

MEMORANDUM

Reference: DA20/0628
To: Penrith Local Planning Panel
From: Robert Craig – Principal Planner
Date: 22 June 2021
Subject: Proposed Adaptive Re-Use of Locally Listed Heritage Item including Alterations & Additions to Convert Former Police Station Residence into Café/Restaurant including Construction of Related Car Parking – 4 Punt Road, Emu Plains

I refer to the subject development proposal and the related development assessment report that is scheduled for consideration by the Penrith Local Planning Panel on 23 June 2021.

This memorandum provides further information regarding the proposal in response to several queries from the Panel and recommends several updates to the draft conditions of consent based on recent comments received by the applicant in relation to the draft conditions.

1. Regatta Park Plan of Management

Can we have a copy of the plan of management or extract relating to this precinct?

A copy of the Regatta Park Plan of Management is attached for the Panel's reference.

2. Car Parking Provision

What is the parking requirement if the outdoor dining area is included?

Excluding the 'accessible entry' path of travel and the area under the 'retractable awning' adjacent to the take away service counter, the maximum area available for outdoor dining on the proposed deck would be approximately 72m² (although in practice, this area is likely to be smaller in size in order to maintain other necessary thoroughfares through this space). Based on the restaurant car parking rate of 1 car space per 6m² of seating area, this would equate to a requirement for an additional 12 car spaces.

3. SEPP 19

Is SEPP 19 relevant and, if so, can it be considered? How many new trees are proposed?

Clause 6(4) of State Environmental Planning Policy No. 19 – Bushland in Urban Areas (SEPP 19) is relevant to the proposal, and stipulates the following in relation to disturbing bushland zoned or reserved for public open space purposes:

(4) A consent authority shall not consent to the carrying out of development referred to in subclause (1) unless:

(a) it has made an assessment of the need to protect and preserve the bushland having regard to the aims of this Policy,

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- (b) it is satisfied that the disturbance of the bushland is essential for a purpose in the public interest and no reasonable alternative is available to the disturbance of that bushland, and*
- (c) it is satisfied that the amount of bushland proposed to be disturbed is as little as possible and, where bushland is disturbed to allow construction work to be carried out, the bushland will be reinstated upon completion of that work as far as is possible.*

The following comments are provided in relation to these three considerations:

- (a) Only four non-native trees are required to be removed from the site as a direct consequence of the proposed works. The submitted flora and fauna assessment concludes that the proposal will not have a significant impact on any threatened biodiversity. With regard to the aims of the SEPP (refer to Clause 2), the need to protect and preserve this vegetation is not considered determinative relative to the undertaking of the proposed development.
- (b) The proposed development will ensure the ongoing conservation of the former police residence into the future, while also maximising opportunities for public access to the site of an important local heritage item. The proposed works have been designed to maximise tree retention, including retention of the most valuable vegetation on the site. It is therefore considered that the proposed disturbance of the vegetation on the site is essential for a purpose which is in the public interest and no reasonable alternative is available to further reduce tree removal.
- (c) The proposed works have been designed to maximise tree retention and significant replacement tree planting is proposed. In this regard, 29 replacement trees are to be planted as part of the landscape design for the proposal. Overall, vegetation removal has been minimised and the vegetation to be removed will be reinstated sevenfold as part of the proposal.

The relevant provisions of SEPP 19 are therefore considered to have been satisfied by the proposal.

4. Conditions

- *To avoid a potential issue about permissibility / “pub” use, should Condition 13 require sale of alcohol with food, or food to be available with sale of alcohol?*
- *Is the requirement for replacement / additional trees clear/strong enough?*

The following condition amendments in *red* are recommended in response to the above queries:

Condition 13

Prior to the service of liquor from the premises, the appropriate liquor licence shall be obtained from Liquor & Gaming NSW. Any application to Liquor & Gaming NSW to serve liquor must reflect the approved use of the premises as a café/restaurant. In this regard, meals must be made available to patrons at all times that the café/restaurant is operating.

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Condition 95

No trees are to be removed, ring barked, cut, topped, lopped or willfully destroyed (other than those approved for removal by this consent) without the prior consent of Penrith City Council and in accordance with Part C, Section C2 Vegetation Management of Penrith Development Control Plan 2014.

In this regard, the only trees authorised for removal as part of this consent are Trees 129, 130, 135 and 386, as identified as being warranted for removal due to the proposed development in the Arboricultural Impact Assessment Report (dated 8 February 2021) prepared by Earthscape Horticultural Services.

Prior to the issue of an Occupation Certificate, a total of 29 replacement trees are to be planted as part of the landscape works and in accordance with the approved Planting Plan.

5. Applicant's Requested Condition Amendments

The following condition amendments in *red* are recommended in response to comments received by the applicant in relation to the draft conditions:

Condition 3

~~The subject allotments are to be consolidated as one lot. A copy of the registered plan of consolidation from NSW Land Registry Services is to be submitted to the Principal Certifying Authority (PCA) and Penrith City Council, if Council is not the PCA, prior to the issue of the Occupation Certificate for the development.~~

Lot 7038 DP 94188 (4 Punt Road) is Crown land, meaning it cannot be consolidated with the other four allotments comprising the site. The ultimate configuration of all land parcels at Regatta Park is currently being resolved by the applicant as a separate process through the broader Regatta Park upgrades. The deletion of this condition will not impact on any BCA or site access requirements.

Condition 20

*~~**Prior to the issue of a Construction Certificate Prior to the commencement of works, two (2) complete copies of an archival recording of the local heritage item on the site are to be submitted to Penrith City Council, including a set of photographic negatives**~~*

...

As an alternative to film photography, a digital archival record in accordance with current Heritage NSW guidelines may be provided as part of satisfying this condition.

The initial condition change will enable the applicant to complete their tender for the works and engage contractors in a timelier manner, while also ensuring the archival recording is completed prior to works commencing. The latter condition change is to reflect current Heritage NSW guidelines for archival recording of heritage items.

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Condition 23

A Heritage Interpretation Strategy shall be submitted to, and approved by, the Development Services Manager of Penrith City Council ~~prior to the issue of a Construction Certificate~~ prior to the commencement of works.

This condition change will enable the applicant to complete their tender for the works and engage contractors in a timelier manner, while also ensuring the heritage interpretation strategy is completed prior to works commencing.

Condition 79

All roadworks, stormwater drainage works, signage, line marking, associated civil works and dedications required to effect the consented development shall be undertaken by the applicant / relevant Council department ~~at no cost to Penrith City Council, including payment of related costs.~~

This condition change is to reflect that Penrith City Council is the proponent for the proposed works.



Robert Craig
Principal Planner



Penrith City Council
Regatta Park, Emu Plains
Plan of Management

S15-0078
FINAL Issue D • 27/06/2016

S15-78 REGATTA AND TENCH POM FINAL ADOPTED_Issue D
FRONT COVER PREPARED IN INDESIGN



CLOUSTON associates

Cover Image: Regatta Park looking east across the Nepean River.

REGATTA PARK PLAN OF MANAGEMENT



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Note: This document is Preliminary unless validated.

S15-078 REGATTA PARK PoM – Final Adopted

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ABBREVIATIONS

Abbreviation	Description
CLA	Crown Lands Act 1989
DLMP	Detailed Landscape Master Plan
LG ACT	Local Government Act 1993
PoM	Plan of Management
NSW	New South Wales



1.0 INTRODUCTION

1.1 PURPOSE OF PLAN OF MANAGEMENT

This Plan of Management (PoM) has been prepared in accordance with the NSW Local Government Act (LG ACT) 1993 to guide management of Regatta Park by Penrith City Council.

The PoM has been developed using information from previous generic PoMs as well as the Our River Nepean Master Plan (CLOUSTON Associates 2013), Nepean River Plan of Management for Tench Reserve (Eco Logical Australia 2014), Nepean River Riparian Vegetation Management Plan (Eco Logical Australia 2014) and stakeholder feedback conducted in 2015 as part of the Regatta Park and Tench Reserve Detailed Landscape Master Plan project (DLMP).

The Regatta Park PoM identifies prioritised actions to be implemented to address the following key issues:

- Access and Circulation
- Recreational and commercial uses and facilities
- Landscape Character and Visitor Amenity
- Natural Environment and Cultural Heritage
- Management and governance.

This plan will be updated every five years. The next review will be in 2021.



Figure 1: Regatta Park location map (showing Regatta Park east and west and all land included in the master plan) (November 2015, Nearmap)

1.2 WHAT IS A PLAN OF MANAGEMENT?

A Plan of Management is a document that provides a means to control the future use, development and maintenance of Community and/or Crown Land under Council's care, control and management. The PoM also sets out the means by which Council proposes to achieve the stated objectives and targets.

This PoM will identify issues relevant to the future management of Regatta Park. Moreover, it will reiterate Council's goals, strategies and desired outcomes for Regatta Park, set out in the Our River Nepean River Master Plan and the Regatta Park and Tench Reserve Detailed Planning and Design report (January 2016).

The goals, strategies and desired outcomes will guide the management of future developments in the park and on the river edge.

1.3 WHAT DEVELOPMENT IS ALLOWABLE UNDER THE PLAN OF MANAGEMENT?

A Plan of Management must define existing and future uses of the land as required under the Local Government Act, 1993 and the Crown Lands Act 1989. Future uses and development proposed for Regatta Park are outlined in Section 4.0 of this plan. As Council considers necessary, development allowable under this PoM may include:

- Asset maintenance such as renewal and/or replacement of assets including existing buildings.
- Provision of facilities ancillary to existing use including seating, picnic and barbeque facilities, shelters, lighting and minor landscape related sports infrastructure (e.g. field markings, wickets, etc.)
- License, hire and lease arrangements that meet the Act and this Plan.

Where minor works are undertaken, proposals may still require assessment under Part 5 of the Environmental Planning and Assessment Act (EP&A Act) 1979, and may require exhibition of the proposal.

This POM also authorises the following uses in the park which will require development consent under Part 4 of the EP&A Act or approval of development that does not require consent under Part 5 of the EP&A Act.

Zone RE1: Public Recreation

Objectives of zone

- 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.
- To ensure that development is secondary and complementary to the use of land as public open space, and enhances public use, and access to, the open space.
- To provide land for the development of services and facilities by public authorities for the benefit of the community.

Permitted without consent

- Nil

Permitted with consent

- Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Charter and tourism boating facilities; Child care centres; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Markets; Moorings; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Water recreation structures; Water storage facilities

Prohibited

- Any other development not specified in item 2 or 3

Zone R3: Medium Density Residential

Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a concentration of housing with access to services and facilities.
- To enhance the essential character and identity of established residential areas.
- To ensure that a high level of residential amenity is achieved and maintained.
- To ensure that development reflects the desired future character and dwelling densities of the area.

Permitted without consent

- Home occupations

Permitted with consent

- Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing

4 Prohibited

- Any development not specified in item 2 or 3

If there is any further development other than that authorised by this PoM, or if a change in the categorisation of Regatta Park is proposed, amendment and re-exhibition of the PoM is required.

1.4 COMMUNITY INPUT INTO THE PLAN OF MANAGEMENT

Section 38 of the LG ACT requires that all Plans of Management covering the land are placed on public display for a minimum period of 28 days. A minimum period of 42 days after the draft is placed on exhibition is allowed for written submissions to be made to Council.

Submissions allow the community (including residents, interest groups, sporting clubs and government agencies) to provide information, suggest alternatives and express opinions in relation to the proposed management of community open space within Penrith City Council.

After consideration of all submissions received, Council may decide to amend the draft Plan of Management (PoM), or adopt it without amendment. If Council decides to amend the draft plan, it must publicly exhibit the amendments in accordance with the requirements of section 40 of the LG ACT.

A Public Hearing is required to be held in respect of a draft PoM only if the proposed Plan would have the effect of categorising or re-categorising the land in accordance with section 40A of the LG ACT.

Council is keen to increase community involvement in the ongoing management of the Nepean River riparian corridor at Penrith. As discussed in the draft Vegetation Management Plan, a community education and participation program is being developed and will be implemented to help achieve this.

A draft PoM will be placed on Public Exhibition in early 2016. Community and stakeholder feedback will be reviewed and where appropriate the Plan amended before being submitted to Council for adoption. Given the presence of a number of State Government landholdings within the Park, the Plan will require their concurrent approval for any proposals on the affected lands.

2.0 STATUTORY REQUIREMENTS

2.1 RELEVANT LEGISLATION

The following Commonwealth and NSW Government legislation is relevant to this PoM and the ongoing development of the site.

Commonwealth Legislation

- Environment Protection and Biodiversity Conservation Act 1999
- Native Title Act 1993

NSW Legislation

- Local Government Act 1993
- Environmental Planning and Assessment Act 1979
- Crown Lands Act 1989
- Fisheries Management Act 1994
- Heritage Act 1977
- National Parks and Wildlife Act 1974
- Noxious Weeds Act 1993
- Rural Fires Act 1997
- Threatened Species Conservation Act 1995
- Catchment Management Authorities Act 2003

2.2 LOCAL GOVERNMENT ACT 1993

Classification and Categorisation

Regatta Park comprises land classified as Community Land in accordance with Chapter 6, Part 2, Division 1 of the Local Government Act (LG ACT), 1993. Regatta Park also contains some land parcels classified as Crown Land and those land parcels are governed by the NSW Crown Lands Act.

The land that is part of this PoM includes the following two main land parcels as indicated in Figure 1:

- Regatta Park East: Comprising land along the Nepean River bank, sloping from River Road towards the river's edge. The park is mostly mown grass and trees. There is a public toilet block and car park within this part of the park.
- Regatta Park West: Comprising a large, flat reserve bordered by River Road, York Street and the Great Western Highway. This part of the park comprises a children's playground, cricket field, tree planting and amenities building.

Other parcels of land identified include road reserve and other areas of Council owned bushland or Crown Reserve.

Land Ownership

As indicated in Table 1 and Figure 2 on the following pages there are several parcels of land where ownership is not fully resolved. A portion of land by title is in Blue Mountain City Council's possession. This land was not transferred to Penrith Council in 1963 by gazettal No. 102 on 25 October 1963 following NSW government alteration to boundaries at Emu Plains. Penrith Council is currently working with Blue Mountains Council to have the titles of the subject land transferred.

The land identified as *unknown* is currently in PCC's possession. The land is to be vested in PCC and Council is in the process of formalising ownership.

Core Objectives

Council owned land within Regatta Park is classified as Community Land under the LG ACT. Community land must not be sold, exchanged or otherwise disposed of except in the instance of enabling the land to be added to Crown reserve or a protected area under the *National Parks and Wildlife Act 1974*.

Section 36 of the LG ACT requires Council to develop a PoM to direct the ways in which land can be used and managed. The use and management of land must be consistent with its designated categories and core objectives. The categorisation of land within each reserve under the LG ACT also needs to be consistent with the LEP zoning objectives.

The LG ACT establishes core objectives for all categories of land. The significance of the prescribed core objectives is to ensure that any activities or uses of the land are consistent with the core objectives for the prescribed land categorisation.

Community Land within Regatta Park is proposed to be categorised under three settings described in the LG ACT:

- General Community Use
- Park
- Natural Area: Watercourse.

Categorisation has been determined in accordance with the LG ACT, Division 2, Section 36. The Categorisation Mapping (and the Regatta Park Master Plan it relates to) reflects the optimum relationship of uses and facilities to the park's physical characteristics and for access to those facilities by the community. Section 4.6 of this PoM provides further explanation of the Land Categorisation Mapping for Regatta Park.

