



Supporting Plan

# Deepwater Park and Kelso Parklands Plan of Management



# 7

## destinations



### Safe & Strong

A proud inclusive community that unites, celebrates and cares

Safe & Strong documents are guided by the Social Inclusion Lead Strategy. Supporting Plans, Action Plans and Policies cover such themes as being a child friendly City, children's services, community safety and crime prevention, inclusiveness, community services, universal access, reconciliation, ageing, community harmony and youth.



### Clean & Green

A clean and sustainable city with healthy waterways and natural areas

Clean & Green documents are guided by the Environmental Sustainability Lead Strategy. Supporting Plans, Action Plans and Policies cover such themes as managing our catchments and waterways, natural resources, hazards and risks, emergency management, biodiversity and corporate sustainability.



### Prosperous & Innovative

A smart and evolving city with exciting opportunities for investment and creativity

Prosperous & Innovative documents are guided by the Prosperity and Innovation Lead Strategy. Supporting Plans, Action Plans and Policies cover such themes as revitalising our centres, employment, investment, being SMART and creative, and providing opportunities for cultural and economic growth.



### Moving & Integrated

An accessible city with great local destinations and many options to get there

Moving & Integrated documents are guided by the Transport Lead Strategy. Supporting Plans, Action Plans and Policies cover such themes as accessibility, pedestrian and cycling networks, pedestrian and road safety, transport hubs, and asset management.



### Healthy & Active

A motivated city that nurtures healthy minds and bodies

Healthy & Active documents are guided by the Health and Recreation Lead Strategy. Supporting Plans, Action Plans and Policies cover such themes lifelong learning, active and healthy lifestyles, and providing quality sport and recreation infrastructure.



### Liveable & Distinctive

A well designed, attractive city which preserves the identity and character of local villages

Liveable & Distinctive documents are guided by the Liveable City Lead Strategy. Supporting Plans, Action Plans and Policies cover such themes as preserving the character and personality of centres, heritage, affordable housing, and well managed development.



### Leading & Engaged

A well- governed city with brave and future focused leaders who listen

Leading & Engaged documents are guided by Council's Lead Resourcing Strategies. Supporting Plans, Action Plans and Policies cover such themes as open government, managing assets, improving services, long term funding, operational excellence, monitoring performance, being a good employer, civic leadership, and engaging, educating and communicating with our community.

# Strategic Planning Framework Summary

The Strategic Planning Framework (SPF) maps out the role of all current and future Council strategies and plans that work to deliver the vision for the City. The framework works from the highest level of strategic direction in the Community Strategic Plan through to more detailed plans that will eventually drive works projects and programs on the ground. The framework is comprised of the following levels:

- The **COMMUNITY STRATEGIC PLAN (CSP)** is our highest level plan and translates the community's desired outcomes for the city into key destinations. The CSP includes community suggested actions which can be tested in the development of all other plans.
- **LEAD STRATEGIES** are Council's response to the CSP and provide high level strategic direction on key challenges facing the City. They are informed by a sound evidence base that considers key trends and an understanding of the implications of key issues and opportunities on the City.
- **SUPPORTING PLANS** break down broad theme areas discussed in LEAD STRATEGIES into smaller themes providing high level actions. SUPPORTING PLANS identify broad works projects and programs required to deliver on these actions. Supporting plans include indicative costing and resourcing requirements and delivery timeframes.
- **DETAILED ACTION PLANS** take actions from SUPPORTING PLANS and identify specific works projects and programs required to deliver on these actions. Supporting plans include detailed costing and resourcing requirements and delivery timeframes.
- **GUIDELINES, POLICIES AND CODES** provide detailed information, rules for activities or guidance for specific works on Council or other lands.







# Acknowledgements

The City of Canterbury Bankstown acknowledges the traditional country of the Daruk (Darag, Dharug, Daruk, Dharuk) and the Eora People.

We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge they are of continuing importance to Aboriginal and Torres Strait Islander people living today.

DATE	VERSION NUMBER	DETAILS
26 March 2019	1	Adopted by Council

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# 01 Introduction

## 1.1 Community land and plans of management

### 1.1.1 Classification of public land

The *Local Government Act 1993* requires classification of public land into either “community” or “operational” (Section 26). The classification is made by Council’s Local Environmental Plan (LEP) (Section 27).

Classification of land has a direct effect on Council’s ability to dispose of or alienate land by sale, leasing, licensing or some other means. Under the *Local Government Act* community land must not be sold (except for scheduled purposes), exchanged or otherwise disposed of by Council and the land must be used and managed in accordance with an adopted Plan of Management (PoM). It is subject to strict controls relating to leases and licences. By comparison, no such restrictions apply to operational land. It can be sold, disposed, exchanged or leased including exclusive use over the land.

### 1.1.2 Community land

Community land open space (generally known as parks, reserves and sportsgrounds) is land owned or controlled by Councils and other government entities and recognised as an important component of the urban environment, providing opportunities for recreation and leisure. There are five categories of community land comprising parks, sportsgrounds, general community use, cultural significance and natural areas.

These are defined as:

#### Parks

Parks are predominantly for passive recreation and fulfill social, educational and cultural functions. They are of various sizes and have different characters; some are formally planted with exotic species while others are informal and planted mainly with native species. Small parks can be simply a few trees and grass, while larger parks can have an extensive range of facilities including seating, playground equipment, exercise equipment, bike paths, barbecues, toilets and public art.

#### Sportsgrounds

This category of community land is designated for both organised and informal sporting activities and games. Sportsgrounds provide space for active recreation while maintaining the balance between physical use and the carrying capacity of the land.

They are used by a variety of organised groups including local schools, community groups, sporting clubs and associations and semi-professional sporting clubs.



Deepwater Park - Playground to be replaced





*Kelso Park (north) - categorised 'Sportsground'*

### General community use

This community land is for the development of the health and wellbeing of the community. The land may house buildings and structures such as neighbourhood centres and community halls. These cater for formal and informal leisure and recreational activities, hobbies, artistic endeavours, educational, cultural and social functions.

The buildings may function as multi-purpose community facilities or specialised single purpose facilities providing a range of services from libraries to cultural centres to childcare.

### Cultural significance

This community land category is for areas with Aboriginal, aesthetic, archaeological, historical, technical, research or social significance.

### Natural areas

This category encompasses areas that play an important role in an area's ecology and comprises bushland, escarpment, foreshore, watercourse and wetland.

### 1.1.3 Categories of community land at Deepwater Park and Kelso Parklands

Deepwater Park and Kelso Parklands has four categories of community land being park, sportsground, general community use and natural area.

The sub-categories of natural area at the site are bushland, foreshore, watercourse and wetland. The site is very important from an ecological viewpoint because it contains 4 of the 5 sub-categories.

Deepwater Park and Kelso Parklands is predominantly community land, comprising seven parks and reserves. The balance of the land is Crown land or privately owned. The location of the site within the Canterbury-Bankstown Local Government Area is shown on **Map A**. The site boundary is shown with a red line on **Map B**, while **Map C** shows the exact extent of community land, and Crown land.

See **Map H** – Proposed community land categories at the site and **Table 1** – Community Land covered by this Plan of Management.

### Bushland definition

The *Local Government Act* defines bushland as: "...land on which there is vegetation which is either a remainder of the natural vegetation of the land or, if altered, is still representative of the structure and floristics of the natural vegetation". See **Map D** - Bushland communities (in Appendix).

State Environmental Planning Policies are environmental planning instruments made under the *Environmental Planning and Assessment Act 1979*. They complement Acts without having their legal authority.

*State Environmental Planning Policy 19 - Bushland in Urban Areas* (SEPP 19) uses the same definition for bushland as the *Local Government Act* and includes the following values:

- Natural heritage;
- Aesthetic and scenic value;
- A recreational, education and scientific resource;
- Areas containing rare and endangered flora and fauna;
- Areas containing habitats for native flora and fauna;
- Wildlife corridors and vegetation links;
- A stabiliser of the soil surface; and
- Areas containing significant geological features.



### **The significance of the bushland at Deepwater Park and Kelso Parklands**

Deepwater Park and Kelso Parklands has 75 hectares of bushland. It is highly significant vegetation classified as 'Endangered Ecological Community' (EEC) under the *Biodiversity Conservation Act 2016*. EEC are listed under the Act for reasons such as significance, rarity and threats to their future survival.

There are 4 EECs across the various reserves, being a mixture of Cooks River/Castlereagh Ironbark Forest (CR/CIF), Shale/Gravel Transition Forest (S/GTF), Shale/Sandstone Transition Forest (S/STF) and Sydney Coastal River Flat Forest (SCRFF).

There are also 5 types of wetland vegetation including Mangrove Forest and Paperbark Swamp Woodland. The wetland and estuarine vegetation associations are protected under the Threatened Species Schedules of the *Fisheries Management Act 1994*. In conjunction with the SCRFF associations, they provide habitat for 5 threatened bird species listed in the *Threatened Species Act* and six species listed on international migratory bird agreements. A fauna study has been completed for Deepwater Reserve (2017).

The flora species diversity in Deepwater Park and Kelso Parklands is very high and the site is part of the regionally important Georges River Corridor, one of the conservation corridors in Canterbury- Bankstown (refer Council's Biodiversity Strategic Plan 2015-2015).

### **Bushland as a community asset**

Bushland is identified as a community asset under the *Local Government Act 1993* and Council is required to give it a financial value.

It is often difficult to determine the monetary value of bushland however, through actions such as bio-banking, climate amelioration, the Emissions Reduction Fund (ERF), and carbon sequestration there are avenues to improve the traditionally low value of bushland. Bushland has great variety in its type and condition in the urban setting, and many disturbed areas may be restored and regenerated with suitable management.

### **Biodiversity stewardship agreements**

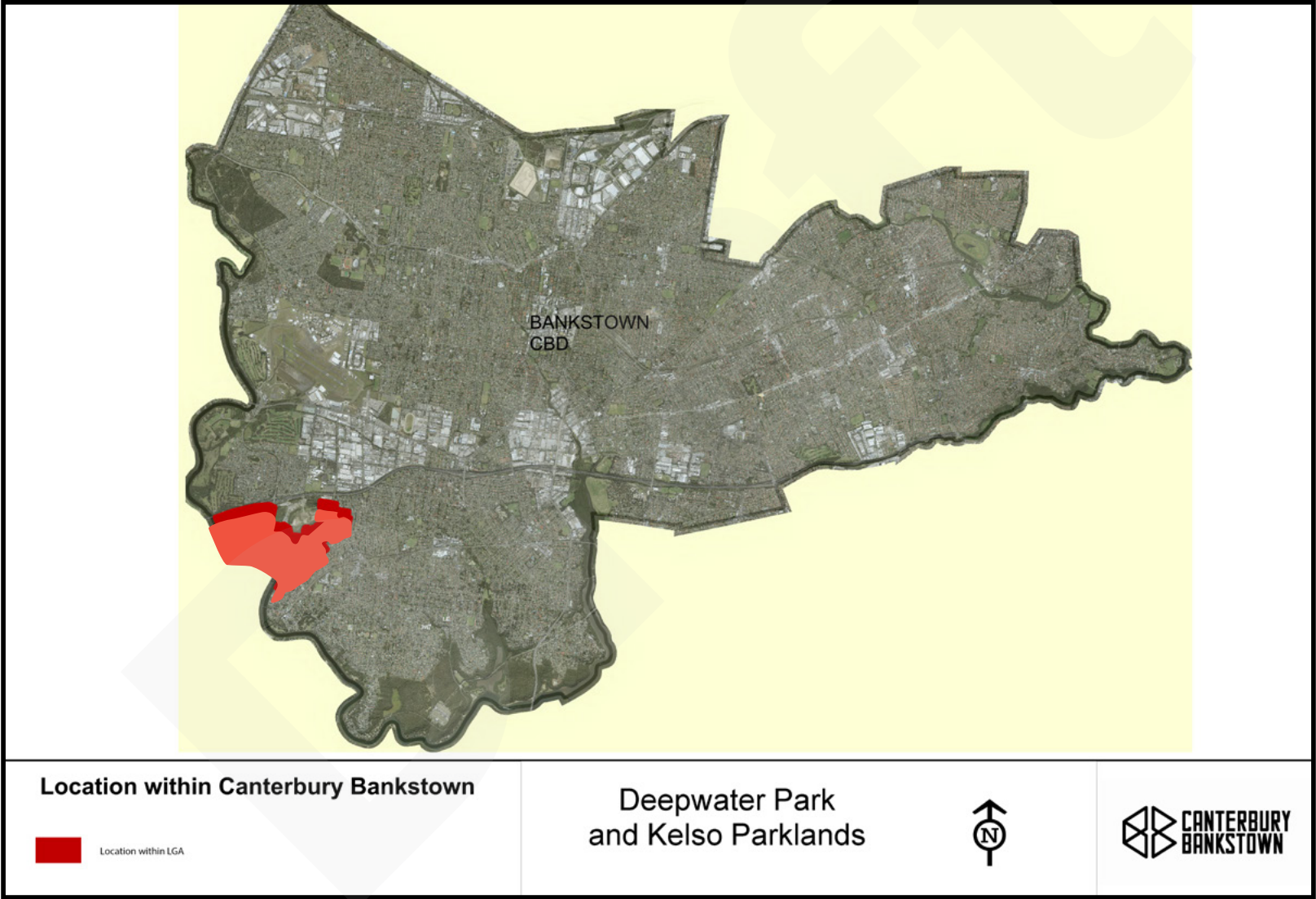
Biodiversity Stewardship Agreements, managed by the Office of Environment and Heritage (OEH), is a market-based scheme for the creation, trading and retiring of biodiversity credits. The scheme is set out in Part 5 of the *Biodiversity Conservation Act 2016*. Landowners (such as Council) are able to generate biodiversity credits by agreeing to carry out a set of management actions

which, over time, are expected to improve biodiversity values. Management actions are set out in the Biodiversity Stewardship Agreements and depend on the threatened species present at the site and ecological communities. Deepwater Park may be an appropriate site for a Biodiversity Stewardship Agreement.



*Swift Parrot, an endangered bird sighted at Deepwater Park (NSW OEH website)*

**MAP A – Location of Deepwater Park and Kelso Parklands within the Canterbury-Bankstown Local Government Area**

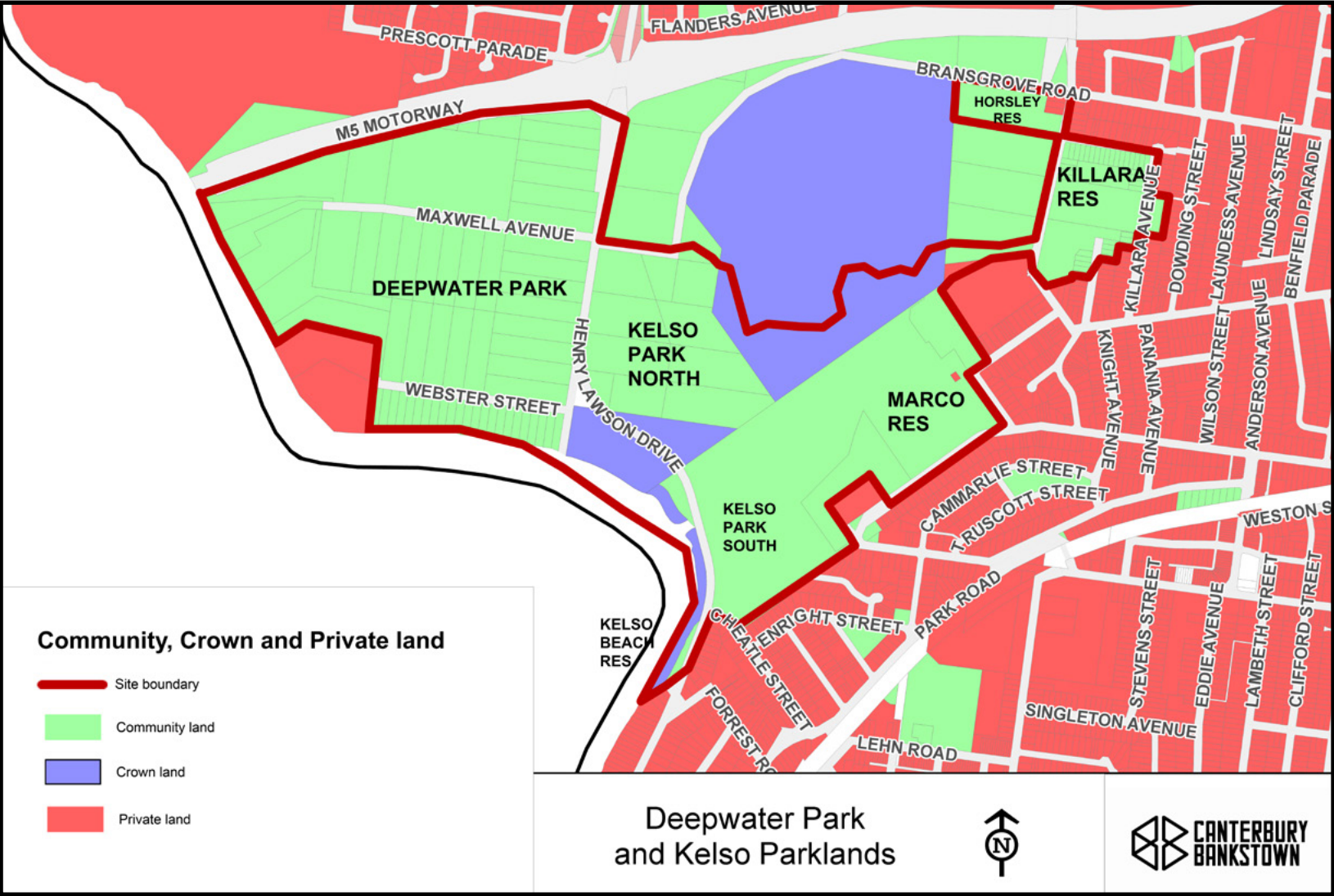




**MAP B – Site boundary of Deepwater Park and Kelso Parklands**



MAP C – Community land, Crown land and privately owned land at Deepwater Park and Kelso Parklands





### 1.1.4 Crown Land

Crown Land is land that is vested in the Crown, and owned by the people of Australia. In NSW, Crown Land covers 42% of the state, and many of the parks in Canterbury – Bankstown are either entirely or partially Crown Land.

Crown Land is managed under the *Crown Land Management Act 2016*, which allows councils to manage it under the provisions of the *Local Government Act*. This means Crown reserves managed by councils can be classified as community land and given a community land category under the *Local Government Act*. Councils can prepare PoMs for Crown Land under the provisions of the *Local Government Act*.

Crown Land is reserved and dedicated for a range of 'public purposes'. Uses and activities are broadly defined by the public purpose of the reservation, consistent with any conditions and provisions of specific zoning under Council's Local Environmental Plan.

Kelso Beach Reserve and a small section of Kelso Park (north) is Crown land. Kelso Landfill, the tip site adjacent to Deepwater Park and Kelso Parklands, is also Crown land. See **Map C**.

### 1.1.5 Plans of management for community land

The *Local Government Act 1993* requires all councils to prepare Plans of Management (PoMs) to govern the use and management of all community land owned or under their care, control and management.

