

BORONIA PARK & DUNCAN PARK MASTERPLAN REPORT

FOR PARRAMATTA CITY COUNCIL

ADOPTED BY PARRAMATTA CITY COUNCIL 12 OCTOBER 2015

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01. INTRODUCTION

Boronia and Duncan Parks together form a significant area of open space approximately 5.5 hectares in size. Boronia Park and Duncan Park are located in the heart of Epping and are important public recreation facilities for the locality. As the area develops, the importance of this open space as a place of recreation, respite and relaxation will increase.

Boronia and Duncan Parks are located adjacent to one another and provide formal sports facilities, native vegetation (including Blue Gum High Forest and Turpentine Ironbark Forest), open grassed areas, playground and picnic facilities.

The proximity to Epping commercial centre and train station make the parks a highly used thoroughfare for commuters, and are important to both local residents and workers for active and passive recreation.

This master plan outlines a future vision and working plan for the park to establish it as a unique and important recreation destination for the local area.

The vision is to create dynamic and engaging parks that optimise the potential of their rich layers of history, unique setting, intriguing topography, as well as satisfying a wide variety of social and recreational opportunities.

Sporting and recreation uses will be embedded into the parks and provide a diverse range of structured and informal recreation opportunities, catering for increasing recreation demand.

The parks will continue to develop a strong ecological framework contributing to the regional ecological values.



02. SITE CONTEXT

The Epping Town Centre was announced as an Urban Activation Precinct by the NSW Government in October 2012, and rezoned in March 2014. The rezoning provided for approximately 3,750 new dwellings in the town centre over a 20 year period, located close to Epping Station. A large number of these residents are likely to be housed in new, high density mixed use blocks in the town centre.

Following the rezoning of the Epping Town Centre, \$2.5 million in Precinct Support Scheme funding was provided to both Parramatta City Council and Hornsby Shire Council. This scheme is an initiative of the NSW Government to help fund public domain and community facilities associated with the development of the precinct.

As the residents of Epping move into higher density living, the open spaces nearby will play an increasingly important role in providing recreation space for the community. Boronia Park is well positioned adjacent to the town centre zone and may be further integrated with a future plaza in the location of the council owned car park.



LEGEND

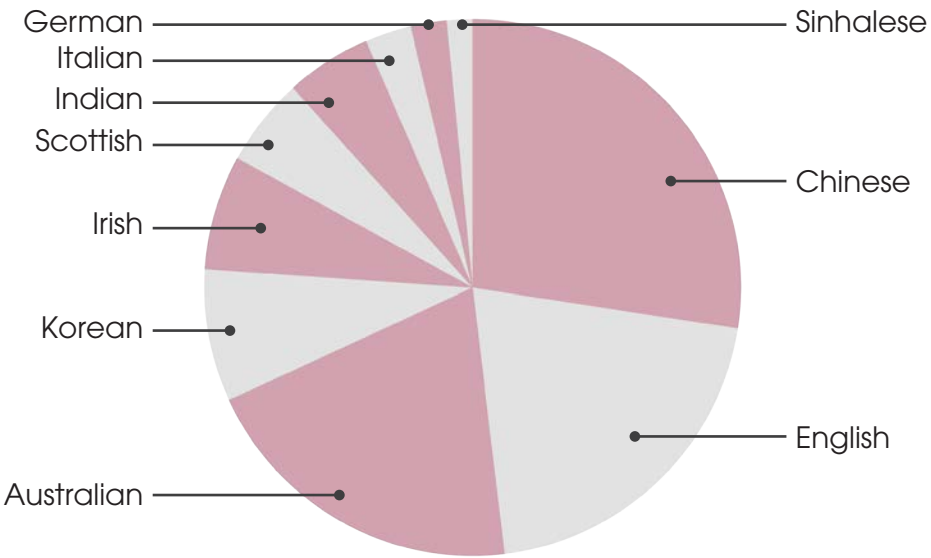
	Boronia & Duncan Parks		Existing car park (possible future plaza)
	Epping Town Centre		Bus route & bus stop
	High Density Residential		On road cycle route
	Medium Density Residential		Train line
	Low Density Residential		Epping Station
	Green Open Space		500m radius from park (approx 10min walk)
	School		

03. LOCAL DEMOGRAPHICS

The local community demographics of Epping are mixed, with 46.5% of all residents born overseas, compared to 50.5% born in Australia. 47.6% of all residents speak a language other than English at home.

The ancestry of Epping residents is diverse, with the dominant group being of Chinese origin. Since 2006, the proportion of residents with English, Australian, Irish, Scottish and German ancestry has been declining. *

In Epping, the proportion of households with children is 49.6%. The proportion of households with young children (under 15) is 27.4%.* This is reflected in the popularity of the playground facilities in Boronia Park.



Ancestry of Epping residents (last three generations) *

* All statistics are from information gathered in 2011 census, as compiled by 'ID The Population Experts' for Parramatta Council.



04. EXISTING SITE



Shaded grass areas: Boronia Park



War Memorial: Boronia Park



Stormwater channel: Boronia Park



Informal path: Boronia Park



Bridge Street entry: Boronia Park



Sports fields: Boronia Park

The existing parks are highly valued as informal parks with significant natural value and character, primarily created by the dominant tree canopy.

Boronia Park contains a formal sports field (soccer and cricket) including associated facilities (change rooms and canteen), a small grandstand facing the field, a children's playground, a war memorial associated with Epping RSL, fitness stations and a public toilet block.

Duncan Park contains the Epping Croquet Club along Kent Street. Most of Duncan Park is used for passive recreation with a small open grassed area behind the croquet club and a narrow grassed open space along Boronia Ave.

A creek line connects through both Boronia and Duncan Parks. The creek line is canalised through Boronia Park and is in a naturalised state within Duncan Park. Boronia Park contains significant stands of native vegetation including Endangered Ecological Communities (EECs), Blue Gum High Forest and Sydney Turpentine-Ironbark Forest which are protected under the Threatened Species Conservation Act, 1995.

05. SITE ANALYSIS

The key items and site issues identified during the site analysis phase were as follows:

BORONIA PARK

- > Established tree canopy (primarily indigenous species) provides shade and enhances landscape quality of park.
- > Concrete stormwater channel with only two crossing points limits circulation and isolates areas of the park, particularly the south eastern corner.
- > There are areas of the park which are under utilised such as the area between the stormwater channel and the residential areas. The areas of the park along the northern frontage are also under utilised as they are impacted by the adjacent residential areas.
- > Informal wear paths along key desire lines, particularly from southern Kent St entry/exit towards the town centre.
- > Existing grandstand does not serve sports field, instead providing a gathering point for antisocial behaviour, particularly at night.
- > Cottage garden character at Bridge St entry seems well-maintained and well-loved.
- > Large area of regeneration looks untidy and has not established well.
- > Planted area along Kent St limits usable space with dense understorey (primarily *Lomandra longifolia*) planting.
- > The existing play space and active areas are heavily utilised.

DUNCAN PARK

- > Naturalised drainage channel with dense riparian vegetation. Some weed invasion evident.
- > Strong avenue tree planting along Boronia Ave.
- > Feature Liquidambar tree planting in open space areas.
- > Manicured landscape character around Epping Croquet Club.



06. PARK DESIGN OPPORTUNITIES

The initial opportunities identified prior to community consultation were as follows:

BORONIA PARK

- > New loop path to formalise existing wear paths and provide a walking/jogging loop around the park.
- > Creation of an expanded play precinct at the centre of the park as the 'heart'.
- > Enhance open canopy character of the central lawn and secondary lawn for informal picnic and recreation as well as community events.
- > Development of urban green with formal and informal seating at interface between green character of park and current public car park / future plaza. Allows 'escape' into park from adjacent retail & commercial precinct.
- > Informal sports lawn adjacent to play and sports pitch for activities such as ping pong, fitness equipment, badminton etc.
- > Habitat area established at Kent St interface to protect existing tree canopy species and establish understorey for habitat conservation.
- > Activation of south-eastern portion of park through new circulation paths, bridge crossings and small shelters for passive recreation.

DUNCAN PARK

- > Maintain existing park character in southern portion of park. Possible new picnic settings to allow passive recreation within existing open lawn area.
- > New picnic settings and seat at the lookout to enhance passive recreation opportunities.



07. ECOLOGY

Boronia and Duncan Parks contain important habitat areas which contribute to the greening of Epping. The existing vegetation communities are classified as Blue Gum High Forest and Sydney Turpentine Ironbark Forest. These communities are identified and protected within the Threatened Species Conservation Act 1995 and must be managed accordingly.

BLUE GUM HIGH FOREST

- > Critically endangered ecological community
- > Typically associated with Wianamatta Shale soils on Sydney's North Shore & Northern Suburbs
- > Many remnants exist as clumps of trees, without a native understorey.
- > *Blue Gum High Forest is dominated by a tall canopy of eucalypts that may exceed 30 m in height. Its understorey is typically multi-layered with a midstorey of mesophyllous shrubs and small trees and a diverse ground layer of herbs, ferns and some grasses. Blue Gum High Forest is dominated by either Eucalyptus pilularis (Blackbutt) or E. saligna (Sydney Blue Gum).*¹

SYDNEY TURPENTINE-IRONBARK FOREST (STIF)

- > Endangered ecological community
- > Typically associated with Wianamatta Shale soils
- > *STIF has an understorey that may be either grassy and herbaceous or of a shrubby nature. STIF can have a dense understorey in areas that have not been burnt for an extended period of time.*²
- > Characteristic tree species include: *Syncarpia glomulifera*, *Eucalyptus globoidea*, *Eucalyptus resinifera*, *Eucalyptus paniculata*, *Angophora costata*, and *Angophora floribunda*.²

¹ Blue Gum High Forest in the Sydney Basin Bioregion - critically endangered ecological community listing, Feb 2011

² Sydney Turpentine-Ironbark Forest - Determination to make a minor amendment to Part 3 of Schedule 1 of the Threatened Species Conservation Act, 2011.

BLUE GUM HIGH FOREST



Eucalyptus pilularis
(Blackbutt)



Eucalyptus saligna
(Sydney Blue Gum)



Eucalyptus paniculata
(Grey Ironbark)



Elaeocarpus reticulatus
(Blueberry Ash)

SYDNEY TURPENTINE-IRONBARK FOREST



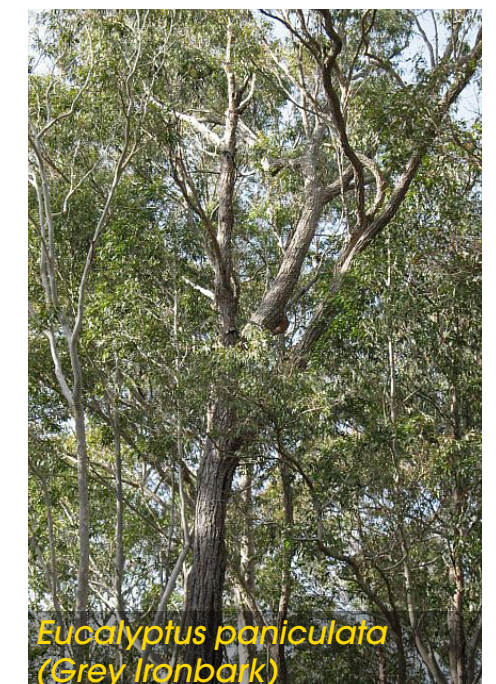
Syncarpia glomulifera
(Turpentine)



Eucalyptus globoidea
(White Stringybark)



Eucalyptus resinifera
(Red Mahogany)

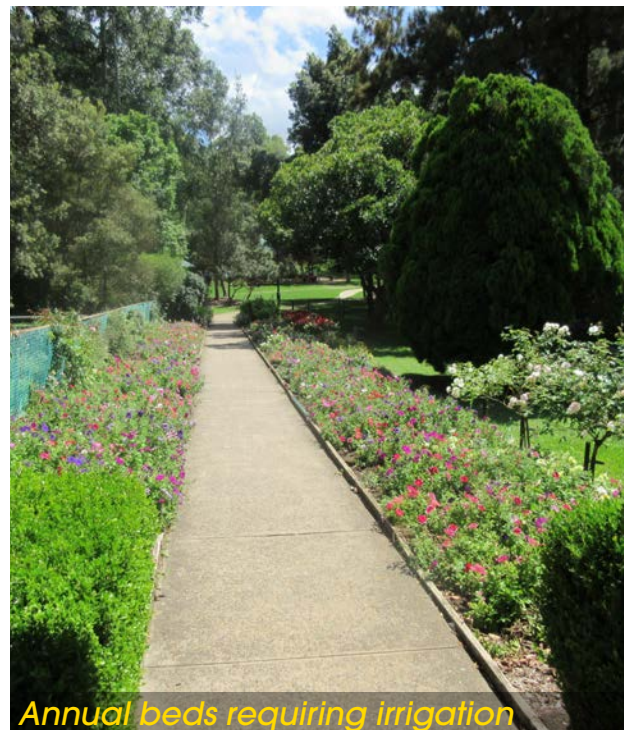


Eucalyptus paniculata
(Grey Ironbark)

08. MAINTENANCE ISSUES

The key issues raised by the Parramatta City Council maintenance team are as follows:

- > Annual planting beds to Bridge St frontage would benefit from a permanent irrigation system (this could be connected to the existing system for the playing field or a new system could be established).
- > Timber edging within Bridge St garden is ready for replacement – please consider brick or stone edging.
- > The paths are used as connections with transport and shops and have higher traffic than typical park paths. There are gaps in the existing path network that need to be connected.
- > Some of the existing pedestrian paths are only 0.9 - 1m wide and should be replaced with wider paths.
- > Due to the slope of the reserve some paths will need drains to stop the water eroding a gully next to the concrete.
- > Some areas of the reserve are categorised as bushland. These areas should be landscaped and maintained as ornamental native gardens.
- > The sports spectator seating that has been built is not great quality and space is limited by the adjacent bushland and steep slope.
- > The paths are used as key links to the train station and local shops, and have higher pedestrian traffic than typical park paths. There are gaps in the existing path network that need to be connected.



