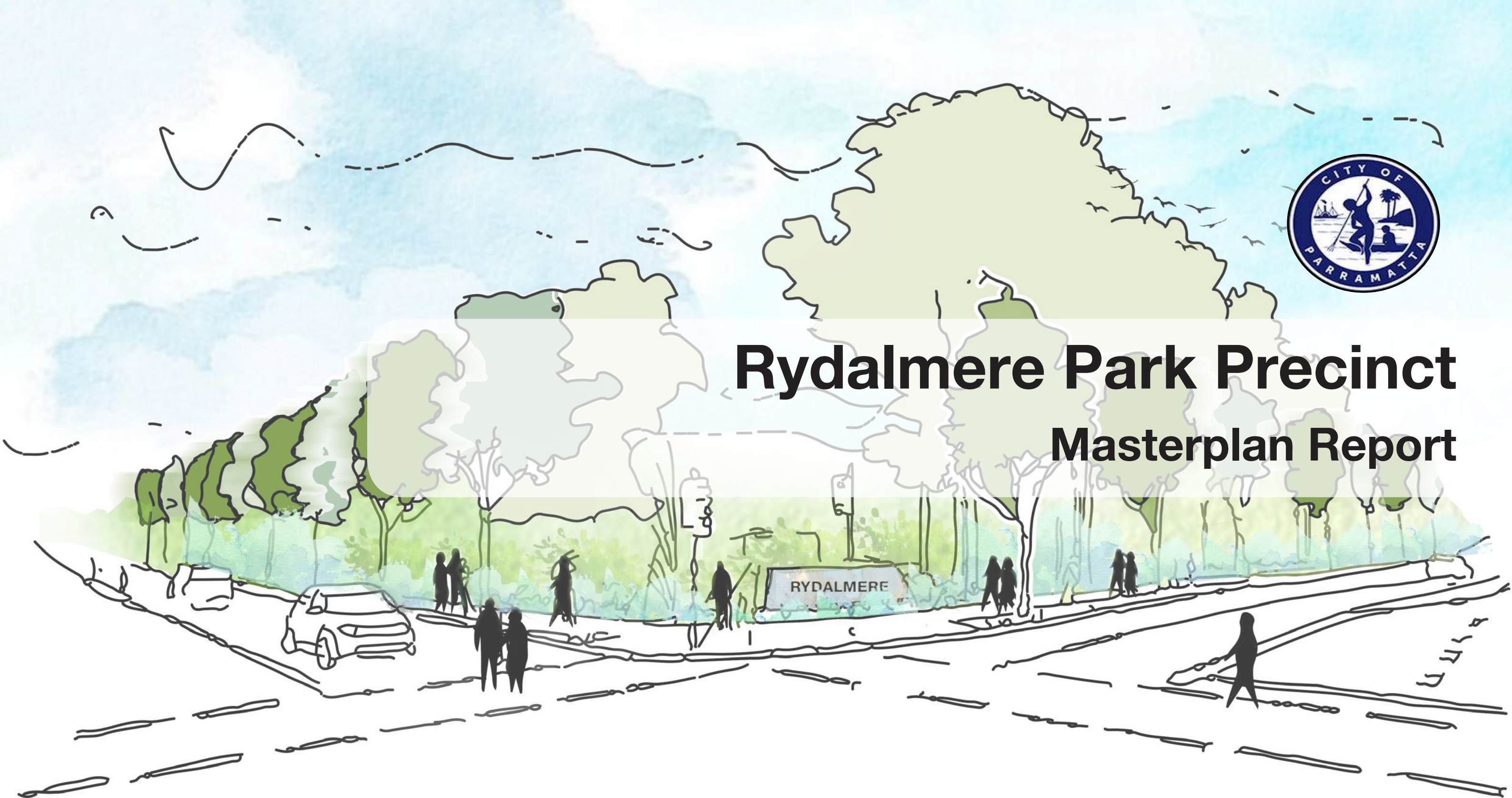




# Rydalmere Park Precinct

## Masterplan Report





# Executive Summary

Through a process of a detailed investigation of the current park’s physical condition, extensive community consultation and a recreation trends analysis this masterplan document provides guidelines for Rydalmere Park to evolve to be a vital community hub and open space asset for the residents and community of Parramatta City Council

The main outcomes of this report are:

- A park design that facilitates contemporary and future recreation needs by creating a new identity that reflects the diversity and sophistication of the “new “ Parramatta
- A park that brings back the “park“ into Rydalmere Park
- A park that acknowledges current uses (football, cricket, informal recreation) and realises its potential by becoming a more inclusive community destination.
- A sophisticated reuse of existing assets including the former bowling club building football field(s), bowling greens and mature vegetation
- A park that provides a range of benefits and experiences, community gardens, bowls, playgrounds, capacity for multiple uses of sporting fields and potential social functions such as birthdays, weddings and community events
- Recognising the importance of the place by highlighting a sense of entry as a substantial gateway to Parramatta







Source: The City of Parramatta Social Infrastructure Audit 2017

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# Introduction

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# 1.1 Project Introduction

Rydalmere Park is an important community asset located at a strategic position within the Eastern Central Precinct of the Parramatta LGA. It is well connected to transport within an area of the Parramatta LGA which is experiencing significant population growth. The City of Parramatta engaged Taylor Brammer Landscape Architects Pty Ltd to develop a masterplan for the existing site and public domain adjacent in order to meet the changing needs of the community. The team is led by Taylor Brammer Landscape Architects with Kennedy Associates Architects and specialist consultants BEM Property, Westwood Spice, Parkland Planners and Hanna Newman and Associates.

## Aim of this Masterplan report

The aim of this report is to provide a detailed analysis of the existing Park and its surrounds, identify opportunities and constraints for upgrades and embellishments to meet the changing needs of the community and users. Following on from the outcomes of the community consultation, this report will outline the vision for the future of the park and develop a comprehensive masterplan for the Rydalmere Park and its surrounds.

## Referenced documents

As a basis for this report, the following documentation has been reviewed:

- Site survey provided by The City of Parramatta (2010)
- Social Infrastructure Audit and Needs Analysis (2017)
- City of Parramatta North Eastern Portion Open Space Study (2017)
- Parramatta Aboriginal Cultural Heritage Study (2003);
- Parramatta Open Space Plan (2003);
- Sports grounds Plan of Management (2004);
- Sports Ground Capacity Review (2010);
- Community Land Plan of Management (2014);
- City of Parramatta building condition assessment report (2016)
- City of Parramatta Public Domain Guidelines (July 2017)
- Parramatta Ways Walking Stragegy (2017)

## Amendment register

Issue P1 - 09.02.2018 DRAFT CLIENT ISSUE  
Issue P2 - 19.09.2018 DRAFT CLIENT ISSUE  
Issue A - 29.03.2019 FINAL ISSUE  
Issue B - 12.04.2019 FINAL ISSUE  
Issue C - 25.06.2019 FINAL

“To establish a place which brings the community together”



## 1.2 Project Context

### The City of Parramatta

The City of Parramatta LGA is undergoing substantial change and development. Over the coming 20 years, the City's residential population is forecast to increase by 61,067 people to a total of 397,339 people. This is largely derived from an anticipated increase of 78,000 new dwellings, including 12,000 in the suburbs of Rydalmere, Ermington and Melrose Park.

In support of the expected population growth the NSW government is investing over \$10 billion in public infrastructure and facilities including constructing light rail, hospitals, schools, universities, a museum, a sports stadium, roads and new public spaces by 2021. This investment will be supplemented by the private sector whereby residential and commercial development will substantially change the urban character and form of Parramatta and its surrounding suburbs.



Sydney Metropolitan Area. Source: Google Earth 2017

**“Parramatta, Sydney’s second CBD,  
23kms west of Sydney”**

Sydney Morning Herald 2017



# 1.3 Population Growth

A number of strategic documents prepared by, and on behalf of The City of Parramatta have identified that the existing active open space provision is not adequate to satisfy the needs of the anticipated population growth expected by 2036.

## The Eastern Central Precinct

The Eastern Central Precinct as outlined in the Eastern Central Active Open Space Provision Study, 2017 incorporates the following suburbs:

- Rydalmere
- Camellia
- Dundas
- Ermington
- Melrose Park through to Wharf Road
- Parramatta west of James Ruse Drive

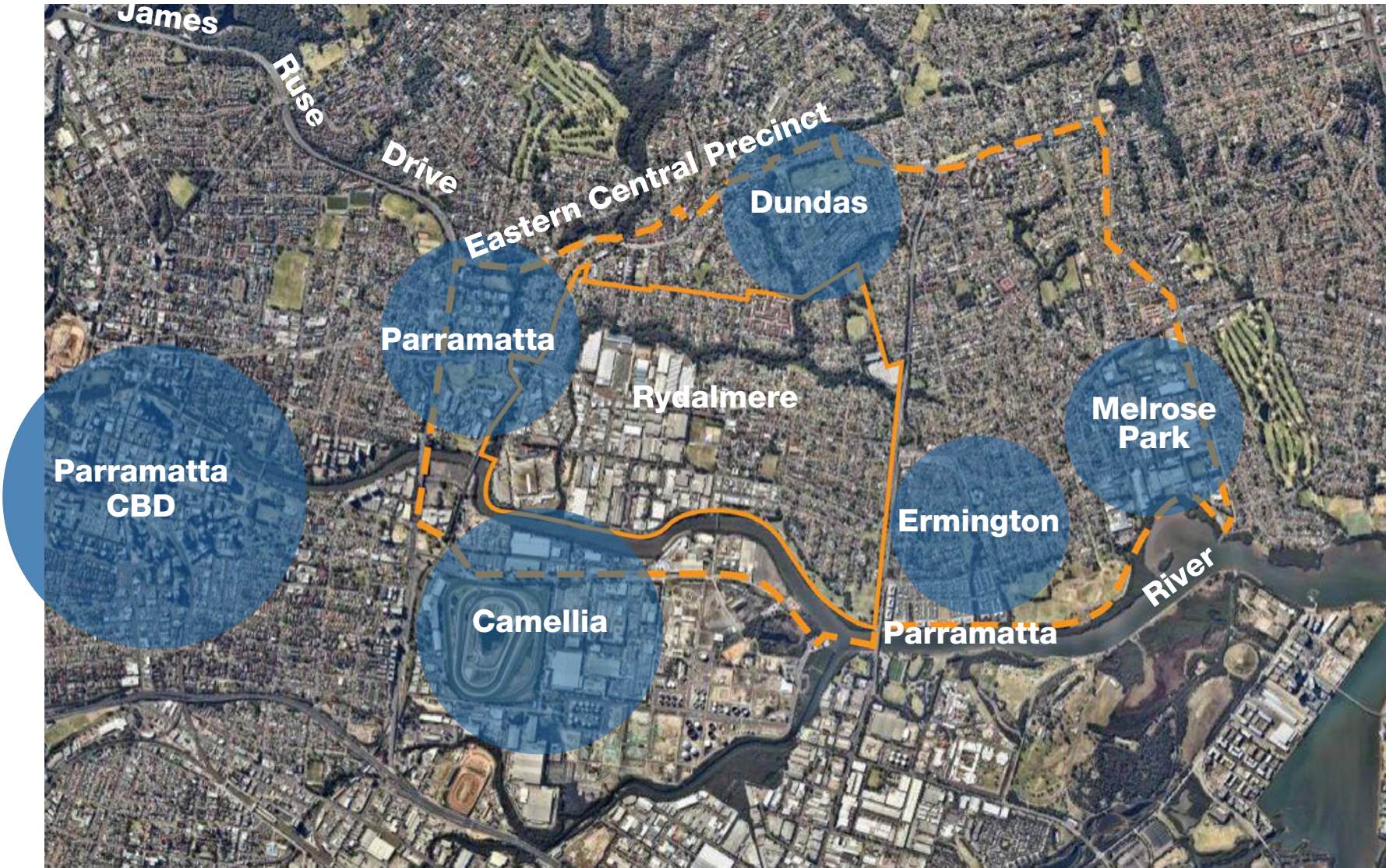
## Population growth within the Eastern Central Precinct

Population growth and urban development is represented strongly within the study area of Eastern Central Precinct of the Parramatta LGA.

It is estimated that the population of the eastern central area will increase by 368% from 19,823 (2011) to 92,776 (2036) due to a mixture of residential and urban developments within the area. Substantial residential development within neighbouring suburbs such as Melrose Park, Telopea, Camellia Parramatta CBD (Eastern Central Active Open Space Provision Study, 2017).

The Eastern Central Active Open Space Provision Study, 2017 by Suter Planners has found that the existing provision of active open space in the study area will not be adequate to meet the changing needs and increased population density of the community by 2036.

As outlined in the Eastern Central Active Open Space Provision Study 2017, the requirement for active open space will increase substantially by an additional 30 hectares within the Eastern Central precinct.



Eastern Central Precinct. Source: Sixmaps.nsw.gov.au

**“368% population growth within Eastern Central Precinct”**

Eastern Central Active Open Space Provision Study 2017

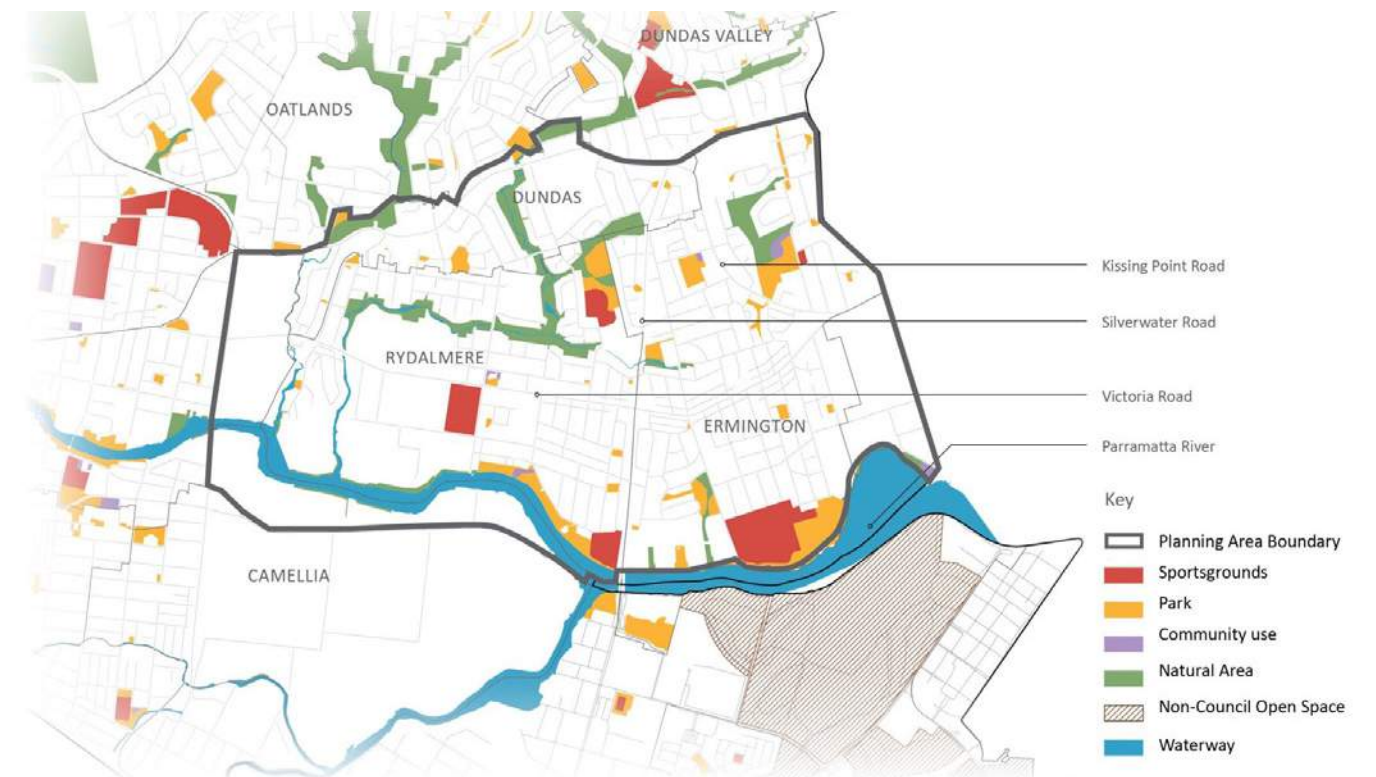


## 1.4 Eastern Central Precinct

### Existing open space within Eastern Central Precinct

As outlined in Eastern Central Active Open Space Provision Study, 2017, there is currently expansive existing open space within the Precinct. This existing open space is represented through a variety of different types of open space types including sports grounds, local parks, community use areas, natural areas and water-ways. It is noted that a large portion of existing non-council open space exists within the adjacent Sydney Olympic Park precinct and surrounds.

Nearly one half of the total existing open space in the precinct is valued for its natural qualities and ecological values and therefore not usable for active sport use currently nor in the future. These areas are generally along natural ecological corridors along Parramatta River and within bushland areas located along Subiaco Creek, The Ponds Creek through Marri Badoo Reserve and on sloping land surrounded by residential development such as Cowell's Lane Reserve.



Existing open space within Eastern Central Precinct. Source: Eastern Central Active Open Space Provision Study 2017



Examples of active open space within Eastern Central Precinct;  
(L) George Kendall Riverside Park, Ermington and (R) Cowell's Lane Reserve, Ermington

Additional open space within the Precinct

The Open Space and Recreation Audit and Needs Analysis (Suter Planners, 2017) concluded that, based on a population increase of 73,000 people from 2011 to 2036, an additional 30 hectares of active open space will be required within the Eastern Central Precinct to 2036.

This land requirement was calculated based on Council's benchmark of 6% of land for active open space, the Eastern central Area would require 61.56 hectares of open space (6% of 1,026 hectares). With 30 hectares of existing active open space, there would be a gap of 31.56 hectares of active open space to cater for the future population. This gap based on 6% of land area is reinforced by analysis of:

- Forecast 2036 population of 92,776 people (2.1 persons per dwelling x 17,922) dwellings in addition to the forecast.id population forecast)
- Potential participation linked to population size and character.
- Benchmarks developed through the open space and recreation needs analysis for City of Parramatta and related spatial requirements.

Suter Planners (2017) states that the population forecast using 2.1 persons per dwelling may be conservative. If 2.6 persons per dwelling had been used instead, there would be a 2036 population of 101,756 people which would require around 10% more open space at 33 hectares.

Suburb	Total Open Space	Natural Areas	General Community Use	Park	Sport (Active Open Space)
Camellia	0 ha Included in Parramatta	0 ha Included in Parramatta	0 ha	0 ha	0 ha
Dundas	46.7 ha	40.6 ha	0 ha	6.1 ha	0 ha
Ermington	59.5 ha	11.9 ha	1.3 ha	30.0 ha	16.3 ha
Melrose Park	2.5 ha	1.9 ha	0.6 ha	0 ha	0 ha
Parramatta west of James Ruse Drive	0 ha	0 ha	0 ha	0 ha	0 ha
Rydalmere	54.4 ha	26.4 ha	0.7 ha	13.6 ha	13.7 ha
TOTAL	163.1 ha	80.8 ha	2.6 ha	49.7 ha	30.0 ha
% of Total Land Area (1,026ha)	15.89%	7.88%	0.25%	4.84%	2.92%
Hectares / 1,000 in 2036 Pop'n 92,776	1.76ha/1,000	0.87ha/1,000	0.03ha/1,000	0.54ha/1,000	0.32ha/1,000

Source: Eastern Central Active Open Space Provision Study 2017

“30 hectares of active open space required by 2036”

Eastern Central Active Open Space Provision Study 2017



## Social infrastructure

The framework of the masterplan proposal for the Rydalmere Park Precinct is prepared with reference to The City of Parramatta's Draft Social Infrastructure Strategy 2017. The creation of the public open space and its supporting facilities is based on socially sustainable principles such as:

- Creation of job opportunities and support of changing work culture
- Accessibility – to transport, work and recreation facilities
- Good urban design – pedestrian oriented streetscapes with human scaled public spaces
- Preservation of local characteristics – acknowledgement of heritage and integration of principles and elements throughout where appropriate
- Ability to fulfil psychological needs – consideration of safety and security in the public spaces

The existing Rydalmere Park site represents 6.4 hectares of open space set within a highly urban setting located centrally within Rydalmere Suburb boundary. Bounded to the South and West by light commercial and industrial buildings, 1 - 2 storey single dwelling homes to the East and mixed commercial and low rise residential dwellings to the north opposite side of Victoria Road.

The City of Parramatta's Social Infrastructure audit has specifically identified that there are and will be shortfalls in the Rydalmere precinct the provision of Community centres and halls, Early Childhood education centres, indoor recreation facilities, informal open space opportunities and community gardens by 2036.



Existing Rydalmere Park. Source: Sixmaps 2017



# Site Analysis

- 1. Local Context
- 2. Heritage
- 3. Capacity

12  
13  
14

LEGEND

- public park land
- built forms
- employment / industrial interface
- local centre interface
- ecological living
- residential - high density (R4)
- residential - medium density (R3)
- residential - low density (R2)
- community / religious
- retail / services
- school / education
- heritage item
- pedestrian path / cycleway
- ferry route
- bushwalking track

- child care centre
- St Marys Primary School
- Holy Name of Mary
- Roman Catholic Church (heritage item)
- the family inn

- marri badoo reserve
- the ponds walking track
- Wesley aunties and uncles
- Wesley equip youth mentoring
- john carver reserve
- supermarket
- rydalmere public school
- hannibal macarthur park
- reid park
- rydalmere wharf
- 13km shared footpath / cycleway along riverfront connecting parramatta and putney

- Truganini House (heritage item)
- pedestrian footbridge








## 2.2 Heritage

Rydalmere is the traditional home of the Darug speaking Aboriginal Burramattagal people.

With colonisation by the English, the area now known as Rydalmere was granted to Philip Schaeffer, a government super-intendent in 1792. Predominantly productive agriculture land until World War II, it soon transformed into an industrial zone with some subdivision between the Depression and 1950s.

The fight for the establishment of a public park was a long road for the community in the 19th century. In August 1891, it was announced that a park was to be dedicated by the previous Municipality of Dundas, however delays were caused due to the establishment of the newly formed Ermington-Rydalmere Council.

The establishment of Rydalmere Park was a protracted affair with the NSW Government eventually dedicating land at the turn of the 19th century, but due to lack of maintenance the park was transferred to Ermington-Rydalmere Council in 1928. The first evidence of Rydalmere Park being considered as a sports field was in 1929 with the Rydalmere Cricket Club requesting Council permission to make improvements to enable the Park suitable for matches.

-  rydalmere park (2017 boundary)
-  heritage items
-  remnant cumberland plains trees



Truganini House (circa 1792)

**Roman Catholic Church** (heritage item)

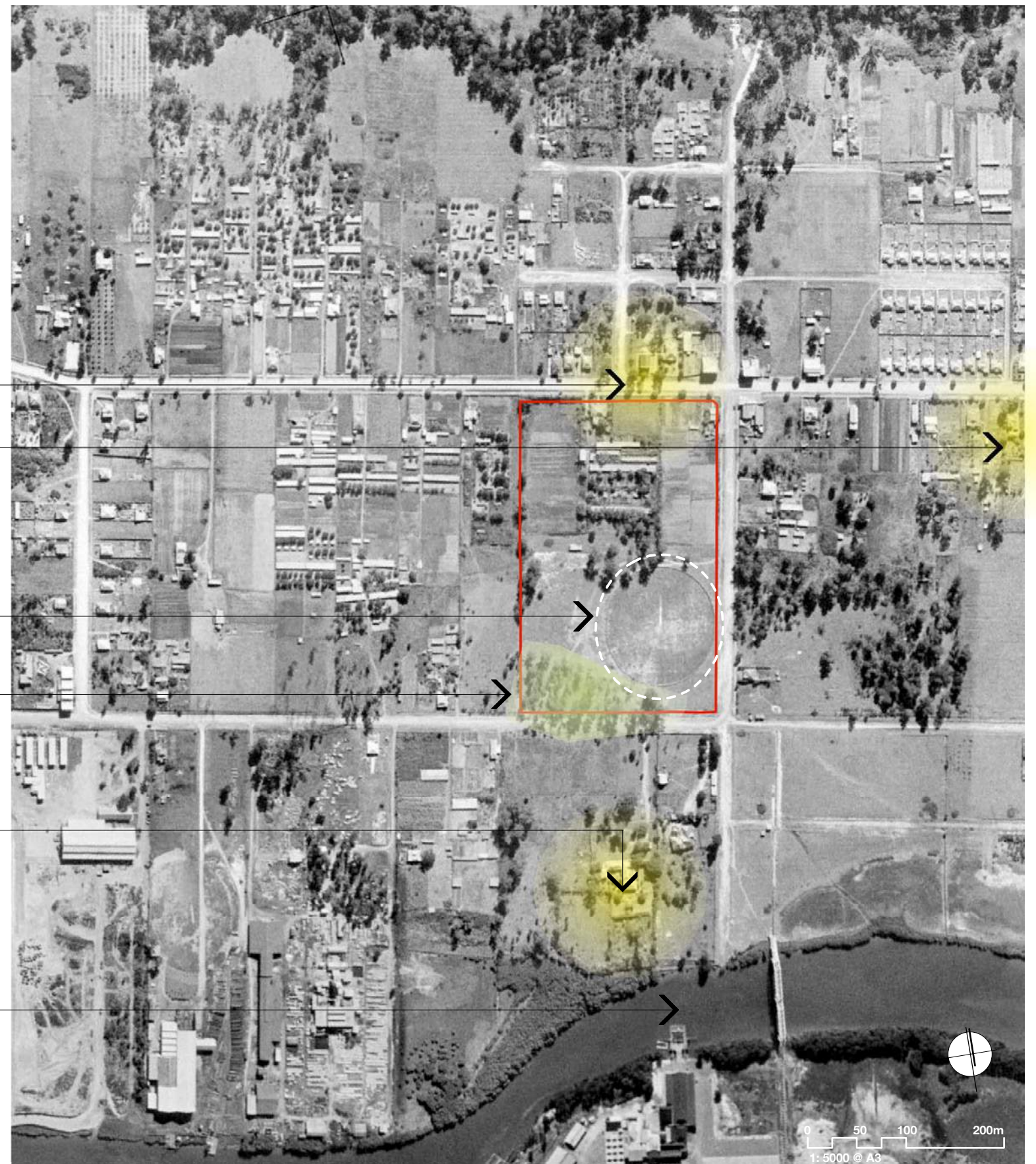
**School Masters Residence** (heritage item)

**Playing fields**  
cricket pitch established in 1929

**Plains Trees**  
cumberland plains trees. several of these trees remain intact on site today.

**Truganini House** (heritage item)  
the sandstone dwelling is likely to have been named after the Tasmanian Aboriginal woman Trugernanner and was constructed on Manning's Farm. It was one of a number of houses including 'Yaralla' and 'Newington' which were built along the riverbank during the 1800s by prosperous landholders taking advantage of the beautiful aspect, the recreational opportunities and the prestige of a riverside estate.

**Parramatta Wetlands** (heritage item)  
Parramatta river provided an important source of food for the Wallumatta First Australians. It became an important transport route linking the European settlements of Sydney Cove and Parramatta. This stretch of the river became heavily industrialised over time is now transforming into a recreational and residential riverfront haven for urban dwellers.



1943 aerial photo (six maps)

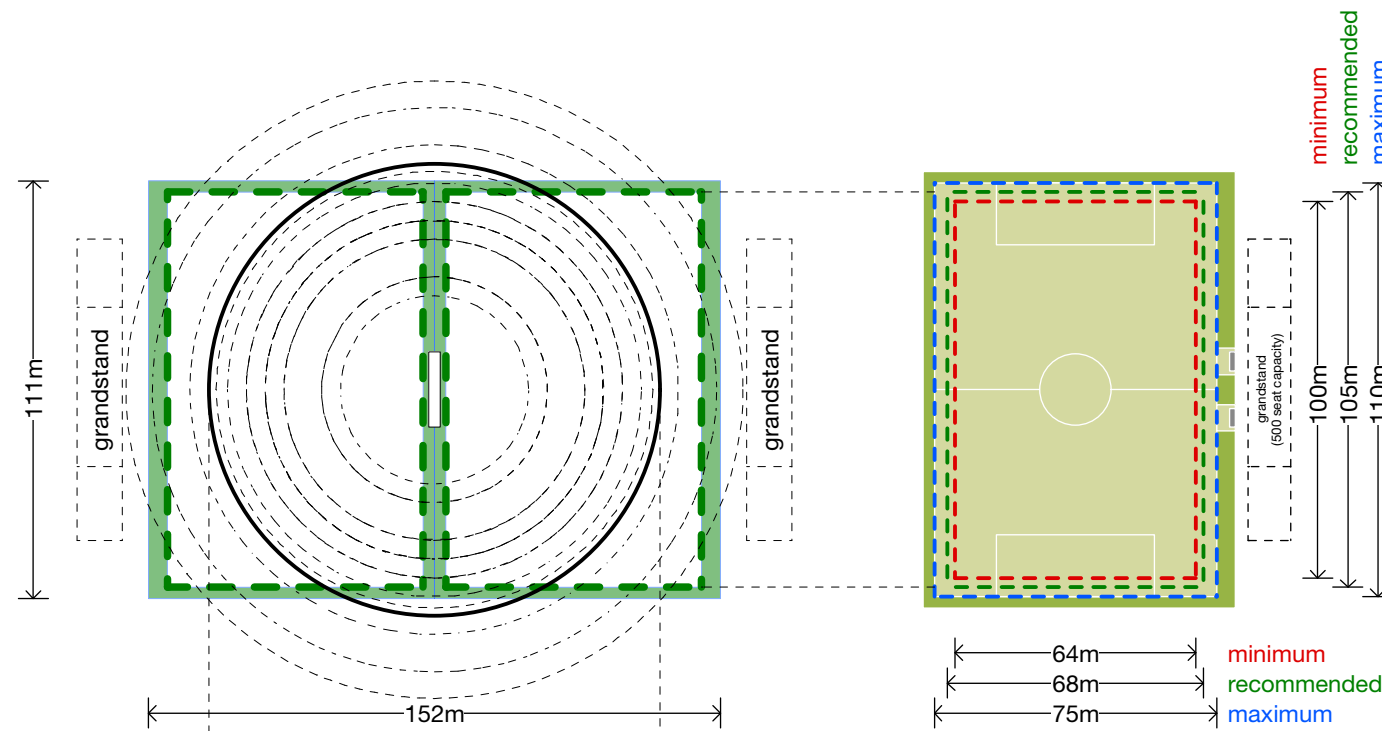


## LEGEND - SOCCER FIELDS

- maximum FNSW field size
- recommended FNSW field size
- minimum FNSW field size

## LEGEND - CRICKET FIELDS

- IN2CRICKET (5 to 8)
- UNDER 10
- UNDER 12
- UNDER 14
- UNDER 16
- OPEN AGE (COMMUNITY CLUB)
- OPEN AGE (PREMIER/REGIONAL)
- DOMESTIC WOMENS + UNDERAGE NATIONAL GIRLS EVENTS
- DOMESTIC MENS + UNDERAGE NATIONAL MALE EVENTS



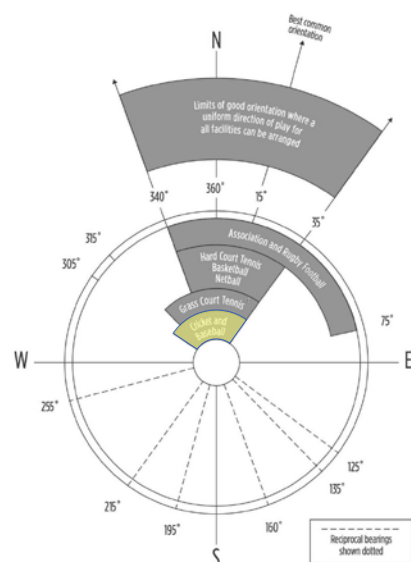
CRICKET AND SOCCER FIELD OVERLAY

FOOTBALL NSW FIELD SIZES

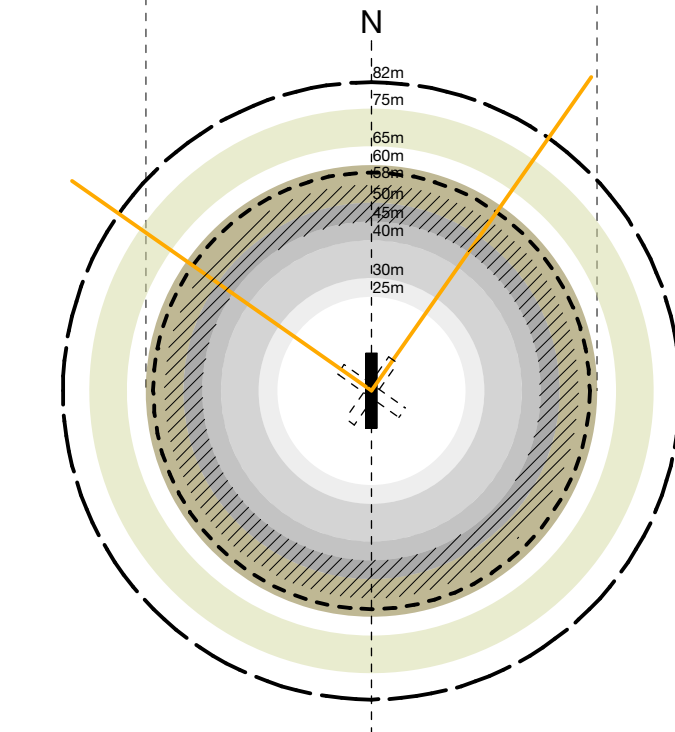
## NOTE :

It is recommended that cricket grounds and pitches are orientated in a north-south direction to minimise the effect of a setting sun on players, with a suggested optimum orientation of 10-15 degrees east of north.