Councils may not undertake any activities, uses or developments which are not provided for in PoMs. Any changes to PoMs must be publicly exhibited in accordance with the *Local Government Act*.

Section 36 of the *Local Government Act* sets out the requirements for a PoM:

A Plan of Management for community land must identify the following:

- The category of the land;
- The objectives and performance targets of the plan with respect to the land;
- The means by which the council proposes to achieve the plan's objectives and performance targets; and
- The manner in which the Council proposes to assess its performance with respect to the plan's objectives and performance targets.

## Council manages Crown Land under the Local Government Act



Kelso Beach Reserve – Crown land





*The Georges River at Deepwater Park*

A PoM that applies to just one area of community land must include a description of:

- The condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management; and
- The use of the land, and any such buildings or improvements as at that date, and must:
- Specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used;
- Specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise; and
- Describe the scale and intensity of any such permitted use or development.

#### **1.1.6 Specific plans of management**

Council's Community Land Generic Plan of Management states that some open spaces need specific PoMs to be prepared for reasons such as substantial size, large number and variety of uses, and community concern about particular sites.

The *Local Government Act* also requires specific PoMs for community land included in the following list:

- Land declared to be critical habitat under the Fisheries Management Act 1994 (sect 36a);

- Land subject to threat abatement plans prepared by the Office Of Environment And Heritage (OEH) under the Fisheries Management Act 1994 for key threatening processes (defined as “a process that threatens, or could threaten the survival or evolutionary development of species, populations or ecological communities”) (sect 36b);
- Land subject to recovery plans prepared by the OEH under the *Fisheries Management Act 1994* (sect 36b);
- Land declared by Council to contain significant natural features (Sect 36c); and
- Land declared by a Council to contain an area of cultural significance.

This PoM for Deepwater Park and Kelso Parklands is a specific PoM. The area requires its own specific PoM because it has substantial size and significance, multiple owners, and has a large number and variety of uses. There are significant on-going capital and maintenance costs to Council. The various clubs and associations have substantially invested in the site, so need surety of tenure in the form of a lease or licence which must be authorised in the PoM. The site also contains critical habitat, being 4 Endangered Ecological Communities (EECs) under the *Biodiversity Conservation Act 2016*.

### **1.1.7 Other legislation pertaining to this Plan of Management**

#### ***Environmental Planning and Assessment Act 1979***

This Act ensures that the effects on the natural environment, along with social and economic factors, are taken into account by Council when granting approval for or undertaking works, developments or activities. This Act is also the enabling legislation for several State Environmental Planning Policies (SEPPs) which have a direct influence on open space management.

#### ***State Environmental Planning Policy (SEPP) 19***

This planning policy deals with bushland in urban areas, so is applicable to PoMs for community land categorised as natural area – bushland.

#### ***State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 (SEPP 17)***

This Policy is important because it aims to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation. It works together with the *Biodiversity Conservation Act 2016* and the *Local Land Services Amendment Act 2016*

to create a framework for the regulation of clearing of native vegetation in NSW.

#### ***State Environmental Planning Policy (Infrastructure) 2007***

This planning policy lists development allowed with consent or without consent on community land.

#### ***National Parks and Wildlife Act 1974***

Statutory responsibilities on Council arising from this Act specifically relate to the protection of sites of pre and post European contact, archaeological significance, and the protection of native flora and fauna. Therefore this relates to community land categorised as cultural significance, natural area or park.

#### ***Biodiversity Conservation Act 2016***

The purpose of this Act is to maintain a healthy, productive and resilient environment for the greatest wellbeing of the community, now and into the future, consistent with the principles of ecologically sustainable development.

### ***Fisheries Management Act 1994***

This Act includes provisions for the management of state fisheries, including riparian zone management and management of waterways and threatened marine/freshwater aquatic species. This relates to community land categorised as natural area (foreshore, watercourse or wetland).

### ***Environmental Protection and Biodiversity Conservation Management Act 1999***

The EPBC Act enables the Australian Government to join with the states and territories in providing a national scheme of environment and heritage protection and biodiversity conservation. It incorporates threatened species on a national level and with relevance to matters of national environmental significance. Thus, this relates to community land categorised as cultural significance or natural area.

### ***Rural Fires Act 1997***

This Act contains provisions for bushfire risk management and the establishment of a bushfire management committee. It also includes direction on development in bushfire prone lands. Deepwater Park is bushfire prone.

### ***Heritage Act 1977***

This Act contains provisions for the conservation of items of heritage. Thus, this relates to community land categorised as cultural significance or natural area.

Also relevant are:

- *Catchment Management Authorities Act 2003;*
- *The Protection of the Environment Operations Act 1997;*
- *Water Management Act 2000;*
- *Noxious Weed Act 1993;*
- *Disability Discrimination Act 1992;*
- NSW Invasive Species Plan 2008-2015;
- National Local Government Biodiversity Strategy;
- NSW Biodiversity Strategy;
- A Vegetation Management Plan for the Sydney Region (Green Web Sydney); and
- Australian Natural Heritage Charter and NSW Threat Abatement Plans.



### 1.1.8 Council documents

The following documents are relevant to this PoM because they are overarching strategies that set the framework and principles for managing land under Council's control.

#### Open Space Strategic Plan 2013

The purpose of this strategic plan is to provide a framework for protecting, enhancing and managing open space now and into the future. It identifies objectives and strategies which will deliver accessible, equitable, diverse, quality, sustainable and efficient provision of open space to meet the current and future needs of the community. In this document, Deepwater Park has the primary functions of regional parkland, regional trail and conservation area. The strategic plan also proposes to 'plan and promote Kelso South, Kelso North, Marco Reserve, Killara Reserve and Horsley Reserve as an integrated park system to be acknowledged as Kelso Parklands. Prepare masterplan for ongoing development and connection of Deepwater Park and Kelso Parklands' (p36).

#### Biodiversity Strategic Plan 2015-2025

This document was adopted in July 2015 and directs Canterbury-Bankstown's biodiversity works such as threatened species management, bushfire planning, public

education and environmental planning for the period from 2015-2025.

Because Deepwater Park contains vegetation that is representative of several Endangered Ecological Communities (EECs) this document is particularly important for planning at Deepwater Park and Kelso Parklands. The site is also within a conservation corridor which surrounds the City and criss-crosses the LGA, forming a network of biodiversity potential. Conservation corridors involve the re-establishment of locally occurring trees and shrubs, riparian and creek line improvement, sensitive and sustainable development, and fauna habitat promotion.

#### The Bushland Plan of Management for Deepwater Park (2002) and the Georges River Community Open Space Plan of Management (2001)

The sites have previously been managed by these PoMs which are now out-of-date and do not accurately reflect current uses and aspirations.

Deepwater Park, Kelso Beach Reserve, Marco Reserve and part of Kelso Park are in the *Bushland Plan of Management for Deepwater Park (2002)*, which will be converted into an Action Plan to complement this Plan of Management for Deepwater Park and Kelso Parklands. Deepwater Park and Kelso Park are also in the *Georges River Community Open Space Plan of Management (2001)*.



*Bushland at Deepwater Park*





*Soccer at Kelso Park (south)*

### **The Community Land Generic Plan of Management 2014**

The former Bankstown City Council adopted the Community Land Generic Plan of Management in August 2014 which covers the majority of the community land in Bankstown and includes most of the bushland previously covered by bushland plans of management for specific areas of Bankstown. Kelso Park (north), Kelso Park (south), Marco Reserve and Killara Reserve are currently listed in the document as sportsgrounds at district level.

This document sets out the permissible uses and developments for the various categories of community land, which should be compatible with both the intended function of the land and the wider community context. As Deepwater Park and Kelso Parklands contains all categories of community land, including all 4 subcategories of natural area, this document is important for planning. The Deepwater Park and Kelso Parklands PoM takes into account the contents of this generic PoM.

### **Bankstown Local Environmental Plan (LEP) 2015**

Council's LEP is the principal planning control for development in the City. The LEP provides objectives, zones and core development standards such as floor space ratios, densities and lot size requirements.

Deepwater Park and Kelso Parklands is all zoned RE1 Public Recreation, except for the Doltone House site which is RE2 Private Recreation. The LEP lists works that are permitted.

### **Bankstown Development Control Plan (DCP) 2015**

The Bankstown Development Control Plan 2015 (DCP) supplements the LEP by providing additional objectives and development controls to enhance the function and appearance of development in the City of Bankstown. The development controls include height, setbacks, urban design, amenity, landscaping, access and parking.

### **Draft South West Local Area Plan (LAP) 2016**

Deepwater Park is the largest Council owned and managed open space in the South West Local Area, and 3 of the top 10 priority actions from this LAP relate to Deepwater Park and Kelso Parklands. They are:

- Maximise the recreational and ecological functions of Deepwater Park;
- Ensure open space is accessible to all residents; and
- Protect and manage local and regional significant conservation lands.

The LAP aims to:

- Protect remnant natural areas and restore, where possible, the natural character of features such as riverbanks and watercourses;
- Optimise the conservation and educational value of the corridor's Aboriginal and European heritage characteristics;
- Maximise regional foreshore access;
- Maximise recreation and tourism activities along the Georges river to optimise the community benefits of the open space areas, and cater for a range of community events, functions and small park-based businesses that supplement the active recreational amenity where ecological values of the site would not be impacted; and
- Improve the connectivity of riparian zone from Deepwater Park to Vale of Ah Reserve.

The LAP includes goals to improve pedestrian and cycle links to major parks, such as Deepwater Park and Kelso Park, and to improve access to open space by addressing physical barriers. It also states that open spaces must function to support the desired uses through appropriate facilities, size, shape and location.

### Other documents

The following is a list of other Council documents that have a direct association with this PoM:

- CBCity 2028;
- Parks and Recreation Asset Management Plan 2011;
- Community Facilities Policy 2015;
- Strategic Asset Management Plan; and
- Regional Sports Facilities Framework.

### 1.2 Process of preparing this Plan of Management

The process of preparing this Plan of Management is:

- Prepare issues paper;
- Initial stakeholder consultation;
- Prepare Draft PoM;
- Council resolution to publicly exhibit the PoM;
- Public exhibition (28 days minimum) and public hearing;
- Report to Council discussing submissions;
- Preparation of final PoM;
- Adoption by Council; and
- Prepare a Works Plan with short, medium and long term actions to guide implementation of the PoM.

### 1.3 Change and review of Plan of Management

Plans of management require periodic review in order to align with community values and changing community needs and to reflect changes in Council priorities. This PoM will be reviewed regularly to ensure that the document reflects current uses, management objectives and performance targets.

**Deepwater Park is the largest Council owned and managed open space in the South West Local Area**



# 02 The Context

## 2.1 The residents of Canterbury-Bankstown

### 2.1.1 Community profile - major facts and trends

Deepwater Park and Kelso Parklands are in the south west part of the City which has approximately 25,200 residents in East Hills, Milperra, Panania and Picnic Point. By 2031, the population is expected to increase to 28,300. The population is primarily middle aged, with 40 per cent of households being families with children and 30 per cent of households being couples without dependants. These households are forecast to continue growing with a higher rate of growth of couples without dependants. There is also a forecast growth in lone person households expected.

As with the remainder of Sydney, the proportion of residents aged over 60 years will increase. In comparison to Canterbury-Bankstown as a whole, it shows that there was a lower proportion of people in the younger age groups (0-34 years) and a higher

proportion of people in the older age groups (35-84 years).

### 2.1.2 Implications for open space

These projections have a number of implications for the provision of open space in the City.

As Canterbury-Bankstown as a whole has 25 per cent of people aged 0-17 yrs and nearly 10 per cent of people aged 70 and over, youth and the aged need to be catered for. Facilities need to be situated in appropriate locations, because the geographical distribution of facilities is very important to fulfill residents' needs.

There will be an increased demand for linked, informal open space to provide cycling and walking paths to meet the needs of older residents, including the need to establish 'destinations' such as shops and parks. This will be particularly important because of the very large number of people that will be aged over 65 by 2036. Walking is the most popular non-organised physical activity in Australia, particularly for older people.

Low income residents are less likely to afford sporting equipment or gym memberships so require open space to provide free opportunities. Council installs exercise apparatus in parks to provide a free, open-air gym experience and help create 'destinations' for all ages.

As the population living in medium and high density dwellings increases, including families with children, the pressure on public open space will increase because of the reduction in private open space. This increased population will need open space for organised sport, informal recreation, playgrounds, barbecues, dog walking, festivals, performances and so on.

Continued growth in the number of residents from culturally and linguistically diverse (CALD) communities will have an ongoing impact on participation in organised sports. This may require opportunities for some sports grounds to be utilised for social/informal sports.

The distribution of open space has evolved over the history of the City and has been influenced by factors such as geographic form, natural and cultural conservation, built

infrastructure, private open space and State planning laws.

The difficulty and expense of obtaining more open space means Council must enhance existing spaces through improved facilities and landscape design. In future, open spaces will need to become more multi-purpose, have better linkages and have extended hours of use where appropriate if they are to serve the increased population.

## **2.2 Community land in the City of Canterbury Bankstown**

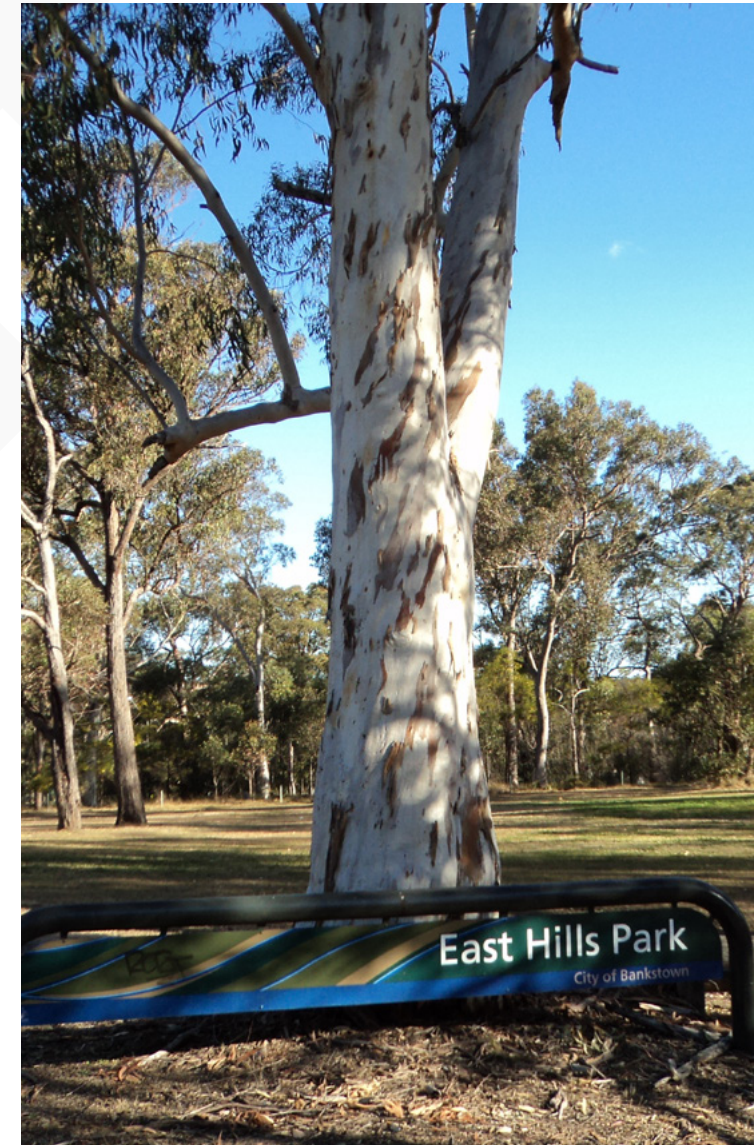
### **2.2.1 Open space in Canterbury-Bankstown**

The City of Canterbury Bankstown has an extensive supply and variety of open space settings catering to diverse community demands. From the foreshore parks along the Georges River to the world class sporting fields, open space defines much of the City. Significant state and regional sporting and recreation facilities, controlled by Council,

are supplemented by major open spaces controlled by other government agencies or private owners, including open spaces like Georges River National Park and private golf courses.

The City is changing with greater demands being placed on this open space from a growing and diverse population. Effective, long term management of this open space is critical for continued enjoyment of this valuable asset.

Council's Open Space Strategic Plan outlines the City's open space hierarchy which comprises five levels – state, regional/ citywide, district, neighbourhood and local. The document defines Deepwater Park as 'regional parkland' and Kelso Parklands as 'regional sport'. The hierarchy of open space is explained below.



*East Hills Park – highly used open space*



*Marco Reserve (top) and Killara Reserve (below) – both District level sports grounds.*



### 2.2.2 Hierarchy of open space in Canterbury-Bankstown

Open spaces in Canterbury-Bankstown are divided into five levels as described below. They are differentiated by size, distance from most dwellings, complexity, quantity and quality of facilities, quality of maintenance, popularity and average length of stay.

#### State

At this level, a facility will be very high quality with the capacity to host state or national events. It will be unique within the region and potentially funded by State and Federal Government grants.

#### Regional/Citywide

At this level, a facility will have significant proportion, uniqueness or standard. The open space will usually be the only one of its type in the LGA, servicing citywide and regional needs.

#### District

At this level, an open space typically has the capacity to stage citywide competitions for sports such as football and cricket. Most will have a number of secondary functions such as park, general community use or natural area.

#### Neighbourhood

At this level, an open space may have some qualities of a district park but usually only supports passive recreation for a local catchment within 400m.