General Community Use

Section 36I of the LG ACT states that core objectives for management of 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:

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

Park

Section 36G of the LG ACT states that core objectives for management of land categorised as a park are:

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

Natural Area: Watercourse

Section 36M of the LG ACT states that the core objectives for management of land categorised as a watercourse are:

- a) to manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows, and
- b) to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and
- c) to restore degraded watercourses, and
- d) to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category

Regatta Park Land Ownership		
Legal Description	Owners	Address
LOT 1 DP 614436	Department of Planning & Environment: Joe Pisano; 9860 1417	PO Box 404, Parramatta NSW 2124
LOT 2 DP 614436	Millside Custodians Pty Limited	PO Box 654, Emu Plains NSW 2750
LOT 1 DP 1186715	State Rail Authority. Care of: Manager Land Use & Planning Rail Est.	PO Box K349, Haymarket NSW 1240
LOT 8 DP 228204	Department of Planning & Environment (Office of Strategic Lands): Joe Pisano	PO Box 404, Parramatta NSW 2124
LOT 9 DP 228204	Penrith City Council	PO Box 60, Penrith NSW 2751
LOT A DP 33205	Department of Planning & Environment (Office of Strategic Lands): Joe Pisano	PO Box 404, Parramatta NSW 2124
LOT B DP 33205	Department of Planning & Environment (Office of Strategic Lands): Joe Pisano	PO Box 404, Parramatta NSW 2124
LOT C DP 33205	Margaret M Sherwood	10 River Road, Emu Plains NSW 2750
LOT A DP 435464	Department of Planning & Environment (Office of Strategic Lands): Joe Pisano	PO Box 404, Parramatta NSW 2124
LOT 1 DP 50164	Department of Planning & Environment (Office of Strategic Lands): Joe Pisano	PO Box 404, Parramatta NSW 2124
LOT B DP 435464	Blue Mountains City Council	Locked Bag 1005, Katoomba NSW 2780
LOT 7038 DP 94188	Department of Primary Industries (Lands) /Crown land: Scott Mullen (Senior Project Officer Crown Property)	PO Box 654, Emu Plains NSW 2750
LOT 7039 DP 94188	Department of Primary Industries (Lands) /Crown land: Scott Mullen (Senior Project Officer Crown Property)	PO Box 654, Emu Plains NSW 2750
LOT 14 DP 751662	Blue Mountains City Council	Locked Bag 1005, Katoomba NSW 2780
LOT 15 DP 751662	Blue Mountains City Council	Locked Bag 1005, Katoomba NSW 2780
LOT B DP 420475	Department of Planning & Environment (Office of Strategic Lands): Joe Pisano	PO Box 404, Parramatta NSW 2124
LOT 5 DP 342116	Blue Mountains City Council	Locked Bag 1005, Katoomba NSW 2780
LOT 16 DP 1117951	Blue Mountains City Council	Locked Bag 1005, Katoomba NSW 2780
LOT 1 DP 1117991	Blue Mountains City Council	Locked Bag 1005, Katoomba NSW 2780
PART LOT 1 DP 342116	Nor'Side Investments Pty Ltd	PO Box 237, Crows Nest NSW 1585
PART LOT 2 DP 342116	Nor'Side Investments Pty Ltd	PO Box 237, Crows Nest NSW 1585
LOT 3 DP 342116	Nor'Side Investments Pty Ltd	PO Box 237, Crows Nest NSW 1585
LOT 4 342116	Nor'Side Investments Pty Ltd	PO Box 237, Crows Nest NSW 1585
LOT 1 DP 529749	Department of Planning & Environment (Office of Strategic Lands): Joe Pisano	PO Box 404, Parramatta NSW 2124
LOT 2 DP 529749	Department of Planning & Environment (Office of Strategic Lands): Joe Pisano	PO Box 404, Parramatta NSW 2124
LOT A DP 420745	Department of Planning & Environment (Office of Strategic Lands): Joe Pisano	PO Box 404, Parramatta NSW 2124
LOT A DP 190049	Department of Planning & Environment (Office of Strategic Lands): Joe Pisano	PO Box 404, Parramatta NSW 2124
LOT 2 DP 1117991	Blue Mountains City Council	Locked Bag 1005, Katoomba NSW 2780
LOT 57 DP 204976	Blue Mountains City Council	Locked Bag 1005, Katoomba NSW 2780
Unkown LOT / DP	Unknown	Unkown

Table 1: Land ownership in Regatta Park



Figure 2: Land ownership in Regatta Park

2.3 CROWN LANDS ACT 1989

Where Crown Land is set aside for a public purpose, it can be either 'reserved' or 'dedicated', which makes it available only for a use that will deliver some public benefit or good, and unavailable for private uses.

Reservations and dedications are generally all grouped under the name 'Crown Reserves'. Crown Land that has been dedicated as a Crown Reserve is a more enduring form of reserve. Dedication can only be revoked with the agreement of both Houses of the NSW Parliament. On the other hand, where Crown Land has been reserved, the Minister can decide to revoke that reservation without the matter being considered by Parliament. Parts of these reserves may be changed without affecting the remaining parts of the reserve.

The management of Crown land is administered under the provisions of the *Crown Lands Act 1989* (CLA) for the benefit of the people of New South Wales and having regard for the principles of Crown land management. Section 11 of the CLA provides a set of principles for Crown land management as follows:

- environmental protection principles be observed in relation to the management and administration of Crown land
- the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible
- public use and enjoyment of appropriate Crown land be encouraged
- where appropriate, multiple use of Crown land be encouraged
- where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity
- Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

Management of the Crown lands within the three Nepean River reserves has devolved to Penrith Council. Council therefore has the ongoing responsibility to provide care, control and management of the reserves and parks and to ensure that the reserves' uses are consistent with the dedicated 'public purpose' of the reservation under the CLA. The public purpose of Crown Land within Regatta Park is 'Public Recreation'.

The existing Crown Reserve for Regatta Park is limited to the following lots. Details are as follows:

- Lot 7038 DP 94188
- Lot 7039 DP 94188

2.4 THREATENED SPECIES CONSERVATION ACT 1995

The reserves and riparian corridor contain habitat for threatened species and ecological communities under the *Threatened Species Conservation Act 1995* (TSC Act) and *Environment Protection and Biodiversity Conservation Act 1999*. In accordance with the LG ACT, the following applies to that affected by the TSC Act or *Fisheries Management Act 1994* (FM Act):

- the land must have its own plan of management (it cannot be a generic plan)
- the plan must state whether the land has been declared as 'critical habitat' or affected by a 'recovery plan(s)' or 'threat abatement plan'
- the land must be categorised as a natural area
- the plan must have consistency in the management objectives of the land and the TSC Act or FM Act
- the plan must incorporate core objectives prescribed for a natural area
- the draft plan must be forwarded to the Director General of National Parks and Wildlife or the Director of NSW Fisheries and must incorporate any requirements made by either person
- no change in the use of the land is permitted until a plan of management has been adopted that meets the above requirements
- no lease or licence can be granted until a plan of management is in place – (leases and/or licences that are in place before the land was affected by threatened species laws can continue to operate)
- no native plant species of an endangered ecological community may be "picked" without the prior granting of a Section 91 Licence under the TSC Act.

In 2011 the Department of Environment, Climate Change and Water developed the Cumberland Plain Recovery Plan to manage and recover biodiversity of western Sydney. Future management of the riparian corridor needs to be consistent with the Recovery Plan.

2.5 RELEVANT COUNCIL POLICIES

The following Penrith City Council plans and strategies are relevant to this POM and the ongoing development of the Park:

- Great River Walk 2003
- Nepean River Plan of Management for Tench Reserve, River Road Reserve and Weir Reserve (2014)
- The River link Precinct Plan 2008 and Urban Design Study 2009
- Penrith Community Strategic Plan 2031
- Penrith Great River Walk - Interpretation Plan 2011
- Panthers Penrith Site - Planning Proposal 2012
- 'The Future of Penrith, Penrith of the Future' 2012
- Penrith City Centre Public Domain Masterplan 2013
- Our River Nepean Master Plan 2013
- Nepean River Riparian Vegetation Management Plan 2014
- Place Making and Public Art Policy

3.0 SITE DESCRIPTION AND BASIS FOR MANAGEMENT

3.1 SITE CONTEXT

Location

Regatta Park is located adjacent to the Nepean River in Emu Plains. The Park is located approximately 1.5km from Penrith's commercial and retail centre on High Street and approximately 400 metres from Emu Plains shops located on the Great Western Highway.

East and West

Regatta Park is currently divided into two separate green spaces by River Road and known as Regatta Park East and Regatta Park West (refer Figure 1). Regatta Park East is adjacent to the Nepean River and comprises informal grassland with mature tree plantings, some steep sloping grassland closer to the river foreshore and existing buildings (some of which are not under Council ownership or management). Regatta Park west is located on the western side of River Road and currently comprises a junior cricket field, children's play area, mature tree plantings and open grassland.

For the purposes of this POM the two parks are identified as one – Regatta Park.

Figure 3 shows the location and surrounding context of the park. It is boarded by:

- Nepean River to the east.
- Vegetated riparian corridor to the south east.
- Emu Hall, a grand Victorian homestead (and Victoria Bridge) to the north east.
- Residential properties facing onto York Street, Willowtree Avenue, Westbank Avenue and River Road, to the west.
- Great Western Highway to the north.

Our River Master Plan

The Our River Master Plan is a strategic document that includes the public open space on both sides of the Nepean River, between and around the Victoria and M4 bridges. The Master Plan was developed as a road map for the future stewardship of the City's river area and to provide a framework for design development, community engagement and establishing a funding program to support preferred outcomes. Regatta Park is a key open space within the master plan area. The Park is also along the Great River Walk (GRW) route.

Ownership

There are 34 land parcels managed by Council within the Regatta Park precinct involving several owners (Department of Planning, Department of Lands, Department of Land and Water Conservation, Penrith City Council).



Figure 3: Context plan of Regatta Park (November 2015, Nearmap)

3.2 ENVIRONMENT

Geology and soils

The Park is located on the Cumberland Lowland, a region of undulating to low hilly topography on largely Triassic shales of the Wianamatta Group and Quaternary alluvium. The reserves lie within the active floodplain of the Hawkesbury – Nepean River. This fluvial landscape is described as Freemans Reach in 'Soil Landscapes of the Sydney 1:100 000 Sheet' (Chapman and Murphy 1989) which is dominated by broad, relatively flat floodplains, levees and back-water lagoons and wetlands.

The soils are typically deep layered unconsolidated sediments (i.e. sands and loams) deposited as alluvium during periods of flood. These soils are deposited over the underlying bedrock or relict soils and support a distinctive ecological community – Sydney Coastal River-flat Forest (Alluvial Woodland/ Riparian Forest).

Topography

The topography of the Park varies greatly. From the steep banks of the Nepean River to the relatively flat parkland near York Street there is a significant level difference of approximately 13 metres. The 40 metre riparian corridor drops approximately 12 metres from the River Road car park to the river edge.



Figure 4: Regatta Park 1:100 year flood event modelling

Flooding and bank stability

The riparian corridor is subject to flooding and high stream bank erosion which can be hazardous as well as deposition of sedimentary materials as the flood waters recede. Long periods of relative stability and deposition are followed by periodic flood events of short duration but with long lasting impacts on bank stability, erosion and sedimentation. Human-induced impacts can magnify and exacerbate the effects of these natural processes. Figure 8 indicates the location of the current engineered edge for a section of the Regatta Park embankment reducing erosion risk through bank stabilisation.

Figure 4 shows the flood affected area in a 1 in 100 year flood. The majority of the park on the western side of River Road is not affected whereas the eastern part of the park is entirely inundated.

Flood events

Flooding can occur at any time of the year. Although linked to periods of higher rainfall, flood events follow no regular pattern. Flood records at Windsor have been kept since 1790. In 1817, Governor Lachlan Macquarie recorded the catastrophic impact of floods in the valley. Successive floods during these early years devastated the early settlements. However, the period between 1817 and 1864 was dry with no significant floods recorded. The dry spell came to a dramatic end in 1864 with the largest flood recorded up to that date. Only three years passed before yet another major flood occurred. This was the greatest flood ever recorded. Although many floods have been experienced since this time none have approached the levels set in 1867.

Diversion weirs were first constructed in the early 1880s and four dams were completed on the upper Nepean River between 1907 and 1935. Warragamba Dam was completed in 1960. The November 1961 flood was the largest recorded in the

twentieth century. This event was followed by smaller floods in 1978, 1987, 1988, 1989 and 1990. The flood of August 1990 was the largest event since March 1978.

Channel width

Records regarding the width of the Nepean River bank in the Penrith locality go back to 1862 when surveys were carried out to design the Victoria Railway Bridge. The 1862 survey shows the channel at the Victoria Railway Bridge to have been relatively narrow and deep. After the 1900 flood, the second largest on record, the channel had increased in width by 30 m. Comparisons between 1900 and 1982/83 for the 46 locations in the Penrith locality show that from 1901 to 1948 there was a decrease in width averaging 23 metres, and from 1949 to 1982/83 an increase in width of 13 metres. Although there are other influences, change in flood regime is considered to be the most significant factor causing these changes.

3.3 BIODIVERSITY

Vegetation

There are several groups of trees within the site:

- Riparian Corridor – a Narrow band of Riparian vegetation located adjacent to the Nepean River.
- Residential buffer – along the park boundary, at the rear of properties along York Street and Willowtree Avenue, a mixture of exotic species provide screening and a buffer between the residential properties and the park.
- Shade trees – near the playground, sports field and amenities building these trees provide much needed shade and amenity
- Avenue planting - along River Road and car parking areas.
- Police Cottage and private property – a mixture of exotic species suited to the period and style of the architecture.



Figure 5: Tree groups in Regatta Park (November 2015; near map)

The Vegetation Management Plan (2014) states that there are no Endangered Ecological Communities within Regatta Park. However in the adjacent riparian corridor River-flat Eucalypt Forest (Riparian Forest) is present.

Flora species

The Vegetation Management Plan (2014) states that no threatened flora species listed under the EPBC or TSC Acts were observed in the study area. Of the 80 dominant species that were recorded on site, more than half of those are exotic species, including one declared noxious weed in the Penrith LG ACT and four classed as Weeds of National Significance.

Note the study area for the Vegetation Management Plan included other parks and reserves in addition to Regatta Park along the Nepean. However the Plan did not include the western part of Regatta Park.

Weeds

Of the 80 dominant plant species recorded in the VMP, more than half of those were exotic species, including one declared noxious weed in the Penrith LG ACT and four classed as Weeds of National Significance.

Weeds of National Significance recorded in the study area include:

Scientific Name	Common Name
<i>Anredera cordifolia</i>	Madeira Vine
<i>Lantana camara</i>	Lantana
<i>Rubus fruticosus</i> agg. spp.	Blackberry
<i>Salix nigra</i>	Black Willow

Table 2: Weeds of National Significance within VMP Study area

The VMP classifies *Rubus fruticosus* agg. spp. as a noxious weed. The NSW Noxious Weeds Act 1993 requires Council and other land owners to control the species classified as noxious weeds.

Fauna species

The VMP states that there are 14 fauna species listed as threatened species that have potential to inhabit the study area, although none were recorded as part of the VMP study.

Common name	Scientific name
Broad-headed Snake	<i>Hoplocephalus bungaroides</i>
Cattle Egret	<i>Ardea ibis</i>
Fork-tailed Swift	<i>Apus pacificus</i>
Giant Burrowing Frog	<i>Heleioporus australiacus</i>
Glossy Ibis	<i>Plegadis falcinellus</i>
Green and Golden Bell Frog	<i>Litoria aurea</i>
Grey-headed Flying-fox	<i>Pteropus poliocephalus</i>
Large-eared Pied Bat	<i>Chalinolobus dwyeri</i>
Rainbow Bee-eater	<i>Merops ornatus</i>
Regent Honeyeater	<i>Anthochaera Phrygia</i>
Swift Parrot	<i>Lathamus discolor</i>
White-bellied Sea-Eagle	<i>Haliaeetus leucogaster</i>
White-throated Needletail	<i>Hirundapus caudacutus</i>
Wood Sandpiper	<i>Tringa glareola</i>

Table 3 Threatened species predicted to inhabit Regatta Park and other Nepean River Reserves within VMP Study area

The above lists include species that may live, forage, breed or opportunistically use the riparian and aquatic zones.

Water quality and aquatic biodiversity are all affected by restricted flow regimes from Warragamba Dam, agricultural and urban run-off, and exotic weeds. There have been 11 native fish species recorded at Penrith Weir pool and two introduced species.

3.4 HERITAGE

Indigenous Heritage

The Penrith Great River Walk - Interpretation Plan, prepared by Godden Mackay Logan in 2011, summarised the Aboriginal history of the Castlereagh district and Nepean River prior to European settlement as follows:

“Prior to 1789, the land district around Castlereagh and the Nepean River was the territory of a number of neighbouring Aboriginal groups: the Mulgoa or Mulgowey, who lived on the Nepean River between present-day Mulgoa and Castlereagh; and the Boorooboorongal, who occupied the land north of Castlereagh to beyond Richmond. Castlereagh was a middle ground, the boundary line between the two groups.

The rivers and creeks were a valued natural resource to the local people, providing food, drinking water, swimming and transport. The river also provided stones important for making tools. Chert was used for making sharp cutting tools and basalt pebbles for grinding and making hatchets and axes.