Annual beds requiring irrigation



Bushland areas within Boronia Park



Spectator seating to sports field



Erosion to sloped informal paths



Wear paths along desire lines



Narrow existing paths with worn edges

09. COMMUNITY CONSULTATION

STAKEHOLDER ENGAGEMENT

Key stakeholders listed below were contacted directly by GroupGSA

- > Epping Eastwood Football Club
- > Northern Districts Cricket Association
- > Epping Croquet Club
- > Epping Combined Churches (organisers of the annual Christmas Carols event)
- > Guide Dog Australia (organisers of Wet Nose Day in 2014)
- > Cale Property (organisers of Dog's Day Out annual event)

No concerns or issues were raised by any stakeholders.

SITE WALK

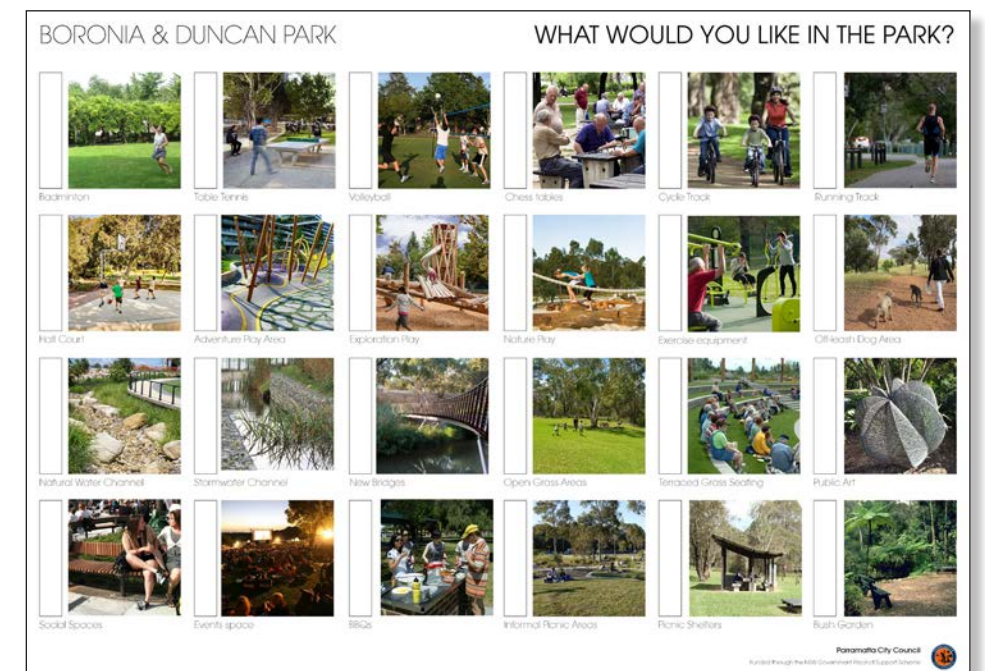
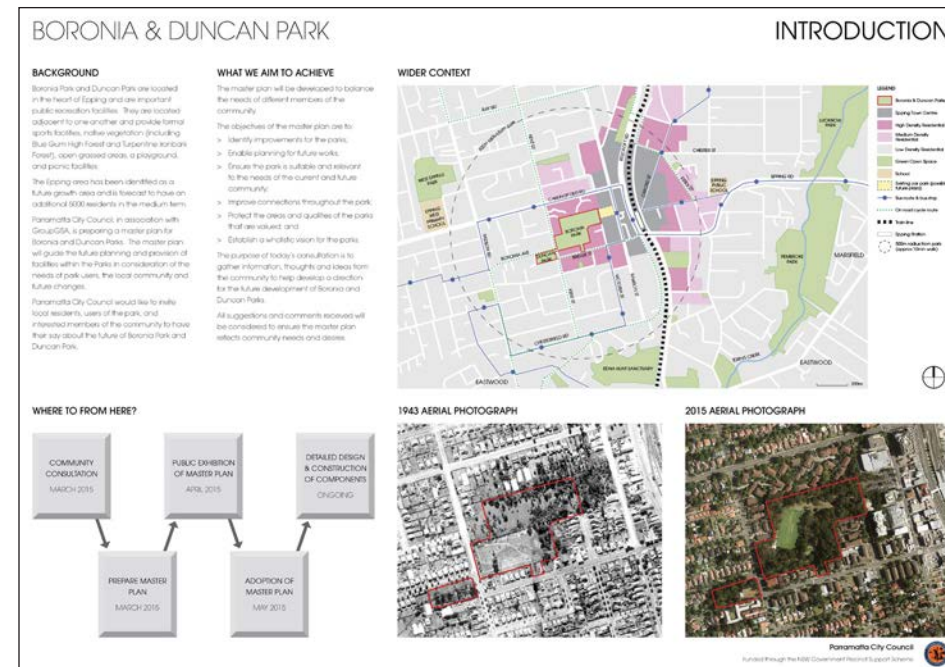
A site walk was undertaken on Saturday 28th February 2015 with the Duncan Park Committee and Boronia Park Committee.

The key issues identified for Boronia Park were:

- > Existing habitat areas are very important. Install more adequate botanic signage throughout park to increase awareness.
- > Existing wear paths should be formalised. New paths should not be too wide and look like a road.
- > Litter management. No bins currently in park.
- > Perception that the south-east corner of the park is privately owned. Access should be improved to this area.
- > BBQs are contentious issue. Park committee is split.

The key items identified for Duncan Park were:

- > Creek line is overgrown, weedy and a possible danger for children. Should be cleaned up.
- > Northern portion of park under utilised.
- > Lizard artwork well-loved. Support for additional similar works throughout Duncan and Boronia Parks.



Printed boards for Community Consultation session

Q: Which of the following activities do you do in the park?



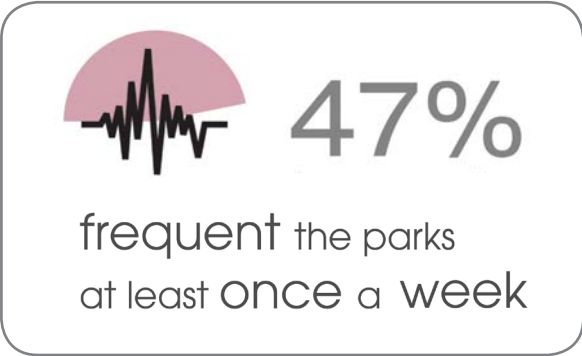
Q: What in the park is important or special to you?



Q: What activities do you think should be provided in the park?



Park usage data from surveys



Q: What would you like in the park?



COMMUNITY CONSULTATION

An open community consultation session was undertaken on Thursday 14th February 2015 in Boronia Park. Attendance numbers were high, with large numbers of local residents completing user surveys and adding stickers to the consultation boards.

Respondents to the visitor survey answered many questions about their use of the existing park as well as identifying what they would like to see included in the master plan for the parks.

It should be noted that the park users at the consultation event did not fully reflect the current demographics of Epping.

COMMUNITY CONSULTATION OUTCOMES

Park use is spread evenly throughout the day. 43% of park users spend 30mins to 1hr in the park, which highlights the opportunity to provide facilities to encourage longer stays.

The most popular activities for the park were walking, playground, relaxation and picnicking. Comparatively, the most desired activities for the park were picnic/BBQ area, playgrounds, general facilities (toilets, bubblers, lighting, shade & seating), community events, exercise equipment and walkways.

When asked to list suggested improvements to existing facilities, the most popular responses were: improved walkways, playground (increased area & variety), toilets, provide BBQs, improved security with new lighting, and improved landscaping.

Overall, the community consultation process highlighted the importance of the park to the local community and suggested that along with general upgrades to the circulation network, improvement works should be focused on the provision of picnic/BBQ facilities and an improved playground.

Refer to Appendix A for the consultation outcomes report.

10. MASTER PLAN

The master plan seeks to build on the outcomes of the community consultation process to create a design that reflects the desires of the local community. The master plan employs a long term vision for the site to drive current and future capital works.

BORONIA PARK

A central loop path has been established to provide circulation along significant desire lines and throughout the park, providing lighting to key pedestrian routes. The playground and picnic/BBQ area will become the new heart of the park, acting as a central recreation zone attracting many users.

Smaller picnic areas are located throughout the park to provide a diversity of spaces and a wide variety of choice. This ensures groups cannot 'take over' certain areas and exclude other park visitors.

An existing open space area is formalised as an events lawn for various formal or informal uses. The south-eastern corner of the park is opened up to the community through new bridge crossings and additional paths.

DUNCAN PARK

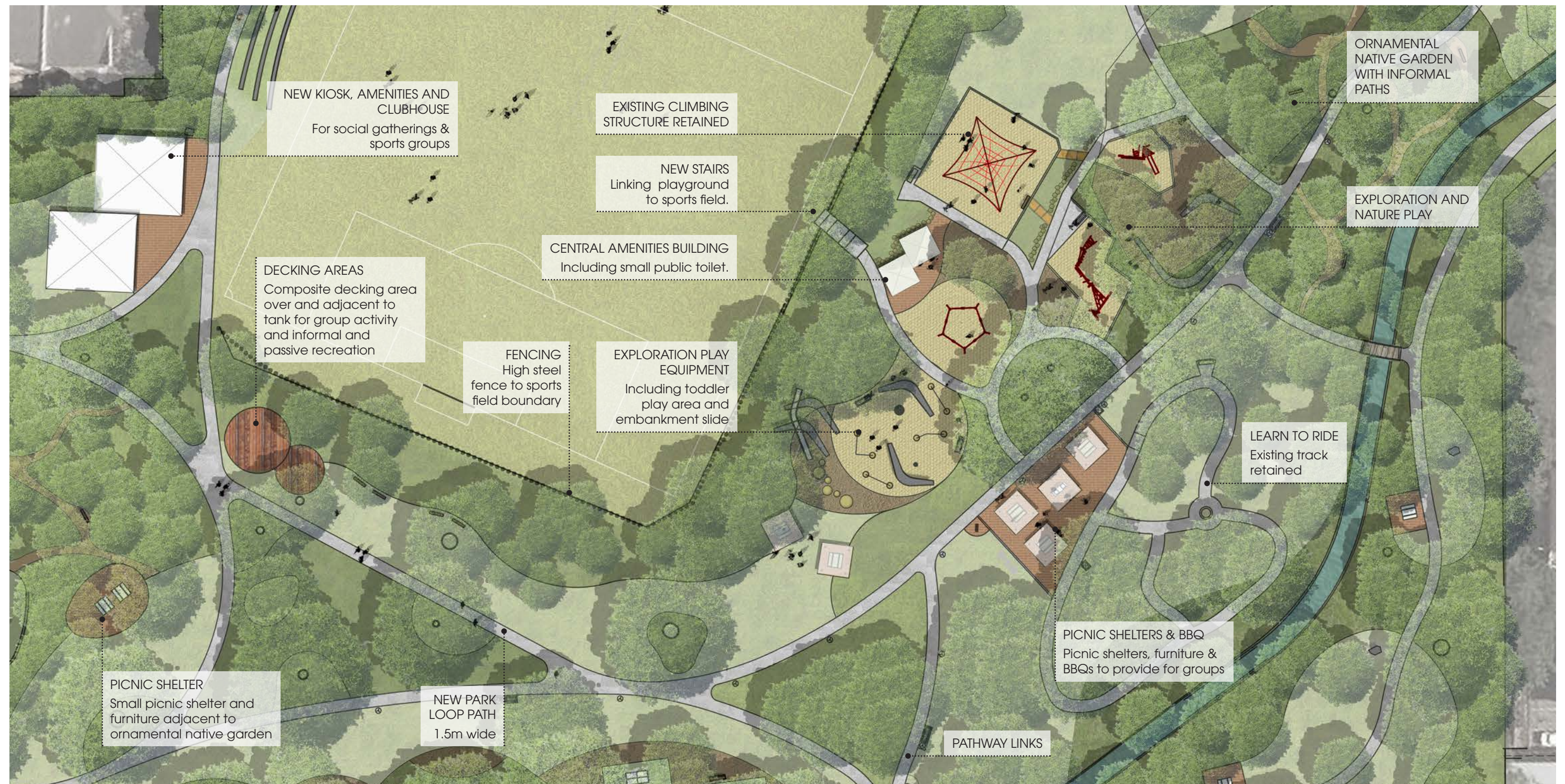
The proposals for Duncan Park include widening of the creek to increase visual permeability and create lookout and gathering spaces adjacent to the water. Access paths and informal seating walls define these spaces and open the northern portion of the park for community use. The widening and replanting of the creek, will increase habitat variation and reduce erosion of the creek banks.