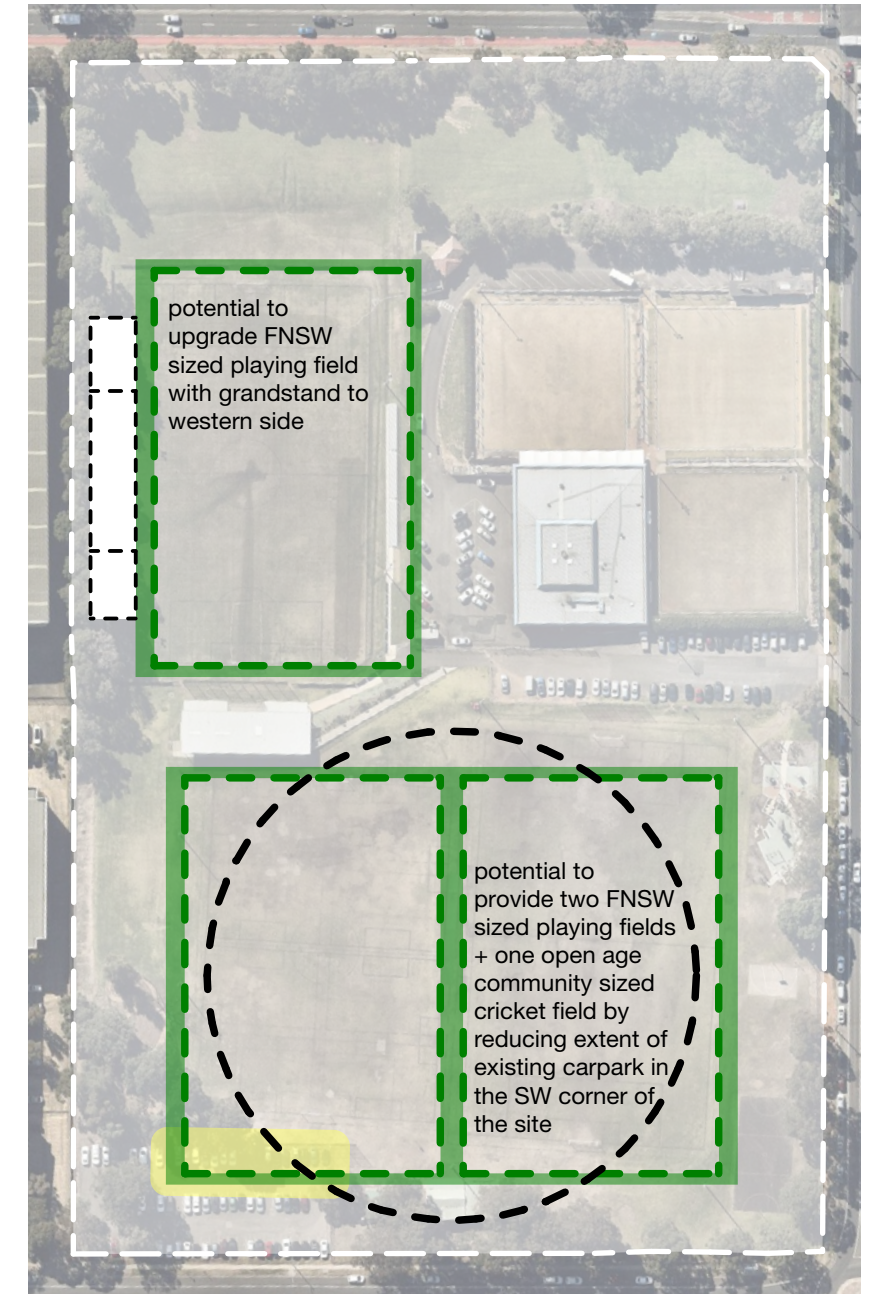
Community Cricket Facility Guidelines  
Sep 2015



WA Sports Dimensions Guide for Playing Areas



COMMUNITY CRICKET FACILITY GUIDELINES



## ORIENTATION

Cricket pitches are ideally orientated in a north-south direction.

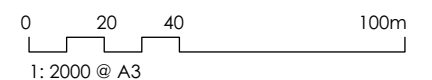
## SIZE

The recommended field size for Football NSW playing fields is 105m x 68m.

## ORGANISATION

Cricket fields are generally accommodated within other playing fields. A community club open age cricket field can be accommodated within two standard Football NSW playing fields.

## KEY POINTS



# Vision, Objectives and Principles

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2. Consultation Recommendations	17
3. A Vision for the Site	18
4. Objectives and Principles	19
5. Public Domain Principles	25

### 3.1 Community Consultation

**Community Consultation period**

The community consultation period was conducted by external consultants; Westwood Spice who operated from between 13 October 2017 to 28 March 2019. The community was informed of the opportunity to participate in the engagement period via a variety of channels including:

- Direct flyer letter box distribution to the 11,090 residential and business properties in Rydalmere, Melrose Park, Ermington, Dundas and Dundas Valley
- Facebook promotion to people located in Rydalmere, Melrose Park, Ermington, Dundas and Dundas Valley
- Parramatta Advertiser: Advertisement on 25 October and Mayoral column on 8 November
- Email notification to current hirers of Rydalmere Park
- Park signage promoting the engagement period
- Drop-in visits to local retailers
- Community listening post held at Rydalmere Park
- Community forum held at Rydalmere Central Bowling Club
- The establishment of a Community Reference Group which met four times



Engagement snapshot. Source: Westwood Spice Consultation report 2017



3.2 Consultation Recommendations

Consultation recommendations

The community consultation findings have identified a number of common themes highlighted by the community for potential inclusion within the masterplan of Rydalmere Park.

Enhancing existing sporting infrastructure

- Installation of synthetic pitches with priority on field 3
- Improving and maintaining the three sports fields
- Provision of sheltered spectator seating
- Installation of sports field irrigation
- Provision of warm-up area

Re-purposing the bowling club site

- Development of a fitness / leisure centre suitable for a wide range of indoor sports and activities
- Adapting the existing bowling club into a multi-purpose community centre
- Provision of a family friendly bistro / cafe with outdoor dining

Activating the park by providing a range of facilities and programs

- Sheltered BBQ / picnic facilities
- Shared cycle/walking path around the perimeter with the inclusion of a learner cycle track
- Open space for passive activities and community events
- Outdoor exercise equipment
- Programmed Activities: Yoga, handicrafts; children’s playgroup; children’s activities; boot camps
- Additional sports infrastructure
- Fenced off-leash dog park
- Skate park and/or ramp
- Community garden
- Natural play area (trees to climb, stepping stones etc)
- Multi-use sports courts

Improving the overall amenity

- Restroom facilities available to all users
- Shaded areas including a shade cloth/trees over existing playground
- Increased parking with improved lighting
- Drinking fountains

These unstructured passive and active elements such as outdoor gym, hard sports court/s, walking tracks, and water parks have the potential to be integrated into the existing framework of the Rydalmere Park Precinct. These unstructured and structured hardcourt activities enable activation of the park periphery and encourage a range of users leading to a more activated park.

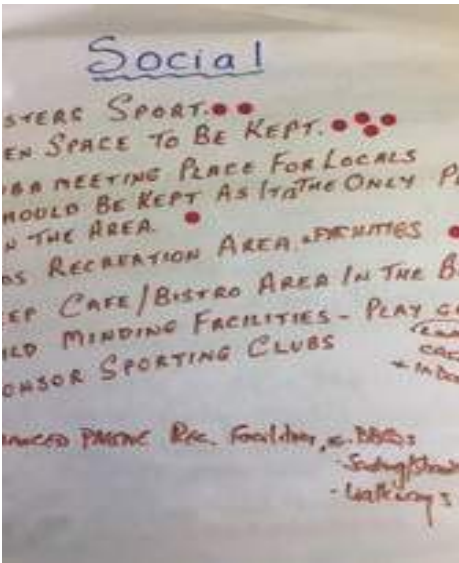
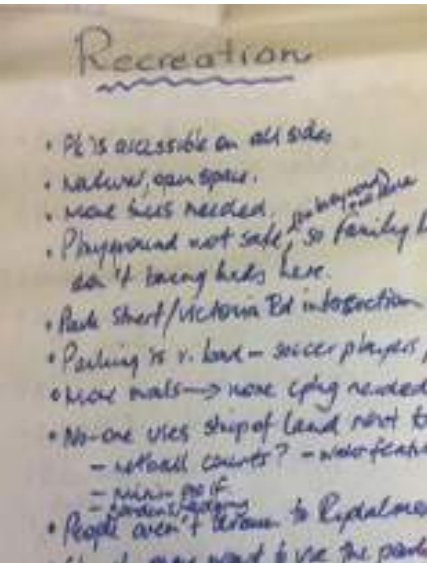
“Enhance sporting infrastructure

Re-purpose the bowling club

Activate the park

Improve amenity”

Community consultation outcomes



Community forum workshop. Source: Westwood Spice

3.3 A Vision for the Site

**“To create a memorable park experience and destination that fulfils the needs of the community”**

**The masterplan seeks to create a place that meets evolving recreation needs of the community.**

**This is achieved through the implementation of a cohesive design that incorporates best practice of landscape, architectural and urban design.**

This layered design approach encourages the use of Rydalmere Park on both a regional and local scale to satisfy the needs of the community. Sporting trends show a change in the split of structured and unstructured activities that indicate a decline in participation rates of formal sports and a rise in casual sporting activities. The evolving needs of the community will be catered for within the public open space and supported by infrastructure and facilities to provide layered use from a multi layered demographic profile. Future provision and flexibility will be incorporated into the proposal to enable the continual evolution of the place to ensure the evolving needs of the community can be satisfied in the future.



Revitalise and upgrade bowling club



Repurpose bowling greens to community gardens



Consolidate and upgrade sporting fields



Provide mixed sporting opportunities



Creation of public meeting places



## 3.4 Objectives and Principles

To satisfy the vision for Rydalmere Park Precinct, the following key urban design and recreational outcomes, objectives and principles will be implemented in accordance with The City of Parramatta policies and urban design best practice principles.

### Movement

Rydalmere Park has the opportunity to integrate a number of best practice modern mixed mode transport and movement systems increasing connectivity for the Rydalmere Precinct.

Urban design principles include:

- Connection with The City of Parramatta Bike Web south to Parramatta River Cycle way and north to the on road cycle network on Park Road
- Provision of Cycle infrastructure within park such as bike racks, pump stations, information signs
- Promote younger generation bicycle usage with inclusion of a learner cycle track within Rydalmere Park Precinct
- Integration of bike share project
- Integrate light rail stop within or adjacent to park
- Upgrade existing bus stops with shelter to South Street to match Victoria Road
- Provision of smart parking meters to potential new commuter / local employee car parking

**“To create a place for the community which satisfies the changing needs of the community”**

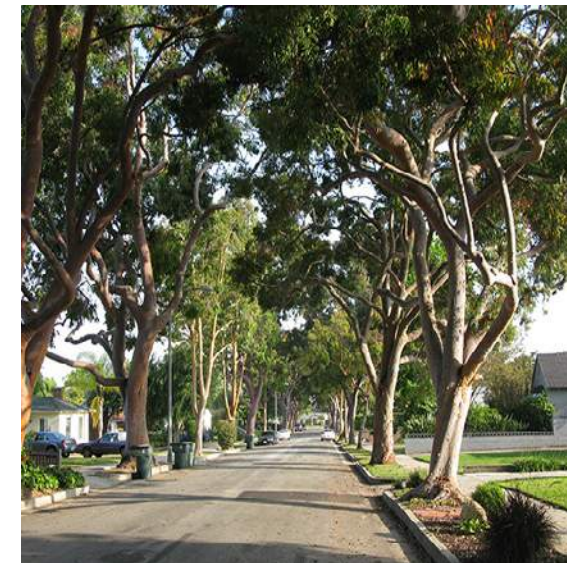
### Relationship of urban and park elements

Rydalmere Park forms part of a gateway to The City of Parramatta LGA, as such all urban elements will be of a positive contribution to the public domain and reinforce the park character as a destination within the LGA.

- Reinforce park character by increased tree planting to create shade and amenity
- Non defensible spaces with open boundaries to residential frontages
- Provide a network of learning centred around intergenerational activity
- Promoting access to water
- Demonstrate togetherness through creation of activity nodes
- Promotion of community activities fêtes, markets and stalls
- Develop multitude of elements which provide fixed and seasonal shade
- Promote street level activity to edges
- Shield parking from view



Consolidate and upgrade sporting fields



increase vegetative mass and shelter



Provide mixed sporting opportunities

### Recreation (active and passive)

The evolving usage patterns of open space within the precinct and Australia will form the basis of the design outcomes for Rydalmere Park. These outcomes of these changing trends will include a range of structured and unstructured sporting and recreational activities for the community. These trend themes include:

- A Perfect Fit: Personalised Sport for the time poor individual and small group
- From Extreme to Mainstream: Rise of lifestyle sports such as BMX, mountain biking and Parkour
- More than Sport: Health, Community and Overseas Aid to promote co-operation, manage mental and physical health issues and inclusion of marginalised cultural groups
- Everybody's Game: Demographic and cultural change. The recognition of Australia's aging population and integration of age suitable activities
- New Wealth, New Talent: Economic Growth and Sports Development in Asia
- Tracksuits to Business Suits: Market Pressures and New Business Models, commercial pressures on loosely organised sports by corporately organised sporting bodies with formal governance.

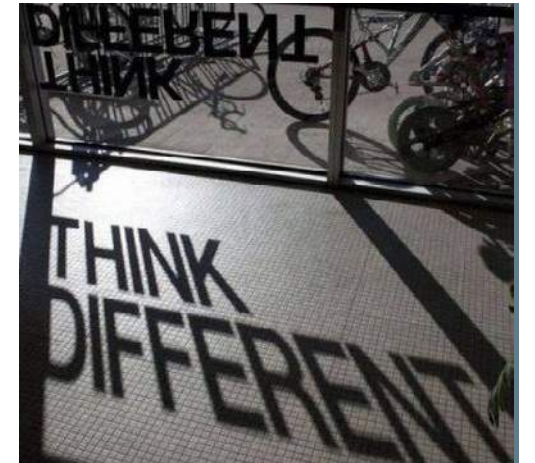
### Community facilities

Proposed new community facilities are proposed for inclusion within the Rydalmere Park precinct, these facilities are consistent with objectives and directions outlined in The City of Parramatta's Social Infrastructure Strategy, 2017. A range of needs for the Rydalmere precinct have been identified by the community consultation process which are in line with objectives of the Social Infrastructure strategy. Potential outcomes include:

- Provision of community centre with diversity of usages
- Leisure centre
- Multi-purpose community centre
- Family bistro with outdoor dining
- Public restrooms with bubblers, bike racks, bins

Design principles for the creation of community facilities include:

- Creation of job opportunities and support of changing work culture
- Accessibility – to transport, work and recreation facilities
- Flexibility in usage and capacity for change in future usage patterns
- Preservation of local characteristics – acknowledgement of heritage of place and integration of principles and elements throughout where appropriate
- Ability to fulfil psychological needs – consideration of safety and security in the public spaces.
- Built forms that are human scaled and pedestrian friendly with active frontages



Connection to multiple transport modes



Adapt to informal usage patterns



Connectivity to greater cycle network



### Open space

A mixture of active and passive open space will be provided within the precincts of Rydalmere Park masterplan in response to the growing demand for sporting fields within the precinct.

Principles for the location and design of structured and unstructured fields include:

- Suitable ground surface of hardwearing material and or turf species
- Flexible in layout, design and location to maximise usage for all demographics - removable goal posts to fields, multiple line marking on courts etc
- Consideration of use by structured sporting groups
- Online booking system for public
- Provision of shade, shelter and seating adjacent
- Drinking fountain nearby
- Located in highly visible areas
- Well lit
- Consideration of fencing or edge protection

### Heritage and History

Parramatta as a region has a significant and diverse aboriginal and cultural heritage background which is important to be understood and appreciated by the general community. The Parramatta Aboriginal Cultural Heritage Study (2003) outlines council policies and methods to review, engage and consult with relevant local aboriginal bodies and approach in relation to heritage conservation, protection and mitigation.

Opportunities exist throughout the site to integrate Aboriginal and Cultural heritage interpretation works subtly and into major art elements. This is to be developed in collaboration with the relevant body of council.



Promote connectivity and way-finding



CPTED principles of Visual surveillance, clarity of spaces and lighting

**“To reinforce the role of the park in the communities evolving needs of open space recreation”**



Integrate Aboriginal and Cultural heritage



### Built form

The proposed buildings and facilities within the park will be achieved through retention and adaptive reuse of existing structures to provide community facilities and the provision of new structures to provide additional spectator facilities.

The buildings will be contemporary in character and informed by both their park location and environmental principles to ensure the appropriateness of their fit.

A uniform architectural language will be employed across all structures to ensure the buildings contribute successfully to the revitalisation and coherence of the park as a high quality public asset.

### Maintenance

Consideration of the ongoing maintenance is fundamental to the success of the Park in the short and longterm. Principles for the integration of a low maintenance parkland include:

- Life-cycle of built elements
- Payback periods for up-lift ESD items
- Longevity of material
- Consideration of programmed ongoing maintenance in relation to all finished surfaces
- Consideration of access to and from elevated elements
- Consideration of product and material manufacturing location
- Consideration of irrigation to turf and new garden planting area

### Safety and security

Safety and security of Rydalmere Park will be considered based on the principles outlined by the National Crime Prevention Through Environmental Design CPTED, principles for integration including:

- Visual surveillance
- Legibility of the urban spaces
- Territoriality and defensible spaces
- Ownership of the outcomes by the community
- Management of urban spaces
- Consideration of vulnerable user groups



Informal individualised activity provides opportunities to engage with the local environment (Parramatta River)



Extended operating hours



Provide mixed sporting opportunities



Community facilities



### Solar access and shade

The Rydalmere Park is set within an urban framework and on the river flats close by the Parramatta River. Due to its urban framework wind exposure is limited. This urban setting summer shade and winter sun is proposed to be provided through a multi layered deciduous and native tree and vegetated canopy.

As part of the vision for the park, trees and supplementary vegetation will be arranged to reinforce the park's place within the surrounding urban framework providing a positive image and amenity. Introducing shade that is sorely lacking and present will increase comfort levels in the park and encourage more use through increased amenity.

### Sustainability

An array of opportunities exist for the integration of Ecological Sustainable Development and Water Sensitive Urban Design principles throughout the project. Building forms will be re-purposed in the case of the existing bowling club in line with industry leading principles and consider passive heating and cooling principles.

WSUD principles may be applied into the masterplan with the aim to sensitively collect, filter and re-use storm water, rainwater, groundwater and wastewater into the project. Potential WSUD applications include bio retention systems, Infiltration systems, porous paving, swales, rainwater re-use and on-site detention for re-use. These above ground elements provide physical benefit as well as a social benefit to communicate the City of Parramatta's Ecological values to the greater community. These and other elements are to be investigated during the detailed design phase of the works.

**“To create a place that celebrates the fundamentals of a park experience in the 21st century”**



Integration of deciduous tree canopy promoting winter sun and summer shade



Infiltration beds with detention

### Vegetation

Endemic Cumberland Plain woodland species will be used to enhance the northern interface of the Park and offset vegetation lost from the southern boundary. An appropriate diverse cultural and exotic vegetation character will be implemented across the parkland with an emphasis on providing shade and shelter for the community.

Evergreen native trees shall be installed to the periphery of the parkland to provide structure on the urban edge of the parkland. More formal trees of an appropriate size shall be installed adjacent to carparks, viewing areas and community facilities to provide shade, shelter and assist in wayfinding.

### Hours of operation

The public open space of the Rydalmere Park will retain its 24/7 open nature. It is recommended that the hours of operation in relation to the potential bowling club re-use be negotiated with the relevant body.

### Public domain

The public domain outcomes will implement industry leading public domain guidelines whilst maintaining an open park style character. Principles of equitable transport and free movement will be encouraged through design, materiality and embellishment of vegetation.



Provision of layered spaces creating opportunities for shade, shelter and respite



Rain gardens within car parks



Permeable paving



### 3.5 Public Domain Principles

The upgrade of the existing public domain network associated with the Rydalmere Park Masterplan, is a critical element contributing to the success of the precinct as a whole. A selectively and appropriately designed public domain encourages pedestrian connection, promotes integration and contributes to the realisation of this site as a gateway entry element to the LGA of The City of Parramatta.

Principles for the public domain include:

**Lively and functional**

- Improve pedestrian safety, protection and comfort and micro-climate
- Enhance the park like feel of the precinct
- Create vibrancy and a sense of change for the precinct

**Attractive and Distinctive**

- Create a sense of place
- Protect and enhance existing site character and update to modern needs as appropriate
- Integrate heritage interpretation where appropriate

**Safe, Protected and Comfortable**

- Create a sense of place
- Protect and enhance existing site character
- Provide infrastructure to prioritise in pedestrian use
- Integration of urban elements considerate to people of all abilities

**Integrate Sustainability**

- Protect and educate community on values and details of significant vegetation onsite
- Provide functional OSD and Detention systems where appropriate and when most cost efficient
- Provision of interpretation explaining principles of underground WSUD elements
- Consideration of ongoing maintenance requirements

**Universally Accessible**

- Upgrade footpaths to promote access for all people of all abilities
- Connect to Parramatta River Cycle-way network with separated bike lane
- Integration of urban elements considerate to people of all abilities



Creation of vegetation canopy



Integration to cycle network



Integration of heritage interpretation



Recognition and protection of existing vegetation

# Opportunities and Constraints

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For detailed assessments see the Appendices



LEGEND

- playing field opportunities
- landscape embellishment areas
- built structures to be retained
- external constraints
- blank walls of industrial warehouse buildings
- no left turn from direction of travel
- existing significant retaining walls
- remnant cumberland plains trees
- potential mixed use community facilities
- existing undersized playing fields
- low portion of the site (stormwater drainage area)
- high portion of the site (stormwater drainage area)

**Victoria Road (access)**  
Site access from Victoria Road is difficult due to site falls and heavy traffic conditions.

**Landscape Buffer**  
Potential to embellish northern portion of the site as a landscape buffer between Victoria Road and the central portions of the park.

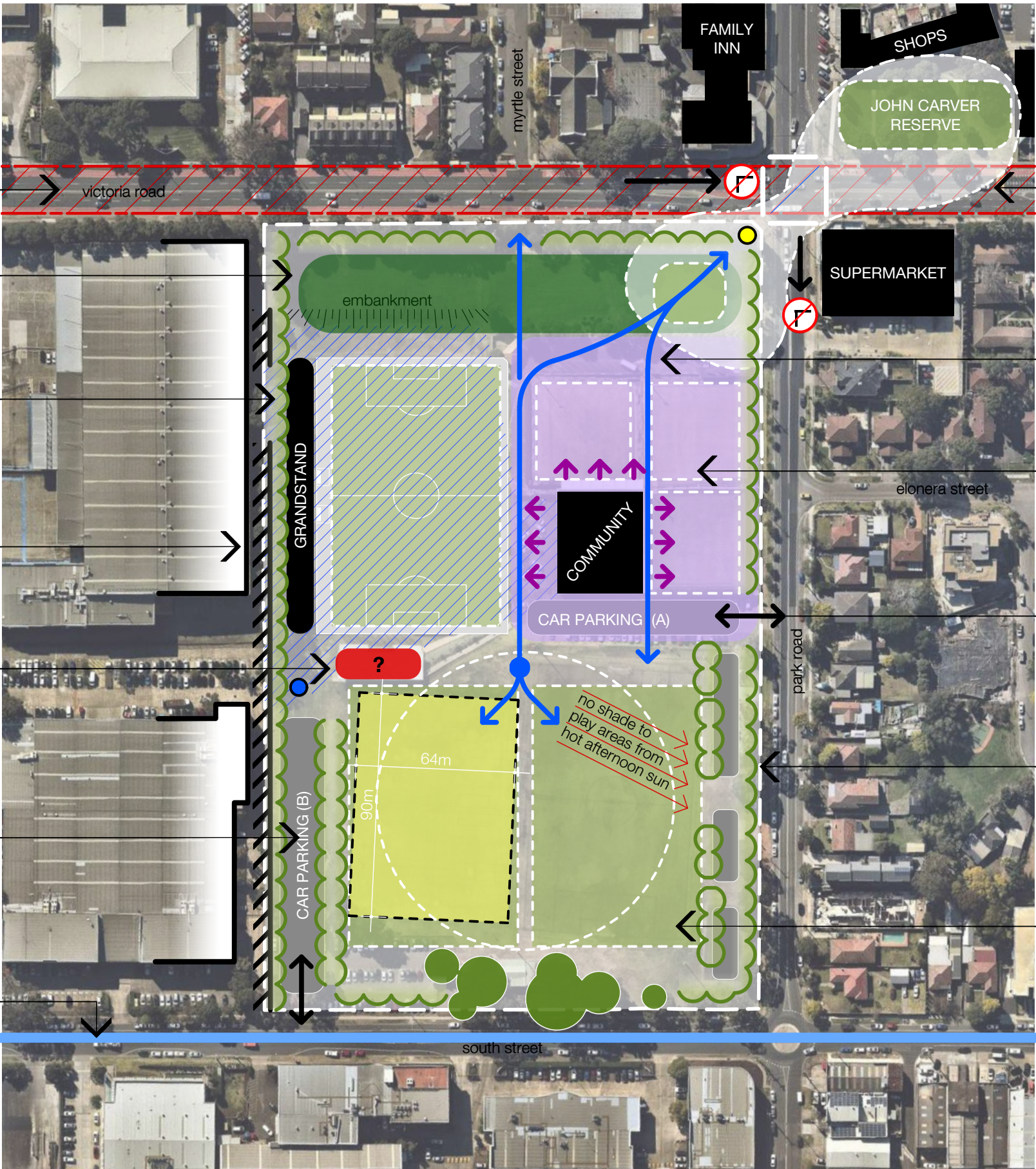
**Stadium Seating**  
Potential to locate a new grandstand on the western boundary providing optimal orientation for spectators and a visual barrier, screening the neighbouring industrial buildings.

**Industrial Buildings**  
Potential to screen blank walls of neighbouring industrial buildings by embellishing landscaping along western boundary.

**Amenities Building**  
The recently completed amenities building is in good condition but is considered to be poorly located restricting potential park configurations.

**Carpark B**  
Potential to redistribute main parking area with integrated landscaping along the western boundary providing a buffer against the neighbouring industrial sites.

**Light Rail**  
Potential Stage 2 Parramatta Light Rail route connecting Rydalmere to Parramatta and Olympic Park



**Key Intersection / Local Centre**  
Potential to strengthen and embellish the 'corner park' character of Rydalmere local centre.

**Pedestrian Circulation**  
Potential to improve the pedestrian circulation into the park by removing the fencing around the existing bowling club.

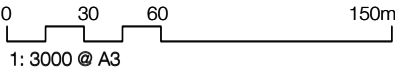
**Community Centre**  
Bowling club building and greens are a valuable asset with significant potential to be adapted to facilitate a diverse range of community uses into the future.

**Carpark A**  
Potential to retain the carparking associated with the existing bowling club which has good access from Park Road and is well located within the centre of the park.

**Recreational Facilities**  
Potential to improve the existing recreational facilities in the SE corner (Netball court / basket ball 1/3 court + playground) by introducing planting that will provide improved shade cover

**Southern Playing Fields**  
Potential to upgrade soccer fields in southern portion of site to Football NSW recommended sizes. Field expansions would require a reconfiguration of south street carpark and removal of plains trees or alternatively the removal of the amenities building

base image: near maps





## 4.1 Constraints - Site

### Access

- No right turn from Victoria Road (Western approach)
- No precedence for entry from Victoria Road
- Parking likely to be colonised from adjacent workplaces during work hours

### Structure

- Level difference of existing Rydalmere Park
- Existing regional sporting soccer field
- Existing club house (recently constructed) adjacent to soccer field
- Existing remnant vegetation to be retained

### Surrounding Environment

- Visual obstructions from adjoining warehouses and light industrial
- Noise pollution and atmospheric pollution from warehouses/ industrial surrounds
- Edge barriers
- Limited shade



View from existing Rydalmere Park looking west to commercial facility



Existing club house



Existing vegetation (Corner of Park Road and South Street)



4.2 Opportunities - Site

The site provides numerous opportunities for development of a site specific and unique open space for the benefit of the local and greater community for The City of Parramatta LGA.

Amenity

- Promote connectivity and access
- Activate park edges through by structured and unstructured active open space
- Creation of community facility
- Potential adaptive re-use of existing bowling club facility
- Utilise good visual surveillance to street frontages
- Promote connection to Parramatta River and Subiaco Creek
- Range of sporting field configurations
- Business hours operation of adjacent commercial and light industrial precincts provides flexibility of access and car parking after hours and on weekends when majority of sports are played

Access and Approach

- Retain and extend existing tree buffer to Victoria Road
- Local on street parking on Park Road and South Streets
- Low speed site entry options from Park Road and South Street
- Potential car parking facilities shared by regional soccer facility and community centre

Connectivity

- Possible co-location of light rail stop within public park (stage 2 of light rail construction works proposed by Transport NSW)
- Provision of separated bike lane on South Street for local traffic
- Connection to Parramatta River Cycle way network



Adaptive re-use of existing facilities - Camperdown commons



Replenish existing vegetation



Layered public spaces providing shade, shelter and respite



Mixed outdoor sports

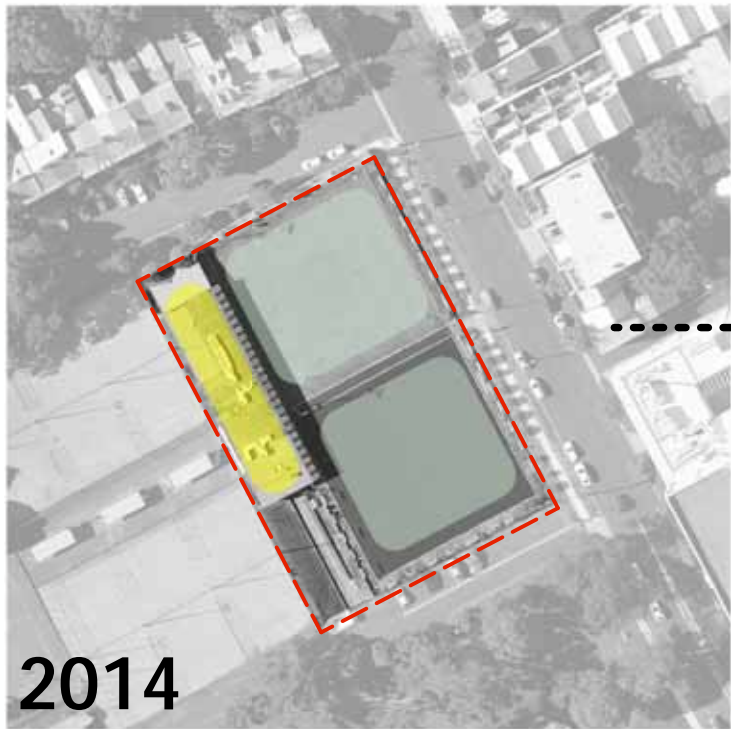


# BOWLING CLUB

The trend of declining patronage of bowling clubs presents the challenge of how to manage and adapt these these community assests into the future.

Camperdown Bowling Club, now Camperdown Commons was redeveloped in 2014 to reflect the shifting needs of the community. The club and bowling greens were transformed to include a community garden, restaurant, cafe, outdoor seating areas and a playground.

Camperdown Commons is identified as a successful model for the potential future reuse of Rydalmere Bowling Club.



2014

CAMPERDOWN BOWLING CLUB

club building	= approx 500m <sup>2</sup>
bowling greens	= approx 2750m <sup>2</sup>



2016

CAMPERDOWN COMMONS

restaurant / cafe	= 1000m <sup>2</sup>
outdoor dining	= 1000m <sup>2</sup>
urban farm	= 1250m <sup>2</sup>



RYDALMERE BOWLING CLUB

club building	= 1400m <sup>2</sup>
outdoor dining	= 1000m <sup>2</sup>
urban farm	= 1250m <sup>2</sup>



outdoor seating, camperdown commons



community garden and restaurant, camperdown commons



# Proposal

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LEGEND

- building - existing
- building - addition
- synthetic playing surface
- grass / other plantings
- natural playing surface
- seating / other structures
- hard surface
- edging
- other surface

ADVANTAGES

- retains and repurposes all buildings in good condition
- allows for upgrade of all sporting fields to recommended / required size and type
- provides a diversity of uses and facilities for a wide range of stake holders
- presents strong landscape presence to all interfaces
- provides a legible park structure, creating space for organised, casual, active, relaxed and community uses

ISSUES

- remnant cumberland plain bushland cannot be retained. offset plantings required in urban forest

**Green Edge / Industrial Interface**  
Enhanced landscape edge to Victoria Road interface and boundary with industrial development. Dense plantings provide strong, legible edge to park .

**Fitness Circuit & Walking Path**  
Formalised walking path provided beneath canopy of urban forest. Close proximity to town centre and bowling club facilities .

**Synthetic Warmup Area**  
20m wide synthetic surface warmup area for use with upgraded field 3. Existing embankment excavated and retained to enable flat area at same level as field.

**Field 3**  
New facilities to Football NSW Stadium Technical Requirements for NPL2 NSW Mens. Potential facilities include: 500+ seating capacity, with at least 250 undercover, synthetic pitch to FIFA recommended dimensions home / away changerooms, amenities, canteen.