The occupation of the area by Europeans from the early 1800s resulted in serious disruption of the traditional lifestyles of the Mulgoway and Boorooboorongal people, breaking the traditional territorial boundaries and isolating previous areas of food gathering and shelter. The 1828 census recorded 156 Aboriginal people living in the Penrith area; 38 from the Nepean, 15 from the Mulgoa, 73 from Richmond and 30 from the Booroogorang.

Today Penrith has many Aboriginal and Torres Strait Islander residents from many different nations.

There are no confirmed Aboriginal sites or relics within the riparian corridor however research conducted in the Hawkesbury – Nepean catchment area has revealed a rich archaeological context. The combination of elevation above water and proximity to water are considered important factors influencing prehistoric Aboriginal site locations. Recent research has confirmed that archaeological lithic assemblages (e.g. whole or fragmentary stone artefacts) may be preserved in sub-surface layers even where there has been significant disturbance to the land surface (McDonald 2001).

Early European Heritage

Shortly after the first Europeans settled in Australia the discovery of the Nepean River at Penrith was made by Captain Watkin Tench who, together with members of his marine exploration party, reached the shores of the river in 1789. The river was officially named the Nepean by Governor Arthur Phillip, after the British Under-Secretary of State and his close friend Evan Nepean.

European settlement along the Nepean River began in 1803 when the area along the east bank of the river was surveyed. Land lots adjacent to the river were granted by Governor King to free settlers, ex-military men and ex-convicts. These land plots ran parallel to the river between it and a dirt track known as Castlereagh Road which headed north towards the already settled and large rural town of Richmond.

The Hawkesbury Lower Nepean catchment has a long history of vegetation clearing, ecosystem disturbance and modification through agricultural activities and urban development. The construction of dams in the upper catchment, the diversion of Sydney's drinking water (approximately 90% of river flow) and allocation of water for irrigation purposes have significantly altered downstream flows and reduced the frequency and impact of storm and flood events.

The Penrith Great River Walk - Interpretation Plan, prepared by Godden Mackay Logan in 2011 highlights several features or past uses of the park in its history:

- Location of the former ferry link represented in the Punt Road cutting
- Links between Emu Hall's owner Toby Ryan and the construction of the first bridge structures.
- Government Farm established on Emu Plains, although not directly associated with the Park.
- Rowing races that have been held on the Nepean River since the 1850's including:
 - The first recorded race between Penrith and Emu Plains locals in a four-oared whale boat challenging a skiff crewed by two rowers from Sydney
 - In 1888 the first rowing clubs were established. A modern rowing club, 'Nepean Rowing Club' was established in 1928 and is still in operation.
 - In 1936 the Great Public Schools (GPS) Head of the River Regatta was held on the Nepean River. Regatta Park and other parks and reserves along the Nepean banks were used by spectators. This annual competition on the river was held here until the Sydney International Regatta Centre was developed for the Olympic Games in 2000.



Figure 6: Regatta start of 1 mile coxed fours in 1963 (Image supplied by Robin Mackay).

3.5 CURRENT LAND USE AND CONDITION

The current uses within the site are limited to specific areas. The uses are a mixture of active and passive recreation activities associated with specific facilities provided by PCC. Table 4 below lists and describes the current uses and facilities and their condition.

Overall the park is predominantly used for recreation activities such as access to the river for fishing, as well as walking, bike riding, playgrounds, formalised sport and picnics.

No.	Current Use	Description	Condition
1	Sports field	<ul style="list-style-type: none"> • Sports field managed and maintained as a Cricket Oval. • Regular hirer- Penrith Junior Cricket Association summer seasonal hire Saturday and Sunday for 26 weeks. Also used for representative junior matches throughout season. Winter season use by Sydney Morning Cricket and Sydney Junior Cricket weekly. Summer season used for pre-season sports training during daylight savings periods. • Used by Blind Cricket NSW for summer competition. • The oval is rarely used for formal sports games outside the summer months. • The oval is used for informal games and other types of recreation associated with picnics and family/social gatherings. 	<ul style="list-style-type: none"> • The oval is in good condition. It is maintained on a regular basis associated with Blind Cricket usage. • It is an important junior sports facility within PCC suite of sports ground facilities. • Its junior size and absence of flood lighting limits use to daylight hours • It is not promoted as a major facility and therefore does not receive an intense maintenance regime like other major sports fields under care and control of PCC.
2	Children's Play area	<ul style="list-style-type: none"> • The play equipment was installed approximately 10 years ago. It is principally suited to children between the ages of 5 and 10. It is mostly shaded by tree canopy in the mornings but shade is minimal in the afternoons. • The playground is well used mostly by local residents who are able to walk to the playground. • The playground is not promoted as a major play facility within the LG ACT. 	<ul style="list-style-type: none"> • The playground equipment and soft fall are in good condition.
3	Fishing platform	<ul style="list-style-type: none"> • A timber and steel fishing platform is located on the river edge. 	<ul style="list-style-type: none"> • The platform is in sound condition.
4	Amenities building	<ul style="list-style-type: none"> • A relatively new steel accessible building on the western side of River Road provides change rooms, storage and toilets for teams using the oval. 	<ul style="list-style-type: none"> • The building is in satisfactory condition.
5	Public toilets	<ul style="list-style-type: none"> • A brick building on the eastern side of River Road provides male and female toilets. 	<ul style="list-style-type: none"> • The building is in good condition. These toilets are closed and used as storage by 'The Acting Factory'
6	Picnic shelter	<ul style="list-style-type: none"> • Located near the car parking area on the eastern side of River Road • Picnic table provided under the shelter 	<ul style="list-style-type: none"> • Shelter and table are in satisfactory condition.
7	Car parking areas	<ul style="list-style-type: none"> • There are two car parking areas. Both are accessed from River Road: <ul style="list-style-type: none"> ▪ Eastern side – formalised on eastern edge with kerb and gutter ▪ Western side – asphalt, no kerb and gutter 	<ul style="list-style-type: none"> • Both car parking areas are in satisfactory condition.
8	Paths	<ul style="list-style-type: none"> • Footpaths are limited to concrete or asphalt paths along River Road and Great Western Highway. • There are no formalised paths closer to the river. 	<ul style="list-style-type: none"> • The shared footpath adjoining the GWH has only recently been installed and is in good condition. • The footpath along river road is in poor to average condition.
No. Other infrastructure (not publicly accessible and not within site boundary)			
9	Police Cottage	<ul style="list-style-type: none"> • A historic weatherboard building previously a residence 	<p>The building is in moderate to poor condition and is presently unoccupied</p>

No.	Current Use	Description	Condition
		<ul style="list-style-type: none"> Associated with an adjoining police station that was burnt in a fire in 2012 	
10	Private residence	<ul style="list-style-type: none"> A residential building built in the 1960's. 	The building is in satisfactory condition and is occupied.
11	Emu Hall	<ul style="list-style-type: none"> A three acre property with a Victorian homestead adjacent to Punt Road. 	The building is in good condition.
12	Thai Restaurant	<ul style="list-style-type: none"> Former site of Union Inn, the ruin of a brick former coach inn comprising heaped bricks and other building debris within a vegetated compound, damaged by fire in 1990 and is now demolished. 	The current Thai restaurant building is in moderate condition and presently trading as a restaurant.

Table 4: Current land uses and condition



Figure 7: Existing land uses

Observations

Current land use observations indicate opportunities for better enabling existing cultural uses of Regatta Park. Obvious observations include:

- Opportunities for both temporary and integrated public art within Regatta Park
- Regatta Park has been an outdoor performance location for local theatre groups for many years. There is an opportunity to include cultural locations and infrastructure such as a theatre, lighting, power access for sound systems, staging area, dressing room and storage area for temporary use
- Temporary public art installations. This would require site identification for platforms or securing methods to enable safe instalment. This location in the park may also offer possible connections with the Penrith Regional Gallery.

3.6 VALUES AND SIGNIFICANCE

The requirements of Section 11 of the Crown Lands Act (1989) outlines management principles for Crown Land and the Local Government Act (NSW) 1993 specifically addressing the needs for Plans of Management to identify the value and significance of the subject site for a range of criteria.

Set out below are the assessments of values and significance which are based on an overview of the key issues and objectives described in the previous sections.

Heritage Value

Regional and State Significance:

The area has significance based on evidence of pre-European Aboriginal settlement and use, and as the site for the first crossings of the Nepean River in the early exploration of a route over the Blue Mountains. State Heritage Items related to the site are listed below:

- Nepean River
- Victoria Bridge and Railway Bridge
- Government Farm
- Remains of Ferry Crossing
- Weir and Pumping Station
- Emu Hall.

Social Value

Regional and Local Significance

Recreational and health and wellbeing values to a wider urban residential catchment, as an important gathering place suitable for families and all members of the community.

Visual Quality

Local Significance

Important views along and across the river.

Natural Value

State, Regional and Local Significance

Significant habitat on the foreshores plays a major ecological role in the health of the river and catchment.

Recreational Value

Regional and Local Significance

Extensive recreational opportunities are a drawcard for visitors from Penrith City and across Western Sydney.

3.7 SITE ANALYSIS

In preparing the DLMP for Regatta Park a detailed analysis was undertaken and constraints and opportunities were also identified. The following maps summarise this evaluation.

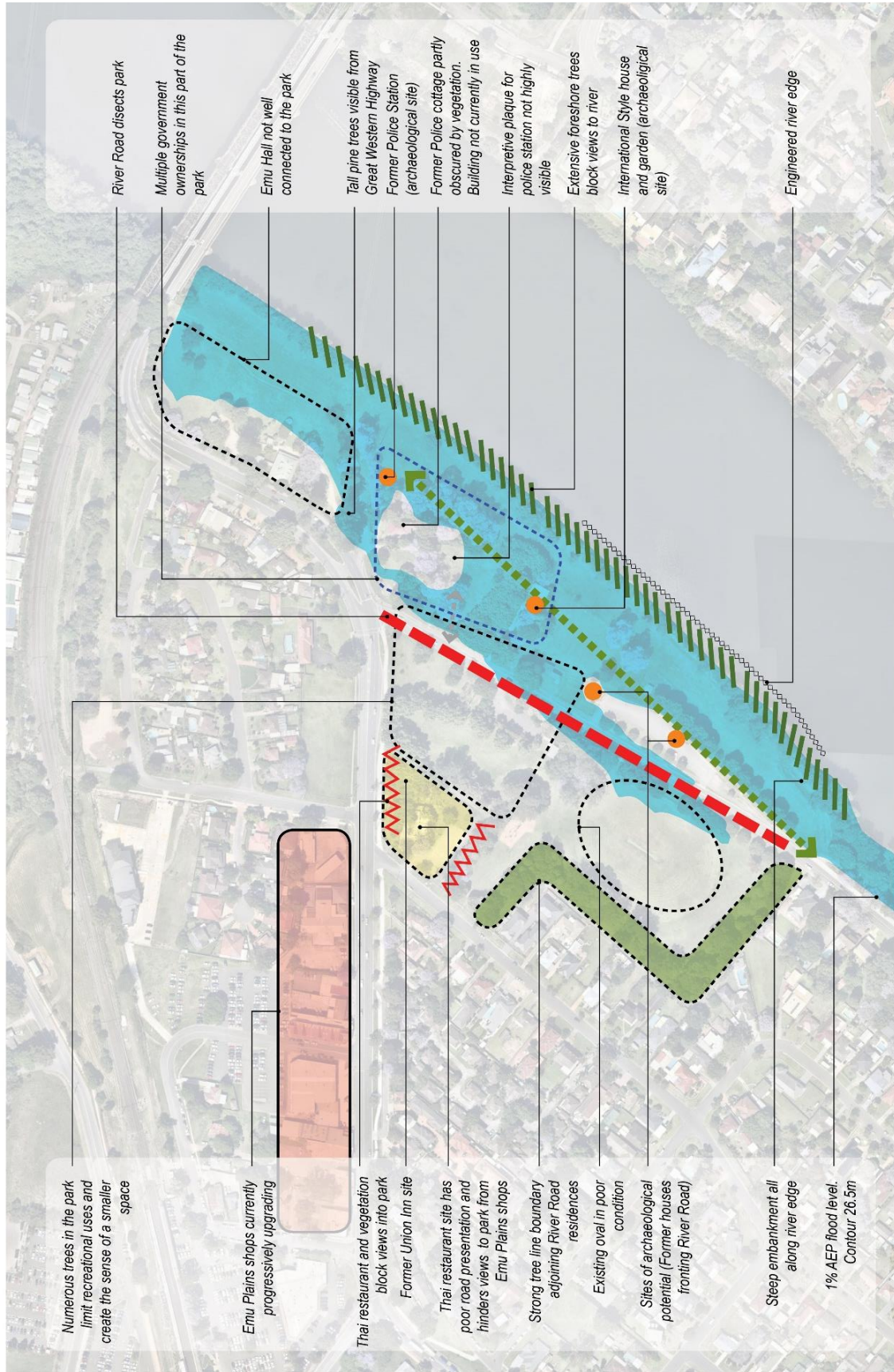


Figure 8: Regatta Park Analysis Plan

Client: Penrith City

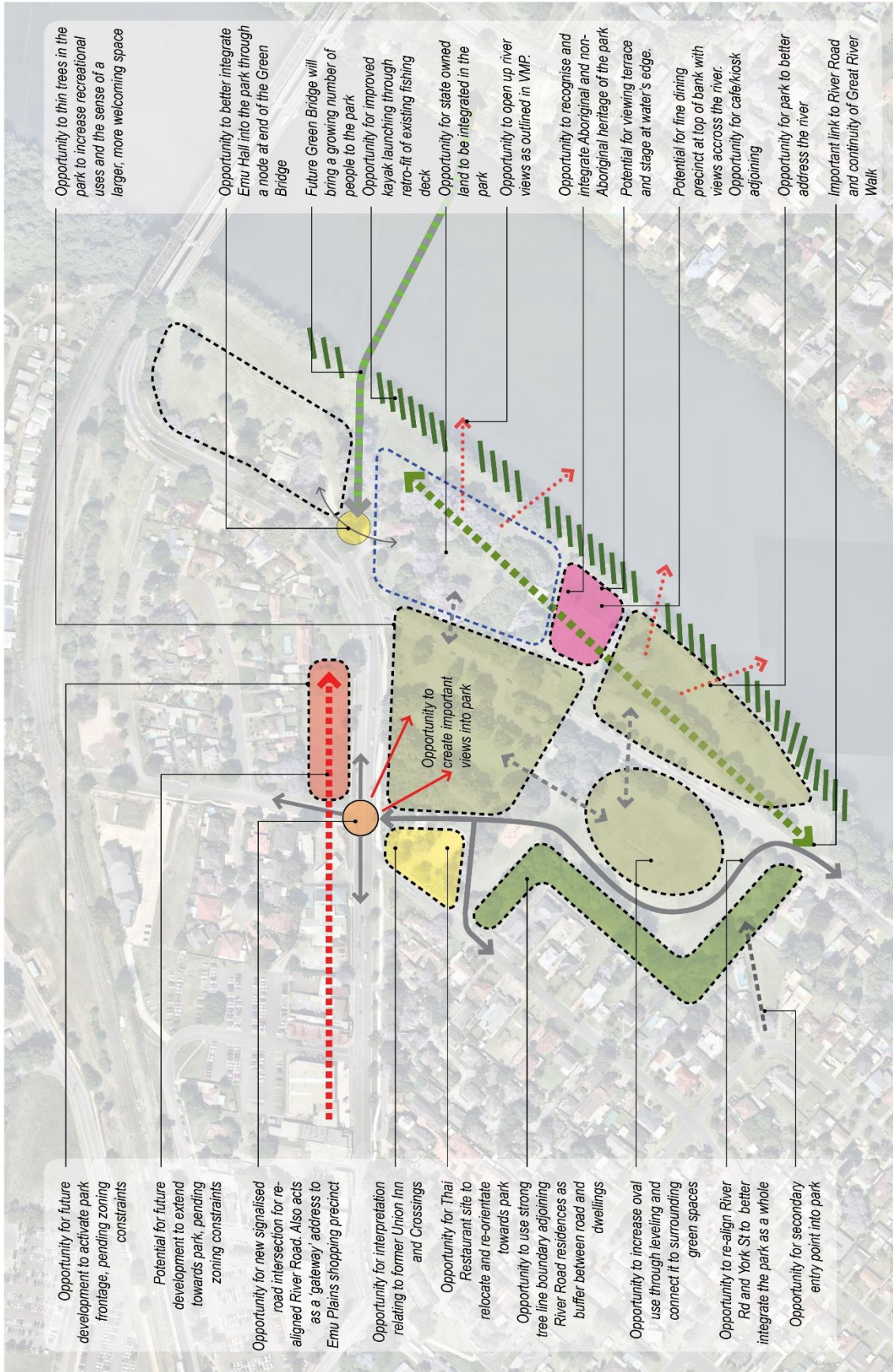
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Detailed Landscape Masterplan • Penrith, NSW
REGATTA PARK ANALYSIS

S15-0078 SK2
03/02/16 Issue C

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P1510515-0078 REGATTA PARK AND TENCH RESERVE ON LAYOUT DRAWINGS ANALYSIS DIAGRAMS - AMENDED IN D - LAST PRINTED ON 09/07/2016 12:38PM



Client: Penrith City

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Detailed Landscape Masterplan • Penrith, NSW

REGATTA PARK OPPORTUNITIES

S15-0078 SK 4

08/02/16 Issue C

LANDSCAPE ARCHITECTS • URBAN DESIGNERS • LANDSCAPE PLANNERS

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PLOT 15/15/15/0278 REGATTA PARK AND TRENCH RESTRICTIONS LAYOUT FOR DRAWINGS ANALYSIS (DARGAWANG, AMERINDIA) - LAST PRINTED ON 08/02/2016 03:28PM

Figure 9: Regatta Park Opportunities Plan

3.8. MANAGEMENT PRINCIPLES

The issues and opportunities identified by the community, stakeholders and consultants through the Our River Master Plan and this Plan have been used to develop key principles that will underpin management strategies for Regatta Park.