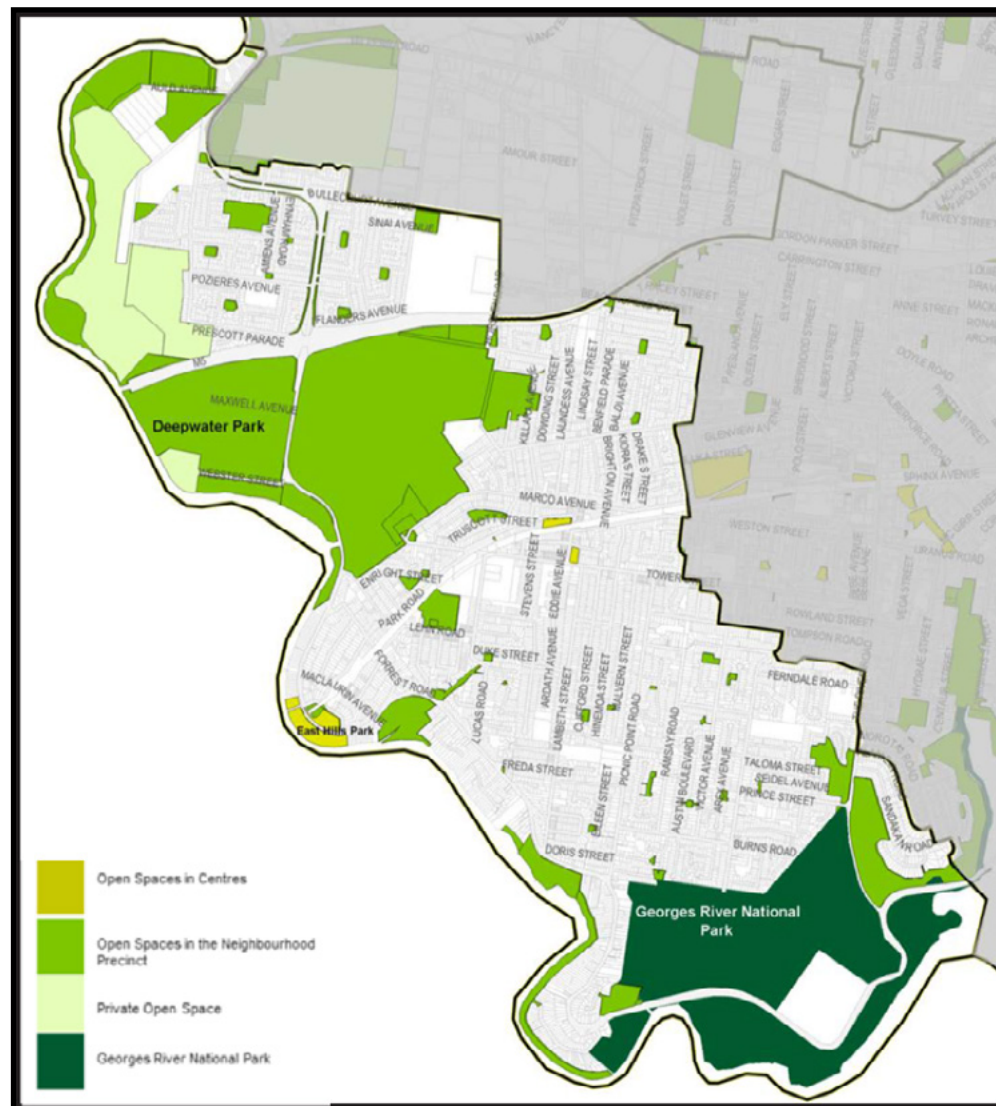
#### Local

At this lowest level, an open space services the passive recreation needs of residents and contributes to the natural amenity of local areas. Offering minimal recreation activity, they are typically parcels of land less than road reserves or infrastructure easements.

See **Map E** – Open Space in the South West Local Area.



**MAP E – Open Space in the South West Local Area (from the South West Local Area Plan)**



### **2.2.3 Parks and sportsgrounds near Deepwater Park and Kelso Parklands**

There are 9 parks near Deepwater Park and Kelso Parklands, 6 being district level and 3 being neighbourhood level in Council's open space hierarchy. The district level parks are Amour Park, East Hills Park, Smith Park, Johnstone Reserve, Newland Reserve and Milperra Reserve. The neighbourhood level parks are Monash Reserve, Cammarlie Reserve and Taylor Reserve. Newland Reserve and Milperra Reserve are located north of the M5; a major barrier to access from the south.

Amour Park, Milperra Reserve, Smith Park and Johnstone Reserve are the only open spaces catering for organised sports – being cricket, soccer, touch football and hockey. The Western Sydney University (Bankstown campus) is also located close by, to the north of the M5 motorway. It caters mainly for athletics, however changes to the university grounds and surrounds will force the current users (including schools and the local Little Athletics Club) to use Kelso Park North. When planning for Deepwater Park and Kelso Parklands these adjacent parks need to be taken into account to avoid over-servicing some sports and under-servicing others.

East Hills Park, Monash Reserve and Deepwater Park are all riverside parks with play equipment and extensive passive



*Monash Reserve, East Hills*





recreation areas. East Hills Park is highly visible on a main road and used more compared to the other two parks, even though they are quite close to each other.

Monash Reserve has poor access, limited parking and a lack of signage. Deepwater Park lacks visibility and has less amenity.

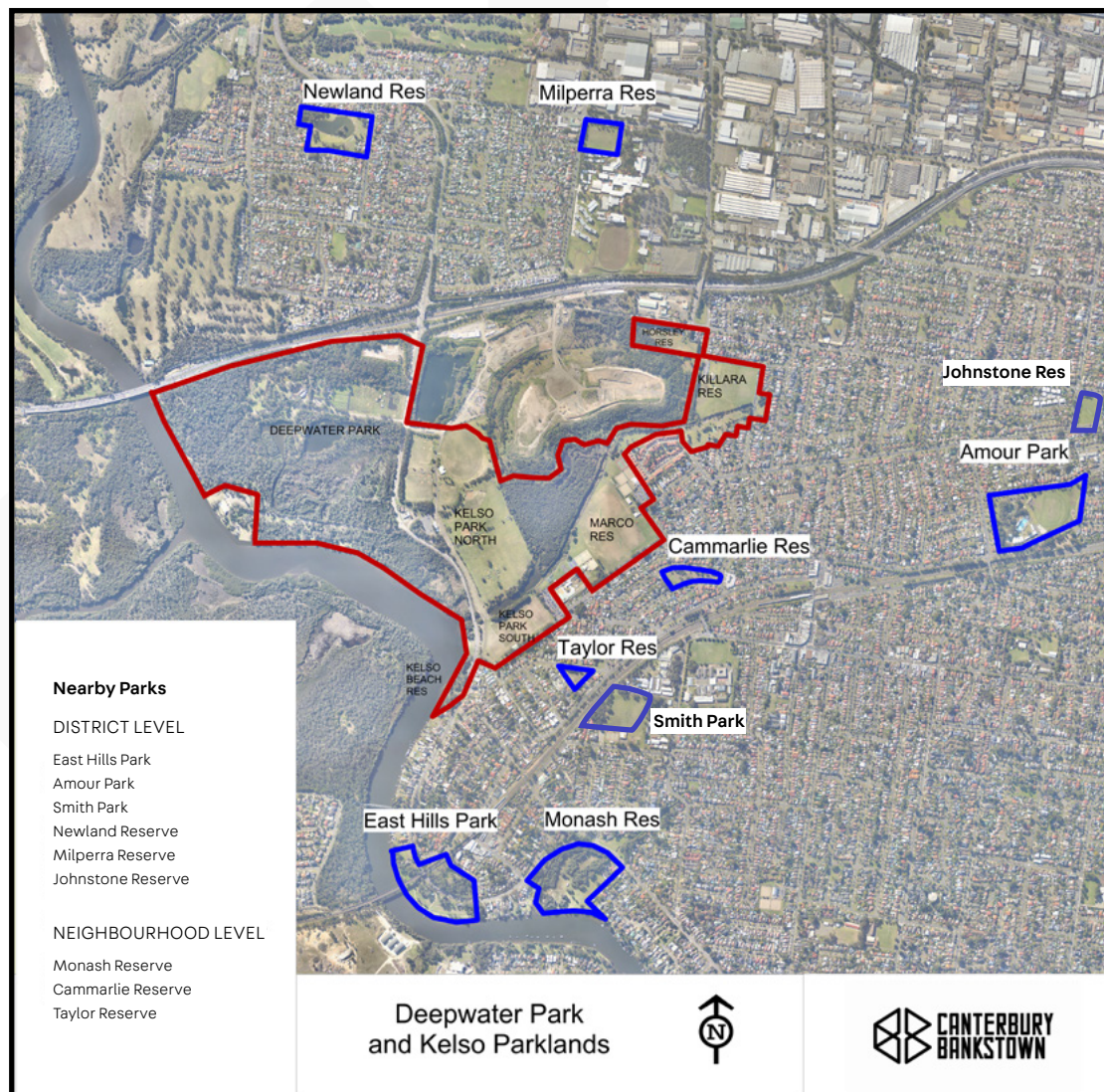
Cammarlie Reserve is a neighbourhood level park with a large playground. It is close to Deepwater Park and Kelso Parklands and approximately 500m away from the play equipment at Killara Reserve.

Taylor Reserve is a small neighbourhood level park located approximately 200m from Kelso Park (south). It also has a playground.

### Associated sites opportunities

There is an opportunity to examine in detail the uses and users of the nine adjacent parks in **Map F** to ascertain what facilities should go in each of them to help distribute usage.

**MAP F – Location of the 9 open spaces near Deepwater Park and Kelso Parklands**





## 2.3 Description of Deepwater Park and Kelso Parklands

### 2.3.1 Location and context of Deepwater Park and Kelso Parklands

Deepwater Park and Kelso Parklands are a group of seven reserves situated in the suburbs of Milperra and Panania in the Local Government Area of Canterbury-Bankstown. The reserves are Deepwater Park, Kelso Park (north), Kelso Park (south), Marco Reserve, Kelso Beach Reserve, Killara Reserve and Horsley Reserve. The extensive site is in a prominent location adjacent to the Georges River.

The group of reserves are located four kilometres south of The Crest of Bankstown, six kilometres west of the Bankstown town centre, and 14 kilometres by road from the Olympic site at Homebush Bay.

Most of the approximately 182 hectare site is community land owned by the City of Canterbury Bankstown and zoned RE1 – Public Recreation in Bankstown LEP 2015. Kelso Beach Reserve is Crown land.

Deepwater Park is a very large and heavily vegetated park on the east bank of the Georges River, immediately south of the M5.

Kelso Beach Reserve is situated immediately south of Deepwater Park, also on the river. These two parks cater for passive recreation only.

Kelso Park (north) is located to the east of Deepwater Park, with Henry Lawson Drive separating the reserves. This large park caters for baseball, softball, cricket and AFL. Kelso Park (south) is a smaller reserve on the southern side of Kelso Creek, comprising 3 soccer fields, 1 mini soccer field and 2 cricket wickets.

Marco Reserve is located to the east of Kelso Park (south) and caters for soccer, cricket, netball, Oztag and tennis. Killara Reserve is to the east of Kelso Landfill and comprises two rugby fields and a cricket wicket.

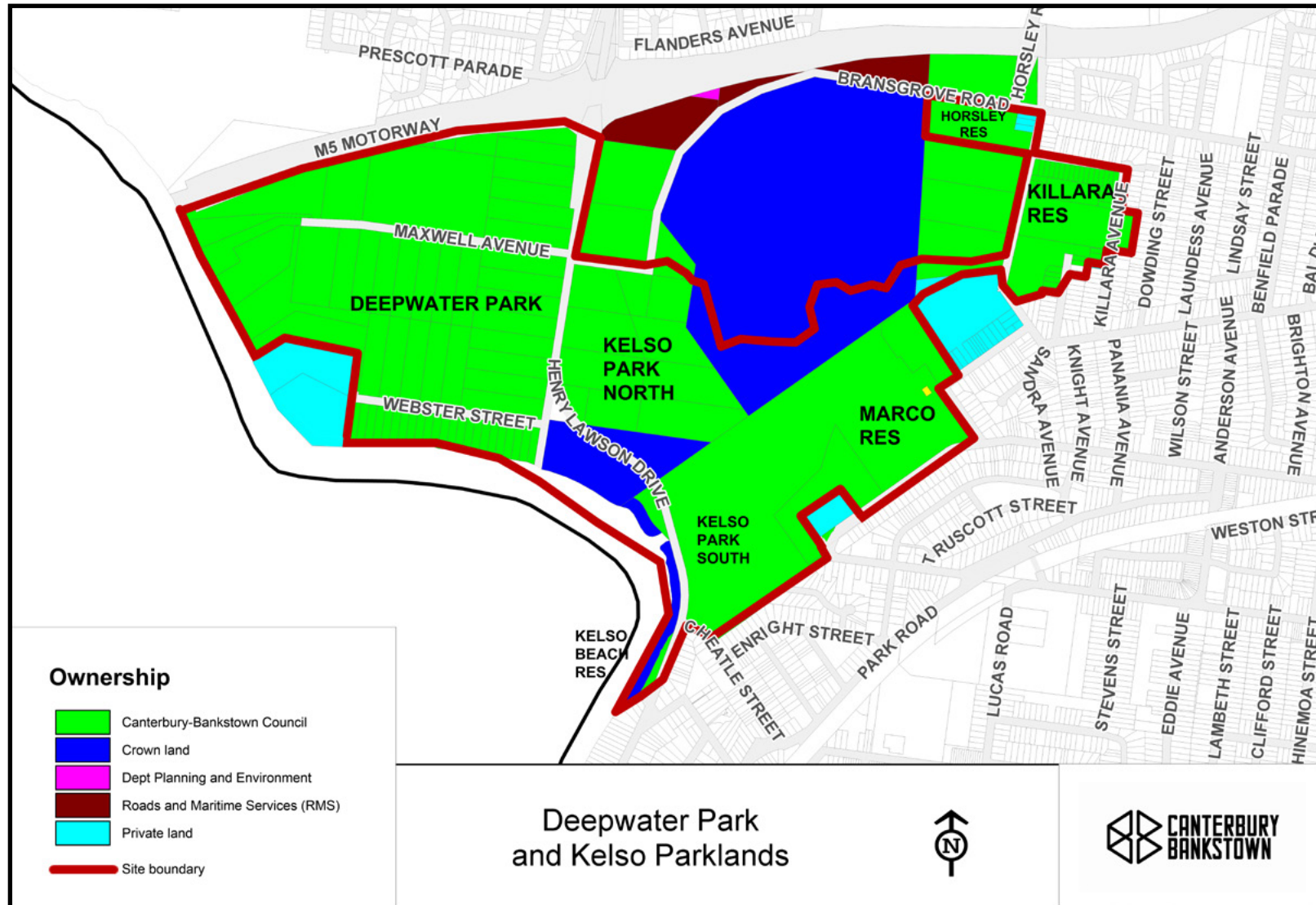
There is one licenced club within the site, the Panania East Hills RSL Club (Panania Diggers) on Marco Avenue to the west of Marco Reserve. The club is located on private land and leases the adjacent land from Council, currently used for parking and a regional tennis facility with 8 standard courts and 4 children's Hot Shots courts.

The Revesby Workers Recreation Club was previously located at the site on Homelea Avenue to the east of Marco Reserve. It had a clubhouse, three bowling greens, two basketball courts and a car park. The entire site was leased from Council. The future use

of this site is to be resolved by this PoM, which recommends changing the current community land category from Sportsground to General Community Use. This will enable more community uses (listed in Table 3).

See **Map G** - land ownership at Deepwater Park and Kelso Parklands and **Map I** - Site Features Plan.

**MAP G – Land ownership at Deepwater Park and Kelso Parklands**



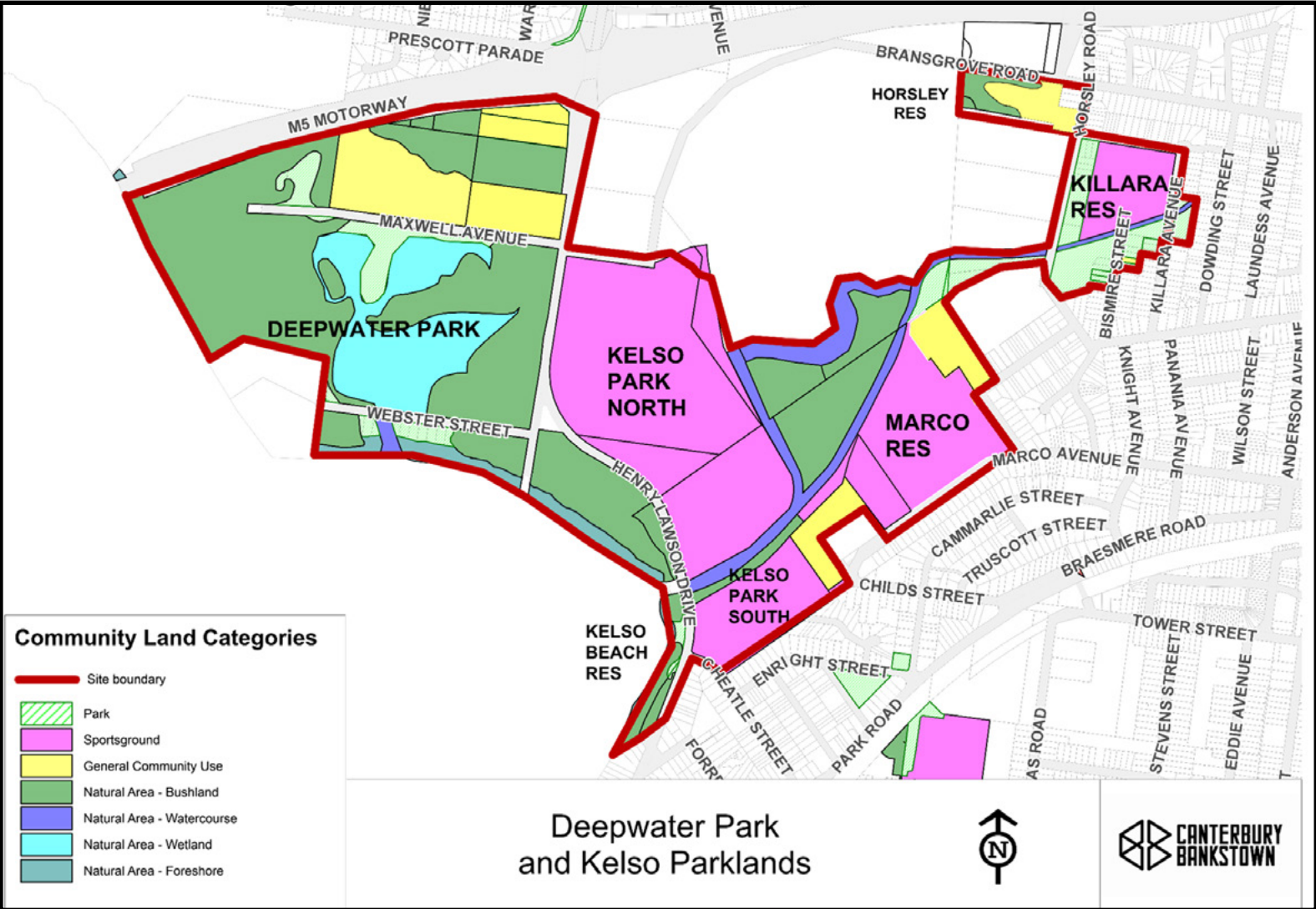
*\*\* Lots and DPs for each reserve are listed in the Appendix*

