
- ② **Soccer Facility Upgrade**
  - 3 full sized playing surfaces
  - Cricket Pitch
  - New amenities building
  - 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

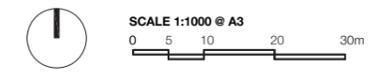


## LEGEND

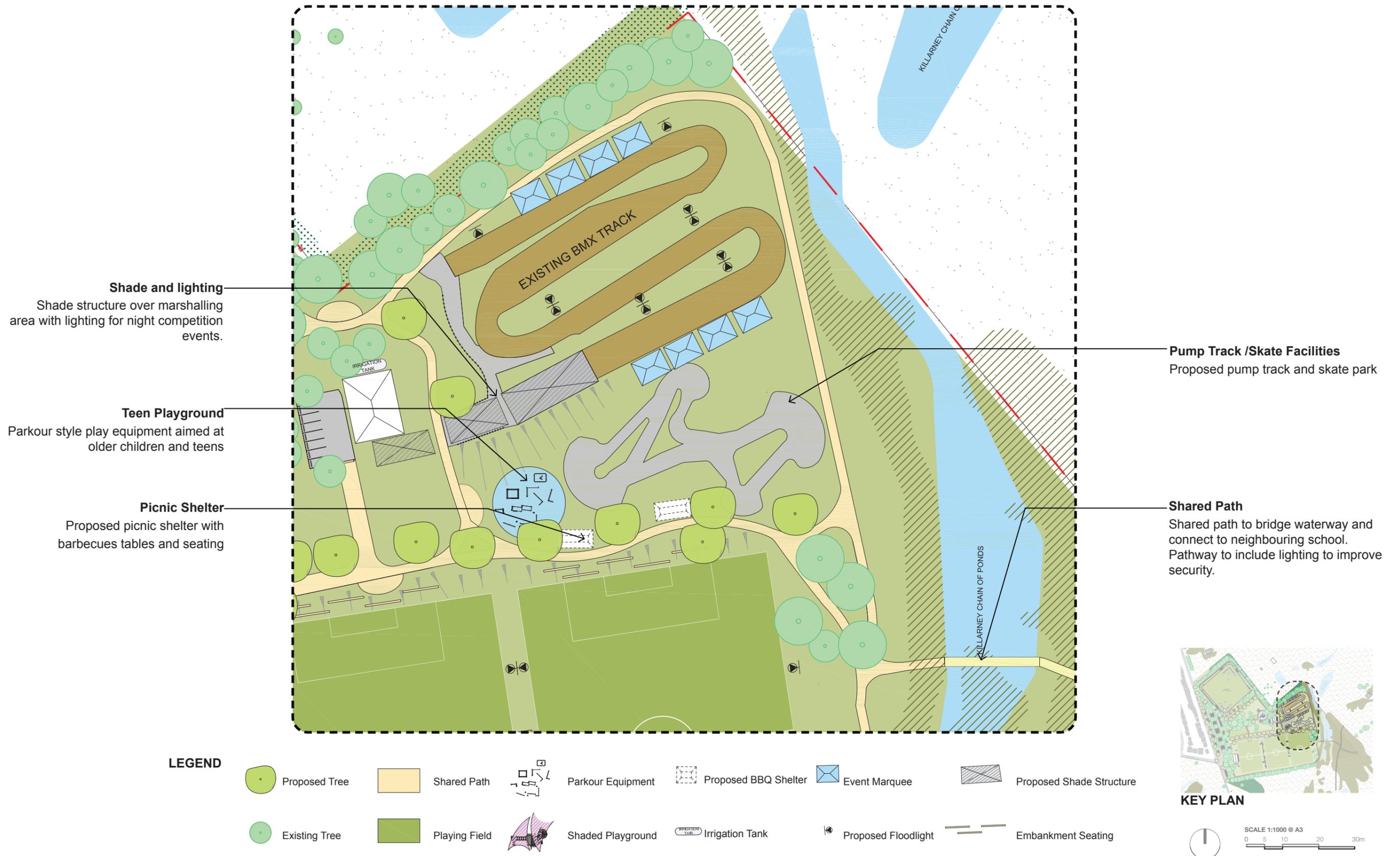
- |               |               |                   |                      |                     |                          |
|---------------|---------------|-------------------|----------------------|---------------------|--------------------------|
| Proposed Tree | Shared Path   | Parkour Equipment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