**Water Drainage / Detention**  
Existing water drainage point retained. Water detention tanks under synthetic pitch for reuse / irrigation.

**Warmup Area**  
Warmup area incorporating water drainage area, approximately 1200sqm.

**Amenities Building**  
Existing amenities building retained to provide facilities for casual / non-RLFC users of fields 1 & 2 and the cricket pitch. Repaint / reclad to match language of repurposed bowling club. Ramp access reconfigured

**Fields 1 & 2, Cricket Pitch**  
Fields 1 & 2 upgraded to meet Football NSW / FIFA recommended pitch sizes. Cricket pitch upgraded to meet Cricket Australia recommended size for open age community clubs. Existing lighting to be retained and augmented where additional LUX levels required.

**South Street Car Park**  
Reconfigured car parking. 90 and 45 degree parking with integrated landscaping and fencing to south of fields. Existing vehicle crossing utilised. Approximately 75 spaces provided.



**Urban Forest / Indigenous Vegetation Offset**  
Existing planting and landscape treatment to Victoria Road retained and strengthened to form an 'urban forest', including indigenous species and native vegetation offset. Provides recreation space and noise attenuation for the remainder of the park.

**Victoria Road Entrance / Town Centre Interface**  
Existing planting and landscape treatment to Victoria Road retained and enhanced. Formal park entrances with sculptures and feature walls. Park edge and organisation is reinforced through landscaping and axial circulation. Relationship and connection between neighbourhood centre and park strengthened .

**Bowling Club Activity Hub**  
Existing bowling club infrastrucutre re-purposed for a community focussed urban park. Potential facilities include; a cafe + community centre, outdoor dining, playground, pocket farm, formal garden, mixed use sports courts and social bowls.

**Park Street Car Park**  
Reconfigured car parking. Approximately 78 spaces provided including 33 undercover, beneath bowling club building for staff use and / or loading.

**Spectator Seating**  
Bench style seating.

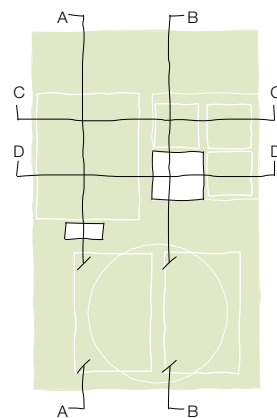
**Green Edge / Residential Interface**  
Enhanced landscaped edge to southern end of Park Road interface and South Street. Traditional 'park' edge is highly legible and inviting, providing shelter for players, specators and casual park users.

**Cricket Training Nets**  
Two new cricket training nets to Community Cricket Facility Guidelines.

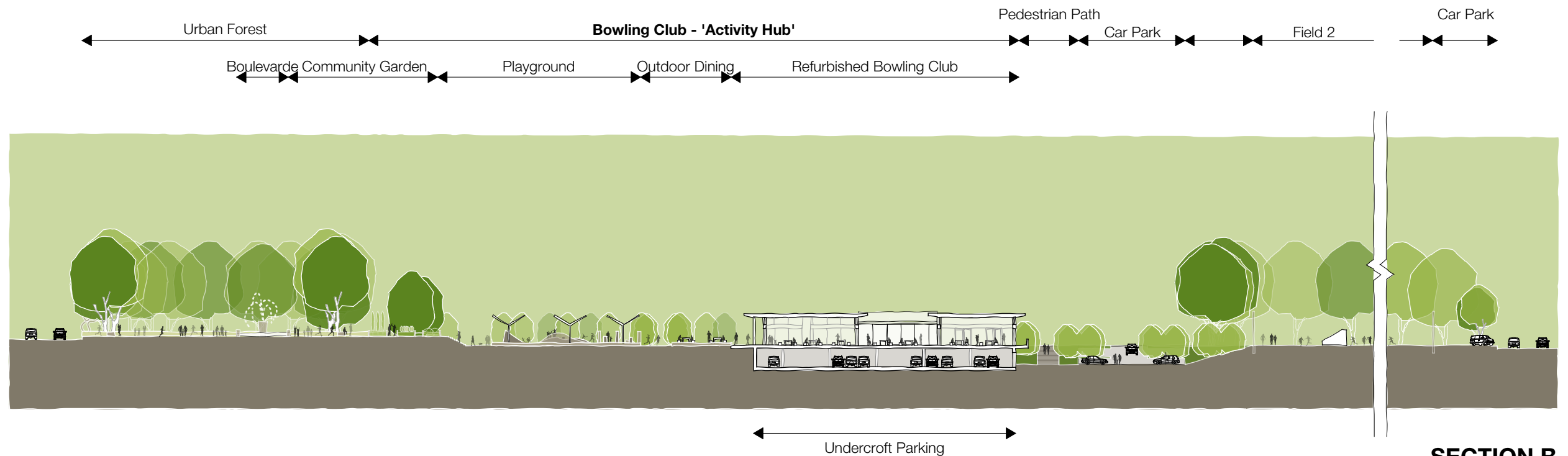


## LEGEND

-  building - existing
-  building - addition
-  synthetic playing surface
-  grass / other plantings
-  natural playing surface
-  seating / other structures
-  hard surface
-  edging
-  other surface



SECTION A

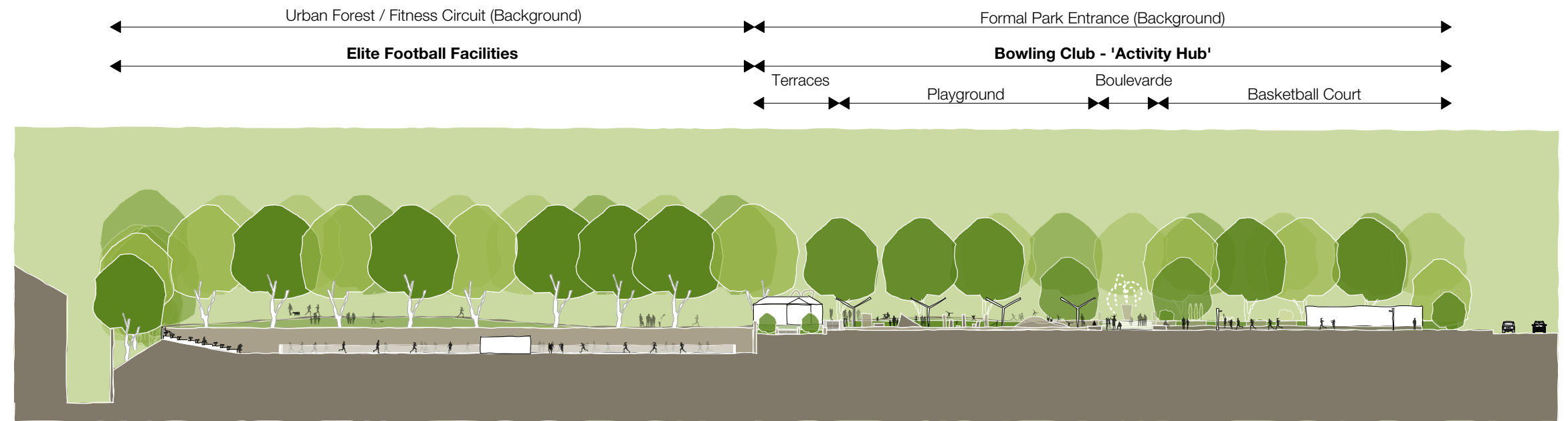
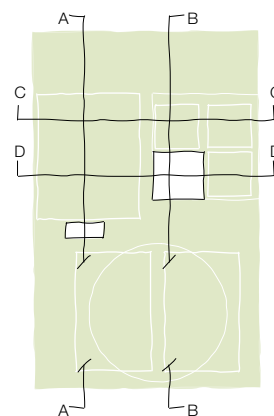


SECTION B

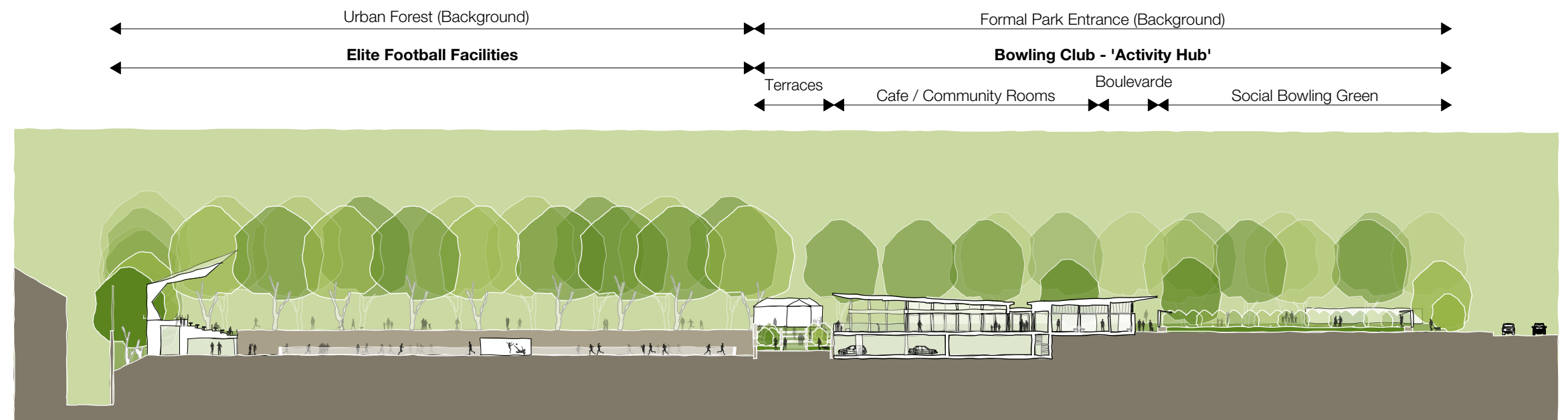
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## LEGEND

-  building - existing
-  building - addition
-  synthetic playing surface
-  grass / other plantings
-  natural playing surface
-  seating / other structures
-  hard surface
-  edging
-  other surface



**SECTION C**



**SECTION D**

0 7.5 15 37.5m  
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LEGEND

**Fitness Circuit / Walking Path**

Formalised walking path provided beneath canopy of urban forest. Close proximity to town centre and bowling club facilities.

**Public Allotments or Formal Garden**

Growing space for lease by community or formal garden

**Caretakers Cottage**

Caretakers cottage retained for use by community gardeners.

**Playground**

Existing play equipment relocated.

**Outdoor Dining**

For restaurant / Cafe.

**Basement**

Basement area reserved for storage, plantroom + back of house use

**Parking**

Additional undercover parking below new deck

TO URBAN FOREST /  
FITNESS CIRCUIT

TO VICTORIA ROAD

**Kitchen / Edible Garden**

Garden space for restaurant / cafe.

**Sheds**

Bowling sheds retained for use by community gardeners.

**Basketball Court**

Full sized basketball court for community use

**Boulevarde**

Pedestrian boulevarde with arbour through centre of Bowling Club 'Activity Hub'

**Lawn**

Lawn for recreational use.

**Bowling Club**

Potential adaptive reuse of bowling club supporting restaurant / cafe use and community rooms for lease. Lease area to be reduced and will not include all the former Bowling Greens.

**Bowling Green**

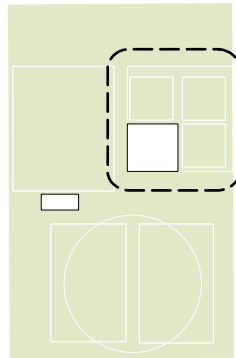
Bowling green retained for social use. Natural or synthetic surface

**Public Amenities**

Externally accessible public toilets

**New Deck / Viewing Area**

New deck to western side of bowling club building



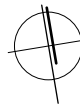
BASEMENT LEVEL PLAN

GROUND FLOOR PLAN

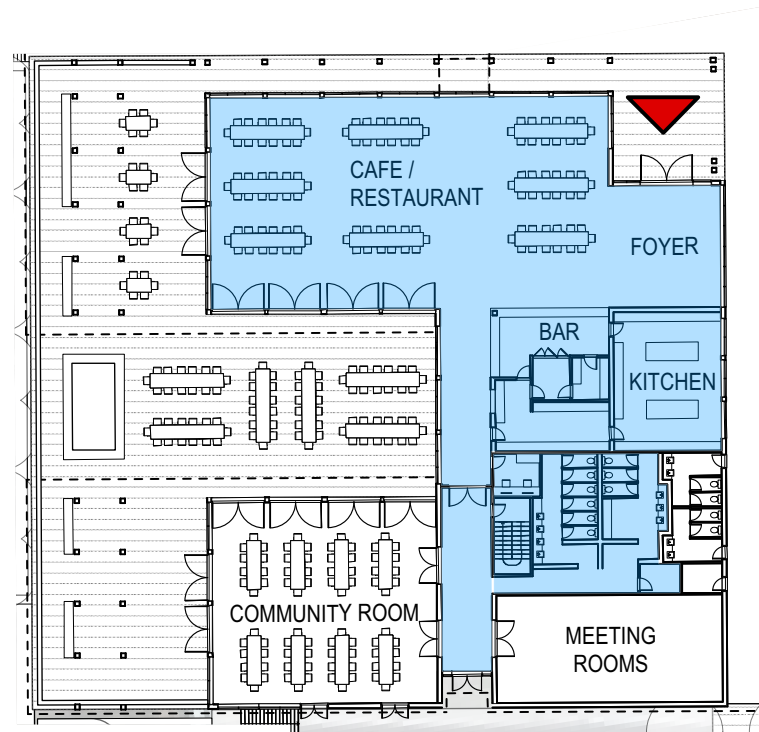
TO FIELDS 1 & 2,  
CRICKET PITCH &  
SOUTH STREET

TO FIELDS 1 & 2,  
CRICKET PITCH &  
SOUTH STREET

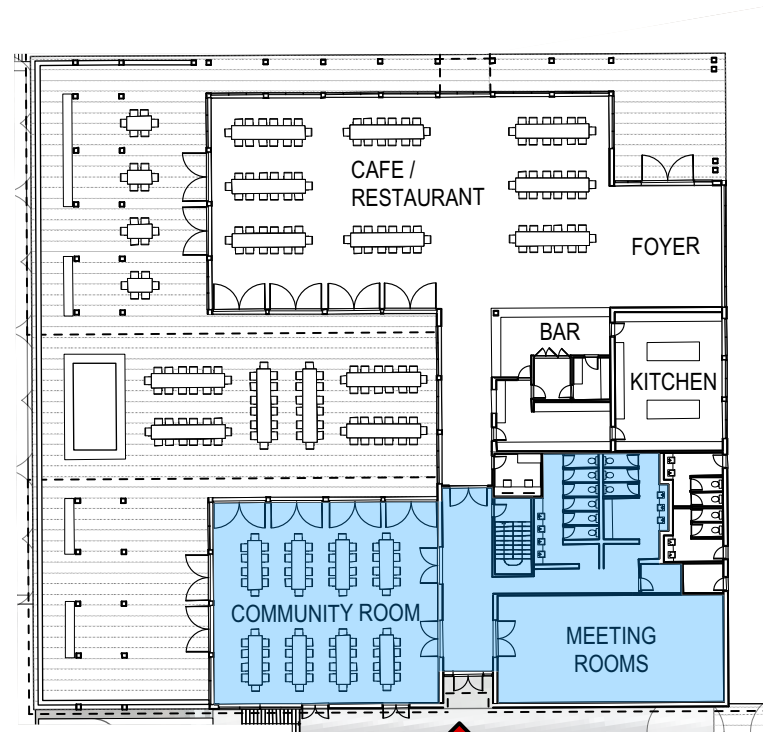
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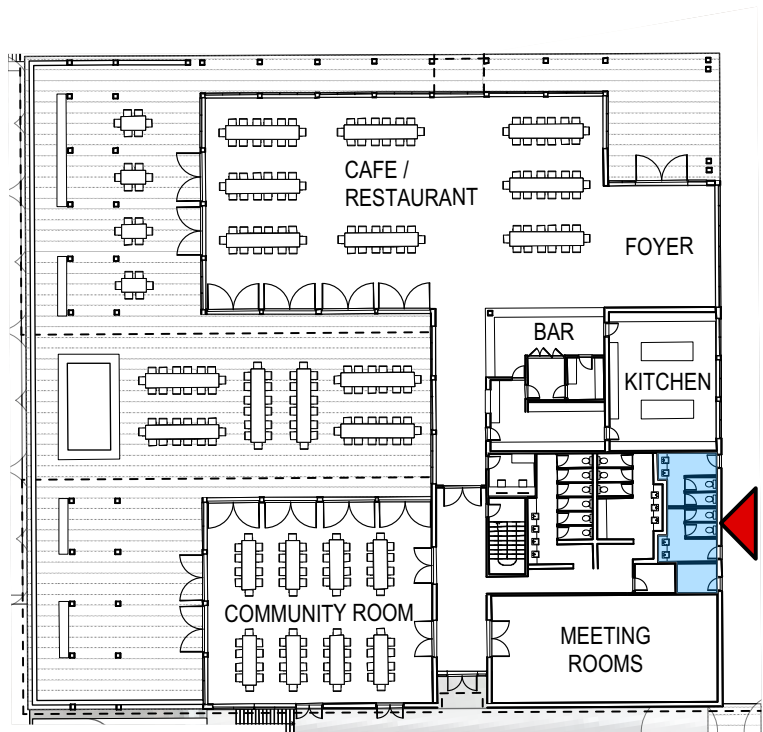




CAFE / RESTAURANT



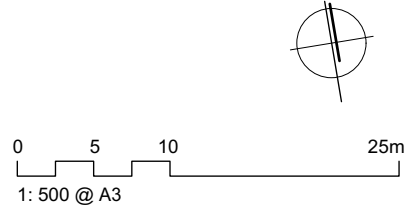
COMMUNITY ROOMS



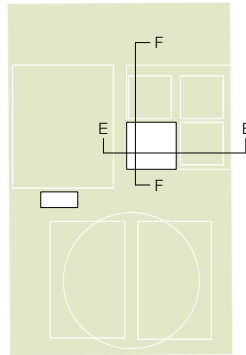
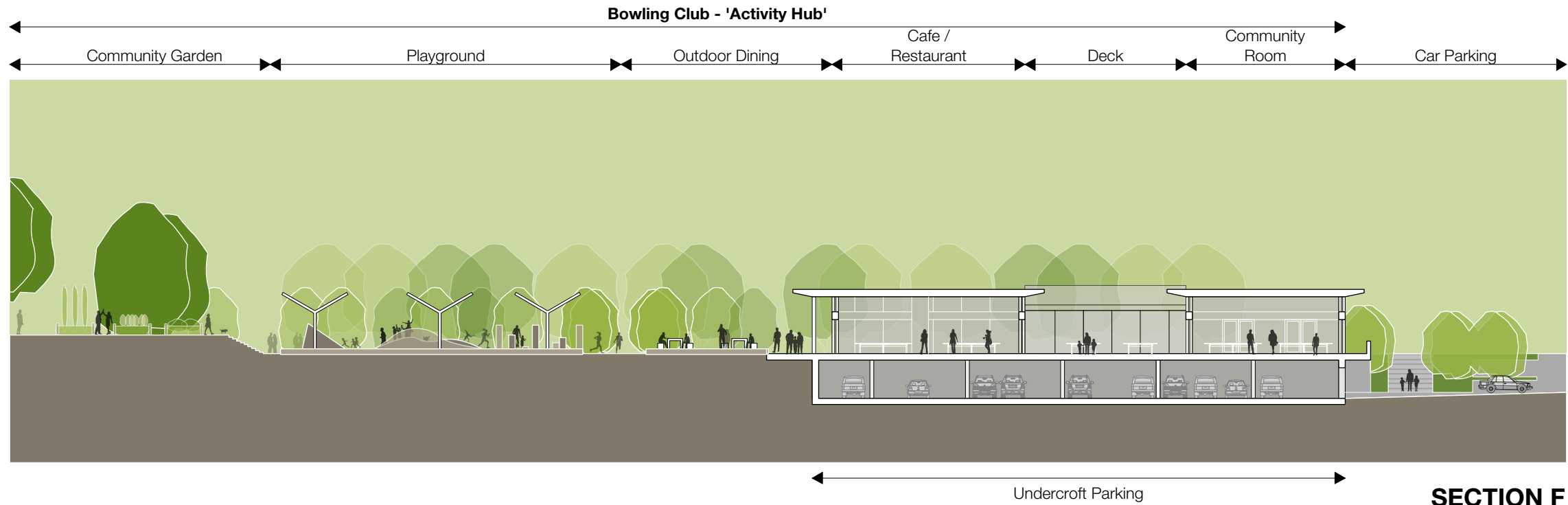
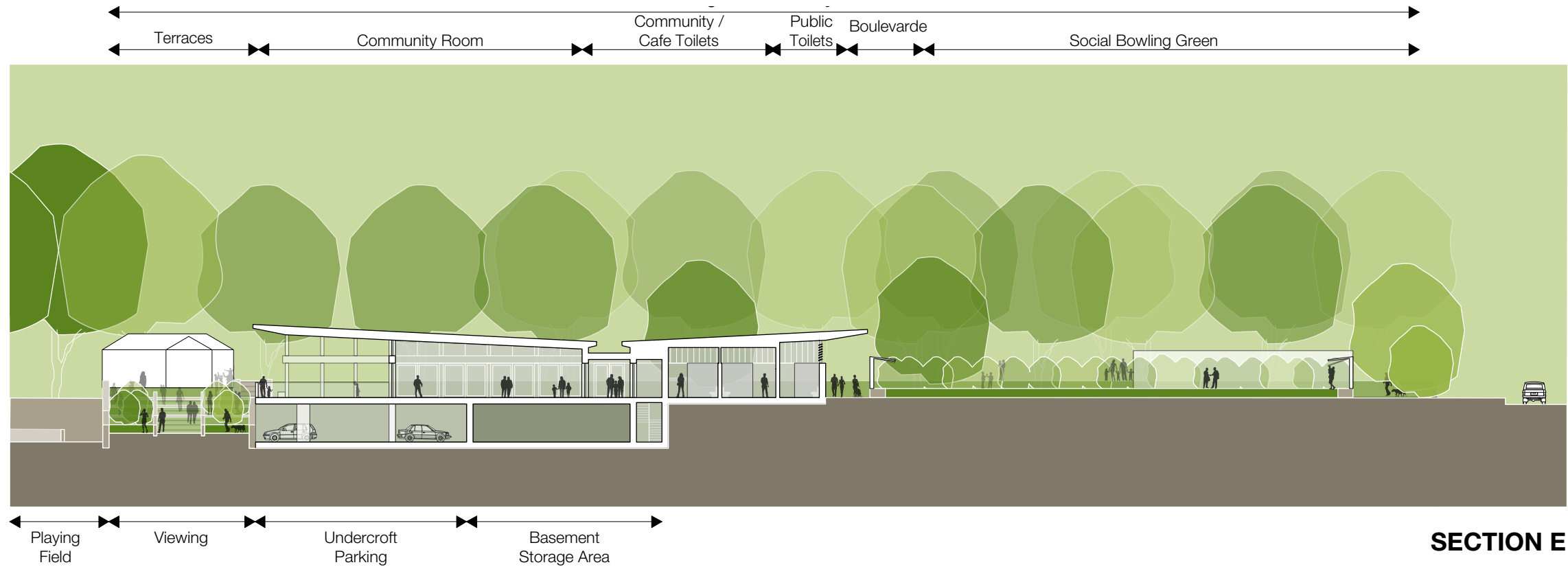
PUBLIC AMENITIES



The Bowling Club is proposed to be converted into a multi-purpose community centre with adaptable spatial relationships that share core facilities and allow for flexible operational hours



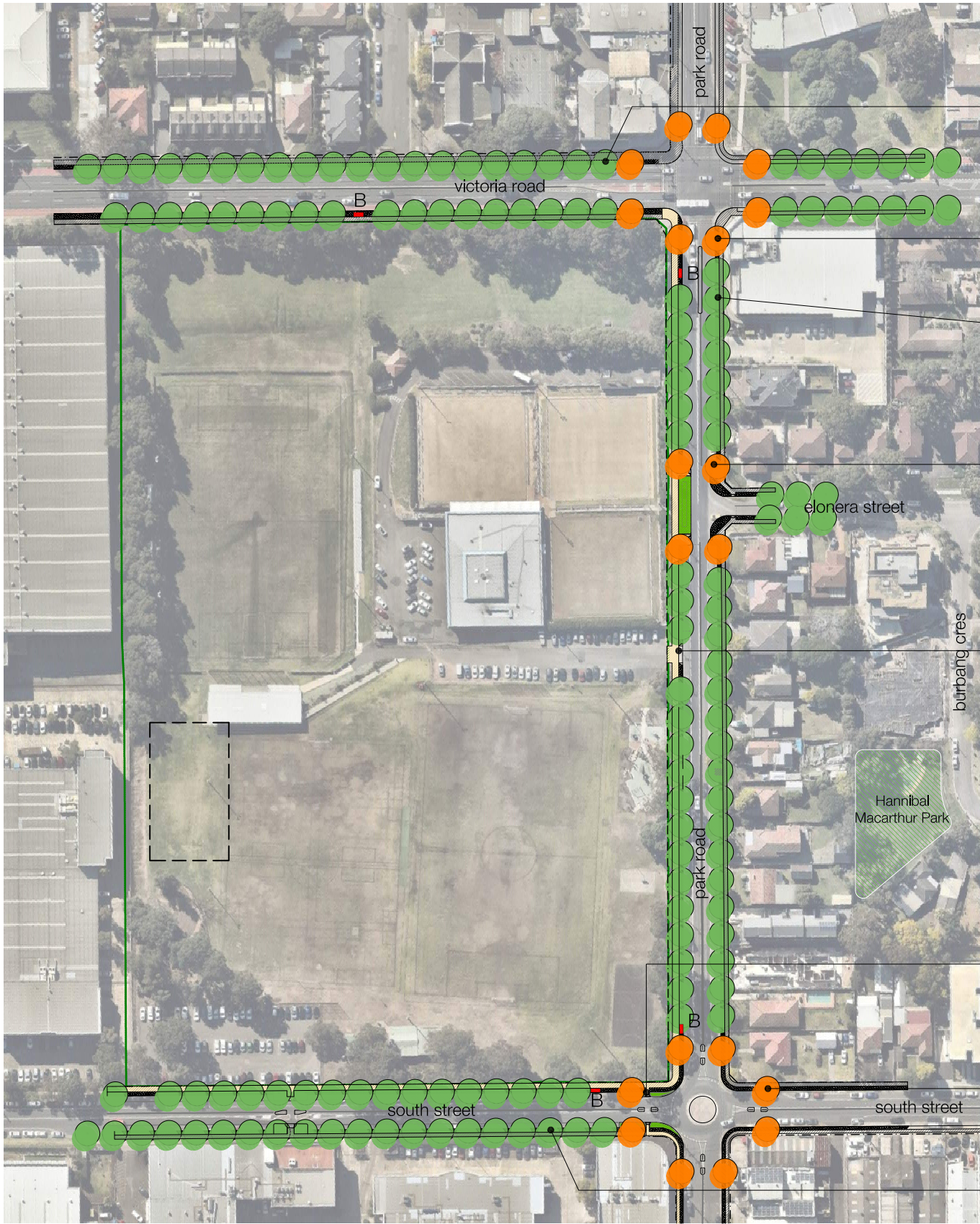




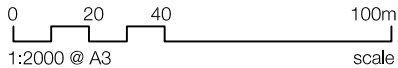
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LEGEND

-  new tree canopy
-  new iconic tree highlighting junction
-  neighbouring Hannibal Macarthur Park
-  upgraded bus stop
-  potential underground stormwater detention / re-use tank
-  upgraded footpath
-  shared pedestrian / cycle path



base image: near maps



- Victoria Road upgrade**  
New shade trees in turf verge  
upgraded bus stops
- Victoria Road Junction**  
New iconic trees highlighting park entry  
and secondary gateway to Parramatta LGA
- Park Road upgrade**  
New shade trees in turf verge  
upgraded bus stops  
and shared pedestrian path
- Improved intersection**  
New kerb extensions with iconic trees  
highlighting key entry areas
- Upgraded entry**  
New vehicular lay back to  
City of Parramatta Details
- Improved pedestrian connectivity**  
New kerb extensions and refuge  
islands promoting connectivity to  
Parramatta River open space and  
bicycle network
- South Street Entry**  
Iconic trees highlighting entry to  
Rydalmere Park Precinct
- South Street upgrade**  
New shade trees in turf verge  
upgraded bus stop, new kerb extensions  
to existing crossing whilst maintaining  
flexibility for future light rail

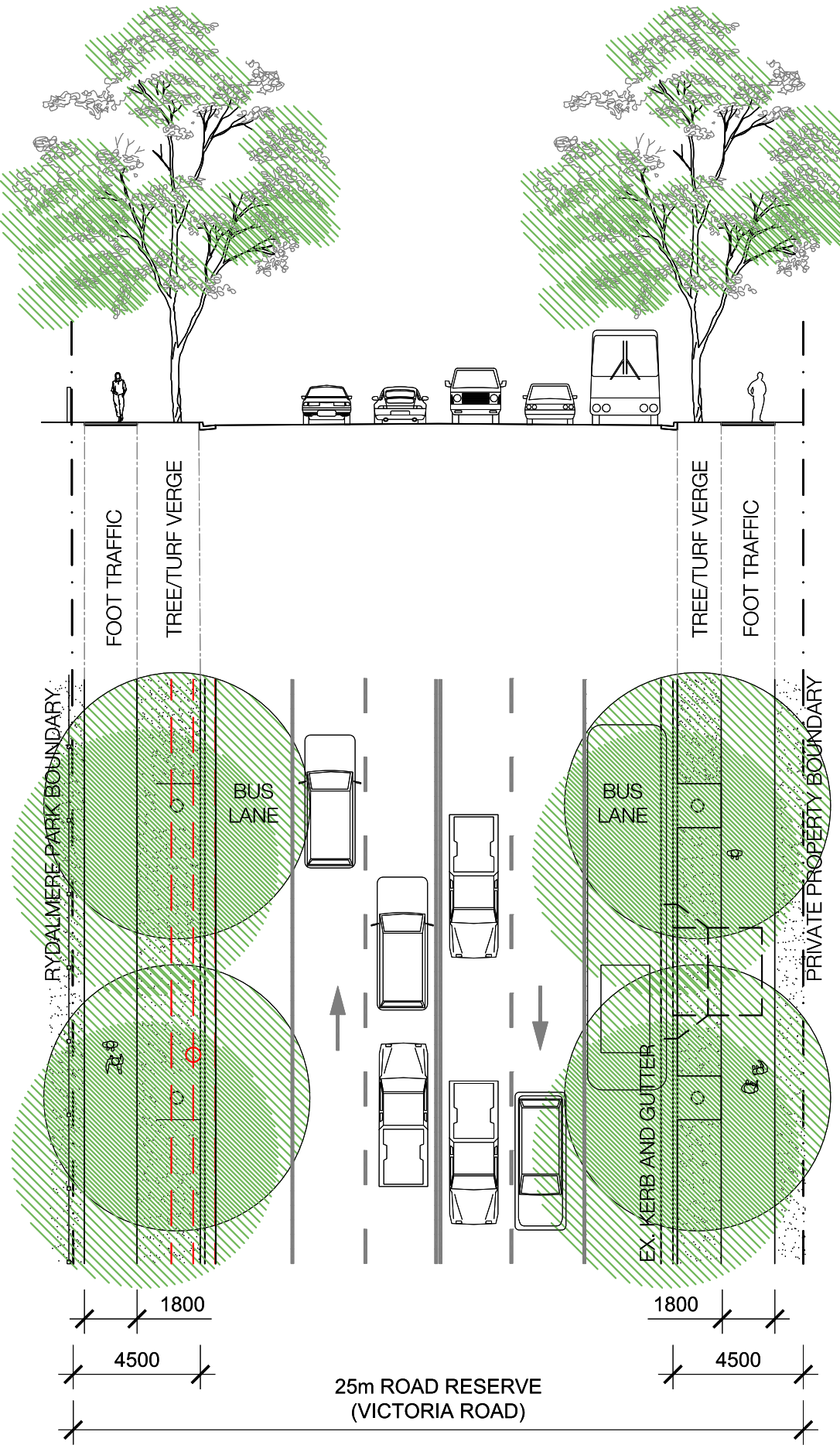


# 5.8 Victoria Road

Victoria Road is the most prominent street fronting the Rydalmere Park site, it benefits from the most visual surveillance from passing vehicular and pedestrian traffic.

Key outcomes include

- 1. Retain vehicular carriageway
- 2. Underground electrical poles and cables fronting Rydalmere Park
- 3. Replace existing small trees with new canopy trees in accordance with City of Parramatta Strategy Documents
- 4. Upgrade footpath and verge in accordance with City of Parramatta Strategy Documents
- 5. Improve frontage to street through creation of sympathetic fence style. Creation of entry point and signage to Park and Victoria Road corner

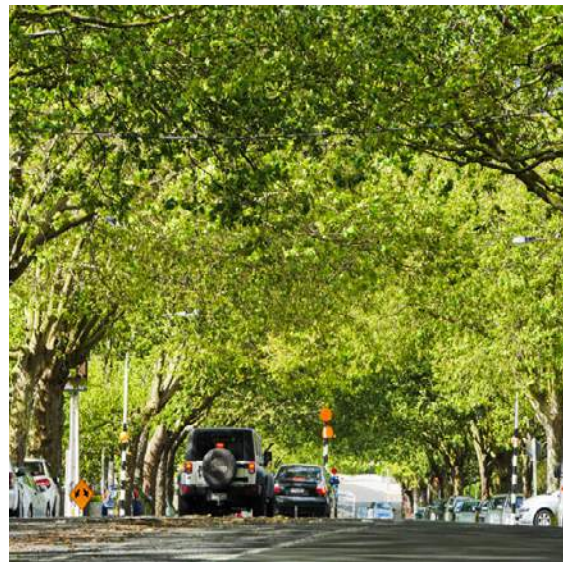


## 5.9 South Street

South Street provides connection throughout the residential and light commercial precincts of Rydalmere. This secondary road type caters for service and worker vehicular movements to the employment hub with the potential for light rail as announced by the NSW Government in 2016.

