

PICTON PARKLANDS PLAN OF MANAGEMENT AND MASTER PLAN (INCLUDING THE BOTANIC GARDENS)

ADOPTED 23 AUGUST 2022

An Acknowledgment of Country

Wollondilly Shire Council respectfully acknowledges our Indigenous heritage and recognises the ongoing Aboriginal traditional custodianship of the land which forms our local government area.

We pay our respects to Elders past, present and emerging, recognise their continuing contribution to culture, and extend this respect to all Indigenous peoples.

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View looking towards Picton Botanic Gardens Gazebo

1.0

Picton Parklands is a valued asset for the local and broader community of Picton and Wollondilly respectively. The Parklands is home to a number of key community and sporting groups. Picton Parklands features picturesque surroundings and is known for its amenity and natural landscapes.

1.1 What is a Plan of Management and Master Plan?

A Plan of Management is a document providing a strategic framework to guide the sustainable use, improvement, maintenance and management of public land.

The plan provides strategic directions and identifies important actions to achieve what is envisioned for the land. These directions and actions are largely formed through research and consultation with the community to identify future use of the site and management of the varied and changing needs of the users.

The plan seeks to balance the interests of all users of the land, including the local community, residents, businesses and visitors. Plans of Management also serve to consolidate information about a site and its users.

In conjunction with a Plan of Management, a Master Plan for Picton Parklands has been developed. A Master Plan is a comprehensive long-term plan illustrating the design direction for the site.

Together the Plan of Management and Master Plan create a vision and provide strategic and operational direction for the design and management of the site for an extended period

1.2 Why is one needed for Picton Parklands?

Picton Parklands is a valuable recreational, open space and landscape resource to the people of the Picton area and of the wider Wollondilly community.

Over recent years, Council has received numerous requests for various upgrades, facilities and improvements to the Parklands.

As there is no allocated funding for capital improvements to the site, projects are often completed on an ad-hoc basis when funding is available or not undertaken at all.

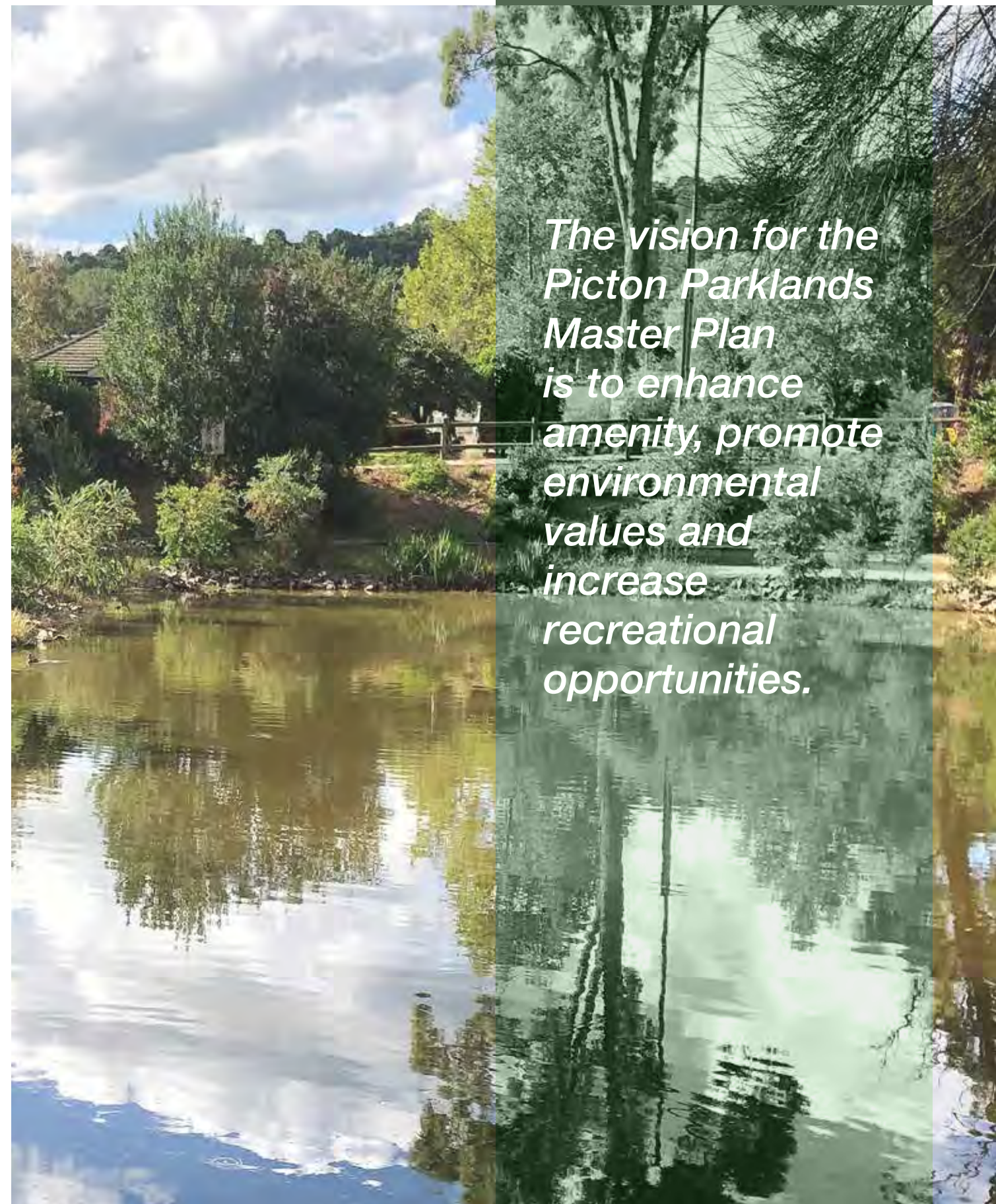
A consolidated and strategic approach through the development of a landscape master plan, supported by a Plan of Management, will assist in guiding the future development of the site and better enable Council to secure funding opportunities.

1.3 Purpose of the Plan of Management and Master Plan

This Plan of Management aims to ensure that the values of the Picton Parklands are retained and enhanced, particularly its environmental, scenic, recreational, heritage, cultural and social values.

Opened in 1986, Picton Parklands is a well utilised area of public open space for both Picton and the Wollondilly Shire. It is one of the Shire's most highly valued, and perhaps most aesthetically pleasing spaces, offering a diverse range of passive and active recreational opportunities.

This Plan of Management and the Master Plan aims to set out a way to appropriately manage the site and improve recreational and community facilities to meet current and future demands over the next ten years.



The vision for the Picton Parklands Master Plan is to enhance amenity, promote environmental values and increase recreational opportunities.

View of pond adjacent the Picton Botanic Gardens

1.4 The Plan of Management and Master Plan Scope and Process

The Plan of Management is to be prepared and adopted in accordance with the provisions of Division 2 of Part 2 of Chapter 6 of the Local Government Act 1993.

This Plan along with the Master Plan has been developed in partnership with key stakeholders and the community and is based on evidence-based research and background studies.

A broad range of consultation activities was undertaken gaining stakeholder and community feedback to assist in setting the direction, vision and values for the Master Plan.

The methodology for developing the Plan of Management and

Master Plan is set out below:

Stage 1

Informing Stage:

Stage 1 focused on information-gathering, including mapping and research to understand current issues and opportunities for the site.

Stakeholder Consultation

To clarify the vision, values and design direction for Picton Parklands over the next decade, it is essential to engage with custodians and managers of the Parklands, through direct dialogue. To inform this process, internal and key external stakeholders were interviewed.

Community Consultation

To clarify the vision, values and design direction for Picton Parklands over the next decade, it is essential to engage with the local residents, community groups and sporting groups along with visitors to understand the values and use of Picton Parklands and its recreational facilities.

To inform this process, a user survey and consultation was undertaken with the community.

Stage 2

Draft Master plan

From this, the Master Plan was drafted outlining future works are proposed, potential cost, priorities and main actions for delivery.

Stage 3

Draft Plan of Management

A Plan of Management has been prepared parallel to the Master Plan to define the value, use, management practices and intent for the broad public purpose for which the land has been reserved or dedicated.

Consultation Stage Two

On approval from Council, the draft Master Plan and draft Plan of Management are released for community consultation, formally notified as a Public Exhibition.

Following exhibition, the respective Master Plan and Plan of Management will be updated and presented for adoption by Council.

This document includes the Master Plan and Plan of Management in two parts:

- PART A - Plan of Management
- PART B - Master Plan

Naming of the Parklands

An outcome of the Plan of Management and Master Plan consultation process has been the naming of the overall site as the Picton Parklands.

Within the Parklands, Precincts are identified based on facilities, use, history, environment and community association.

Figure 2 identifies these Precincts within the Parklands.



Figure 1 - Regional Context



View looking towards Picton Sports Ground

PART A

PLAN OF MANAGEMENT

Site Context

2.0

2.1 Site Description

Picton is a town located approximately 90 minutes south-west of Sydney. The subject site is identified as the Picton Parklands for the purpose of this project and encompasses the sites commonly known as Picton RSL Park, Picton Botanic Gardens and cycleway, Hume Oval and the Picton Sports ground (Fairley's Road).

The Parklands is located within walking distance from the centre of Picton and a shared cycleway/pedestrian pathway runs the extent of the Parklands, parallel to Stonequarry Creek.

The Parklands extends over approximately 30 hectares and encompasses over 11 lots benefiting from several access points.

Lot	DP	Address
137	DP 739642	Natasha Place, Picton
4	DP 866804	Old Racecourse Close, Picton
5	DP 866804	Old Racecourse Close, Picton
63	DP 816391	Magnolia Drive, Picton
2	DP 1086066	30 Fairley's Road, Picton
61	DP 245872	Picton Botanic Gardens, Regreme Road, Picton
100	DP 1114359	Hume Oval Sports ground, 20 Downing Street, Picton
2	DP 879284	65 Argyle Street, Picton
17	DP 1010479	Davies Place, Picton
112	DP 1160847	Kyeema Street, Picton
62	DP 816391	13 Regreme Road, Picton

There are a number of access points to the Parklands including Regreme Road, Argyle Street, Downing Street, Natasha Place, Davies Place and Fairley's Road, Picton.

In accordance with the Local Government Act the Parklands is classified as Community Land.

The subject site is zoned RE1 Public Recreation under the current Wollondilly Local Environment Plan (2011). The objectives of this zone are:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

Stonequarry Creek runs through the Parklands and is zoned E2 Environmental Conservation. The objectives of this zone are:

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

2.2 Site Facilities

Key facilities currently within the Parklands include:

- 2 children's playgrounds
- 1 football (soccer) field
- A war memorial (RSL Park)
- 2 cricket fields (synthetic wicket)
- Picnic shelters and park benches
- 2 cricket practice nets
- Barbecues
- 4 multi-purpose fields
- Public toilets
- Indigenous reflection and bush tucker garden
- Water bubblers
- Pedestrian bridges
- Car parking
- Duck pond
- Lighting
- Enclosed off-leash dog exercise area
- Sporting clubhouses
- Water bore
- Scout hall
- Bush regeneration areas
- 9 tennis courts
- 1 basketball court

At present, key user groups include the Picton Rangers Football Club, Picton Tennis Club Incorporated, Tahmoor District Cricket Club, Oz Tag, Park Run and Picton High School.



View looking south along shared path

2.3 Regional and Local Context

The Wollondilly Local Government Area (LGA) covers approximately 2,560 km², two-thirds of which is National Parks and water catchment areas, including parts of the Greater Blue Mountains World Heritage Area. These protected lands are spectacular natural areas with enormous environmental and heritage value.

Outside these protected areas, Wollondilly is a beautiful patchwork of agriculture, rural landscapes, scenic bushland and towns and villages. Neither urban nor rural in the conventional sense, Wollondilly is the transition between the outer edges of Greater Sydney and regional NSW (Wollondilly 2040).

Wollondilly LGA falls within the Western City District of the Greater Sydney Commission's District Plan. The Western City District covers the Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly local government areas.

The Western City District is framed by the region's Protected Natural Area and Metropolitan Rural Area. Its primary focus is the Western Parkland City.

Over the next 20 years the Western Parkland City will transform, drawing on the strength of the new Western Sydney Airport and Badgerys Creek Aerotropolis, and the first stage of a North South Rail Link that will create the opportunity for a Western Economic Corridor. The Western Parkland City will capitalise on the established centres of Liverpool, Greater Penrith and Campbelltown-Macarthur, which form a metropolitan cluster.

The Western City District offers suburban and rural lifestyles with city benefits, such as varied shopping and dining experiences and opportunities for authentic cultural expression. Diverse and distinctive urban centres like Liverpool, Greater Penrith and Campbelltown-Macarthur contrast with the historic and picturesque towns of Richmond, Windsor, Camden and Picton, multicultural hubs like Cabramatta and Fairfield and new communities in growth areas.

Potential new city-shaping transport links, including an Outer Sydney Orbital linking to Newcastle, Wollongong and Canberra will make the District the most connected place in Australia.

2.4 Future Population

Wollondilly LGA has an existing population of 53,961 (2021 Census). Of these 49.9% were female and 50.1% were male. Aboriginal and/or Torres Strait Islander people made up 4.4% of the population. This population is proposed to increase to approximately 92,000 by 2036 (Wollondilly 2040), resulting primarily from anticipated population booms in Wilton, Appin as well as Silverdale and Cawdor.

The Shire's population is relatively small but is spread over 16 towns and villages spanning an area of over 2,500sq km. The largest area being Wallacia, Warragamba and Silverdale with approximately 6,038 residents. Following this, the population of Bargo and Tahmoor areas each accommodate close to 6,000 residents. The Western City District Plan sets a target for 15,000 new homes in the Wilton Growth Area, representing a new town for Wollondilly.

The median age of people in the Wollondilly LGA at the 2021 census was 37 years. Children aged 0-14 years made up 21.8% of the population and people aged 65 years and over made up 15.3% of the population.

2.5 Users of the Parklands

The Parklands is open to the general public and will provide access for people with disabilities.

At present, key user groups include the Picton Rangers Football Club, Picton Tennis Club Incorporated, Tahmoor District Cricket Club, Oz Tag, Park Run and Picton High School.

The Parklands is also used for a number of community events, including:

- Australia Day event hosting 5000 people
- Outdoor movies hosting 300 people
- Performances/bands have up to 1000 people
- Weddings
- Seniors week
- Step-up for Down Syndrome
- Cancer Council
- Christmas Lights
- Naidoc Week
- Markets
- Doggy Day Out

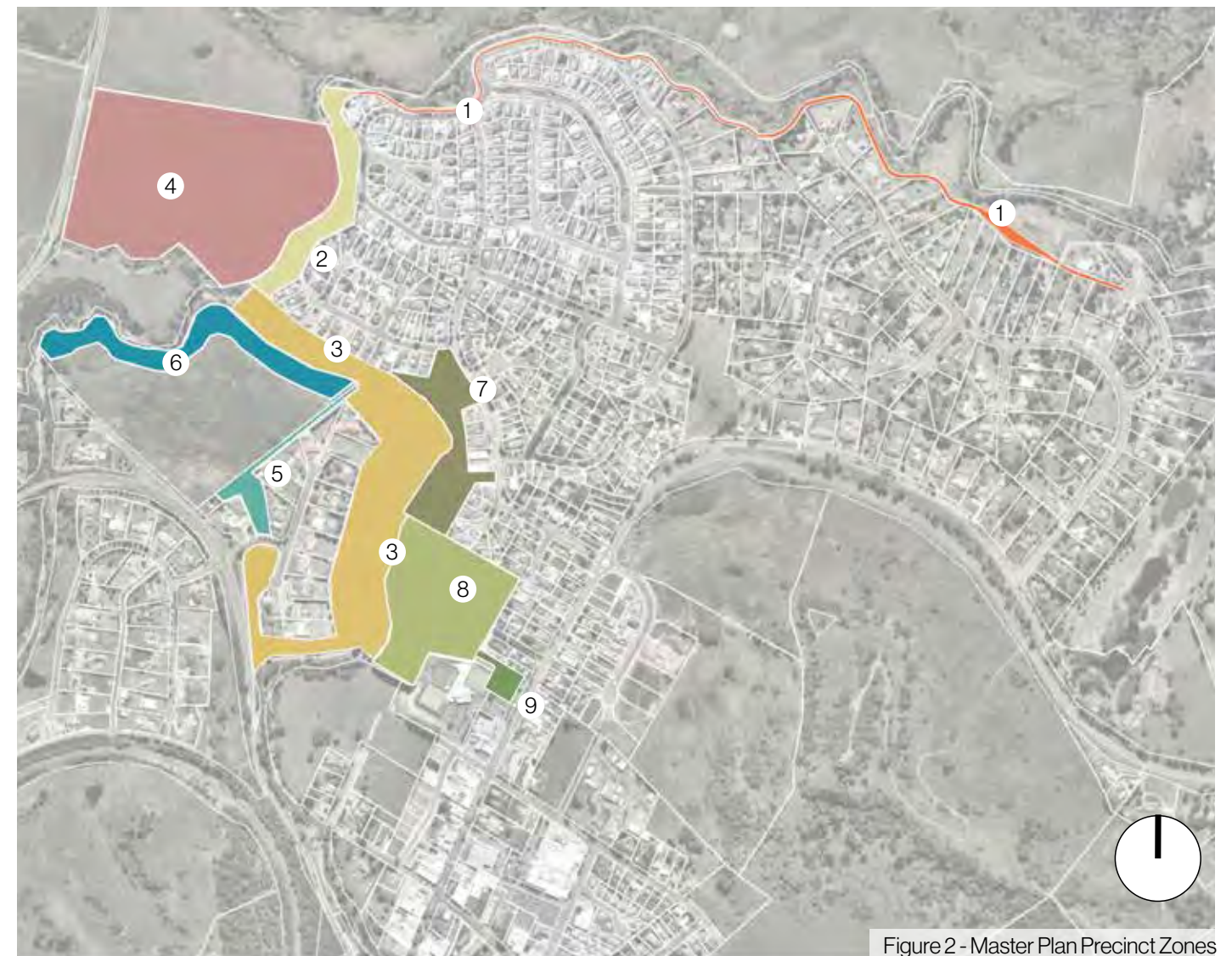


Figure 2 - Master Plan Precinct Zones

LEGEND	
1	Creek Corridor Precinct (1-3) Racecourse Creek Linear Path/ Cycleway
2	Racecourse Creek
3	Stonequarry Creek North
4	Picton Sports Ground Precinct (Fairleys Road)
5	Monds Lane Precinct (southern edge)
6	Monds Lane Precinct (linear section along creek edge for future handover to Council)
7	Botanic Gardens Precinct
8	Hume Oval Precinct
9	Picton RSL Park Precinct

Plan indicating precincts within Master Plan, for the purpose of consultation and master planning. Precincts based on existing lots, land use and topography.