These principles address the objectives of the Local Government Act and Crown Land management (Section 11, Crown Lands Act, 1989) and represent an important reference point when strategies may need to be revised. The principles are complementary to the design and planning principles in the Our River Master Plan.

The letter and number reference refer to their relevant actions listed in the Action Plan (Section 5).

Enjoying the Park and River

- E2C Ensure paths are capable of safely servicing the number and variety of users of all ages and abilities
- E3A Minimise conflicts between different users to ensure safety and enjoyment for all users
- E2E Encourage shared use of existing buildings for community purposes
- E2D Maximise shade and shelter in exposed areas of the Park.

Getting to and Around the Park

- G1A Minimise impact of vehicles throughout the Park by optimising car parking and management of traffic movement
- G1B Provide safe and convenient non-vehicular connections to surrounding areas of open space and adjacent community
- GC3 Encourage and promote sustainable and collective public transport to the Park
- E4A Ensure access to and from the water is safe
- G2E Ensure user conflicts are minimised through appropriate design of park elements, features and facilities
- G2B Ensure that visitors can easily navigate their way around the Park.

Conserving the Environment, Heritage and Character of the Park

- C2 Ensure that any changes to or development in the Park do not negatively impact on the natural environment of both land and water
- C2 Protect, maintain and enhance regenerating native vegetation and areas of remnant vegetation
- C1A Provide opportunities for interpretation of the Park's natural and cultural heritage
- C1B Conserve and promote appreciation of Aboriginal heritage sites and values in the Park
- C4A Establish an identity for the Park that recognises its varied character along its length and its association with the Nepean River.

Managing the Park and its Buildings

- M8A Ensure leased premises or licensed premises are for purposes that promote or are related to the use and enjoyment of the Park
- M1D Seek opportunities within the Park to assist in recouping maintenance costs that are appropriate to the Park's principle function and purposes
- M7A Manage waste in the Park by a balanced combination of facilities management and education
- M5C Plan and manage events in the park with focus on the river experience.

4.0 INDICATIVE MASTER PLAN

4.1 DETAILED LANDSCAPE MASTER PLAN

Currently with the preparation of this PoM, Council has prepared a Detailed Landscape master Plan (DLMP) for Regatta Park and Tench Reserve. The indicative Master Plan that illustrates the proposal for Regatta Park is illustrated in Figure 10.

Other studies that have influenced the preparation of the POM and Master Plan include:

- Our River Nepean Master Plan 2013
- Nepean River Riparian Vegetation Management Plan 2014
- Penrith Great River Walk - Interpretation Plan 2011
- Nepean River Plan of Management for Tench Reserve, River Road Reserve, and Weir Reserve (Eco Logical Australia 2014).

Community Consultation and Design Principles

Community feedback from a comprehensive consultation program (as described in reports by People, Place and Partnerships (2013, 2014)) informed development of Our River Master Plan in 2013 and the draft Vegetation Management Plan in 2014. Community consultation involved workshops, displays, online and intercept surveys, and media in relation to the reserves and riparian corridor at Penrith.

The following design principles were developed based on consultation for the Master Plan:

- ***Our Accessible River.*** The river is a significant and important recreational asset in the region, but many people are unaware of its presence and values. Key to the wider awareness of the river and its recreational use and enjoyment is improved access to the parklands along its foreshores and the opportunity to get down to the water's edge and onto the water.
- ***Our Active River.*** Once the river is reached what is on offer to the visitor and resident? An active and vibrant river should provide a wide range of active and passive recreational opportunities both on and off the water, making the river a place to be enjoyed by all, both for active recreation and for quiet reflection and contact with nature.
- ***Our Cultural River.*** The river has a long cultural history, dating back thousands of years. As a spectacular natural and cultural landscape setting, the river provides the opportunity for a series of memorable spaces and places each with their own focus and character, creating a place to celebrate the community's culture and diversity.
- ***Our Healthy River.*** As a key cultural and recreational asset, the river's health is vital to the environmental health of its river landscape and the health and wellbeing of those who live beside it or visit it. Enhancing the health of the river vegetation and the quality of water is therefore of key importance to a sustainable local environment and ultimately the health of the local community.
- ***Our Managed River.*** Like all rivers systems, the river's catchment extends beyond local government boundaries and its management needs to be considered in this wider perspective. Managing and maintaining the river's natural values, cultural heritage and landscape character provides a sustainable setting for compatible recreation, both on and off the water.

These principles have been applied to this PoM. Any management related issues such as operations and maintenance refer directly to the elements in this plan and its subsequent revisions.



Client: Penrith City Council

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REGATTA PARK

Regatta Park and Tench Reserve Detailed Masterplan • Penrith

S15-0078 SK 10

07/03/16 Issue C

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Fig 10. Regatta Park Preliminary Master Plan.

S15-078 REGATTA PARK PoM – Final Adopted

4.2 OBJECTIVES AND PERFORMANCE TARGETS OF THE PLAN OF MANAGEMENT

The objective of the POM and associated master plan is to identify the scope and scale of permissible development on the site. Table 5 provides a list of the Core Objectives from the LG ACT and their corresponding performance targets developed specifically for Regatta Park.

Section 4.6 identifies the land categories and provides a brief description of each category specific to Regatta Park.

Section 5, The Action Plan identifies how Council proposes to achieve the objectives and performance targets required by development proposals. The Action Plan also identifies how Council proposes to assess its performance with respect to these.

Core Objectives	Performance Targets
General Community Use core objectives	
a) 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: <ul style="list-style-type: none"> i. in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and ii. 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). 	<ol style="list-style-type: none"> 1. Active and regular use of the park by a broad cross section of the Penrith community. 2. Visitation to the park by users from outside the Council area (ie the park becomes a draw card). 3. Use of the park for health and wellbeing (running, walking, cycling, kayaking etc).
Park core objectives	
<ol style="list-style-type: none"> a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and b) to provide for passive recreational activities or pastimes and for the casual playing of games, and c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management. 	<ol style="list-style-type: none"> 1. Leases, licenses and permitted uses authorised by this plan are in accordance with the plan's objectives. 2. A balanced provision of recreational opportunities in the park that address identified recreation needs and opportunities for community benefit. 3. Provision of enhanced informal use park areas that cater for day to day community recreational use. 4. Ensure that such activities are managed having regard to any adverse impact on nearby residences. 5. Events – infrastructure adequate to support events. 6. Heritage appropriately conserved and interpreted.
Natural Area: watercourse	
<ol style="list-style-type: none"> a) to manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows, and b) to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and c) to restore degraded watercourses, and d) to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category. 	<ol style="list-style-type: none"> 1. Protected endangered communities. 2. Protected areas of habitat known to support vulnerable species. 3. Specific areas of bushland of more limited accessibility to provide refuge. 4. Interpretive signage and information regarding natural areas.

Table 5: Core objectives and performance targets

4.3 DESIGN CONSIDERATIONS

The following issues and recommendations have been considered and implemented into the POM.

Flood Planning and Design Issues

The installation of any recreational infrastructure such as public access, services, amenities and facilities within the Park must consider the implications of flood events. New structures should not in any way obstruct, reduce or interfere with upstream or downstream flood behaviour or adversely impact occupiers of the floodplain. The potential magnitude of flood impacts, including the rate of rise and duration need to be considered in the planning and design of the riparian corridor. Council and the NSW Government have a suite of flood studies, plans and policies that address these issues.

Climate Change

Changes in climatic conditions are predicted to include increased climate variability, altered rainfall distributions, and increased frequency and intensity of extreme weather-related events. The most recent detailed climate study currently available at a relevant scale is the Climate Change Impacts on Water Supply and Demand in Sydney (NSW Office of Water 2010). Examples of climate projections for 2030 and 2070 from this study include:

- Reduced rainfall and streamflow in Warragamba catchment.
- Increase in summer rainfall due to stronger onshore airflows, slight decrease in winter.
- Number of days of extreme rainfall (>40 mm/day) increases by 45% in summer.
- Increase in frequency of continued dry spells (15 days or more).
- Double in frequency of hot (>32°C) and very hot (>37°C) days.
- Evaporation increases by 10% with double the number of very high evaporation days.

These changes are consistent with those described in the Climate Change Risk Assessment & Adaptation Action Plan for Penrith Council (Parsons Brinckerhoff Australia 2009).

Climate change is likely to have a broad impact on catchment and stream health and on the relative contributions of pollutants across the different sources, and accelerate changes in land use and regional development (SCA 2010). Climate change is also expected to impact biodiversity and bushfire risk (DECC 2008, DECCW 2010). Bushfire risk is considered to be low in the study area as the reserves and immediate surrounds are not mapped as Bushfire Prone Land.

Climate change has been listed as a key threatening process under the *Threatened Species Conservation Act 1995*. Climate change may significantly affect biodiversity by changing population size and distribution of species, modifying species composition, and altering the geographical extent of habitats and ecosystems. Weed management and improving connectivity and health of ecosystems will increase the ability of native plants and animals to cope with future disturbances from climate change as well as helping to protect water quality.

Heritage

The Great River Walk Interpretation Plan states that the "...significance of this riparian corridor as a traditional resource area needs to be recognised and opportunities explored for investigating and interpreting these values. Aboriginal heritage should be further investigated and any places, relics or potential archaeological deposits (PAD) properly protected and managed. Under the *National Parks and Wildlife Act 1974* all Aboriginal sites, whether recorded or not, are protected."

Interpretation Plan recommendations for Regatta Park include:

- Make legible the form and history of Punt Road. This could include landscape features such as paving and signage.
- Commission public art work interpreting Old Ferry Road and Punt Road connections, and the history of ferry/punt crossings. They can be located at Old Ferry Road and Punt Road broadly (may use water or light or other means)
- Integrate interpretation focusing on key themes into Regatta Park facilities (benches, seats, decks etc.)
- Investigate landscape features or public art that reinforces Regatta Park as a place to watch the river.
- Apply interpretive signage as per other GRW locations to Emu Hall (focusing on previous bridges), remains of former punt (mechanism of punt) and at car park (focusing on history of rowing/regatta and this as a viewing location).

Vegetation Management Plan

The VMP identifies three treatment zones within Regatta Park. The proposed vegetation management tasks are proposed for each zone:

Treatment Zone 5 - Water edge access point:

- A. All of bank (from highest bank to near water) with groundcovers and scattered clear-stemmed trees for stability and enhanced views.
- B. Pedestrian access may zigzag down the bank between trees. Elevated boardwalk will reduce the need for cut and fill and therefore minimise erosion. Grade and width may need to suit transport of small water craft (e.g. kayaks).
- C. Potential rest points, lookouts or seating opportunities on lower bank.
- D. Dense shrubs where views are not impeded.
- E. Toe of bank with dense groundcovers for erosion control.
- F. Access jetty and fencing to deter pedestrians from walking on adjacent bank.

Treatment Zone 6 - Key destinations:

- A. Where possible, retain remnant native vegetation and protect from human activities (e.g. small landscape walls to create native garden beds).
- B. Stabilise steep banks with stepped landscaped paths and seating (e.g. grassed amphitheatre).
- C. Provide small pockets of native planting beds with scattered trees to provide habitat nodes. Plant shrubs where views aren't blocked. Use clear-stemmed trees for improved views.
- D. Reinforce toe of bank with walls and paths.
- E. Provide submerged rocky substrate to create aquatic habitat complexity. Vertical walls to have surface roughness to provide micro-habitat for aquatic life.

Treatment Zone 7 - Infrastructure:

- A. Infrastructure (bridges, power lines, culverts etc) to be planted with low growing shrubs and groundcovers to stabilise soil. Species may vary with shade, soil type and access requirements. Rock reinforcing may be required.
- B. Pedestrian access to be stabilised with low growing groundcovers. Paths may zigzag down steep banks to allow access to water edge.
- C. High bank to be densely planted with native shrubs and groundcovers to stabilise banks. No tall growing species as these may impede power lines and bridges.
- D. Lower bank can have greater flexibility in paths (intersections, stairs, lookout platforms, seating, etc) due to lack of trees. Low groundcovers should be used to stabilise edges of paths.
- E. Toe of bank with stabilised material and groundcovers.
- F. Water access possible due to lack of trees and stabilised banks. Placing access points here will reduce the impact to other vegetated banks.

The map below indicates the location of each of the treatment zones.

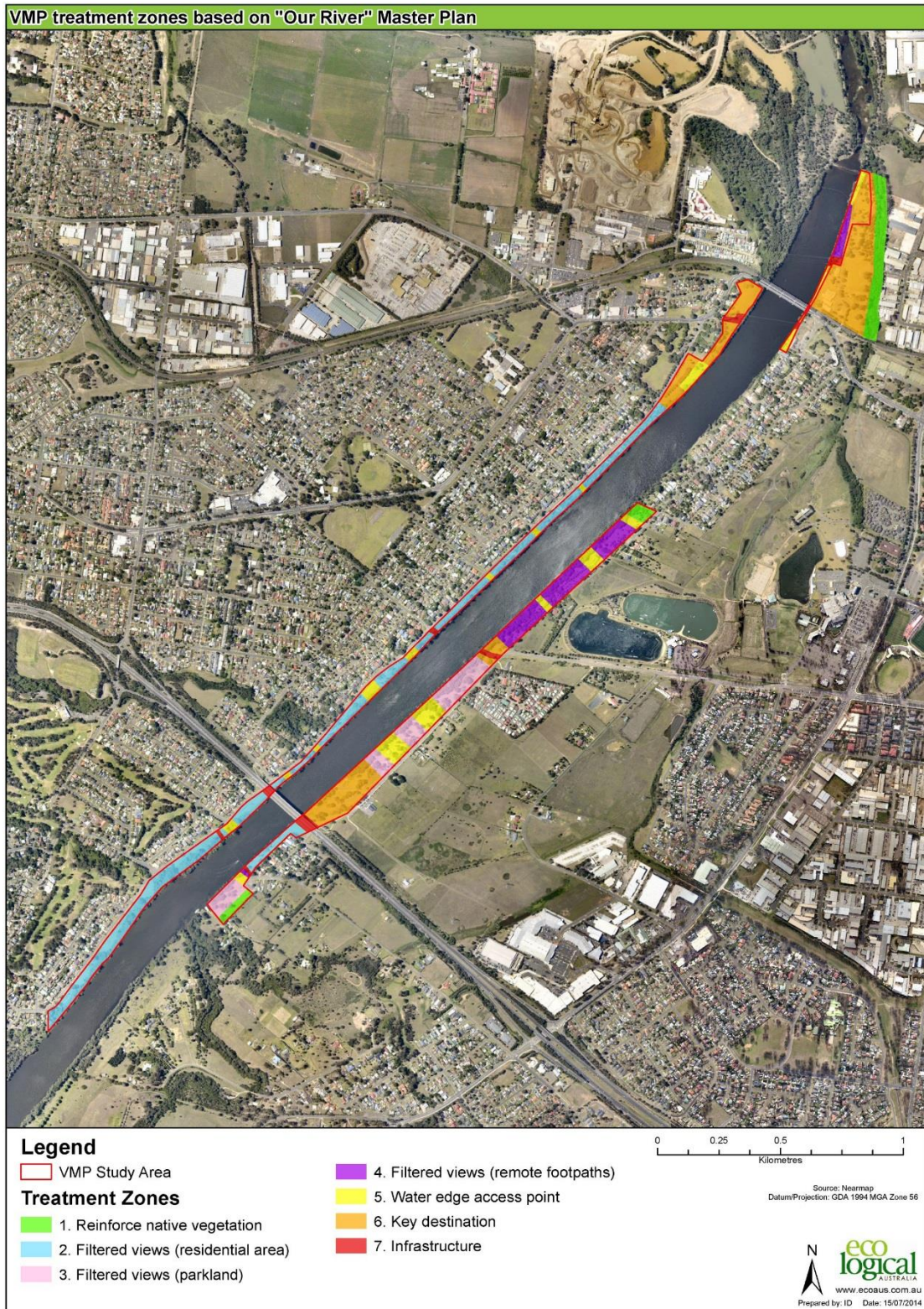


Figure 11: Broad treatment zones within the VMP study area (zones may intermix in parts)

4.4 MASTER PLAN DESCRIPTION

For the purposes of this POM and future management and maintenance of Regatta Park, the park has been divided into four zones.