**TABLE 1 – Community land covered by this Plan of Management**

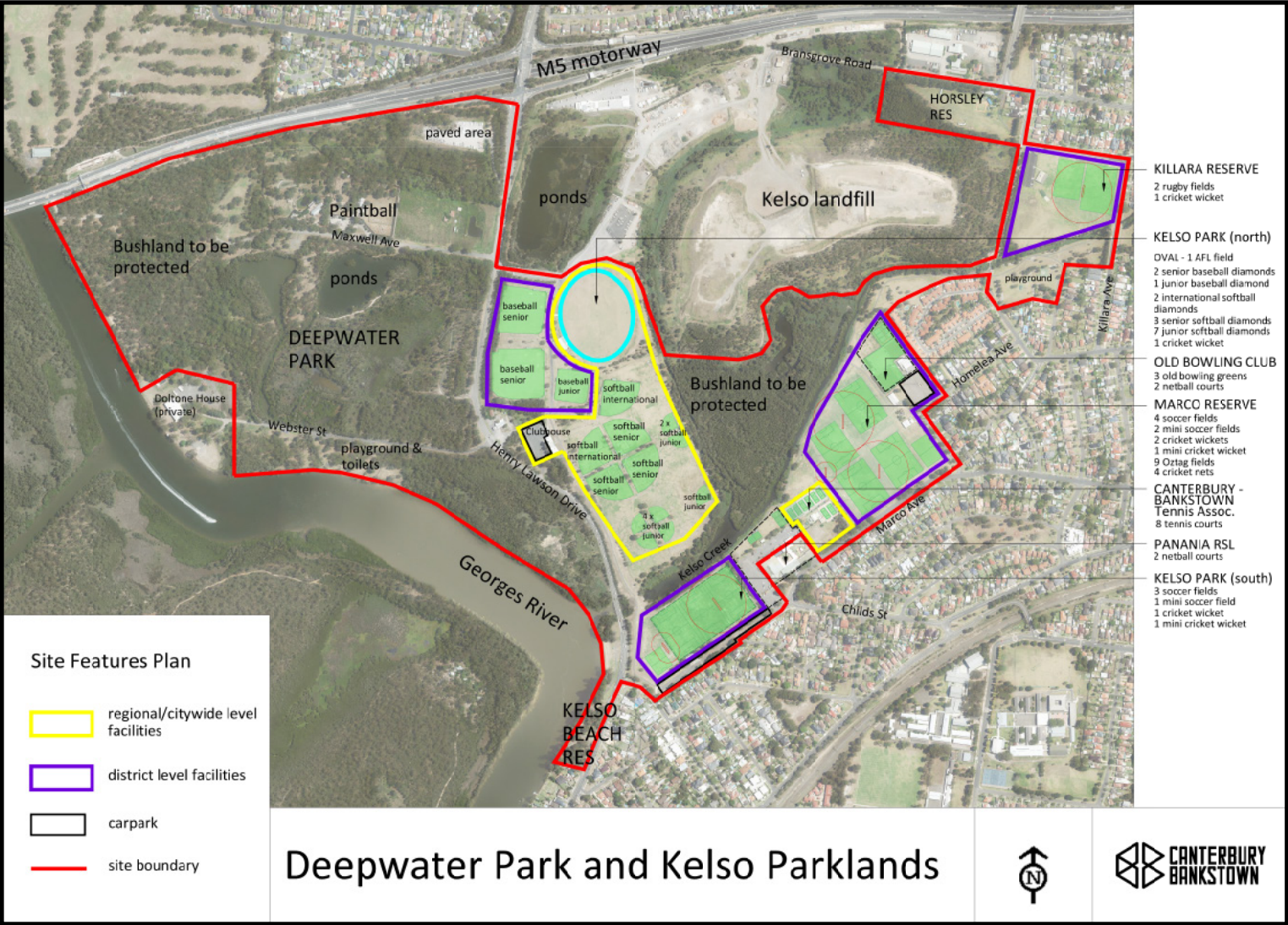
Park name	Location	Category of community land (see Map H)	Level in open space hierarchy	Owner(s) (see Map G)	Crown land	Zoning (see Map M)
Deepwater Park	Maxwell Ave, Milperra	Natural area (bushland, wetland, watercourse, foreshore)  Park  General community use	Regional/ Citywide	Council  Doltone House Deepwater Estate Pty Ltd (private land)	N/A	RE1 Public Recreation,  RE2 Private Recreation (Doltone House)
Kelso Park (north)	Henry Lawson Drive, Panania	Sportsground	District  Regional/ Citywide	Council Crown (State of NSW)	1) Part Portion 263 (Crown Plan 3190.2030) Council is Trust Manager of Reserve Trust 56569  2) Part Portion 154 (Crown Plan 3051.2030)	RE1 Public Recreation
Kelso Park (south)	Marco Ave, Panania	Sportsground General Community Use Natural area (bushland)	District	Council Panania East Hills RSL Club Ltd	N/A	RE1 Public Recreation
Kelso Beach Reserve	Henry Lawson Drive, Panania	Natural area (bushland, foreshore)  Park	District	Crown (State of NSW)  Council	1) Part Portion 263 (Crown Plan 3190.2030) 2) Lot 7042, DP1051788  3) Lot 7006, DP1051790 Council is Trust Manager of Reserve Trust 59490 & Reserve Trust 56569	RE1 Public Recreation  SP2 Infrastructure: Road Infrastructure Facility
Marco Reserve	Marco Ave, Panania	Sportsground General Community Use (old club site)	District	Council	N/A	RE1 Public Recreation
Killara Reserve	Lawson St, Panania	Sportsground Park Natural area (watercourse)	District	Council	N/A	RE1 Public Recreation
Horsley Reserve	Bransgrove Road, Panania	Natural area (bushland) General community use	District	Council	N/A	RE1 Public Recreation



MAP H – Proposed community land categories at the site



MAP I – Site Features Plan







*Kelso Park (north) – softball fields*



*Kelso Park (south) – soccer and cricket fields*

### 2.3.2 Key features and landscape character

The site is large and has a very varied character, catering for both passive and active recreation. See **Map O** - Sports Plan.

**Deepwater Park** contains dense bushland and large ponds that provide an interesting focus for walking or cycling. The ponds are in the centre of the park and accessed from Maxwell Avenue. This part of the park is attractive but feels isolated. There are bushwalking tracks and BBQs. In the south of the park along Webster Street, the character is open woodland along the river foreshore. Entering Webster Street from Henry Lawson Drive, there is native vegetation close to both sides of the road. The road widens to accommodate 90 degree car parking, and at this point the view widens out to the river. This attractive and relaxed area for passive recreation includes play equipment, picnic shelters and barbecues. Webster Street ends at the disused Deepwater Park Motorboat Club, which is being developed into the Doltone House reception centre which will enliven the site with more people. The remainder of the river foreshore in Deepwater Park has a heavy tree canopy.

**Kelso Park (north)** is predominantly baseball and softball diamonds, with an AFL field in the northern section of the park. There are a few

stands of native trees - in the western car park, along Kelso Creek, to the south of the AFL field, and to the west of the baseball fields. The overall character is very open – large expanses of well-maintained grass, prepared for active recreation. When there are no games scheduled the park has an empty character, but it is rarely unused.

**Kelso Park (south)** is much smaller than Kelso Park (north). The area comprises 3 soccer fields, 1 mini soccer field and 2 cricket wickets. There is an attractive stand of Casuarina sp. on the northern boundary which acts as a ball screen along Kelso Creek. The site has a few seats and picnic tables servicing sports users, spectators and casual passive recreation users. The site has shared pathways around the three sides and exercise equipment in the south east corner. The site is large but is insufficient at peak times. The character is open grass.

**Marco Reserve** also comprises open grassed sporting fields, on the southern bank of Kelso Creek. There are a few scattered trees on the periphery of the reserve, including some casuarinas. The character is totally open but the reserve is bordered by low density residential to the south and east. Attractive low planting around the location sign at the corner of Homelea Avenue and Marco Avenue makes a low-key entry statement. This helps to demonstrate that the area is well-cared for,



and gives the impression that the area is highly regarded and important to the community. The area comprises 4 soccer fields, 2 mini soccer fields, 1 cricket wicket, 1 mini cricket wicket, 9 oz-tag fields and 4 cricket nets.

**Kelso Beach Reserve** is a small heavily vegetated riverside park, situated between Henry Lawson Drive and the Georges River. It borders Deepwater Park to the north, but Kelso Creek joins the river at this point and prevents the two parks from connecting. A small section of the reserve is free of vegetation and is a popular area for passive recreation with open river views, a small swimming beach, seats and picnic shelters. A bike track runs along Henry Lawson Drive. Generally, this area has high use but low amenity.

**Killara Reserve** has a varied landscape character. The northern section is a sportsground comprising two rugby league fields, a cricket wicket, amenities block and a car park. This section has a treeless character but has a green setting, being bordered by a shaded bike path to the west and Kelso Creek to the south, which is heavily vegetated and infested with exotic weeds. The southern section of Killara Reserve has a relaxed character with scattered trees, a shared cycle path, and various recreation facilities such as a half-court basketball court, play equipment and a picnic shelter.

In general, the visual character of the parks is impacted negatively by factors such as unattractive entrances, expansive car parks with few trees, tidal rubbish deposition and other litter, and the poor quality and condition of aged park furniture.

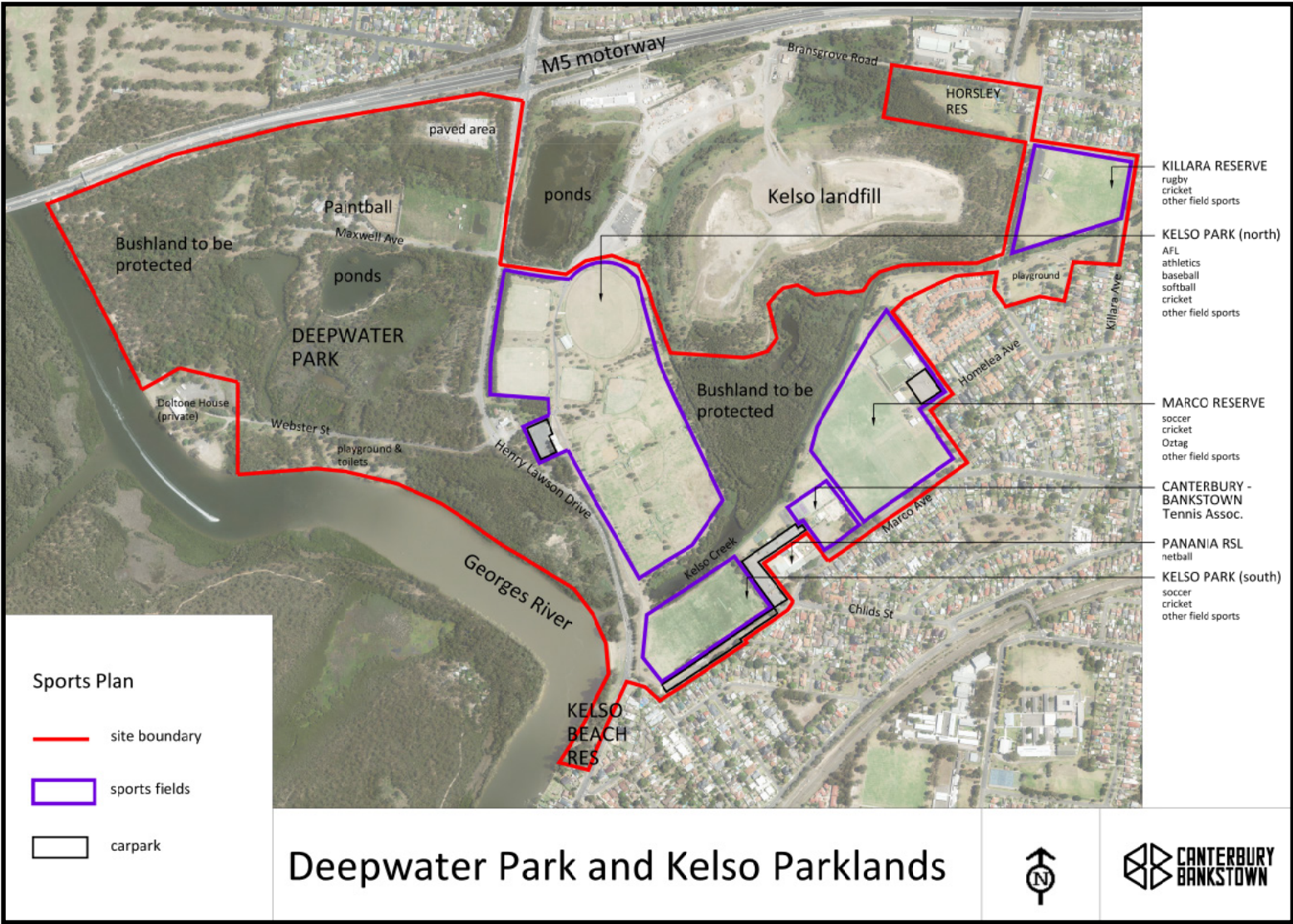


**Kelso Beach Reserve**



**Marco Reserve - soccer and cricket fields**

See **Map O** – Sports plan below.



### 2.3.3 Key stakeholders

#### Licenced clubs

- Panania-East Hills RSL

#### Sporting associations and clubs

##### Kelso Park (north)

- Bankstown Sports Bull Sharks AFL Club – winter
- East Hills Baseball Club – summer and winter
- Georges River Softball Association – summer and winter
- Revesby Workers Little Athletics
- Bankstown District Cricket Association – summer

##### Kelso Park (south)

- Bankstown District Cricket Association – summer
- Panania RSL Soccer Club – winter
- Bankstown District Amateur Football Association (BDAFA) – summer and winter

##### Marco Reserve

- Bankstown District Cricket Association – summer
- East Hills Oztag – summer
- Revesby Workers Football Club – winter

- St Christopher's Football Club – winter
- Bankstown District Amateur Football Association (BDAFA) – summer and winter

##### Killara Reserve

- Bankstown District Cricket Association – summer
- Milperra Colts Junior Rugby League Club – winter
- Parkrun

#### Schools

- East Hills Girls High School
- East Hills Boys High School
- Milperra Public School
- Panania Public School
- East Hills Public School
- Tower Street Public School

#### Other

- Bankstown Bushland Society
- Doltone House (Private Function Centre)

### 2.3.4 Leases/licences

See section 3.4.4 below

### 2.3.5 Land use and current improvements

#### Organised Sport

Improvements include clubhouses and amenities buildings, parking areas, cricket pitches, softball and baseball diamonds, fencing, goal posts, cricket nets, line-marking, and lighting.

#### Passive recreation and informal sport

Improvements include cycle and pedestrian paths, play equipment, a half-court basketball court, cricket nets, barbecues, seats and shaded picnic tables.



## 2.3.6 Access, circulation and parking

### Vehicular access and parking

Most people drive to the reserves and park as close as possible to the sporting field they are attending. Each sporting code has an independent car park or street parking spaces. The site also has capacity for bus and coach drop-off and parking for major events. Parking is not always adequate for major events and multiple major sporting events. In future, sporting fields may have to be reorganised to accommodate essential parking. Potential changes to Kelso Park (north) car park, because of the commercial development of the tip, may have an impact on major or multiple events at the site and exacerbate safety issues related to parking on Henry Lawson Drive. Increased traffic volumes in Deepwater Park associated with Doltone House will also need to be monitored. Council has previously approached RMS requesting an upgrade of the intersection of Henry Lawson Drive with Webster Street. At some locations, vehicle crossings and parking areas conflict with pedestrians and cyclists.

See **Map J** 'Access' for carpark locations (in Appendix).

### Walking and cycling

#### Deepwater Park

Deepwater Park is well serviced with paths. There is a shared pedestrian/cycle path around the ponds and pedestrian nature trails.

#### Kelso Park, Marco Reserve and Killara Reserve

A 2.5 metre wide asphalt shared pedestrian/cycle path runs along the entire west side of Kelso Park adjacent to Henry Lawson Drive, with an extension between the baseball fields and the AFL field. This extension of the path ends at the car park to the north of the AFL field. The path also runs along the southern boundary of Kelso Park (south) and along the south side of the watercourse (being the north boundary of Marco Reserve). It then connects to Killara Reserve.



*The high quality car park at Killara Reserve*

### **Proposed boardwalk**

Previously, Council investigated the possibility of a pedestrian/cycle link between Deepwater Park and Kelso Beach Reserve. Once completed, the walkway would have been a very important connection along the Georges River. A boardwalk was proposed because investigations indicated that a land-based option would be inappropriate due to the potential for environmental impacts on threatened species and endangered ecological communities. The boardwalk was to be located within the channel, on the north-eastern side of the river between the high and low tide interval. This would link the two recreational areas while minimising potential environmental impacts. For various reasons, the project only proceeded as far as the development application being approved (including the statement of environmental effects). See photo showing a representation of the proposed boardwalk.

### **Riverlands**

To the north of Deepwater Park, on the opposite side of the M5 motorway, is the pending Riverlands development, previously Riverlands Golf course. This riverside residential development has a development condition that a 40m riparian buffer be maintained. Council needs to negotiate access to link the new development with Deepwater Park within this buffer.



*Kelso Beach Reserve – not connected to Deepwater Park along the foreshore*



### Public transport

The site is poorly serviced by bus, with very few bus stops giving access to the site. The closest train stations are Panania and East Hills, both being less than a kilometre away from the southern reserves of Kelso Park (south) and Marco Reserve. The Access map **Map J** (in Appendix) shows the major bus routes, with the closest bus stops.

### Access and circulation management issues

- There are major breaks in cycle and pedestrian paths, for example, the shared path between Deepwater Park and Kelso Beach reserve is discontinuous;
- The foreshore access along the Georges River is currently discontinuous;
- There is poor access for people with disabilities from car parks to paths, toilets and barbecue areas;
- Henry Lawson Drive is a large barrier that divides the site in two without safe crossing points;
- Vehicle crossings and parking areas conflict with pedestrians and cyclists;
- There is a poor connection through and around the tip site to facilitate continuous circuit around Kelso Parklands and connect sites;
- Uncontrolled access is causing damage to vegetation within Deepwater Park;

- There is limited pedestrian and car park lighting;
- Webster Street will have to be redesigned to accommodate increased traffic associated with the Doltone House function centre; and
- The extensive carpark at the northern end of the Kelso Park (north) oval does not form part of this study area. Its future use will be determined through a Plan of Management for the Kelso Waste Management site.

See **Map K** 'Shared Pathways' for existing and proposed pathways (in Appendix).

**The site is used for a range of activities: walking, dog exercise and cycling**



*Concept impression of Kelso Beach to Deepwater Park river boardwalk*



### 2.3.7 Safety and Signage

#### Design

The design of open spaces can have a large effect in both improving safety and perceptions of safety. Council's Community Land Generic Plan of Management has a performance target: 'Open space to be designed and maintained to ensure safety'.

The document states:

- "Parks and sportsgrounds to be designed and maintained in accordance with crime prevention through environmental design (CPTED) principles (e.g. good surveillance)"; and
- "All play equipment and sports equipment to comply with council's playground strategy and the Australian standards" (p75).

Designing for safety in open spaces includes issues such as maintaining good sightlines and easy navigation routes through sites. This is more difficult at locations such as Deepwater Park because the vegetation is protected by legislation. Understorey plants cannot be removed to improve sightlines because they form part of vegetation associations and are essential for habitat. The passive area in Killara Reserve is an example of a recreation area with good sightlines. Users of the space can easily view the facilities, any other people in the area, and entry/exit points. There are limited hiding

spaces, mainly achieved by the absence of low shrub planting.

#### Deepwater Park

This park has suffered over the years from anti-social activity that has given the area a poor reputation, particularly for families. Commercial activation within the site, with the development of Doltone House which includes a public restaurant, should influence the negative activities that have occurred around the site for many years and have impacted on the community perception of the safety of the park. The site will gain more visitors from the users of the reception centre, which increases informal surveillance and thus personal safety.

#### Road safety

There is a safety issue regarding Henry Lawson Drive, as it divides Deepwater Park and Kelso Parks. Crossing a busy road will always carry an element of risk. The increased traffic associated with the Doltone House development at Deepwater Park will require appropriate management to ensure road and pedestrian safety.

#### Signage/wayfinding

Good signage is an important element in any large open space, increasing both amenity and safety. There are some attractive signs at Deepwater Park and Kelso Parklands which notify visitors of particular reserves but no

effective wayfinding signage to help visitors negotiate the entire site. First time visitors could be unaware of the many linked sporting fields and facilities that comprise Deepwater Park and Kelso Parklands.