Planning Context

3.0

3.1 Ownership and Management

The site is primarily zoned RE1 (Public Recreation) and extends over approximately 30 hectares and encompasses over 11 lots benefiting from several access points. Details of the lots comprise and zoning as follows. Refer to page 13 for visual reference to property parcels and zoning.

Lot	DP	Address	Zoning
137	DP 739642	Natasha Place, Picton	RE1 - Public Recreation
4	DP 866804	Old Racecourse Close, Picton	RE1 - Public Recreation
5	DP 866804	Old Racecourse Close, Picton	RE1 - Public Recreation
63	DP 816391	Magnolia Drive, Picton	E2 Environmental Conservation & RE1 - Public Recreation
2	DP 1086066	30 Fairley's Road, Picton	RE1 - Public Recreation
61	DP 245872	Picton Botanic Gardens, Regreme Road, Picton	RE1 - Public Recreation
100	DP 1114359	Hume Oval Sports ground, 20 Downing Street, Picton	RE1 - Public Recreation
2	DP 879284	65 Argyle Street, Picton	RE1 - Public Recreation
17	DP 1010479	Davies Place, Picton	RE1 - Public Recreation
112	DP 1160847	Kyeema Street, Picton	R2 Low Density Residential
62	DP 816391	13 Regreme Road, Picton	RE1 - Public Recreation

All 11 lots are classified as Community Land except a small portion of Lot 2, DP 879284, 65 Argyle Street, Picton is classified Operational Land. This is the car park to RSL Park and a small drainage easement parallel to the northern side of the adjacent Picton Bowling Club property, Lot 1, DP 879284 .

3.2 Leasing and Licencing

This Plan of Management expressly authorises the lease or licensing of all or part of the land and buildings or the granting of any other estate over the land subject to the provisions of sections 45 and 46 of the Local Government Act 1993 (community land portion).

As this Plan of Management does not allow for the use of or development in any Crown land there will be no requirement for the leasing or licensing of the Crown land portion of the site.

3.3 Planning and Approvals

3.3.1 Environmental Planning and Assessment Act 1979 (EP&A Act)

The EP&A Act provides the planning framework for development in NSW. It identifies the relevant planning authority for development on certain types of land and require the planning authority to take into consideration the impacts to the environment (both natural and built) and the community of any proposed development.

3.3.2 Local Government Act 1993

The Local Government Act requires Plans of Management to be prepared for public land and reserves under the responsibility of local Councils. It identifies what activities, generally, require the approval of Council. In relation to Community Land the following activities are permitted only with the prior approval of the Council in writing:

- Engage in a trade or business.
- Direct or procure a theatrical, musical or other entertainment for the public.
- Construct a temporary enclosure for the purpose of entertainment.
- For fee or reward, play a musical instrument or sing.
- Set up, operate or use a loudspeaker or sound amplifying device.
- Deliver a public address or hold a religious service or public meeting.
- Mobile coffee / food trucks
- Scout Hall and surrounds
- Fitness trainer, tennis courts / clubhouses



View of pond adjacent the Picton Botanic Gardens

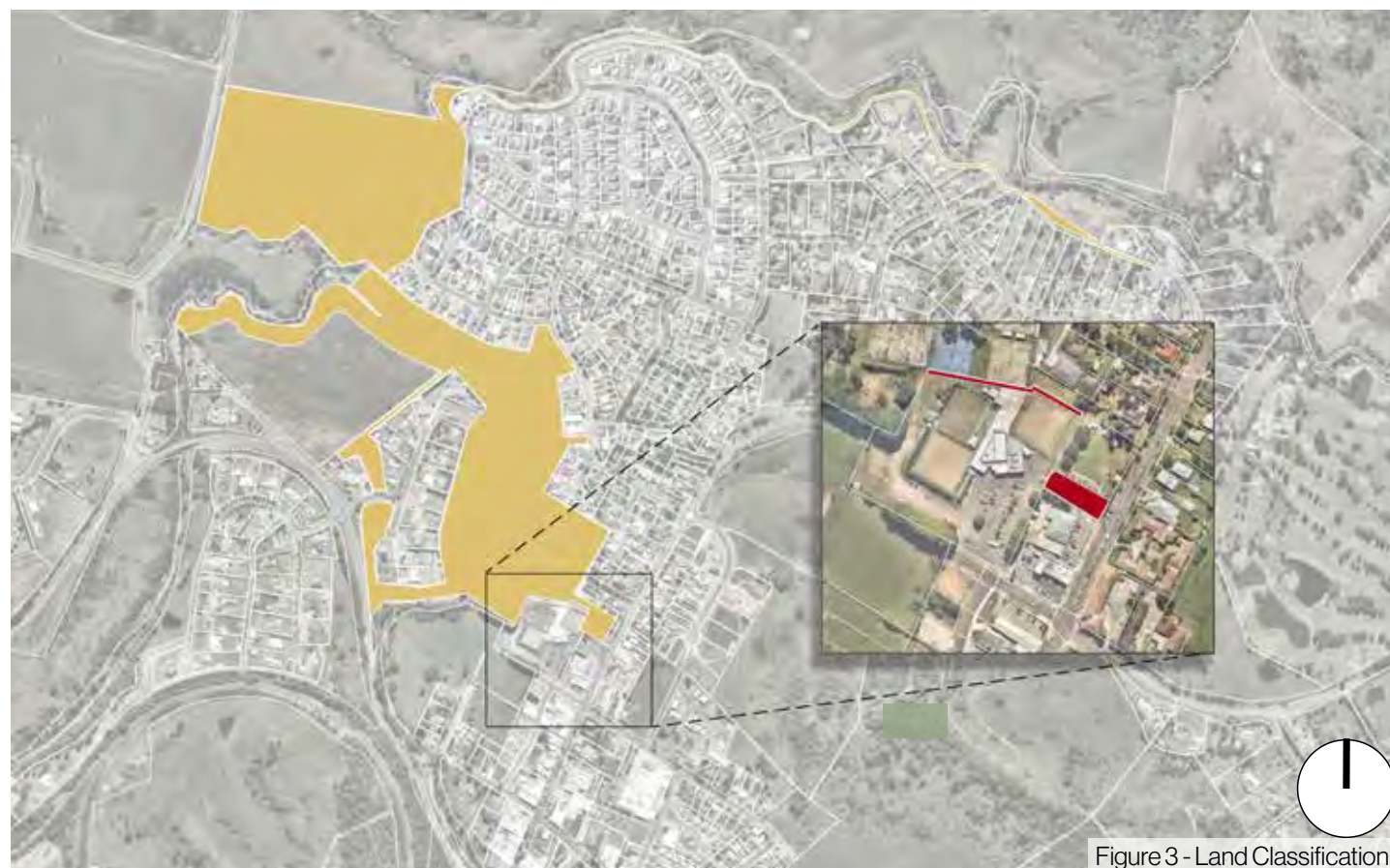


Figure 3 - Land Classification

LEGEND

- Community Land
- Operational Land.

3.3.3 Wollondilly Local Environmental Plan 2011 (LEP 2011)

The Parklands is zoned part RE1 (Public Recreation), part E2 (Environmental Conservation) and part R2 (Low Density Residential) pursuant to the LEP 2011. Any development must meet the objectives and the permitted works applying to these zones.

3.3.4 Prohibited Activities

Notwithstanding the provision of the planning legislation listed above, this Plan of Management prohibits the following activities on the land:

- Discharge of grey water or other wastewater or any other contaminant or pollutant into the creek or onto the land.
- Depositing of any waste materials, including green wastes and bio degradable materials.
- Unauthorised excavation on or under the land.
- Interference with any bird or animal species.
- Camping (with or without a tent, caravan or vehicle), unless authorised by Council.
- Driving of vehicles (except reserves maintenance or emergency services vehicles), unless authorised by Council.
- Riding trail bikes or other vehicles or riding of horses unless in a part of the land where such activities are specifically provided for.
- Lighting of fires.
- Carrying or discharge of firearms.
- Cutting down or removal of any tree, shrub or other plant material by other than an authorised person.

3.4 Management of Land by Category

The Local Government Act prescribes 'core objectives' for managing community land according to its category. These core objectives help Council to focus on the essential aspects of each area of land and to determine key performance targets.

Council proposes to manage the various parts of the Parklands according to the Local Government Act core objectives for land classified as 'Park', 'Sportsground', 'Natural Area - Watercourse' and 'General Community Use in accordance with Council's other relevant objectives.'

The objectives for and the forms of development associated with each category of land are set out on the following pages.

Refer 3.4.6 Proposed Plan of Management Land Category Plan for proposed category of land within the Parklands.

3.4.1 Park

CORE OBJECTIVES

The core objectives for management of community land categorised as a park are:

- To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities;
- To provide for passive recreational activities or pastimes and for the casual playing of games; and
- To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

PERMISSIBLE USES

The general types of uses which may occur on Community Land categorised as Park and the forms of development generally associated with those uses, are set out in detail in Table 1. The facilities on Community Land may change over time, reflecting the needs of the community.

TABLE 1 - PERMISSIBLE USE AND DEVELOPMENT OF LAND CATEGORISED AS PARK

PURPOSE / USE	DEVELOPMENT TO FACILITATE USE
- Active and passive recreation including children's play and cycling	- Development for the purposes of improving access, amenity and the visual character of the park, for example paths, public artworks, pergolas and plant labels
- Group recreational use, such as picnics and private celebrations	- Development for the purposes of active recreation such as play grounds and equipment, exercise equipment, bike pedal park, bike racks
- Eating and drinking in a relaxed setting	- Amenities to facilitate the safe use and enjoyment of the park (e.g. picnic furniture, BBQs, bubblers, sheltered seating areas and shade structures)
- Publicly accessible ancillary areas, such as toilets	- Lighting, seating, toilet facilities, courts, paved areas and fencing
- Festivals, parades, markets, fairs, exhibitions and similar events and gatherings	- Hard and soft landscaped areas, including events stage
- Low-intensity commercial activities (eg recreational equipment hire)	- Car parking, scooter, bike parking and loading areas, including EV charging stations
- Filming and photographic projects	- Commercial development that is sympathetic to and supports use in the area, for example hire of recreation equipment
- Busking	- Heritage and cultural interpretation (e.g. signage boards)
- Public address (eg speeches)	- Water-saving initiatives such as stormwater harvesting, rain gardens, swales, irrigation and drainage
- Note: Some of the uses listed above require a permit from Council.	- Energy-saving initiatives such as solar lights, solar panels and motion controlled lighting
	- Locational, directional and regulatory signage
	- Shipping containers not permitted
	- Public WIFI system

CURRENT LEASES AND LICENCES - PARK

There are no current leases within the Park category.

EXPRESS AUTHORISATION OF LEASES, LICENCES AND OTHER ESTATES

This PoM expressly authorises the issue of leases, licences and other estates over the land categorised as Park, listed in Table 2. The term of any lease, licence or other estate will be subject to the relevant provisions of the LG Act.

TABLE 2 LEASES, LICENCES AND OTHER ESTATES AND PURPOSES FOR WHICH THEY MAY BE GRANTED FOR LAND CATEGORISED AS PARK

TYPE OF TENURE ARRANGEMENT	PURPOSE FOR WHICH TENURE MAY BE GRANTED
Lease	- Not applicable for the Park category.
Licence	- Management of pedal park or similar facilities - Hire or sale of recreational equipment
Short-term licence	- Community events and festivals - Playing a musical instrument, or singing for fee or reward - Picnics and private celebrations (eg weddings and family gatherings) - Filming, including for cinema/television - Conducting a commercial photography session - Public performances - Engaging in an appropriate trade or business - Delivering a public address - Community events - Fairs, markets, auctions and similar activities - Cafe / kiosk areas, including seating and tables
Other estates	- This PoM allows Council to grant 'an estate' over Community Land for the provision of public utilities and works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the Community Land to a facility of Council or public utility provider on the Community Land in accordance with the LG Act.

3.4.2 Sportsground

CORE OBJECTIVES

The core objectives for management of Community Land categorised as Sportsground are:

- To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games; and
- To ensure such activities are managed having regard to any adverse impact on nearby residences

PERMISSIBLE USES

The general types of uses which may occur on Community Land categorised as Sportsground and the forms of development generally associated with those uses, are set out in detail in Table 3. The facilities on Community Land may change over time, reflecting the needs of the community.

TABLE 3 PERMISSIBLE USE AND DEVELOPMENT OF LAND CATEGORISED AS SPORTSGROUND

PURPOSE / USE	DEVELOPMENT TO FACILITATE USE
- Active and passive recreational and sporting activities compatible with the nature of the particular land and any relevant facilities	- Development for the purpose of conducting and facilitating organised sport (both amateur and professional)
- Organised and unstructured recreation activities	- Sports field, Marked court (i.e. basketball, handball, volleyball, tennis, hockey, netball)
- Community events and gatherings	- Change room/locker areas/shower/toilet facilities
- Commercial uses associated with sports facilities	- Kiosk/café uses
- Emergency Site	- Car parking and loading areas, including EV stations
	- Ancillary areas (staff rooms, meeting rooms, recording rooms, equipment storage areas)
	- Storage ancillary to recreational uses, community events or gatherings, and public meetings (Shipping containers not permitted)
	- Facilities for sports training (i.e. batting cages, tennis walls, cricket nets)
	- Provision of amenities to facilitate use and enjoyment of the Community Land including seating, change rooms, toilets, storage, first aid areas, water bubblers, shade structures
	- Equipment sales/hire areas
	- Meeting rooms/staff areas
	- Site areas suitable for Emergency Services operations, including Helicopter landing and water refilling
	- Compatible, small scale commercial uses (eg sports tuition)
	- Advertising structures and signage (eg A-frames and banners) that: <ul style="list-style-type: none"> + relate to approved uses/activities + are discreet and temporary + are approved by Council
	- Water-saving initiatives (eg stormwater harvesting, rain gardens and swales)
	- Energy-saving initiatives (eg solar lights and solar panels)
	- Locational, directional and regulatory signage (including scoreboard signage)
	- Landscaping
	- Sportsfield lighting, fencing, irrigation and drainage

CURRENT LEASES AND LICENCES - SPORTSGROUND

There are no current leases within the Sportsground category.

EXPRESS AUTHORISATION OF LEASES, LICENCES AND OTHER ESTATES

This PoM expressly authorises the issue of leases, licences and other estates over the land categorised as Sportsground, listed in Table 4. The term of any lease, licence or other estate will be subject to the relevant provisions of the LG Act.

TABLE 4 LEASES, LICENCES AND OTHER ESTATES AND PURPOSES FOR WHICH THEY MAY BE GRANTED FOR LAND CATEGORISED AS SPORTSGROUND

TYPE OF TENURE ARRANGEMENT	PURPOSE FOR WHICH TENURE MAY BE GRANTED
Lease	<ul style="list-style-type: none"> - Café/kiosk areas, including seating and tables - Management of court facilities - Hire or sale of recreational equipment - Clubhouse and amenity buildings (eg buildings leased to local clubs) - Community Groups - Sporting Groups
Licence	<ul style="list-style-type: none"> - Café/kiosk areas, including seating and tables - Management of court facilities - Hire or sale of recreational equipment - Clubhouse and amenity buildings (eg buildings leased to local clubs)
Short-term licence	<ul style="list-style-type: none"> - Café/kiosk areas, including seating and tables - Hire or sale of recreational equipment - Engaging in an appropriate trade or business - Delivering a public address - Community events - Fairs, markets, auctions and similar activities
Other estates	- This PoM allows Council to grant 'an estate' over Community Land for the provision of public utilities and works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the Community Land to a facility of Council or public utility provider on the Community Land in accordance with the LG Act.

3.4.3 Natural Area - Watercourse

CORE OBJECTIVES

The core objectives for management of Community Land categorised Natural Area - Watercourse are:

- To protect the biodiversity and ecological values of watercourses, with particular reference to their hydrological environment (including water quality and water flow), and to the flora, fauna and habitat values of the watercourses;
- To restore and regenerate degraded watercourses; and
- To facilitate community education in relation to watercourses, and the community use of watercourses, without compromising the ecological values of the watercourses.

PERMISSIBLE USES

The general types of uses which may occur on Community Land categorised as Natural Area - Watercourses and the forms of development generally associated with those uses, are set out in detail in Table 5. The facilities on community land may change over time, reflecting the needs of the community.

This Plan of Management authorises the undertaking of flood mitigation works in accordance with an adopted Floodplain Risk Management subject to the necessary environmental assessment and approvals

TABLE 5 - PERMISSIBLE USE AND DEVELOPMENT OF LAND CATEGORISED AS NATURAL AREA - WATERCOURSE

PURPOSE / USE	DEVELOPMENT TO FACILITATE USE
- Preservation of natural heritage	- Visitor facilities (eg sheltered seating areas and shade structures)
- Preservation of biological diversity and habitat	- Low-impact walking trails and bridges
- Providing a location for relaxation and passive informal recreation	- Interpretive signage
- Walking/hiking	- Water-saving initiatives (eg rain gardens, swales and sediment traps)
- Guided bushwalks	- Observation platforms and signs
- Environmental and scientific study	- Temporary erection or use of any building or structure necessary to enable a filming project to be carried out (Shipping containers not permitted)
- Bush regeneration works	- Locational, directional and regulatory signage
- Approved bush care projects requiring ecological restoration activities associated with protection of flora and fauna.	- Flood mitigation works by Council or authority
- Fire hazard reduction.	- Management activities in accordance with Council programs and in association with applicable government agencies as per adopted Vegetation Management Plan
- Flood mitigation	

CURRENT LEASES AND LICENCES - NATURAL AREA: WATERCOURSE

There are no current leases within the Natural Area - Watercourse category.

EXPRESS AUTHORISATION OF LEASES, LICENCES AND OTHER ESTATES

This PoM expressly authorises the issue of leases, licences and other estates over the land categorised as Natural Area - Watercourse, listed in Table 6. The term of any lease, licence or other estate will be subject to the relevant provisions of the LG Act.