There is an opportunity for a picnic setting in the southern portion of the park to provide a low key passive space for local residents. The Croquet Club and grounds are to remain as per the current uses, with continuation of the high quality maintenance regime.

- (A) DESTINATION PLAY SPACE**
 Play area expanded to cater for a wide age range and greater range of active challenges.
 Play area to increase focus on 'nature play' & 'exploration play'.
- (B) ACTIVITY AND EXERCISE AREA**
 Informal recreation uses such as ping pong, and exercise equipment.
- (C) BBQ AND PICNIC AREA**
 Shelters and BBQs for social gatherings.
- (D) CENTRAL AMENITIES BUILDING**
 New small toilet building located adjacent to the play and picnic areas.
- (E) PARK LOOP PATH**
 Internal loop path up to 1.5m wide to cater for pedestrian movement through the park, running and walking.
- (F) BRIDGE STREET FORMAL GARDEN**
 Development of the Bridge Street entry area and pocket park as a formal garden area suited to gathering, events and picnics.
- (G) PUBLIC TOILETS AT THE EARLY CHILDHOOD CENTRE**
 Potential to locate new toilets at the back of the Early Childhood Centre to connect to the park and provide use for the formal garden area.
- (H) ORNAMENTAL NATIVE GARDEN AND PICNIC AREA**
 Defined areas and informal paths set within native understorey planting and existing large canopy trees.
- (I) NATURALISED WATER CHANNEL**
 Stormwater channel naturalised with rock embankments, planting and water ponding to create habitat and enhanced visual amenity in the park.
 New elevated bridge crossing into the park.
- (J) NEW BRIDGE CROSSINGS**
 New bridges to enhance permeability through the park.
- (K) PICNIC SETTINGS**
 Picnic settings located within various positions in the park.
- (L) PATHWAY LINKS**
 New paths established to provide key pedestrian linkages and additional recreation opportunities such as walking loop trails.
- (M) INFORMAL PATHS**
 Gravel pathways connecting through natural areas and bush gardens.
- (N) SPORTS FIELD ENHANCEMENTS**
 Additional terraced seating on the western embankment.
- (O) NEW AMENITIES AND CLUBHOUSE**
 New amenities building near the sports oval to consolidate the existing toilets, kiosk, clubhouse and storage buildings.
- (P) DUNCAN PARK CREEK REHABILITATION**
 Rehabilitated creek to increase habitat value and stabilisation of the creek embankments.
- (Q) DUNCAN PARK ENHANCEMENTS**
 New lookout with informal seating overlooking the creek line.
 Picnic shelter and seating in the park.



11. DETAIL PLAN



12. PLAY SPACE



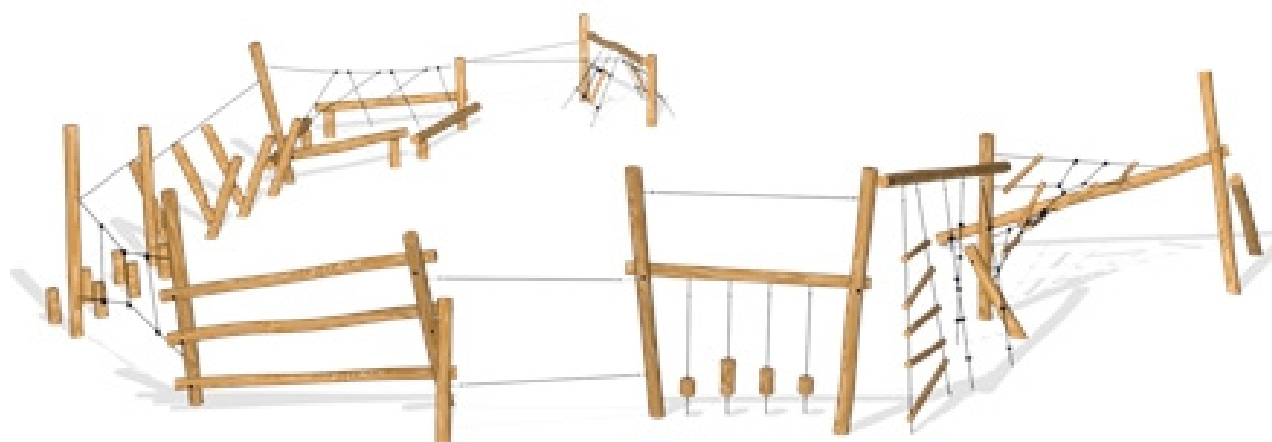
Example of exploration play



Example of nature play



*Example of nature play
(Wombat Bend by Ric McConaghy)*



Possible equipment type for incorporation into playground



*Play equipment in bush setting
(Wombat Bend by Ric McConaghy)*

A significant upgrade is proposed for the playground area, with increased area and improved equipment provision. The play area will be expanded to cater for a wide age range and greater range of active challenges. To capitalise on the wooded park character, the focus will be on exploration play and nature play rather than prescriptive equipment.

The key features of the play space are:

- > Removal of existing toddler play equipment and surfacing;
- > Retention of existing rope climbing structure;
- > Retention of existing learn to ride bike track;
- > New exploration play equipment and embankment slide utilising existing landform;
- > Discovery play area with nature trail and informal elements for creative play;
- > Low walls to divide space and provide informal seating;
- > Mix of rubberised soffitall and play mulch surfacing;
- > Integration with planting and established wooded character of Boronia Park; and
- > Formal seating throughout play precinct.

A new picnic and BBQ zone is proposed adjacent to the play area as a central hub for the park.

13. ACTIVITY AND EXERCISE AREAS

An activity and exercise precinct has been established on the southern boundary of Boronia Park, close to the picnic/BBQ area to provide recreation opportunities for a variety of ages and cultural groups. The focus is on informal recreation, exercise and social activities such as ping pong, chess and exercise equipment.

Fitness stations would be located within this activity area with more located in the northern portion of the site on the loop path. This closes out the circuit and allows for structured as well as unstructured training.

Two ping pong tables are proposed adjacent to one another along with seating and new planting in the central activity and exercise precinct. Proposed decking platforms located over and adjacent existing water storage tanks could be used for activities such as Tai Chi or for informal gatherings and sitting space.

Chess boards may be incorporated into table settings throughout the park to enable visitors to participate in community games.

A variety of other activities can be accommodated in the small open turf areas throughout the park.



Exercise equipment



Fitness equipment at Sydney Park



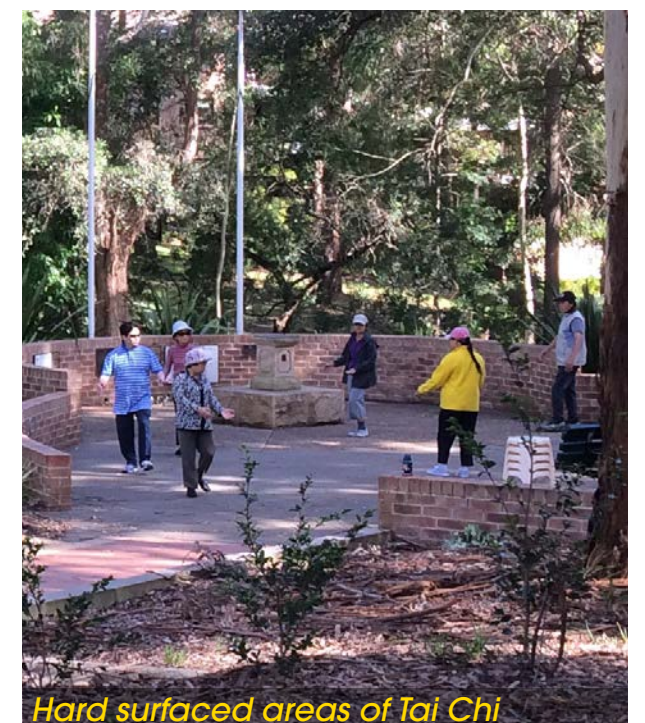
Fitness equipment at Sydney Park



Ping pong tables (Darling Quarter)



Chess tables

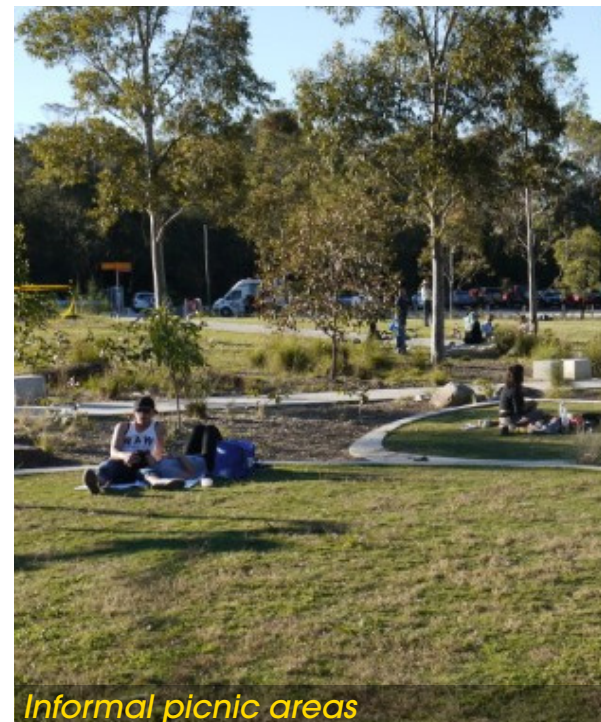


Hard surfaced areas of Tai Chi

14. ORNAMENTAL NATIVE GARDENS



Defined turf zones within habitat area (Lizard Log by McGregor Coxall)



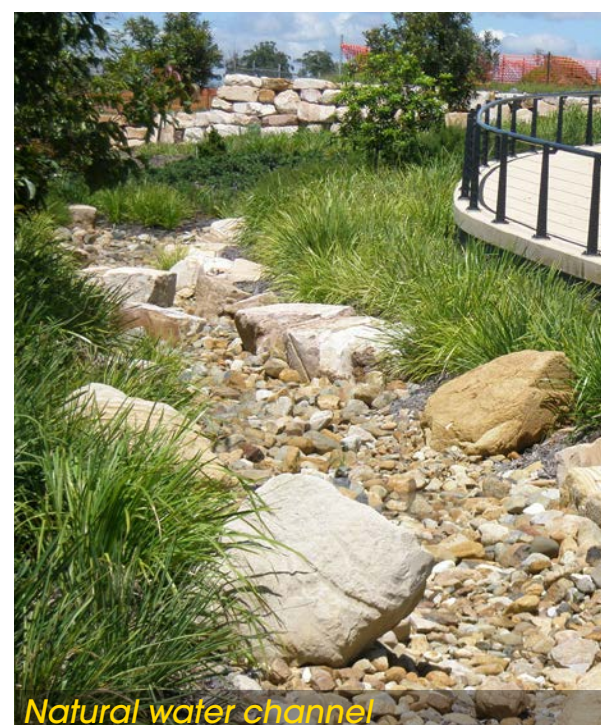
Informal picnic areas



Boardwalk through habitat area



Informal path and seating area



Natural water channel

Ornamental native gardens are proposed throughout Boronia Park to contribute to the overall park character. Informal paths are set within the native garden areas under existing large canopy trees.

The existing densely planted area immediately adjacent to Kent St is dominated by a *Lomandra longifolia* understorey and offers little biodiversity value. The existing bush regeneration area at the centre of the park has not produced significant regeneration of the Blue Gum High Forest and is somewhat unpopular with the local community.

The suggested strategy involves planting native species in a ornamental character to provide habitat and biodiversity whilst meeting the expectations of the community in an urban park setting.

The planting strategy should incorporate locally indigenous species and focus on establishing viable communities of Blue Gum High Forest and Sydney Turpentine Ironbark Forest. Local provenance plant stock should be sourced where possible.

15. LOOP PATH & PARK STRUCTURES

PARK LOOP PATH

A central loop path has been established to provide circulation throughout the park and act as an active jogging and walking trail. The loop path formalises the existing wear track through the park and will be implemented along with lighting upgrades to the key pedestrian routes.

The path will be constructed with a coloured and textured concrete. Wider areas of pavement used for seating locations and picnic settings will include additional materials such as brick pavement to reduce the visual impact of the pavement and improve park amenity.

PARK STRUCTURES

New park structures will be constructed with a simple, robust material palette and contemporary park aesthetic whilst complementing the existing park structures. Maintenance regimes must be considered during the design and documentation process.

A series of small shelters will be located around the park in diverse settings. Clusters of shelters will be located in busier areas such as the 'Play Precinct' to cater for larger gatherings

New bridge crossings are proposed throughout the park as an upgrade to the existing infrastructure and to create new circulation and park usage patterns. Additional bridges will open up new areas of the park for regular use. Longer, lightweight bridges are proposed for crossings of naturalistic waterways to allow visitors to engage with the riparian environment.