### Key outcomes include

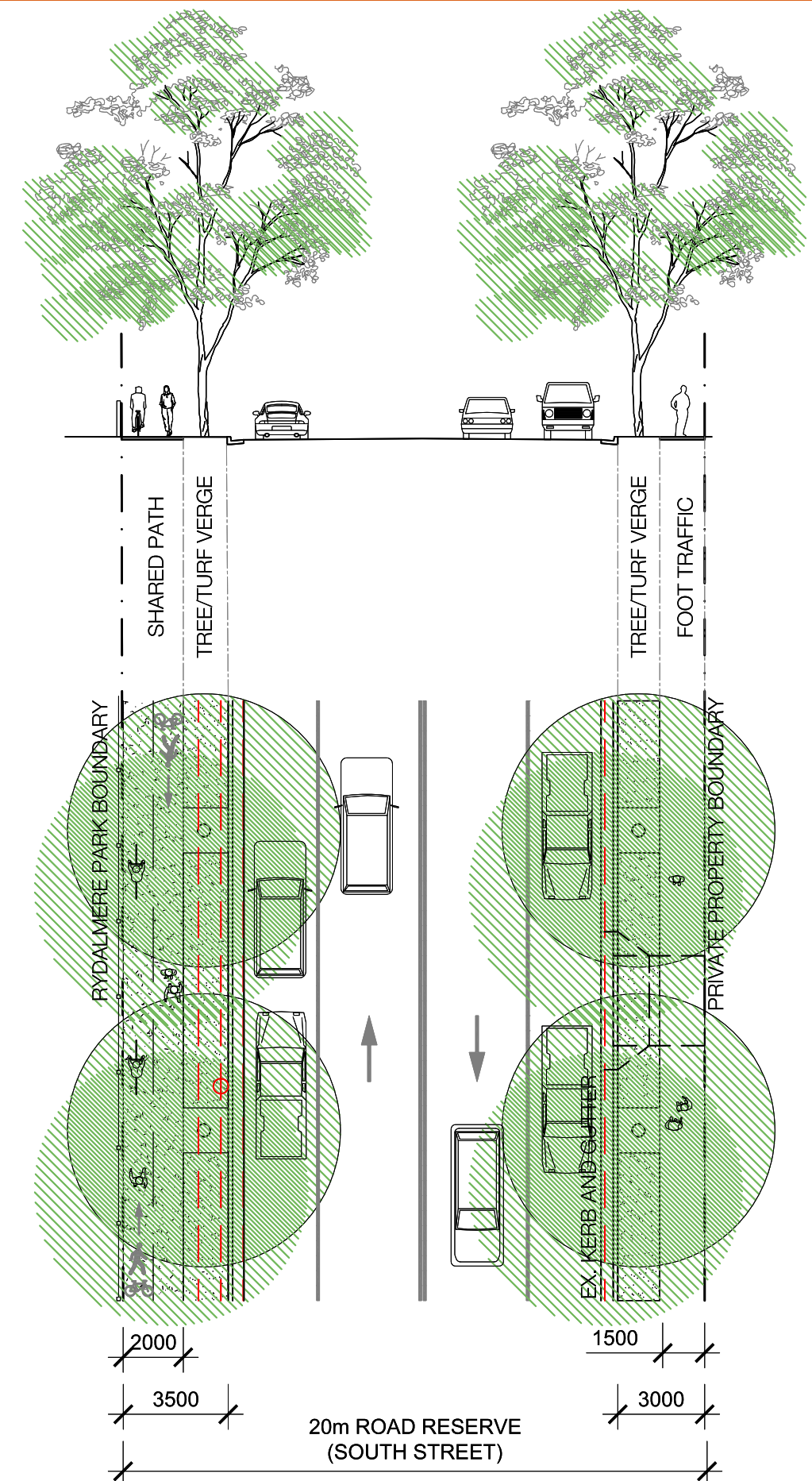
1. Retain flexibility for potential future light rail
2. Retain vehicular carriageway
3. Underground electrical poles and cables fronting Rydalmere Park (corner of Park Road only)
4. Replace existing small trees with new canopy trees in accordance with City of Parramatta Strategy Documents
5. Integration of shared cycle / pedestrian path fronting Rydalmere Park promoting connectivity to commercial / industrial facilities
6. Improve frontage to street through creation of sympathetic fence style
7. Estimated loss of six on-street parking spaces



Protect and enhance existing vegetation



Layered public spaces providing shade, shelter and respite





## 5.10 Park Road

Park Road is seen as the “front door” of Rydalmere Park considering the location of the existing Bowling club, the existing playground, car park entry / exit and proximity of neighbouring residential developments.

### Key outcomes include

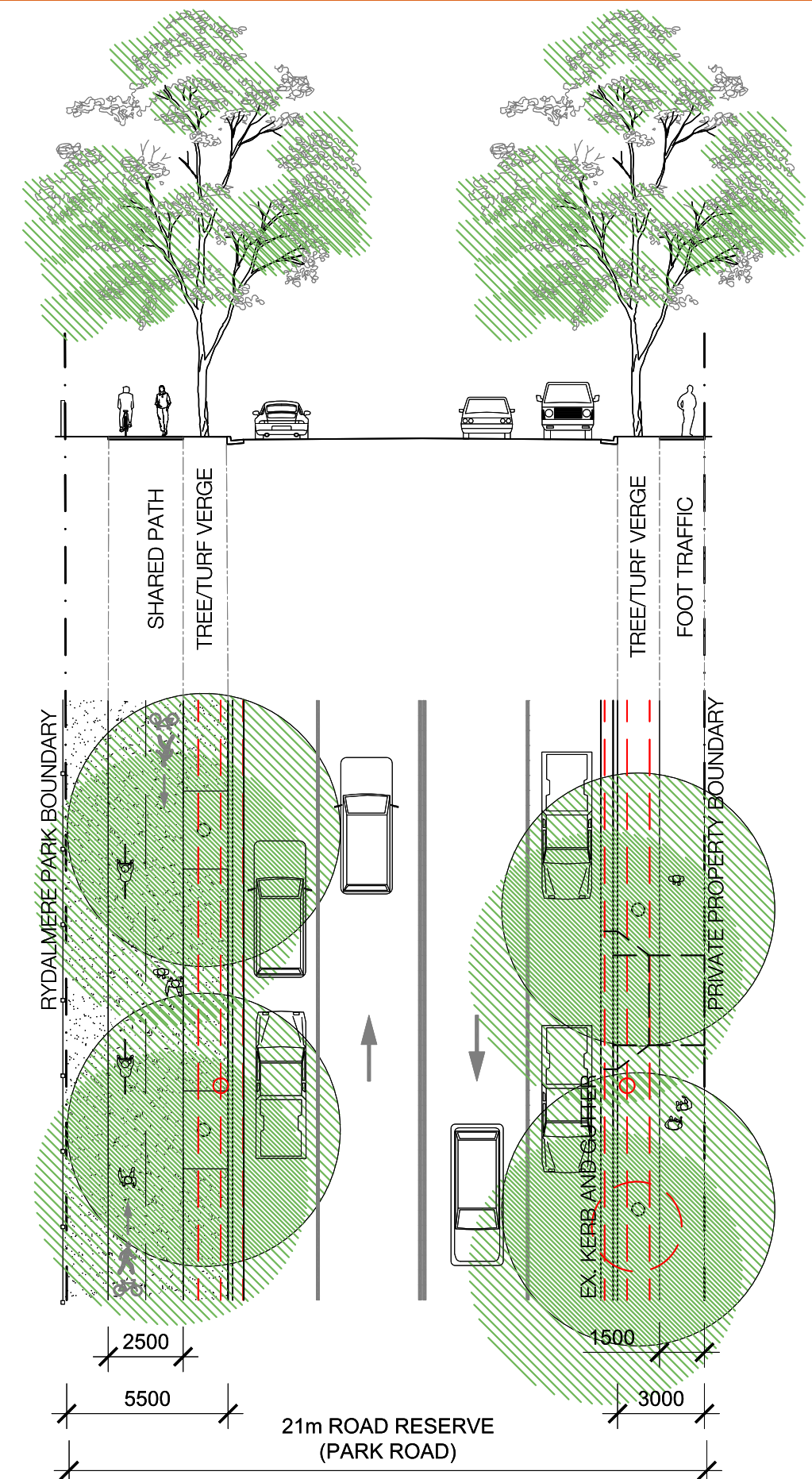
1. Retain vehicular carriageway width
2. Underground electrical poles and cables fronting Rydalmere Park
3. Replace existing small trees with new canopy trees in accordance with City of Parramatta Strategy Documents
4. Installation of new pedestrian crossing opposite to playground (future through site link)
5. Installation of new kerb extensions and pedestrian refuges at South Street and Park Road roundabout and Elonera Streets
6. Integration of Shared cycle / pedestrian path fronting Rydalmere Park promoting connectivity to commercial / industrial facilities
7. Improve frontage to street through creation of fence style
8. Upgrade footpath and verge in accordance with City of Parramatta Strategy Documents (estimated loss of eight on-street parking spaces)



Protect and enhance existing vegetation



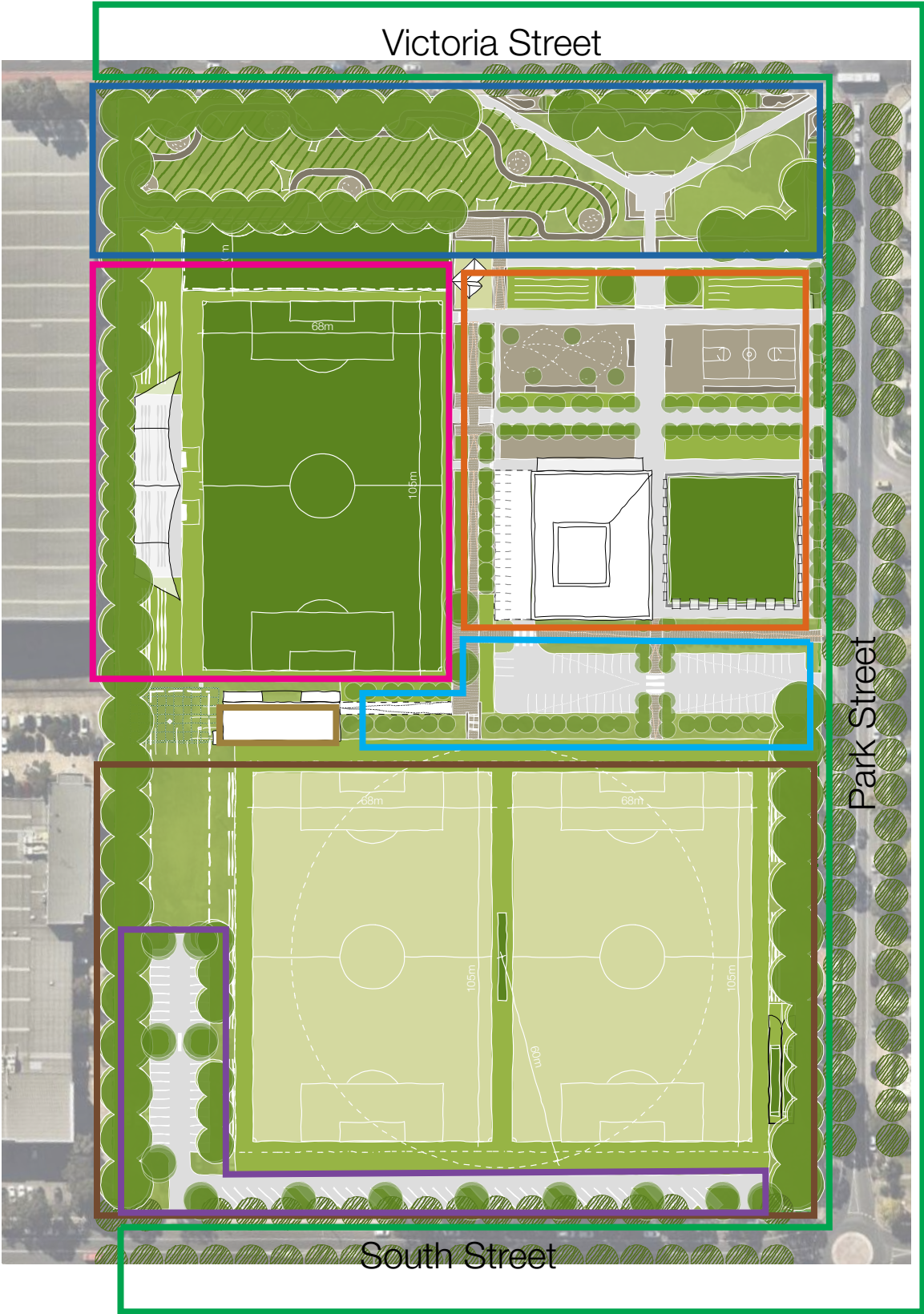
Layered public spaces providing shade, shelter and respite



# 5.11 Costs and Staging Plan

This staging plan outlines the costing for each area below:

<b>Stage 1</b> Field 3 upgrade works (artificial turf, lighting and fencing))	<b>\$ 2,500,000.00</b>
<b>Stage 2</b> Bowling club and associated external works	<b>\$ 3,787,793.00</b>
<b>Stage 3</b> Car parking (east)	<b>\$ 290,452.00</b>
<b>Stage 4</b> Amenities building upgrade	<b>\$ 468,200.00</b>
<b>Stage 5</b> Public domain works (all sides)	<b>\$ 4,722,304.00</b>
<b>Stage 6</b> Green Edge fitness circuit and Urban Forest (northern boundary)	<b>\$ 372,637.00</b>
<b>Stage 7</b> Car parking (west)	<b>\$ 374,117.00</b>
<b>Stage 8</b> Field re-alignment and boundary fence treatment	<b>\$ 2,131,029.00</b>
<b>OVERALL COST</b>	<b>\$ 14,646,532.00</b>







# Rydalmere Park

A place for the people





# Appendices

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- A     Detailed Site Analysis**
- B     Opportunities and Constraints**
- C     Detailed Proposal**
- D     Community Engagement Report - WESTWOOD SPICE**



# Appendix

## Detailed Site Analysis

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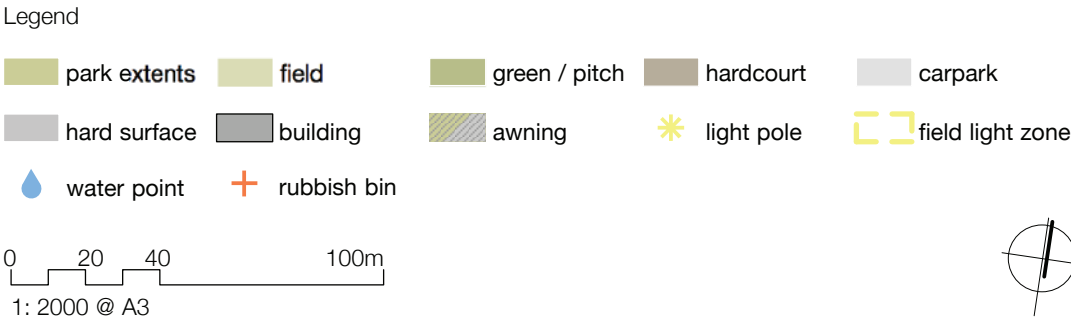


SITE AUDIT - SERVICES

see overleaf for photographs



Item	Description	Condition	Recommendation
Lighting			
L1 - L6	2 lantern. Metal post	Good	See FL1 & FL2 below
L7 - L10	4 lantern. Metal post	Good	See FL 3 below
L11	2 lantern. Timber post	Fair	Timber post is aging. Consider upgrade if immediate area proposed for additional sporting use
FL1	Lighting to field 1, provided by L4 - L6	Poor. Lux readings fail to reach Australian standard for training field as per Council provided documents	Consider upgrade to training field standard. Note field is not a full sized football pitch - lighting upgrade may not be necessary
FL2	Lighting to field 2, provided by L1 - L4	Fair. Lux readings reach Australian standard requirements for training field as per Council provided documents	Consider upgrade to allow for second competition field
FL3	Lighting to field 3, provided by L7 - 10	Excellent. Lux readings exceed Australian standard requirements for competition field as per Council provided documents	Above adequate for purpose. Retain for current / future use
	Lighting - General	Whilst lighting to sports fields is largely adequate, there is limited lighting throughout the remainder of the park This may have amenity and safety impacts on night time use of the park. No lighting is available to the netball court	Consider additional lighting throughout park to encourage more legitimate night time use and increase safety. Consider upgrades to exiting lighting to allow for additional nighttime use of fields and courts
Water Points			
WP1	Brass garden tap on metal and concrete post. No handle on tap	Requires tap key to operate	Retain
WP2, WP7 & WP8	Brass garden tap on timber post. No handle on tap	Requires tap key to operate	Retain
WP3	Brass garden tap on timber post	In working order	Retain
WP4	TBC	TBC	TBC
WP5	TBC	TBC	TBC
WP6	Brass garden tap on metal post. Concrete pad	In working order	Retain
WP9	Brass garden tap on column to amenities roof above. Drain underneath	In working order	Retain
WP10 & WP11	Brass garden tap on metal and concrete post	In working order	Retain
	Water - General	Provision of water outlets appears adequate	Retain existing provision of water outlets
Waste			
B1 - B5	Single 240L Sulo 2 wheel bin. Red Lid - General Waste. On concrete pad	Good	Retain
B6	Group of 3 x 240L Sulo 2 wheel bin. Red Lid - General Waste. On concrete pad	Fair. Concrete pad too small for 3 bins	Retain Bins. Extend concrete base
B7	Group of 2 x 240L Sulo 2 wheel bin. Red Lid - General Waste. Not fixed to spot. Under awning of amenities building	Good. Location underneath amenities building convenient	Retain. Consider integration with amenities building
	Waste - General	A small amount of litter was observed on site. No provision of bins other than 'general waste'	Consider provision of recycling (yellow lid) bins. Consider dispersal of some bins currently located in clusters







**B1:** Sulo 240L bin on concrete pad, in garden



**WP1:** Brass garden tap on metal and concrete post. No handle



**L3:** 2 x lanterns. Lighting field 2, at edge of netball court.



**WP9:** Brass garden tap on steel column. Drain underneath



**L9:** 4 x lanterns. Lights Field 3



**B6:** 3 x sulo 240L bins. Concrete pad too small



**L11:** 2 x lanterns. Timber post



**WP3:** Brass garden tap on timber post. Working order

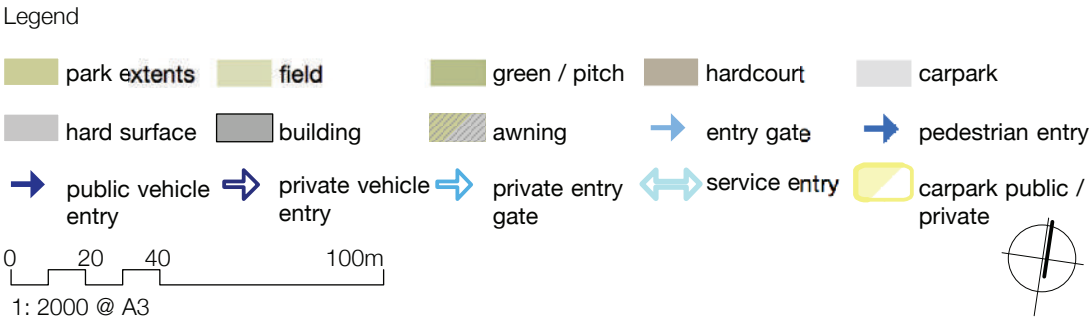
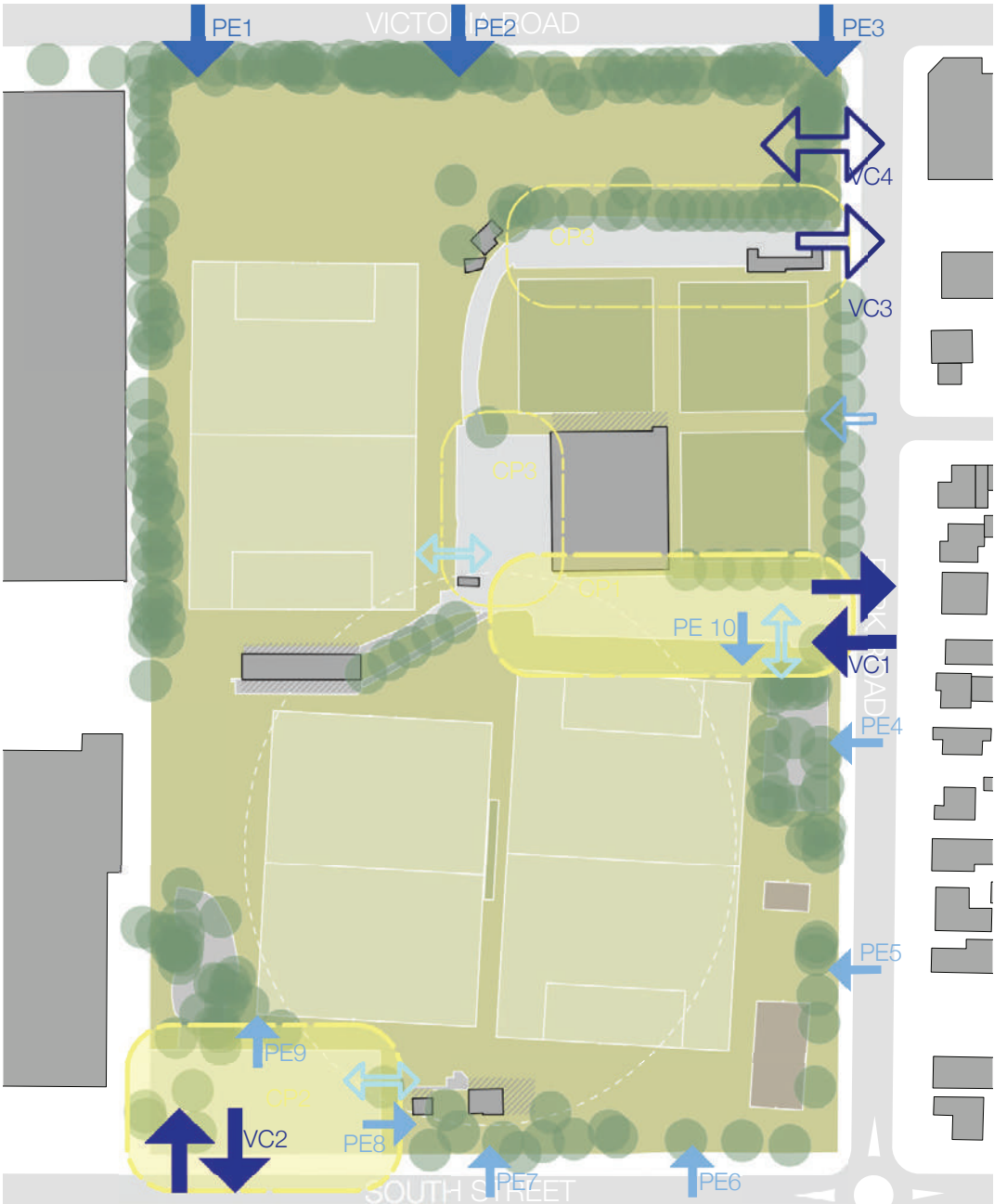


**WP7:** Brass garden tap on timber post.



SITE AUDIT - ACCESS

see overleaf for photographs



Item	Description	Condition	Recommendation
Pedestrian Access			
PE1 - PE3	Concrete path with timber composite retaining edge to garden bed. No gate. Timber bollards to prohibit vehicular access	Good. Path condition good with no cracks or uneven sections. Retaining edges appear new	Retain
PE4	Pool gate in low height chain link fence. Access to children's play area	Good. Fence and gate appear new. Lock in working condition	Retain
PE5 - PE7	Stepped section of low height (1.2m approx) chain link fence	Poor. Fence appears old, is damaged and rusty. Surface of entry is mainly dirt / rocks with some uneven bitumen	Upgrade / Replace
PE8	Stepped section of low height (1.5m approx) chain link fence	Fair. Fence appears new and mesh is intact. Surface is dirt with some gravel.	Considering upgrading / re-graveling surface
PE9	Stepped section of low height (1.5m approx) chain link fence	Good. Fence appears new and mesh is intact. Concrete path in good condition. Chain for locking is unused	Retain entry. Consider removing old chain and post
PE10	Open path from CP1	Fair. Bitumen is uneven. 2 x removable metal safety bollards allow for occasional vehicular access to field 3	Retain
Pedestrian Access - General		A number of pedestrian access points are well maintained and create significant entries to the park. Many, especially those to Park Road and South Street require upgrading and / or maintenance	Consider reducing number of entry points or upgrading those in poor condition. Consider signage, gates, landscaping or other devices to better signify entry points
Vehicular Access			
VC1	Entry to Park Road Car Park. No gate. Approximately 6.5m wide	Poor. Concrete patched and uneven. Width adequate for 2 way traffic	Consider upgrade to crossing if car park retained
VC2	Entry to South Street Car Park. No gate. Approximately 7.5m wide	Poor. Concrete patched and uneven. Grated drain at entry. Width adequate for 2 way traffic	Consider upgrade to crossing if car park retained
VC3	Exit from bowling club. Wire mesh gate with barbed wire. Chained and locked	Currently unused. Kerb crossing new. Wire mesh gate damaged	Retain new kerb crossing. Consider upgrade to gate if required by future use
VC4	Service vehicle entry to landscaped area beside Victoria Road. Crossing under construction. Metal bar gate	N/A (under construction)	Retain
Vehicular Access - General		Entries to car parks have sufficient width but have poor surface quality.	Consider upgrade to surface of vehicular entries. Consider reuse of bowling club entry in masterplan.
Car Parking			
CP1	Park Road car park. At grade, bitumen surface. Single aisle with 90 degree parking in marked bays. 46 spaces (including 2 x accessible spaces). Service vehicle entrance to field 3 at western end	Poor. Bitumen uneven with a number of large potholes.	Consider upgrade of surface
CP2	South Street car park. At grade, bitumen surface. Double aisle with 90 degree parking in marked bays. 72 spaces. Service vehicle entrance to park at eastern end	Fair. Bitumen generally even. Some large potholes	Consider upgrade of surface
CP3	Private car park for bowling club. See comments for Bowling Club	See comments for Bowling Club	See comments for Bowling Club
		Provision of car parking appears adequate, however, park was not evaluated during a major event. Whilst both publicly accessible car parks display '2 hrs only' parking restriction signs, they are used by employees of the surrounding businesses as all day parking	Consider additional parking. Consider additional access control





**PE 2 :** Concrete path with timber bollards



**CP1:** Patched bitumen with large potholes



**PE5:** Stepped fence. Old fence. Poor surface



**VC4:** Under construction . Metal beam ga



**PE4:** New fence. Childproof lock gate



**VC2:** Wide crossing. Poor surface



**VC3:** New crossing for bowling club exit. Old gate



**PE8:** Stepped fence. New fence.  
Poor surface

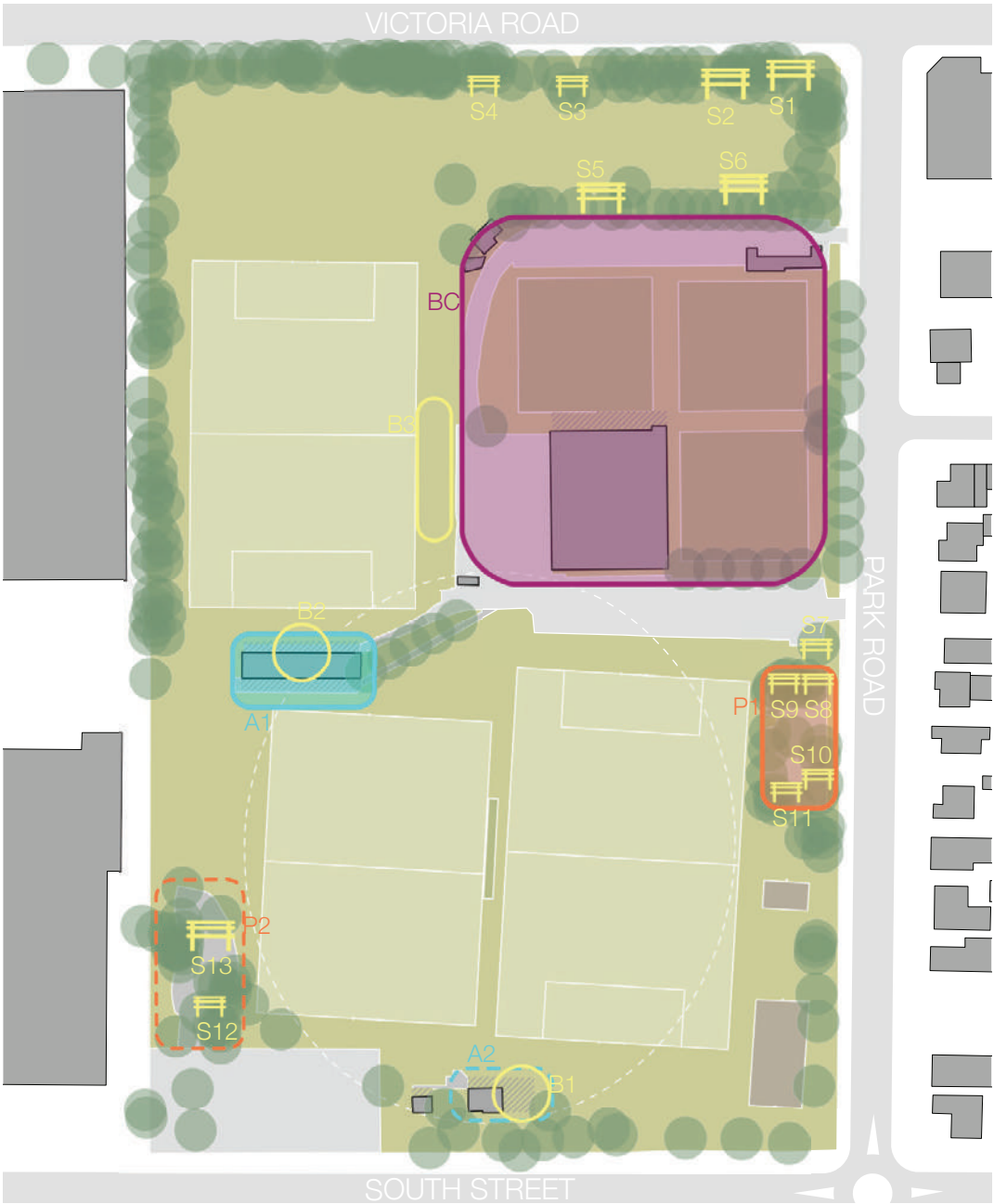


**PE9:** New fence. Good surfac  
Old chain lo



SITE AUDIT - FACILITIES

see overleaf for photographs



Item	Description	Condition	Recommendation
Seating			
S1, S2, S5 & S6	Timber picnic table with 2 x timber slat bench seats. Painted green. On concrete pad.	Fair to Poor. Benches to Seat 2 have been damaged / removed. Others show signs of heavy wear and tear.	Remove and replace
S3, S4, S7 & S12	Timber slat park bench with back rest. Metal supports. Painted green	Fair to Poor. Heavy wear and tear	Remove and replace
S8, 11	Timber composite slat park bench with back and arm rests. Metal supports. Painted green	Excellent. Seats are new. No damage	Retain
S13	Timber picnic table with 2 x timber slat bench seats. Painted green. With metal shade canopy	Fair. Heavy wear and tear. In former playground area. Awning in good structural condition	Consider removal and replacement in a different location (see P2)
B1	Group of 4 aluminium bench seats. Seating for approximately 24 people. Under pergola of old amenities building	Good. Seat undamaged. Used regularly by employees of neighbouring businesses	Retain provision. Consider relocation (see A2)
B2	6 x aluminium bench seats under awnings of new amenities building. 2 at upper level, 4 at lower level. Seating for approximately 36 people	Excellent. Benches undamaged	Retain
B3	4 set of 2 tier aluminium bleachers for field 3. Approximately 200m long. On concrete pad	Excellent. Bleachers new and undamaged	Retain
Seating - General		There is adequate provision of seating in the park. Use of seating by employees of neighbouring businesses was observed.	Consider upgrade of aging / damage seating. Consider additional provision of sheltered seating. Consider greater distribution through park
Amenities Facilities / Buildings			
A1	2 storey masonry amenities building with metal roof. Constructed in 2014. Includes: male and female toilets, home and away change rooms, match officials change room, kiosk, storage facilities. Seating for approximately 26 people. Observation deck with BBQ facilities. Shaded standing areas at both levels. Internal stair access with external accessible ramp to top floor.	Good. Inside of facility not observed. Outside generally damage and graffiti free. No rubbish observed. Top floor balcony balustrade is significantly damaged, vertical members bent out of shape - several missing.	Retain. Facility is new, in good working order and fit for current level of use. Consider additional facilities if additional fields proposed. Repair balcony balustrade.
A2	Single storey masonry amenities building with metal roof and awnings. Facilities unused. Seating and awning used (see B1 above) as it is closely located to businesses across South Street	Very Poor. Facility has been out of use for some time and has fallen into disrepair. Doors and windows boarded up. Columns to awnings are rusting.	Remove. Old facility is potentially dangerous. Consider retention / replacement of awnings and seating for use by workers
Playgrounds			
P1	Children's Playground. Constructed mid 2016. Includes; tub swing, slide with rope ladder, climbing frame with larger slide, 2 seat swing. Equipment is generally timber. Synthetic soft surface with concrete pathways. New ground cover planting + trees. Decorative timber posts. 4 bench seats. Gate to Park Street, open to playing fields.	Excellent. No damage observed	Retain
P2	Remnant of old playground. Equipment removed, seating, paths, fences and plantings remain.	Poor. Area not maintained. Concrete paths and fences damaged.	Remove. Broken fence and path is potential hazard. Consider relocation of picnic table
Bowling Club			
BC	Refer comments under Bowling Club		