TABLE 6 LEASES, LICENCES AND OTHER ESTATES AND PURPOSES FOR WHICH THEY MAY BE GRANTED FOR LAND CATEGORISED AS NATURAL AREA – WATERCOURSE

TYPE OF TENURE ARRANGEMENT	PURPOSE FOR WHICH TENURE MAY BE GRANTED
Lease	- Not applicable for the Natural Area - Watercourse category
Licence	- Scientific studies and surveys or similar - Temporary erection or use of any building or structure necessary to enable a filming project to be carried out
Short-term licence	- Scientific studies and surveys or similar
Other estates	- This PoM allows Council to grant 'an estate' over Community Land for the provision of public utilities and works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the Community Land to a facility of Council or public utility provider on the Community Land in accordance with the LG Act.

3.4.4 General Community Use

CORE OBJECTIVES

The core objectives for management of Community Land categorised as General Community Use are:

- To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:
 1. in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public; and
 2. in relation to 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).

PERMISSIBLE USES

The general types of uses which may occur on Community Land categorised as General Community Use and the forms of development generally associated with those uses, are set out in detail in Table 7. The facilities on Community Land may change over time, reflecting the needs of the community.

TABLE 7 PERMISSIBLE USE AND DEVELOPMENT OF LAND CATEGORISED AS GENERAL COMMUNITY USE

PURPOSE / USE	DEVELOPMENT TO FACILITATE USE
<ul style="list-style-type: none"> - Providing a location for, and supporting, the gathering of groups for a range of social, cultural or recreational purposes. - Providing for a Scout Hall and associated facilities. - Providing for a Community Garden. 	<ul style="list-style-type: none"> - Provision of buildings or other amenity areas to facilitate use and enjoyment by the community (including markets); - Development (particularly within buildings) for the purposes of addressing the needs of a particular group; - Landscaping and finishes, improving access, amenity and the visual character of the general community area; - Water-saving initiatives such as rain gardens, irrigation and drainage - Energy-saving initiatives such as solar lights and solar panels; - Car parking and loading areas; including EV charging stations - Advertising structures and signage (such as a-frames and banners) that: <ul style="list-style-type: none"> - Relate to approved uses/activities; - Are discreet and temporary; and - Are approved by council (Shipping containers not permitted) - Locational, directional and regulatory signage. - Grounds maintenance/storage shed or compound'

CURRENT LEASES AND LICENCES - GENERAL COMMUNITY USE

There are no current leases within the General Community Use category.

EXPRESS AUTHORISATION OF LEASES, LICENCES AND OTHER ESTATES

This PoM expressly authorises the issue of leases, licences and other estates over the land categorised as General Community Use, listed in Table 8. The term of any lease, licence or other estate will be subject to the relevant provisions of the LG Act.

TABLE 8 LEASES, LICENCES AND OTHER ESTATES AND PURPOSES FOR WHICH THEY MAY BE GRANTED FOR LAND CATEGORISED AS GENERAL COMMUNITY USE

TYPE OF TENURE ARRANGEMENT	PURPOSE FOR WHICH TENURE MAY BE GRANTED
Lease	<ul style="list-style-type: none"> - Educational purposes, including workshops - Recreational purposes, including fitness classes, dance classes and games - Sporting uses developed/operated by a private operator - Kiosk, café and refreshment purposes - Commercial retail uses (eg sale or hire of sports goods)
Licence	<ul style="list-style-type: none"> - Social purposes (eg scouts and guides) - Educational purposes, workshops - Recreational purposes (eg fitness classes and dance classes) - Café/kiosk areas - Sale of goods or services that are ancillary to community land use and reserve purpose
Short-term licence	<ul style="list-style-type: none"> - Public speeches, meetings, seminars and presentations (eg educational programs) - Functions (eg commemorative functions and similar activities) - Displays, exhibitions and shows - Events (eg corporate functions and community gatherings) - Engaging in an appropriate trade or business
Other estates	<ul style="list-style-type: none"> - This PoM allows Council to grant 'an estate' over Community Land for the provision of public utilities and works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the Community Land to a facility of Council or public utility provider on the Community Land in accordance with the LG Act.

3.4.5 Plan of Management Properties

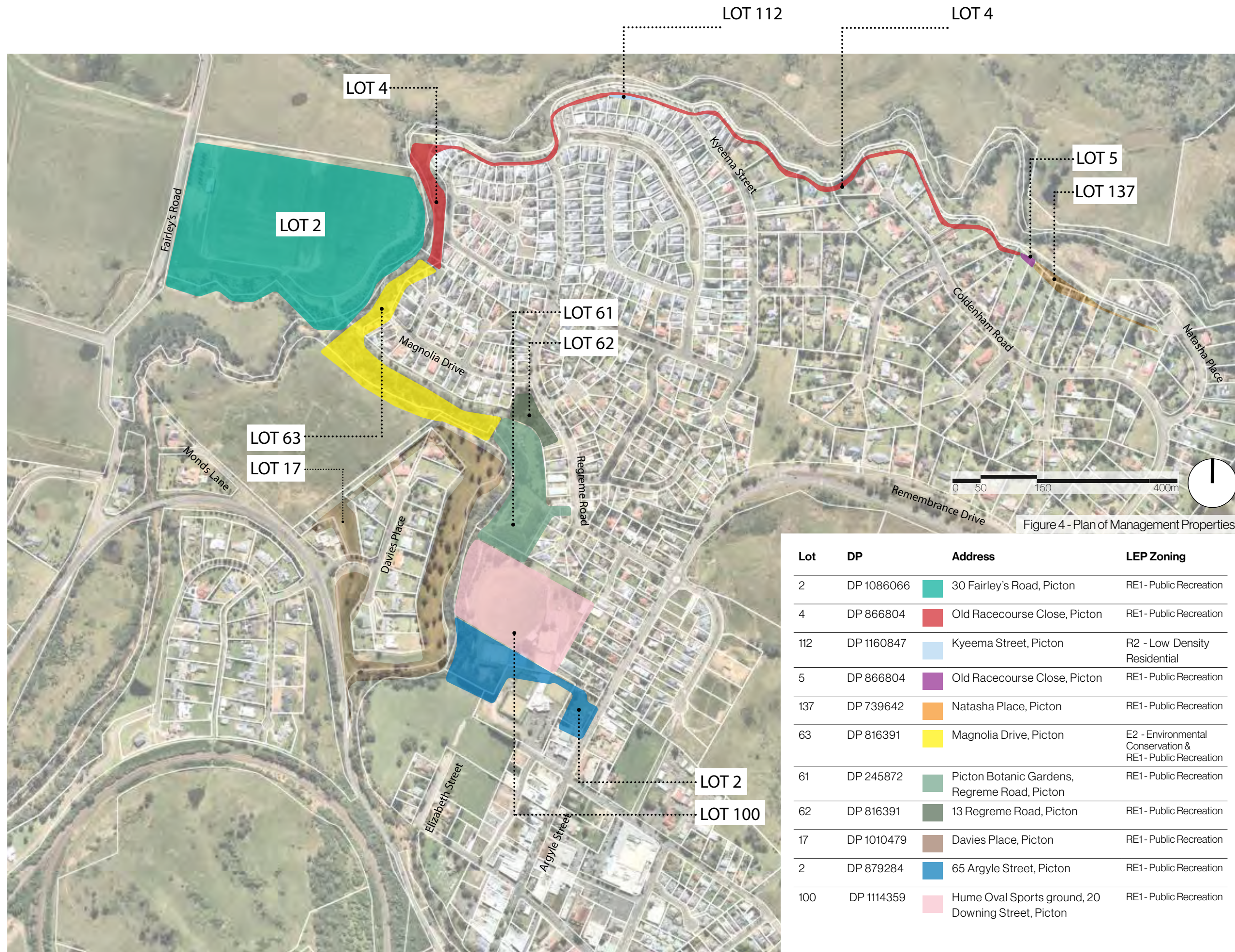


Figure 4 - Plan of Management Properties

Lot	DP	Address	LEP Zoning
2	DP 1086066	30 Fairley's Road, Picton	RE1 - Public Recreation
4	DP 866804	Old Racecourse Close, Picton	RE1 - Public Recreation
112	DP 1160847	Kyeema Street, Picton	R2 - Low Density Residential
5	DP 866804	Old Racecourse Close, Picton	RE1 - Public Recreation
137	DP 739642	Natasha Place, Picton	RE1 - Public Recreation
63	DP 816391	Magnolia Drive, Picton	E2 - Environmental Conservation & RE1 - Public Recreation
61	DP 245872	Picton Botanic Gardens, Regreme Road, Picton	RE1 - Public Recreation
62	DP 816391	13 Regreme Road, Picton	RE1 - Public Recreation
17	DP 1010479	Davies Place, Picton	RE1 - Public Recreation
2	DP 879284	65 Argyle Street, Picton	RE1 - Public Recreation
100	DP 1114359	Hume Oval Sports ground, 20 Downing Street, Picton	RE1 - Public Recreation

Plan indicating council owned lots for the purpose of preparing the Plan of Management.

3.4.6 Proposed Plan of Management Land Category Plan



- LEGEND**
- ① Park
 - ② Sportsground
 - ③ Natural Area - Watercourse
 - ④ General Community Use

Figure 5 - Plan of Management Land Category Plan

Plan indicating proposed land categories for council owned lots for the purpose of preparing the Plan of Management.

PART B MASTER PLAN

Site Analysis

4.0

4.1 Site Analysis

The following section is a summary of comprehensive site investigations undertaken, which examined a number of distinct precincts as per the brief scope, which included;

- Botanic Gardens
- Hume Oval Sports ground
- Picton Sports Ground (Fairleys Road)
- Monds Lane
- Picton RSL Park
- Creek Corridor

The proposed Master Plan is also to consider site and surrounding connections.

The initial site analysis encompassed a variety of aspects including:

- Land Use
- Circulation
- Activities and Program
- Open Space and Vegetation
- Flood Zone

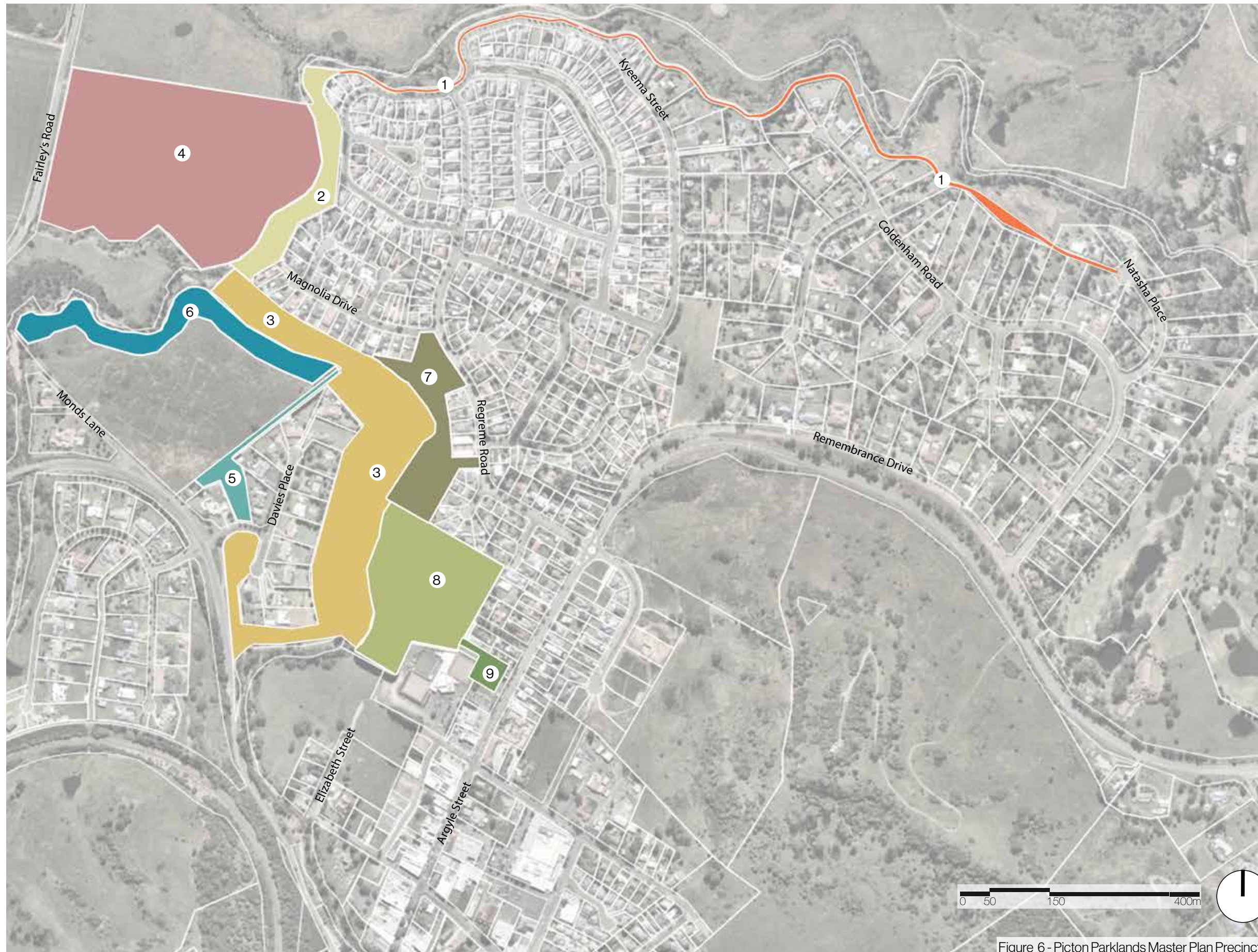
The site analysis will form the basis for determining design proposals and treatments for various parts of the Master Plan.

This section provides an analysis of the site's visual and physical characteristics. Such characteristics are considered to be defined by the design of spaces and buildings, planting types and design, and the types of materials used.

People's experience of the place is also considered; consequently safety, community values, views and setting are also considered to characterise a site.



The existing Parklands is an active and popular location, facilitating as both a key access route and a small destination precinct for the local and wider community



LEGEND

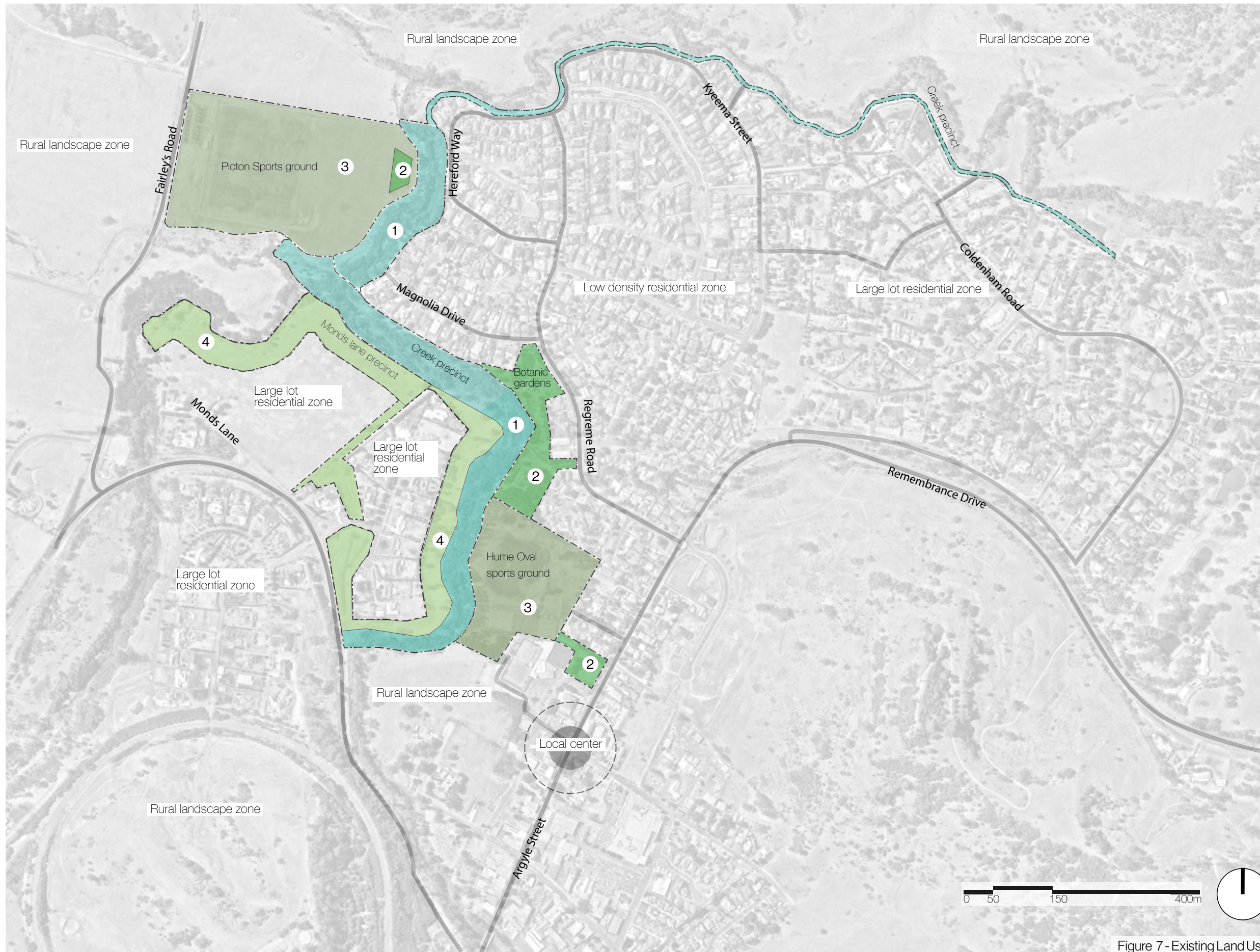
- Creek Corridor Precinct (1-3)**
- 1 Racecourse Creek Linear Path / Cycleway
- 2 Racecourse Creek
- 3 Stonequarry Creek North

- 4 Picton Sportsground Precinct (Fairleys Road)
- 5 Monds Lane Precinct (southern edge)
- 6 Monds Lane Precinct (linear section along creek edge for future handover to Council)
- 7 Botanic Gardens Precinct
- 8 Hume Oval Precinct
- 9 Picton RSL Park Precinct

Figure 6 - Picton Parklands Master Plan Precincts

Plan indicating precincts within Master Plan, for the purpose of consultation and master planning. Precincts based on existing lots, land use and topography.