Brick pavement to small seating and social spaces



Exposed aggregate path

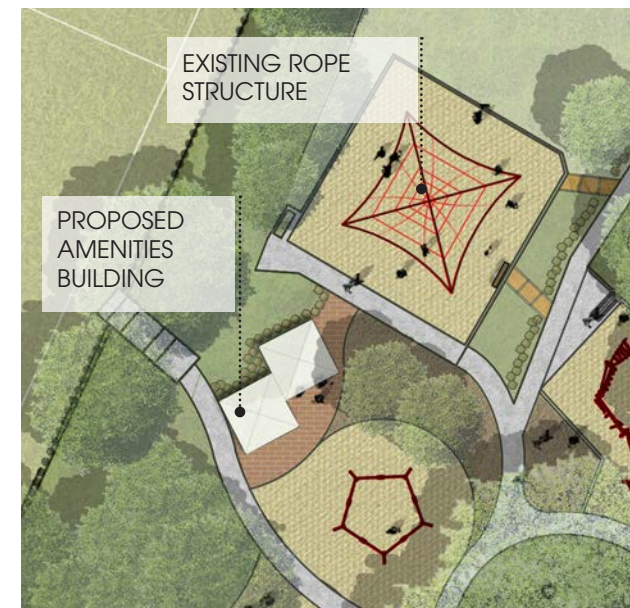


New bridges



Picnic Shelter (Ryde Park)

16. AMENITIES BUILDING



The proposed location for a new small toilet / amenities building is located adjacent to the play area and along the new path link / stair connection to the sports field. The toilets are proposed in this location to service the playground and main picnic area.

The existing amenities building serves the sports field well but is some distance from the playground and key passive recreation areas. There are no sight lines to the amenities from these areas and this poses difficulties for visitors, particularly young children or the less mobile.

The small building is located at the base of the embankment to minimise visual intrusion into the park.

The opportunity with the design of the toilet building is to blend into the park setting through the choice of materials and the integration of planting.

17. LIGHTING

Improved safety and lighting was an important outcome identified during the community consultation session and park visitor surveys. This desire needs to be balanced with park management strategies, the risk of encouraging extensive use of the park at night, and light spillage into neighbouring residences.

Post-top lighting is proposed to key pedestrian circulation routes within the park. This improves safety by increasing awareness of users and enabling passive surveillance of important link paths.

The existing lighting to the sports field in Boronia Park will remain unaltered to enable controlled night time activities.

No lighting is proposed within Duncan Park.



18. STORMWATER CHANNEL



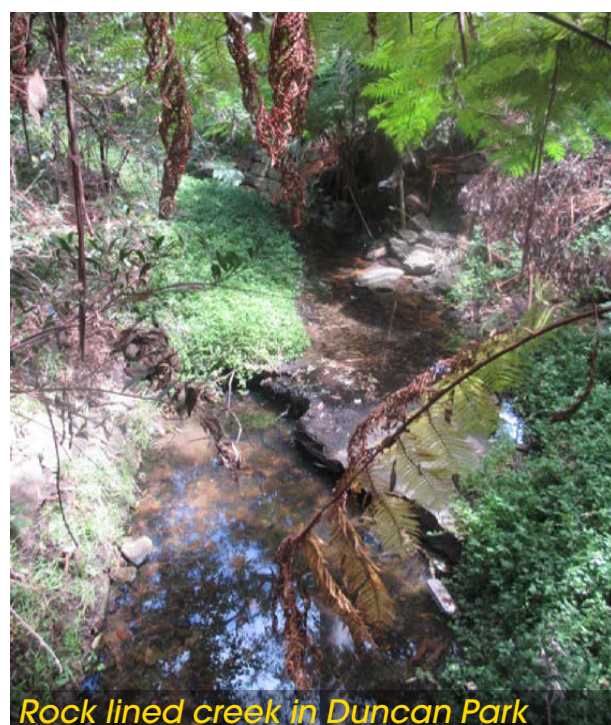
Channel at Bridge St: Boronia Park



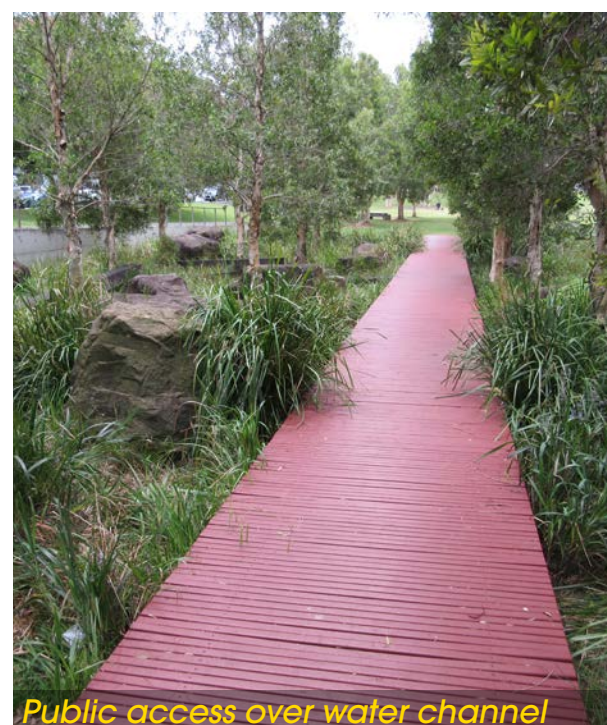
Channel fence divides Boronia Park



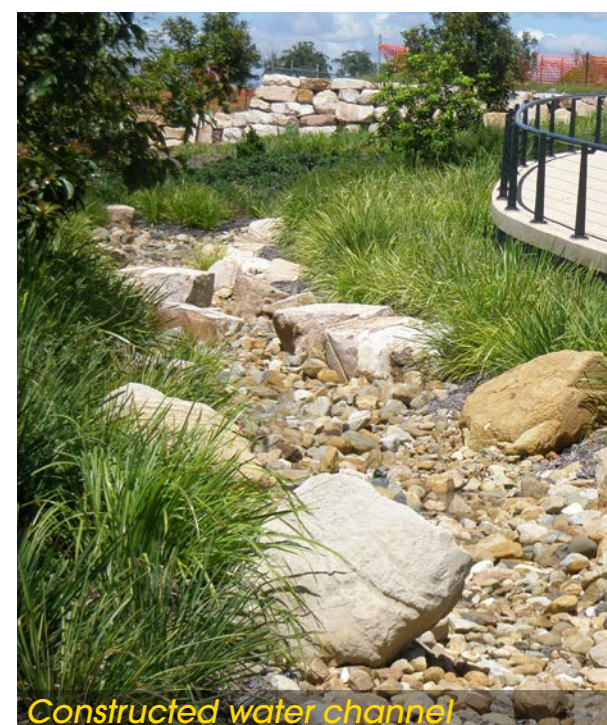
Eroded creek banks in Duncan Park



Rock lined creek in Duncan Park



Public access over water channel



Constructed water channel

The existing waterway through Boronia Park is fully canalised, as a concrete stormwater channel with safety fencing around the full perimeter. Within Duncan Park, the waterway is a naturalised creek line, with concrete head walls at either end.

It is proposed to reinstate a section of naturalised creek line in Boronia Park and to widen a portion of the creek line in Duncan Park.

Reinstating a section of natural creek line within Boronia Park will provide new aquatic and riparian habitat areas and increase the biodiversity of the park. The visual aesthetics of the interface with Epping Town Centre will also be improved.

Widening of the waterway within Duncan Park will allow the establishment of larger aquatic and riparian habitat areas and reduce the likelihood of continued erosion of the creek banks. It also creates an opportunity to regenerate native species and remove weeds currently growing along the waterway.

19. SECTION AA BORONIA PARK

PARK LAWN
Sloped lawn area

PARK PATH
1.5m wide

NATURALISED WATER CHANNEL
Stormwater channel naturalised with
rock embankments, planting and
water ponding. New bridge crossing.

EXISTING WAR MEMORIAL
Existing war memorial to be
retained.



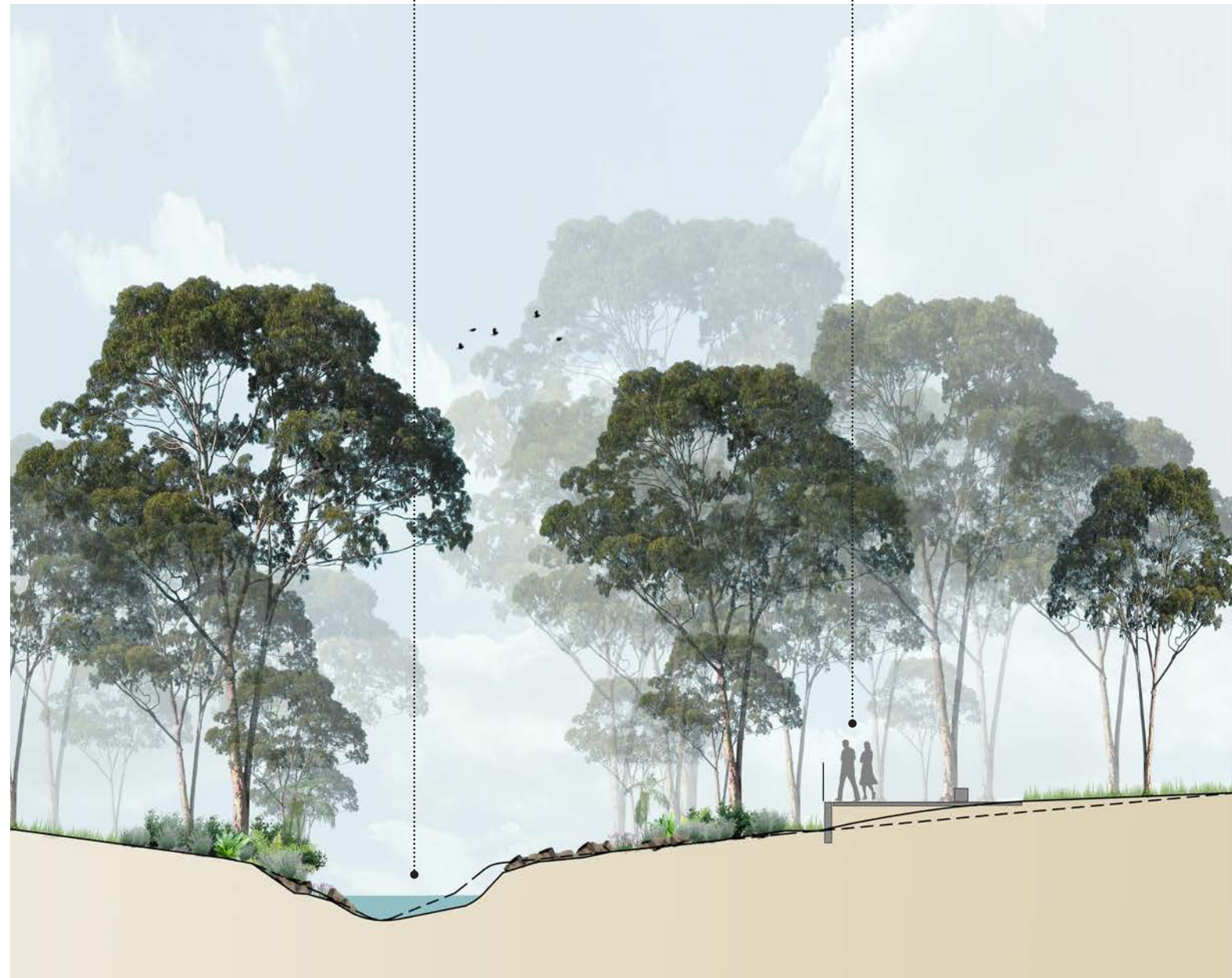
20. SECTION BB DUNCAN PARK

REHABILITATED CREEK

Enhanced habitat value and stabilisation of the creek banks.

LOOKOUT DECK

Lookout and informal seating overlooking the creek line.



21. SECTION CC BORONIA PARK

TERRACED SEATING WALLS

Extend terraced seating walls.
Provides informal seating
opportunity for spectators to the
edge of the soccer field.

SOCCER FIELD

Full size soccer pitch and
junior cricket.

**NEW AMENITIES
BUILDING**

Small toilet building
located in 'Play
Precinct'.

PICNIC & BBQ AREA

New picnic shelters and BBQ facilities
for social gatherings.

SCULPTURE WALK

Sculpture walk containing
picnic shelters and open
areas .



22. STAGING AND IMPLEMENTATION

The master plan is intended to be implemented in stages to suit local population growth, allow distribution of funds and accommodate diverse funding sources. The following list provides suggested timeframes only.