P1: Equipment and landscape



B3: Bleachers to Field 3



A1: Damaged balustrade



P1: Swings



S9: New park bench



A2: Damaged Door



P1: Tub swing





A1: From field 1



A1



A1: Accessible ramp



P2: Damaged surface. Unmaintained planter beds



A2



S2: Damaged seats

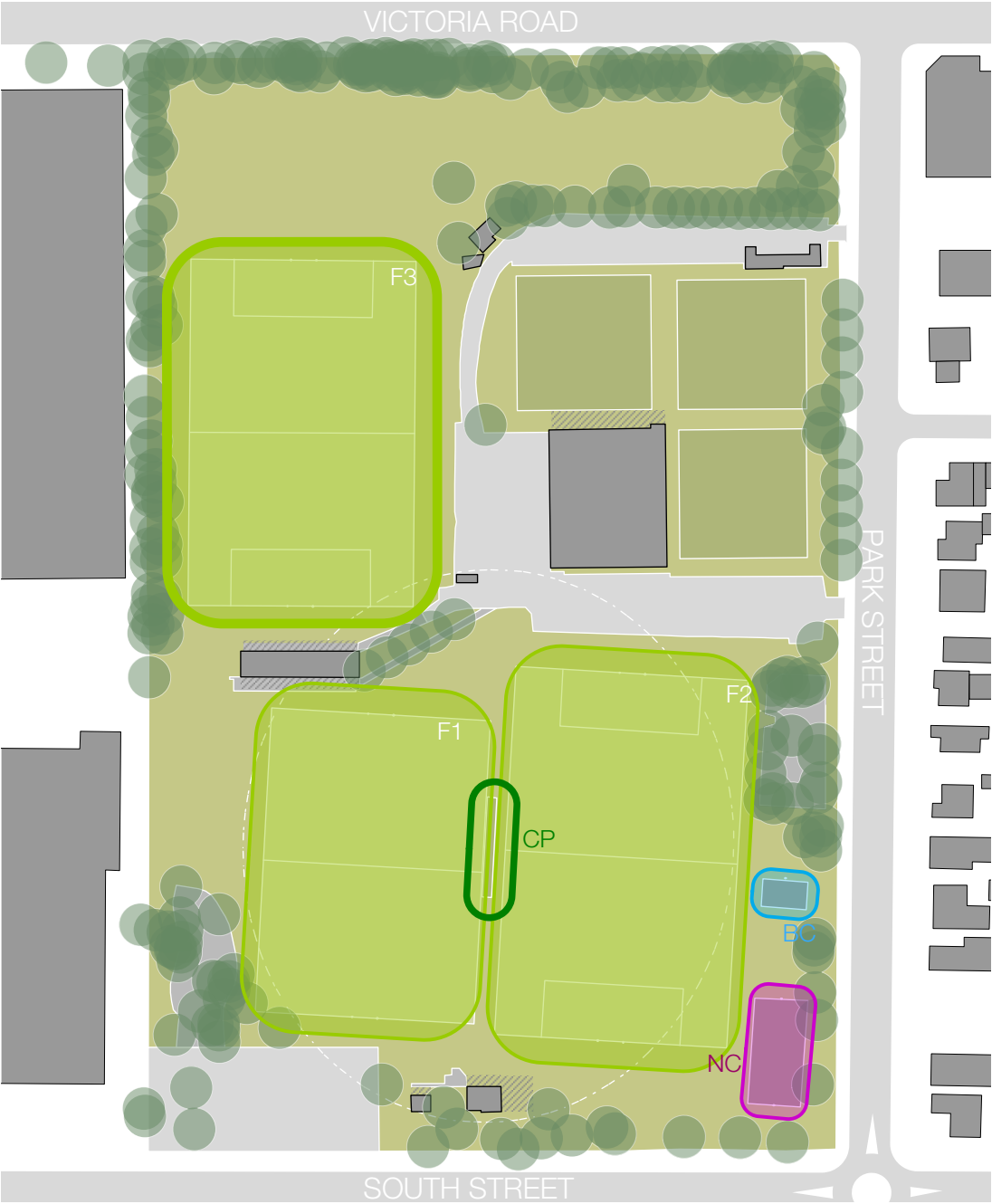


P1: Slide



SITE AUDIT - PLAYING FIELDS

see overleaf for photographs



Item	Description	Condition	Recommendation
Turf Playing Fields			
F1	Natural turf soccer / multi-use pitch. Training field only. Not competition size	Fair. Surface & Turf Quality as per Council provided documents. Significant wear observed. Surface uneven. Field lighting does not meet Australian standard for training field	Consider upgrade to competition size, if possible in master plan (currently not possible due to location of amenities building)
F2	Natural turf soccer / multi-use pitch. Competition size	Fair. Surface & Turf Quality 76%, as per Council provided documents. Significant wear observed. Surface uneven. Field lighting meets Australian standard for training field	Consider upgrade to turf condition and lighting to enable second competition field
F3	Natural turf soccer pitch. Competition size. Fully fenced with sponsorship banners. Home and Away team shelters. Bleachers for spectators	Fair - Good. Surface & Turf Quality 78% as per Council provided documents. Significant wear observed. patches of new turf (rolls) present. Field lighting exceeds Australian standard for competition field	Field upgrade to synthetic pitch has been announced.
	<b>Rydalmere Park has a total surface efficiency rating of 78%. All playing surfaces are clay loam soil with Kuyuki Sward Turf. None of the playing fields are irrigated. Winter use is more intense than summer use</b>	<b>Playing fields show signs of significant wear. There are large patches of bare soil. Much of the turf is very dry (yellow). Some re-turfing (patches) appears underway. Audit was undertaken at end of winter season, poor condition likely to be result of full season wear. Condition may be better at a different time of year.</b>	<b>Fields are currently almost exclusively used by the local football club. Consider additional fields to allow for use by other codes / groups.</b>
Other			
CP	Synthetic cricket pitch. Installed 2010. 15 year life expectancy	Fair - Good. Synthetic pitch in good condition. Worn run ups observed. Field dimensions not large enough to be high level competition grade	Consider relocation of pitch to enable a full size field. Maintain run-ups
NC	Full size hard surface netball court. Surface type unknown. Possibly acrylic. Metal goals at each end. Lines marked	Poor. Line marks fading. Surface covered with lichen	Remove or upgrade. Single court unlikely to be used for organised sport. Consider additional courts to diversify park use. Consider additional lighting to enable after work use if court to be retained
BC	Practice court. 1/3 size. Hard surface (concrete) single hoop with back plate at one end	Fair. Concrete surface even. Lines fading. Net and backboard intact	Retain. Consider relocation. Consider additional lighting
		<b>Soccer is dominant sport at Rydalmere Park. Facilities for other sports (cricket, netball, basketball) not maintained well and have low amenity</b>	<b>Consider additional facilities to diversify use. Consider facilities for other groups / casual after work use</b>

Legend

- park extents

field

green / pitch

hardcourt

carpark
- hard surface

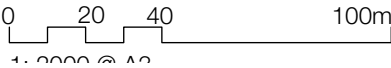
building

awning

soccer field

cricket pitch
- netball court

1/3 basketball court







**F3:** Turf patching / repair to southern goal end



**F1:** Bare turf at nothern end



**F1:** Turf at north western corner



**F2:** Old lines. Yellow turf



**F2:** View across field 2



**F2:** Turf patching / repari



**BC:** Good surface



**NC:** Lichen on surface





**F1 & F2:** View across fields, looking east



**F2:** Well maintained turf



**F2:** Patch of dirt



**F1:** Turf patch at northern end



**F3:** View across field looking north



**CP:** Synthetic pitch and surrounds



**F3:** Failing turf patch at northern end goal



SITE AUDIT - FENCING

see overleaf for photographs



Item	Description	Condition	Recommendation
Fences			
F1	Perimeter fence to Bowling Club. Approximately 1.8m high. Chain link fence with barbed wire on top.	Refer comments on Bowling Club	Refer comments on Bowling Club
F2	Fence separating new playground and footpath. Approximately 1.2m high. Chain link fence.	Good. Fence is new and well maintained	Retain
F3	Perimeter fence to south end of Park Road and South Street. Approximately 1.2m high. Chain link fence	Poor. Fence is old and not maintained. Majority is rusted. Mesh is dented and pulled in places and is starting to detach from top bar. Several holes observed.	Replace
F4	Fence to South Street car park. Approximately 1.5m high chain link fence. Coated black finish. Increased height adjacent to field 1 to protect cars.	Good. Fence appears new and is well maintained	Retain
F5	Perimeter fence around old playground. Approximately 1.5m high, Metal picket fence. Coated black finish	Poor. Fence is in disrepair. A number of pickets are missing. Fence is extensively damaged	Remove. Fence may pose hazard
F6	Perimeter fence to western boundary with industrial development. Approximately 1.8m high, metal picket fence with spiked tops. Coated black finish. On top of varying height retaining wall to industrial development.	Good. Fence is well maintained. Some graffiti observed.	Retain
F7	Fence around Field 3. Approximately 1.5m high chain link fence. Coated black finish. Sponsorship banners attached. Pedestrian and vehicular gates at either end	Good. Fence appears new and is well maintained	Retain
F8	Fence separating Park Road car park and Field 2. Approximately 1.2m high chain link fence. Increased height adjacent to field 2 to protect cars.	Poor. Fence is old and not maintained. Majority is rusted. Mesh is dented and pulled in places and is starting to detach from top bar.	Replace
		<b>Condition of fencing varies. Boundary fence to industrial development in good condition. Boundary fence to South street and Park road is in poor condition, giving park poor street presence</b>	<b>Perimeter fencing should be upgraded to make park more inviting and secure. Consider additional open landscaped edges. Damaged fencing should be removed</b>





F3: Mesh separating from top bar



F6: High picket fence on high retaining wall. At southern end of site



View along Field 3: F7 (right) and F1 (left)



F6: At northern end of site



F1: View from Park Street



F3: Rusting



F5: Missing pickets

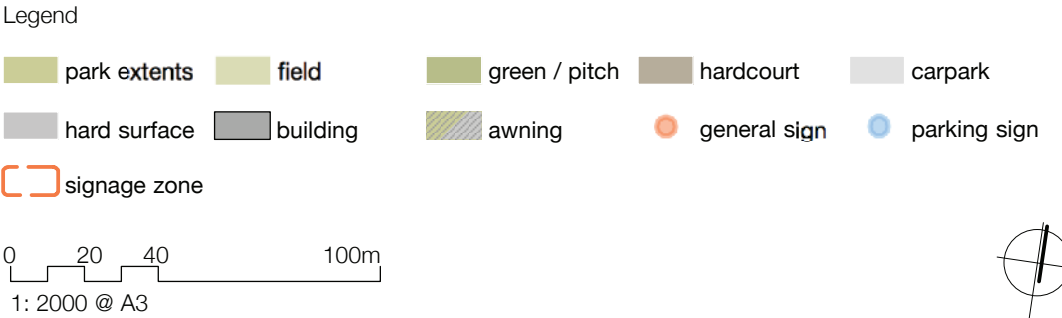


F4: New wire mesh fence with high section



SITE AUDIT - SIGNAGE

see overleaf for photographs



Item	Description	Condition	Recommendation
Entry Signage			
SI1	Main entry sign at Victoria Road entry. Metal frame. 'Rydalmere Park'	Fair. Sign is in good structural condition but has evidence of repeated graffiti and removal.	Replace.
General Signage			
SI5	'Rydalmere Park'	Good. Sign is in good structural condition. No graffiti observed	Retain
SI6	Rules and regulation sign. Near basketball court. Sign outlines rules for dog owners, vehicle access, camping etc	Poor. Sign is on a visible lean. No graffiti observed	Replace. Consider duplication
SI7	Rules and regulation sign. Near old amenities building	Good. Sign is in good structural condition. No graffiti observed	Consider relocation or duplication. Placement at secondary entry may not be best place.
Car Park Signage			
SI2	'No Parking' sign with 'No Smoking' sign attached	Good. Sign in good structural condition and readable	Retain
SI4 & SI5	Accessible parking space signs	Good. Signs are in good structural condition and readable. Signs ignored	Retain. Consider additional enforcement options
SI8 - SI10	Parking restriction signs for South Street car park	Good. Signs appear new and are in good condition	Consider additional signage or other strategies. Parking restriction (2hr limit between 8am and 6pm Monday to Friday) ignored
Other Signage			
SI21	Signage for amenities building and field 3 Signage includes: male and female toilets, home and away change rooms. No smoking signs. Club sponsorship signs on fence to F3	Good. Signage in good condition and appears adequate for purpose	Retain
SI22	Signage for Bowling Club	Refer comments under Bowling Club	Refer comments under Bowling Club
Signage - General		There is limited signage in the park. There are no signs to identify the fields, or direct to amenities and other facilities. Parking signs are ignored.	Consider additional signage to assist in way finding and general use of the park





SI1: Main entry sign at Victoria Road



SI21: Temporary Council sign



SI21: No smoking sign



SI3 & SI4: Accessible Parking signs



SI5



SI10: Parking sign



SI21: Sponsorship signage on fence to F3

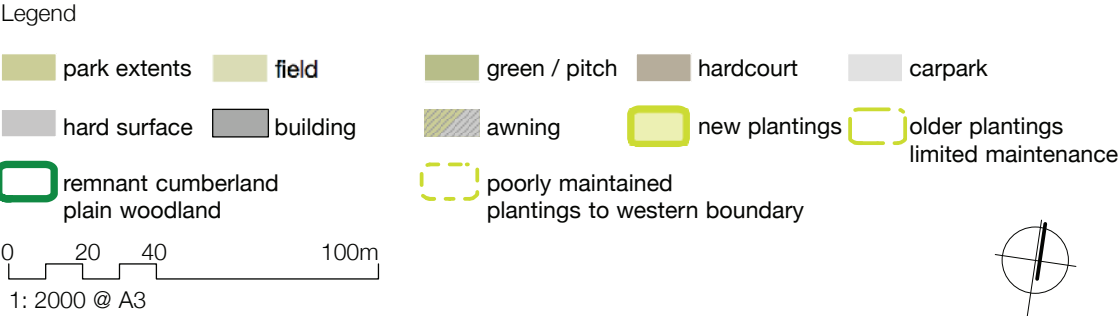


SI6



SITE AUDIT - VEGETATION

see overleaf for photographs



Item	Description	Condition	Recommendation
Vegetation			
VZ1	Established native trees with new undergrowth plantings and wood chip mulch including a mixture of tree species such as <i>Corymbia citriodora</i> , <i>Melaleuca linariifolia</i> , <i>angophora costata</i> , <i>eucalyptus microcorys</i> and groundcovers such as <i>Lomandra longifolia</i> . Timber composite retaining edge to footpaths. Sprinkler system along retaining edge. Sandstone feature stones at corner of Victoria Road and Park Street	Good. Planter beds are well maintained and mulched. A variety species have been planted.	Retain
VZ2	Established plantings of <i>Callistemon salignus</i> with grassy undergrowth and wood chip mulch	Fair. Mulch appears new. Some rubbish observed.	Consider retention or removal based on value of trees.
VZ3	Hedge planting to Bowling Club / Car park. <i>Photinia</i>	Poor. Hedge has not been maintained and is growing through and over adjacent fencing.	Remove
VZ4	New tree plantings within new playground area. Includes a mixture of tree species such as <i>Corymbia citriodora</i> , <i>Melaleuca linariifolia</i> , <i>Lagerstroemia indica</i> and groundcovers such as <i>Lomandra longifolia</i> and <i>philodendron xanadu</i>	Good. Garden beds well maintained. Plants appear in good condition. Trees not yet of a height to provide shade.	Retain
VZ5	New decorative plantings alongside access ramp to new amenities buildings. <i>Magnolia</i> trees, <i>agapanthus</i> and <i>gazania</i> .	Good. Garden bed is well maintained. Plants appear in good condition.	Retain
VZ6	Scattered established trees. Includes a mixture of tree species such as <i>Corymbia citriodora</i> , <i>angophora costata</i> , <i>eucalyptus microcorys</i>	Fair. Trees appear in fair condition. No evidence of regular maintenance	Consider retention or removal based on value of trees
VZ7	Existing remnant cumberland plain woodland.	Present in 1943 aerial.	Retain and protect
VZ8	Planter beds and trees in old playground. Some smaller trees and grasses. Includes a mixture of tree species such as <i>Corymbia citriodora</i> , <i>angophora costata</i> , <i>eucalyptus microcorys</i> and groundcovers such as <i>Lomandra longifolia</i>	Poor. Area does not appear well maintained. a number of planter beds are empty. Others are overgrown	Remove
VZ9	Edge planting to industrial development. Includes a mixture of tree species such as <i>Corymbia citriodora</i> , <i>angophora costata</i> , <i>eucalyptus microcorys</i> and groundcovers such as <i>Lomandra longifolia</i> . Significant weed growth and build up of materials.	Poor. Steep embankments make maintenance difficult. Area does not appear to be well maintained, significant weed growth and buildup of materials. Area appears overgrown	Remove. Consider alternative edge condition or maintenance
Vegetation - General		The condition of vegetation in the park varies significantly. Planter beds to Victoria Road frontage are new, well maintained and irrigated. New plantings in playground and near amenities building are well maintained and attractive. Other areas are poorly maintained, particularly edge to industrial development which is overgrown. Whilst some trees are scattered in the south west corner of the site there is little vegetation throughout the site to provide shade.	Consider additional maintenance of vegetation especially along western edge. Consider removal of non significant trees and poorly maintained plantings pending master plan. Consider additional provision of trees for shade





**VZ1:** New plantings with woodchip mulch



**VZ3:** New trees with woodchip mulch



**VZ4:**



**VZ1:** New plantings with established trees



**VZ6:** Remnant Cumberland plain woodland



**VZ8:** Poorly maintained



**VZ2**

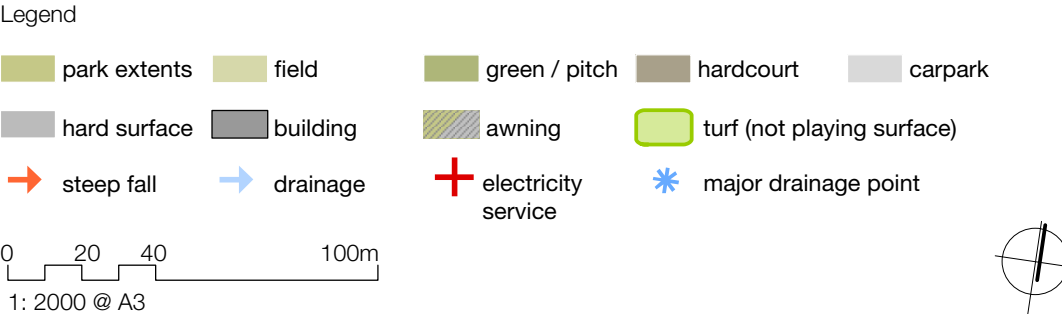


**VZ5**



SITE AUDIT - SITE CONDITIONS

see overleaf for photographs



Item	Description	Condition	Recommendation
	Site Conditions		
EB1	Steep embankment surrounding F3. Approximately 2m high, approximate 1:3.5 slope. Appears to be man made. Reduces traffic noise from Victoria Road, prevents balls from entering the roadway.	Fair. Steep embankment may be hazard. Turf bare in patches.	Consider for retention
EB2	Steep embankment to industrial zone. Approximately 3m high, approximate 1:1.5 slope. High retaining walls to industrial zone. Overall ground height difference from top of embankment to paving of industrial development over 4.5m	Poor. Embankment catches debris. May be a hazard	Consider alternative edge condition
D1	Main drainage basin for park. 3 x new stormwater drains set in turf	Good. Drains clear. Appears fit for purpose. No excess water observed	Retain
TF1	Area of turf towards Victoria Road. Potential use for passive recreation. Area includes attractive plantings and picnic tables	Average. Turf bare in patches. A number of weeds observed	Consider additional maintenance. Consider additional uses
Site Conditions - General		Interstitial areas between amenities / facilities and ground generally poorly maintained and under utilised. Seating and shade confined to perimeter	Consider additional uses for left over spaces (passive and active recreation). Consider additional provision of seating and shading throughout park to encourage more even use





**EB2:** Steep embankment, retaining wall and high fence to industrial development



**D1:** New stormwater drains



Poorly maintained surface between basketball court and Park Rd



**ED1:** Steep embankment. Barrier between Victoria Rd and F3



Poorly maintained area between F2 and South St



**TF1:** bare turf



**TF1:** Area for passive recreation

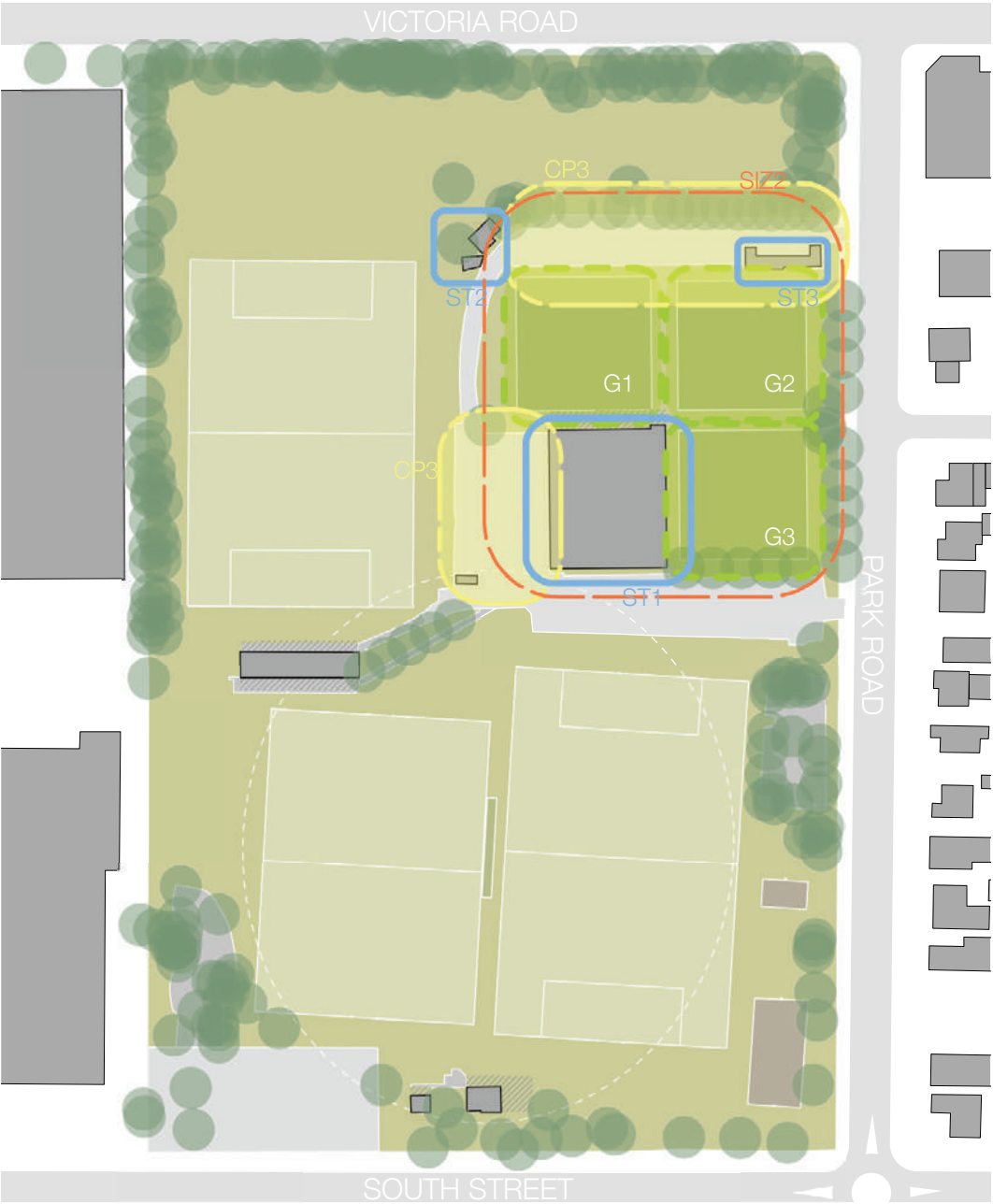


Traffic light control box near Victoria Rd



SITE AUDIT - BOWLING CLUB

see overleaf for photographs

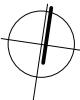


Item	Description	Condition	Recommendation
Bowling Club			
G1 - G3	Bowling greens. Associated lighting, seating, awnings and signage. Facility current occupied by Rydalmere Central Bowling Club who will be vacating on December 17 2017	Fair. Facility is old but appears well maintained. Green turf dry but even, not patches observed. Awnings operational but frayed at edges. Lighting appears structurally sound, however, working condition not observed	For discussion
ST1	Bowling Clubhouse. Single storey brick building with undercroft. Metal roof with blue painted finish. Occupied by Rydalmere Central Bowling Club (until December 17 2017) and the Greens Bistro	Fair. Building is old but appears reasonably well maintained. No visible structural or aesthetic damage observed. Back-of-house are has a build up of unwanted items (milk crates etc).	For discussion
ST2	Single storey weatherboard cottage. Tile roof. Caretakers Cottage	Fair. Condition difficult to determine as bowling club could not be accessed. Appears well maintained.	For discussion
ST3	Outbuilding for green equipment. Single storey masonry structure.	Fair. Condition difficult to determine as bowling club could not be accessed. Appears well maintained.	For discussion
CP3	Private car park for bowling club. At grade, bitumen surface. Single and double aisle. 45 degree parking in marked bays. 75 spaces (including 8 undercover 90 degree spaces)	Poor. Bitumen uneven with multiple patches. Some large potholes. Underutilised	Consider additional usage. Consider upgrade.
SIZ 2	Signage to bowling club. On perimeter fence and club building.	Very Poor. Majority of signage is old, faded and otherwise damaged. Some signage is at least 16 years old. Poor signage makes club look neglected and uninviting.	Remove
F1	Perimeter fence to Bowling Club. 1.8m high wire mesh fence with barbed wire top	Poor. Fence is falling over in places. Majority is rusted. Several holes in fence observed	Replace / Remove depending on eventual use of bowling club site
Bowling Club - General		Current tenant (Rydalmere Central Bowling Club) will be vacating at the end of 2017. Whilst facility is old it is reasonably well maintained and could be repurposed	For discussion

Legend

- park extents
- field
- green / pitch
- hardcourt
- carpark
- hard surface
- building
- awning
- structure
- carpark
- bowling green
- signage zone

0 20 40 100m  
1: 2000 @ A3







**Bowling Club:** Greens in use.  
Source: Rydalmere Central Bowling Club Facebook Page Date unknown



**Bowling Club:** View of G2 & G3. G1 in background. Car park surface poor.



**Bowling Club:** Clubhouse interior.  
Source: Rydalmere Central Bowling Club Webpage. Date unknown



**Bowling Club:** Back of house area



**Bowling Club:** View across greens

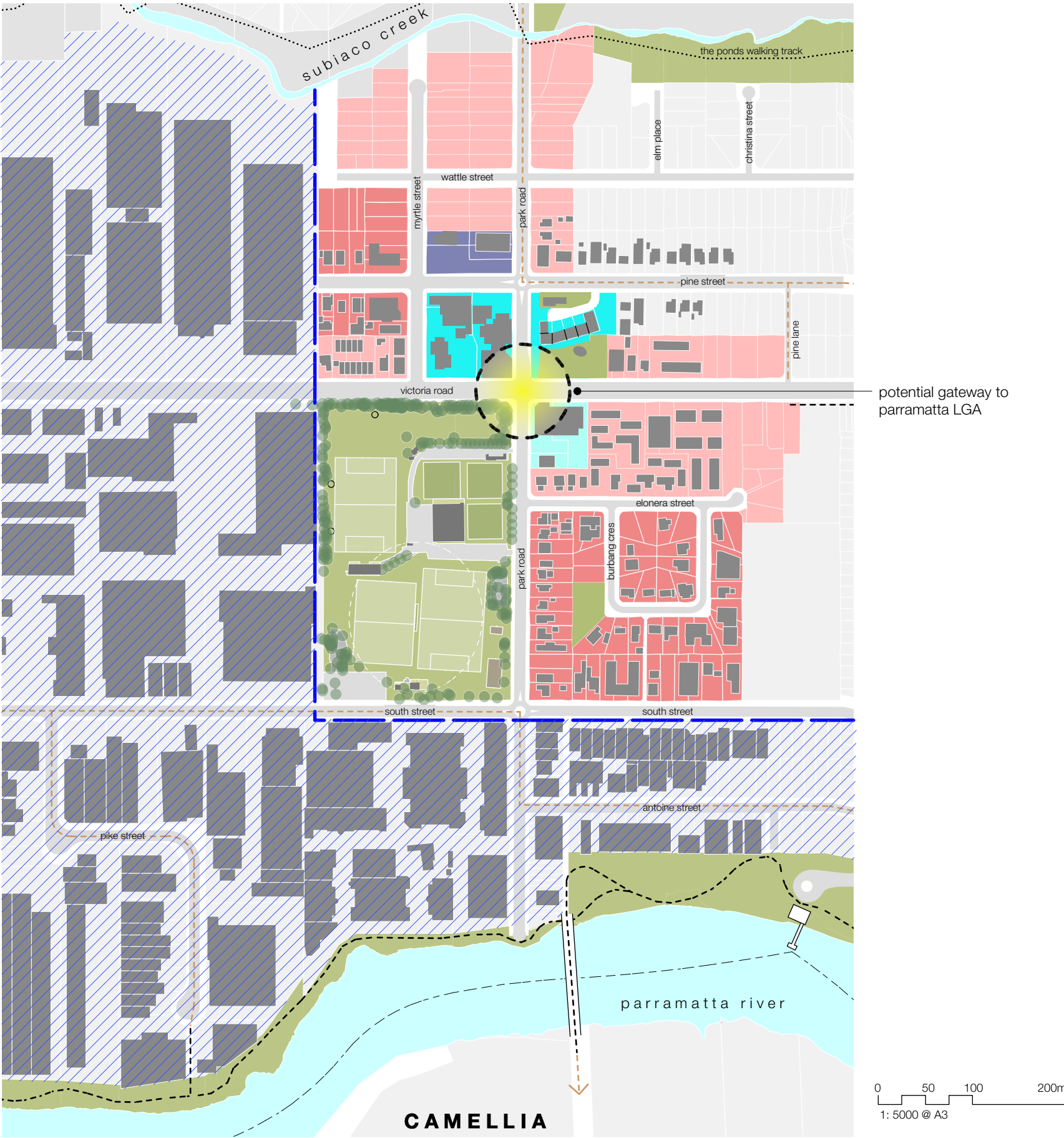


**Bowling Club:** Fences near ST2. Perimeter F1 damaged



LEGEND

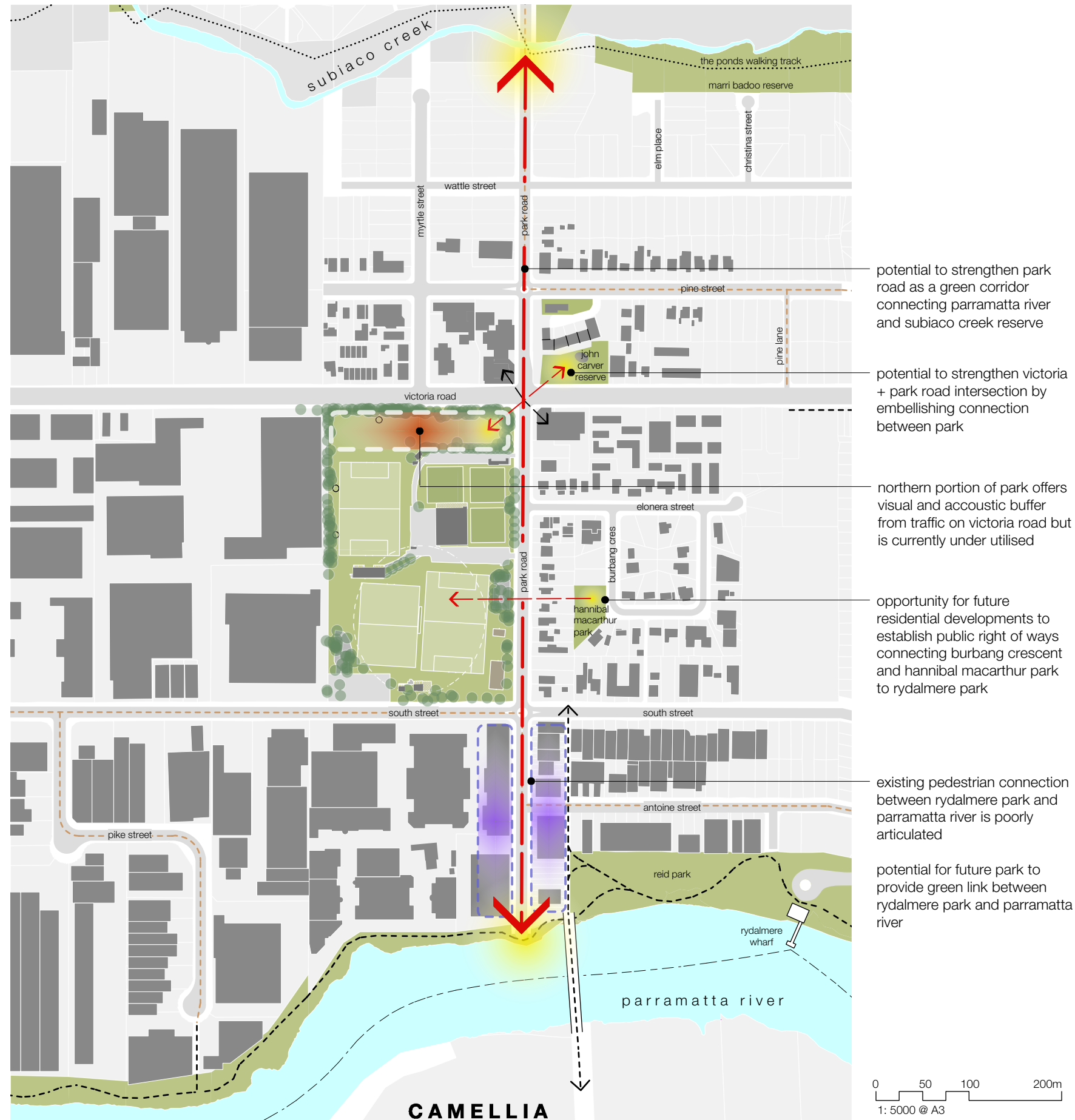
- public park land
- built forms
- residential - low density (R2)
- residential - medium density (R3)
- residential - high density (R4)
- neighbourhood centre (B1)
- local centre (B2)
- mixed use (B4)
- employment / industrial zone
- boundary between residential and employment zones
- cycleway (on road)
- shared cycleway (off road)
- ferry route
- bushwalking track





## LEGEND

- public park land
- built forms
- cycleway (on road)
- shared cycleway (off road)
- ferry route
- bushwalking track







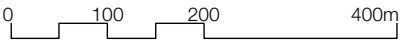
parramatta park



george kendall riverside park



meadowbank park





BUILT FORM

Built forms on the existing park grounds include a bowling club a sports amenities block and a number of smaller structures generally providing areas for storage or covered seating areas.