4.1.2 Existing Land Use



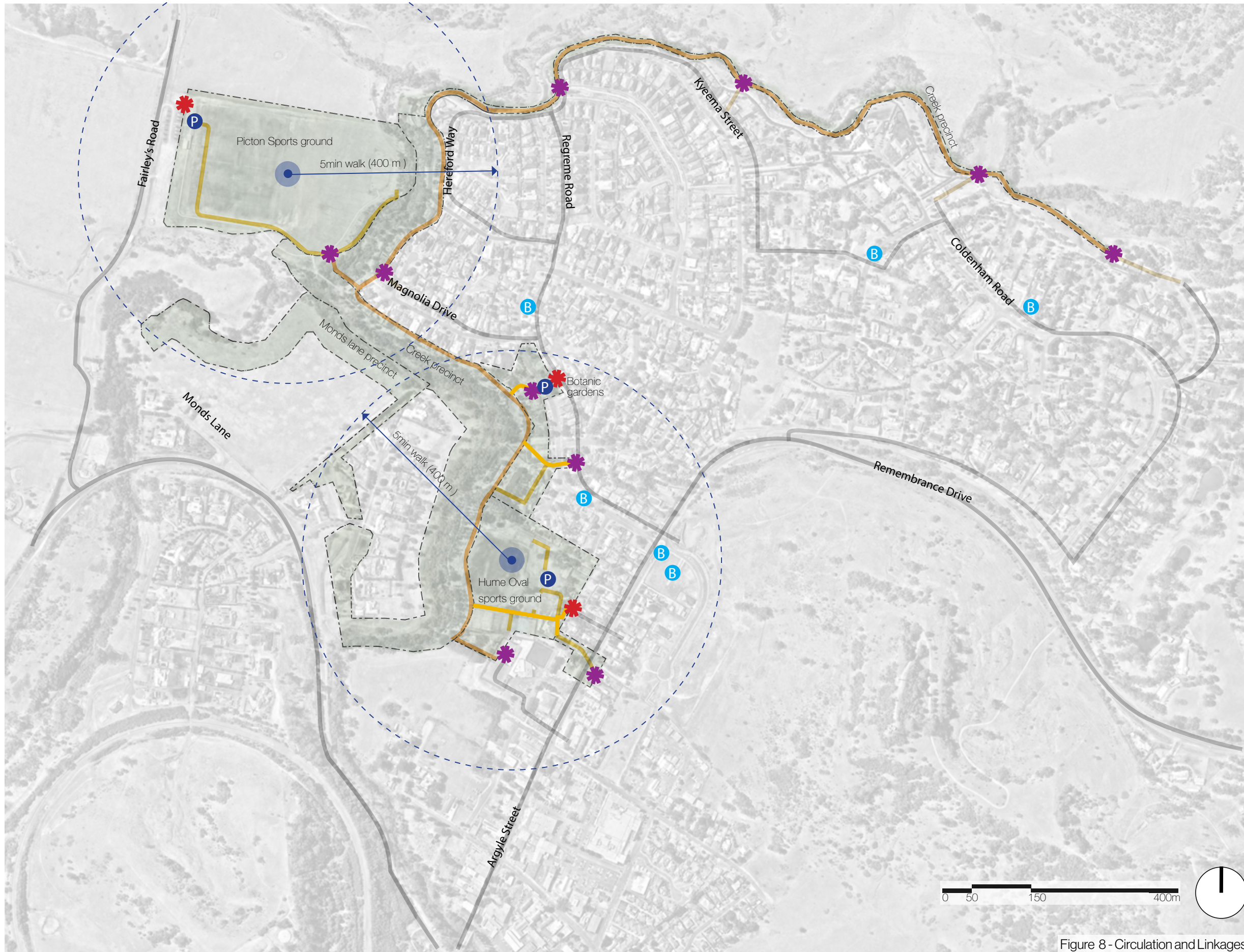
LEGEND

- 1 Creek precinct
- 2 Parks and recreation areas
- 3 Sports and active play areas
- 4 Passive landscape areas
- - - Site extent

Figure 7 - Existing Land Use

Plan indicating existing land use within the proposed Master Plan extent.

4.1.3 Circulation and Linkages



LEGEND

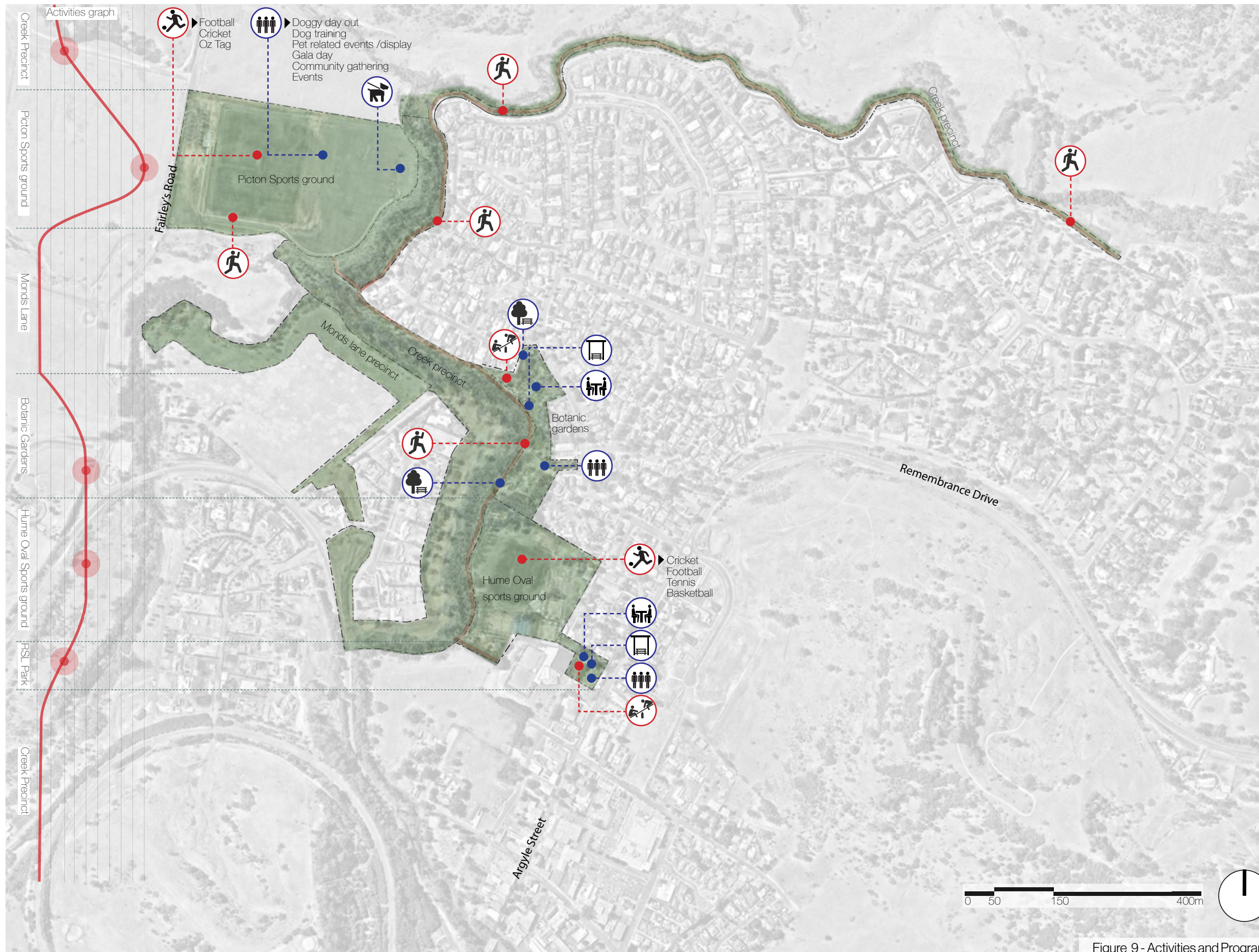
- Primary pedestrian link
- Secondary pedestrian link
- Vehicular link to the precinct
- Pedestrian link to the precinct
- * Vehicular connection to the precinct
- * Pedestrian connection to the precinct
- P Parking
- B Nearby bus-stop
- 5min walk (400m catchment area)
- Site extent



Figure 8 - Circulation and Linkages

Plan indicating circulation and linkages within the proposed Master Plan extent.

4.1.4 Activities and Program



LEGEND

ACTIVITIES

Active

- Walking /Jogging
- Play
- Sports

Passive

- Picnic BBQ
- Covered Seating
- Shaded Seating
- Dog park
- Gathering /Events

--- Site extent

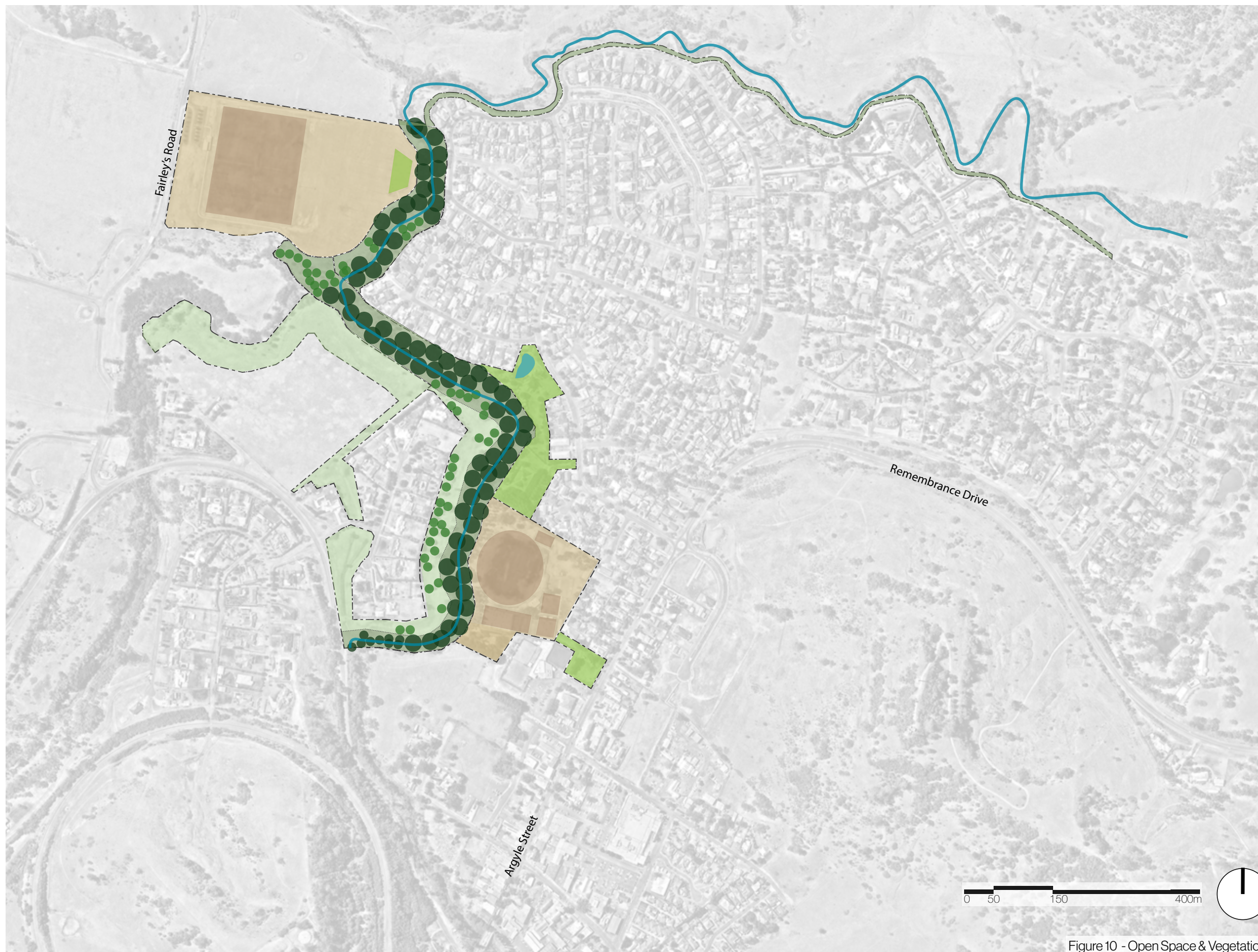
— Primary pedestrian link



Figure 9 - Activities and Program

Plan indicating activities and program within the proposed Master Plan extent.

4.1.5 Open Space & Vegetation

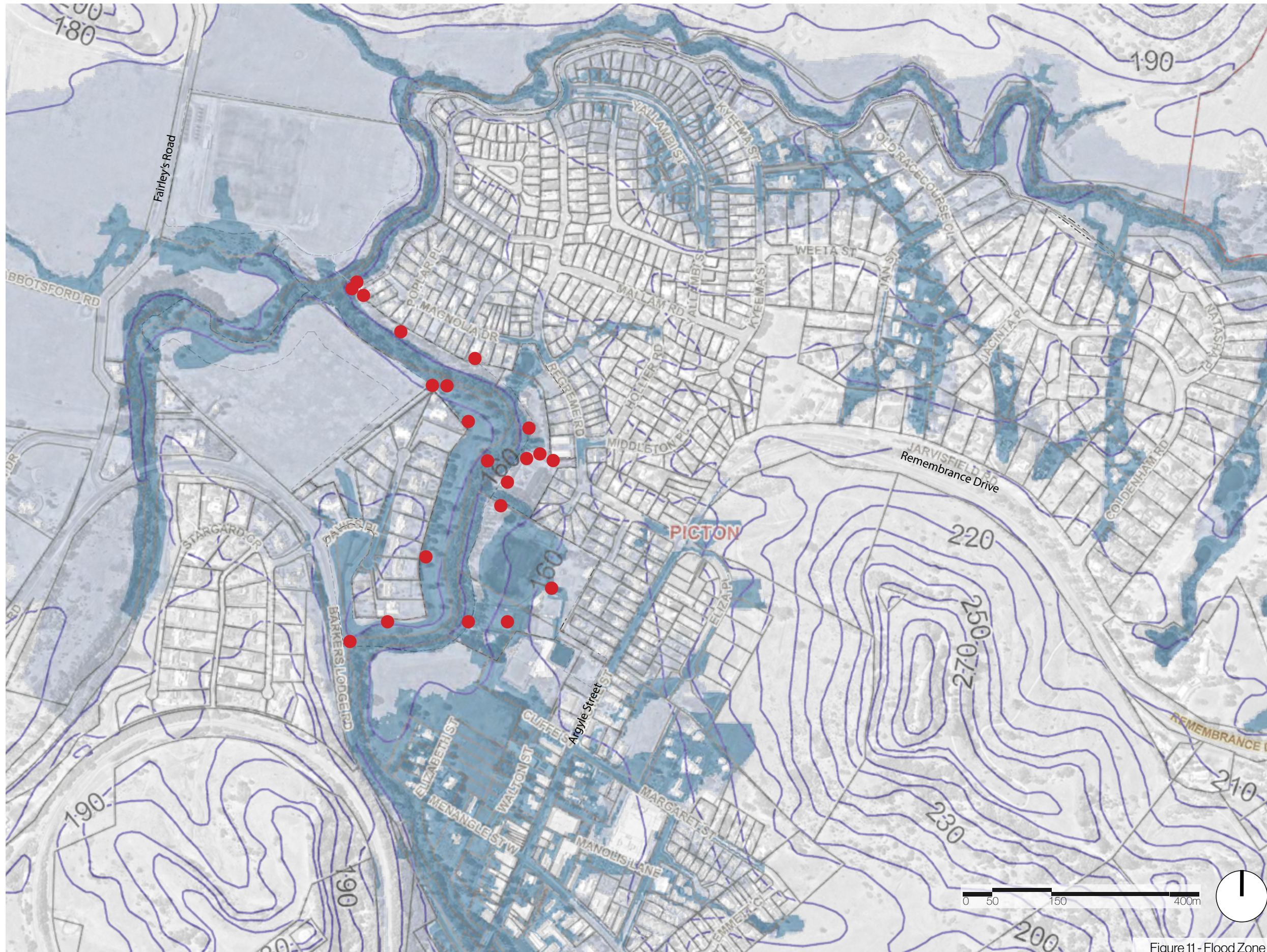


- LEGEND**
- Creek precinct
 - Parks and recreation
 - Passive landscape areas
 - Sports field
 - Sports ground precinct
 - Water body
 - Dense vegetation along the creek
 - Moderate vegetation along the creek

Figure 10 - Open Space & Vegetation

Plan indicating open space and vegetation within the proposed Master Plan extent.

4.1.6 Flood Zone



LEGEND

- 1% AEP flood extent
- Probable maximum flood extent
- Historic flood marks
- Site extent
- Contour line

Figure 11 - Flood Zone
Plan indicating flood zone within the proposed Master Plan extent.