IMMEDIATE WORKS (2015-2016)

- > Portion of loop path (including lighting)
- > Expansion of play facilities
- > Picnic & BBQ facilities
- > Removal of grandstand roof

EARLY STAGES (2 - 3 YEARS)

- > Completion of loop path (including lighting)
- > Expansion of terraced seating to sportsfield

MID STAGES (3 -5 YEARS)

- > Duncan Park improvements
- > Bridge crossings and additional paths
- > Naturalised creek line
- > Events lawn
- > Removal of grandstand (concrete terraces & steps)
- > Activity and exercise area
- > Picnic facilities

LATE STAGES (5+ YEARS)

- > Amenities buildings
- > Expansion of play facilities
- > Kent St ornamental native garden
- > Entry precincts and paths
- > Bridge St formal garden
- > Activity and exercise area expansions
- > Picnic facilities



APPENDIX A: CONSULTATION OUTCOMES

During the community consultation phase, visitor surveys were distributed to locals to gain an understanding of their views towards the parks.

The community consultation results have been compiled from surveys collected during the consultation event at Boronia Park as well as surveys submitted to Parramatta City Council subsequently. A total of 140 responses were collected.

Q1: DO YOU OR YOUR FAMILY USE BORONIA AND/OR DUNCAN PARK?

(139 responses)

The majority of respondents use the park (97%). Of the 3% who didn't use the park, reasons included;

- > *"Not attractive"*
- > *"We use the Epping Oval Park which is closer to where we live"*
- > *"There are no toilets and not many seats to sit on"*

Q2: HOW LONG DO YOU USUALLY STAY IN THE PARK?

(128 responses)

A majority of respondents (43%) use the park from 30 mins to 1 hour, with a further 26% using the park from 1-2 hours.

Duration of stay	Respondents (no.)	Respondents (%)
Less than 30 mins	26	20%
30 mins to 1 hour	55	43%
1-2 hours	33	25%
2-3 hours	7	5.5%
3+ hours	7	5.5%

Q3: WHICH OF THE FOLLOWING ACTIVITIES DO YOU DO IN THE PARK?

(128 responses)

Respondents commonly listed more than one activity. Listed from most to least popular:

Activity	Respondents (no.)	Respondents (%)
Walking	82	64%
Playground	72	56%
Relax	63	49%
Other *	48	38%
Picnic	31	24%
Sport	23	18%
Dog walking	14	11%

- *Other activities mentioned:
- > Remembrance Day

> Bike Ride/Cycle Track (5)

> Kick Ball

> Throw Frisbee

> Play hide and seek

> Christmas Carols (11)

> Events (2)

> Walk through park to get to train station or other place (13)

> Exercise in general (2)

> Exercise machines (4)

> Running

> Family gatherings

> Reading + Coffee

> Play in storm water canal

> Social

> Party (2)

> Cricket

> Meditation

Q4: HOW OFTEN DO YOU USE THE PARK?

(131 responses)

A majority of respondents (47%) used the park a few times per week, with a significant number (34%) using the park daily.

Frequency	Respondents (no.)	Respondents (%)
Daily	44	34%
Few times/week	62	47%
Fortnightly	6	4%
Monthly	15	11%
Yearly	5	4%
Never / first time	0	0%

Q5: WHEN DO YOU MAINLY VISIT THE PARK?

(116 responses)

Respondents tended to interpret this question in one of three ways, with most answering in more than one category. The most commonly mentioned visiting times were as follows.

Visitation	Respondents (no.)	Respondents (%)
TIME OF DAY		
Morning	52	45%
Afternoon	56	48%
Evening	24	20%
SEASON		
Sports season	1	1%
Warm season	2	2%
DAYS OF WEEK		
Weekends	18	15%
Weekday	5	4%
A specific day	4	3%

Q6: WHAT IN THE PARK IS IMPORTANT OR SPECIAL TO YOU?

(122 responses)

This question was answered in two different ways, by association with special places in the park, or by nomination of special qualities of the park.

Element	Respondents (no.)	Respondents (%)
PLACES IN PARK		
Playgrounds/equipment	49	40%
Sports fields	9	7%
Bike track	12	10%
Walkway	15	12%
Facilities		
> Picnic/BBQ	20	16%
> Toilets	3	2%
> Exercise equipment	4	3%
QUALITIES OF PARK		
Open space	50	41%
Flora and fauna	61	50%
Community / social	10	8%
Freedom, fun, relaxation	9	7%

Q7: WHAT ACTIVITIES DO YOU THINK SHOULD BE PROVIDED IN THE PARK?

(101 responses)

Many respondents expressed a desire for an upgrade of the playgrounds including the separation of facilities for younger and older children, as well as BBQ and picnic areas.

Activity	Respondents (no.)	Respondents (%)
CHILDREN & YOUTH		
Playgrounds	33	33%
Youth (teen) activities	7	7%
SPORTS		
Organised sport	6	6%
Basketball	6	6%
Exercise equipment	12	12%
Other *	7	7%
PASSIVE RECREATION		
BBQ / Picnic Area	36	36%
Walkways	11	11%
Bike tracks	10	10%
Dog area	10	10%

Activity	Respondents (no.)	Respondents (%)
COMMUNITY EVENTS	18	18%
GENERAL FACILITIES **	4	3%

* Including organised fitness activities such as yoga

** Including toilets, bubblers, shade, seating, general safety upgrades such as lighting

Q8A: HOW DO YOU USUALLY GET TO THE PARK?

(119 responses)

A majority of respondents walk to the park (86%) and live locally (69%). Some respondents also indicated that they used more than one mode of transportation to get to the park.

Transport mode	Respondents (no.)	Respondents (%)
Walk	102	86%
Drive	17	14%
Cycle	1	>1%
Public transport	1	>1%

Q8B: WHERE DO YOU TRAVEL FROM?

(94 responses)

A majority of respondents advised that they live locally (69%), with 29% stating they travel from Epping.

Place of origin	Respondents (no.)	Respondents (%)
Local (unspecified)	65	69%
Epping	27	29%
Ermington	1	>1%
Eastwood	1	>1%

Q9: WHO DO YOU USUALLY COME TO THE PARK WITH?

(127 responses)

Most of the respondents come to the park with their family (69%) and friends (39%), with many also coming alone (41%). A large portion of respondents provided more than one response to this question.

Who?	Respondents (no.)	Respondents (%)
Family	88	69%
No-one/Alone	52	41%
Friends	50	39%
Dog	8	6%
Sports group	8	6%
School	5	4%
Other *	3	2%

*Church Playgroup, Veterans, Carols

Q10: CAN YOU SUGGEST ANY IMPROVEMENTS THAT SHOULD BE MADE TO THE PARK OR THE FACILITIES PROVIDED?

(94 responses)

Many respondents suggested the improvement and addition of toilet, the expansion of the playground, improvement and additions to the walkway network, as well as increased BBQ and Picnic facilities (including shade, seating and tables).

Element	Respondents (no.)	Respondents (%)
AMENITIES		
Toilets	23	24%
Parking		
> Increase off-street parking	2	2%
> Provision for disabled		
Provide BBQ areas	19	20%
Provide more shade	10	10%
Provide more seating	15	16%
Provide more tables	8	9%
Provide more bins	6	6%
Other, including:		
> Cafes	3	3%
> Bubblers		

Element	Respondents (no.)	Respondents (%)
PLAYGROUNDS		
More/bigger/increase variety	23	24%
Provision for teens	6	6%
Kids cycle/BMX tracks	7	7%
SPORTS		
Provide tennis courts	1	1%
Provide basketball courts	1	1%
More sports fields	2	2%
ACCESS & CIRCULATION		
Improve appearance of entrances	3	3%
Improve access and circulation for disabled and prams	2	2%
Improved walkways:		
> Paving	29	31%
> Lined walkways		
> Thoroughfare		
FLORA & FAUNA		
Improved landscaping	15	16%
More native vegetation	1	1%

Element	Respondents (no.)	Respondents (%)
Use vegetation to attract native birds	1	1%
OTHER ISSUES		
Improve security		
> Lighting	18	19%
> Surveillance		
Improved ongoing maintenance	2	2%
Drainage in canal area	5	5%
Removal of Sports Stadium	4	4%
Off Leash dog area	3	3%
Artwork	1	1%
Access to power supply	1	1%

Q11: GENERAL COMMENTS ABOUT THE PARK

Responses to this question demonstrated that there is a high degree of goodwill towards the park in the community, with people generally seeing it as a valuable open-space asset and a family-friendly environment. Additional comments tended to focus on design and management aspects of the park as well as the provision of additional facilities.

POSITIVE PERCEPTIONS OF THE PARK

- > *"I like the flowers and Christmas Events"*
- > *"We are very fortunate to have these 2 beautiful parks. We appreciate the care by Council staff. Annual flowers are great"*
- > *"We love Boronia Park. We would like to see more facilities for picnics"*
- > *"Please keep the shade over the playground, that is one of the best things"*
- > *"Well maintained, enjoy the trees"*
- > *"Please don't change too much! We love the park as it is! In particular, no entertainment area with a big screen and loud noise! The park's tranquillity is its most precious feature."*

COMMENTS/CONCERNS ABOUT DESIGN OR MANAGEMENT ASPECTS

- > *"Duncan Park is too small for large scale development, such as BBQ areas. But possible additional seating"*
- > *"Duncan Park and sections of Boronia are underutilised and disconnected"*
- > *"Don't overdevelop with too many sporting areas – leave grass and free space too"*
- > *"Adults are using children's play equipment – need some signage about not using it"*
- > *"The flower beds are full of weeds"*
- > *"Any new developments in the park or events must be mindful of adjoining residents"*

SUGGESTIONS FOR ADDITIONAL ACTIVITIES OR FACILITIES NOT OTHERWISE MENTIONED IN QUESTION 10

- > *"Public art adds charm and class"*
- > *"Diversity of activities"*
- > *"Bathrooms are always closed, suggest lights at night"*
- > *"The canal can be naturalised with bridge access"*
- > *"Remember its important as a thoroughfare too"*
- > *"Boronia Park - Build an amphitheatre for the public events in the area"*
- > *"My greatest wish is that Charlie the gardener be recognised for his hard work over the years. Perhaps a section of the park be named after him, the playground or the garden adjacent to Bridge St or the grandstand."*

POSTER RESULTS

As part of the community consultation open day, image boards were prepared asking the question ‘*What would you like in the park?*’. Community members were given three stickers and encouraged to place them on their favourite images. A total of 440 stickers were placed on the image boards.

The items in the following table have been arranged in order from most popular to least popular. Refer to layout on opposite page for original order and relevant images.

Activity	Stickers (no.)	Stickers (%)
BBQ	42	9.5%
Exploration Play	38	8.6%
Bush Gardens	36	8.2%
Picnic Shelters	31	7%
Cycle Track	30	6.8%
Adventure Play	29	6.6%
Nature Play	25	5.7%
Events Space	23	5.2%
Natural Water Channel	22	5%
Running Track	19	4.3%
Open Grass Area	18	4.1%
Exercise Equipment	18	4.1%
Terraced Grass Seating	14	3.2%
New Bridges	14	3.2%
Stormwater Channel	13	3%
Table Tennis	13	3%
Half Court	12	2.7%
Public Art	10	2.3%
Social Spaces	9	2%

Activity	Stickers (no.)	Stickers (%)
Off leash dog area	8	2%
Badminton	7	1.5%
Chess Tables	4	>1%
Informal Picnic Areas	3	>1%
Volleyball	2	>1%