There are also a small number of interpretive signs that explain the bushland. These help to give the impression that the site is important and well managed, which increases the chance that visitors will treat the site with respect.

Any heritage or cultural items or issues could also be interpreted with signage.

### 2.3.8 Lighting

Lighting is an important element in open spaces to facilitate safety, particularly in car parks and along paths. Council's Community Land Generic Plan of Management has a performance target: "provide lighting in parks and sportsgrounds to enable night sport". It also has a target to "provide lighting in parks and sportsgrounds for security".

The document states:

"Provide, where appropriate:

- Pedestrian lighting, particularly along perimeter pathways to encourage safer routes around parks and sportsgrounds;
- Car park lighting;

- Safety lighting for cycle paths through parks and sportsgrounds; and
- Solar lighting if possible and appropriate” (p72).

Council has a Public Lighting Strategy (2003) and a Sports Lighting Plan that should be referred to.

### **Public lighting**

Public lighting is a critically important element of successful public spaces. The lighting at Deepwater Park and Kelso Parklands has evolved with the development of each individual site with a focus on sportsfields and clubhouses. An integrated lighting plan that enhances public circulation (pedestrians, cyclists, car parks) is required to create safe and active public spaces throughout the site and increase the opportunity for community participation and enjoyment.

Standards need to be established and specified for all areas, as illustrated by the fact that the car park lighting at Killara Reserve is to a higher standard than other car parks across the site.

Additional lighting along Webster Street in Deepwater Park and at Kelso Beach Reserve may be required to increase safety perceptions. This lighting must be designed to consider wildlife.

### **Sports lighting**

Sports lighting across the site is a major financial investment for Council. A sound asset management plan is required to maintain safety and efficiency.

Opportunities for energy-efficient lighting will increase as technology improves and this should be a priority. Due to the number of light towers around the site, spill glare into adjacent neighbourhoods needs to be considered in lighting designs.



*Kelso Park (north) baseball*

### 2.3.9 Play equipment

The provision of play experiences in the City is determined by Council's Playground and Play Spaces Strategic Plan (2018). Deepwater Park and Kelso Parklands has 2 playgrounds and 1 set of exercise equipment.

The play equipment at Deepwater Park is located adjacent to Webster Street and is play level 2. The playground strategy recommends that the existing playground be removed and that a new, unique, quality play space 'destination' (play level 1) be installed. It is to have a nature play focus and sufficient shade from trees and/or shade sails.

The play equipment at Killara Reserve is located in the southern section of the park and is play level 3. The playground strategy recommends that it increase in scope and increase its play level to 2.

### 2.3.10 Toilets and park furniture

#### Public toilets

The only public toilets are at Deepwater Park (Webster Street). Other toilets are located within leased facilities and are only available when lessees have unlocked the facilities for use during matches or training.

#### Park furniture

In Council's asset management system, park furniture comprises items such as bins, benches, picnic tables, bike racks and drinking fountains.

Currently at Deepwater Park and Kelso Parklands the condition of some park furniture and structures is dilapidated, which is not conducive to encouraging greater use of the parks. The many different models and construction materials of these items make both maintenance and replacement complex. It is more cost effective to repair and replace identical items than a mixture of styles and sizes. The aesthetics of the site as a whole is reduced by a mixture of styles and materials because the site does not 'read' as a coherent destination.



*Regulatory signage at Killara Reserve*



*Locational signage at Kelso Park (north)*



*Killara Reserve sports lighting*



*Passive recreation area at Killara Reserve showing play equipment and half-court basketball*





### 2.3.11 Stormwater and drainage

Much of Deepwater Park and Kelso Parklands are located on flood prone land. **Map L** (in Appendix) shows that most of the site is designated high or medium flood risk. The impact of stormwater on Deepwater Park is low due to the flat terrain and large areas of native vegetation. The impact is higher in Kelso Park due to the high proportion of stormwater flow in Kelso Creek.

Most pollutants entering Deepwater Park Reserve are contained in floodwater due to the flat terrain. In Kelso Park, the high level of pollutants in the stormwater is a significant factor in the poor to very poor condition of the vegetation in the creek lines. The management, water quality and general health of Kelso Creek is an important issue.

Deepwater Park contains a rare complex of floodplain wetlands and riverflat swamp forest that rely on regular flooding for long-term viability, so flooding does have a positive effect at the site.



*Outside of 17 Lawson Avenue (1964), now part of Killara Reserve*



*Kelso levee floodgates*



*Flooding on Webster St, Deepwater Park, 2016*



*Outlet – Kelso Creek*



### 2.3.12 Buildings

The following table lists the buildings at Deepwater Park and Kelso Parklands and their total replacement value as of May 2016. The soccer club amenities at Kelso Park (south) is the most valuable building at the site by a substantial amount.

The age of the buildings necessitates higher maintenance costs and some buildings need upgrading.

**TABLE 2 – Total replacement value of buildings at May 2016**

Building	Value (\$)
Deepwater Park - Barn	337,000
Deepwater Park - Garage	45,000
Deepwater Park - Kiosk/Cottage	682,000
Deepwater Park - Shed	52,000
Deepwater Park - Toilet "Exeloo"	150,000
Kelso Park North - Amenities/Clubroom (Softball)	983,000
Kelso Park North - Baseball Club amenities	873,000
Kelso Park North - Pump House (north)	3,000
Kelso Park North - Pump House/Storage	23,000
Kelso Park South - Amenities (Soccer)	1,668,000
Kelso Park South - Pump House (south)	5,000
Marco Reserve - Club Rooms/Amenities	731,000
Marco Reserve - Kiosk	375,000
Marco Reserve - Toilet Block	146,000
Killara Reserve - Amenities Block	792,000



**Soccer club amenities at Kelso Park (south)**



**Kelso Park (north) clubhouse**

# 03 The Plan of Management

## 3.1 Aims of this Plan of Management

This Plan of Management for Deepwater Park and Kelso Parklands aims to:

- Fulfill Council's statutory obligations in respect to public land management under the requirements of the *Local Government Act 1993*;
- Provide a framework and maximise opportunities for sustainable, long-term management of community land;
- Manage bushland for its ecological, aesthetic, recreational, educational and scientific values;
- Be consistent with all of Council's plans and strategies and provide a basis for assigning priorities in works programming and budgeting;
- Maximise the passive and active recreational opportunities of Deepwater Park and Kelso Parklands within Council's capacity;
- Respond to current needs and opportunities as well as providing future direction;
- Reflect the values and expectations of

the key stakeholders, the local and wider community and other users for the future use and enjoyment of Deepwater Park and Kelso Parklands; and

- Be a resource for both Council staff and the public regarding the potential leasing and licensing of community land.

## 3.2 Core objectives of this Plan of Management

The *Local Government Act* sets out core objectives for the management of community land. The core objectives for the categories of community land at Deepwater Park and Kelso Parklands are below:

### Core objectives for management of community land categorised as a park (Section 36G)

- Encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities;
- Provide for passive recreational activities or pastimes and for the casual playing of games; and

- Improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

### Core objectives for management of community land categorised as a sportsground (Section 36F)

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

### Core objectives for management of community land categorised as general community use (Section 36I)

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).

**Core objectives for management of community land categorised as a natural area (Section 36E)**

- a) Conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area;
- b) Maintain the land, or that feature or habitat, in its natural state and setting;
- c) Provide for the restoration and regeneration of the land;
- d) Provide for community use of, and access to, the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion; and
- e) Assist in and facilitate the implementation of any provisions restricting the use and

management of the land that are set out in a recovery plan or threat abatement plan prepared under the Biodiversity Conservation Act 2016 or the *Fisheries Management Act 1994*.

**Core objectives for management of community land categorised as bushland (Section 36J)**

- a) Ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land;
- b) Protect the aesthetic, heritage, recreational, educational and scientific values of the land
- c) Promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed at minimising or mitigating any disturbance caused by human intrusion;



*Deepwater Park creek*



*Kelso Park (north) shared path*

- d) Restore degraded bushland
- e) Protect existing landforms such as natural drainage lines, watercourses and foreshores;
- f) Retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term; and
- g) Protect bushland as a natural stabiliser of the soil surface.

**Core objectives for management of community land categorised as wetland (Section 36K)**

- a) Protect the biodiversity and ecological values of wetlands, with particular reference to their hydrological environment (including water quality and water flow), and to the flora, fauna and habitat values of the wetlands;
- b) Restore and regenerate degraded wetlands; and
- c) Facilitate community education in relation to wetlands, and the community use of wetlands, without compromising the ecological values of wetlands.

**Core objectives for management of community land categorised as a watercourse (Section 36M)**

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

**Core objectives for management of community land categorised as foreshore (Section 36N)**

- a) Maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area; and
- b) Facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.



### 3.3 Use and Development of Community Land at Deepwater Park and Kelso Parklands

#### 3.3.1 Zoning

The community land covered by this plan is zoned RE1 - Public Recreation under the Bankstown Local Environmental Plan (LEP) 2014. The main objectives specified for zone RE1 are to:

- Enable land to be used for public open space or recreational purposes;
- Provide a range of recreational settings and activities and compatible land uses; and
- Protect and enhance the natural environment for recreational purposes.

Deepwater Park and Kelso Parklands is generally surrounded by land zoned R2 Low Density Residential.

See **Map M** (in Appendix) - Zones at Deepwater Park and Kelso Parklands.

#### 3.3.2 Development allowed in RE1 Public Recreation zone – policy context

The development allowed in the RE1 Public Recreation zone is subject to both State and

local policies. State policies prevail over local policies. The following information is correct at the time of adoption of this PoM, but is subject to change.

This PoM does not take away the requirement for a development application under Part 4, or an ecological assessment under Part 5, of the *Environmental Planning and Assessment Act 1979* if applicable.

#### The ISEPP

Relevant State Government legislation is the State Environmental Planning Policy (Infrastructure) 2007, known as the ISEPP.

Under Regulation 66 of the ISEPP, certain development may be carried out by Council without consent in public reserves under its control. Refer to the ISEPP for these development types.

#### SEPP 19

*State Environmental Planning Policy No 19 - Bushland in Urban Areas (SEPP 19)* is relevant to the land categorised as natural area – bushland in this PoM. It states that a person shall not disturb bushland zoned or reserved for public open space purposes without the consent of the council.

Council shall not consent to any disturbance unless it is absolutely essential.

#### The Bankstown Local Environmental Plan (LEP) 2015

The LEP 2014 lists development that may be carried out with or without development consent on land zoned RE1 Public Recreation.

#### The Bankstown Development Control Plan (DCP) 2015

The DCP 2015 lists development permitted without consent on any land under the control of Council. This includes land zoned RE1 Public Recreation.

#### 3.3.3 Permissible uses and developments

The use and development of community land should be compatible with both the intended function of the land and the wider community context. The use of community land is often supported by appropriate ancillary development such as playground equipment, amenity blocks or food kiosks.

This PoM for Deepwater Park and Kelso Parklands only authorises the uses and developments listed in **Table 3**. No other uses or developments are authorised by this PoM.

**TABLE 3 – Uses and development allowed at Deepwater Park and Kelso Parklands**

COMMUNITY LAND – PARK (Refer MAP H) Purpose/Use	Development to facilitate uses
<ul style="list-style-type: none"> <li>• Active and passive recreation including children's play and cycling;</li> <li>• Group recreational use, such as picnics and private celebrations;</li> <li>• Nature conservation;</li> <li>• Festivals, parades, markets, fairs, exhibitions and similar events and gatherings;</li> <li>• Small scale commercial operations which are sympathetic to and support use in the area; and</li> <li>• Filming and photographic projects.</li> </ul> <p>NB: Some of the uses listed above require a permit from the City of Canterbury Bankstown.</p>	<ul style="list-style-type: none"> <li>• Development for the purposes of improving access, amenity and the visual character of the park e.g. paths, seats and shelters, barbecues, lighting, toilet facilities, paved areas, public art;</li> <li>• Development for the purposes of active recreation such as play equipment, exercise equipment, bike paths and bike racks, half-court basketball courts, bocce courts etc;</li> <li>• Hard and soft landscaped areas;</li> <li>• Maintenance and storage facilities;</li> <li>• Locational, directional, regulatory, heritage and cultural interpretation signage;</li> <li>• Car parking and loading areas, driveways, access roads or similar;</li> <li>• Bridges, boardwalks etc;</li> <li>• Small scale commercial operations, e.g. hire of sports and recreation equipment, mobile cafes, dance and fitness classes, commercial photography sessions;</li> <li>• Irrigation and water tanks</li> <li>• Water saving initiatives such as stormwater harvesting, rain gardens and swales;</li> <li>• Energy saving initiatives such as solar lights and solar panels where appropriate; and</li> <li>• Utilities to improve amenity or safety of the reserve, eg CCTV cameras.</li> </ul> <p>Advertising and promotional structures and signage (such as A-frames and banners) that:</p> <ul style="list-style-type: none"> <li>• Relate to approved uses/activities;</li> <li>• Are discreet and temporary; and</li> <li>• Are approved by Council.</li> </ul>



<b>COMMUNITY LAND – SPORTSGROUND (Refer MAP H)</b> <b>Purpose/Use</b>	<b>Development to facilitate uses</b>
<ul style="list-style-type: none"> <li>• Organised and casual sport (both amateur and professional);</li> <li>• Active and passive recreational activities compatible with the nature of the land and any relevant facilities;</li> <li>• Clubhouse uses including kiosk, amenities, storage, meeting spaces;</li> <li>• Festivals, parades, markets, fairs, exhibitions and similar events and gatherings;</li> <li>• Small scale commercial operations which are sympathetic to and support use in the area; and</li> <li>• Filming and photographic projects.</li> </ul> <p>NB: Some of the uses listed above require a permit from the City of Canterbury Bankstown.</p> <p>* The terminology used is not intended to impose an exact meaning.</p> <p>For example, a reference to 'football' includes the variations of that game and 'field', or 'court' are not intended to exclude other sporting surfaces.</p>	<ul style="list-style-type: none"> <li>• Sportsfield (cricket, football, track and field athletics, baseball, softball etc);</li> <li>• Hard courts (basketball, tennis, netball etc);</li> <li>• Clubhouse and amenities buildings appropriate to the open space hierarchy;</li> <li>• Scoreboards, sight screens, ball screens, fencing and similar;</li> <li>• Facilities for sports training, e.g. batting cages, tennis walls;</li> <li>• Sports and public lighting;</li> <li>• Seating, picnic tables, grandstands, shade structures;</li> <li>• Hard and soft landscaped areas;</li> <li>• Maintenance and storage facilities;</li> <li>• Locational, directional, regulatory, heritage and cultural interpretation signage;</li> <li>• Car parking and loading areas, driveways, access roads or similar</li> <li>• Bridges, boardwalks etc</li> <li>• Small scale commercial operations, e.g. clubhouse kiosk, sports tuition, dance and fitness classes, hire of sports and recreation equipment, mobile cafes, commercial photography sessions;</li> <li>• Irrigation and water tanks</li> <li>• Water saving initiatives such as stormwater harvesting, rain gardens and swales;</li> <li>• Energy saving initiatives such as solar lights and solar panels where appropriate;</li> <li>• Utilities to improve amenity or safety of the reserve, eg CCTV cameras.</li> </ul> <p>Advertising and promotional structures and signage (such as A-frames and banners) that:</p> <ul style="list-style-type: none"> <li>• Relate to approved uses/activities;</li> <li>• Are discreet and temporary; and</li> <li>• Are approved by Council.</li> </ul>

COMMUNITY LAND – GENERAL COMMUNITY USE (Refer MAP H) Purpose/Use	Development to facilitate uses
<p>Providing a location for, and supporting, the gathering of community based interest groups for a range of social, cultural or recreational purposes.</p> <p>Providing multi-purpose buildings (e.g. community halls and centres) with specialised community uses such as:</p> <ul style="list-style-type: none"> <li>• Casual or informal recreation;</li> <li>• Meetings, including for social, recreational, educational or cultural purposes;</li> <li>• Functions;</li> <li>• Concerts, including all musical genres;</li> <li>• Performances, including film and stage;</li> <li>• Exhibitions, fairs, parades;</li> <li>• Leisure or training classes;</li> <li>• Children's services;</li> <li>• Social services;</li> <li>• Designated group use, such as scout and girl guide use;</li> <li>• Entertainment facilities of appropriate scale; and</li> <li>• Community based commercial operations, which are sympathetic to and support use in the area and are of appropriate scale.</li> </ul>	<ul style="list-style-type: none"> <li>• Provision of buildings or other amenity areas to facilitate use and enjoyment by the community including licenced clubs and associated facilities such as a refreshment room;</li> <li>• Development of buildings and grounds for the purposes of addressing the needs of a particular group;</li> <li>• Commercial operations e.g. Paintball, leisure or training classes, cafe (including outdoor dining area), mobile cafes, hire of sports and recreation equipment;</li> <li>• Sportsfields and courts;</li> <li>• Development to facilitate sporting use such as lighting and fencing;</li> <li>• Benches, picnic tables, shade structures;</li> <li>• Hard and soft landscaping;</li> <li>• Water saving initiatives such as stormwater harvesting, rain gardens and swales;</li> <li>• Energy saving initiatives such as solar lights and solar panels where appropriate;</li> <li>• Car parking and loading areas, driveways, access roads or similar</li> <li>• Bridges, boardwalks etc</li> <li>• Locational, directional, regulatory, heritage and cultural interpretation signage; and</li> <li>• Utilities to improve amenity or safety of the reserve, e.g. CCTV cameras.</li> </ul> <p>Advertising and promotional structures and signage (such as A-frames and banners) that:</p> <ul style="list-style-type: none"> <li>• Relate to approved uses/activities;</li> <li>• Are discreet and temporary; and</li> <li>• Are approved by Council.</li> </ul>



COMMUNITY LAND – NATURAL AREA (Refer MAP H) Purpose/Use	Development to facilitate uses
<ul style="list-style-type: none"> <li>• Preservation of natural heritage, including the identified endangered ecological communities;</li> <li>• Preservation of biological diversity and habitat;</li> <li>• Providing a location for relaxation and informal recreation such as walking, cycling and fishing;</li> <li>• Environmental and scientific study;</li> <li>• Bush regeneration works; and</li> <li>• Biodiversity Stewardship Agreements.</li> </ul>	<ul style="list-style-type: none"> <li>• Amenities such as sheltered seating areas;</li> <li>• Low impact walking and cycling paths;</li> <li>• Low impact access and service roads;</li> <li>• Water saving initiatives such as stormwater harvesting, rain gardens and swales;</li> <li>• Bridges, boardwalks and observation platforms;</li> <li>• Information kiosks;</li> <li>• Wildlife-friendly lighting;</li> <li>• Work sheds or storage sheds for maintenance, bush regeneration or similar;</li> <li>• Locational, directional, regulatory, heritage and cultural interpretation signage;</li> <li>• Utilities to improve amenity or safety of the reserve, e.g. CCTV cameras; and</li> <li>• Biodiversity Stewardship Agreements.</li> </ul>

**Low impact activities are allowed in natural areas**

**TABLE 4 – The scale and intensity of any permitted use or development at Deepwater Park and Kelso Parklands**

USE or DEVELOPMENT	SCALE	INTENSITY
Buildings (community recreation club, clubhouses, amenities, etc)	Subject to Council approval	The intensity of use is not to cause nuisance to nearby residents and must comply with lease or licence conditions and Council's Community Facilities Policy.
Community based interest group activities	Subject to Council approval	The intensity of use is not to cause nuisance to nearby residents and must comply with lease or licence conditions and Council's Community Facilities Policy.
Organised sport and training	Limited to the physical constraints of the sports fields	Subject to conditions of casual or seasonal hire agreement with Council.
Passive recreation uses	Small scale	The intensity of use is not to cause nuisance to nearby residents.
Landscape upgrades – natural (tree planting)	Scale is not to compromise use of the site for active and passive recreation	To enhance the site in terms of aesthetics, climate control and habitat.
Landscape upgrades – amenity (installation of seats, toilets, barbecues, play equipment etc)	Scale is not to compromise use of the site for active and passive recreation	Low intensity to not compromise the natural and open character of the site. Sufficient provision to enhance the amenity of the site in terms of comfort and convenience.
Infrastructure to support the environment (fencing, boardwalks, sandstone walling etc)	Appropriate scale	Scale to suit the community land category.
Carparks	Limited to the dedicated car parks provided, and to future infrastructure provided	Daylight hours plus opening hours of the buildings or fields (per lease or licence conditions).
Roads and Paths	Limited to the dedicated roads and paths, and to future infrastructure provided	24 hours a day, 7 days a week
Commercial development which is sympathetic to and supports uses in the area (bike hire, cafe, etc)	Small scale	Agreement via lease or licence approved by Council.
Community events	Limited to the physical constraints of the site	Subject to Council approval.
Sports and other lighting	Suitable for regional and district level sportsground	Times subject to Council approval. Lighting to comply with Australian Standards.