4.1.7 Precinct Analysis - Picton Botanic Gardens, Hume Oval & RSL Park

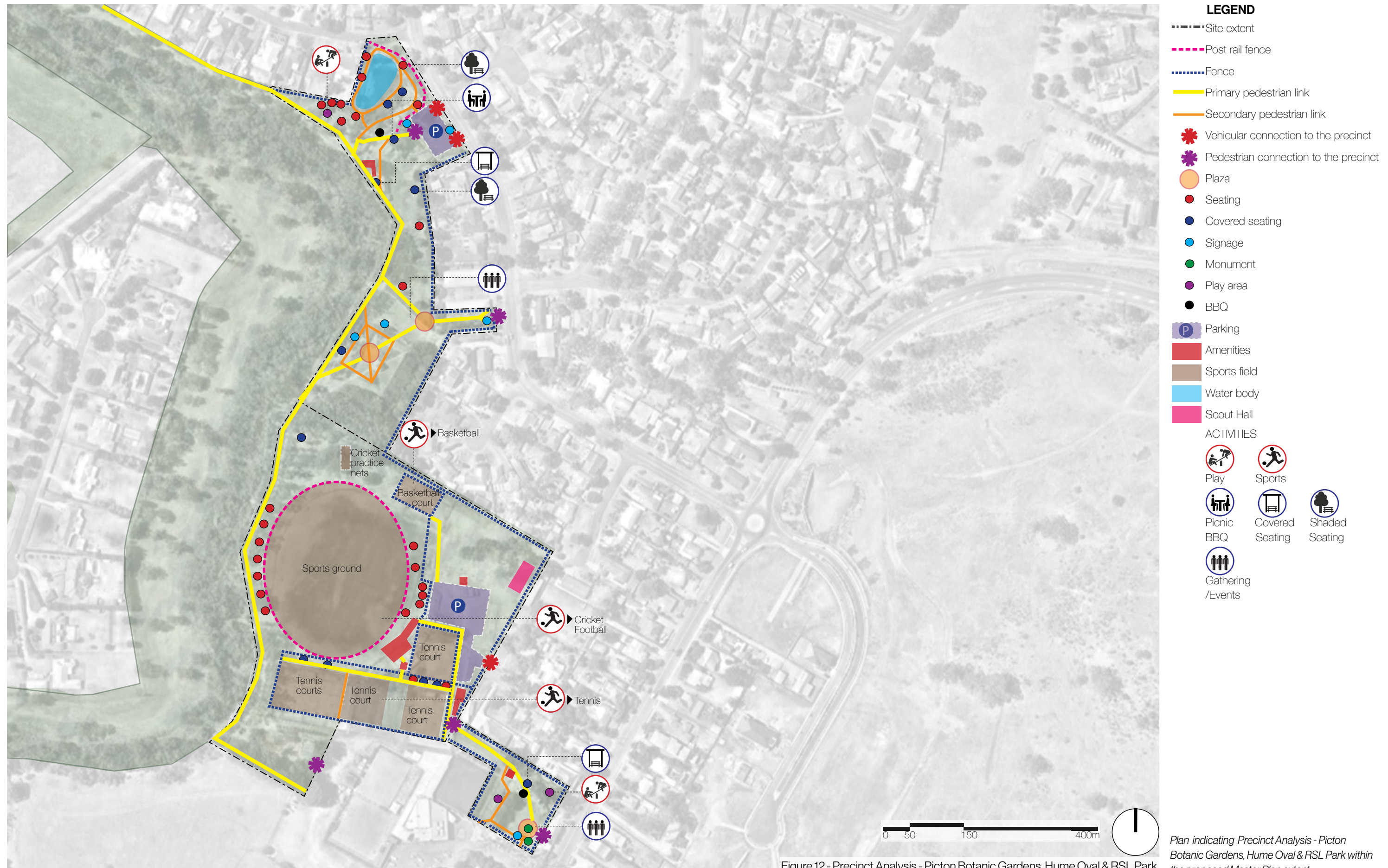
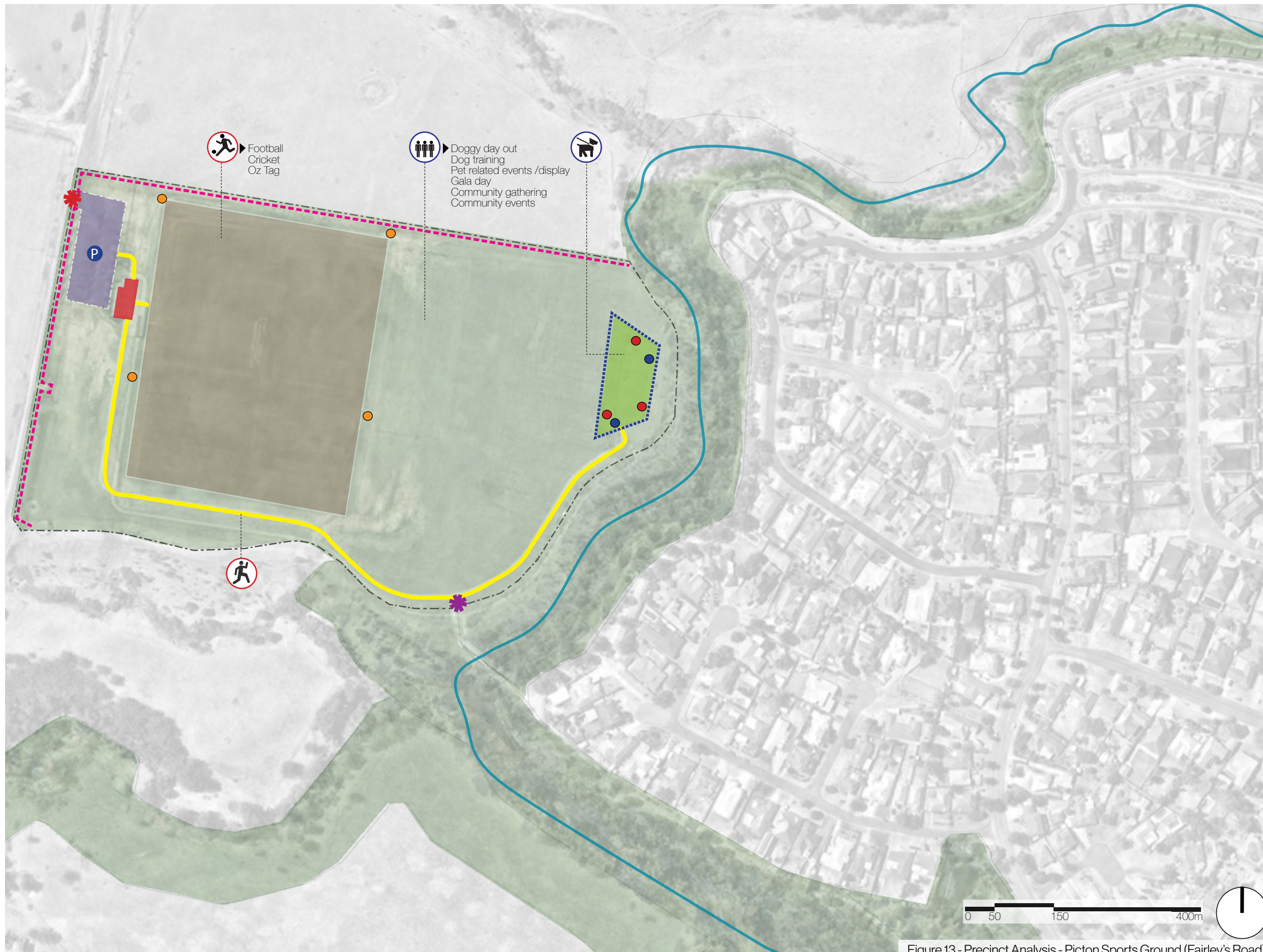


Figure 12 - Precinct Analysis - Picton Botanic Gardens, Hume Oval & RSL Park

4.1.8 Precinct Analysis - Picton Sports Ground (Fairley's Road)



LEGEND

- Site extent
- Post rail fence
- Fence
- Primary pedestrian link
- * Vehicular connection to the precinct
- * Pedestrian connection to the precinct
- o Existing light poles
- Seating
- Covered seating
- P Parking
- Sports field
- Dog park
- Amenities

ACTIVITIES

- Walking /Jogging
- Sports
- Dog park
- Gathering /Events

Figure 13 - Precinct Analysis - Picton Sports Ground (Fairley's Road)

Plan indicating Precinct Analysis - Picton Sports Ground (Fairley's Road) within the proposed Master Plan extent.



Existing walkway along the creek



Amenities building Picton Sports ground



Kids play area in Picton Botanic Gardens



Hume Oval amenities building and grandstand seating



Creek edge



Picton Sports ground



Pavilion in Picton Botanic Gardens



Existing courts

CREEK ZONE

- Insufficient seating
- Significant weed invasion
- Walkway need to be upgraded

PICTON SPORTS GROUND

- Insufficient shading
- Insufficient parking
- Amenities building require an upgrade too small to accommodate multiple team usage
- Inadequate sports field

BOTANIC GARDENS

- Aging amenities building and gazebo
- Insufficient seating area
- Lacks infrastructure for events
- Insufficient kids play area

HUME OVAL

- Aging amenities building and grandstand seating
- Insufficient parking
- Sufficient sports field but needs to be upgraded

4.2 The Setting

As previously described Picton is a town located approximately 90 minutes south-west of Sydney in the Wollondilly Shire Council Local Government Area (LGA).

The township is located on the banks of Stonequarry Creek, approximately 4.5 km upstream of its confluence with the Nepean River

Stonequarry Creek is a tributary of the Nepean River, and has a catchment of 84 km². Stonequarry Creek receives inflows from four main tributaries, including Racecourse Creek.

The Picton Parklands extends over approximately 30 hectares includes Hume Oval, Picton Sports ground, RSL Park, Racecourse and Stonequarry Creek pathways and the Picton Botanic Gardens.

The Parklands is a heavily utilised recreation area for both formal and informal activities, easily accessed and within walking distance from the centre of Picton and with a shared cycleway/pedestrian pathway runs the extent of the Parklands, parallel to Stonequarry Creek.

4.3 Landscape Character

The Parklands divides into a variety of landscape characters reflected by the topography, vegetation and land uses, including:

- Open space areas at the Botanic Gardens and Picton RSL Park
- Sports grounds at Hume Oval, including tennis facility and Picton Sports Ground (Fairley's Road) and;
- Racecourse and Stonequarry Creek linear park, including adjacent Monds Lane Precinct which are largely degraded

The linear nature of the Parklands offers a variety of views varying from numerous locations offering distant views into the rural landscape, views into open sporting and recreation areas locations with localised views contained within the linear shared path.

4.4 Facilities

The Parklands includes a number of distinct Precincts, including:

STONEQUARRY CREEK AND RACECOURSE CREEK CORRIDOR

This precinct is defined by channels of Stonequarry Creek and its tributary, Racecourse Creek. Various sporting and recreational areas, residential areas and cleared land surround these waterways.

The original vegetation of the Parklands has largely been cleared, with the channels heavily infested by weed, pest plants and other non-natives, with some remnant vegetation of Forest Red Gum, Rough-barked Apple and River Oak.

The channels have also been degraded by ongoing erosion and earthworks associated with long term development and livestock access to the area.

Flooding remains a significant concern, although the 1% flooding is generally contained within the creek, with breakout point of flooding located near Hume Oval.

HUME OVAL

Hume Oval is home to Picton Rangers Soccer Club, Tahmoor District Cricket Club and Picton Tennis Club. The oval is located at the southern end of the Parklands and is contained by Stonequarry Creek to the west, housing edge to the north and east and the bowling club to the south.

Hume Oval includes a number of built elements including clubhouses, amenities, Scout Hall and tennis buildings. The site also contains car parking for approximately 40 cars and has direct access to Argyle Street via Downing Street and RSL Park.

Hume Oval also has 2 cricket nets, 9 tennis courts and a basketball court, which is in very poor condition.

During stakeholder consultation concerns were raised in regard to a number of items including notably the existing facilities and amenities, site entry points, wayfinding and overall access, existing courts, car parking, fencing particularly in relation to flooding, play facilities and condition of irrigation.

RSL PARK

The RSL Park is a small memorial park located along Argyle Street close to the Picton Bowling Club featuring a sandstone obelisk with brass plaques attached commemorating the men and women who served during World War II.

The park also includes a playground and provides pedestrian connection between Hume Oval and the main street,

During stakeholder consultation concerns were raised in regard to the condition and need for upgrade of existing facilities such as the toilets, shelter and play elements.

PICTON SPORTS GROUND

Picton Sports Ground is home to Southwest Oz Tag, Picton Rangers Soccer Club and Tahmoor Cricket Club. The sportsground is located at the northern end of the Parklands and is contained by Stonequarry Creek to the south, Racecourse Creek to the east, Fairley's Road to the west and rural land to the north.

The site also contains car parking for approximately 60 cars and has direct access from Fairley's Road. A pedestrian bridge located at the confluence of Racecourse and Stonequarry Creek provides pedestrian and cycle access to Picton township. The site is also prone to flooding.

The site includes 1 soccer field, 4 multi-purpose fields and cricket pitch, along with enclosed off-leash dog exercise area.

During stakeholder consultation a number of items were raised particularly in relation to the expansion of the existing facilities including:

- Increased number of soccer pitches, with one soccer pitch upgraded to NSW Football Premier League level
- Extension of existing change room and amenities
- Improved vehicle access and car parking
- Improvement of services such as connection of town water, lighting etc

MONDS LANE

Adjacent to Davies Place, Monds Lane is proposed for a new residential estate, with land parallel to the creek for future handover to council.

BOTANIC GARDENS

The Botanic Gardens Precinct, accessed from Regreme Road is the heart of the overall study area. Serviced by a car park for approximately 20 cars (including disabled parking), the area includes the duck pond, picnic shelters, rotunda, park benches, barbecues, public toilets, play equipment, water bubblers and lighting.

The garden area is located centrally along the shared walking and cycle trail that extends from the Antill Park Country Golf Course to RSL Park and Hume Oval.

The Gardens are used for weddings and other functions including Australia Day, performances, bands, outdoor movies and other events.

The Gardens are also home to indigenous reflection and bush tucker garden, established in 2013.

During stakeholder consultation concerns were raised in regard to a number of items including notably the condition and accessibility of the amenities, condition of gazebo, size of the car park.

URBAN FURNISHING/MATERIALS AND FINISHES

The Parklands features an assortment of urban furnishings including seating, tables, shelters rubbish bins, bollards, dog waste bag dispensers, bubblers, barbecues, bicycle racks, and lighting.

GETTING TO AND AROUND THE PARKLANDS

Whilst there is public transport that services Picton which provides indirect access to the precinct, the majority of access would be via car for local and regional visitors and numerous access points for local pedestrian access.

The main vehicle access points are:

- Regreme Road providing access to the Botanic Gardens car park
- Downing Street providing access to Hume Oval and tennis facilities
- Cliff Street providing access to Picton Bowling Club and informal parking areas
- Fairley's Road providing access to Picton Sports ground

Along with pedestrian access associated with vehicle access point listed above, pedestrians can access the Parklands at numerous locations including:

- Access to pedestrian path via adjacent streets including Natasha Place, Kyeema Street, Hereford Way
- Downing Street providing access to Hume Oval and tennis facilities
- Cliff Street providing access to Picton Bowling Club and informal parking areas
- Fairley's Road providing access to Picton Sports Ground

There are also several pedestrian links to neighbouring streets and a pedestrian bridge at the confluence of Racecourse and Stonequarry Creek connecting Picton Sports ground to the shared linear pathway and Botanic Gardens precinct. Pedestrian access is also provided to Hume via RSL Park from Argyle Street and from a pathway link from Regreme Street adjacent to Middleton Place.

WALKING AND CYCLING

The shared path adjacent Racecourse and Stonequarry creeks, which has a connection via the footbridge to Picton Sports ground offers the most important walking and cycling connection, and provides access to secondary paths within the Botanic Gardens Precinct and Hume Oval.

The sealed path ends abruptly at the boundary of Hume Oval providing no direct access to Agryle Street.

Within the park there are several secondary and informal pathways leading from the park entry points to main destinations such as Hume Oval, the cricket nets, gazebo etc

CARS AND PARKING

There are 3 formal car parks within the precinct:

- Botanic Gardens with approximately 20 car spaces including 2 disabled spaces
- Picton Sports ground with approximately 60 car spaces
- Hume Oval with approximately 40 car spaces
- RSL Park with 26 car spaces

There is also informal parking within the Bowling Club's privately owned land. Surrounding streets also provide additional parking. Parking is managed by Council.

UNIVERSAL ACCESS

Universal Access in the built environment takes into account the needs of a wide range of community members so that each visitor has an equally satisfying experience.

Furthermore, the condition of many paths and stairs is poor with cracked and uneven surfaces.

Many of the facilities provided within the park are not accessible from a path and do not cater for those with mobility impairments. These facilities include basic amenities such as seating, picnic shelters, barbecues, playground and toilet facilities.

VEHICLE ACCESS IN THE PARK

The primary service emergency vehicle access points are associated with the main entry point, including:

- Regreme Road providing access to the Botanic Gardens car park
- Downing Street providing access to Hume Oval and tennis facilities
- Fairley's Road providing access to Picton Sports ground
- Cliff Street providing access to Picton Bowling Club and informal parking areas

The shared path adjacent Racecourse and Stonequarry creeks also provides for internal maintenance access.

SIGNAGE AND WAYFINDING

The signage to the Parklands is limited and inconsistent palette including a range of entry, directional safety and compliance signage, as well as signage associated with Parkrun.

PLAYING AND RELAXING

The Parklands is a highly used space by the local and broader community, and supporting a wide variety of active and passive recreational activities such as soccer, cricket, OzTag, tennis, running, walking and cycling.

There is a strong underlying community network based on the presence of intergenerational residents and a number of active clubs and organisations. These groups drive regular visitation, and provide a vehicle for the consistent use of the facilities and an appreciation of the amenity of the area.

4.5 Picton Botanic Gardens

The Garden was established in 1986. It is noted that there is no agency that provides legal accreditation to use the name Botanic Gardens i.e. anyone can call any garden a Botanic or Botanical Garden.

There is also no strict definition of functions that Botanic Gardens have to provide / perform. Using guidelines from the Australian National Botanic Gardens, criteria that would be considered to be provided by a nominated botanical garden include:

- An underlying scientific basis for the collections
- Proper documentation of the collections,
- Monitoring of the plants in the collections
- Adequate labeling of the plants
- Communication of information to other gardens, institutions and the general public
- Exchange of seed or other materials with other botanic gardens, arboreta or research institutions
- Undertaking of scientific or technical research
- Research programs in plant taxonomy in associated herbaria.

As part of the community consultation undertaken by Wollondilly Shire Council for comments on the draft Master Plan between Friday 11 December 2020 and Monday 1 February 2021, the community was asked on the proposed change of name of Picton Botanical Gardens to Picton Parklands.

The proposal to change the name was prompted by the acknowledgment that the Gardens do not meet the required level of research and presentation as expected of a formal Botanical Gardens.

There were 69 responses on the proposal to rename the area as Picton Parklands as follows:

- 90% were agreeable to the name change
 - + 39% said the "loved it"
 - + 51% said they "didn't mind"
- 10% said "no thanks"

As an outcome of the consultation the name Picton Parklands Precinct has been adopted in lieu of Picton Botanical Gardens Precinct for the purpose of the Master Plan and Plan of Management.

Notwithstanding the responses received, it is evident that the community has a long standing association with knowing the site as the Botanic Gardens. Therefore the Plan of Management and Masterplan identify all sites collectively as Picton Parklands, however retain the Botanic Gardens name for that specific Precinct.

Although Wollondilly Shire Council does not propose to manage the gardens as a formal Botanical Gardens, the Plan of Management and Masterplan does propose and permit a number of activities that traditional Botanical Gardens undertake (e.g. plant labeling, education program, seed collection)

4.6 The Environment

CLIMATE

Picton has a humid subtropical climate (Cfa) with hot summers and cool winters. Owing to its inland location and an elevated altitude, it has a relatively high diurnal range throughout the year. (Wikipedia)

NATURAL ENVIRONMENT

Wollondilly is recognised as one of the greenest areas remaining in the Sydney Basin. It contains diverse natural environments and ecosystems ranging from forests, wetlands and ranges to open plains.