Zone 1 – Community Space (North West)

This zone comprises:

- Multi-purpose space, designed to host community events, celebrations, concerts, corporate functions etc. This area is relatively level. There is potential for this space to be hired and for Council to gain an income from this part of the Park.
- New main entrance for vehicles and pedestrians from diverted River Road. A new roundabout and six metre wide internal road with avenue planting will provide the main west to east access through the Park.
- The Avenue leads to new formalised car parking areas (see zone 4).
- A circuit path for general circulation with increased potential for nearby residents to utilise Regatta Park more effectively for exercise and recreation.
- New address to Great Western Highway and Emu Plains at the intersection with Lamrock Avenue with new signage, feature planting etc.
- Some existing vegetation within this zone will be removed. New native planting will replace vegetation that is removed.

Zone 2 – Dining Precinct (North east)

This zone comprises:

- Refurbishment of existing toilet block into a café to be leased from Council. This building is designed to address the shared path and east west avenue. It is centrally located within the park and is designed to create a community hub.
- Construction of a new building designed for fine dining with deck oriented towards the river.
- Both these buildings:
 - Are at the top of the bank and out of the flood zone.
 - Will be owned by Council
 - Are designed to be leased from Council to enable Regatta Park to generate an income for Council pending resolution of ownership.
- An existing private residential property will be retained including vehicle access to the property.
- The existing Police Cottage will be retained. There is potential for this building to be used as a visitor orientation node.
- The grass area near the Police Cottage could be used for overflow car parking during events, an event or function space for events associated with potential new uses associated with Emu Hall (such as weddings). The space could also be used for social and family gatherings, outdoor fitness, informal recreation etc. This is subject to negotiations with existing land owners.
- A footpath along the old Punt Road alignment will link to the proposed Green Bridge. This will provide connectivity to the eastern bank of the Nepean and Penrith CBD.
- This links to a new forecourt that will serve as a key pedestrian entry point to Regatta Park, the old Police Cottage and Emu Hall. Seating, signage, public art and other street furniture such as bike racks could be included in the forecourt.
- A series of terraces and ramps will provide access to the river edge. A stage (wharf like structure) will perch over the river and be host to small scale community events.
- The existing fishing platform at the riverside will be upgraded with a formalised path and facilities for kayak launching.
- Some existing vegetation within this zone will be removed.
- Existing Casuarina planting along the river edge will be replaced with clear stem Eucalyptus species.
- New vegetation along the river edge will be planted in groups with gaps to allow for framed views of the river.

Zone 3 – Passive Precinct (South east)

This zone comprises:

- Picnic area adjacent to new car parking. This will include seating, shelters, barbeque facilities etc.
- There is potential for this area to be used for overflow car parking during events.
- Some existing vegetation within this zone will be removed. New native planting will replace vegetation that is removed.
- Existing Casuarina planting along the river edge will be replaced with clear stem Eucalyptus species.
- New vegetation along the river edge will be planted in groups with gaps to allow for framed views of the river.

Zone 4 – Active Precinct (South west)

This zone comprises:

- A multi-purpose space that could be used for formalised sports such as the Blind Cricket NSW competition, other special needs sports, junior sports. The space would be booked or hired by users. Fees for hire would provide Council with an income.
- District level play space catering for all abilities and ages.
- Picnic area adjacent to new car parking. This will include seating, shelters, barbeque facilities etc.

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- New pedestrian access from Willottree and Westbank Avenue
- The car parking area adjacent to this zone could be controlled in the evenings for use by restaurant patrons.
- Additional car parking is proposed on the diverted River Road.
- Pedestrian access along River Road onto a shared path (3.5m wide) that connects River Road through the park and onto the GRW and the New Green Bridge.
- Some existing vegetation within this zone will be removed. New native planting will replace vegetation that is removed.

Overall Circulation

- Pedestrian entrances occur at each major access point and are connected to existing paths and formalised through distinct paths and cleared vegetation. An orientation node including interpretive signage will be integrated with the western access to the Green Bridge adjacent to the Great Western Highway.
- The main vehicular entrance into Regatta Park begins where the redirected York Street intersects with the realigned River Road. This street then continues towards the Nepean River where car parking will be provided. Car parking is offered along the previously located River Road. Vehicles can access Regatta Park from the Great Western Highway, River Road or York Street.
- The Great River Walk will be extended with a new 3.5m wide shared path providing pedestrian and cycle access through the park.
- A 1.5m wide foreshore path will be provided on the river bank connected by accessible paths to the car park and the Great River Walk.
- Circulation paths are also provided to increase access and pedestrian movement throughout all areas of the park.

Other Proposals as Part of the Master Plan and POM include:

- Signalised junction at the intersection of Lamrock, River Road and Great Western Highway
- York Street resident access is provided from a new roundabout intersecting River Road and York Street.
- The Green Bridge linking east and west of the Nepean River providing increased safety for pedestrians and cyclists previously using Victoria Bridge.

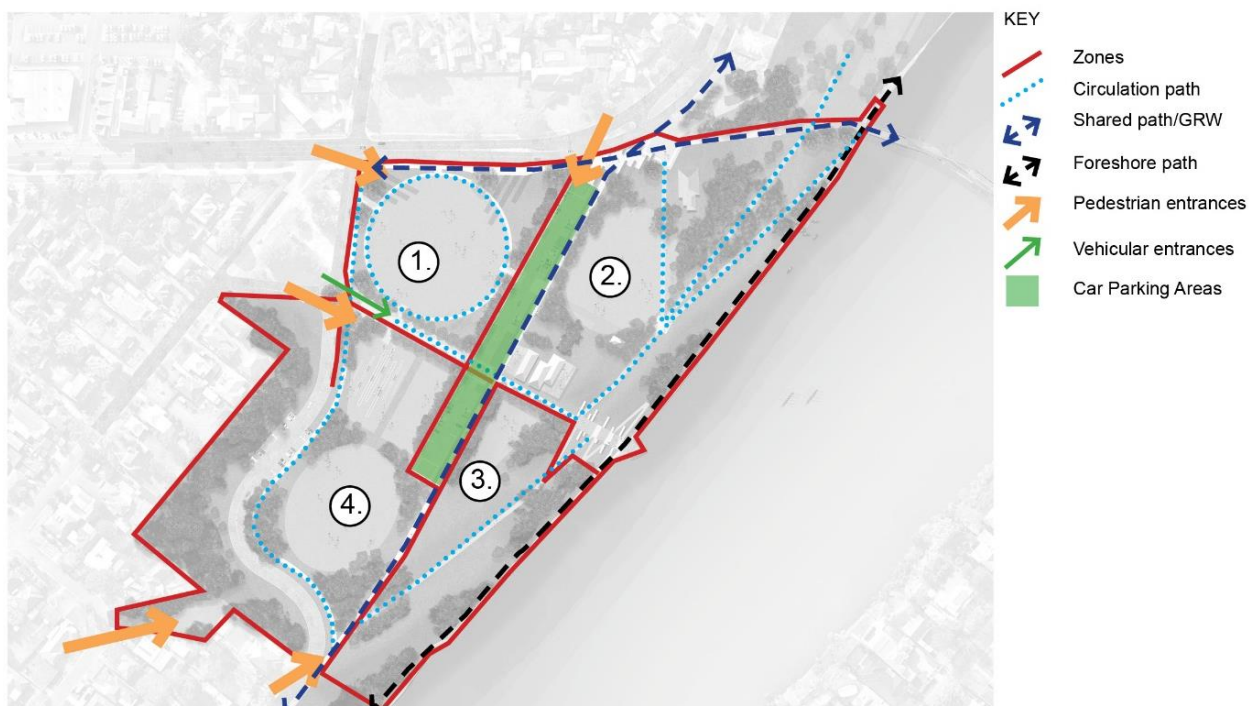


Figure 12. Zone and circulation paths diagram

4.5 OPERATIONAL PROPOSALS

4.5.1 SCALE AND INTENSITY OF USE

Park facilities

Park facilities are taken to include those occurring in land categorised as 'Park' (see section 4.6). The park area may contain:

- Open space with lawns and gardens (including areas marked for periodic sports uses if/where required)
- Regional playground
- Sportsground
- Public toilets
- Barbeque picnic shelters and possibly a kiosk
- Paths and shared cycle/pedestrian path

The park developments will complement other facilities including the dining precinct.

Times of use would generally be confined to daylight hours. On average weekdays visitor numbers to the park areas would be modest (probably fewer than 100). On average weekends, it may be expected that attendance may peak at several hundred visitors, especially for larger events.

Formalised car parking for day to day park users total 146 car spaces (excludes overflow parking on grass areas for events). As the park grows in popularity, overflow car parking may need to be considered (Refer to section 4.4 – Zone 2 for overflow parking recommendations).

Multi-purpose Space

Within the Park categorisation two multi-purpose spaces are proposed. These spaces may be used for a range of unstructured recreation activities and events supported by an amenities building with toilets, change rooms, storage and floodlights. Spectator facilities such as grassed embankments and seating may be provided and complemented by vehicular parking areas.

The southernmost space will provide the opportunity for both winter and summer sporting codes all year round access for the purpose of weekend local club competitions, weekday school use and weekday evening training, subject to Council approval.

The sportsground will be used for sports competitions that do not generate large numbers of spectators. The majority of visitors will be playing participants, match officials, coaches and volunteer supporting club members. Usage levels have not yet been determined and will be negotiated with clubs/users who are interested in hiring the space.

Kayak Launch

Within the 'Natural Area: Watercourse' categorisation a kayak launch deck is proposed. It will provide recreational, non-motor sport vessels river access from Regatta Park and is expected to assist local kayak businesses with direct, safe access for customers.

River Edge Stage

The part of the reserve categorised as 'Natural Area: Watercourse' is reserve concentrated on the Nepean River banks and its recreational activities. In this area, a river edge stage is proposed offering the public access over the river edge. This deck's primary purpose is to provide the public with an increased connection to the river and a stage for small events held at the park.

4.5.2 MAINTENANCE

Council is responsible for maintenance of Regatta Park to a standard that responds to the requirements outlined in this Plan of Management. The Action Plan identifies a specific maintenance approach that will be adopted for the upkeep of the asset. Council utilises Council staff, contractors and voluntary resources to assist in meeting the targets identified.

4.5.2 LEASES AND LICENSES

Pursuant to the provisions of Section 46 Parts (1)(b), (2), (4)(a) and (5) of the Local Government Act 1993, Council may lease or license Community Land in a Plan of Management for purposes that are also consistent with the land categorisation and with this POM.

The Local Government Act requires that all grants of all estates and any lease or licence of Community Land is expressly authorised by a Plan of Management. In accordance with the Act, this Plan of Management expressly authorises leasing and licensing which formalises the use of Community Land by groups, commercial organisations and/or individuals providing

facilities or services for public use that is also in accordance with the core objectives for the category of Community Land and objectives of this Plan of Management.

Activities must be compatible with the zoning of the reserve and provide benefits, services or facilities for users of the land. The terms and conditions of a lease should ensure property management and maintenance, and that the interests of Council and the public are protected.

A lease is generally required where exclusive control of all or part of an area by a party is proposed or desirable in the interest of management of the area. A licence is generally required where intermittent or short-term occupation or control of all or part of an area is proposed. A number of licences can apply at the same time provided there is no conflict of interest.

The maximum allowable period for leases/licences on Community Land under the Local Government Act 1993 is 21 years for purposes consistent with the categorisation and core objectives of the particular area of Community Land. Community Land may only be leased or licensed if public notice is given, unless exempted under the Local Government Act 1993.

A lease, licence or other estate may be granted for the provision of public utilities and works associated with or ancillary to public utilities, or may be granted, in accordance with an express authorisation in a POM.

Future Uses

When current leases expire, Council should reassess the lease and licensing arrangements. Issues to be considered when reassessing leases or entering into new agreements include:

- Ensuring all leases and licences are based on a sound asset management basis with rents and charges having regard to market values and other social and economic factors.
- Ensuring all leases and licences meet the requirements of relevant State and Local Government Acts and Council town planning controls.
- Ensuring proposed activities are compatible with the core objectives established in the Local Government Act.
- Negotiating greater financial returns which will contribute to management and maintenance of Community Land.
- Requiring the lessee to carry out improvement works to the leased facility.

All future lease/licence arrangements entered into shall be in accordance with Council's Policies CSISAS 12 – Delegation of Authority to Grant Lease / Licence Agreements, CSISAS 13-Use of Council Buildings by Kindergartens and CSISAS 14 - Lease/Licence of Council Land and in accordance with requirements of the Local Government Act 1993. Council Policy CSISAS 14 states that the maximum length of lease/licence of Council land will generally be five (5) years. Council may however give consideration to granting an additional period of tenure where special circumstances warrant this occurring.

Where a lease arrangement has been entered into with Council for Community Land, subleasing of the land must be in accordance with the requirements of section 47C of the Local Government Act 1993. This Plan of Management authorises the following types of leases and licences for Community Land within Regatta Park:

4.5.3 LEASING AND LICENSING OF SPORTS FACILITIES

The granting of leases/licences are expressly authorised for use of sportsgrounds for activities permissible under this Plan of Management, the Penrith City Council Local Environment Plan 2010, the Local Government Act 1993 and pursuant to Development Consent if required. The following types of sports facility licences will be granted for the exclusive use of sportsgrounds (including playing fields, change rooms, and canteen) at nominated times.

Licences and Leases for Sportsgrounds

The granting of leases or licences is expressly authorised by this Plan of Management as required for sports that run on either a summer (September to March) or a winter (March to September) competition basis, or competitions/sports programs that continue through the year, and possibly from year to year for a period of up to 21 years.

The range of sports possible include but are not restricted to, clubs and associations engaged in Australian Rules football, rugby league or rugby union football, soccer, baseball, softball, T ball, cricket, athletics, touch football, hockey, orienteering, horse riding and dog agility competition, and training in all these sports.

Leasing or licensing for the operation of restaurants, cafes, canteens, kiosks or other food outlets are also expressly authorised for a period of up to 21 years.

Licences may cover competition/program events on Saturdays, Sundays and public holidays (after 8am) and Friday and Saturday evenings (twilight events in summer).

Licences may also cover training Monday to Friday including some during daylight hours, but predominantly for training from 5pm to 10pm. During these times of use the club or association will have exclusive use of the sportsground.

Licences will generally be granted for periods of a single sports season or a year, renewable annually or as deemed appropriate by Council. In some circumstances leases or licences may be granted for periods of more than a year and up to 21 years (with the consent of the relevant Minister and where stipulated in legislation), particularly where a hirer has invested in capital improvements at a park. Such a lease or licence may cover an entire building or identified facilities and buildings within a park.

To manage ground wear and maintain grounds use within carrying capacity, and to meet the needs of Penrith City residents, limits of use will be placed on the allocation of sportsgrounds. In such cases preference in the allocation of sportsgrounds will be given to hirers based in Penrith City.

Licences for School Use of Sportsgrounds

The granting of licences are expressly authorised by this Plan of Management for Schools for the exclusive use of sports facilities at times during weekdays. The range of sports permissible may include but will not be limited to Australian Rules Football, Rugby League or Rugby Union Football, Soccer, Baseball, Softball, T Ball, Cricket, Athletics, Touch Football, Hockey.