USE or DEVELOPMENT	SCALE	INTENSITY
Public art and signage	Scale and style to suit character of site	Limited amount to provide appropriate impact and help reinforce local identity
Sportsground maintenance	Subject to noise, occupation health and safety, and any other relevant legislation	Seven days a week, subject to Council approval

**TABLE 5 – Commercial operations allowed at Deepwater Park and Kelso Parklands**

Parks	Sportsgrounds	General Community Use	Natural Area
<ul style="list-style-type: none"> <li>Small scale commercial operations which are sympathetic to and support use in the area, e.g. hire of sports and recreation equipment, mobile cafes, dance and fitness classes, commercial photography sessions.</li> </ul>	<ul style="list-style-type: none"> <li>Small scale commercial operations which are sympathetic to and support use in the area, e.g. clubhouse kiosk, sports tuition, personal training, hire of sports and recreation equipment, mobile cafes, commercial photography sessions.</li> </ul>	<ul style="list-style-type: none"> <li>Licensed community recreation club and associated facilities;</li> <li>Classes and workshops for activities such as yoga, dance, art and craft;</li> <li>Cafe (including outdoor dining area) appropriate in scale, in accordance with lease/licence conditions;</li> <li>Mobile cafes;</li> <li>Leisure or training classes;</li> <li>Health or medical practitioners associated with the relevant facility (e.g. nutrition, physiotherapy);</li> <li>Commercial recreation e.g. Paintball or similar;</li> <li>Sports, e.g. tennis, Oztag; and</li> <li>Hire of sports and recreation equipment.</li> </ul>	NIL

### 3.3.4 Leases and licences and other estates

Refer to Council's Community Facilities Policy, the Community Land Generic Plan of Management (2014) and the *Local Government Act 1993*.

#### General

Leases and licences and other estates over community land must be expressly authorised in plans of management and comply with the conditions in the *Local Government Act*. They must be in the best interests of the community as a whole and enable, wherever possible, shared use of community land. The term 'other estates' includes other interests, charges, rights or titles in relation to the land (an example is easements).

The main difference between a lease and licence is that a licence does not permit the sole, or exclusive, use of the area. Licences may be granted to formally recognise and endorse shared uses. Licences are commonly used for sports facilities such as club houses.

#### Maximum term and public notice

The maximum term of a lease, licence or other estate is 30 years (Section 46(3) of *Local Government Act*). The consent of the

Minister for Local Government is required if the lease or licence exceeds 21 years (Section 47 (5b)). This consent is also required if the term of the lease or licence will be greater than five years and objections have been lodged against the proposal. Council must give public notice of the proposal and exhibit notice of it on the land to which the proposal relates. Council must consider all submissions made in response.

#### Granting a lease or licence

The grant of a lease or licence is an important step in using community land, but there may be other requirements relevant to any proposed use. For example, development consent may be required under the *Environmental Planning and Assessment Act 1979*. Any interested person should check carefully to make sure they are aware of all relevant requirements.

A lease, licence or other estate must not be granted if it involves:

- An activity that is not in accordance with a permitted purpose;
- An activity that is not consistent with the objectives of the Plan of Management; and
- Any activity prohibited by the land zoning stated in Council's current Local Environmental Plan (LEP).

Refer to the Community Facilities Policy for the latest requirements for leases and licences.

See Section 3.3.4 of the Community Land Generic Plan of Management (2014) for more information about leases and licences.

#### Leases, licences and other estates allowed in Deepwater Park and Kelso Parklands

In accordance with the requirements of the *Local Government Act 1993*, this Plan of Management expressly authorises Council to grant a lease, licence or other estate at Deepwater Park and Kelso Parklands where the activity is consistent with this PoM and the core objectives for the category of land (stated in Section 3.2 above), and is for a purpose listed in **Tables 6 and 7**.

Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this PoM and the capacity for the area to support the activity.

**Table 6** - Existing leases and licences in Deepwater Park and Kelso Parklands and **Table 7** - Purposes for which leases or licences may be authorised by Council at Deepwater Park and Kelso Parklands.



**TABLE 6 – Existing leases and licences in Deepwater Park and Kelso Parklands**

Lease or Licence	Location	Organisation	Activity	Commencement Date	Expiry Date
Lease	Lot20, DP 859405	Panania-East Hills RSL	Tennis courts and car park	24/9/1996	23/9/2017
Lease	Deepwater Park 2 Maxwell Ave, Milperra	The Ultimate Skirmish Game Pty Ltd	Paintball	1/4/2007	31/3/2027
Licence 2012/4	Kelso Park North Clubhouse (softball)	Georges River Softball Association	Softball activities	1/9/2010	31/08/2015 *
Licence 2012/19	Kelso Park North Clubhouse (baseball)	East Hills Baseball Association	Baseball games and training	1/2/2011	31/01/2016 *
Licence 2011/60	Kelso Park South Clubroom	Panania RSL Youth Soccer Club	Activities relating to soccer club	1/2/2011	31/01/2016 *
Licence 2011/45	Marco Reserve Clubroom	St Christopher's Soccer Club	Activities relating to soccer club	1/8/2010	31/07/2015 *
Licence 2012/26	Marco Reserve Clubroom	Revesby Workers' Football Club	Activities relating to the football club	1/6/2011	31/05/2016 *
Licence 2012/13	Killara Reserve Clubroom	Milperra Colts Junior Rugby League Football Club	Activities relating to the rugby league club	1/09/2010	31/08/2015 *

\* Licences marked with an asterix are on a month-by-month basis until the Community Facilities Policy is completed. The licences may then be renewed for periods of 5 years.

**TABLE 7 – Purposes for which leases, licences and other estates may be authorised by Council at Deepwater Park and Kelso Parklands**

Type of Arrangement	Category of Community Land	Purpose
LEASE	PARK	NIL
	SPORTSGROUND	NIL
	GENERAL COMMUNITY USE	<ul style="list-style-type: none"> <li>• Licenced community recreation club and associated facilities</li> <li>• Classes and workshops for activities such as yoga, dance, art and craft</li> <li>• Community based interest groups for a range of social, cultural, or recreational purposes</li> <li>• Commercial operations to activate the site and provide community recreation.</li> <li>• Café (including outdoor dining area)</li> <li>• Health or medical practitioners associated with the relevant facility (e.g. nutrition, physiotherapy)</li> <li>• Children's services</li> <li>• Carparks</li> </ul>
	NATURAL AREA	NIL
LICENCE	PARK	<ul style="list-style-type: none"> <li>• Mobile café or similar</li> <li>• Recreational purposes including fitness classes, dance classes</li> <li>• Hire of sports and recreation equipment</li> </ul>
	SPORTSGROUND	<ul style="list-style-type: none"> <li>• Use of existing or new clubhouses for conducting activities relating to the management of sports clubs</li> <li>• Operation of kiosk appropriate to scale of sports activities</li> <li>• Management of courts</li> <li>• Small scale commercial uses, e.g. mobile café, sports tuition, hire of sports and recreation equipment</li> </ul>
	GENERAL COMMUNITY USE	<ul style="list-style-type: none"> <li>• Community based interest groups for a range of social, cultural, or recreational purposes</li> <li>• Classes and workshops for activities such as yoga, dance, art and craft</li> <li>• Small scale commercial uses, e.g. mobile café, hire of sports and recreation equipment</li> </ul>



Type of Arrangement	Category of Community Land	Purpose
	NATURAL AREA	NIL
OTHER ESTATES	NATURAL AREA	<ul style="list-style-type: none"> <li>Biodiversity Stewardship Agreements or other offset projects</li> <li>Carbon farming/sequestration projects</li> </ul>
	ALL CATEGORIES	<p>This PoM allows Council to grant 'an estate' over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the <i>Local Government Act 1993</i>. 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 community land.</p>
SHORT TERM CASUAL PERMITS	PARK	<ul style="list-style-type: none"> <li>Mobile café or similar</li> <li>Playing a musical instrument, or singing for fee or reward</li> <li>Picnics and private celebrations such as weddings and family gatherings</li> <li>Filming, including for cinema/television</li> <li>Conducting a commercial photography session</li> <li>Public performances</li> <li>Hire of sports and recreation equipment</li> </ul>
	SPORTSGROUND	<ul style="list-style-type: none"> <li>Mobile café or similar</li> <li>Sporting fixtures and events</li> <li>Sports and fitness training and tuition</li> <li>Broadcasting or filming of sporting fixtures</li> <li>Ancillary ceremonies (e.g. community events and gatherings, car show, community markets etc)</li> <li>Uses reasonably associated with the promotion or enhancement of sporting groups, fixtures and events (e.g. "guest" events for juniors; gala days; club meetings)</li> </ul>
	GENERAL COMMUNITY USE	<ul style="list-style-type: none"> <li>Small scale functions, displays, exhibitions, concerts</li> <li>Public speeches, meetings, seminars and presentations</li> <li>Community events, auctions, markets and similar activities</li> <li>Classes and workshops for activities such as yoga, dance, art and craft</li> <li>Small scale commercial uses, e.g. mobile café, hire of sports and recreation equipment</li> </ul>
	NATURAL AREA	<ul style="list-style-type: none"> <li>Scientific studies and surveys or similar</li> </ul>



*Softball at Kelso Park (north)*





### 3.4 Management objectives and actions for Deepwater Park and Kelso Parklands

The following management objectives support environmental protection, active recreation, passive recreation, commercial recreation and visual amenity.

- OPEN SPACE TO BE FUNCTIONAL
- OPEN SPACE TO BE ACCESSIBLE AND CONVENIENT
- OPEN SPACE TO BE ENGAGING
- OPEN SPACE TO HAVE HIGH STANDARDS OF AMENITY and SAFETY
- OPEN SPACE TO BE SUSTAINABLE SOCIALLY, ECONOMICALLY AND ENVIRONMENTALLY
- OPEN SPACE TO ALLOW LEASES OR LICENCES THAT PROVIDE COMMUNITY BENEFIT

The site has been divided into five planning precincts based on location and primary function, see **MAP N** – Precincts.

#### Precinct priorities

##### **PRECINCT 1 – Ecological Conservation Precinct (Deepwater Park)**

**Deepwater Park** will be maintained and enhanced as an important bushland site and regional passive open space. To facilitate this, more picnic shelters and a kickabout area will

be installed in the 'Park' area between the ponds to increase passive use amenity.

Minor entrances will be provided at Maxwell Ave and Webster Street comprising signage and planting. Public art will be installed at appropriate locations to provide interest and identity. Maintenance will be improved and the paths in poor condition will be upgraded. The bushland will be managed for its ecological, aesthetic, recreational, educational and scientific values. A Biodiversity Stewardship Agreement for the bushland will be considered. The existing walking tracks will be assessed and routes modified if necessary. Any unnecessary tracks will be removed to limit habitat fragmentation.

The connectivity of the riparian zone from Deepwater Park to the Vale of Ah Reserve will be improved by adding the missing regional access connection (shared pedestrian/cycle path) from Deepwater Park to the north (Riverlands site). These enhancements should improve the reputation of the park and increase visitor numbers.

##### **PRECINCT 2 – Commercial Recreation Precinct (northern section of Deepwater Park)**

Paintball will continue to lease its site until 2027. The paved area south of the M5 will be allowed to revert to bushland or have another use. The contaminated area to the east of

the paintball site will be used for commercial recreation activities, converted into a regional sports area or allowed to revert to bushland. The remainder of this area will be protected as valuable bushland.

##### **PRECINCT 3 – Foreshore Precinct (southern section of Deepwater Park and Kelso Beach Reserve)**

Amenities are to be installed near Webster Street to increase passive use. This is to include public art to provide interest and identity and a 'destination' playground.

The northern foreshore of the Georges River south of Webster Street will be stabilised with sandstone walling and vegetation to stop bank erosion. Future works may include viewing platforms and other features such as intertidal habitat access.

**Kelso Beach Reserve** will be maintained and enhanced as a district passive area. To facilitate this, the site will remain as an attractive and relaxed area for passive recreation with a beach, seats and picnic shelters. All vegetation will be retained for shade, habitat and aesthetic reasons. A public toilet will be installed to make the site more attractive for longer stays and public art (possibly as a visual marker) will add character and interest.

## MAP N – Precincts



#### **PRECINCT 4 – Regional and District Active Sports Precinct (Kelso Park and Marco Reserve)**

**Kelso Park (north)** will be maintained and enhanced as a regional sports hub, for AFL, cricket, softball and baseball. To facilitate the regional status, the AFL field will become multi-purpose by adding cricket, and an athletics grass track and field event area. There will be amenities for cricket and athletics, a storage facility to accommodate sport and maintenance equipment, and amenity for spectator viewing. All works will be appropriate to regional standard. Kelso Park (north) field layout will be determined by a sports consultant in liaison with user groups.

A major entrance will be provided off Henry Lawson Drive (opposite Webster Street) with parking, signage, planting and lighting. The old service station on Henry Lawson Drive will be demolished and the adjacent residential cottage will also be demolished in the future.

Clubhouse use will be carefully considered with a view to possible demolition and the erection of new building(s) in locations acceptable to users. All new facilities will be designed with the principle of shared use to achieve maximum cost efficiency and public utilisation throughout the year.

A public toilet will be considered for installation in the south part of the park and endemic trees will be planted around the fields, in liaison with users, to create more shade and habitat without being detrimental to sporting use.

**Kelso Park (south)** will be maintained and enhanced as a district sportsground, with its primary use as active recreation. To facilitate this, the soccer fields and cricket wickets will be retained. All amenities such as seats, picnic tables, pathways and exercise equipment will be retained.

**Kelso Creek** will be recognised as an interesting visual feature and an integral part of Deepwater Park and Kelso Parklands. To facilitate this, environmental improvements will be carried out to alleviate the poor flushing and pollution. This may include redesigning of the levy bank flood gates to enable more regular tidal flow into Kelso Creek. Weeds along the creek are to be removed. Interpretive signage will be installed to increase appreciation of the creek.

**Marco Reserve** will be maintained and enhanced for active recreation, designated as a district sportsground. To facilitate this, the soccer fields, cricket wickets and Oztag fields will be retained and upgraded. A minor entrance (comprising signage and planting) will be provided on Homelea Avenue.

**The old bowling club** in the east section of the park is to be used for activities compatible with the community land category of general community use while retaining the netball courts to the rear of the building.



## **PRECINCT 5 – Kelso Creek Precinct (Killara Reserve and Horsley Reserve)**

**Killara Reserve** will be maintained and enhanced for both active and passive recreation. To facilitate this, the following actions are proposed:

### Killara Reserve active area (north of Kelso Creek)

Maintain use as primarily active recreation, designated as a district sportsground. The rugby league fields, cricket wicket and cricket nets are to be retained.

### Killara Reserve passive area (south of Kelso Creek)

This area is to be upgraded to make it more attractive. Large shelters for groups and a public toilet will be installed to complement the existing recreation facilities such as a halfcourt basketball court, play equipment and a picnic shelter. Public art, possibly functioning as a play element, will be installed. A minor entrance, comprising signage and planting, will be created off Horsley Road. The weeds along Kelso Creek will be removed and the Council-owned houses demolished to allow the land to revert to open space.

**Horsley Reserve** will be used for passive recreation and other uses in keeping with the 'General Community Use' category of community land and the flood-prone nature

of the site. The reserve will maintain its use as part of the cycleway network and the bushland will be protected.

## **All precincts**

### Management

Manage and market the site as a single unit rather than as individual entities to give the reserves a shared identity called 'Deepwater Park and Kelso Parklands'. A calendar of major events could be prepared and advertised on Council's website and other appropriate places.

Seek commercial operations to contribute funding for upgrades and maintenance through lease or licence fees.