There are many rare or endangered plant and animal species in the Shire and it forms an important link for flora and fauna species between the mountains and the coast.

Land management practices over the past years have resulted in the degradation of the native bushland in the area. Currently existing vegetation is a combination of native and exotic plantings (historic and recent), exotic weeds and restored/reconstructed native bushland communities.

MANAGEMENT AND MAINTENANCE

The Picton Parklands, with all of its sporting, recreation and associated buildings and infrastructure, is maintained and managed by Wollondilly Shire Council.

The high level of use requires careful management and intensive maintenance of infrastructure and resources with a community expectation the assets to be maintained and cleaned on a regular basis and to a high standard.

Council oversee all the maintenance requirements and waste services of the Parklands. To assist with maintenance, a maintenance storage is located adjacent to the amenities building near Regreme Street.

Council is also responsible for cleaning the facilities, playgrounds and amenities throughout the Parklands. Maintenance Access: Light vehicle access is provided via the shared path.

The local sporting clubs members and volunteers provide support in maintenance and repair of facilities and/or reporting thereof in accordance with their Condition of Hire.

4.7 Community, Culture and Heritage

COMMUNITY AND CULTURAL HISTORY

People like the sense of community, local atmosphere, and ambiance of Picton .

Many community groups, particularly the sporting clubs, hold a significant place in the cultural history of the site, including:

- Picton Rangers was formed in 1971, is currently celebrating its 50th year in competition. The club has 3 senior teams playing in the Football South Coast competition and approximately 20 junior and senior teams who compete in the Macarthur Football Association.
- Tahmoor Cricket Clubs with junior and senior teams competing in the Camden District Cricket Association.
- The Picton Tennis Club competes in the Tennis NSW South East Region.
- The Picton Oztag Junior and Senior teams compete in Southwest Oztag competitions.
- The Picton Parkrun which uses the shared path adjacent Racecourse and Stonequarry Creeks.

HERITAGE

For over 20,000 years, prior to European settlement, aboriginal people inhabited the area. Most notably, the Tharawal people cared for the vast landscape over the current Wollondilly Shire, across the southern and south western areas around Sydney.

The Gundangarra people also populated Picton and its surrounds, especially following conflicts between the settlers and the Tharawal nation. The name 'Wollondilly' derived from the aboriginal word 'wallandilli' with several meanings; 'water trickling over rocks' and 'a place where spirits go'.

Picton was first explored by Europeans in 1798 and settled in 1821 with Picton developing substantially when a new line of the Great South Road (later the Hume Highway) was cut over the Razorback Range from Camden, and especially after the railway arrived in 1863.

The area encompassed by the proposed Parklands are the last surviving open space areas of the first two land grants made in the establishment of Picton, in public ownership. These were the Antill grant which established Jarvisfield and the Harper grant which established Abbotsford in 1822.



Historical photographs, Picton

4.8 Relevant Studies

The Parklands is also covered by a number of relevant studies which influence the long term development and management of the Parklands and surrounding area, including:

- Stonequarry Creek (Picton) Flood Study (2019) prepared by WMA Water
- Stonequarry Creek Vegetation Management Plan (1996) prepared by Wollondilly Shire Council
- Stonequarry Creek Floodplain Management Plan (1996) prepared by Wollondilly Shire Council
- Picton Flood Study Report, Department of Water Resources, (1989) prepared by NSW Department of Water Resources
- Open Space, Recreation and Community Facilities Strategy (2014) prepared by Clouston Associates
- Generic Plan of Management Sports ground (2015) prepared by Wollondilly Shire Council
- Wollondilly Bike Plan Update (2019) prepared by SLR Consulting Australia Pty Ltd

The following is a brief summary of each report

STONEQUARRY CREEK (PICTON) FLOOD STUDY (2019) PREPARED BY WMA WATER

The Stonequarry Creek (Picton) Flood Study Update was prepared by WMAwater on behalf of Wollondilly Shire Council and forms the basis of the Stonequarry Creek (Picton) Floodplain Risk Management Study and Plan.

The Flood Study Update follows on from the Draft Stonequarry Creek (Picton) Flood Study which determined the nature and extent of the flood problem in the township of Picton under existing conditions and in accordance with industry guidelines that were current at the time.

The report also describes updates made to the modeling to incorporate recent development in the catchment, in particular along Racecourse Creek, and changes to model packages to efficiently apply ARR 2016 methodologies.

PICTON FLOOD STUDY REPORT, DEPARTMENT OF WATER RESOURCES, (1989) PREPARED BY NSW DEPARTMENT OF WATER RESOURCES

The study provided flood profiles and levels for the 20 year, 50 year, and 100 year ARI design events at 23 cross sections, determined hazard and hydraulic category mapping, and estimated flood damages.

The Picton Flood Study Report also provided a preliminary consideration of a range of flood risk mitigation measures that may be suitable and effective in Picton.

STONEQUARRY CREEK VEGETATION MANAGEMENT PLAN (1996) PREPARED BY WOLLONDILLY SHIRE COUNCIL

The objective of the VMP was to provide a strategy for vegetation planning that will create a valuable corridor of vegetation without increasing flooding.

The plan stresses that the proposed VMP is a compromise between the need to manage the creek system for flood hydraulics and the desire to improve biodiversity and the environmental attributes of the site.

Accordingly, the management of vegetation was not aimed at restoring the structure of the original plant communities to its original condition, due to Engineering/ Social/ Economic and Environmental constraints.

A structurally modified representation of the original plant communities was therefore recommended for most sections of the creek, informed by detailed site assessment and computer modeling of flood hydraulics.

STONEQUARRY CREEK FLOODPLAIN MANAGEMENT PLAN (1996) PREPARED BY WOLLONDILLY SHIRE COUNCIL

The Study found that the channel reconstruction and formalisation, levee bank and retarding basin measures were found to be very expensive in relation to the flood damage that could be prevented, and would also have a detrimental visual and environmental impact.

The Floodplain Management Study recommended:

- Vegetation management of riparian areas (then referred to as 'stream clearing');
- House raising;
- Building and development controls;
- Flood warning; and
- Flood response and evacuation planning.

The preparation of this Floodplain Management Plan occurred at the same time as a Vegetation Management Plan (VMP) for the Stonequarry Creek corridor.

It is noted a number of subsequent flood modeling was prepared including:

- Stonequarry Creek – 2D Modeling and WaterRIDE Application (Patterson Britton & Partners, 2006)
- Stonequarry Creek – 2D Modeling and Climate Change Assessment (WorleyParsons, 2011)
- Picton / Stonequarry Creek Flood Study, Advisian, September 2017
- Picton Post Event Analysis, June 2016 Weather and Flood Event, Advisian, November 2016

OPEN SPACE, RECREATION AND COMMUNITY FACILITIES STRATEGY (2014) PREPARED BY CLOUSTON ASSOCIATES

With the projected growth in the Shire's population over the next twenty years the study was undertaken to ensure that open space, recreation and community facilities provided by the public and private sector reflect current needs and to respond to that growth in an innovative and adaptive manner.

- Identify and document the existing open space and community facilities and their distribution across the Shire
- Achieve a clear understanding of stakeholder and community needs in relation to open space, recreation and community facilities
- Enhance the recreational, environmental and social values of open space, recreation and community facilities across the LGA by better matching facility provision and accessibility to the community's needs, in line with best practice
- Establish clear linkages and corridors that enhance recreational connectivity, walking and cycling accessibility to day-to day destinations (shops, transport, work, school, parks, community facilities) and the natural values of the LGA's open space
- Identify actions and strategies that will enhance the community's health and wellbeing
- Document actions that will ensure that open space and community facilities are sustainably managed from economic, environmental, social and cultural perspectives.

The purpose of the study was to inform a number of key Council Policies and Strategies including:

- Council's Section 94 Developers Contribution Plan
- Development of Plans of Management
- Levels of embellishment and the scale and nature of future facilities
- The Strategic acquisition and disposal of property.

GENERIC PLAN OF MANAGEMENT SPORTS GROUND (2015) PREPARED BY WOLLONDILLY SHIRE COUNCIL

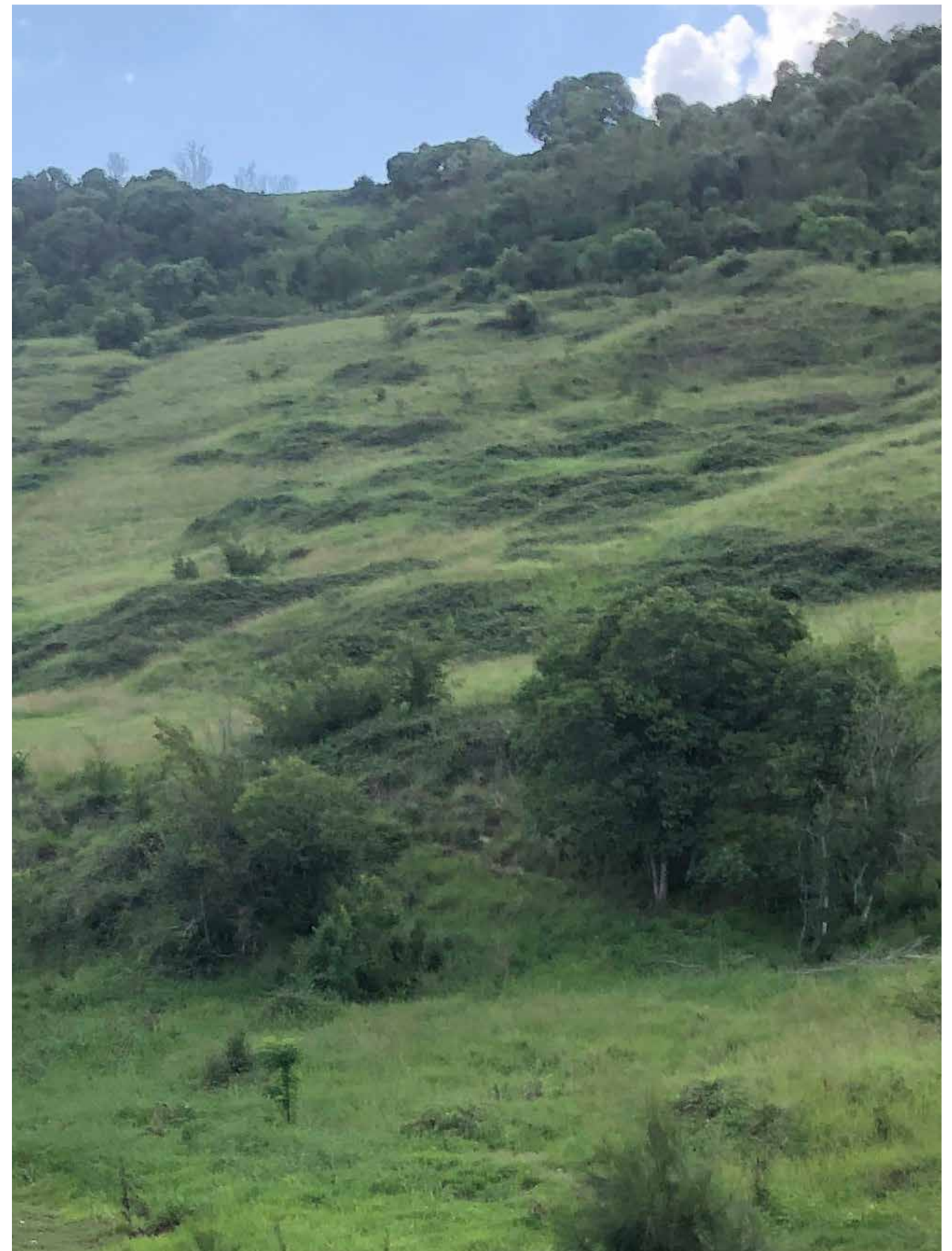
The intent of Plan of Management was to provide information relating to the long term management of public open space through planning, resource management and maintenance.

The Plan of Management related to Sportsgrounds within the Wollondilly Shire that are located on community land.

The Generic Plan of Management was to address all open space relating to Council's sportsgrounds. Individual Plans of Management may be prepared in future for specific site if it is determined that the general nature and use of the land is anticipated to change.

WOLLONDILLY BIKE PLAN UPDATE (2019) PREPARED BY SLR CONSULTING AUSTRALIA PTY LTD

The report was commissioned by Wollondilly Shire Council to undertake a review of the Wollondilly Bike Plan with the intention of updating the Plan to reflect changes to Council priorities and the wider planning context since the original Plan published by GHD in May 2011.



View along linear path to adjacent hills

Master Plan & Action Plan

5.0

5.1 Background

The Master Plan illustrates the proposed vision and directions that may be realised over the next 10-15 years for the Picton Parklands informed by the wider community and stakeholder groups.

The Master Plan is detailed into the following 6 Precincts:

- Botanic Gardens
- Hume Oval
- Picton Sports Ground (Fairleys Road)
- Monds Lane
- RSL Park
- Creek Corridor

The Master Plan captures community and stakeholder aspirations, needs and expectations of the Picton Parklands and informs the development of a site specific Plan of Management.

The Master Plan and supporting Plan of Management offers a consolidated and strategic approach to assist in guiding the future development of the site and better enable Council to secure funding opportunities.

As outlined in the brief the Master Plan also considers recent community requests and issues in relation to the Parklands, including:

- The existing public toilet block located at RSL Park is identified within Council's toilet replacement strategy as requiring renewal. This has been placed on hold to allow for the master plan to be developed, ensuring that the replacement facility is located in the most appropriate location.
- The existing public toilet block located adjacent to the Parks Staff maintenance facility requires upgrading to address universal access issues. The concept of enhancing this facility so that it includes a Changing Place should be explored.
- The existing children's playground located near the duck pond is in need of upgrade. The site is currently constrained by the topography and the range of equipment is limited in play value. Council wishes to partner with the Picton Rotary Club on a project that will see the replacement of the playground with a new and enhanced district level play space. A grant application towards this project has been submitted by Council.

- The Picton Tennis Club have recently received development approval for a new clubhouse facility between the existing tennis courts.
- The Picton Rangers Football Club have requested the sealing of the Hume Oval car park for a number of years and have recently completed stage 1 of these works through their success with a grant application.
- The Picton Rangers Football Club have been successful in securing \$1,000,000 towards the sporting facilities at Picton Sports ground. The outcome of the Master Plan will determine how the funds will be utilised.
- Council facilitates its annual Australia Day celebrations at the site and each year it becomes more evident that there is a strong need for a permanent outdoor stage structure.
- Outdoor fitness equipment is frequently requested for this location.
- Drainage issues are experienced at Hume Oval and require addressing through the master plan.
- Access to water (e.g. taps) for garden maintenance requires some attention in certain areas throughout the Parklands.
- An existing timber pedestrian bridge crossing between Hume Oval and the Botanic Gardens requires renewal.
- Although named the Picton 'Botanic Gardens', the existing parkland does not offer the typical botanical experience that would be expected from a botanic garden. There is a need to determine through this Master Plan and Plan of Management process, a clear direction and intent for the Parklands (e.g. Botanic Gardens or community parkland).



View of Picton Sports Ground

5.2 Vision Statement

The vision for the Picton Parklands Master Plan is to enhance amenity, promote environmental values and increase recreation opportunities.

5.2.1 Purpose of Master Plan and the PoM

The purpose of the Master Plan and the Plan of Management is to capture the needs of the community, Council and visitors and meet both community aspiration and expectation for one of the Shire's most highly valued, and perhaps most aesthetically pleasing spaces.

Using the site specific Plan of Management for Hume Oval which was drafted during 2007 and the 2015 Generic Plan of Management for Sports grounds as a reference point, we have established the following value statements to guide the future development and management of the Picton Parklands to achieve the vision for the site and meet stakeholder aspirations, needs and expectations for this important parkland.

Given the importance of the Parklands to the Wollondilly community, and the variety of existing and potential future uses of the site, Council recognises the need to develop a 10-15 year vision for the Parklands informed by the wider community and stakeholder groups.

5.2.2 Goals and Objectives

The four goals and their objectives are as follows:

1 - ENHANCE AMENITY

- Maintain the rural character, visual amenity and casual feel.
- Provide a memorable experience for all users by reinforcing and enhancing the landscape characters within the precinct
- Encourage, promote and facilitate recreational, cultural, social, educational pastimes and activities, filming, business, and tourism events; and
- Ensure the landscape and architectural design reflects best practice and design excellence and integrates within the landscape.
- Ensure materials and finishes are of a high quality, are robust, and considers the longevity
- Provide easily identified, distinct arrival points into the precinct and designated pedestrian pathways that allow safe and continuous movement.

- Provide a hierarchy of pathway networks, with complimentary wayfinding that link to destination points and facilities.
- Implement a wayfinding strategy that considers an audience of a range of abilities, literacy levels and languages. Encompass the physical environment, signage, customer service, information, brochures, guides and website.
- Provide an adequate proportion and distribution of universally accessible facilities connected by accessible paths of travel.
- Protect the aesthetic, heritage, recreational, educational and scientific values of the land,
- Ensure the rural cultural landscape is expressed in the design and management of the site.

2 - INCREASE RECREATION

- Provide adaptable and flexible spaces to accommodate a variety of interest groups.
- Provide high-quality amenities and facilities that support Picton's sporting and recreational values and users.
- Provide for passive recreational activities or pastimes and for the casual playing of games, and use of its facilities; and
- Encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games; and
- Ensure that such activities are managed having regard to any adverse impact on nearby residences.
- 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.
- Strengthen and express the cultural values of the site through supporting community groups and activities.