1.5%

Badminton



3%

Table Tennis



>1%

Volleyball



>1%

Chess tables



6.8%

Cycle Track



4.3%

Running Track



2.7%

Half Court



6.6%

Adventure Play Area



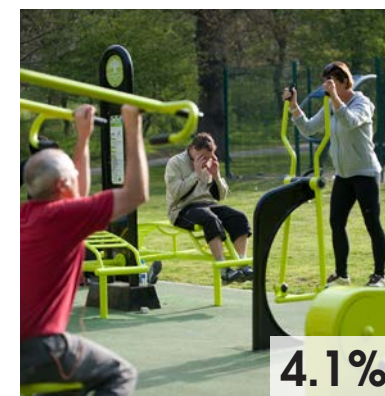
8.6%

Exploration Play



5.7%

Nature Play



4.1%

Exercise equipment



2%

Off-leash Dog Area



5%

Natural Water Channel



3%

Stormwater Channel



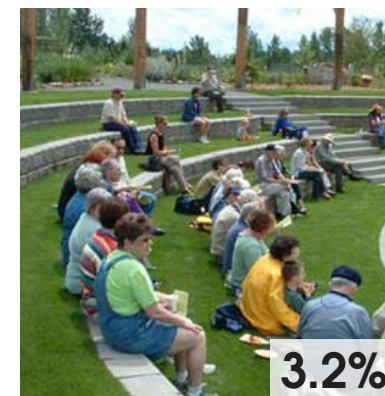
3%

New Bridges



4.1%

Open Grass Areas



3.2%

Terraced Grass Seating



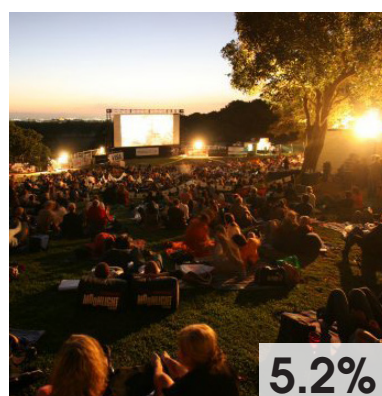
2.8%

Public Art



2%

Social Spaces



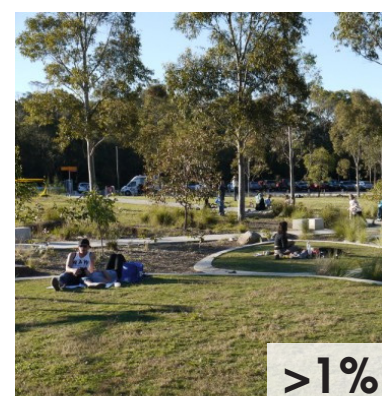
5.2%

Events space



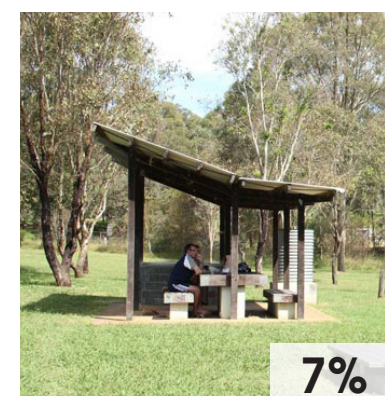
9.5%

BBQs



>1%

Informal Picnic Areas



7%

Picnic Shelters



8.2%

Bush Gardens

APPENDIX B: OPINION OF PROBABLE COSTS

OPINION OF PROBABLE COSTS
Boronia and Duncan Parks Masterplan

Epping, NSW

12 OCTOBER 2015



COST BREAKDOWN OF WORKS		BUDGET SUMMARY		OTHER COSTS	SUBTOTAL
IMMEDIATE STAGES (2015) (Funded through Precinct Support Scheme)					
1.00	Demolition and Site Preparation	\$	206,750.00	\$ -	\$ 206,750.00
2.00	Play Area expansion	\$	220,850.00	\$ -	\$ 220,850.00
3.00	Picnic BBQ	\$	289,125.00	\$ -	\$ 289,125.00
4.00	Loop path	\$	1,015,500.00	\$ -	\$ 1,015,500.00
IMMEDIATE STAGES SUBTOTAL		\$	1,732,225.00	\$ -	\$ 1,732,225.00
EARLY STAGES (1-2 YEARS)					
1.00	Demolition and Site Preparation	\$	119,700.00	\$ -	\$ 119,700.00
2.00	Loop path	\$	417,306.25	\$ -	\$ 417,306.25
3.00	Play Area upgrade	\$	266,312.50	\$ -	\$ 266,312.50
4.00	Ornamental native garden	\$	112,187.50	\$ -	\$ 112,187.50
5.00	Terraced seating	\$	77,381.25	\$ -	\$ 77,381.25
EARLY STAGES SUBTOTAL		\$	992,887.50	\$ -	\$ 992,887.50
MID STAGES (3-5 YEARS)					
1.00	Circulation paths & bridges	\$	765,250.00	\$ -	\$ 765,250.00
2.00	Duncan Park	\$	865,093.75	\$ -	\$ 865,093.75
3.00	Naturalisation of creek Boronia Park	\$	724,312.50	\$ -	\$ 724,312.50
4.00	Community open space lawn	\$	52,925.00	\$ -	\$ 52,925.00
5.00	North-western native garden & embankment	\$	898,187.50	\$ -	\$ 898,187.50
6.00	Informal recreation area	\$	476,731.25	\$ -	\$ 476,731.25
7.00	Northern informal recreation area & residential edge	\$	727,875.00	\$ -	\$ 727,875.00
MID STAGES SUBTOTAL		\$	4,510,375.00	\$ -	\$ 4,510,375.00
LATE STAGES (5+ YEARS)					
1.00	Amenities buildings	\$	4,486,312.50	\$ -	\$ 4,486,312.50
2.00	Play facilities	\$	1,006,625.00	\$ -	\$ 1,006,625.00
3.00	Kent St ornamental native garden	\$	548,000.00	\$ -	\$ 548,000.00
4.00	Southern boundary buffer zone	\$	501,487.50	\$ -	\$ 501,487.50
5.00	Bridge St formal garden	\$	309,031.25	\$ -	\$ 309,031.25
6.00	South-eastern ornamental native garden & picnic area	\$	597,187.50	\$ -	\$ 597,187.50
7.00	Urban interface	\$	444,437.50	\$ -	\$ 444,437.50
8.00	Northern informal recreation area & residential edge	\$	735,375.00	\$ -	\$ 735,375.00
9.00	North-eastern native garden & embankment	\$	898,187.50	\$ -	\$ 898,187.50
10.00	Kent St informal recreation zone	\$	492,750.00	\$ -	\$ 492,750.00
11.00	Fitness Stations	\$	80,275.00	\$ -	\$ 80,275.00
12.00	Public Art, Signage & Entry statements	\$	137,500.00	\$ -	\$ 137,500.00
LATE STAGES SUBTOTAL		\$	10,237,168.75	\$ -	\$ 10,237,168.75
TOTAL PROJECT COST ESTIMATE					\$ 17,472,656.25

Excludes costs outside construction such as council & authority fees and professional design & consultancy fees

All figures ex. GST

ITEM	IMMEDIATE STAGE (2015) (Funded through Precinct Support Scheme)	GENERAL NOTES	Qty	Unit	Rate	Contingency 25%	Subtotal
1.00	Demolition and Site Preparation						
1.01	Remove existing concrete paths	Demolish & remove from site (allows for reinforced 150mm concrete path)	430	m2	\$ 80.00	\$ 8,600.00	\$ 43,000.00
1.02	Remove existing picnic shelters & furniture		2	PER/UNIT	\$ 5,000.00	\$ 2,500.00	\$ 12,500.00
1.03	Demolish existing grandstand roof & seats	Concrete stairs, walls & terraces to remain	1	PER/UNIT	\$ 20,000.00	\$ 5,000.00	\$ 25,000.00
1.04	Demolish and remove existing park lights	Retain electrical conduit for new lights	9	PER/UNIT	\$ 5,000.00	\$ 11,250.00	\$ 56,250.00
1.05	Regrading / trim earthworks	Minor adjustments of levels as required	2800	PER/UNIT	\$ 20.00	\$ 14,000.00	\$ 70,000.00
						Subtotal	\$ 206,750.00
2.00	Play Area expansion						
2.01	Wetpour Rubber	Supplied by Synthetic Grass & Rubber - Chameleon Cover	105	m2	\$ 210.00	\$ 5,512.50	\$ 27,562.50
2.02	Play Mulch Surface	400mm depth play mulch	185	m2	\$ 50.00	\$ 2,312.50	\$ 11,562.50
2.03	Garden beds + planting (average 8 plants/m2)	Includes compost, mass planting and mulching	342	m2	\$ 230.00	\$ 19,665.00	\$ 98,325.00
2.04	Irrigation to garden beds	Drip irrigation system	342	m2	\$ 35.00	\$ 2,992.50	\$ 14,962.50
2.05	Exploratory play item	Kompan Parkour set or similar	1	PER/UNIT	\$ 40,000.00	\$ 10,000.00	\$ 50,000.00
2.06	Discovery Play Items: Timber	Log steppers	15	PER/UNIT	\$ 180.00	\$ 675.00	\$ 3,375.00
2.07	Discovery Play Items: Stone	Sandstone logs 1m x 500mm x 500mm	10	PER/UNIT	\$ 180.00	\$ 450.00	\$ 2,250.00
2.08	Turf	Includes buffalo grass & topdressing	75	m2	\$ 70.00	\$ 1,312.50	\$ 6,562.50
2.09	Bench Seat	Timber & aluminium seat on concrete footing	2	PER/UNIT	\$ 2,500.00	\$ 1,250.00	\$ 6,250.00
						Subtotal	\$ 220,850.00
3.00	Picnic BBQ						
3.01	Picnic Shelter (Small)	Approx 3m x 3m	4	PER/UNIT	\$ 25,000.00	\$ 25,000.00	\$ 125,000.00
3.02	BBQ area	Three electric push button BBQ plates in one stainless steel bench with brick surrounds	1	PER/UNIT	\$ 15,000.00	\$ 3,750.00	\$ 18,750.00
3.03	Paving	Brick paved area to shelters & BBQ	190	m2	\$ 210.00	\$ 9,975.00	\$ 49,875.00
3.04	Concrete path	1.5m width, includes oxide and exposed agg finish	65	m2	\$ 180.00	\$ 2,925.00	\$ 14,625.00
3.05	Picnic table setting	Timber & aluminium table and two bench seats	4	PER/UNIT	\$ 6,000.00	\$ 6,000.00	\$ 30,000.00
3.06	Bins	Small wheelie bin enclosure	2	PER/UNIT	\$ 2,000.00	\$ 1,000.00	\$ 5,000.00
3.07	Garden beds + planting (average 8 plants/m2)	Includes compost, mass planting and mulching	155	m2	\$ 230.00	\$ 8,912.50	\$ 44,562.50
3.08	Turf	Includes buffalo grass & topdressing	15	m2	\$ 70.00	\$ 262.50	\$ 1,312.50
						Subtotal	\$ 289,125.00
4.00	Loop path						
4.01	Concrete path	1.5m width, includes oxide and exposed agg finish	980	m2	\$ 180.00	\$ 44,100.00	\$ 220,500.00
4.02	Allowance for path complexity	Includes bridging etc over tree roots	100	m2	\$ 100.00	\$ 2,500.00	\$ 12,500.00
4.03	Turf	Includes buffalo grass & topdressing	330	m2	\$ 70.00	\$ 5,775.00	\$ 28,875.00
4.04	Garden beds + Planting	Includes compost, mass planting and mulching	230	m2	\$ 230.00	\$ 13,225.00	\$ 66,125.00
4.05	Lighting - Post lights	Post-top lights at 15m spacings	50	PER/UNIT	\$ 10,000.00	\$ 125,000.00	\$ 625,000.00
4.06	Lighting - Conduit & cabling	Necessary cabling, conduit, and power supply connections	1	PER/UNIT	\$ 50,000.00	\$ 12,500.00	\$ 62,500.00
						Subtotal	\$ 1,015,500.00
IMMEDIATE STAGE TOTAL							\$ 1,732,225.00

ITEM	EARLY STAGES (1-2 YEARS)	GENERAL NOTES	Qty	Unit	Rate	Contingency 25%	Subtotal
1.00	Demolition and Site Preparation						
1.01	Remove existing concrete paths	Demolish & remove from site (allows for reinforced 150mm concrete path)	268	m2	\$ 80.00	\$ 5,360.00	\$ 26,800.00
1.02	Demolish and remove existing park lights	Retain electrical conduit for new lights	6	PER/UNIT	\$ 5,000.00	\$ 7,500.00	\$ 37,500.00
1.03	Regrading / trim earthworks	Minor adjustments of levels as required	1716	PER/UNIT	\$ 20.00	\$ 8,580.00	\$ 42,900.00
1.04	New drainage around grandstand seating	Connect into existing stormwater system	1	PER/UNIT	\$ 10,000.00	\$ 2,500.00	\$ 12,500.00
						Subtotal	\$ 119,700.00
2.00	Loop path						
2.01	Concrete path	1.5m width, includes oxide and exposed agg finish	545	m2	\$ 180.00	\$ 24,525.00	\$ 122,625.00
2.02	Allowance for path complexity	Includes bridging etc over tree roots	120	m2	\$ 100.00	\$ 3,000.00	\$ 15,000.00
2.03	Turf	Includes buffalo grass & topdressing	482	m2	\$ 70.00	\$ 8,435.00	\$ 42,175.00
2.04	Garden beds + Planting	Includes compost, mass planting and mulching	106	m2	\$ 230.00	\$ 6,095.00	\$ 30,475.00
2.05	Decomposed granite surface	100mm depth cement stabilised decomposed granite	125	m2	\$ 45.00	\$ 1,406.25	\$ 7,031.25
2.06	Lighting - Post lights	Post-top lights at 15m spacings	12	PER/UNIT	\$ 10,000.00	\$ 30,000.00	\$ 150,000.00
2.07	Lighting - Conduit & cabling	Necessary cabling, conduit, and power supply connections	1	PER/UNIT	\$ 40,000.00	\$ 10,000.00	\$ 50,000.00
						Subtotal	\$ 417,306.25
3.00	Play Area upgrade						
3.01	Replacement play equipment	Allowance for approximately 7 items	1	PER/UNIT	\$ 150,000.00	\$ 37,500.00	\$ 187,500.00
3.02	Wetpour Rubber	Supplied by Synthetic Grass & Rubber - Chameleon Cover	240	m2	\$ 210.00	\$ 12,600.00	\$ 63,000.00
3.03	Garden beds + planting (average 8 plants/m2)	Includes compost, mass planting and mulching	55	m2	\$ 230.00	\$ 3,162.50	\$ 15,812.50
						Subtotal	\$ 266,312.50
4.00	Ornamental native garden						
4.01	Weeding & removal of plant matter	Removal off-site of unwanted plant matter	1255	m2	\$ 50.00	\$ 15,687.50	\$ 78,437.50
4.02	Infill planting (average 4 plants/m2)	Includes mass planting and mulching	300	m2	\$ 90.00	\$ 6,750.00	\$ 33,750.00
						Subtotal	\$ 112,187.50
5.00	Terraced seating						
5.01	Regrading / trim earthworks	Minor adjustments of levels as required	200	PER/UNIT	\$ 20.00	\$ 1,000.00	\$ 5,000.00
5.02	Extension of concrete seating walls adjacent to sports field	500mm high in-situ concrete walls, class 2 finish	121	lm	\$ 280.00	\$ 8,470.00	\$ 42,350.00
5.03	Decomposed granite surface	100mm depth cement stabilised decomposed granite	125	m2	\$ 45.00	\$ 1,406.25	\$ 7,031.25
5.04	Garden beds + Planting	Includes compost, mass planting and mulching	80	m2	\$ 230.00	\$ 4,600.00	\$ 23,000.00
						Subtotal	\$ 77,381.25
EARLY STAGES TOTAL							\$ 992,887.50