*Kelso Park North Clubhouse – multiple future uses will place pressure on this facility*

### 3.5 Objectives and performance targets for Deepwater Park and Kelso Parklands

Management objectives	Performance targets	How to achieve objectives and performance targets	Assessment of performance regarding objectives and performance targets
OPEN SPACE TO BE <b>FUNCTIONAL</b>	Ensure good management of the site.	<ul style="list-style-type: none"> <li>Manage and market the site as a single unit rather than as individual entities to give the reserves a shared identity - the site should be called 'Deepwater Park and Kelso Parklands'.</li> <li>Prepare a calendar of events and advertise on Council's website and other appropriate places.</li> <li>Commercial operations could contribute funding through lease or licence fees.</li> </ul>	<p>Surveys reveal that users are satisfied with the management of the site.</p> <p>The calendar of major events is being used and is reliable as a source of information about activities at the site.</p> <p>The site is increasingly being referred to as 'Deepwater Park and Kelso Parklands'.</p>
OPEN SPACE TO BE <b>FUNCTIONAL</b>	Manage Council's bushland to a high standard.	Convert the previous Bushland Plan of Management for Deepwater Reserve (2002) into an action plan to complement this Plan of Management for Deepwater Park and Kelso Parklands.	Bushland in Deepwater Park is being managed according to an action plan.
OPEN SPACE TO BE ACCESSIBLE AND <b>CONVENIENT</b>	<p>Ensure public access to the Georges River along the entire foreshore.</p> <p>Provide linkages within open spaces.</p> <p>Provide linkages to nearby destinations.</p>	<p>Ensure public access to the Georges River foreshore at Doltone House site. Investigate options to improve connectivity over the entire site to facilitate a continuous circuit.</p> <p>Investigate the proposed shared pedestrian/cycle paths shown in the Shared Pathways plan, in particular:</p> <ul style="list-style-type: none"> <li>The missing regional access connection from Deepwater Park to the north (Riverlands site);</li> <li>Continuing the shared pathway along the north bank of Kelso Creek to complete the loop around Kelso Park and Marco Reserve;</li> <li>Connecting the cycleway on the east side of Henry Lawson Drive to Bransgrove Road, via RMS land to south of the M5 (liaise with RMS);</li> <li>Path and boardwalk between Deepwater Park and Kelso Beach Reserve</li> <li>Continuing the cycleway along Henry Lawson Drive south from Kelso Beach Reserve to the Voyager point footbridge. This would require co-operation and approval from RMS; and</li> <li>Improving the connection between Kelso Park (south) and Marco Reserve along Marco Avenue.</li> </ul> <p><i>Refer: Bike plans (BCC), Open Space Strategic Plan (BCC, 2013), Walking and Cycling Action Plan (BCC)</i></p>	<p>Surveys reveal users are satisfied with linkages provided within Deepwater Park and Kelso Parklands and to other destinations.</p> <p>Actions complete</p>

Management objectives	Performance targets	How to achieve objectives and performance targets	Assessment of performance regarding objectives and performance targets
OPEN SPACE TO BE <b>FUNCTIONAL</b>	Provide lighting in parks and sportsgrounds to enable night sport and for safety and security.	<p>Provide, where appropriate, at Deepwater Park and Kelso Parklands:</p> <ul style="list-style-type: none"> <li>• Energy efficient floodlighting to enable night-time training and Competitions;</li> <li>• Pedestrian and cyclist lighting;</li> <li>• Car park lighting; and</li> <li>• Prepare an integrated lighting plan for public and sports lighting that will consider wildlife.</li> </ul> <p><i>Refer: Public Lighting Strategy (BCC 2003)</i></p>	<p>Lighting is adequate and appropriate for each activity at Deepwater Park and Kelso Parklands.</p> <p>Lighting complies with relevant Australian standards.</p> <p>There are no complaints from residents adjacent to Deepwater Park and Kelso Parklands regarding negative lighting impacts.</p>
OPEN SPACE TO BE <b>ENGAGING</b>	Install public art in appropriate locations.	<p>Install public art at key sites with high visibility such as Kelso Beach Reserve, to provide visual markers for facilities.</p> <p>Consider public art in passive areas such as Killara Reserve, where art could function as a play element.</p>	<p>Public art is appreciated by the community and used to celebrate local social and cultural heritage, celebrate contemporary life, or explore community identities</p> <p>Public art is promoting a sense of belonging for a location, and is enlivening visitor experience.</p>
OPEN SPACE TO BE <b>ENGAGING</b>	Install entry statements at the major entrance and the six minor entrances.	<p>Install entry statement at the major entrance to reinforce regional prominence and create a sense of place.</p> <p>The entry statements at the six minor entrances are to comprise distinctive planting and signage only.</p>	<p>Entry statements are attractive, creating a positive image, and helping visitors find the entrances to Deepwater Park and Kelso Parklands.</p>
OPEN SPACE TO BE <b>ENGAGING</b>	Provide play spaces and play equipment at appropriate locations.	<p>Ensure that play spaces and play equipment across the site are appropriate to each location and fulfill community needs.</p> <p>The provision of play experiences is decided by Council's <i>Playgrounds and play spaces strategic plan (2018)</i>.</p>	<p>Play spaces and play equipment are well used and fulfilling the needs of the community.</p> <p>Surveys reveal users are satisfied with play spaces and equipment.</p>



Management objectives	Performance targets	How to achieve objectives and performance targets	Assessment of performance regarding objectives and performance targets
OPEN SPACE TO BE <b>FUNCTIONAL</b>	Open spaces support desired uses through appropriate facilities, size and shape	<p>Ensure that Deepwater Park and Kelso Parklands supports the desired sports at regional/citywide level and district level such as AFL, baseball, softball, soccer and cricket.</p> <p>In particular, develop the facilities at Kelso Park (north) to achieve the recommendations of the Regional Sports Facilities Framework by constructing:</p> <ul style="list-style-type: none"> <li>• Turf wicket square and associated works appropriate to regional standards;</li> <li>• Athletics fields event area;</li> <li>• Appropriate amenities for cricket and athletics;</li> <li>• Appropriate storage facility to accommodate sport and maintenance equipment;</li> <li>• Appropriate amenity for spectator viewing; and</li> <li>• Develop the tennis centre adjacent to the Panania Diggers Club into a regional tennis centre</li> </ul> <p><b>Ensure that Deepwater Park and Kelso Parklands supports the desired passive recreation activities</b> Improve passive recreation opportunities by the addition of more planting, paths, toilets, water stations, recreation equipment, seats and shelters and public art where suitable. Facilitate bird watching as appropriate, eg by installing bird hides. A minor entrance comprising signage and planting, will be created off Horsley Road. The weeds along Kelso Creek will be removed and the Council-owned houses demolished to allow the land to revert to open space. It is an attractive creek-side location with a linking bike path and large trees.</p> <p><b>The Panania Recreation and Bowling Club site</b> The land provides opportunities for active or passive use. The category of community land at this site will change from sportsground to general community use.</p> <p><b>Horsley Reserve</b> This reserve is to be used for passive recreation. The category of community land at this site will change from sportsground to general community use.</p> <p><b>456 Henry Lawson Drive , Milperra-former market garden site</b> The contaminated area to the east of the paintball site will be used for commercial recreation activities, converted into a regional sports area or allowed to revert to bushland.</p> <p><b>The old M5 compound</b> Investigate land use options for this site, previously used to store materials and plant while the M5 was being constructed. This approximately one hectare site is now an empty area of fenced hardstand in the north-east part of the park. It could revert to bushland or have another use.</p> <p><b>Associated sites</b> Examine in detail the uses and users of the nine parks adjacent to Deepwater Park and Kelso Parklands to ascertain what facilities should go in each of them to help distribute usage. Make Deepwater Park and Monash Reserve more accessible and visible for passive recreation to relieve the pressure on East Hills Park at peak times.</p>	Surveys of user groups at Deepwater Park and Kelso Parklands reveal satisfaction with facilities provided for desired sports and passive recreation.

Management objectives	Performance targets	How to achieve objectives and performance targets	Assessment of performance regarding objectives and performance targets
OPEN SPACE <b>TO HAVE HIGH STANDARDS OF AMENITY and SAFETY</b>	Open space to be designed, maintained and upgraded to ensure high standards of amenity and safety.	<ul style="list-style-type: none"> <li>All upgrades of Deepwater Park and Kelso Parklands to be of appropriate high standard.</li> <li>Deepwater Park and Kelso Parklands is to be designed and maintained in accordance with Crime Prevention Through Environmental Design (CPTED) principles (e.g. good surveillance).</li> <li>All play equipment and sports equipment to comply with Council's plans and Australian Standards.</li> <li>Investigate safety improvements for the two intersections of Henry Lawson Drive with Maxwell Ave and Webster Street (liaise with RMS).</li> </ul> <p><i>Refer: Australian Standards for play equipment AS 1428 Design for Access and Mobility, CPTED Guidelines</i></p>	User groups and the Residents' Panel are surveyed regularly with positive results regarding amenity and safety.
OPEN SPACE TO BE <b>ACCESSIBLE AND CONVENIENT</b>	Ensure fairness and equity in use of parks and sportsgrounds.	<ul style="list-style-type: none"> <li>Ensure allocation procedure at Deepwater Park and Kelso Parklands is easy to use, straight forward and equitable.</li> <li>Ensure commercial operators such as personal trainers are appropriately licenced and do not use an excessive amount of time and space</li> </ul> <p><i>Refer: Recreation Policy (BCC)</i></p>	Surveys of user groups at Deepwater Park and Kelso Parklands reveal that no group is unfairly disadvantaged by the allocation procedure.
OPEN SPACE TO BE <b>ACCESSIBLE AND CONVENIENT</b>	Physical access is easy for all users, including the aged and people with special needs and disabilities.	<p>Provide:</p> <ul style="list-style-type: none"> <li>Paths, access points and bridges that comply with the Disability Discrimination Act, by actions such as eliminating narrow entries and trip hazards;</li> <li>Ramps, handrails, tactiles etc as required;</li> <li>Obvious entries and signage;</li> <li>Access for maintenance, emergency vehicles and service authorities.</li> </ul> <p><i>Refer: Disability Discrimination Act 1992</i></p>	Access audits of Deepwater Park and Kelso Parklands show that physical access is easy for all users, including the aged and people with special needs and disabilities.
OPEN SPACE TO BE <b>ACCESSIBLE AND CONVENIENT</b>	Provide informative signage for parks and sportsgrounds in accordance with Council's Public Domain Manual (pending).	<p>Provide, where considered necessary:</p> <ul style="list-style-type: none"> <li>Standard signs with park/sportsground name and regulations to comply with Council's signage palette;</li> <li>Appropriate location signage with a map to clearly guide visitors around the entire site;</li> <li>Directional signage to Deepwater Park and Kelso Parklands at Panania and East Hills train stations.</li> </ul> <p><i>Refer: Council's signage palette, Public Domain Manual (pending)</i></p>	No complaints are received regarding lack of appropriate signage at Deepwater Park and Kelso Parklands.





*Killara Reserve bikepath*



Management objectives	Performance targets	How to achieve objectives and performance targets	Assessment of performance regarding objectives and performance targets
OPEN SPACE TO BE <b>ACCESSIBLE AND CONVENIENT</b>	Provide parking for parks and sportsgrounds that does not impact negatively on amenity or adjacent residential areas	<p>Provide:</p> <ul style="list-style-type: none"> <li>Review car parking throughout the site with an emphasis on genuine requirements and efficient design;</li> <li>Adequate parking spaces for the size and usage patterns of Deepwater Park and Kelso Parklands (including accessible spaces);</li> <li>Parking for buses;</li> <li>Appropriate asphalt surface for all parking areas; and</li> <li>Upgrade car parks in poor condition (currently Marco Avenue on-street, Deepwater Park: Webster Street and Maxwell Avenue, Kelso Park North).</li> <li>WSUD car parks where possible</li> </ul>	Parking is adequate for Deepwater Park and Kelso Parklands for majority of users
OPEN SPACE TO BE <b>ACCESSIBLE AND CONVENIENT</b>	Provide a co-ordinated suite of accessible public domain elements as specified in Council's Public Domain Manual (pending).	<ul style="list-style-type: none"> <li>Provide public domain elements at Deepwater Park and Kelso Parklands, as per the open space hierarchy.</li> <li>Provide shaded seating and/or picnic tables for sports participants to rest and view sport.</li> <li>Increase common unifying public domain elements such as benches, bollards, seating and shelters.</li> <li>All public domain elements to conform to Council's Public Domain Manual (pending).</li> </ul> <p><i>Refer: Parks and Recreation Asset Management Plan (BCC, 2011), Public Domain Manual (pending)</i></p>	<p>Public domain elements are all:</p> <ul style="list-style-type: none"> <li>of high quality;</li> <li>part of a matching suite;</li> <li>clearly specified in a Public Domain Manual; and</li> <li>help create a sense of place.</li> </ul> <p>Park users are satisfied with the provision of public domain elements.</p>
OPEN SPACE TO HAVE HIGH STANDARDS OF <b>AMENITY AND SAFETY</b>	Provide fencing where required in accordance with Council's Public Domain Manual (pending).	<ul style="list-style-type: none"> <li>Assess existing fencing at Deepwater Park and Kelso Parklands to ensure it is reducing risk and preventing unauthorized access.</li> <li>Upgrade fences at Deepwater Park and Kelso Parklands, when required, to a consistent style and high standard.</li> </ul> <p><i>Refer: Public Domain Manual (pending), Bankstown DCP 2014</i></p>	<p>Fencing at Deepwater Park and Kelso Parklands is high quality and of a consistent style.</p> <p>There are no reported incidents of unauthorised vehicles accessing Deepwater Park and Kelso Parklands because of a lack of fencing.</p>

Management objectives	Performance targets	How to achieve objectives and performance targets	Assessment of performance regarding objectives and performance targets
OPEN SPACE TO BE <b>ACCESSIBLE</b> AND <b>CONVENIENT</b>	Provide toilets in parks and sportsgrounds at district level and above.	<ul style="list-style-type: none"> <li>Investigate a new toilet at Kelso Beach Reserve</li> <li>Investigate a new toilet at Kelso Park (north)</li> <li>Investigate a new toilet at Killara Reserve (southern section)</li> <li>Install directional signage to toilets, if required.</li> <li>Develop an overall toilet strategy to guide provision of toilets.</li> </ul>	User surveys reveal satisfaction with toilet provision.
OPEN SPACE TO BE <b>SUSTAINABLE</b> SOCIALLY, ECONOMICALLY AND ECOLOGICALLY	Maximise open space use but ensure the carrying capacity of the land is not exceeded or ambience destroyed.	<ul style="list-style-type: none"> <li>Consider the future, and location, of the playgrounds at Deepwater Park and Kelso Parklands – in accordance with Council's Playgrounds and Play spaces Strategic Plan (2018).</li> <li>Increase the variety of recreation opportunities available if appropriate.</li> </ul> <p><i>Refer: Open Space Strategic Plan (BCC, 2013)</i></p>	<p>Deepwater Park and Kelso Parklands is well-used.</p> <p>Deepwater Park and Kelso Parklands is not damaged from overuse.</p> <p>Facilities are located taking into account high flood risk.</p>
OPEN SPACE TO BE <b>SUSTAINABLE</b> SOCIALLY, ECONOMICALLY AND ECOLOGICALLY	Comply with Ecologically Sustainable Development (ESD) principles in the design, upgrade and maintenance of open space.	<p>The design, upgrade and maintenance of Deepwater Park and Kelso Parklands is to consider the use of:</p> <ul style="list-style-type: none"> <li>Recycled and recyclable materials;</li> <li>Re-use of site materials (e.g. for mulch);</li> <li>Energy efficient lighting</li> <li>Permeable pavements;</li> <li>Indigenous planting, especially in under-used areas; and</li> <li>Reduction of mowing areas where possible, replaced with native vegetation.</li> </ul>	There is a steady, measurable increase in the use of recycled, recyclable and reusable materials in Council's open spaces.

Management objectives	Performance targets	How to achieve objectives and performance targets	Assessment of performance regarding objectives and performance targets
OPEN SPACE TO BE <b>SUSTAINABLE</b> SOCIALLY, ECONOMICALLY AND ECOLOGICALLY	Incorporate water sensitive urban design (WSUD) elements into open spaces to help reduce waste of water and downstream flooding, erosion and contamination.	<p>If appropriate, incorporate WSUD elements into and surrounding Deepwater Park and Kelso Parklands such as:</p> <ul style="list-style-type: none"> <li>• Grassed swales;</li> <li>• Rain gardens;</li> <li>• Water collecting tree pits and medians;</li> <li>• Bio-retention basins; and</li> <li>• Car parks</li> </ul> <p><i>Refer: Environmental Policy (BCC 2000)</i></p>	There is a steady, measurable increase in the number of WSUD elements incorporated into open spaces.
TO ALLOW <b>LEASES, Licences and OTHER ESTATES</b> THAT PROVIDE COMMUNITY BENEFIT	<p>Support appropriate leases, licences and other estates on community land that are in the best interests of the community as a whole and enable, wherever possible, shared use.</p> <p>Assess all new lease or licence proposals to ensure community benefit, compatibility with this PoM and the capacity of the area to support the activity.</p>	<p>At Deepwater and Kelso Parklands:</p> <ul style="list-style-type: none"> <li>• Facilitate regular licence renewal of the clubhouses;</li> <li>• Select lessees/licencees carefully and draft sound agreements; and</li> <li>• Ensure leases and licences do not overly limit public use by providing exclusive use to lessees/licencees.</li> </ul> <p>Land can only be leased or licenced for uses listed in Table 7 of this Deepwater Park and Kelso Parklands Plan of Management.</p>	<p>Leases, licences and other estates are supported and well managed in Deepwater and Kelso Parklands.</p> <p>Lessees/licencees keep their premises in Deepwater Park and Kelso Parklands well maintained.</p> <p>Annual report prepared by all lessees/licencees.</p>



Management objectives	Performance targets	How to achieve objectives and performance targets	Assessment of performance regarding objectives and performance targets
OPEN SPACE TO BE <b>SUSTAINABLE</b> SOCIALLY, ECONOMICALLY AND ECOLOGICALLY	Conserve, enhance and manage the urban forest by maximising appropriate vegetation in open spaces	Increase vegetation in Deepwater Park and Kelso Parklands to improve shade and habitat by planting additional indigenous trees (and shrubs where suitable) in appropriate locations.	<p>Deepwater Park and Kelso Parklands is regularly reviewed regarding the quantity and quality of vegetation and how it is fulfilling its functions.</p> <p>Improved health of existing trees and successful establishment of new trees as measured by arborist's regular survey.</p>
<b>BIODIVERSITY STEWARDSHIP AGREEMENTS</b> (BSA) and <b>EMISSIONS REDUCTION FUND</b> (ERF) INITIATIVES	Council to support and promote BSA and ERF projects where appropriate across the site.	Investigate 'biodiversity credits' for Deepwater Park, particularly the Coastal Freshwater Swamp Forest (an EEC) above Marco Reserve, achieved with the 'credit calculator' for potential on selling.	Enhanced biodiversity values on community land, achieving at the same time profits from credit sales.
OPEN SPACE TO BE <b>SUSTAINABLE</b> SOCIALLY, ECONOMICALLY AND ECOLOGICALLY	Create and/or maintain conditions in which waterways are protected from increased erosion and/or sedimentation	Stabilise the northern foreshore of the Georges River south of Webster Street with sandstone walling and vegetation to stop bank erosion. Future works may include viewing platforms and other features such as intertidal habitat access.	Reduction in bank erosion on waterways.

Management objectives	Performance targets	How to achieve objectives and performance targets	Assessment of performance regarding objectives and performance targets
OPEN SPACE TO BE <b>SUSTAINABLE</b> SOCIALLY, ECONOMICALLY AND ECOLOGICALLY	Comply with statutory responsibilities under the <i>Biosecurity Act 2015</i> .	Investigate management options to control weeds over the entire site and increase planting of native species.  In particular, control weeds around the ponds in Deepwater Park and along Kelso Creek.	Reduction in the frequency and spread of bushland invasive plants.  Replacement of treated weed infestations with more desirable indigenous species.  Regular work reviews reveal that all responsibilities under the <i>Biosecurity Act 2015</i> and local Policy are being implemented.
OPEN SPACE TO BE <b>SUSTAINABLE</b> SOCIALLY, ECONOMICALLY AND ECOLOGICALLY	Maintain water quality entering reserves at a level which is acceptable for sustainable natural area management.	Investigate the redesign of levy bank flood gates to enable more regular tidal flow into Kelso creek.	Improved water quality in Kelso Creek.
OPEN SPACE TO BE <b>SUSTAINABLE</b> SOCIALLY, ECONOMICALLY AND ECOLOGICALLY	Limit the nature and provision of recreation structures and facilities in sensitive natural areas.  Provide recreation facilities consistent with the need to facilitate public enjoyment of the natural area, compatible with its conservation.	At Deepwater Park: <ul style="list-style-type: none"><li>• Assess existing walking tracks and modify routes if necessary;</li><li>• Remove any unnecessary tracks to limit habitat fragmentation;</li><li>• Install picnic shelters close to the parking on Maxwell Avenue to create a pleasant passive area by the ponds.</li></ul>	Additional recreational facilities available to the community, especially well planned and marked walking tracks.  No unacceptable fragmentation or deterioration of natural area quality as a result of installation or maintenance of recreational facilities.  No user complaints regarding recreation facilities in natural areas.
OPEN SPACE TO BE <b>ENGAGING</b>	Provide a range of information and activities to increase community awareness of the value of natural areas.	Support community awareness and education through activities such as: <ul style="list-style-type: none"><li>• Interpretive signage about environmental and heritage matters, such as the bushland in Deepwater Park and the importance of Kelso Creek;</li><li>• Informative flyers;</li><li>• Information on Council's website and at open days;</li><li>• Field days and courses covering vegetation, fauna and bushland management;</li><li>• Community weeding and clean-up days;</li><li>• Guided bushwalks; and</li><li>• interactive interpretive signage, interactive apps and bird hides with identification murals.</li></ul>	Reduction in encroachments, dumping in reserves and other impacting activities because of increased community awareness.  Steady increase in the number of participants in bushland management issues and activities.