Licences for Casual Hire of Sportsgrounds

The granting of licences is expressly authorised by this Plan of Management for casual events including, but not limited to, the playing of Australian Rules Football, Rugby League or Rugby Union Football, Soccer, Baseball, Softball, T Ball, Cricket, Athletics, Touch Football, Hockey; for community events including organised fetes, festivals, parades and performances that may include stall holders engaging in a trade or business; and small-scale private sector events including markets, promotional events, parties, weddings, filming, photography and personal training.

These events may generally be held between the hours of 8am and 10pm. Specific approval will be required to licence events proposed outside these hours.

Leasing or licensing for the operation of restaurants, cafes, canteens, kiosks or other food outlets are also expressly authorised for a period of up to 21 years.

4.5.4 LICENCES FOR SPECIAL EVENTS

Licences are expressly authorised by this Plan of Management for the staging of special events such as fetes, festivals, fairs, circuses, markets, musicals, theatre, movies, fun runs, art exhibitions, charity or community fundraising performances or events, gala sports carnivals, community carol singing, large picnics, family reunions, private ceremonies, cultural or religious ceremonies, weddings, community education events, pet and animal events, miscellaneous community events, and small scale private sector events such as promotional events, musical or drama performances, art exhibitions, parties, filming and photography.

4.5.5 LEASING AND LICENSING OF SPORTSGROUND OR PARK FACILITIES FOR VARIED USES

The granting of licences is expressly authorised by this Plan of Management for use of certain parts of the parks or a portion of those parks for occasional hire. Activities subject to lease or licence may include but will not be limited to community groups using designated parks or a portion of those parks for regular market days, model boat / plane activities, community fund-raising events that may include stall-holders engaging in a trade or business, private sector events including markets, recreation events such as promotional events, parties, filming and photography permissible under the Penrith City Council Local Environment Plan 2010, and other uses permitted under this Plan of Management.

These events may generally be held between the hours of 8am and 10pm, with consideration given by Council to the frequency, scale and intensity of events on each occasion. Specific approval will be required to licence events proposed outside these hours, and in consideration of limits to neighbourhood disturbance.

This POM expressly authorises leases and licences for the operation of restaurants, cafes, canteens, kiosks or other food outlets, for periods up to 21 years, or 30 years with State Government ministerial support.

4.5.6 OTHER LEASES AND LICENCES

Crossing of Reserves

Section 46 of the Local Government Act prevents Councils from granting leases, licences or other estates over Community Land for private purposes except in the uses described in Section 116 (3 - 5) of the Local Government (General) Regulation 2005. Short term, casual use will only be granted for a purpose consistent with the core objectives for the category of land and for a purpose referred to in section 46 (4) (a) (i) (ii) of the Local Government Act for:

“(a) The provision of goods, services and facilities, and the carrying out of activities, appropriate to current and future needs within the local community and of the wider public in relation to any of the following:

- i. public recreation;*
- ii. the physical, cultural, social and intellectual welfare or development of persons.”*

Such licences are expressly authorised by this Plan of Management.

Easements

In accordance with the requirements of the Local Government Act 1993, this POM expressly authorises Council to grant easements for authorities, organisations or individuals in favour of private lands over lands identified in this POM, providing Council is satisfied there is no reasonable alternative and that appropriate benefits are obtained for the Community Land.

Any adverse impacts on lawn areas, playing surface or drainage is to be remediated at the cost of the holder of the easement. Council will not be responsible for any loss or damage caused through any act or omission of Council to any structures or facilities within the easement.

Liquor Licences

Although granting of liquor licences are subject to other approvals and are not at the sole discretion of Council, this POM allows for Council to give permission as the landowner for liquor licences on Community Land subject to other necessary approvals. Applications for liquor licences will be considered on individual merits and will only be considered when Council is satisfied that the licensee can meet legislative requirements for responsible service of alcohol. Such licences are expressly authorised by this POM.

Casual Liquor Licences

The consumption of alcohol in reserves under the care, control and management of Penrith City Council are expressly authorised by this Plan of Management but only with written Council consent under the following conditions:

- People will not be allowed to enter or remain in reserves in an intoxicated state;
- People will not be permitted to consume alcohol in reserves while junior games are in progress; and
- People will not be permitted to consume alcohol within 10 metres of children’s play areas.

Granting of Estates

This Plan of Management allows Council to grant ‘an estate’ over Community Land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the Local Government Act 1993. Estates may also be granted across Community Land for the provision of pipes, conduits or other connections under the surface of the ground for the connection of premises adjoining the Community Land to a facility of the Council or other public utility provider that is situated on the Community Land. Estates will be granted in accordance with the requirements of the Local Government Act 1993.

An estate in respect of Community Land is authorised by this Plan of Management for the purpose of a ‘public road’ are expressly authorised by this Plan of Management under the following conditions (S.47F):

- Where the provision of that road is consistent with the core objectives.
- Where that road is necessary to facilitate enjoyment of the land or any facility on that land.
- Where other means of access other than public road access have been considered.

Public Utilities

This Plan of Management expressly authorises Council to enter into leases, licenses or other forms of agreement with relevant authorities, organisations or individuals in relation to the provision of services or utilities for a public purpose.

4.6 CATEGORISATION

Explanation of Categorisation Mapping

For the purposes of this Plan of Management, it is necessary to identify a categorisation of land, as mapped (Figure 13), which reflects Councils' proposed use of the land for Regatta Park, in accordance with the Local Government Act 1993, Division 2 - Use and Management of Community Land.

The Masterplan (Figure 10) provides an illustration of an intended arrangement of facilities in Regatta Park, which includes the development of new recreation facilities and buildings, new entries and pathways through the park, new car parking arrangements (see section 4.4) and additional street tree planting.

The Masterplan layout responds to and enhances existing site conditions, and the proposed recreation facilities are contained within appropriately categorised areas for future management.

The adoption of this POM will legislatively enable appropriate development works to be carried out within the various categorisation zones. Adoption would also require commitment to management of the lands in Regatta Park in accordance with the objectives outlined in the Action Plan (Section 5 of this POM). While Crown Reserves do require to be categorised under the Crown Lands Act 1989, categorisation of all land on this reserve is proposed given the mixed land ownerships. This categorisation applies legally to all local government owned land and in-principle to all other public land.

Land Categorised as 'General Community Use'

The majority of the Park is categorised as General Community Use to allow flexibility of uses including community events, corporate events and other events that would require hiring specific spaces within the park. The new buildings within the dining precinct are also included in this area. The pedestrian link and buffer area along the south western boundary (western side of new River Road alignment) are also included in this area.

Land Categorised as 'Park'

The south western portion of the park (Zone 4 as mapped in Figure 12) is categorised as Park. This area includes formalised picnic area, play space and the multi-purpose space which will most likely be used for community sport. These areas are not devoted to the protection of watercourses, vegetation and/or habitat. However such categorisation does not exclude regeneration of habitat or other environmental design outcomes in these areas and in line with the Vegetation Management Plan several environmental outcomes are detailed for zones 2 and 3 (see Figure 12) that relate to the riparian environment and the river experience.

Land Categorised as 'Natural Area': Watercourse

The lands categorised as 'Natural Area - Watercourse' occur on the eastern boundary of the Park and includes the 40m riparian zone of the Nepean River. The Vegetation Management plan provides recommendations for management in this area. The protection of habitat, regeneration of native species and weed removal are high priorities for this land categorisation.



Figure 13. Land Categorisation

5.0 ACTION PLAN

5.1 ACTION PLAN DESCRIPTION

The Strategies that follow have been formulated firstly to deal with existing issues raised by the community, professional stakeholders, reference groups and consultants and secondly to deal with likely future developments in the Park and its immediate surrounds. These changes include increase in population and the changing nature of public use of open space.

The Strategies have been tested against the Management Principles to ensure that they are both sustainable and appropriate to the Park as a unified public open space.

Action Plan Format

The Strategies for the Park have been arranged in a table format for ease of reference and application. They are arranged in columns from Strategy through to Responsibility. The columns are as outlined briefly below:

- **Issue/Topic**- These define the principle actions to be passed under the Plan. Some strategies may fall under a number of topics but have been addressed only once to avoid repetition.
- **Action** – specific action as part of the ongoing maintenance of Regatta Park as it is represented in the Master Plan
- **Origin** – where the action originated from:
 - MP – Master Plan
 - VMP – Vegetation Management Plan
 - PCO – Park Core Objectives
 - GUCO – General Use Core Objectives
 - NAW – Natural Area Core Objectives
 - IP – Interpretation Plan
- **Zone** – this refers to zones described in section 4.4
- **Priority** - This identifies the relative order in which the strategies should be implemented. This priority is based on both urgency of implementation and opportunity. While some strategies may have high priority, the opportunity to implement them may be dependent on another strategy being implemented:
 - H (High) - requires action as soon as possible
 - M (Medium) - requires action in the medium term
 - L (Low) - not urgent but should be undertaken when constraints are removed
- **Time Frame** - Definitions of the timing for actions are as follows:
 - ST (Short Term) - action completed within 3 years
 - MT (Medium Term) - action completed within 4 - 6 years
 - LT (Long Term) - action commenced after 6 years
 - O (Ongoing) - action carried out on a regular basis for the term of this Plan of Management
- **Plan/Design, Construction, Management** - These columns have been included for ease of use to identify at a glance the type of action required to implement the strategy. In some cases a strategy will have more than one component; for example, Planning and Construction often occur together as much of the construction noted will have a design or planning component before works can be undertaken.
- **Responsibility** - Against each strategy parties are nominated for action, review, evaluation or implementation. Abbreviations are shown overleaf.
- **Performance Measure** – this describes how Council identifies what progress is being made relative to the time frame established for the actions, or whether the final achievement is realised. This section of the Plan will require review to ensure it is an effective working document. It will provide a framework for management consistent with anticipated availability of resources and anticipated community needs. Assessment of targets will take place in reviews of the Action Plan at intervals no greater than five years. Monitoring of actions within this Plan of Management will occur on an annual basis. Assessment will include qualitative and quantitative reviews of targets.

Management Teams within Council with responsibility for Action Plan items

Abbreviation	Team
PM	City Parks / Parks Manager
CCMM	Corporate Communications and Marketing / Corporate Communications and Marketing Manager
CWM	City Works / City Works Manager
CCDM	Community and Cultural Development / Community and Cultural Development Manager
EH	Environmental Health
WCPM	Waste and Community Protection / Waste and Community Protection Manager
ESM	Engineering Services / Engineering Services Manager
NM	NSW Maritime
CMA	Catchment Management Authority
COMM	The Local Community
FSM	Financial Services Manager / Risk Manager Coordinator
DP	Design Projects
RM	Recreation Manager

5.2 SUMMARY OF ACTION PLAN TOPICS

The Action Table has been divided into the following topics:

1. Enjoying the Park and River

- E1 Recreational uses, structured and unstructured
- E2 Facility provision to meet recreation needs
- E3 Minimisation of user conflicts
- E4 Water based recreation management
- E5 Visitor safety and amenity.

2. Getting to and Around the Park

- G1 Vehicle access and parking management
- G2 Universal access for walking
- G3 Safe and amenable cycle and walking
- G4 Emergency and maintenance access
- G5 Integration of wayfinding and information.

3. Conserving the Environment, Heritage and Character of the Park

- C1 Conservation and interpretation of cultural heritage
- C2 Conservation and interpretation of native vegetation and habitat
- C3 Water quality management
- C4 Riparian corridor and flood management
- C5 View/vista management and open/enclosed spaces
- C6 Climate change adaptation.

4. Managing the Park and its Buildings

- M1 Vegetation management and maintenance
- M2 Sustainable maintenance practices
- M3 Building Management, services and infrastructure
- M4 User conflict management (land and water)
- M5 Event management
- M6 Security and public safety
- M7 Waste and recycling management
- M8 Lease, license and hiring arrangements and conditions.

5.0 ACTION PLAN

1. ENJOYING THE PARK AND THE RIVER												
Issue/Topic	Action	Origin	Zone	Priority	Time Frame	Plan/Design	Construction	Management	Responsibility	Performance Measure		
E1	E1 Recreational uses, structured and unstructured											
A	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: <ul style="list-style-type: none"> 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). 	GCU CO a	All	H	0	-	-	✓	PCC	<ul style="list-style-type: none"> Updated Regatta Park webpage Regular use of the park by a broad cross section of the Penrith City Community Visitation to the park by users from outside the Council area (ie the park and its facilities becomes a draw card) 		
B	Encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities	<ul style="list-style-type: none"> Update Council website page dedicated to Regatta Park Through Council website and other means promote the park as a key location for <ul style="list-style-type: none"> community events (free) community events (for hire) corporate and/or private events such as weddings (for hire) social gatherings such as children’s birthday parties (bookings required). Ensure infrastructure maintenance and any future provision is adequate to support events Ensure that activities are managed having regard to any adverse impact on nearby residences Provide for a variety of recreational uses (see E2A, E2B) 	PCO a	All	H	0	✓	-	✓	CCMM CCDM PM	<ul style="list-style-type: none"> Use of the park for health and wellbeing (running, walking, cycling, kayaking etc) Park User surveys conducted at regular intervals with comparison and analysis of results. Surveys conducted on weekends, during the week, different times during the day and during events. Leases, licenses and permitted uses authorised by this plan are in accordance with the plan’s objectives. See M8. 	

C	Provide for passive recreation activities or pastimes and for the casual playing of games	<ul style="list-style-type: none"> Retain open areas for unstructured and informal games Ensure Crown land is not used for private functions 	PCO b	All	H	0	✓	-	✓	PM	<ul style="list-style-type: none"> A balanced provision of recreation opportunities in the park that address identified recreation needs for the overall community benefit.
D	Provide for active recreation	<ul style="list-style-type: none"> Retain and maintain the sports field for active recreation, both informal and formal (competitive) Promote the sports field for bookings by sports teams 	MP	4	H	0	✓	✓	✓	RM	
E	Improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.	<ul style="list-style-type: none"> Negotiate with other land owners to create level areas which are currently uneven and unusable 	PCO c	All	H	0	✓	✓	✓	PM DP	<ul style="list-style-type: none"> As part of the construction of the Master Plan land owners will be engaged, provide feedback and arrangements made in terms of changes to land.
E2 Facility provision to meet recreation needs											
A	Provision and maintenance of amenities and facilities to encourage people to visit and re-visit the park	<ul style="list-style-type: none"> Ensure regular maintenance of amenities including public toilets (including disabled access), shelters, park furniture, drinking fountains, garden beds etc. Ensure regular maintenance of buildings, play equipment, barbeques, fishing platform and kayak launch etc. 	MP	All	H	0	-	-	✓	PM	<ul style="list-style-type: none"> All amenities and facilities are in good working order, accessible, tidy and free from graffiti and litter, are safe to use and uphold a high level of hygiene. See M1to M8
B	Future recreation needs and demands	<ul style="list-style-type: none"> Ensure flexibility in any future design to allow spaces to be used in a variety of ways. Continue to promote an open community-based consultative process for any future development proposals. Use targeted community engagement activities to gain best results such as on site information days, user surveys and general wider community surveys, etc. 	MP	All	H	0	✓	-	✓	PM DP	<ul style="list-style-type: none"> Park User surveys conducted at regular intervals with year to year comparison and analysis of results. Surveys conducted on weekends, during the week, different times during the day and during events.
C	Ensure paths are capable of safely servicing the number and variety of users of all ages and abilities	See G1B, G2, G3									
D	Maximise shade and shelter in exposed areas of the Park	<ul style="list-style-type: none"> Assess need for shade over time, especially over play equipment and play areas. 	MP	All	H	0	✓	-	✓	PM CWM	<ul style="list-style-type: none"> Adequate shade in the park