ITEM	MID STAGES (3-5 YEARS)	GENERAL NOTES	Qty	Unit	Rate	Contingency 25%	Subtotal
1.00	Circulation paths & bridges						
1.01	Remove existing concrete paths	Demolish & remove from site (allows for reinforced 150mm concrete path)	1615	m2	\$ 80.00	\$ 32,300.00	\$ 161,500.00
1.02	Demolish and remove existing park lights	Retain electrical conduit for new lights	4	PER/UNIT	\$ 5,000.00	\$ 5,000.00	\$ 25,000.00
1.03	New bridge crossings over stormwater channel	Timber & steel structure	102	m2	\$ 1,500.00	\$ 38,250.00	\$ 191,250.00
1.04	Concrete path	1.5m width, includes oxide and exposed agg finish	1200	m2	\$ 180.00	\$ 54,000.00	\$ 270,000.00
1.05	Allowance for path complexity	Includes bridging etc over tree roots	300	m2	\$ 100.00	\$ 7,500.00	\$ 37,500.00
1.06	Lighting	Post-top lights at 15m spacings	8	PER/UNIT	\$ 8,000.00	\$ 16,000.00	\$ 80,000.00
						Subtotal	\$ 765,250.00
2.00	Duncan Park						
2.01	Regrading / earthworks	Earthworks as required to remodel landscape	3250	m2	\$ 80.00	\$ 65,000.00	\$ 325,000.00
2.02	Retaining walls to new creek edge	1m high in-situ concrete walls, class 2 finish	90	lm	\$ 500.00	\$ 11,250.00	\$ 56,250.00
2.03	Seating walls	500mm high in-situ concrete walls, class 2 finish	20	lm	\$ 350.00	\$ 1,750.00	\$ 8,750.00
2.04	Rock work to define creek line and pond areas	Large sandstone boulders	250	m2	\$ 250.00	\$ 15,625.00	\$ 78,125.00
2.05	Aquatic planting	Includes suitable soil mix, planting and gravel mulch	420	m2	\$ 200.00	\$ 21,000.00	\$ 105,000.00
2.06	Decomposed granite surface	100mm depth cement stabilised decomposed granite	65	m2	\$ 45.00	\$ 731.25	\$ 3,656.25
2.07	Paved area for picnic setting	Allowance for clay brick pavers, includes concrete base	40	m2	\$ 210.00	\$ 2,100.00	\$ 10,500.00
2.08	Picnic table setting	Timber & aluminium table and two bench seats	2	PER/UNIT	\$ 6,000.00	\$ 3,000.00	\$ 15,000.00
2.09	Bench Seat	Timber & aluminium seat on concrete footing	6	PER/UNIT	\$ 2,500.00	\$ 3,750.00	\$ 18,750.00
2.10	Garden beds + planting (average 8 plants/m2)	Includes compost, mass planting and mulching	750	m2	\$ 230.00	\$ 43,125.00	\$ 215,625.00
2.11	Turf	Includes buffalo grass & topdressing	325	m2	\$ 70.00	\$ 5,687.50	\$ 28,437.50
						Subtotal	\$ 865,093.75
3.00	Naturalisation of creek Boronia Park						
3.01	Demolition and removal of concrete stormwater channel	Removal of material off-site. Includes demolition of fencing	1	PER/UNIT	\$ 50,000.00	\$ 12,500.00	\$ 62,500.00
3.02	Regrading / earthworks	Earthworks as required to remodel landscape	2700	m2	\$ 70.00	\$ 47,250.00	\$ 236,250.00
3.03	Retaining walls to new creek edge	1m high in-situ concrete walls, class 2 finish	45	lm	\$ 380.00	\$ 4,275.00	\$ 21,375.00
3.04	Rock work to define creek line and pond areas	Large sandstone boulders	305	m2	\$ 250.00	\$ 19,062.50	\$ 95,312.50
3.05	Aquatic planting	Includes suitable soil mix, planting and gravel mulch	380	m2	\$ 200.00	\$ 19,000.00	\$ 95,000.00
3.06	Bench Seat	Timber & aluminium seat on concrete footing	2	PER/UNIT	\$ 2,500.00	\$ 1,250.00	\$ 6,250.00
3.07	Garden beds + planting (average 8 plants/m2)	Includes compost, mass planting and mulching	265	m2	\$ 230.00	\$ 15,237.50	\$ 76,187.50
3.08	Turf	Includes buffalo grass & topdressing	1395	m2	\$ 70.00	\$ 24,412.50	\$ 122,062.50
3.09	Canal fencing	New tubular steel fence 1200mm high. Includes removal of existing fence	25	lm	\$ 300.00	\$ 1,875.00	\$ 9,375.00
						Subtotal	\$ 724,312.50
4.00	Community open space lawn						
4.01	Soil works	Minor adjustments of levels as required	1200	m2	\$ 5.00	\$ 1,500.00	\$ 7,500.00
4.02	Informal pathways	Mulched paths through ornamental native garden	31	lm	\$ 50.00	\$ 387.50	\$ 1,937.50
4.03	Additional planting along paths	Allows 4 plants per lineal metre of path (2 plants each side). Includes mass planting and mulching	31	lm	\$ 90.00	\$ 697.50	\$ 3,487.50
4.04	Bench Seat	Timber & aluminium seat on concrete footing	5	PER/UNIT	\$ 2,500.00	\$ 3,125.00	\$ 15,625.00
4.05	Canal fencing	New tubular steel fence 1200mm high. Includes removal of existing fence	65	lm	\$ 300.00	\$ 4,875.00	\$ 24,375.00
						Subtotal	\$ 52,925.00

5.00	North-western native garden & embankment									
5.01	Demolition and removal of concrete grandstand and terraces / steps	Removal of material off-site. Roof and seats removed in stage 1 works	1	PER/UNIT	\$	100,000.00	\$	25,000.00	\$	125,000.00
5.02	Weeding & removal of plant matter	Removal off-site of unwanted plant matter	1200	m2	\$	50.00	\$	15,000.00	\$	75,000.00
5.03	Infill planting (average 4 plants/m2)	Includes mass planting and mulching	1200	m2	\$	90.00	\$	27,000.00	\$	135,000.00
5.04	Bench Seat	Timber & aluminium seat on concrete footing	2	PER/UNIT	\$	2,500.00	\$	1,250.00	\$	6,250.00
5.05	Informal pathways	Mulched paths through ornamental native garden	128	lm	\$	50.00	\$	1,600.00	\$	8,000.00
5.06	Garden beds + planting (average 8 plants/m2)	Includes compost, mass planting and mulching	1850	m2	\$	230.00	\$	106,375.00	\$	531,875.00
5.07	Turf	Includes buffalo grass & topdressing	195	m2	\$	70.00	\$	3,412.50	\$	17,062.50
Subtotal									\$	898,187.50
6.00	Informal recreation area									
6.01	Decking structures over/adjacent to water storage tank	Timber or composite material decking	85	m2	\$	450.00	\$	9,562.50	\$	47,812.50
6.02	Picnic table setting	Timber & aluminium table and two bench seats	1	PER/UNIT	\$	6,000.00	\$	1,500.00	\$	7,500.00
6.03	Bench Seat	Timber & aluminium seat on concrete footing	4	PER/UNIT	\$	2,500.00	\$	2,500.00	\$	12,500.00
6.04	Ping pong table	Fixed steel outdoor ping pong table by POPP or similar, includes crane lifting to site	3	PER/UNIT	\$	8,000.00	\$	6,000.00	\$	30,000.00
6.05	Bench Seat	Timber & aluminium seat on concrete footing	4	PER/UNIT	\$	2,500.00	\$	2,500.00	\$	12,500.00
6.06	Paved area for picnic setting	Allowance for clay brick pavers, includes concrete base	26	m2	\$	210.00	\$	1,365.00	\$	6,825.00
6.07	Decomposed granite surface	100mm depth cement stabilised decomposed granite	365	m2	\$	45.00	\$	4,106.25	\$	20,531.25
6.08	Infill planting to embankment	Average 4 plants/m². Includes mass planting and mulching	635	m2	\$	90.00	\$	14,287.50	\$	71,437.50
6.09	Garden beds + planting (average 8 plants/m2)	Includes compost, mass planting and mulching	320	m2	\$	230.00	\$	18,400.00	\$	92,000.00
6.10	Turf	Includes buffalo grass & topdressing	1600	m2	\$	70.00	\$	28,000.00	\$	140,000.00
6.11	Canal fencing	New tubular steel fence 1200mm high. Includes removal of existing fence	95	lm	\$	300.00	\$	7,125.00	\$	35,625.00
Subtotal									\$	476,731.25
7.00	Northern informal recreation area & residential edge									
7.01	Weeding & removal of plant matter	Removal off-site of unwanted plant matter	220	m2	\$	50.00	\$	2,750.00	\$	13,750.00
7.02	Infill planting (average 4 plants/m2)	Includes mass planting and mulching	220	m2	\$	90.00	\$	4,950.00	\$	24,750.00
7.03	Picnic Shelter (Small)	Approx 3m x 3m	3	PER/UNIT	\$	25,000.00	\$	18,750.00	\$	93,750.00
7.04	Paved area for picnic shelter	Allowance for clay brick pavers, includes concrete base	75	m2	\$	210.00	\$	3,937.50	\$	19,687.50
7.05	Picnic table setting	Timber & aluminium table and two bench seats	2	PER/UNIT	\$	6,000.00	\$	3,000.00	\$	15,000.00
7.06	Bench Seat	Timber & aluminium seat on concrete footing	1	PER/UNIT	\$	2,500.00	\$	625.00	\$	3,125.00
7.07	Informal pathways	Mulched paths through ornamental native garden	75	lm	\$	50.00	\$	937.50	\$	4,687.50
7.08	Garden beds + planting (average 8 plants/m2)	Includes compost, mass planting and mulching	1300	m2	\$	230.00	\$	74,750.00	\$	373,750.00
7.09	Turf	Includes buffalo grass & topdressing	2050	m2	\$	70.00	\$	35,875.00	\$	179,375.00
Subtotal									\$	727,875.00
							MID STAGES TOTAL \$ 4,510,375.00			