## Land this plan applies to

### Deepwater Park

LOT and DP	OWNER
Lot 2, DP 604178	Canterbury-Bankstown Council
Lots B, C & D, DP 405225	Canterbury-Bankstown Council
Lots 2, 4, 6, 7, 11, 12, 13, DP 731859	Canterbury-Bankstown Council
Lot 300, DP 788249	Canterbury-Bankstown Council
Lots 10 – 30 & 49 – 71, DP 9892	Canterbury-Bankstown Council
Lots 1 & 2, DP 361310	Canterbury-Bankstown Council
Lots 2 & 3, DP 364627	Canterbury-Bankstown Council
Lot D, DP 391154	Doltone House Deepwater Estate Pty Ltd
Lot A, DP 405225	Doltone House Deepwater Estate Pty Ltd

### Killara Reserve

LOT and DP	OWNER
Lot 59, DP 4804	Canterbury-Bankstown Council
Lots A & B, DP 445166	Canterbury-Bankstown Council
Lots 16 – 18, 45 – 53, & 66, DP 15508	Canterbury-Bankstown Council
Lots 2 – 12, 14 – 17, & 29 – 37, DP 17269	Canterbury-Bankstown Council

### Kelso Beach Reserve

LOT and DP	OWNER
Lot 1 & 2, DP 34111	Canterbury-Bankstown Council
Part Lot 263, DP 752013	Crown Land (State of NSW)
Lot 7042, DP 1051788	Crown Land (State of NSW)
Lot 7006, DP 1051790	Crown Land (State of NSW)

### Kelso South Reserve and Marco Reserve

LOT and DP	OWNER
Lot 200 & 201, DP 870802	Canterbury-Bankstown Council
Lot 1, DP 570170	Sydney Water
Lot 20, DP 859405	Canterbury-Bankstown Council
Lot A, DP 397771	Panania East Hills RSL Club Ltd



### Kelso North Reserve

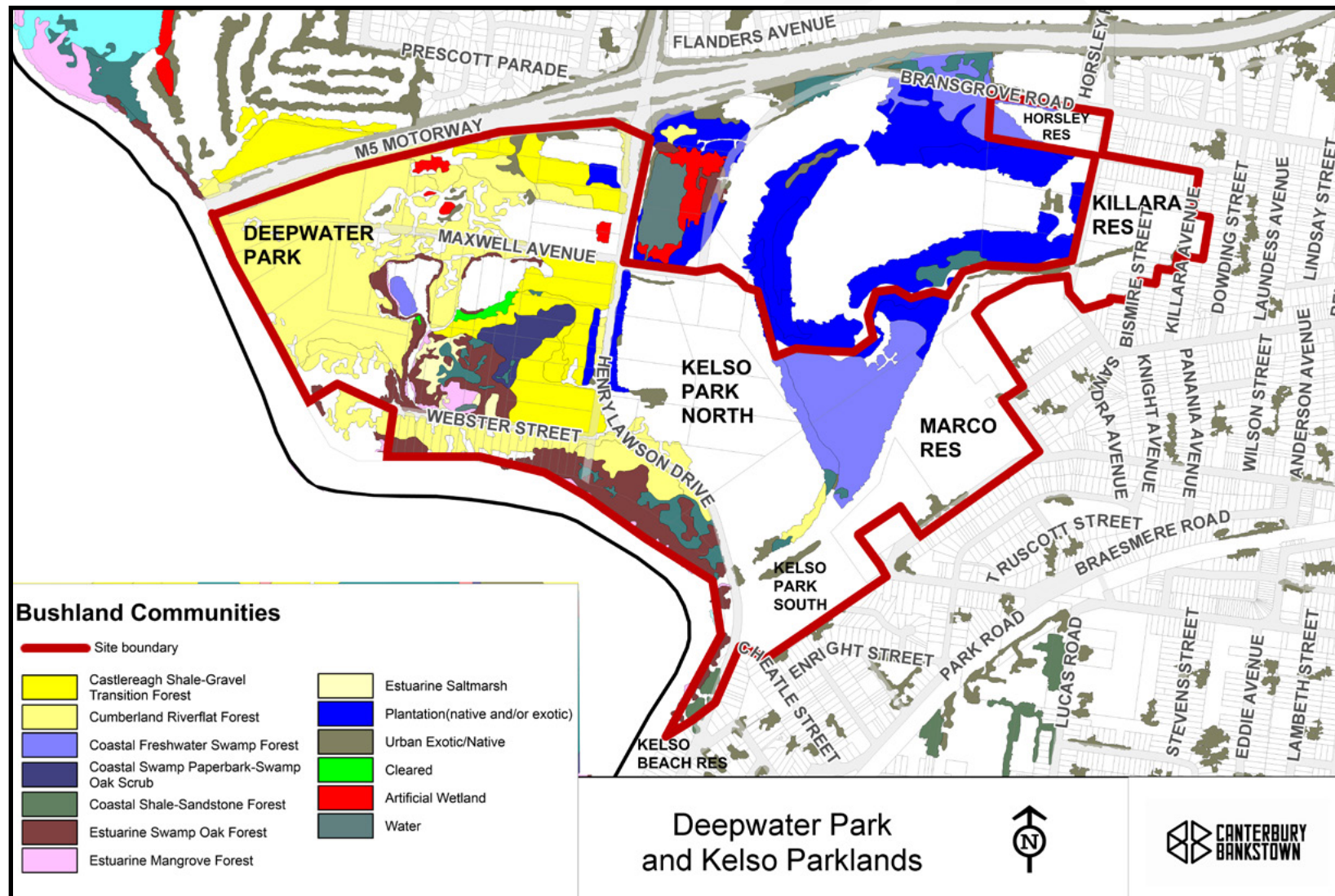
LOT and DP	OWNER
Lot 201, DP 870802	Canterbury-Bankstown Council
Part Lot 263, DP 752013	Crown Land (State of NSW)
Part Lot 154, DP 752013	Crown Land (State of NSW)
Lot 1, DP 518667	Canterbury-Bankstown Council
Lot 1 & 2, DP 524064	Canterbury-Bankstown Council
Lot E & F, DP 416105	Canterbury-Bankstown Council
Lot C & D, DP 418452	Canterbury-Bankstown Council
Lot 1 & 2, DP 529085	Canterbury-Bankstown Council
Lot 2, DP 200970	Canterbury-Bankstown Council
Lot 1, DP 448570	Canterbury-Bankstown Council

### Horsley Reserve

LOT and DP	OWNER
Lot B, DP 418953	Canterbury-Bankstown Council

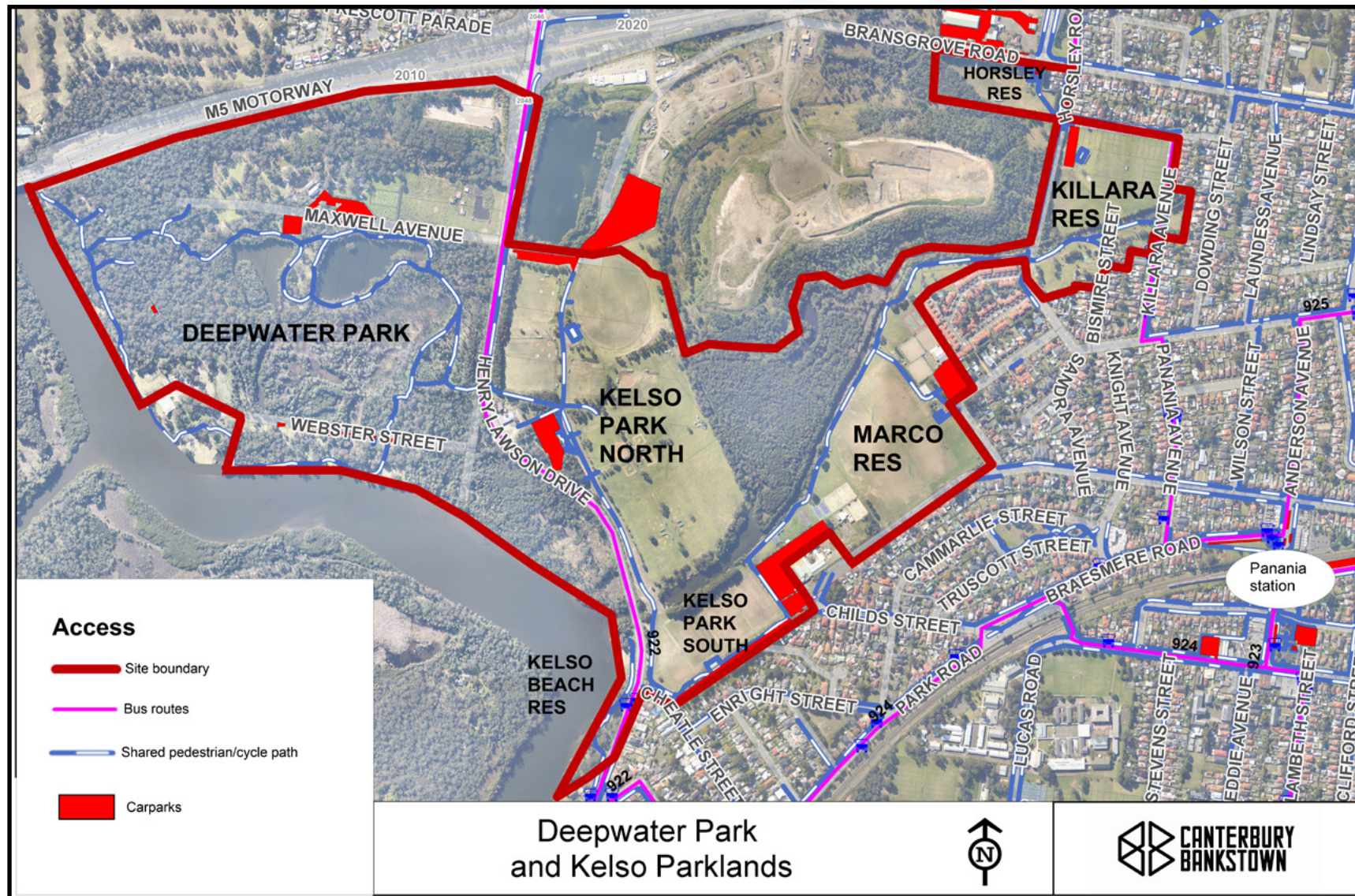
## Appendix

MAP D – Bushland communities at Deepwater Park and Kelso Parklands (Office of Environment and Heritage)



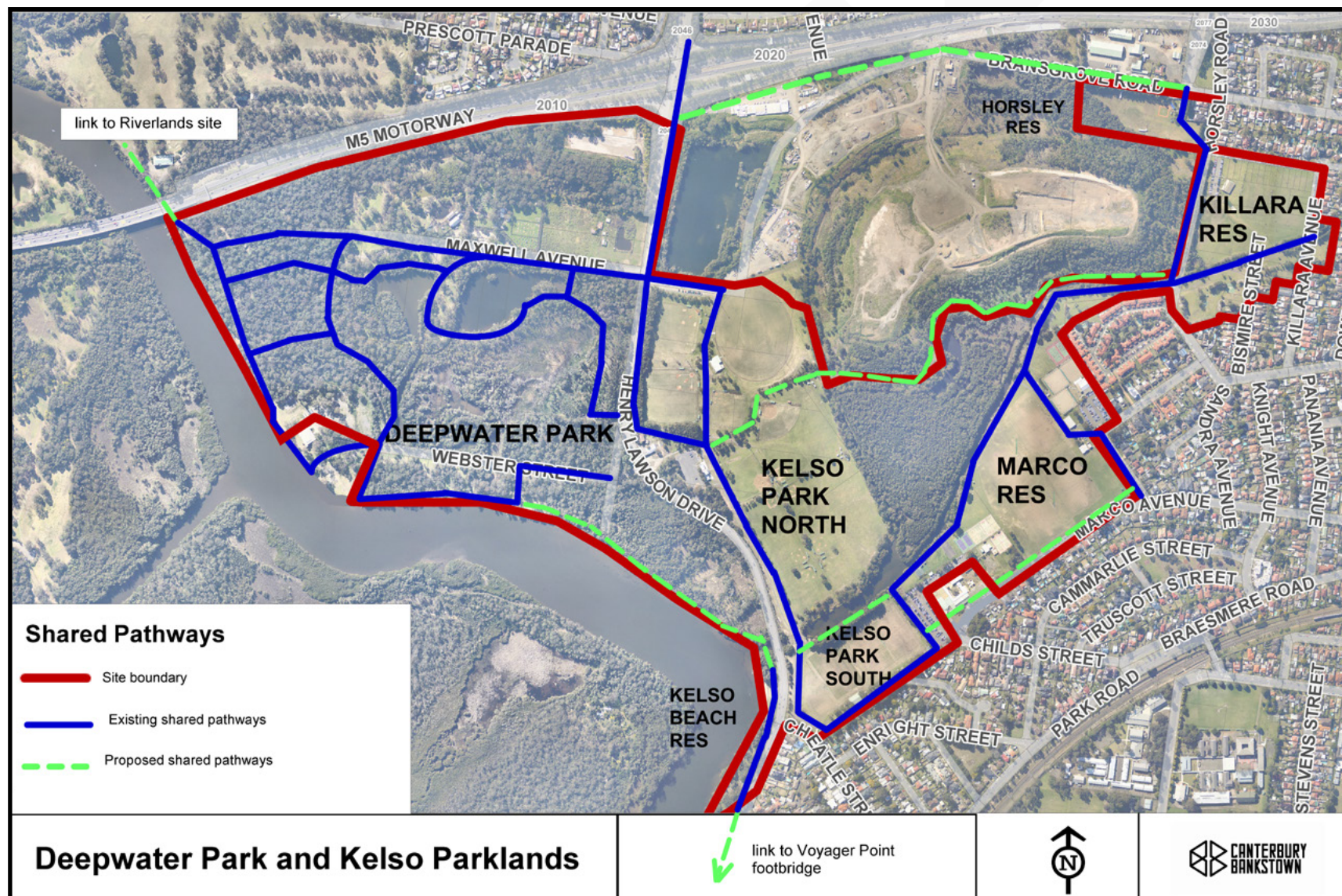


MAP J – Access



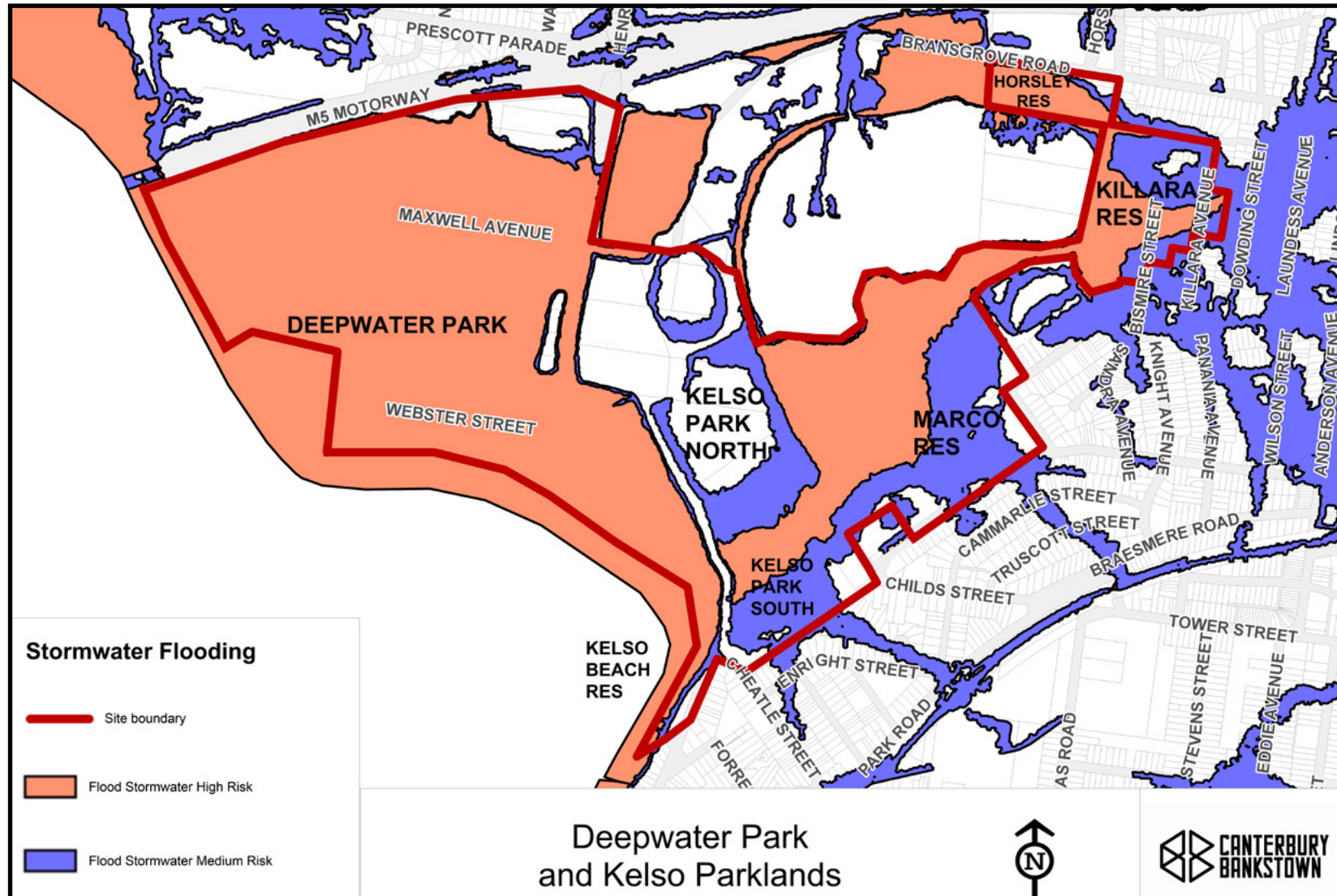


**MAP K – Shared pathways**





MAP L – Flood Risk Precinct map (map needs site boundary line)



**MAP M – Zones at Deepwater Park and Kelso Parklands**





**WHERE INTERESTING HAPPENS**