3 - PROMOTE THE ENVIRONMENT

- Enhance and rehabilitate the natural heritage of the site such as vegetation, land form and hydrology.
- Restore degraded bushland,
- Protect existing landforms such as natural drainage lines, watercourses with particular reference to their hydrological environment (including water quality and water flow), and to the flora, fauna and habitat values of the creek lines,

- Manage watercourses so as to protect the biodiversity and ecological values of the in stream environment, particularly in relation to water quality and water flows.
 - Retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term
 - Protect bushland as a natural stabiliser of the soil surface
 - Ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land,
 - Improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
 - Facilitate community education in relation to wetlands, and the community use of wetlands, without compromising the ecological values of wetlands.
 - Manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability.
 - Promote community education, and community access to and use of the Parklands, without compromising the other core objectives of the category.
 - Monitor and adapt to the effects of climate change.
 - Promote environmentally sustainable practices in the management and maintenance of the place.
 - Consider whole of life-cycle cost in the selection of materials and construction techniques.
 - Educate the community about the value of the site's unique environment and feature botany.
- #### 4 - MANAGEMENT AND MAINTENANCE
- Promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion,
 - Ensure that the precinct is safe for users at all times.
 - Ensure facilities are well-maintained and appropriately serviced.
 - Review and reinforce compliance and regulations that enable a range of users to enjoy the precinct safely.
 - Manage vehicle access in the precinct

5.3 Master Plan

The following pages include the overall master plan proposals as well as detailed plans for each Precinct including as follows:

- Picton Botanic Gardens, Hume Oval & RSL Park
- Detailed plans of the Picton Botanic Gardens Precinct
- Detailed plans of Hume Oval
- Detailed plans of Picton Sports Ground (Fairley's)

5.4 Overall Landscape Master Plan



LEGEND

- Water body
- Creek precinct
- Existing trees
- Proposed trees
- Site extent

- ① Racecourse walkway
- ② Stonequarry walkway and possible showcase space of native street tree options for residents
- ③ Proposed extension of walkway
- ④ Proposed new walkway
- ⑤ Pedestrian bridge connection (Existing + Proposed)
- ⑥ Fitness/water station, bench seating and potential public art location
- ⑦ Re-vegetation for Monds lane precinct with native species

GENERAL

Creek Precinct recommendations:

- Solar lighting system
- Re-vegetation along the creek
- Stabilization of creek bank
- Weed management plan
- Flood mitigation works

5.4.1 Landscape Master Plan - Picton Botanic Gardens, Hume Oval & RSL Park



- LEGEND**
- Water body
 - Creek precinct
 - Parking
 - Hard court surface
 - Existing building + structures to be retained
 - Proposed building + structures
 - Existing trees
 - Proposed trees
 - Turf
 - Lawn
 - Kids play area
- ① Existing pond (edge re-defined)
 - ② Proposed extension and renewal of childrens play space to an inclusive district / regional play space, including Ninja Play Space
 - ③ Existing parking
 - ④ Proposed new amenities building and additional shelters
 - ⑤ Permanent stage with ramp access
 - ⑥ Potential future pedestrian bridges
 - ⑦ Existing Gazebo to be upgraded
 - ⑧ Existing Aboriginal garden
 - ⑨ Proposed Fitness Station
 - ⑩ Upgrade cricket practice nets to enable 3 cricket nets with future retractable nets and lighting
 - ⑪ Multi-use court to be upgraded, including shade structure
 - ⑫ Cricket/football oval and white picket fence. Possible event space including permanent or temporary screen for outdoor cinema
 - ⑬ Amenities building to be upgraded
 - ⑭ Community garden
 - ⑮ Potential shade structures for community markets / events
 - ⑯ Proposed maintenance building and materials storage. Relocate bin storage to adjacent to this facility
 - ⑰ Existing tennis court to be upgraded
 - ⑱ Future tennis facility / clubhouse
 - ⑲ Proposed extension of car park
 - ⑳ Path extension to connect to potential future land acquisition for connecting pathway and road as per Wollondilly LEP
 - ㉑ Monument and plaza to be retained
 - ㉒ Kids play area to be upgraded
 - ㉓ Amenities building to be upgraded
 - ㉔ Existing car park
 - ㉕ Opportunity for future picnic facilities

Figure 15 - Landscape Master Plan - Picton Botanic Gardens, Hume Oval & RSL Park

5.4.2 Landscape Master Plan - Picton Botanic Gardens Precinct



LEGEND

- Water body
- Creek precinct
- Turf field
- Lawn
- Parking
- Kids play area
- Existing building + structures to be retained
- Proposed building + structures
- Existing trees
- Proposed trees
- Site extent

- ① Proposed extension and renewal of childrens play space to an inclusive district / regional play space including Ninja Play Space
- ② Proposed location for the amenities building
- ③ Permanent stage with ramp access. Exact shape to be subject to future detailed design
- ④ Existing pond (edge re-defined) and potential ornamental fountain
- ⑤ Informal mound seating area
- ⑥ Potential future pedestrian bridge connection
- ⑦ Feature arbour
- ⑧ Potential location for flag poles
- ⑨ Stonequarry walkway
- ⑩ Existing Aboriginal garden and casuarina forest
- ⑪ Ninja play course
- ⑫ Retain green lawn spaces and consider theme gardens and plant labeling
- ⑬ Retain existing Memorial Lynchgate
- ⑭ Revegetation and plant label opportunities along shared path
- ⑮ Opportunity for mobile coffee van/ kiosk

NOTE
 A memorial tree and plaque is proposed to be installed in a suitable location within the Picton Parklands Precinct which is to recognise the contribution of the late Dr Liz Kernohan.

Figure 16 - Landscape Master Plan - Picton Botanic Gardens Precinct

5.4.3 Landscape Master Plan - Hume Oval



- LEGEND**
- Water body
 - Creek precinct
 - Turf field
 - Lawn
 - Parking
 - Hard court surface
 - Kids play area
 - Existing building + structures to be retained
 - Proposed building + structures
 - Existing trees
 - Proposed trees
 - Site extent
- ① Cricket/football oval. Possible event space including permanent or temporary screen for outdoor cinema
 - ② Upgrade cricket practice nets to enable 3 cricket nets with future retractable nets and lighting
 - ③ Multi-use court to be upgraded
 - ④ Proposed extension of car park
 - ⑤ Amenities building to be upgraded
 - ⑥ Community garden
 - ⑦ Proposed maintenance building and materials storage. Relocate bin storage to adjacent to this facility.
 - ⑧ Existing scout hall with possible future lease area
 - ⑨ Possible land re-classification with possible future lease area
 - ⑩ Vehicular controlled access
 - ⑪ White picket fencing
 - ⑫ Feature harbour
 - ⑬ Stonequarry walkway
 - ⑭ Existing tennis court to be upgraded
 - ⑮ Future tennis facility / clubhouse
 - ⑯ Consider building demolition and installation of outdoor table tennis
 - ⑰ Existing Aboriginal garden and casuarina forest
 - ⑱ Fitness Station
 - ⑲ Potential future pedestrian bridge
 - ⑳ Renew existing pedestrian bridge
 - ㉑ Potential shade structures community markets / events
 - ㉒ Opportunity for future electronic scoreboard
 - ㉓ Opportunity for future picnic seating / shelters



Adopted 23 August 2022

Figure 17 - Landscape Master Plan - Hume Oval

5.4.4 Landscape Master Plan - Picton Sports Ground (Fairley's)



- LEGEND**
- Water body
 - Creek precinct
 - Turf
 - Parking
 - Service road
 - Existing building + structures to be retained
 - Proposed building + structures
 - Existing trees
 - Proposed trees
 - Site extent

- ① Existing car park
- ② Proposed extension of car park
- ③ Existing amenities building
- ④ Future extension of amenities building
- ⑤ Proposed spectator seating area
- ⑥ Existing pathway
- ⑦ Service road with controlled access
- ⑧ Existing dog park to be retained and additional agility equipment. Option of expansion to create a separate small dog area
- ⑨ Proposed amenities and storage building
- ⑩ Proposed seating
- ⑪ Full size premium senior soccer field (fenced)
- ⑫ Multi-use fields (Soccer and U19 cricket)
- ⑬ Oz Tag large field
- ⑭ Oz Tag field
- ⑮ Netball courts - 2 sealed Courts with lighting
- ⑯ Pedestrian access via existing bridge
- ⑰ Kids play area
- ⑱ Area reserved for environmental ground works
- ⑲ Proposed additional pathways
- ⑳ Proposed pathway extension to Fairley's Road

Figure 18 - Landscape Master Plan - Picton Sports Ground (Fairley's)

5.5 Staging and Costing

The Master Plan and Action Plan is the working part of a Plan of Management. It details the key actions and implementation priorities needed to achieve the vision of the Plan of Management for Picton Parklands.

The Plan serves as a document to support grant applications by Council and Sporting/ Community Groups.

PRECINCTS

The action plans are divided into 5 separable Precincts:

- | | |
|-------------------------------------|----------------------------------|
| 1. Botanic Gardens | 4. RSL Park |
| 2. Picton Sports Ground (Fairley's) | 5. Creek Corridor and Monds Lane |
| 3. Hume Oval | |

STAGING

The indicative staging is prepared, based on priorities:

- Low priority
- Medium priority
- High priority

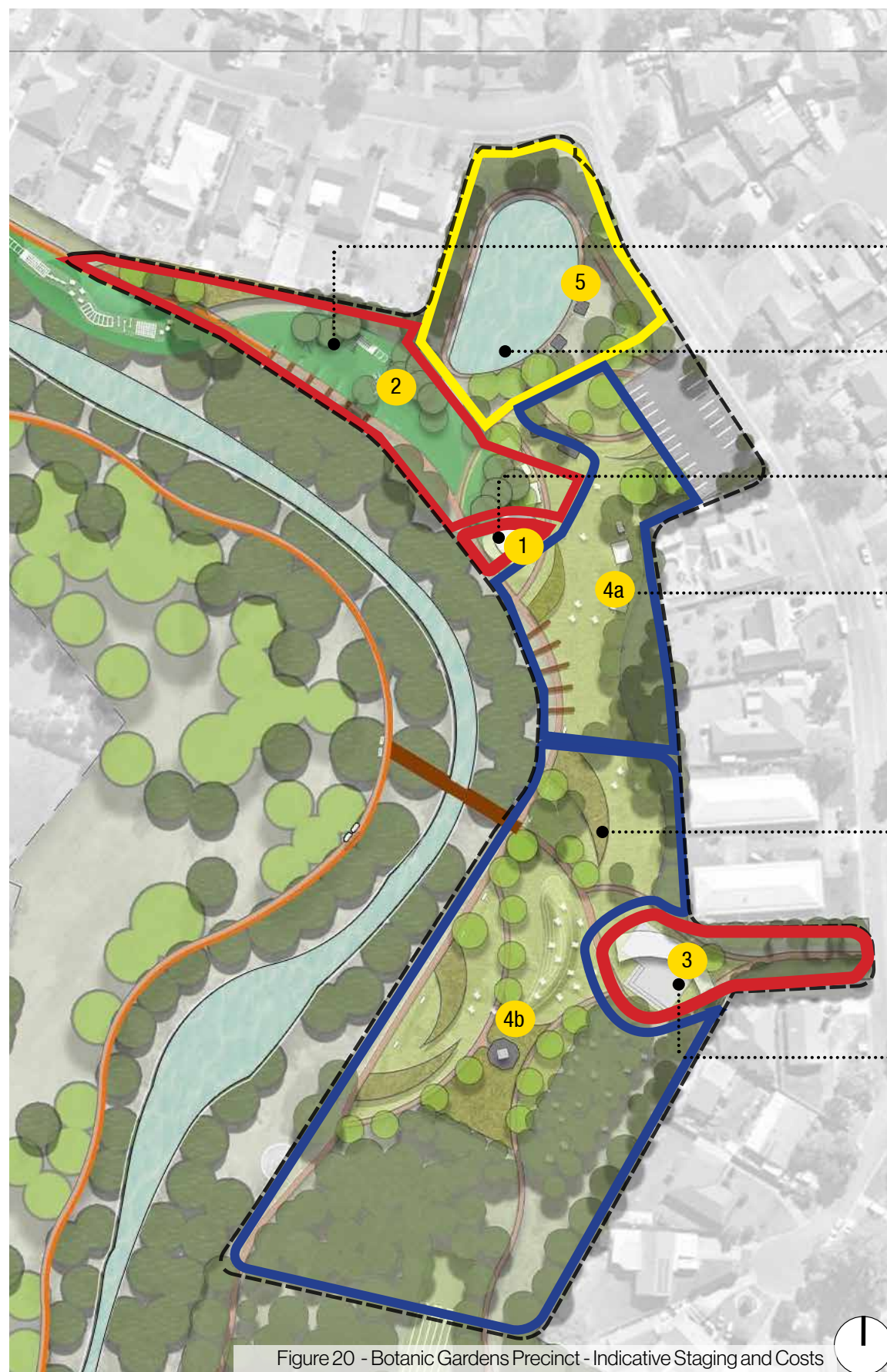
Community or sporting groups can seek external funding to enable the delivery of works in a time frame faster than that shown on the indicative staging plan, as long as the proposed works and any associated planning documents:

- Are fully funded prior to commencement
- Are capable of being physically delivered, by Council, without impact on other stages
- Are consistent with the intent of the masterplan and are consistent with the Council policy



Figure 19 - Action Plan (Precincts)

5.5.1 Botanic Gardens Precinct - Indicative Staging and Costs



Playground
\$1,500,000

Wetland Upgrade
\$750,000

Amenities
\$750,000

Phase 1 Garden Upgrade
\$600,000

Phase 2 Garden Upgrade
\$800,000

Stage
\$400,000

- Stage 1
- Stage 2
- Stage 3

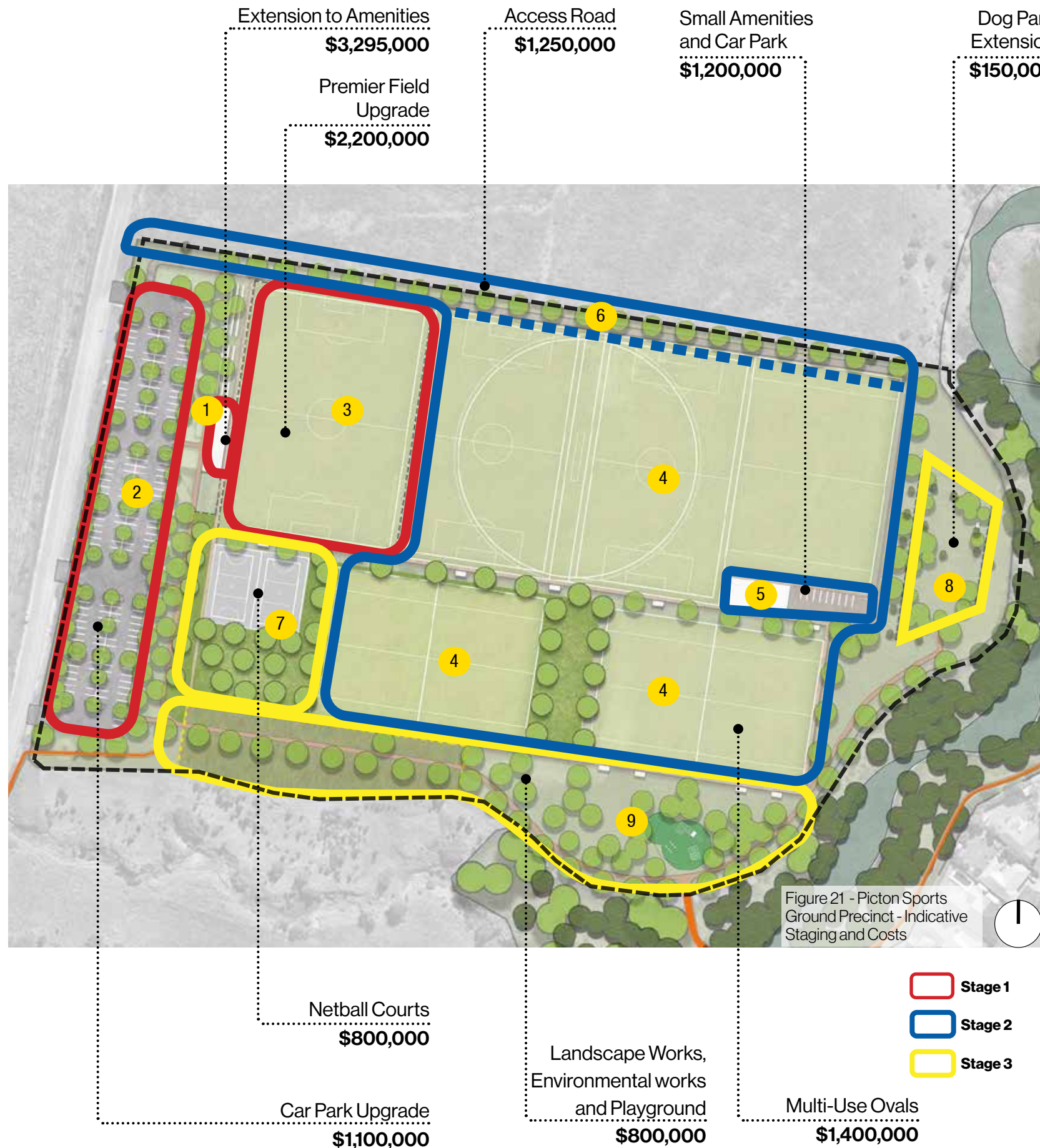
PRECINCT 1 - BOTANIC GARDENS PRECINCT

Outcome: To achieve the proposed redevelopment of Botanic Gardens Precinct, with the option of redevelopment occurring as a whole or staged in distinct packages.

The plan serves as a document to support grant applications by Council and Sporting/ Community Groups.