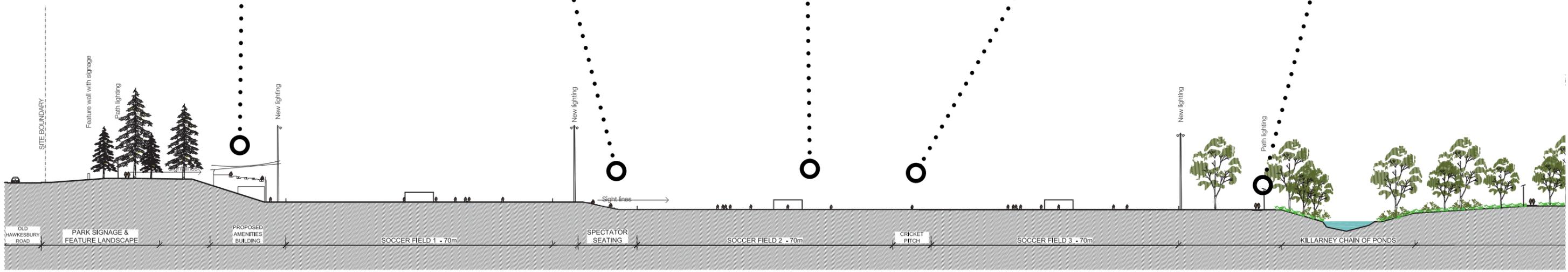
KEY PLAN



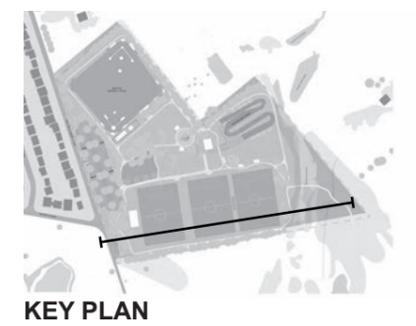
# Active Play Area



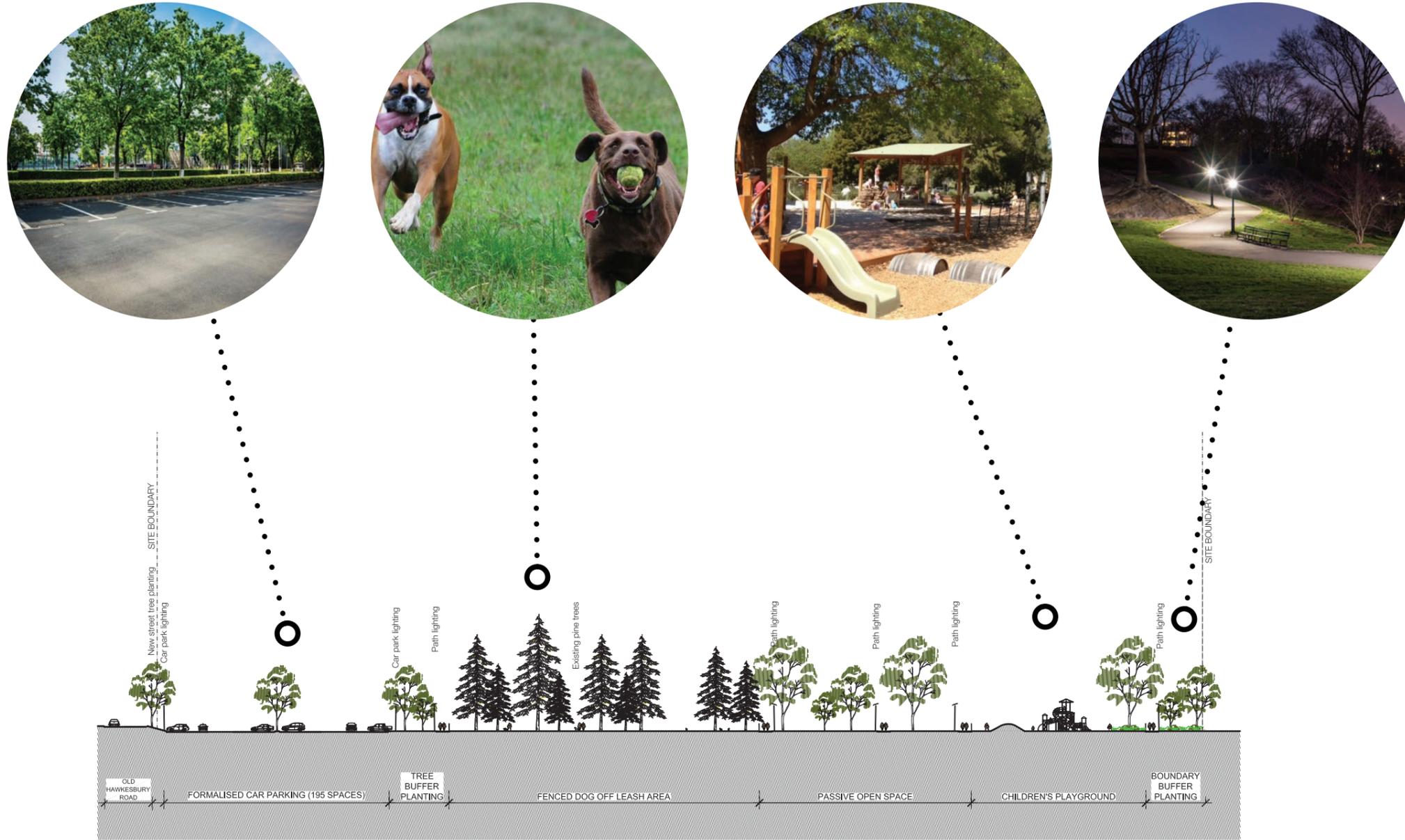
# Masterplan Section



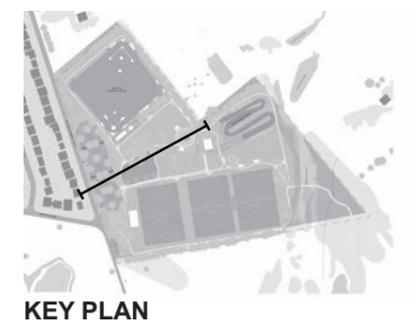
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# Masterplan Section