The majority of the north east portion of the site is occupied by Rydalmere Bowling Club. The clubhouse is a single storey brick building with undercroft and a metal roof with blue painted finish. A small single grounds keepers dwelling is also located withing the bowling club complex. The clubhouse has potential to be sustained as a viable community asset however a reconsideration of the buildings funtion is recommended. Modifications may be required to fulfil alternative community programs.





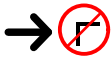
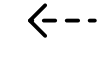


Centrally located within the site is an amenities block. It is a newly constructed 2 storey masonry building with metal roof. The facility is in good condition and is a valuable asset to be retained.

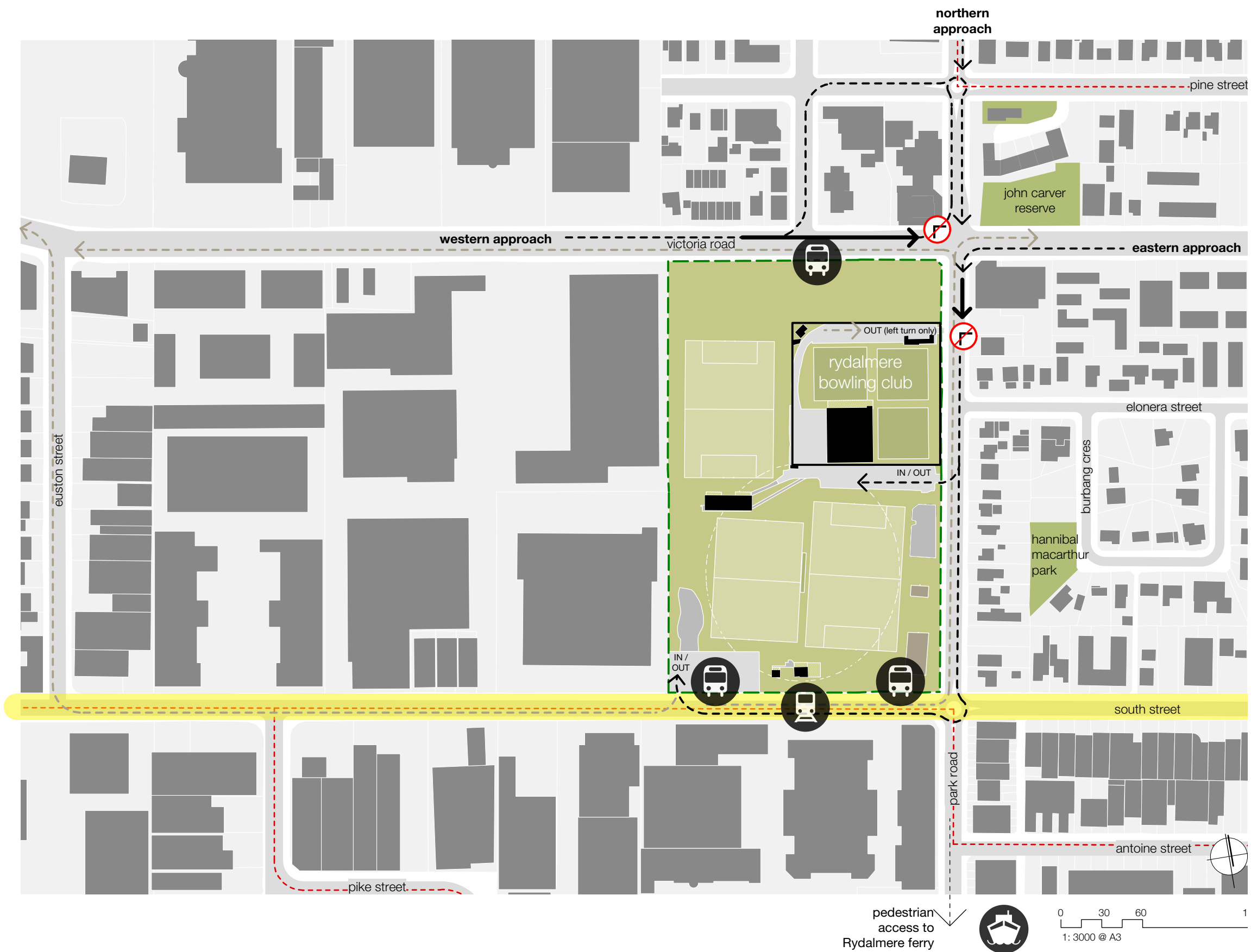
The southern portion of the site contains a single storey masonry amenities building with a metal roof and awnings. The facilities are unused but the covered seating and awning is in regular casual use by employees from businesses opposite South Street.











LEGEND

-  parramatta light rail stage 2 (preferred route)
-  potential future light rail station
-  existing bus stop
-  ferry access
-  no right turn from direction of travel
-  primary vehicular approach routes
-  primary vehicular departure routes
-  cycleway (on road)





LEGEND

-  vehicular access zones
-  65 vehicular parking spaces (approx number of spaces nominated)
-  restricted access parking
-  employee / private parking
-  parking entry / exit points
-  no right turn from direction of travel

PARKING SPACE SCHEDULE

park road parking lot	45
south street parking lot	65
bowling club parking lot	60
total	170

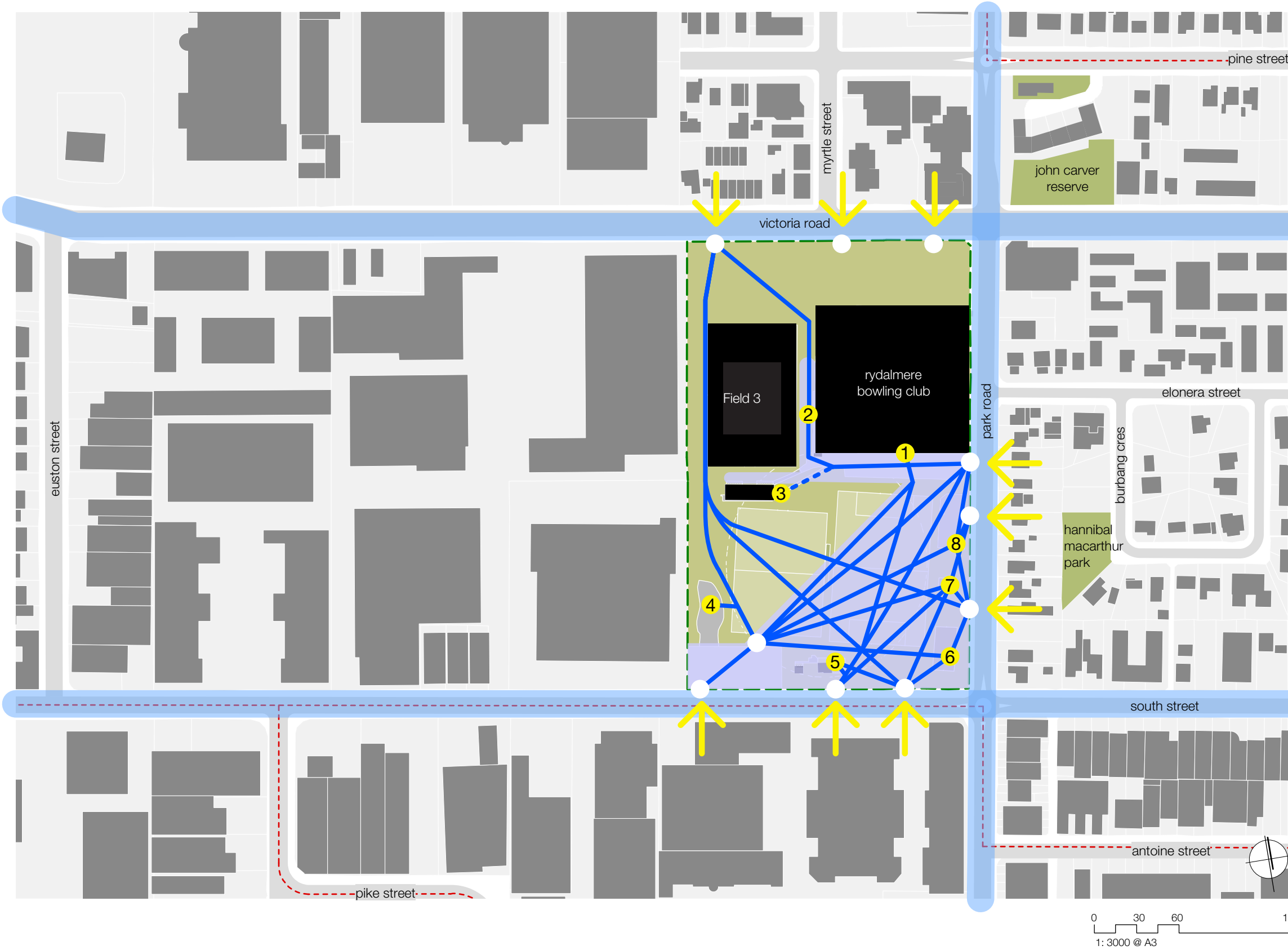




LEGEND

















- peripheral circulation
- some pedestrian activity
- fenced / built zones
- internal circulation (desire lines)
- accessible path
- destinations within park
- park entry points
- cycleway (on road)

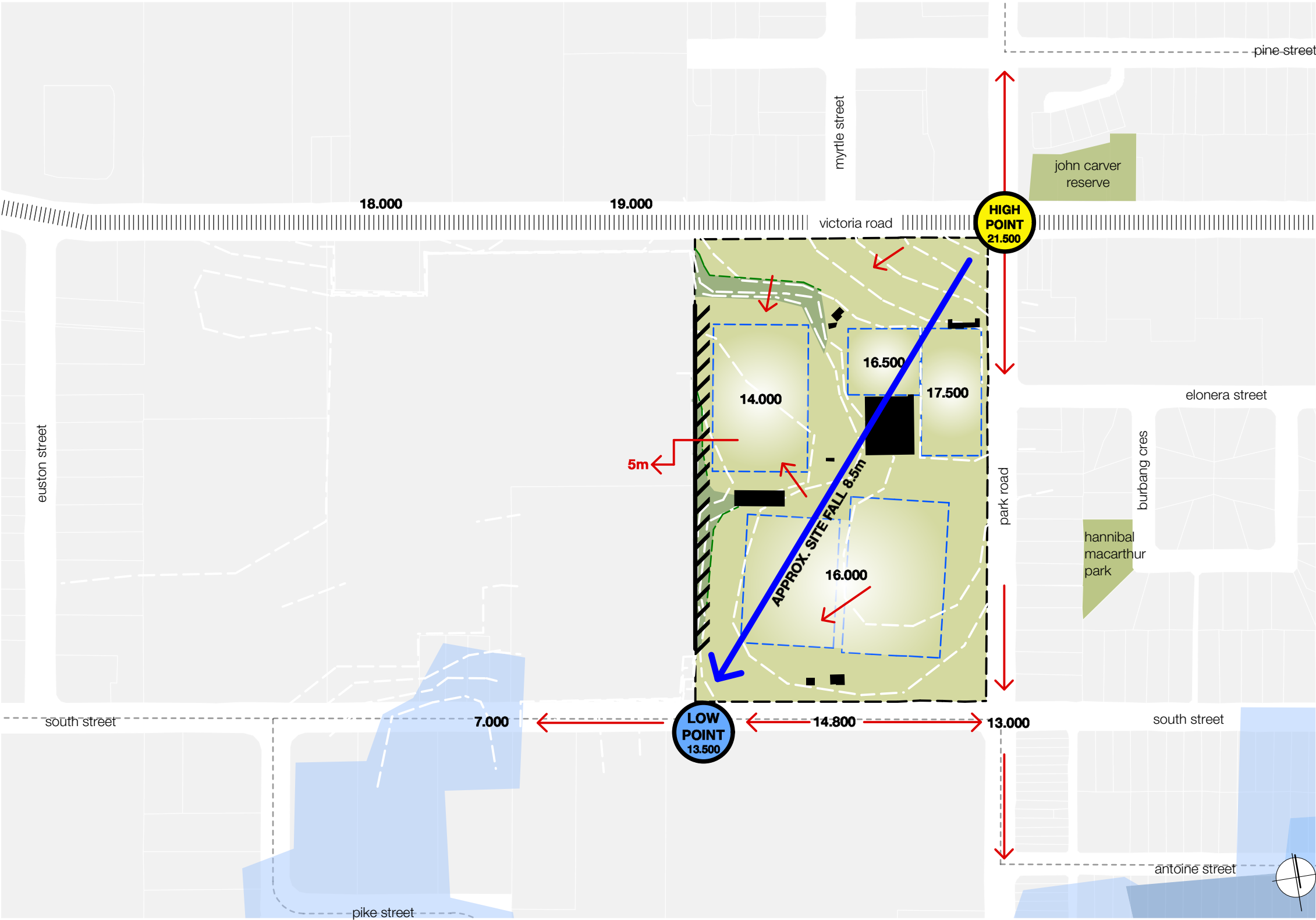
- 1 - Bowling Club
- 2 - Field 3 seating
- 3 - Amenities building
- 4 - Former Playground
- 5 - Covered outdoor area
- 6 - Netball Court
- 7 - Basket Ball 1/3 Court
- 8 - Playground










LEGEND

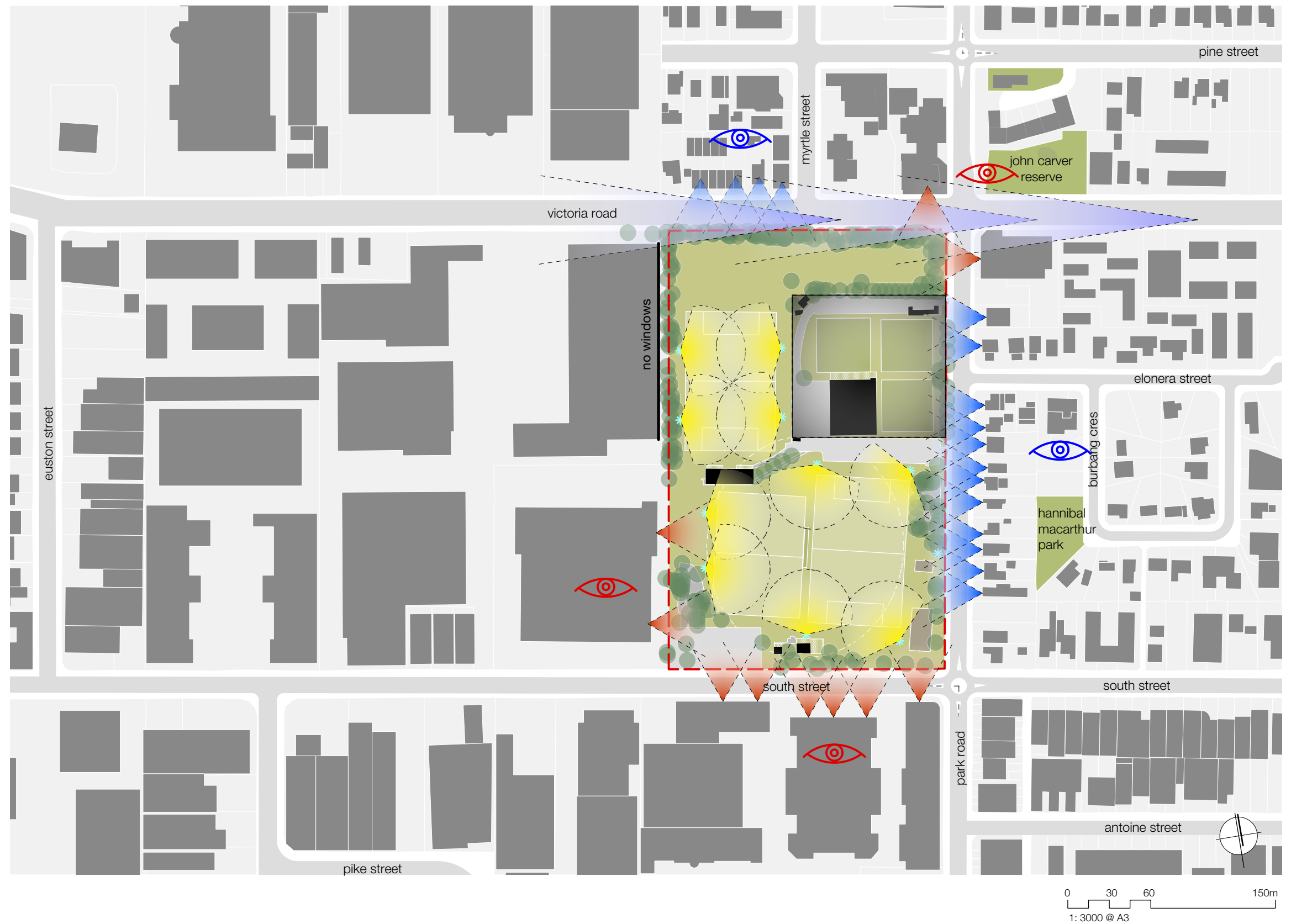
-  potential consolidated park
-  embankment areas
-  indicates appoximately level areas
-  existing site buildings
-  low risk flood zone
-  medium risk flood zone
-  high risk flood zone
-  low point of site
-  high point of site
-  site fall
-  retaining wall
-  site fall direction
-  retaining wall setdown
-  site contours (1m interval)
-  top of bank
-  ridge line





## LEGEND

-  casual surveillance from residences
-  casual surveillance from businesses
-  casual surveillance from traffic on major road
-  flood lighting
-  security monitored area (wilson security)  
gated perimeter with wire mesh fencing topped with barbwire

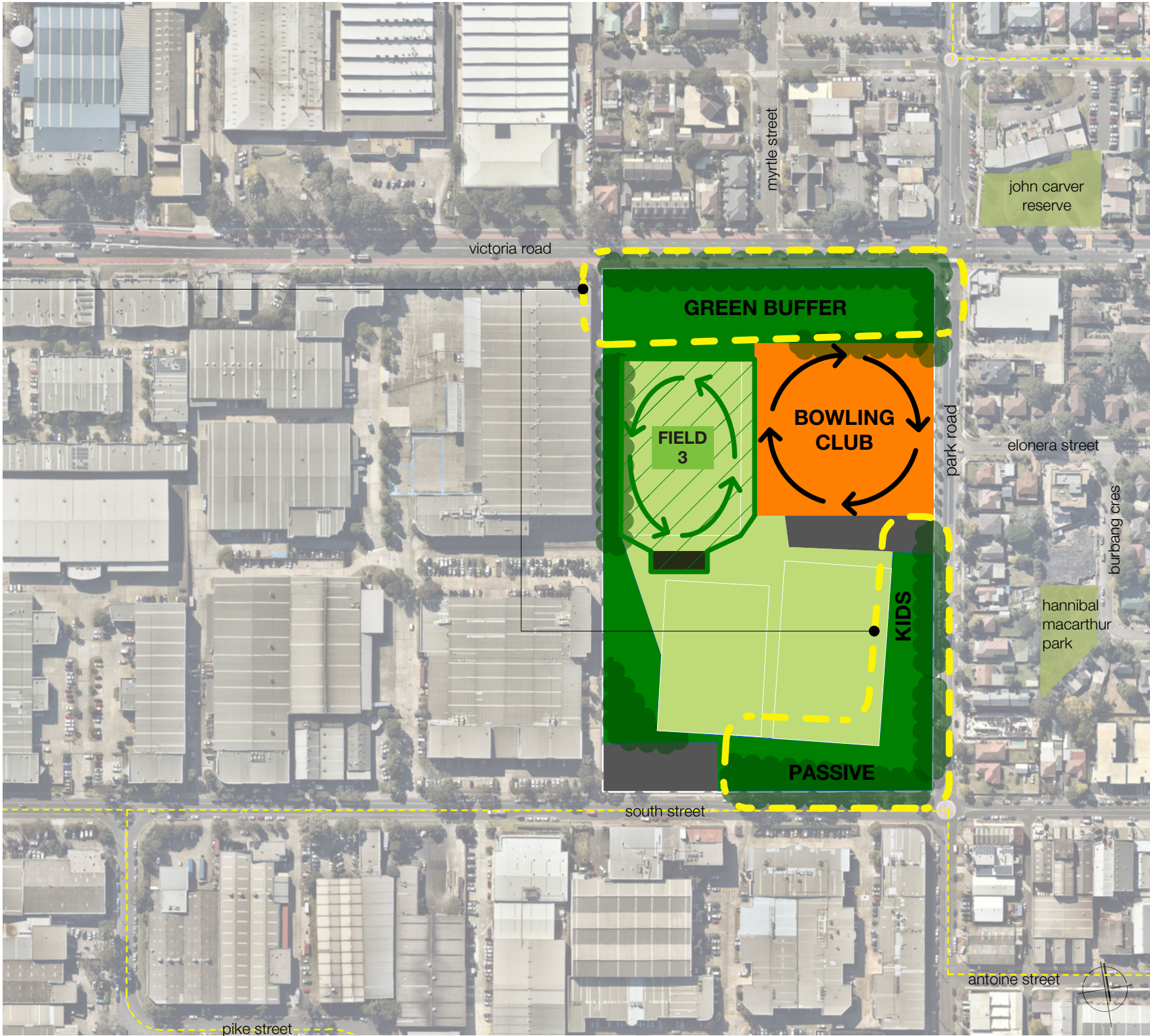




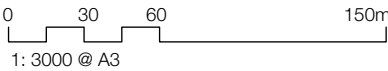
LEGEND

- active open space  
organised recreation
- passive open space  
casual / informal recreation
- specialised playing field
- community based recreation /  
entertainment + leisure
- parking / site access
- self contained /  
independent programs

at present passive and non  
organised sporting activities are  
restricted to perimeter edge and  
residual spaces of the park



base image: near maps





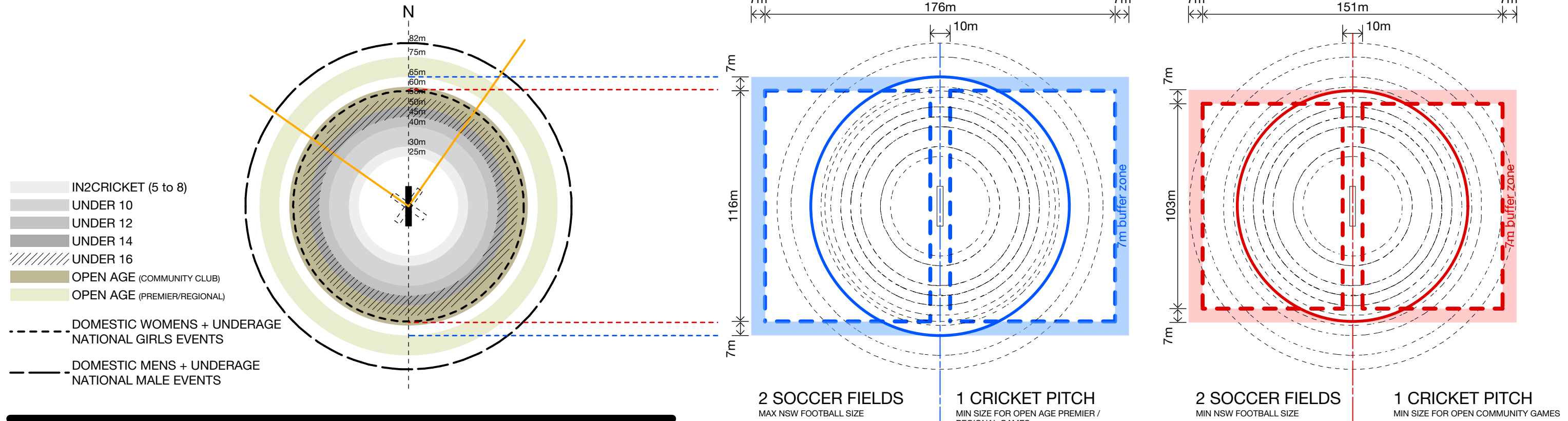
## LEGEND

-  unrestricted park access 24/7
-  unrestricted parking
-  restricted parking area - hours (TBC)
-  amenities building  
toilets locked when not in use
-  playing field
-  locked storage facilities
-  **bowling club** - bistro / bowls / functions  
open Tuesday to Sunday (hours vary)
-  **bowling greens**  
currently not in use due to club amalgamations
-  **playing field usage**  
weekend games  
week night training  
week day use by Ryalmere Public (TBC)

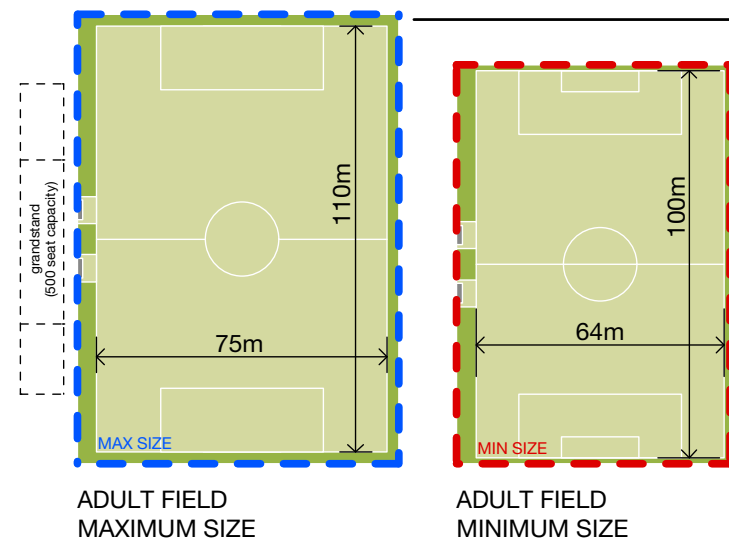




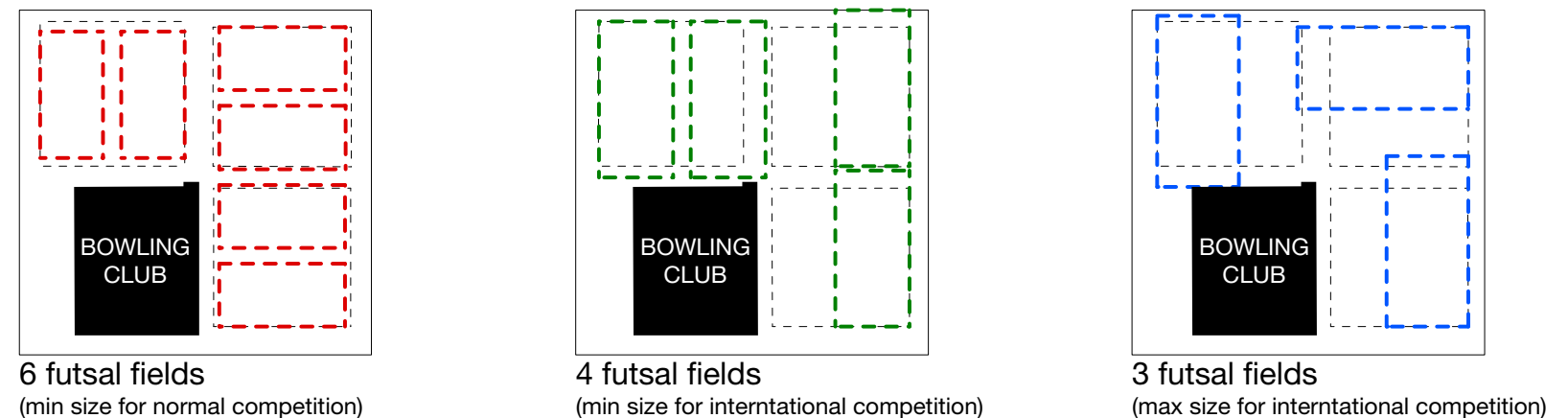
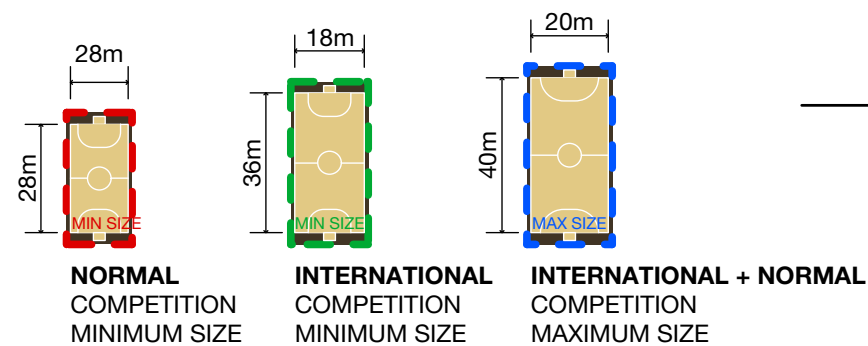
COMMUNITY CRICKET FACILITY GUIDELINES



FOOTBALL NSW



FUTSAL ASSOCIATION OF AUSTRALIA



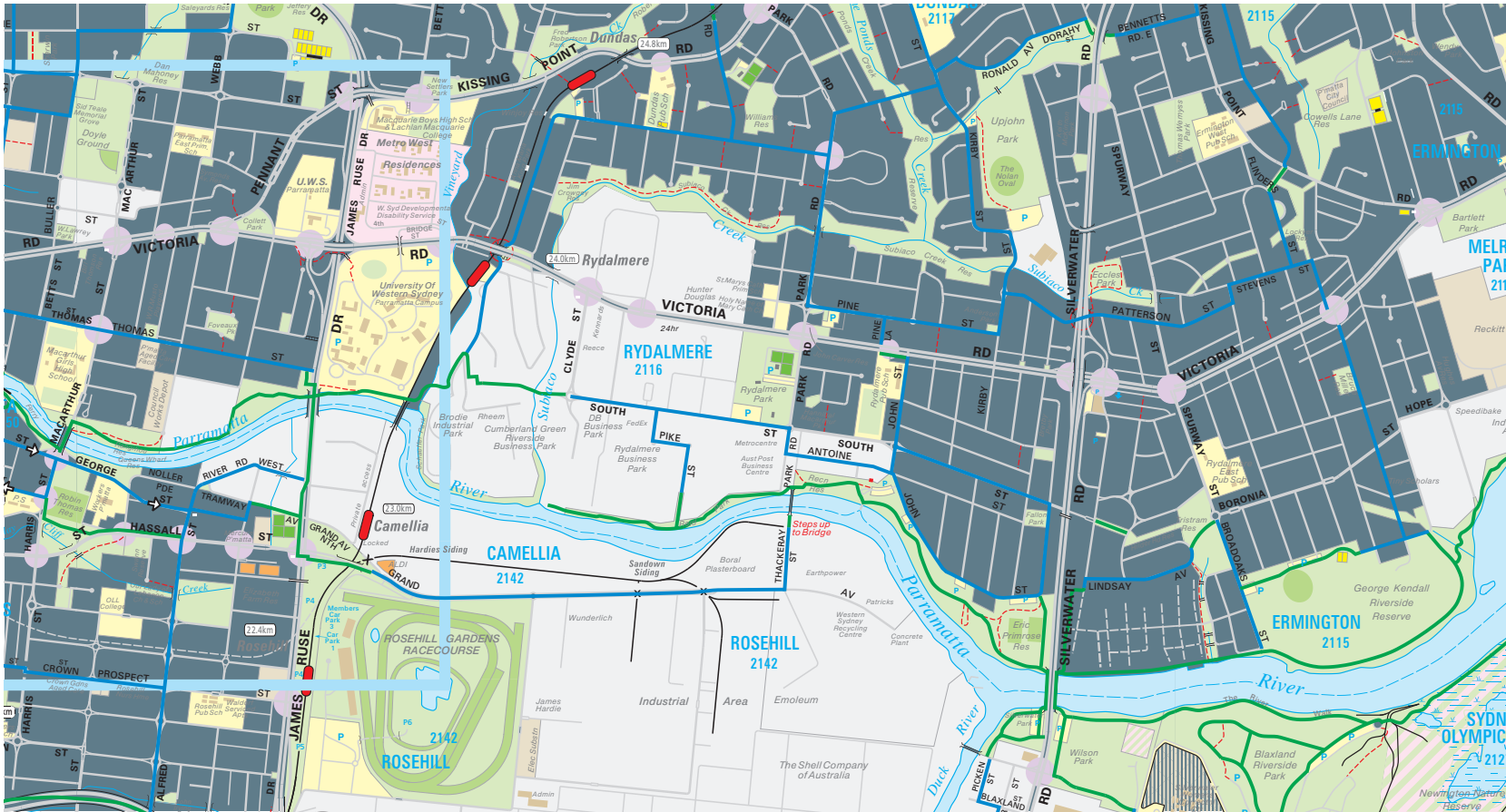


# Cycle Network

Rydalmere Park is centrally located within the Rydalmere Suburb and the Eastern Central Precinct of the Parramatta LGA. This opportune geographical location provides opportunity to connect the park to existing off Road Bike Routes along Parramatta River and north to Park Road. The potential connection of these cycle routes will improve attraction and foot traffic to the park and assist in encouraging cycling as a critical mode of transport for the future of the region.