		<ul style="list-style-type: none"> Plant shade trees when existing shade trees are in decline 										
E	Encourage shared use of existing buildings for community purposes	<ul style="list-style-type: none"> Buildings to be used by a variety of groups for community purposes throughout the day, early evening and weekends 	MP	All	H	0	✓	-	✓	CCDM	<ul style="list-style-type: none"> Buildings used by a variety of groups at different times during the week 	
E3 Minimisation of user conflicts												
A	Minimise conflicts between different users to ensure safety and enjoyment for all users	<ul style="list-style-type: none"> Install signage that aims to improve visitor awareness of appropriate activities, including dog areas, alcohol consumption, hiring of spaces and barbeques, Signs should include maps to indicate certain activities in certain areas, identify the range of recreational opportunities and linkages and improve understanding of environmental and heritage values. Signs should be durable and vandal- resistant and include use of sensory and multi-lingual options and stipulation of rules and regulations Signage may also be required to explain hiring policy/ protocols Signage should be consistent with 'Our River' suite of signage (an integrated system of identification, directional, regulatory and interpretive signage to 'brand' the corridor as a single inter-connected entity) Signage should be accessible for the wisest possible audience, e.g. Braille, other languages for important information. 	MP	All	H	0	✓	-	✓	PM DP	<ul style="list-style-type: none"> Signage throughout park that communicates clear information to the widest possible audience 	
E4 Water based recreation management												
A	Land to water-based activities/ Ensure access to and from the water is safe	<ul style="list-style-type: none"> Maintain stage area, fishing platform and kayak launch in good working condition. Avoid build-up of moss etc and replace timbers as necessary. Maintain access to the above facilities including paths to access points and vegetation growth adjacent to access points 	MP	2	H	0	✓	✓	✓	PM CWM NM	<ul style="list-style-type: none"> Well used facilities Clear signage Regular NSW Waterways patrols to control speed and monitor water-based sports and activities 	

		<ul style="list-style-type: none"> Install and maintain safety signage relating to permissible activities associated with the river such as swimming 									
B	Designated areas	<ul style="list-style-type: none"> Determine and enforce designated areas for power-boats and water-sports such as wake-boarding. Install signage to demarcate areas for different activities 	MP	2,3	H	0	✓	-	✓	PM CWM NM	
C	Coordinated approach	<ul style="list-style-type: none"> Co-ordinate with NSW Waterways and other authorities to control and monitor high impact, water-based sports within designated section of the river. Monitor use of kayak launch and fishing platform 	MP	2,3	H	0	-	-	✓	PM CWM NM	
E5 Visitor safety and amenity											
A	Day and night-time safety of all visitors	<ul style="list-style-type: none"> Lighting to be installed along major footpaths, playground and other attractions/facilities. Clear signage to demarcate pedestrian and vehicle interfaces Maintain surveillance patrols as required. Lighting for any landscape or architectural features including public art Additional temporary lighting should be imported into the site for special events held after sunset to illuminate major event spaces. Ensure Crime prevention through Environmental Design principles are applied to design maintenance and management of the park 	MP	2,3	H	0	✓	✓	✓	PM CWM	<ul style="list-style-type: none"> Lighting is provided where required, bulbs, fittings etc. updated or replaced as needed. Limited problems associated with day and night anti-social behaviour. Surveillance patrols are carried out at known problem times and during events. Crime prevention through Environmental Design is incorporated into the design and maintenance management of the park
B	Informal surveillance	<ul style="list-style-type: none"> Vegetation management regime should enforce important sight-lines and afford a sense of security to reduce opportunities for anti-social behaviour (such as no dense shrub planting near pedestrian entry points, pathways and recreational nodal areas, and facilities located adjacent to the river). 	MP	2,3	H	0	✓	-	✓	PM CWM	<ul style="list-style-type: none"> Sight lines are identified and maintained Community ownership of the park.

		<ul style="list-style-type: none"> Continue to support and facilitate community ownership of the corridor, promoted through events and PCC website. 										
C	Vandalism	<ul style="list-style-type: none"> Repair and replace all damaged infrastructure promptly See M7, C3 E, M3 E. 	MP	2,3	H	0	-	-	✓	PM CWM	<ul style="list-style-type: none"> Facilities within parks and sportsgrounds are designed to reduce opportunities for vandalism. See E2A, M1, M3 and M7. 	

2. GETTING TO AND AROUND THE PARK

	Issue/Topic	Action	Origin	Zone	Priority	Time Frame	Plan/Design	Construction	Management	Responsibility	Performance Measure
G1	Vehicle access and parking management										
A	Minimise impact of vehicles throughout the Park by optimising car parking and management of traffic movement	<ul style="list-style-type: none"> Car parking is limited to specific locations within the park that limit the requirement for through roads within the park. Monitor unauthorised car parking on lawn/grass areas and any illegal car parking Assess the need for any overflow car parking areas especially during events Install permanent signage informing visitors of parking restrictions Car parking is to remain free Install temporary signage during events As the park's popularity grows consider timed parking during peak times/corporate events As the dining precinct develops consider the use of a boom gate for the car parking area to the south of The Avenue (zone 4) for designated car parking for night time dining. 	MP	1, 4	H	0	✓*	✓*	✓	PM ESM DP	<ul style="list-style-type: none"> No illegal car parking or car parking on grass/lawn areas Regular parking patrols Additional car parking areas (on street/during events) created if need arises. Dining precinct car parking resolved (boom gate or other means) <p>* for any future stages</p>
B	Provide safe and convenient non-vehicular connections to surrounding areas of open space	<ul style="list-style-type: none"> Footpaths, pedestrian entrances and gateways are accessible and extensive to allow visitors to move easily through the park and access all the facilities 	MP	All	H	0	✓*	✓*	✓	PM ESM DP	<ul style="list-style-type: none"> Footpaths are provided throughout the park Footpaths are used by a variety of users of all abilities

	and adjacent community (see also G2)	<ul style="list-style-type: none"> Links to the north (Victoria Bridge) and south (River Road) are seamless and allow options for different abilities 										<ul style="list-style-type: none"> Links to the north and south are used on a regular basis * for any future stages
C	Ensure user conflicts are minimised through appropriate design of park elements, features and facilities (see E3 also)	<ul style="list-style-type: none"> Pedestrian and vehicle areas are kept separate using bollards/kerbs/planting etc. Shared zones are clearly signed and enforced 	MP	1, 4	H	0	✓*	✓*	✓	PM ESM DP	<ul style="list-style-type: none"> None to limited car and pedestrian conflicts Shared zones are used appropriately * for any future stages 	
G2	Universal access for walking											
A	Ensure people of all abilities can access the park and its facilities including those on the water's edge (see G1B)	<ul style="list-style-type: none"> Provide a system of footpaths and ramps that lead to the park facilities and provide access throughout the park Provide a series of compliant ramps to allow access for all abilities and prams/strollers to the water's edge Maintain the paths at all times so that access is not blocked or becomes difficult (i.e. repair cracks/lifting etc.) Satisfy the requirements of the Disability Discrimination Act 1992 and the Anti-Discrimination Act 1977. Where parking areas are present provide appropriate number of parking spaces in accordance with the requirements of the Access and Mobility DCP, to allow access for users with disabilities In conjunction with Council's access committee, ensure universal design principles are embedded in the overall masterplan design and any future design work required. 	MP	All	H	0	✓	✓	✓	PM ESM	<ul style="list-style-type: none"> Footpaths and ramps are accessible and useable at all times Footpaths and ramps are well used In times of maintenance signage and alternative access routes are clearly displayed 	
B	Ensure that visitors can easily navigate their way around the Park (see G5A)	<ul style="list-style-type: none"> Provide signage and maps indicating accessible paths, route times, facilities etc. 	MP	All	H	0	✓	✓	✓	PM	<ul style="list-style-type: none"> Signage is installed and maintained Damaged or vandalised signage is replaced promptly 	
G3	Safe and amenable cycle and walking											

A	Promote cycling and walking to and through the Park	<ul style="list-style-type: none"> Promote cycling and walking to the park on Council website by indicating specific cycle routes to the park or that the park is en route to Provide cycle storage within the park. This may incorporate public art to increase awareness of cycle facilities. 	MP	All	M	O	✓	-	✓	PM ESM	<ul style="list-style-type: none"> Visitors cycling and walking to the park (information collected as part of User Surveys, see E1A,B and E2B)
B	Address public safety issues with respect to multi-use pathways and connections.	<ul style="list-style-type: none"> Provide signage and maps indicating shared paths and rules for sharing paths (see G2B) 	MP	All	M	O	✓	-	✓	PM ESM	<ul style="list-style-type: none"> Signage is installed and maintained Damaged or vandalised signage is replaced promptly
C	Encourage and promote sustainable and collective public transport to the Park	<ul style="list-style-type: none"> As part of walking and cycling other forms of sustainable transport should be encouraged, especially during events (community and corporate). Provide information regarding walking time from nearby bus stops and Penrith train station as part of overall updated webpage (see E1B). Encourage use of non-motor recreational transport on shared paths including skate boarding and roller blading. 	MP	All	M	O	-	-	✓	PM ESM	<ul style="list-style-type: none"> Updated webpage (see E1B) Visitors travelling by public transport to the park, especially during events
G4 Emergency and maintenance access											
A	Allow emergency and maintenance vehicles as required	<ul style="list-style-type: none"> Prevent vehicular access to unauthorised areas of parks and sportsgrounds by use of physical barriers (bollards/kerbs/fences/gates as appropriate). Provide opportunities for access of maintenance and emergency vehicles as required for the sports field and dining precinct. Ensure access to the river edge is available at all times including during events etc. 	MP	All	H	O	-	-	✓	PM ESM	<ul style="list-style-type: none"> Emergency and maintenance access is problem free Seek feedback from maintenance staff and implement any improvements Monitor emergency access and make any necessary improvements
G5 Integration of wayfinding and information											
A	Suite of coordinated signage	<ul style="list-style-type: none"> A collection of signs are provided including gateway, orientation (maps), destinations, directional and interpretive All signs are designed as one suite 	MP	All	H	O	-	-	✓	PM	<ul style="list-style-type: none"> Signage is installed in highly visible locations Signage is maintained on a regular basis

		<ul style="list-style-type: none"> • Signs are installed in highly visible locations • Replace damaged/vandalised signs where they have been rendered illegible • Signage should be accessible to the wisest possible audience, e.g. Braille. 										<ul style="list-style-type: none"> • Damaged or vandalised signage is replaced promptly
B	Ensure access to and from the water is safe	See E4A										

3. CONSERVING THE ENVIRONMENT, HERITAGE AND CHARACTER OF THE PARK

Issue/Topic	Action	Origin	Zone	Priority	Time Frame	Plan/Design	Construction	Management	Responsibility	Performance Measure	
C1	Conservation and interpretation of cultural heritage										
A	Provide opportunities for interpretation of the Park's cultural heritage	As listed in the Interpretation Plan: <ul style="list-style-type: none"> • Make legible the form and history of Punt Road. This could include landscape features such as paving and signage. • Commission public art work interpreting Old Ferry Road and Punt Road connections, and the history of ferry/punt crossings. To be located in the vicinity of Old Ferry Road and Punt Road (may use water or light or other means) • Integrate interpretation focusing on key themes into Regatta Park facilities (benches, seats, decks etc.) • Investigate landscape features or public art that reinforce Regatta Park as a place to watch the river. • Apply interpretive signage as per other GRW locations to Emu Hall (focusing on previous 	IP	All	M	ST-MT	✓	✓	✓	CCDM PM CWM COMM DP	<ul style="list-style-type: none"> • A series of interpretive pieces (public art/landscape features) and signage are installed • Interpretive pieces add meaning and value to the landscape • Community is consulted as part of public art / interpretive signage features proposed for the park • Local historical societies are consulted

		<p>bridges), remains of former punt (mechanism of punt) and at car park (focusing on history of rowing/regatta and this as a viewing location).</p> <ul style="list-style-type: none"> • Develop a Place Making and Public Art Strategy for this location as required within the DCP. • Consultation with local historical societies 									
B	Conserve and promote appreciation of Aboriginal heritage sites and values in the Park	<ul style="list-style-type: none"> • Investigate site specific Aboriginal heritage in consultation with Aboriginal Stakeholders. • Encourage the support, interpretation and communication of Aboriginal cultural heritage with respect to the riparian corridor. • Potential archaeological deposits (PAD), identified sites or relics should be properly protected and managed in accordance with the <i>National Parks & Wildlife Act 1974</i> and the <i>Heritage Act 1977</i>. 	MP	All	M	ST-MT	✓	✓	✓	CCDM PM CWM COMM DP	<ul style="list-style-type: none"> • Potential archaeological deposits, sites or relics are investigated, and their existence recorded in a suitable manner e.g. signage • Aboriginal Stakeholders are consulted
C2 Conservation and interpretation of native vegetation and habitat											
A	Conserve existing native vegetation throughout the park	<ul style="list-style-type: none"> • Where possible retain existing native vegetation in all zones of the park • Where tree removal of native or exotic species is required replace with native species • Use locally sourced indigenous species in any replanting/revegetation works • Collect seeds and cuttings without comprising the health of local populations. 	MP	All	M	O	-	-	✓	EH PM CWM	<ul style="list-style-type: none"> • Native species within park
B	Conserve terrestrial and aquatic habitat and manage habitat trees	<ul style="list-style-type: none"> • Protect aquatic habitat (for native fauna) areas. Do not develop in these areas • Retain dead habitat trees, fallen logs and branches subject to arboricultural assessment, regular inspections and appropriate consideration of risk management issues in public areas. Ensure that all dead or dying trees 	MP	All	M	O	-	-	✓	EH PM CWM	<ul style="list-style-type: none"> • Habitat protected and evidence of continued use as habitat after development

		<p>or branches of habitat trees, aging, diseased or senescent trees showing symptoms of decline are inspected regularly by a qualified arborist to assess structural stability.</p> <ul style="list-style-type: none"> Pesticide use is considerate of potential impacts on fauna 									
C	Protect, maintain and enhance regenerating native vegetation and areas of remnant vegetation	<ul style="list-style-type: none"> Do not develop in areas of regenerating native vegetation and areas of remnant vegetation 	MP	All	M	O	-	-	✓	PM EH	<ul style="list-style-type: none"> Successful regeneration areas
D	Provide opportunities for interpretation of the Park's natural heritage	<ul style="list-style-type: none"> Install interpretive signage informing visitors of native vegetation, natural process and the landscape See C1A, C1B 	MP	All	M	O	-	-	✓	PM EH	<ul style="list-style-type: none"> Interpretative signage installed and maintained
E	Ensure that any changes to or development in the Park do not negatively impact on the natural environment of both land and water	<ul style="list-style-type: none"> Development proposals which may directly or indirectly threaten the natural/cultural setting and/ or other identified values are not permissible. Development should reflect the Master Plan principles and management recommendations in the Riparian Vegetation Management Plan (ELA 2014). 	MP	All	H	O	-	-	✓	PM EH	<ul style="list-style-type: none"> Development is in accordance with the Master Plan and Riparian Vegetation Management Plan
C3	Water quality management										
A	Comply with water quality and river health objectives and targets identified in the <i>Hawkesbury Lower Nepean Catchment Blueprint 2003</i> .	<ul style="list-style-type: none"> Continue to implement and review catchment management objectives and targets as identified in the Hawkesbury Lower Nepean Catchment Blueprint. Review options to address altered geomorphic conditions (incl. modification of artificial barrier/ weir, environmental flows, piped flows and high-impact water sports). 	MP	All	M	O	-	-	✓	PM CMA	<ul style="list-style-type: none"> Reviews and Monitoring of catchment management objectives and targets Analysis of results and implement any findings
B	Continue to address catchment issues (including altered flow regime, weirs, urban stormwater and sewage discharges affecting water quality, turbidity, riverbank stability, recreational uses and environmental quality).	<ul style="list-style-type: none"> Continue to implement and review Stormwater Management Strategy on a catchment priorities basis including determination of pollutant sources, risk assessment, measures to control stormwater entering the river, strategies to minimise impacts on biodiversity, monitoring and reporting. 	MP	All	M	O	-	-	✓	EH PM CMA	<ul style="list-style-type: none"> Stormwater Management Strategy implemented in the park.