ITEM	Description	ESTIMATED COST
Stage 1 High Priority		
1	Demolition of existing amenities and associated making good, including termination of service New amenities and associated services	\$750,000
2	Ninja Playground extension / renewal Childrens play facilities and associated shelters	\$1,500,000
3	Permanent stage with ramp and associated services	\$400,000
Stage 2 Medium Priority		
4a	Phase 1 garden upgrade	\$600,000
4b	Phase 2 garden upgrade	\$800,000
Stage 3 Low Priority		
5	Upgrade to existing pond, including civil and hydraulic works Associated external works / landscape / services	\$750,000
		\$4.80M

5.5.2 Picton Sports Ground Precinct - Indicative Staging and Costs



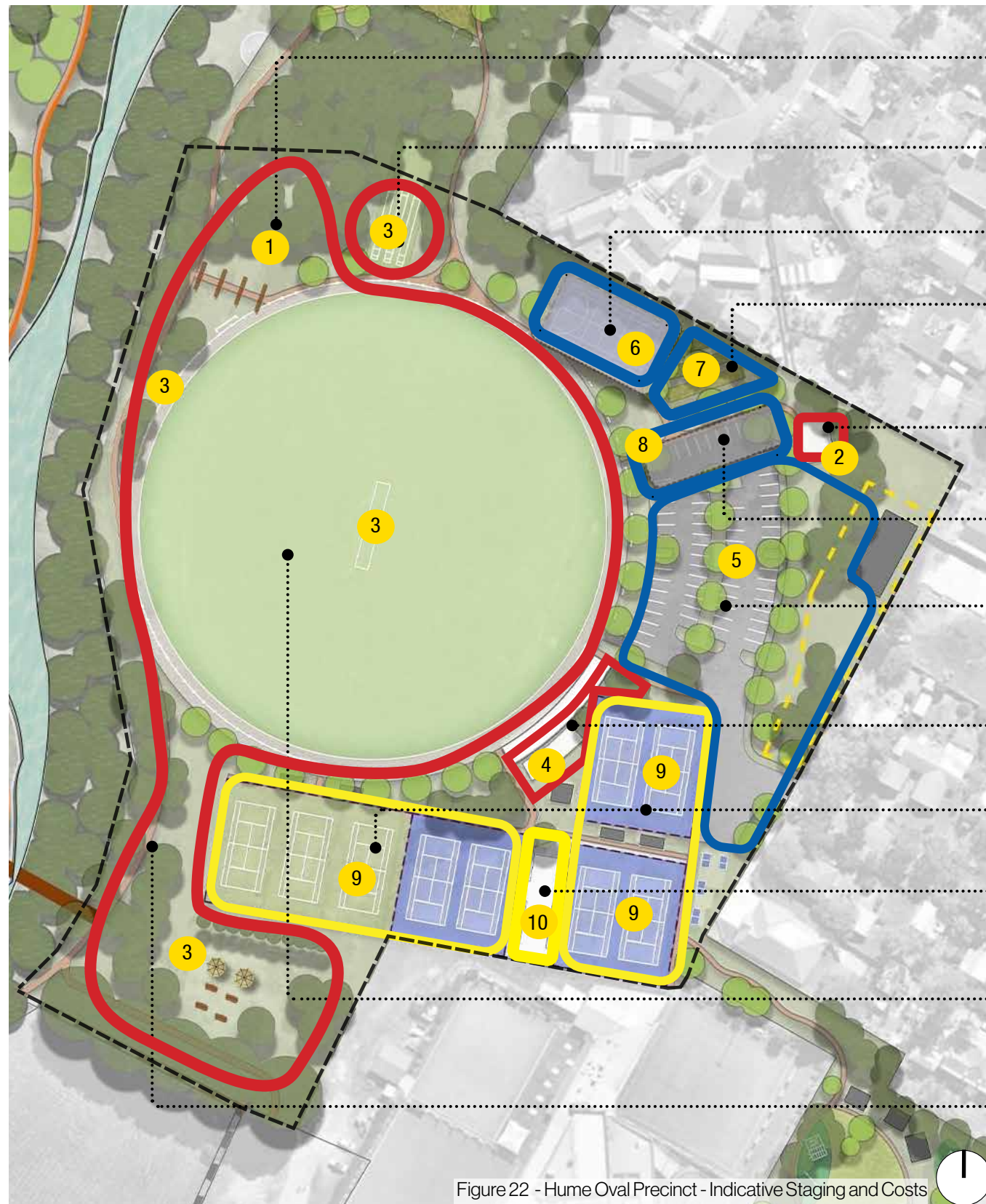
PRECINCT 2 - PICTON SPORTS GROUND PRECINCT

Outcome: To achieve the proposed redevelopment of Picton Sports Ground Precinct, with the option of redevelopment occurring as a whole or staged in distinct packages.

The plan serves as a document to support grant applications by Council and Sporting/ Community Groups.

ITEM	Description	ESTIMATED COST
Stage 1 High Priority		
1	Extension to existing amenities / change rooms	\$3,295,000
2	Upgrade to Fairley's Road Car Park	\$1,100,000
3	Upgrade to premium football and any associated earthworks, fencing and lighting	\$2,200,000
	Associated external works / landscape / services	incl above
Stage 2 Medium Priority		
4	Upgrade multi-use sports fields for soccer, cricket and Oz-tag and any associated earthworks, fencing and lighting	\$1,400,000
5	Smaller amenities and storage building, car park	\$1,200,000
6	Access road	\$1,250,000
	Associated external works / landscape / services	incl above
Stage 3 Low Priority		
7	Netball courts any associated earthworks, fencing and lighting	\$800,000
8	Extension to dog park	\$150,000
9	Environmental ground works	\$800,000
	Associated external works / landscape / services	incl above
		\$12.195M

5.5.3 Hume Oval Precinct - Indicative Staging and Cost



- Exercise equipment and pathways
\$100,000
- Cricket Net Extension
\$300,000
- Court Upgrade
\$300,000
- Community Garden
\$300,000
- Maintenance facility
\$170,000
- Canopy
\$250,000
- Car Park Upgrade
\$1,400,000
- Club house / Amenities
\$1,200,000
- Tennis Courts Upgrade
\$1,600,000
- Tennis Facility/Clubhouse
\$1,200,000
- Hume Oval
\$1,500,000
- General Landscape
\$650,000

- Stage 1
- Stage 2
- Stage 3

PRECINCT 3 - HUME OVAL PRECINCT

Outcome: To achieve the proposed redevelopment of the Hume Oval Precinct, with the option of redevelopment occurring as a whole or staged in distinct packages.

The plan serves as a document to support grant applications by Council and Sporting/ Community Groups.

ITEM	Description	ESTIMATED COST
Stage 1 High Priority		
1	Provision of outdoor exercise equipment and pathways connection	\$100,000
2	New grounds maintenance facility and compound'	\$170,000
3	Improvements to Hume Oval, including playing surface, wicket area, fencing, lighting, cricket nets, pathways and park furniture	\$1,800,000
4	Hume Oval clubhouse & Amenities	\$1,200,000
	Associated external works / landscape / services	\$250,000
Stage 2 Medium Priority		
5	Car park redevelopment	\$1,400,000
6	Multi-use court,upgrade	\$300,000
7	Community gardens, supporting infrastructure and shelters	\$300,000
8	Canopy to community garden area	\$250,000
	Associated external works / landscape / services	\$200,000
Stage 3 Low Priority		
9	Tennis Court upgrade	\$1,600,000
10	Tennis facility / clubhouse	\$1,200,000
	Associated external works / landscape / services	\$200,000
		\$8.97M

5.5.4 RSL Park Precinct - Indicative Staging and Cost



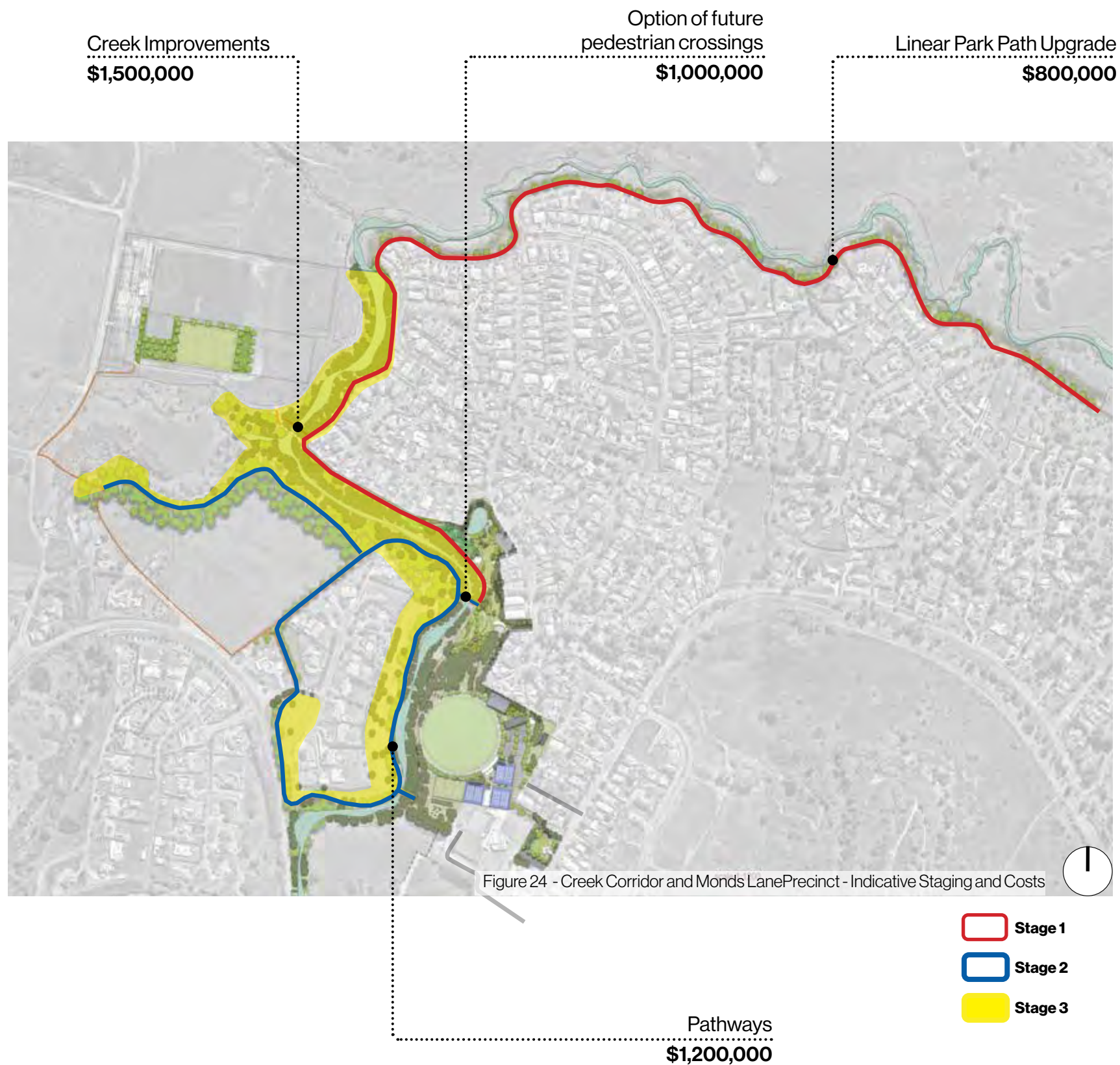
PRECINCT 4 - RSL PARK PRECINCT

Outcome: To achieve the proposed redevelopment of the RSL Park Precinct, with the option of redevelopment occurring as a whole or staged in distinct packages.

The plan serves as a document to support grant applications by Council and Sporting/ Community Groups.

ITEM	Description	ESTIMATED COST
Stage 1 High Priority		
1	Upgrade Amenities and shelter	\$200,000
2	Update Childrens play facilities	\$150,000
Stage 2 Medium Priority		
3	Upgrade park furniture and shelters generally	\$150,000
Stage 3 Low Priority		
4	General landscape improvements	\$150,000
5	Upgrade car park	\$250,000
		\$0.9M

5.5.5 Creek Corridor and Monds Lane Precinct - Indicative Staging and Cost



PRECINCT 5 - CREEK CORRIDOR AND MONDS LANE PRECINCT

Outcome: To achieve the proposed redevelopment of the Creek Corridor and Monds Lane Precincts, with the option of redevelopment occurring as a whole or staged in distinct packages.

The plan serves as a document to support grant applications by Council and Sporting/ Community Groups.

ITEM	Description	ESTIMATED COST
Stage 1 High Priority		
1	Linear path upgrade	\$800,000
Stage 2 Medium Priority		
2	New pathways	\$1,200,000
3	Options of additional crossings	\$1,000,000
Stage 3 Low Priority		
4	Creek Improvements	\$1,500,000
		\$4.5M

5.6 Performance Measure

If the Master Plan and Plan of Management is to remain relevant in the future it is essential that its implementation is reviewed on a regular basis to ensure any relevant changes are incorporated.

Changes that may need to be addressed include new legislation, changes in community values, project priorities, funding resources and new opportunities for future upgrades.

Given that community expectation and requirements change over time, this plan also needs to have some flexibility to adapt to any changes of circumstance. It is recommended that the plan be reviewed in the following sequences and time spans:

- Annually; review progress of the Master Plan and Plan of Management
- Every two years: review management and administration and update priorities.
- Every ten years: review the Master Plan and Plan of Management.

5.7 Action Plan

Section 36 of the LG Act requires that a Plan of Management for community land details:

- Objectives and performance targets for the land;
- The means by which Council proposes to achieve these objectives and performance targets.
- The manner in which Council proposes to assess its performance in achieving the objectives and performance targets.

Council is required to categorise the land according to its use type and to manage it so as to achieve the core objectives for the land. With reference to Figure 5 - Plan of Management Land Category Plan (refer plan over and Figure 5 on page 14)

The Action Plan for each Land Category is described in the following section.



Figure 25 - Plan of Management Land Category Plan

LEGEND

- ① Park
- ② Sportsground
- ③ Natural Area - Watercourse
- ④ General Community Use

5.7.1 Parks Category

OBJECTIVES AND PERFORMANCE TARGETS

Park Core Objectives

- 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.

MEANS OF ACHIEVEMENT OF OBJECTIVES

This Plan of Management includes the categorisation of a significant portion of Picton Parklands as Park.

Together with Master Plan proposals and options indicated for leasing and licensing of the Park land, this will encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities and provide greater opportunities for passive recreation and community events.

As shown on the Master Plan, the proposals include significant improvements to the Botanic Gardens, RSL Park, the Linear Park and associated creek embankments and to playgrounds.

This will significantly increase the opportunity for passive recreation, play opportunities and community events along with improved connectivity into and within Picton Parklands

Information is made available to the community on environmental awareness and potential impacts of passive recreation and encroachment upon existing vegetated areas and new re-vegetated areas.

Ensure the allocation of budget for the proposed works.

MANNER OF ASSESSMENT OF PERFORMANCE

High levels of satisfaction from users of the park as reported by Council surveys.

Increased use of Picton Parklands for passive recreational activities and community events.

Re-vegetation to Park areas with native species

Successful completion of the proposed Picton Parklands improvements as identified on the Master Plan.

5.7.2 Sportsground Category

OBJECTIVES AND PERFORMANCE TARGETS

Sportsground Core Objectives

- Encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and recreation.
- Ensure that such activities are managed having regard to any adverse impact on nearby residences.

MEANS OF ACHIEVEMENT OF OBJECTIVES

This Plan of Management includes the categorisation of a significant portion of Picton Parklands as Sportsground incorporating Picton Sports Ground and Hume Oval Sportsground.

As shown on the Master Plan, subject to funding undertake the proposed upgrades to both Picton Sports Ground and Hume Oval Sportsground to improve sporting facilities and supporting infrastructure for organised and informal sport.

Promotion of Picton Parklands recreation and sporting facilities on Council's website and media, and encourage complementary promotion on the local sporting bodies website and social media.

Ensure the terms of any leases/licenses include requirements to manage potential adverse impacts, such as noise, to nearby residences.

Provide opportunities for passive and casual usage of sportsgrounds, its surrounds and facilities outside of normal hire periods.

Ensure the allocation of budget for the proposed works.

MANNER OF ASSESSMENT OF PERFORMANCE

High levels of satisfaction from organisers and participants of sporting facilities as reported by Council surveys.

Low level of objections/complaints from local residents and regular park users.

Increased use of Picton Parklands for organised and informal recreational activities.

Successful completion of the proposed improvements to Picton Sports Ground and Hume Oval Sportsground, as identified on the Master Plan.

5.7.3 Natural Area - Watercourse Category

OBJECTIVES AND PERFORMANCE TARGETS

Watercourse Core Objectives

- Manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability.
- Manage watercourses so as to protect the biodiversity and ecological values of the in stream environment, particularly in relation to water quality and water flows.
- Facilitate community education in relation to Watercourses

MEANS OF ACHIEVEMENT OF OBJECTIVES

This Plan of Management includes the categorisation of a section of Stonequarry Creek as Natural Area - Watercourse.

As shown on the Master Plan, undertake creek improvements with reference to Council's Stonequarry Creek Floodplain Creek (Picton) Floodplain Risk Management Study and Plan and the Stonequarry Creek Vegetation Management Plan.

Information is made available to the community on environmental awareness and potential impacts of passive recreation and encroachment upon creekline and associated vegetated areas.

Ensure the allocation of budget for the proposed works.

MANNER OF ASSESSMENT OF PERFORMANCE

Environmental factors are determined and included during the planning, development and maintenance stages for the watercourse.

Inspections are routinely scheduled and undertaken and works are attended to as priority for rehabilitation of the watercourse with works and actions are carried out in accordance with Council's Stonequarry Creek Floodplain Creek (Picton) Floodplain Risk Management Study and Plan and the Stonequarry Creek Vegetation Management Plan

Undertake environmental assessment, management, and monitoring of the condition of the watercourse and the impact from use by the community.

5.7.4 General Community Use Category

OBJECTIVES AND PERFORMANCE TARGETS

General Community Use Core Objectives

Promote, encourage and provide for the use of the land, and provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- In relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public; and
- In relation to 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).

MEANS OF ACHIEVEMENT OF OBJECTIVES

This Plan of Management includes the categorisation of a portion of Picton Parklands as General Community Use adjacent Hume Oval.

As shown on the Master Plan, subject to funding undertake the proposed works adjacent Hume Oval to provide community facilities and supporting infrastructure, including Community Garden and Scout Hall

The proposed improvements together with options for leasing and licensing of the General Community Use land, this will promote and encourage the use of the land, and provide facilities on the land that meet the current and future needs of the local community

Ensure the terms of any leases/licenses include requirements to manage potential adverse impacts, such as noise, to nearby residences.

Ensure the allocation of budget for the proposed works.

MANNER OF ASSESSMENT OF PERFORMANCE

High levels of satisfaction from organisers and users of as reported by Council surveys.

Low level of objections/complaints from local residents and regular park users.

Increased general community use within Picton Parklands for community activities.

5.8 OTHER PERMISSIBLE ITEMS

The following items may not be explicitly shown on the master plan images, however are permitted as Council see fits:

- Signage boards for communication
- Public Wi-Fi system
- Scooter / bike parking
- Motion controlled lighting
- Solar lighting system
- Public art and / or sculptural features or trail
- Fencing
- Turf
- Bubblers
- EV Charging Station
- Irrigation
- Signage
- Plant Labels
- Artworks
- Field resurfacing works
- Drainage
- Lighting
- Picnic Furniture
- Barbecues

Beautification works and further minor embellishments across all Precincts are permitted providing they do not impact on identified works in the plan and are consistent with Council policy.

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