Key principles include

- Connect to existing cycle infrastructure
- Extension of separated bicycle route from Parramatta River to connect to Rydalmere Park
- Encouragement of parent/children bicycle journeys
- Integration with Parramatta Ways Strategy document



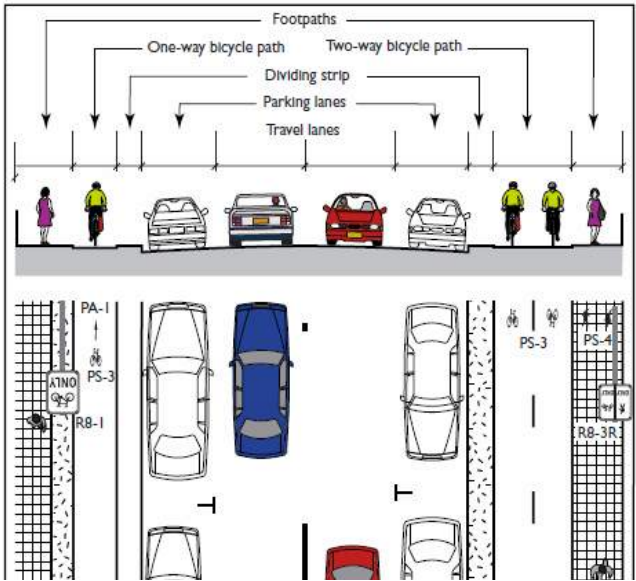
Connecting Cycle Network within precinct. Source: Parramatta Bike Web

## LEGEND

- On Road Bike Route
- Off Road Bike Route

	Minimum Lane Width	Minimum Kerb Width
SEPARATED BI-DIRECTIONAL CYCLEWAY	2.5m	0.4m
ON-STREET PAINTED CYCLE LANE	*	None
SHARED PATH (cycle and pedestrian)	2.5m (min. 1.2 at pinch points)	None

Preferred minimum cycleway dimensions. Source: NSW Bicycle Guidelines, July 2005



Shared path requirements within Road Corridors Source: NSW Bicycle Guidelines, July 2005



# Appendix

## Opportunities and Constraints

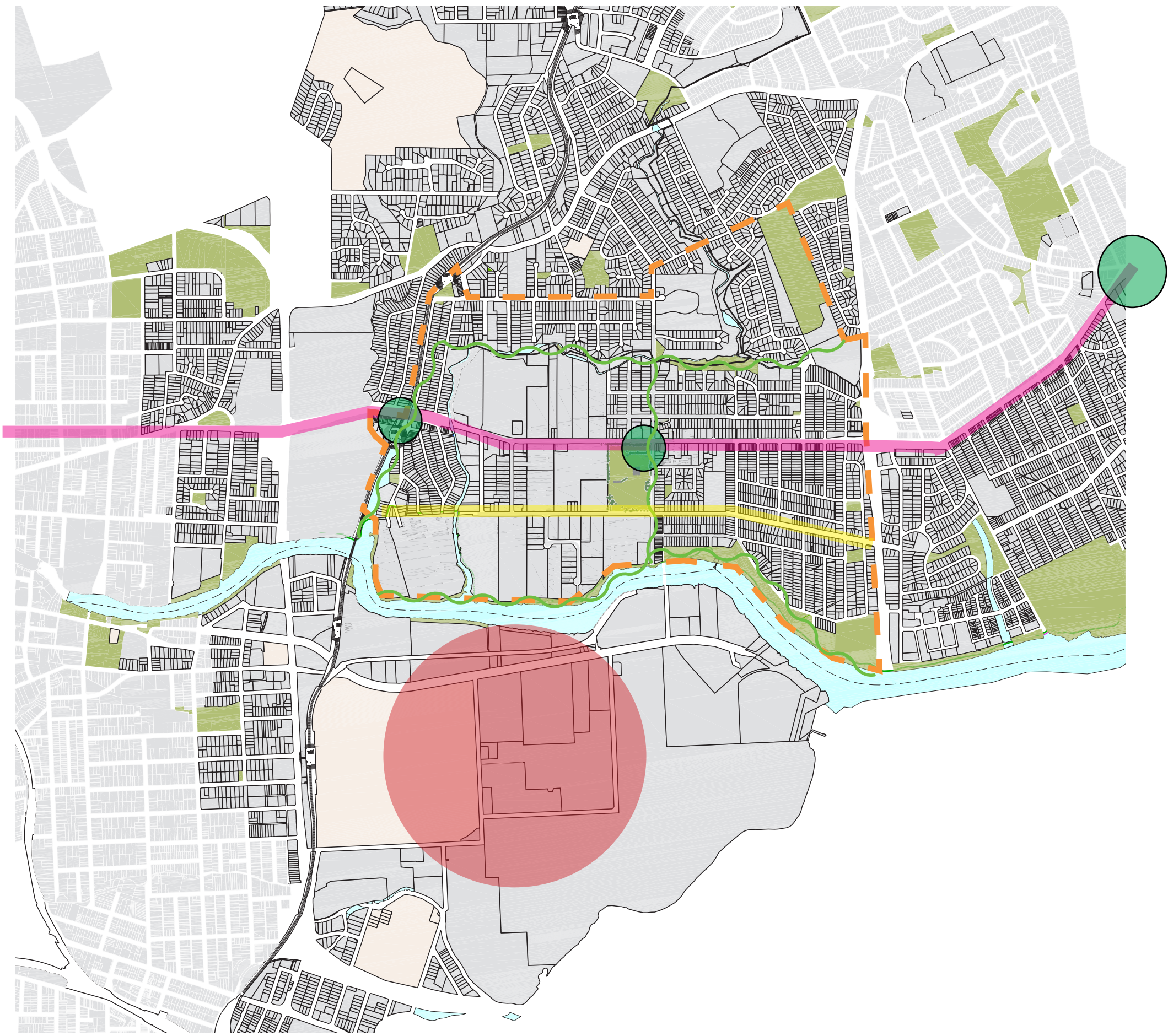
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LEGEND

- Rydalmere Suburb boundary
- Arterial road (Victoria Road)
- Gateway to The City of Parramatta LGA
- Natural resource connection
- Parramatta Light Rail (Transport for NSW preferred route Stage 2)
- Heavy industry (Current)





# Opportunities - Suburb

The site provides numerous opportunities on a context within The City of Parramatta Local Government Area. The site is well connected in relation to the Parramatta region with strong connections to public transport and the city.

## Gateway

- High exposure site
- Potential green open space to add to sense of arrival to The City of Parramatta LGA.
- Opportunity to display City of Parramatta core open space values at entry to the LGA
- Utilise adjacent parkland to north of the site located on the corner of Victoria and Park Roads to assist gateway

## Environment

- Connect Subiaco Creek and River through Cycle corridor
- Visual and metaphorical connection to Parramatta River
- Extension of active open space and establishment of Parramatta as the second CBD

## Connectivity

- Centrally located in reference to population growth centres in Telopea, Melrose Park and Camellia
- Potential commuter way point for cycling to Parramatta, walking and other transport modes
- Potential active open space for neighbouring schools and Western Sydney University
- Centrally located within suburb boundary of Rydalmere
- Potential change in adjoining commercial usage and scale of business.



Victoria Road, Rydalmere at Park Road looking west. Source: Google Street view 2016  
Note prominence of Rydalmere Park identified by established vegetation



Link to Parramatta River Cycleway



Potential new social infrastructure



Mixed outdoor sports courts



# Constraints - Suburb

## Surroundings

- Adjoining existing commercial and light industrial usage
- Associated traffic, trucks and delivery vehicles with above usage

## Surrounding Environment

- Commercial industry and character
- Car and truck dominated streetscape



Limited pedestrian facilities within existing industrial street character are a potential constraint  
Euston Street, Rydalmere . Source: Google Street view 2016



Location of industry in adjoining suburbs such as Camellia is currently a constraint. With current masterplanning underway this is unlikely to be a long term constraint.



## Constraints - Public Domain

### Connectivity

- Single signalised crossing to Rydalmere Park (Victoria and Park Road junctions)
- Dense residential character with no connection to adjacent Hannibal Macarthur Park
- No clear hierarchy of entry to Park
- Limited widths of existing verges throughout all streets

### Services

- Existing overhead cables to Park Road, Victoria Road and South Street (eastern junction only)
- Extent of underground services unknown
- Existing local substation on Park Road (North)
- Power pole locations throughout verges

### Vegetation

- Existing small trees to Park Road. (Callistemon sp.)
- Lack of shade and shelter throughout public domain



Wide crossing at key entry point to park. Source: Google Street View, 2017



Existing overhead cables. Source: sa.gov.au



Potential light rail route on South Street (TBC) Source: Railway Technology.com

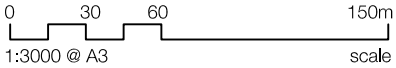


LEGEND

- Overhead power lines
- Electrical substation
- barrier between connecting paths



base image: near maps





# Opportunities - Public Domain

## Vegetation

- Improve vegetative canopy throughout street improving shade, shelter and improving appearance of Rydalmere Park
- Install large tree spacings at 10-15m centres (The City of Parramatta Public Domain Guidelines)

## Connectivity

- Install kerb extensions at key points to encourage pedestrian connectivity and reduce crossing distance
- Installation of pedestrian refuges at road junctions
- Extension of pedestrian / cycle shared path from Parramatta River along Park Road and South Street
- Upgrade of all footpaths in accordance with (The City of Parramatta Public Domain Guidelines)

## Appearance

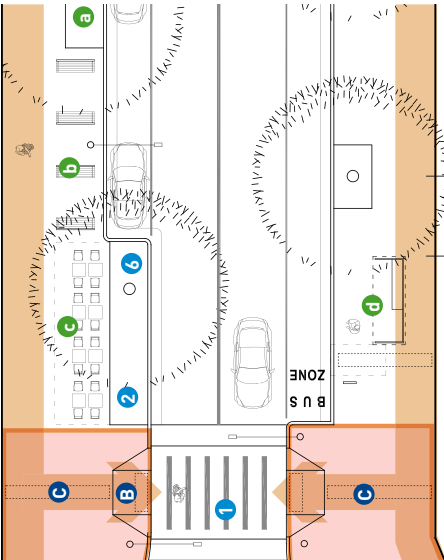
- Underground existing overhead power cables
- Upgrade boundary fence to be more consistent with use of park

## Water Sensitive Urban Design

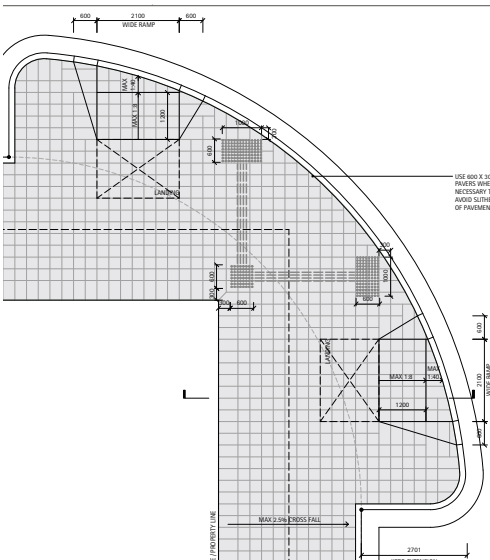
- Connection of Victoria Road and Park Road stormwater systems to underground Detention and Reuse tanks under future synthetic fields.



Tree lined streets with connecting canopies. Source: UFEI Tree selection guides



Pedestrian crossing detail. Source: The City of Parramatta Public Domain Guidelines



Kerb Extensions. Source: The City of Parramatta Public Domain Guidelines



Underground stormwater detention and reuse tanks

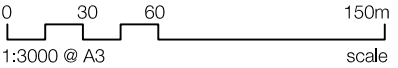


LEGEND

- ← Connection to Cycle network
- Electrical substation
- ⬜ improve pedestrian connection
- ↔ encourage pedestrian connectivity
- underground WSUD treatment
- ∧ transition surrounding character to park like feel



base image: near maps





# Appendix

## Detailed Proposal

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Masterplan Concept Plan	44
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LEGEND

-  building - existing
-  building - addition
-  synthetic playing surface
-  grass / other plantings
-  natural playing surface
-  seating / other structures
-  hard surface
-  edging
-  other surface

ADVANTAGES

- retains and repurposes all buildings in good condition
- allows for upgrade of all sporting fields to recommended / required size and type
- provides a diversity of uses and facilities for a wide range of stake holders
- presents strong landscape presence to all interfaces
- provides a legible park structure, creating space for organised, casual, active, relaxed and community uses

ISSUES

- remnant cumberland plain bushland cannot be retained. offset plantings required in urban forest

**Green Edge / Industrial Interface**  
Enhanced landscape edge to Victoria Road interface and boundary with industrial development. Dense plantings provide strong, legible edge to park .

**Fitness Circuit & Walking Path**  
Formalised walking path provided beneath canopy of urban forest. Close proximity to town centre and bowling club facilities .

**Synthetic Warmup Area**  
20m wide synthetic surface warmup area for use with upgraded field 3. Existing embankment excavated and retained to enable flat area at same level as field.

**Field 3**  
New facilities to Football NSW Stadium Technical Requirements for NPL2 NSW Mens. Potential facilities include: 500+ seating capacity, with at least 250 undercover, synthetic pitch to FIFA recommended dimensions home / away changerooms, amenities, canteen.

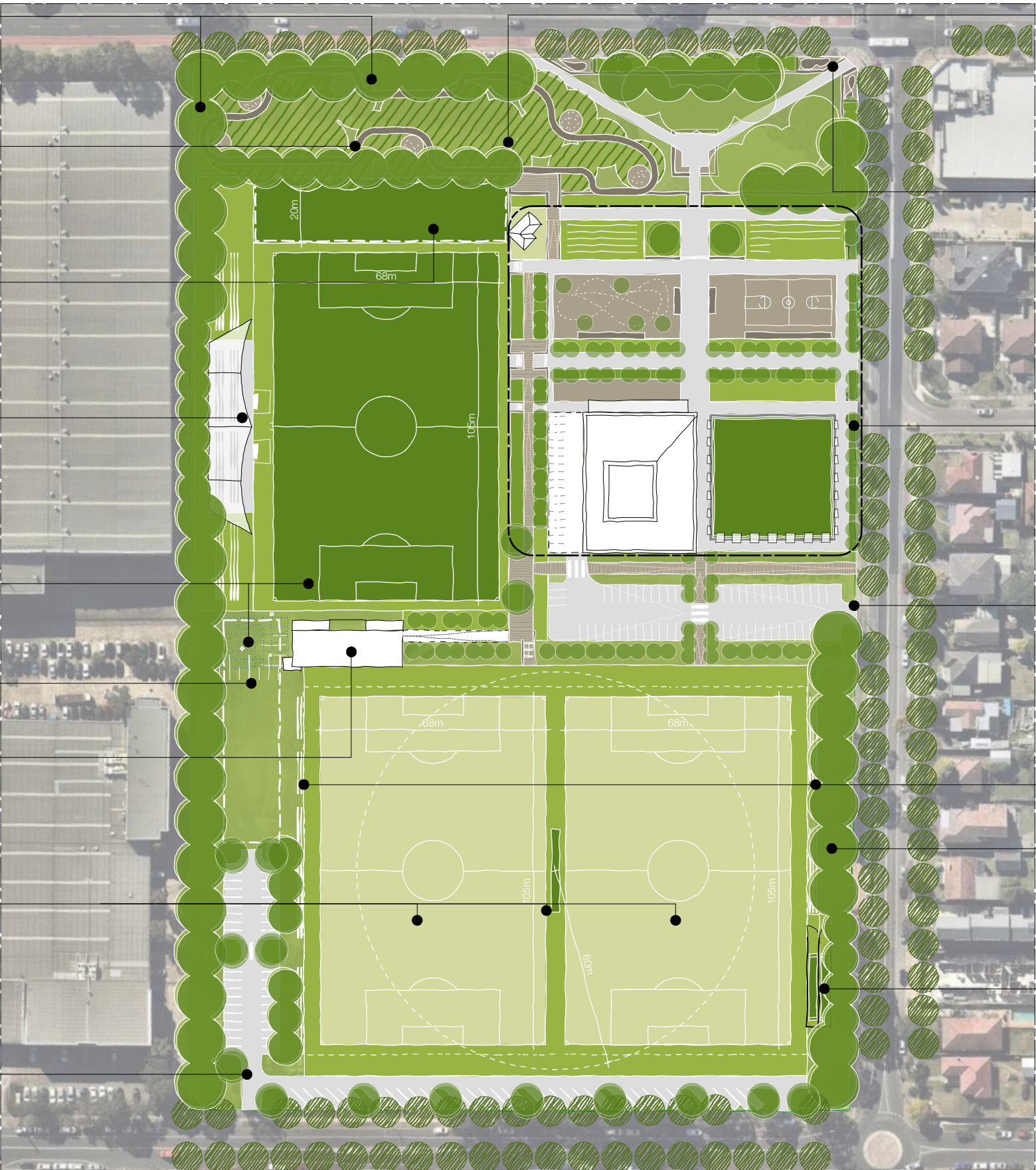
**Water Drainage / Detention**  
Existing water drainage point retained. Water detention tanks under synthetic pitch for reuse / irrigation.

**Warmup Area**  
Warmup area incorporating water drainage area, approximately 1200sqm.

**Amenities Building**  
Existing amenities building retained to provide facilities for casual / non-RLFC users of fields 1 & 2 and the cricket pitch. Repaint / reclad to match language of repurposed bowling club. Ramp access reconfigured

**Fields 1 & 2, Cricket Pitch**  
Fields 1 & 2 upgraded to meet Football NSW / FIFA recommended pitch sizes. Cricket pitch upgraded to meet Cricket Australia recommended size for open age community clubs. Existing lighting to be retained and augmented where additional LUX levels required.

**South Street Car Park**  
Reconfigured car parking. 90 and 45 degree parking with integrated landscaping and fencing to south of fields. Existing vehicle crossing utilised. Approximately 75 spaces provided.



**Urban Forest / Indigenous Vegetation Offset**  
Existing planting and landscape treatment to Victoria Road retained and strengthened to form an 'urban forest', including indigenous species and native vegetation offset. Provides recreation space and noise attenuation for the remainder of the park.

**Victoria Road Entrance / Town Centre Interface**  
Existing planting and landscape treatment to Victoria Road retained and enhanced. Formal park entrances with sculptures and feature walls. Park edge and organisation is reinforced through landscaping and axial circulation. Relationship and connection between neighbourhood centre and park strengthened .

**Bowling Club Activity Hub**  
Existing bowling club infrastructure re-purposed for a community focussed urban park. Potential facilities include; a cafe + community centre, outdoor dining, playground, pocket farm, formal garden, mixed use sports courts and social bowls.

**Park Street Car Park**  
Reconfigured car parking. Approximately 78 spaces provided including 33 undercover, beneath bowling club building for staff use and / or loading.

**Spectator Seating**  
Bench style seating.

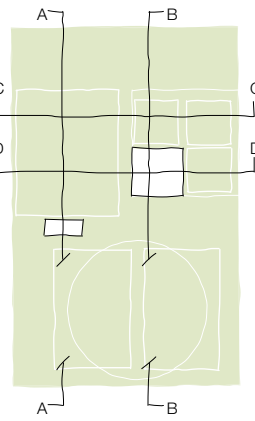
**Green Edge / Residential Interface**  
Enhanced landscaped edge to southern end of Park Road interface and South Street. Traditional 'park' edge is highly legible and inviting, providing shelter for players, specators and casual park users.

**Cricket Training Nets**  
Two new cricket training nets to Community Cricket Facility Guidelines.

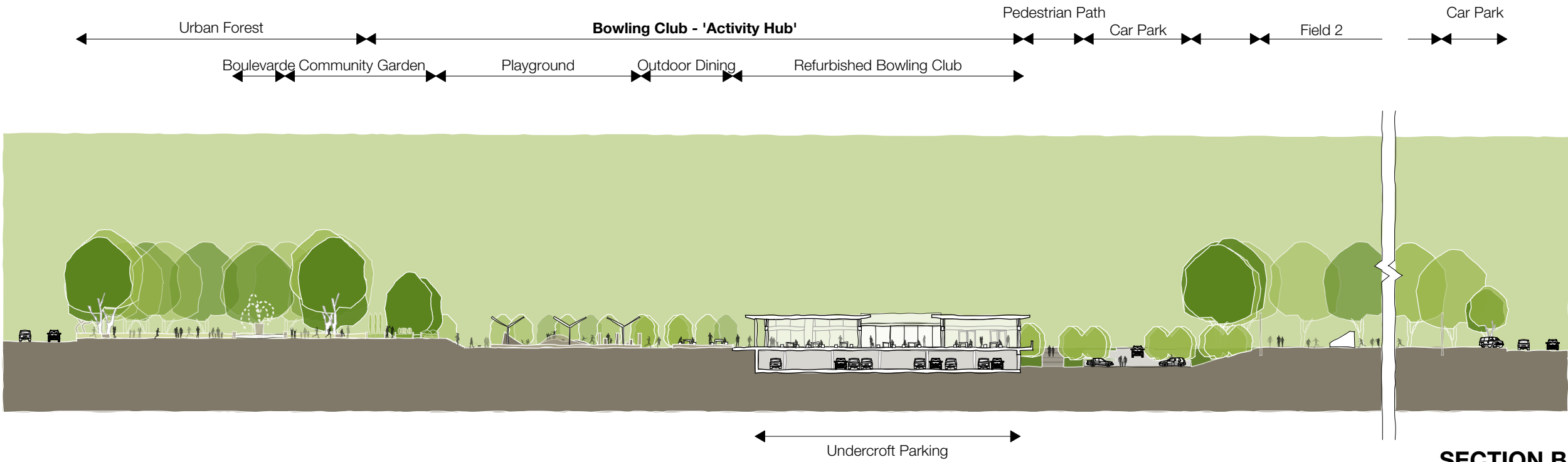


LEGEND

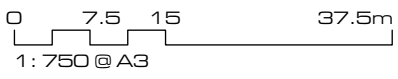
- building - existing
- building - addition
- synthetic playing surface
- grass / other plantings
- natural playing surface
- seating / other structures
- hard surface
- edging
- other surface



SECTION A



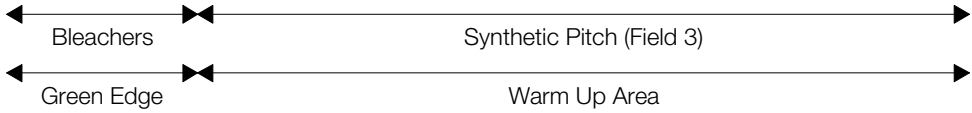
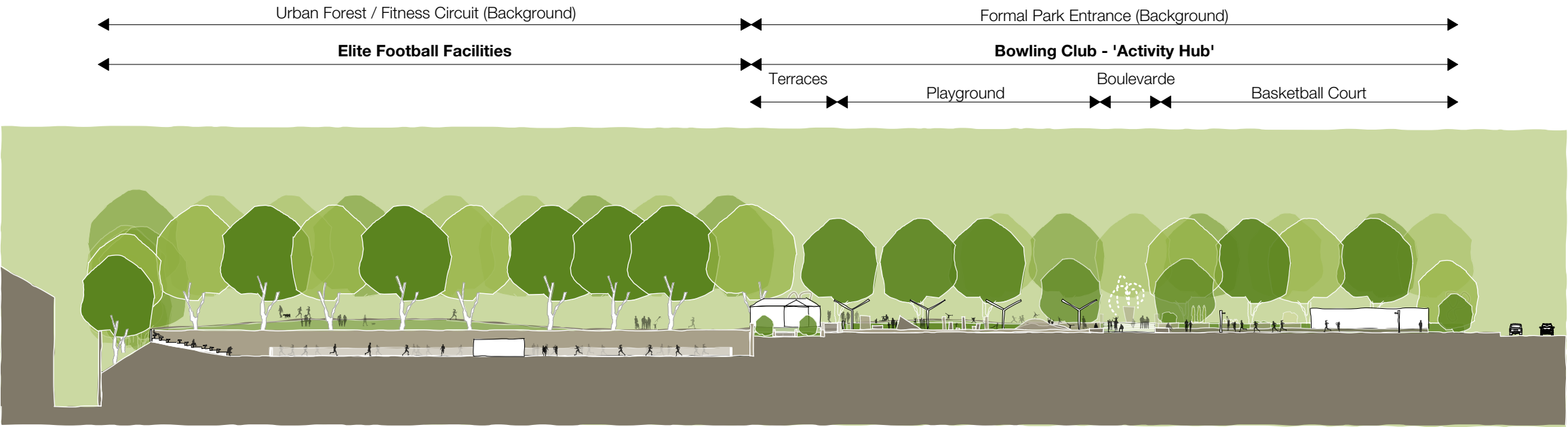
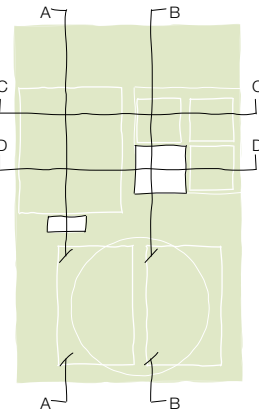
SECTION B



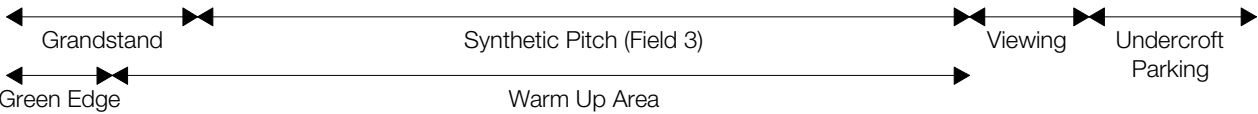
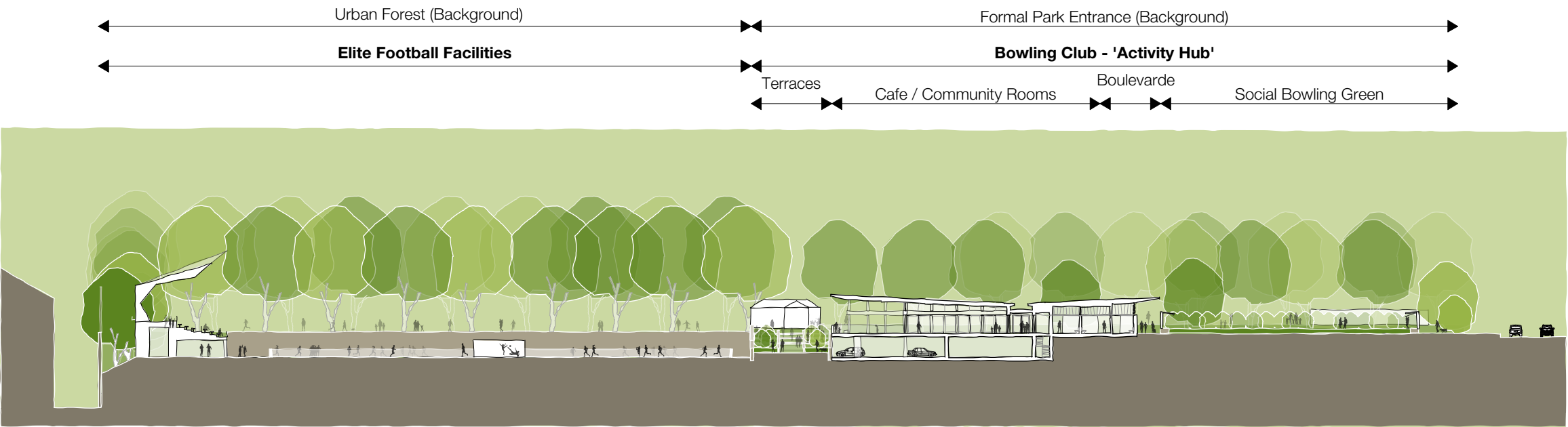


LEGEND

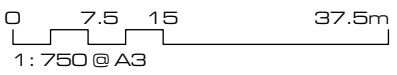
- building - existing
- building - addition
- synthetic playing surface
- grass / other plantings
- natural playing surface
- seating / other structures
- hard surface
- edging
- other surface



SECTION C



SECTION D





## LEGEND

**Fitness Circuit / Walking Path**  
Formalised walking path provided beneath canopy of urban forest. Close proximity to town centre and bowling club facilities.

**Public Allotments or Formal Garden**  
Growing space for lease by community or formal garden

**Caretakers Cottage**  
Caretakers cottage retained for use by community gardeners.

**Playground**  
Existing play equipment relocated.

**Outdoor Dining**  
For restaurant / Cafe.

**Basement**  
Basement area reserved for storage, plantroom + back of house use

**Parking**  
Additional undercover parking below new deck

**Kitchen / Edible Garden**  
Garden space for restaurant / cafe.

**Sheds**  
Bowling sheds retained for use by community gardeners.

**Basketball Court**  
Full sized basketball court for community use

**Boulevarde**  
Pedestrian boulevarde with arbour through centre of Bowling Club 'Activity Hub'

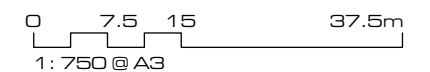
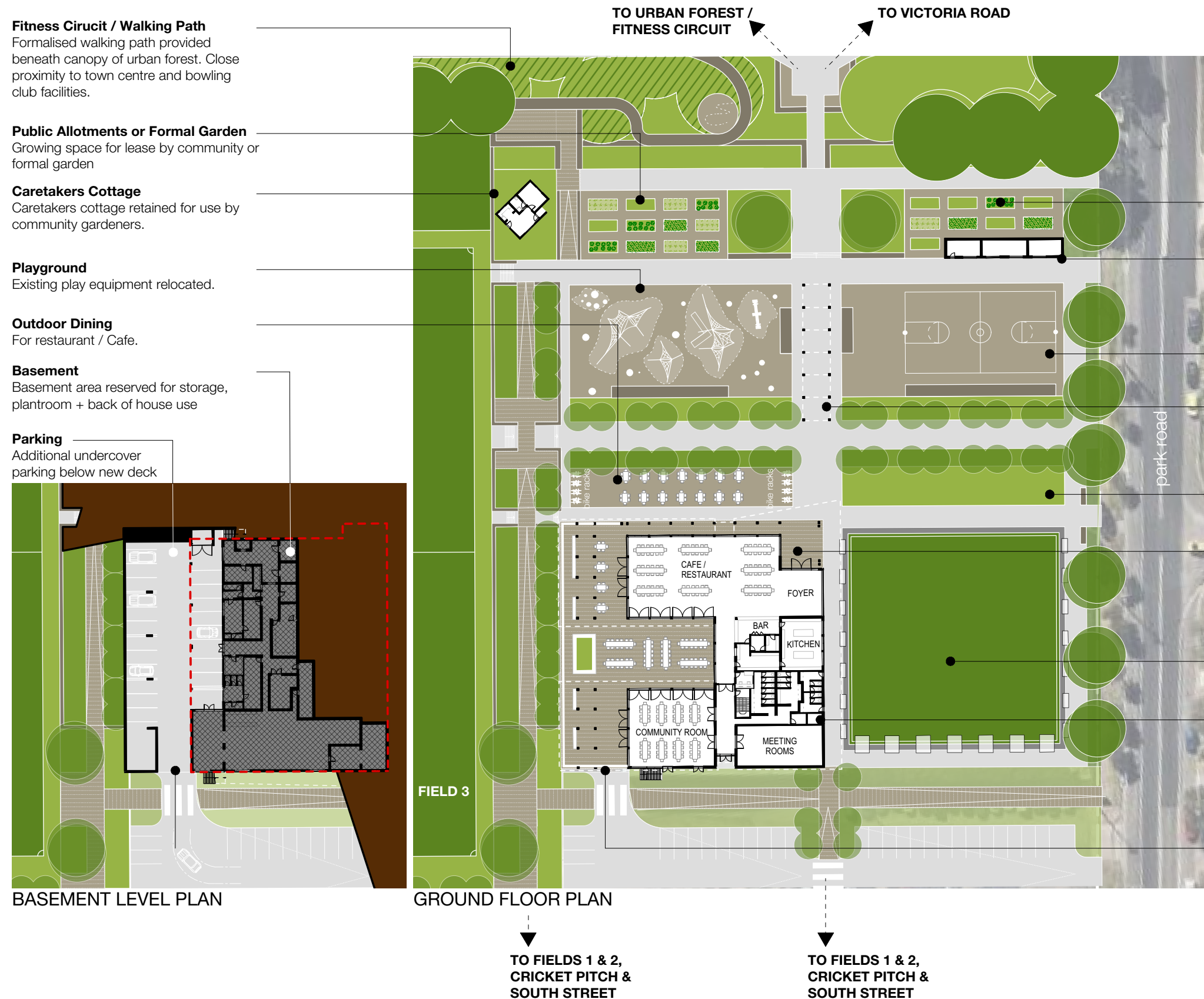
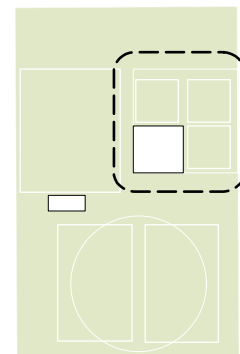
**Lawn**  
Lawn for recreational use.