C	Minimise the impact of works that intercept and/ or divert groundwater.	<ul style="list-style-type: none"> Continue to implement programs to restore natural processes, address accelerated geomorphological instability (including further erosion of steep river banks and downstream sedimentation) and enhance overall river health and biodiversity. 	MP	All	M	O	✓	✓	✓	EH PM DP	<ul style="list-style-type: none"> Limited number of works that intercept and/ or divert groundwater within the park.
D	Minimise potential impacts of onsite drainage	<ul style="list-style-type: none"> Utilise on site water and run off for irrigation purposes Ensure sustainable processes are implemented during construction periods (collecting sediment before entering the river etc.) Consider porous materials to reduce impact of increased areas of hard standing/impervious materials 	MP	All	M	O	✓	✓	✓	EH PM DP	<ul style="list-style-type: none"> Porous materials in use and maintained Monitor erosion control during construction periods
E	Promote public awareness of catchment management issues and address litter in the park (see M3E)	<ul style="list-style-type: none"> Continue community environmental education programs to reduce litter and pollutants entering drains and directly into the river Continue to provide a high level of maintenance and removal of litter in the park, and at the river edge 	MP	All	M	O	✓	✓	✓	EH PM DP	<ul style="list-style-type: none"> Limited litter dropped directly into river
F	Address water quality issues relating to large water-bird population	<ul style="list-style-type: none"> Develop a community education/ environmental program and educational signage to discourage the feeding of ducks, geese and other water-birds. 	MP	All	M	O	✓	✓	✓	EH PM DP	<ul style="list-style-type: none"> Limited feeding of water birds
G	Promote public awareness of stream health and aquatic biodiversity.	<ul style="list-style-type: none"> Implement community environmental education programs to increase public awareness of maintaining river health, protection of riverbanks, water quality and aquatic biodiversity. Install interpretive signage. 	MP	All	M	O	✓	✓	✓	EH PM DP	<ul style="list-style-type: none"> Community environmental education programs implemented
C4 Riparian corridor and flood management											
A	Establish an identity for the Park that recognises its varied character and its association with the Nepean River	<ul style="list-style-type: none"> Through maintenance and management reinforce the character established as part of the design process. 	MP	2, 3	M	ST	✓	✓	✓	EH PM NM CWM DP	<ul style="list-style-type: none"> Distinct 'Our River' identity expressed in Regatta Park
B	Implement, manage and maintain Vegetation Management Plan	<ul style="list-style-type: none"> See Section 4.3 for full recommendations Management and maintenance issues specific to the riparian corridor include the following (see 	VMP	2, 3	H	ST	✓	✓	✓	EH PM NM	<ul style="list-style-type: none"> Treatment zones managed appropriately

	<p>recommendations for the three treatment zones applicable to the Park:</p> <ul style="list-style-type: none"> • Treatment Zone 5 - Water edge access point • Treatment Zone 6 - Key destinations • Treatment Zone 7 - Infrastructure (See also C5) 	<p>5.4 for more information regarding vegetation management)</p> <ul style="list-style-type: none"> • In zone 5 manage and maintain: <ul style="list-style-type: none"> ▪ Toe of bank with dense groundcovers for erosion control. ▪ Access jetty and fencing to deter pedestrians from walking on adjacent bank. • In Zone 6 manage and maintain: <ul style="list-style-type: none"> ▪ Remnant native vegetation and protect from human activities (e.g. small landscape walls to create native garden beds). ▪ Toe of bank ▪ Submerged rocky substrate to create aquatic habitat complexity. • In Zone 7 manage and maintain: <ul style="list-style-type: none"> ▪ Toe of bank with stabilised material and groundcovers. 								CWM DP	
C	Promote terrestrial, aquatic and transitional/water's edge habitat diversity	<ul style="list-style-type: none"> • In line with the Vegetation Management Plan and other habitat diversity initiatives for 'Our River' parks and resources develop a strategy which establishes a representative level of species and structural diversity appropriate to the ecological community and its specific location and zoning along the riverbank. • Target the shallow water along the toe of the bank for aquatic species planting including where necessary, coir log type protection (eg. biodegradable woven coconut fibre and jute mesh webbing). • Maintain existing native trees on the riverbank and establish overhanging vegetation, reeds/wetland species along the water's edge. Retain in-stream logs (snags) and fallen trees along the bank. 	MP VMP	2, 3	H	LT	✓	✓	✓	EH PM NM CWM DP	<ul style="list-style-type: none"> • Monitor, review and analyse findings • Improvements in habitat diversity
D	Manage recreational impacts and protect restoration/regeneration areas	<ul style="list-style-type: none"> • Clearly delineate management zones (no mowing areas/riparian regeneration areas) 	MP VMP	2, 3	H	LT	✓	✓	✓	EH PM CWM	<ul style="list-style-type: none"> • Limited recreation impacts on regeneration areas

		<ul style="list-style-type: none"> Install interpretive signage to raise community awareness Install low key fencing to protect fragile areas from trampling by users of the land 									DP	
E	Prevent further alienation of the natural riverbank and restrict the application of unsympathetic solutions to bank stabilization.	<ul style="list-style-type: none"> Continue to monitor and regulate these activities to restrict the impact of wave action, severe undercutting and bank slump or collapse. Bank stabilisation measures are to consider management recommendations in the Riparian Vegetation Management Plan. 	MP VMP	2, 3	H	LT	✓	✓	✓		EH PM CWM NM DP	<ul style="list-style-type: none"> Banks are stable Water based recreation activities monitored for wave action Partnership with NM established to reduce wave action at key locations
F	Address public safety and risk management during periods of flooding	<ul style="list-style-type: none"> The design of recreational infrastructure must take into consideration the potential magnitude of flood impacts, including the rate of rise and duration of flood waters Flood planning, procedures and protocols must be in accordance with the Penrith Flood Plan 1996 and Penrith Local Area Disaster Plan 2002. 	MP VMP	2, 3	H	ST	✓	✓	✓		EH PM NM CWM DP	<ul style="list-style-type: none"> Limited loss of park infrastructure during floods Evacuation procedures for event and non-event scenarios in place
G	Infrastructure in the floodplain	<ul style="list-style-type: none"> New structures should not in any way obstruct, reduce or interfere with upstream or downstream flood behaviour or adversely impact occupiers of the floodplain. The potential magnitude of flood impacts, including the rate of rise and duration need to be considered for any future design/planning projects outside the current master plan. 	MP VMP	2, 3	H	LT	✓	✓	✓		EH PM NM CWM DP	<ul style="list-style-type: none"> Limited loss of park infrastructure during floods Structures do not impact on downstream flood behaviour
H	Manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows	<ul style="list-style-type: none"> See C2B, C3A 	NAW a	2, 3	H	0	-	-	✓		EH PM NM CWM	<ul style="list-style-type: none"> Protected endangered communities. Protected areas of habitat known to support vulnerable species. Specific areas of bushland of more limited accessibility to provide refuge.
I	Manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability	<ul style="list-style-type: none"> See C2C, C2B, C3F, C4C, C4E 	NAW b	2, 3	H	0	-	-	✓		EH PM NM CWM	<ul style="list-style-type: none"> Interpretive signage and information regarding natural areas.
J	Restore degraded watercourses	<ul style="list-style-type: none"> See C4C 	NAW c	2, 3	H	0	-	-	✓		EH	

												PM NM CWM	
K	Promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category	<ul style="list-style-type: none"> See C2D, C3E, C3G, C4D, C4F 	NAW d	2, 3	H	0	-	-	✓			EH PM NM CWM	
C5	View/vista management and open/enclosed spaces												
A	Implement recommendations from VMP and create a variety of visual experiences associated with views to the river	<ul style="list-style-type: none"> Manage the landscape to retain a variety of views (open, filtered, framed etc.) to the river. Follow VMP Zone recommendations for specific zones 	MP VMP	All	M	MT- LT	-	-	✓			EH PM CWM	<ul style="list-style-type: none"> Variety of views to the river are experienced within the park
C6	Climate change adaptation												
A	Impact on biodiversity	<ul style="list-style-type: none"> Weed management and improving connectivity and health of ecosystems will increase the ability of native plants and animals to cope with future disturbances from climate change as well as helping to protect water quality. See C4F – evacuation procedures 	MP	All	H	LT	-	-	✓			EH PM NM CWM	<ul style="list-style-type: none"> Analysis of climate change impacts on the Park and river; recommendations made and changes implemented if required.
B	Impact on water quality												
C	Impact on weather patterns												

4. MANAGING THE PARK AND ITS BUILDINGS											
	Issue/Topic	Action	Origin	Zone	Priority	Time Frame	Plan/Design	Construction	Management	Responsibility	Performance Measure
M1	Vegetation management and maintenance										
A	Weed removal	<ul style="list-style-type: none"> Develop an adequately funded, staged and monitored weed management and regeneration/ restoration program which will deliver sustainable outcomes. Monitor and control noxious terrestrial, aquatic and semi-aquatic weeds in accordance with the Noxious Weeds Act 1993. 	MP	All	M	0	-	-	✓	EH PM NM CWM	<ul style="list-style-type: none"> Limited weeds within the park Evidence of some noxious weed removal
B	Tree maintenance	<ul style="list-style-type: none"> Maintain views and vistas through tree removal Maintain an appropriate balance between large open grassed areas and riverbank regeneration/ restoration sites. Trees are maintained in accordance with PCC wide policy 	MP	All	M	0	-	-	✓	PM CWM	<ul style="list-style-type: none"> Trees are maintained in line with council policy Balance of open grassed areas and vegetation
C	Revegetation/regeneration	<ul style="list-style-type: none"> Clearly delineate management zones (eg. no mowing areas/ riparian regeneration and restoration areas, adjoining pathways and open grassed areas. Install mowing strips, interpretive signage and/ or low-key timber protective fencing, barriers or bollards as required to protect fragile areas of regeneration/ restoration from inappropriate maintenance regimes or where trampling and erosion control need to be addressed. Install interpretive signage to raise community awareness. 	MP	All	M	0	-	-	✓	PM EH CWM	<ul style="list-style-type: none"> Management zones are clear

D	Seek opportunities within the Park to assist in recouping maintenance costs that are appropriate to the Park's principle function and purposes	<ul style="list-style-type: none"> Event organisers to pay for maintenance required after an event such as re-turfing, mowing etc. 	MP	All	M	0	-	-	✓	PM CCMM CWM	<ul style="list-style-type: none"> Maintenance costs recouped
M2 Sustainable maintenance practices											
A	All management practices to take into consideration sustainable outcomes	<ul style="list-style-type: none"> Consider sustainability issues when carrying out maintenance works Increase use of recycled materials Recycling of green waste Reduction of electricity and water 	MP	All	M	0	-	-	✓	PM CWM	<ul style="list-style-type: none"> All maintenance works carried out in a sustainable manner Higher percentage of recycled materials used
M3 Building Management, services and infrastructure											
A	Public amenities/toilets/shelters etc.	<ul style="list-style-type: none"> Monitor amenities to ensure they are available in an acceptable condition. 	MP	All	H	0	-	-	✓	PM CWM	<ul style="list-style-type: none"> Facilities are in a safe and acceptable condition at all times.
B	Playgrounds are safe	<ul style="list-style-type: none"> Design and maintain playgrounds and play equipment to relevant safety standards where possible. Manage playgrounds (including soft fall) according to asset management principles Ensure that playgrounds are managed through their life cycle and replaced at the end of it only if the replacement best meets community needs and Council's economic viability 	MP	All	H	0	-	-	✓	PM CWM	<ul style="list-style-type: none"> Safety in playgrounds and for playground equipment is upheld to Australian Standards (AS 1924, AS 4422 and AS 4486). Maintenance is implemented in accordance with internal asset management principles. Comprehensive inspections are undertaken on a quarterly basis.
C	Barbeques in parks and sportsgrounds will be clean and operable	<ul style="list-style-type: none"> Barbeques will be cleaned once a week 	MP	All	H	0	-	-	✓	PM CWM	<ul style="list-style-type: none"> Barbeques are operable 95% of the time. Requests for maintenance are responded to or actioned within 10 working days.
D	Sports field is maintained at a level appropriate to the type of competition/training held at the ground	<ul style="list-style-type: none"> Check sportsgrounds on a regular basis in accordance with asset management principles Sports clubs, school and other organised groups using parks and sportsgrounds have 	MP	All	H	0	-	-	✓	PM CWM RM	<ul style="list-style-type: none"> Sportsgrounds are checked regularly Organised user groups have appropriate insurance cover prior to using facilities in parks and sportsgrounds.

		appropriate public liability cover as required by Council.										
E	Litter collection	<ul style="list-style-type: none"> Ensure adequate number of litter bins are provided and in appropriate locations Ensure adequate rubbish collection and litter monitoring patrols during the week and on weekends and public holidays 	MP	All	H	0	-	-	✓	PM CWM	<ul style="list-style-type: none"> Park is free from litter After events litter is removed from the park within 24 hours 	
M4 User conflict management (land and water)												
A	Address dog issues	<ul style="list-style-type: none"> Promote community/ environmental education with dog owners. Include dog related issues in park signage Maintain park as a Dog on leash site Maintain strict control, monitoring, enforcement (fines etc.) of unleashed dogs in the reserve. Provide dog facilities including dog waste bags and drinking fountains with dog water bowl. 	MP	All	M	0	-	-	✓	PM	<ul style="list-style-type: none"> Limited problems associated with dogs Promotion of dog off leash areas in other parks within LG ACT Regular control and monitoring No dog waste is evident. 	
B	Improve the level of inspections, monitoring and regulatory control to address inappropriate uses, anti-social behaviour and vandalism.	<ul style="list-style-type: none"> Improve regulatory control/ ranger inspections to monitor unauthorised uses, activities and anti-social behaviour in the park and associated car parking areas, littering, rubbish dumping, vandalism etc. Increase visibility and surveillance over weekends, school and public holidays. 	MP	All	H	0	-	-	✓	PM	<ul style="list-style-type: none"> Regular Ranger Inspections Reduced litter, rubbish dumping, anti-social behaviour etc. 	
C	Water/land based conflict	See E4C, E4C										
D	Demarcation for boundaries for public and private spaces during events	<ul style="list-style-type: none"> Install temporary fencing and temporary signage during events 	GUCO PCO	All	H	0	-	-	✓	PM RM	<ul style="list-style-type: none"> Limited problems associated with public and private events 	
M5 Event management												
A	During normal business hours a responsive booking service will be available.	<ul style="list-style-type: none"> Ensure a booking officer or other Council staff member will be available between 8.30am and 5.00pm to take booking details and answer enquiries. 	MP	All	H	0	-	-	✓	CCMM PM RM	<ul style="list-style-type: none"> Booking service is always available during Council's business hours. 	
B	Hire/ event fees	<ul style="list-style-type: none"> Determine different fees for different users (i.e. not for profit/community group, corporate group etc.) 	MP	All	H	0	-	-	✓	CCMM CCDM	<ul style="list-style-type: none"> Fee schedule is prepared and included in Regatta Park webpage 	

		<ul style="list-style-type: none"> Determine fees for private events such as weddings Determine any fees associated with maintenance and repair 										
C	Plan and manage events in the park with focus on the river experience (see E1B)	<ul style="list-style-type: none"> Work with community to determine different kinds of community events Ongoing organisation and planning of events 	MP	All	H	ST-LT	✓	-	✓	CCMM CCDM PM	<ul style="list-style-type: none"> A series of different types and scale of events that focus on the river each year. 	
D	Event organiser insurances and risk management	<ul style="list-style-type: none"> Ensure event organiser has undertaken their own risk management Ensure event organiser has own necessary insurances 	MP	All	H	O	-	-	✓	FSM	<ul style="list-style-type: none"> Event organiser has undertaken their own risk management. Event organiser has own necessary insurances. 	
E	Policy developed for events within Regatta Park	<ul style="list-style-type: none"> Develop a council wide policy to cover all issues associated with events such as neighbour communication, approval process, park management during event set up, specific areas allowed to host events etc. 	MP	All	H	ST-LT	✓	-	✓	FSM CCMM CCDM PM	<ul style="list-style-type: none"> Policy is prepared and used for event planning. 	
M6	Security and public safety											
A	See E5A, E5B, E5C, M4B											
M7	Waste and recycling management											
A	Manage waste in the Park by a balanced combination of facilities management and education See M2A	<ul style="list-style-type: none"> Provide recycling bins at key points throughout the park Provide signage to educate visitors about recycling 	MP	All	M	O	-	-	✓	PM CWM	<ul style="list-style-type: none"> Park is free from litter. 	
M8	Lease, license and hiring arrangements and conditions											
A	Ensure leased premises or licensed premises are for purposes that promote or are related to the use and enjoyment of the Park	<ul style="list-style-type: none"> Conditions apply to ensure proposed activities on Community Land comply with core objectives of the LG ACT. Leases and licences are granted in accordance with the requirements of the Local Government Act and Local Government Regulation 1999 and in accordance with Council's policies for development, use, leasing and licensing of Community Land as stated in this Plan of Management. 	MP	All	H	ST-LT	✓	-	✓	FSM CCMM PM	<ul style="list-style-type: none"> All activities on Community Land comply with the core objectives of the Local Government Act and Regulations. Leases and licences comply with the requirements of the LG ACT and with Council's policies. 	
B	Leases and licences are granted in accordance with the requirements of the Local Government Regulation Act and the Crown Lands Act.		MP	All	H	ST-LT	✓	-	✓	FSM CCMM PM		

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