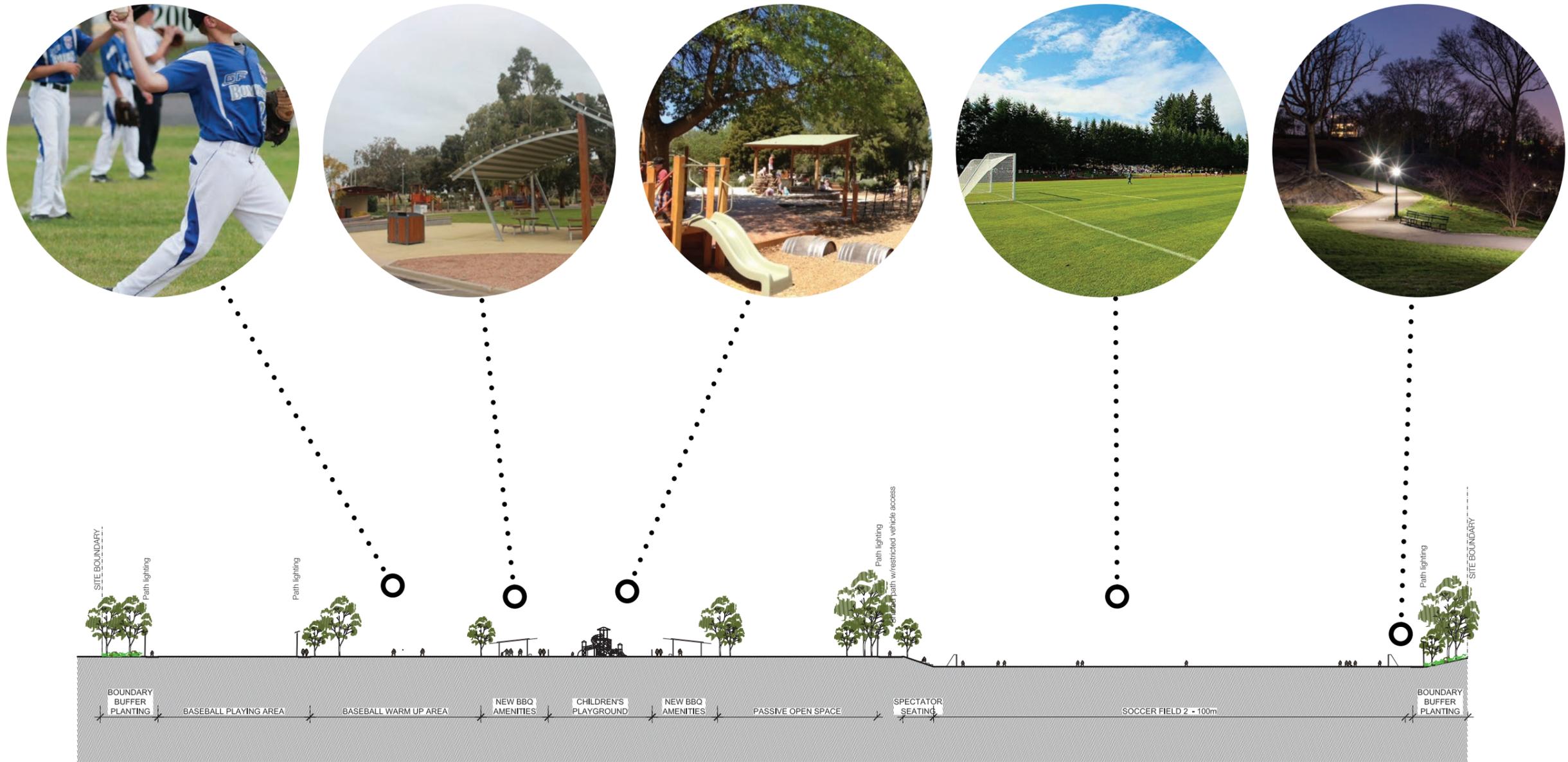


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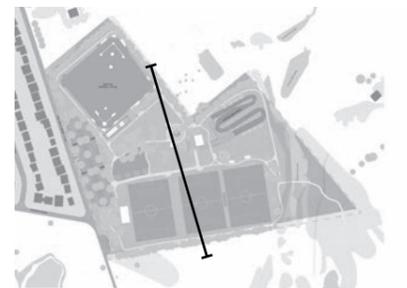


KEY PLAN

# Masterplan Section



SCALE 1:1000 @ A3  
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KEY PLAN

# Masterplan



**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