ITEM	LATE STAGES (5+ YEARS)	GENERAL NOTES	Qty	Unit	Rate	Contingency 25%	Subtotal
1.00	Amenities buildings						
1.01	Main Sports Amenities building	Sports building including public toilets, park store, and sports changerooms & canteen.	1	PER/UNIT	\$ 3,000,000.00	\$ 750,000.00	\$ 3,750,000.00
1.02	Toilets building	Small amenities building in play area	1	PER/UNIT	\$ 500,000.00	\$ 125,000.00	\$ 625,000.00
1.03	Paved area to forecourt / frontage on lower level	Allowance for clay brick pavers, includes concrete base	305	m2	\$ 210.00	\$ 16,012.50	\$ 80,062.50
1.04	Turf	Includes buffalo grass & topdressing	250	m2	\$ 70.00	\$ 4,375.00	\$ 21,875.00
1.05	Bench Seat	Timber & aluminium seat on concrete footing	3	PER/UNIT	\$ 2,500.00	\$ 1,875.00	\$ 9,375.00
						Subtotal	\$ 4,486,312.50
2.00	Play facilities						
2.01	Swing	5-way swing by Kompan or similar	1	PER/UNIT	\$ 40,000.00	\$ 10,000.00	\$ 50,000.00
2.02	Slide		1	PER/UNIT	\$ 22,000.00	\$ 5,500.00	\$ 27,500.00
2.03	Carousel / Spinner		2	PER UNIT	\$ 14,500.00	\$ 7,250.00	\$ 36,250.00
2.04	Discovery Play Item: Arbour / tunnel	Steel arbour / tunnel structure	1	PER/UNIT	\$ 17,000.00	\$ 4,250.00	\$ 21,250.00
2.05	Discovery Play Items: Timber sculptures	Log steppers and timber play sculptures	3	PER/UNIT	\$ 18,000.00	\$ 13,500.00	\$ 67,500.00
2.06	Discovery Play Items: Timber	Log steppers and timber play sculptures	20	PER/UNIT	\$ 400.00	\$ 2,000.00	\$ 10,000.00
2.07	Discovery Play Items: Stone	Sandstone logs 1m x 500mm x 500mm	25	PER/UNIT	\$ 180.00	\$ 1,125.00	\$ 5,625.00
2.08	Seating walls	500mm high in-situ concrete walls, class 2 finish	98	lm	\$ 350.00	\$ 8,575.00	\$ 42,875.00
2.09	Play Mulch Surface	400mm depth play mulch	200	m2	\$ 50.00	\$ 2,500.00	\$ 12,500.00
2.10	Wetpour Rubber	Supplied by Synthetic Grass & Rubber - Chameleon Cover	600	m2	\$ 210.00	\$ 31,500.00	\$ 157,500.00
2.11	Bins	Small wheelie bin enclosure	4	PER/UNIT	\$ 2,000.00	\$ 2,000.00	\$ 10,000.00
2.12	Picnic Shelter (Small)	Approx 3m x 3m	2	PER/UNIT	\$ 25,000.00	\$ 12,500.00	\$ 62,500.00
2.13	Picnic table setting	Timber & aluminium table and two bench seats	2	PER/UNIT	\$ 6,000.00	\$ 3,000.00	\$ 15,000.00
2.14	Bins	Small wheelie bin enclosure	2	PER/UNIT	\$ 2,000.00	\$ 1,000.00	\$ 5,000.00
2.15	Bench Seat	Timber & aluminium seat on concrete footing	6	PER/UNIT	\$ 2,500.00	\$ 3,750.00	\$ 18,750.00
2.16	Garden beds + planting (average 8 plants/m2)	Includes compost, mass planting and mulching	1100	m2	\$ 230.00	\$ 63,250.00	\$ 316,250.00
2.17	Irrigation to garden beds	Drip irrigation system	1100	m2	\$ 35.00	\$ 9,625.00	\$ 48,125.00
2.18	Turf	Includes buffalo grass & topdressing	1100	m2	\$ 70.00	\$ 19,250.00	\$ 96,250.00
2.19	Canal fencing	New tubular steel fence 1200mm high. Includes removal of existing fence	10	lm	\$ 300.00	\$ 750.00	\$ 3,750.00
						Subtotal	\$ 1,006,625.00
3.00	Kent St ornamental native garden						
3.01	Demolition of existing park entry canopy	Removal off-site of material	1	PER/UNIT	\$ 6,000.00	\$ 1,500.00	\$ 7,500.00
3.02	Weeding & removal of plant matter	Removal off-site of unwanted plant matter	2630	m2	\$ 50.00	\$ 32,875.00	\$ 164,375.00
3.03	Infill planting (average 4 plants/m2)	Includes mass planting and mulching	2630	m2	\$ 90.00	\$ 59,175.00	\$ 295,875.00
3.04	Informal pathways	Mulched paths through ornamental native garden	350	lm	\$ 50.00	\$ 4,375.00	\$ 21,875.00
3.05	Seating walls	300mm high in-situ concrete walls, class 2 finish	65	lm	\$ 280.00	\$ 4,550.00	\$ 22,750.00
3.06	Turf	Includes buffalo grass & topdressing	300	m2	\$ 70.00	\$ 5,250.00	\$ 26,250.00
3.07	Bench Seat	Timber & aluminium seat on concrete footing	3	PER/UNIT	\$ 2,500.00	\$ 1,875.00	\$ 9,375.00
						Subtotal	\$ 548,000.00
4.00	Southern boundary buffer zone						
4.01	Demolition & removal of existing park store building	Removal off-site of material	1	PER/UNIT	\$ 20,000.00	\$ 5,000.00	\$ 25,000.00
4.02	Weeding & removal of plant matter	Removal off-site of unwanted plant matter	580	m2	\$ 50.00	\$ 7,250.00	\$ 36,250.00
4.03	Infill planting (average 4 plants/m2)	Includes mass planting and mulching	580	m2	\$ 90.00	\$ 13,050.00	\$ 65,250.00
4.04	Garden beds + planting (average 8 plants/m2)	Includes compost, mass planting and mulching	913	m2	\$ 230.00	\$ 52,497.50	\$ 262,487.50
4.05	Canal fencing	New tubular steel fence 1200mm high. Includes removal of existing fence	300	lm	\$ 300.00	\$ 22,500.00	\$ 112,500.00
						Subtotal	\$ 501,487.50

5.00	Bridge St formal garden								
5.01	Demolition of existing park entry canopy	Removal off-site of material	1	PER/UNIT	\$	6,000.00	\$	1,500.00	\$ 7,500.00
5.02	Buffer planting to fencelines	Advanced plant stock. Includes compost, mass planting and mulching	200	m2	\$	300.00	\$	15,000.00	\$ 75,000.00
5.03	Garden beds + planting (average 8 plants/m2)	Includes compost, mass planting and mulching	180	m2	\$	350.00	\$	15,750.00	\$ 78,750.00
5.04	Irrigation to garden beds and turf	Drip irrigation system	505	m2	\$	35.00	\$	4,418.75	\$ 22,093.75
5.05	Turf	Includes buffalo grass & topdressing	125	m2	\$	70.00	\$	2,187.50	\$ 10,937.50
5.06	Bench Seat	Timber & aluminium seat on concrete footing	4	PER/UNIT	\$	2,500.00	\$	2,500.00	\$ 12,500.00
5.07	Low garden walls	Low sandstone walls to garden beds	185	lm	\$	280.00	\$	12,950.00	\$ 64,750.00
5.08	Canal fencing	New tubular steel fence 1200mm high. Includes removal of existing fence	100	lm	\$	300.00	\$	7,500.00	\$ 37,500.00
Subtotal								\$	309,031.25
6.00	South-eastern ornamental native garden & picnic area								
6.01	Weeding & removal of plant matter	Removal off-site of unwanted plant matter	1100	m2	\$	50.00	\$	13,750.00	\$ 68,750.00
6.02	Infill planting (average 4 plants/m2)	Includes mass planting and mulching	1100	m2	\$	90.00	\$	24,750.00	\$ 123,750.00
6.03	Concrete path	2m width, includes oxide and exposed agg finish	330	m2	\$	180.00	\$	14,850.00	\$ 74,250.00
6.04	Paved area for picnic shelter	Allowance for clay brick pavers, includes concrete base	45	m2	\$	210.00	\$	2,362.50	\$ 11,812.50
6.05	Picnic table setting	Timber & aluminium table and two bench seats	2	PER/UNIT	\$	6,000.00	\$	3,000.00	\$ 15,000.00
6.06	Bench Seat	Timber & aluminium seat on concrete footing	1	PER/UNIT	\$	2,500.00	\$	625.00	\$ 3,125.00
6.07	Garden beds + planting (average 8 plants/m2)	Includes compost, mass planting and mulching	670	m2	\$	230.00	\$	38,525.00	\$ 192,625.00
6.08	Turf	Includes buffalo grass & topdressing	590	m2	\$	70.00	\$	10,325.00	\$ 51,625.00
6.09	Canal fencing	New tubular steel fence 1200mm high. Includes removal of existing fence	150	lm	\$	300.00	\$	11,250.00	\$ 56,250.00
Subtotal								\$	597,187.50
7.00	Urban interface								
7.01	Regrading / trim earthworks	Minor adjustments of levels as required	1050	m2	\$	20.00	\$	5,250.00	\$ 26,250.00
7.02	Weeding & removal of plant matter	Removal off-site of unwanted plant matter	1500	m2	\$	50.00	\$	18,750.00	\$ 93,750.00
7.03	Infill planting (average 4 plants/m2)	Includes mass planting and mulching	1500	m2	\$	90.00	\$	33,750.00	\$ 168,750.00
7.04	Seating walls	500mm high in-situ concrete walls, class 2 finish	30	lm	\$	280.00	\$	2,100.00	\$ 10,500.00
7.05	Picnic table setting	Timber & aluminium table and two bench seats	2	PER/UNIT	\$	6,000.00	\$	3,000.00	\$ 15,000.00
7.06	Bench Seat	Timber & aluminium seat on concrete footing	6	PER/UNIT	\$	2,500.00	\$	3,750.00	\$ 18,750.00
7.07	Garden beds + planting (average 8 plants/m2)	Includes compost, mass planting and mulching	205	m2	\$	230.00	\$	11,787.50	\$ 58,937.50
7.08	Turf	Includes buffalo grass & topdressing	600	m2	\$	70.00	\$	10,500.00	\$ 52,500.00
Subtotal								\$	444,437.50
8.00	Northern informal recreation area & residential edge								
8.01	Weeding & removal of plant matter	Removal off-site of unwanted plant matter	220	m2	\$	50.00	\$	2,750.00	\$ 13,750.00
8.02	Infill planting (average 4 plants/m2)	Includes mass planting and mulching	220	m2	\$	90.00	\$	4,950.00	\$ 24,750.00
8.03	Picnic Shelter (Small)	Approx 3m x 3m	3	PER/UNIT	\$	25,000.00	\$	18,750.00	\$ 93,750.00
8.04	Paved area for picnic shelter	Allowance for clay brick pavers, includes concrete base	75	m2	\$	210.00	\$	3,937.50	\$ 19,687.50
8.05	Picnic table setting	Timber & aluminium table and two bench seats	3	PER/UNIT	\$	6,000.00	\$	4,500.00	\$ 22,500.00
8.06	Bench Seat	Timber & aluminium seat on concrete footing	1	PER/UNIT	\$	2,500.00	\$	625.00	\$ 3,125.00
8.07	Informal pathways	Mulched paths through ornamental native garden	75	lm	\$	50.00	\$	937.50	\$ 4,687.50
8.08	Garden beds + planting (average 8 plants/m2)	Includes compost, mass planting and mulching	1300	m2	\$	230.00	\$	74,750.00	\$ 373,750.00
8.09	Turf	Includes buffalo grass & topdressing	2050	m2	\$	70.00	\$	35,875.00	\$ 179,375.00
Subtotal								\$	735,375.00

9.00	North-eastern native garden & embankment									
9.01	Demolition and removal of concrete grandstand and terraces / steps	Removal of material off-site. Roof and seats removed in stage 1 works	1	PER/UNIT	\$	100,000.00	\$	25,000.00	\$	125,000.00
9.02	Weeding & removal of plant matter	Removal off-site of unwanted plant matter	1200	m2	\$	50.00	\$	15,000.00	\$	75,000.00
9.03	Infill planting (average 4 plants/m2)	Includes mass planting and mulching	1200	m2	\$	90.00	\$	27,000.00	\$	135,000.00
9.04	Bench Seat	Timber & aluminium seat on concrete footing	2	PER/UNIT	\$	2,500.00	\$	1,250.00	\$	6,250.00
9.05	Informal pathways	Mulched paths through ornamental native garden	128	lm	\$	50.00	\$	1,600.00	\$	8,000.00
9.06	Garden beds + planting (average 8 plants/m2)	Includes compost, mass planting and mulching	1850	m2	\$	230.00	\$	106,375.00	\$	531,875.00
9.07	Turf	Includes buffalo grass & topdressing	195	m2	\$	70.00	\$	3,412.50	\$	17,062.50
								Subtotal	\$	898,187.50
10.00	Kent St informal recreation zone									
10.01	Demolition and removal of existing amenities building and sports store building	Removal of material off-site	1	PER/UNIT	\$	200,000.00	\$	50,000.00	\$	250,000.00
10.02	Garden beds + planting (average 8 plants/m2)	Includes compost, mass planting and mulching	645	m2	\$	230.00	\$	37,087.50	\$	185,437.50
10.03	Turf	Includes buffalo grass & topdressing	655	m2	\$	70.00	\$	11,462.50	\$	57,312.50
								Subtotal	\$	492,750.00
11.00	Fitness Stations									
11.01	Fitness equipment	Allow 3 pieces per location	3	PER/UNIT	\$	8,000.00	\$	6,000.00	\$	30,000.00
11.02	Wetpour Rubber	Supplied by Synthetic Grass & Rubber - Chameleon Cover	115	m2	\$	210.00	\$	6,037.50	\$	30,187.50
11.03	Make good garden beds + planting (average 8 plants/m2)	Includes compost, mass planting and mulching	58	m2	\$	230.00	\$	3,335.00	\$	16,675.00
11.04	Turf (make good surroundings)	Includes buffalo grass & topdressing	39	m2	\$	70.00	\$	682.50	\$	3,412.50
								Subtotal	\$	80,275.00
12.00	Public Art, Signage & Entry statements									
12.01	Public art elements	Allowance for public art items installed throughout art	5	PER/UNIT	\$	10,000.00	\$	12,500.00	\$	62,500.00
12.02	Primary park entry statement / signage	At interface with future plaza	1	PER/UNIT	\$	20,000.00	\$	5,000.00	\$	25,000.00
12.03	Secondary park entry statement / signage	At all street entry points (Kent St x 3, Bridge St, Victoria St & Boronia Ave)	6	PER/UNIT	\$	5,000.00	\$	7,500.00	\$	37,500.00
12.04	Park signage	Throughout park	5	PER/UNIT	\$	2,000.00	\$	2,500.00	\$	12,500.00
								Subtotal	\$	137,500.00
							LATE STAGES TOTAL	\$	10,237,168.75	