**Bowling Club**  
Potential adaptive reuse of bowling club supporting restaurant / cafe use and community rooms for lease. Lease area to be reduced and will not include all the former Bowling Greens.

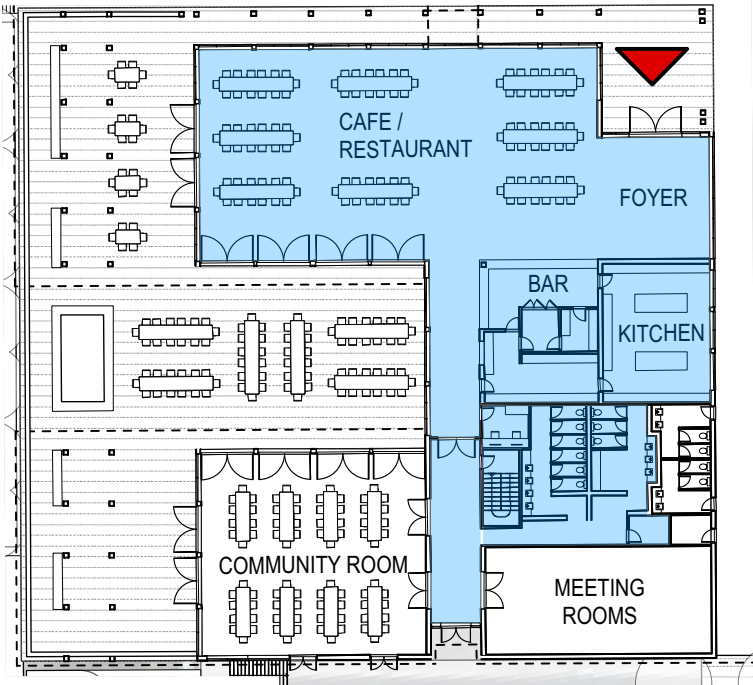
**Bowling Green**  
Bowling green retained for social use. Natural or synthetic surface

**Public Amenities**  
Externally accessible public toilets

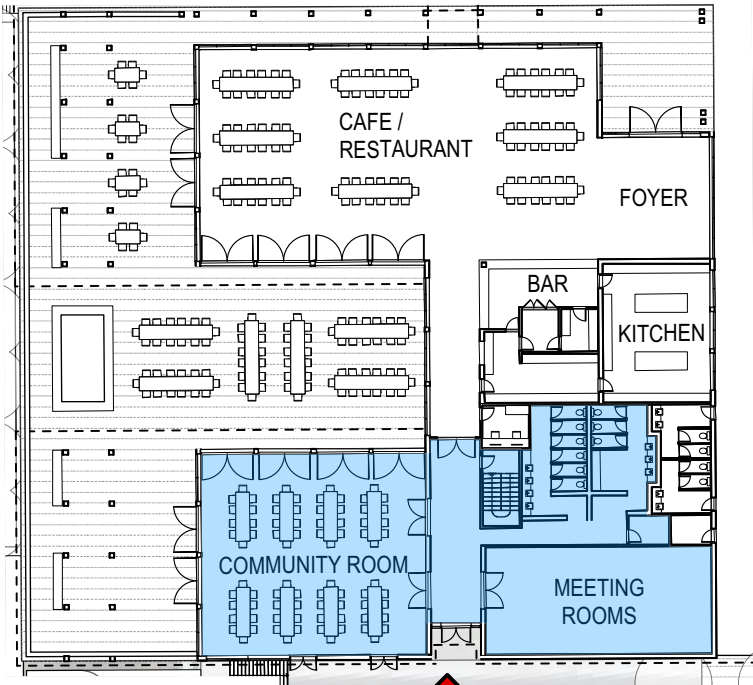
**New Deck / Viewing Area**  
New deck to western side of bowling club building



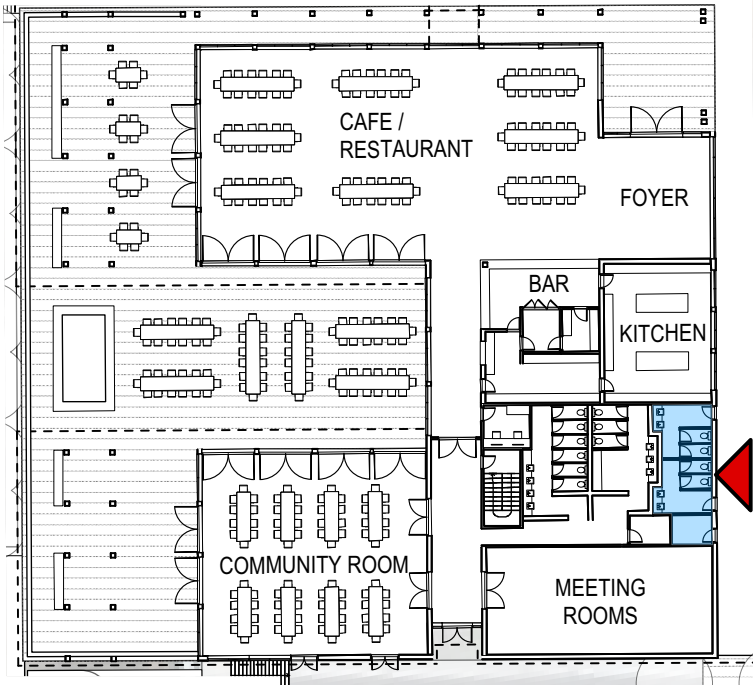




CAFE / RESTAURANT



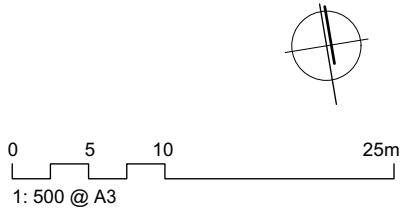
COMMUNITY ROOMS



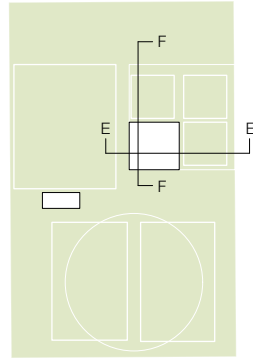
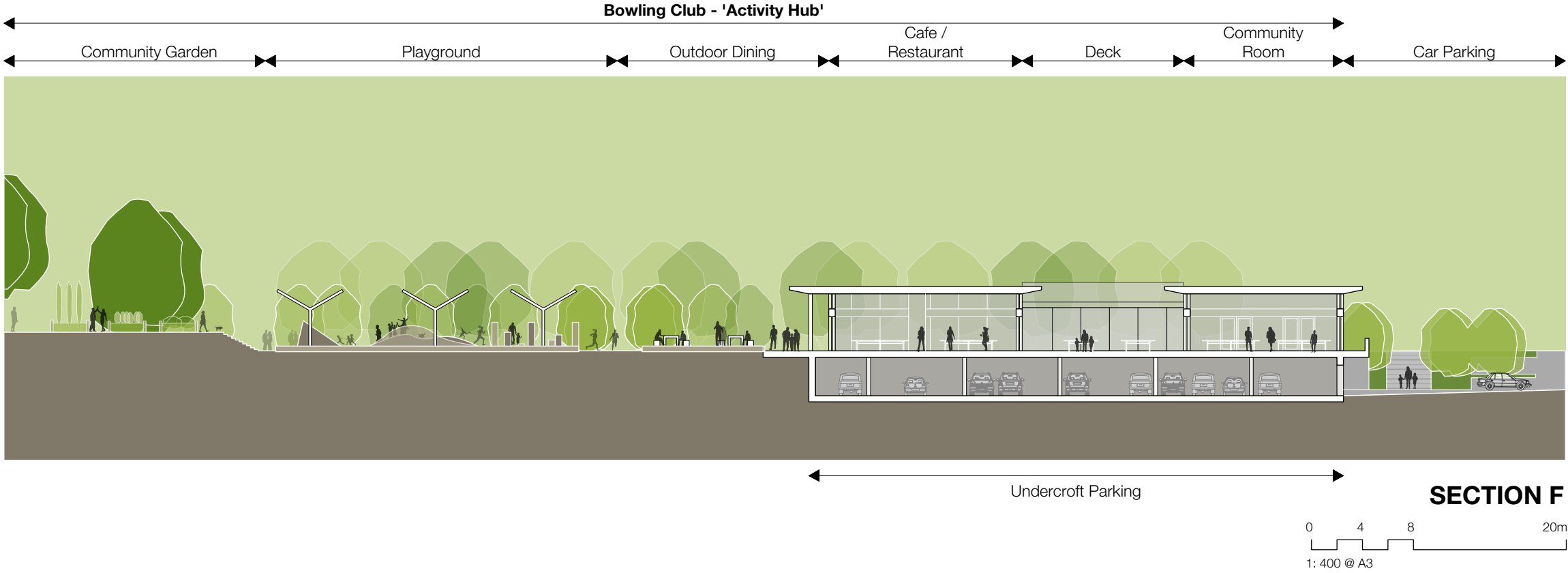
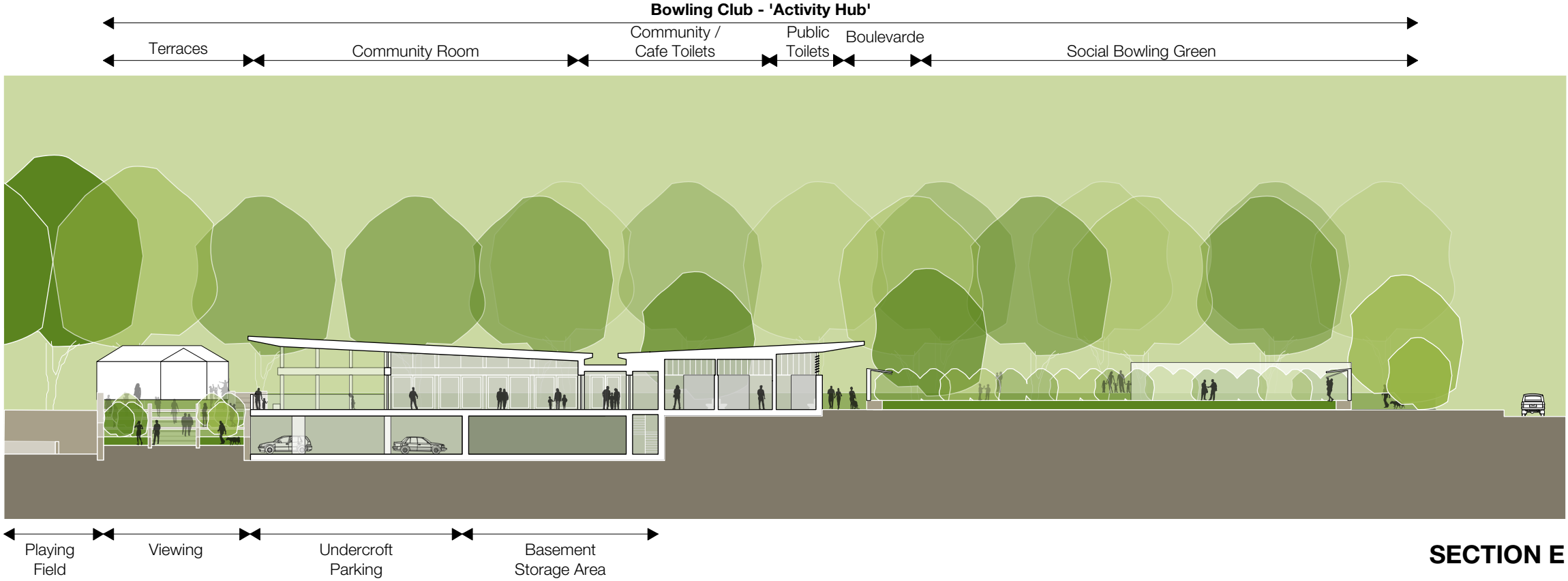
PUBLIC AMENITIES



The Bowling Club is proposed to be converted into a multi-purpose community centre with adaptable spatial relationships that share core facilities and allow for flexible operational hours









## Hierarchy of Streets

Street character and their hierarchy relates to the level of use and complexity in relation to modes of transport throughout. The Rydalmere Park Precinct is located centrally within the Suburb boundary of Rydalmere and is bounded by a mixture of streets to the north, east and south.

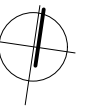
- Victoria Road - Located to the north of Rydalmere Park is classified as a State Road by RMS. (RMS Road Classification Review, 19.01.2005)
- Collector Road B - identified as a High - Medium Density Street type as per The City of Parramattas' Public Domain Plan 2017
- Collector Road A - identified as a Industrial Street type as per The City of Parramattas' Public Domain Plan 2017



Existing Rydalmere Park. Source: Sixmaps 2017

### Legend

- State Road (RMS Classification)  
Urban Living (CoP PDP, 2017)
- Collector Road A  
Industrial (CoP PDP, 2017)
- Collector Road B  
High-Medium Residential (CoP PDP, 2017)
- Laneway (future)





Sizing and Dimensions

Road Classification and preferred lane widths					
Road Classification (RMS)	Primary Traffic lane	Additional Traffic Lanes	Parking	Carriageway Width	Road reserve width
State Road (Victoria Rd)	3.5m	3m	None	13.0m	22.0m
Collector Road A One lane of traffic in each direction including bus (South Street)	3.5m	None	3.0m	12.0m	20.0m
Collector Road B One lane of traffic in each direction including bus (Park Road)	3.0m	None	3.0m	12.0m	20.0m

Preferred Vehicular lane widths  
(Austroads, Guide to Road Design)

Footway width recommendations						
Street Types	Foot traffic	Planting	Clear path of travel	Parking Egress	Kerb width	Footway Width
State Road (RMS) Urban Living character (CoP) (Victoria Rd)	1.8- <b>2.4m</b>	1.5- <b>1.8m</b>	1.8m	0.6m	0.15m	3.45- <b>4.35m</b>
Collector Road A Industrial (South Street)	1.5- <b>1.8m</b>	1.8- <b>2m</b>	1.5m	0.6m	0.15m	3.45- <b>3.65m</b>
Collector Road B One lane of traffic in each direction including bus (Park Road)	1.5- <b>1.8m</b>	1.8- <b>2m</b>	1.5m	0.6m	0.15m	3.45- <b>3.95m</b>

Prefered widths shown in bold.  
Recommended footpath widths for road types  
(The City of Parramatta Public Domain Guidelines, 2017)



# Furniture

The evolving urban form requires a robust urban character to reflect the change in use and requires consistency with The City of Parramatta's Public Domain Guidelines. Whilst the public domain character is to remain typically residential in feel and retain its open "Park like", certain robust urban elements are required to facilitate ongoing urban use

## Fencing

- Hardwood timber posts with inscribed text
- Powdercoated steel panel infills

## Bike racks

- Stainless steel hoops as per The City of Parramatta Public Domain Guidelines (2017)

## Bins

- Stainless steel bins with cigarette disposal as per The City of Parramatta Public Domain Guidelines (2017)

## Bollards (as required)

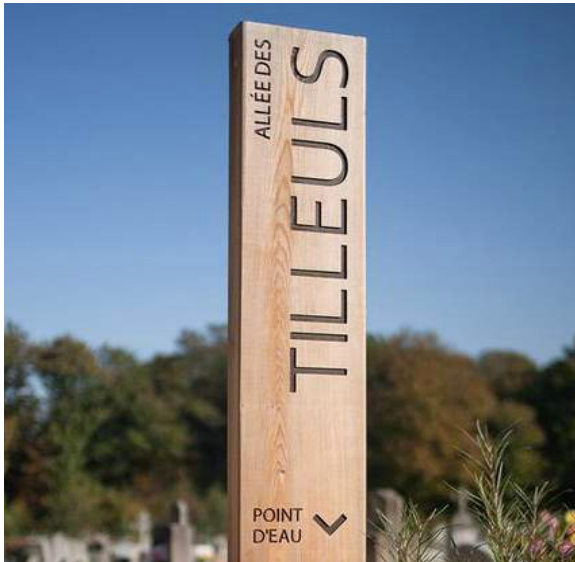
- Stainless steel circular as per The City of Parramatta Public Domain Guidelines (2017)



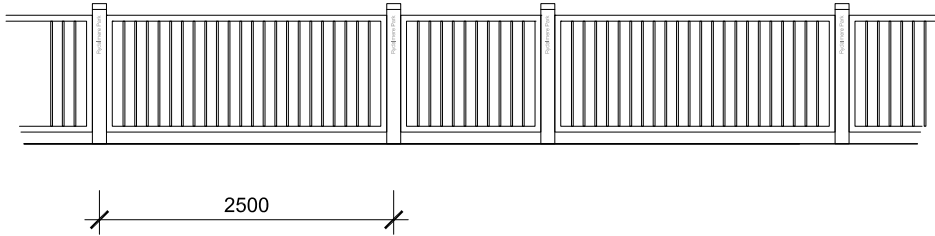
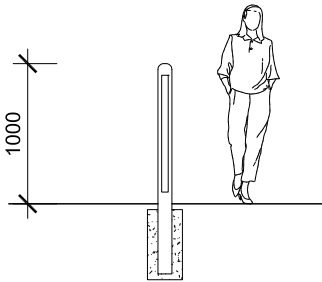
Bike Racks Source: The City of Parramatta Public Domain Guidelines, 2017



Street Bins Source: The City of Parramatta Public Domain Guidelines, 2017



Fence posts signage



Fencing (Gate optional)



# Groundplane

Pavements and groundplane treatments are designed to be of a residential character in support of the desired Park like public domain character.

## Pedestrian shared path and footpaths

- Exposed aggregate concrete
- Refer street character section for widths

## Street tree detail

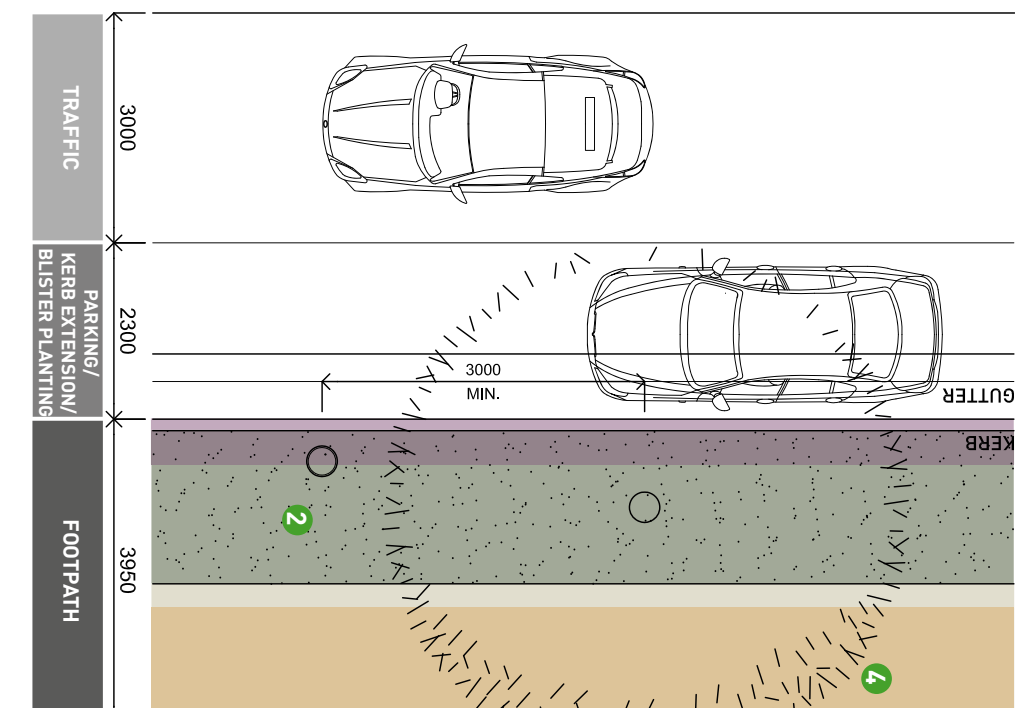
- 200L trees to be installed in turf verge in accordance with details within The City of Parramatta Public Domain Guidelines (2017)



Concrete footpaths and pavements Source: The City of Parramatta Public Domain Guidelines, 2017



Trees in turf verges (author)



Medium Residential street character Source: The City of Parramatta Public Domain Guidelines, 2017



# Vegetation Types and Character

The evolving urban form requires an evolving selection of vegetation for the public domain. An increased vegetative canopy throughout the public domain assists in the control of urban temperatures, reduces heat island effect and significant reduces the temperature at the human scale within the public domain to encourage pedestrian and cycle transport through hotter periods of the day.

In accordance with the guidelines for the development of public domain plans contained within The City of Parramatta Public Domain Guidelines (July 2017) and Parramatta Ways Walking Strategy (2017) the undergrounding of power lines to enable the installation of larger trees is one of the most desirable attributes of public domain upgrades.

It is proposed that deciduous trees be installed at key junctions to assist in the legibility of Rydalmere Park within the Eastern Central Precinct and assist in the identification into The City of Parramattas' LGA along Victoria Road.

## Victoria Road

- Install new street trees; Angophora floribunda at 10m centres
- Installation of Fraxinus 'Urbanite' to Victoria and Park Road Junction

## Park Road

- Install new street trees; Lophostemon confertus at 10m centres
- Installation of Fraxinus 'Urbanite' to key entry points to park

## South Street

- Install new street trees; Lophostemon confertus at 10m centres
- Installation of Fraxinus 'Urbanite' to South Street and Park Road Junction



Tree lined streets, underground services, connecting tree canopies (Author)



Iconic seasonal tree plantings (Fraxinus 'Urbanite')



Native tree avenue plantings (Angophora floribunda)

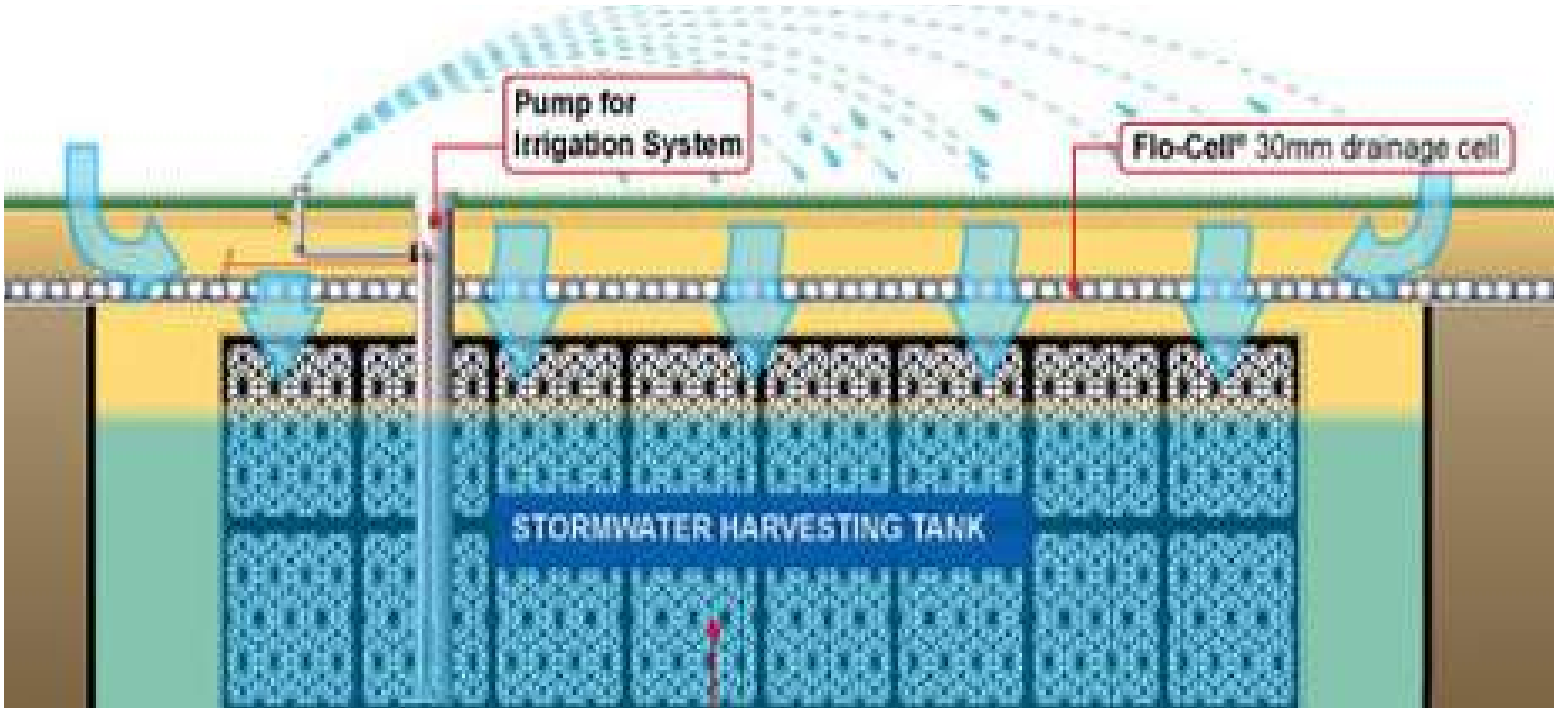


Native shade tree (Lophostemon confertus)



# Water Sensitive Urban Design

A system focused on functionality is proposed as a means to manage the stormwater collected by the existing road corridors on Victoria, Park Roads and South Street. Stormwater collected within the street drains is to be connected and directed to underground storage tanks within the Rydalmere Park precinct. Due to the existing topography of the site, the lowest point on the site is located at or near to the synthetic sports field (refer masterplan proposal).



Underground stormwater detention and re-use tanks (under synthetic sports field) Source: Atlantis.com.au



Modular tanks Source: Atlantis.com.au



## Signage Strategy

As outlined in the Site Audit existing signage on the site is limited and contributing to the sites unclear character, particularly when viewed from Victoria Road. A comprehensive site wide strategy is proposed for the Rydalmere Park and its surrounding public domain to assist in identity, promote public access and inform the public. The signage elements are proposed to be framed on structures which have earthy tones in colour and contrasting lasercut / etched graphics on metal interchangeable plates.

### Primary wayfinding signage

- Clear multi layered and interchangeable signage elements.
- Contemporary form and texture
- Integrated lighting

### Supplementary signage

- Re-enforcement of site address to perimeter of site through text in fence post.
- Potential site name, history, environmental or alternative themes

### Interpretation

- Low height informative text and graphics displaying evolving nature of site, environment and heritage of the site / area



Directional signage type and character Source: Studio.binocular.com



Fence post with routed naming  
Source: arch.daily.com



Site interpretation Source: Fotheringhams



# Appendix

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Rydalmere Community Engagement Report  
Stage One - November 2017

**WESTWOOD SPICE**





# RYDALMERE PARK MASTERPLAN

Community Engagement Report – Stage One  
November 2017



**WESTWOOD  
SPICE**

BETTER OUTCOMES BETTER LIVES



## Contents

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About Rydalmere Park	03
Project Background	03
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Community Engagement Findings	06
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### CLIENT

### REPORT DETAILS

**Report Author:**

**Reviewed by:**

**Date:**



**CITY OF  
PARRAMATTA**

Kate Woodbridge

Ruth Kaye and Sue Warth

November 2017

**IN COLLABORATION  
WITH**

**TaylorBrammer**



## Introduction

This report, **Rydalmere Park Master Plan: Community Engagement Report - Stage One**, outlines the key themes and directions identified during the community and stakeholder engagement program, undertaken between 13 October and 15 November 2017, to inform the concept design of the Rydalmere Park Master Plan.

The goal of the Rydalmere Park Masterplan is to transform the park into a community hub providing a multi-purpose place where a variety of sporting and community activities can be pursued, amenity and usage can be increased and the open space valued and used by the community.

The Stage One consultation focused on early engagement with the community to collaboratively inform the Master Plan. The objective was to understand current usage, barriers to usage whilst encouraging the community to share their ideas and aspirations.

A Community Reference Group has been formed to provide a sounding board to the project team in developing the Master Plan.

The draft Master Plan will be subject to a second stage of community and stakeholder consultation in February 2018.

## About Rydalmere Park

Rydalmere Park comprises 6.4 hectares of land at the corner of Victoria Road and South Street Rydalmere.

The park contains community land classified as 'Park', 'Sportsground' and 'General Community Use' (the bowling club site). It is an important community asset located at a strategic position, well connected to transport within a growth precinct.

The park currently features three soccer fields, one cricket pitch, one netball court, one basketball third-court/practice hoop, a children's playground, open space for informal activities and a large bowling club facility. These facilities are complemented by amenity buildings and on-site car parking.

## Project Background

The City of Parramatta is very fortunate to have a highly active community with facilities to support sports participation and social interaction. As the population continues to grow, there is increased pressure on existing community facilities and services. Over the coming 20 years, the City's residential population is forecast to increase by 161,067 people to a total of 397,339 people. This is largely derived from an anticipated increase of 78,000 new dwellings, including 12,000 in the suburbs of Rydalmere, Ermington and Melrose Park.

Through analysis and previous community engagement, Council recognises our current social infrastructure, including facilities and services, will be inadequate to effectively support our increasing population, changing demographics and community expectations.

To meet the current and future social infrastructure needs of the community, Rydalmere Park provides an opportunity to meet some of these recreation and social needs.

## Project Timeline





## Community Engagement Undertaken

### Stage One 13 October - 15 November 2017

The community was informed of the opportunity to participate in the engagement period via a variety of channels including:

- Direct flyer letter box distribution to the 11,090 residential and business properties in Rydalmere, Melrose Park, Ermington, Dundas and Dundas Valley
- Facebook promotion to only people located in Rydalmere, Melrose Park, Ermington, Dundas and Dundas Valley
- Parramatta Advertiser: advertisement on 25 October and Mayoral column on 8 November
- Email notification to current hirers of Rydalmere Park
- Park signage promoting the engagement period
- Drop-in visits to local retailers

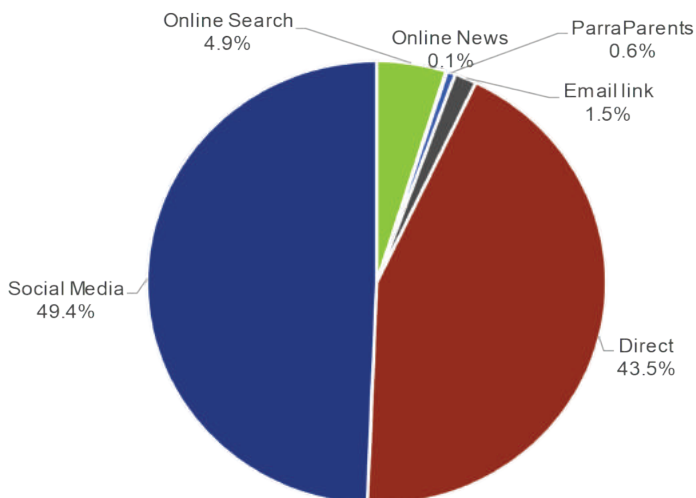


Figure 1: Traffic sources to the online engagement portal

## Engagement Snapshot – Stage One



**5**

WEEK ENGAGEMENT PERIOD



**5,028**

VISITS TO THE ENGAGEMENT HUB



**12,409**

PEOPLE REACHED ON FACEBOOK



**175**

STAKEHOLDERS AND COMMUNITY MEMBERS PARTICIPATED



**95**

SURVEY RESPONSES



**50+**

ATTENDEES AT THE PARK LISTENING POST AND COMMUNITY FORUM



**10**

SUGGESTIONS POSTED ON THE IDEAS WALL



**56**

IDEAS WALL VOTES



**27**

COMMENTS ON FACEBOOK



**10**

LOCAL RETAILERS VISITED



**9**

EMAILS RECEIVED



## Engagement Opportunities and Activities



Stage One provided diverse opportunities for stakeholders and community members to participate including:

### **24/7 Online Engagement Website**

The portal, [parracity.engagementhub.com.au](http://parracity.engagementhub.com.au) visitors to view all the relevant documentation, to post ideas and undertake the community survey.

Unique visitors: 2,126

### **Sporting Groups Survey**

Sporting groups who are current hirers of Rydalmere Park were invited to undertake the sporting group survey.

### **Community Listening Post**

The community was invited to attend a park based listening post with complimentary coffee, popcorn, jumping castle and horizontal bungee.

Venue: Rydalmere Park

When: Saturday, 21 October 1 – 3.30pm

Attendees: approx. 30 people

### **Community Forum**

The community forum was run as a co-design workshop was to discuss vision, usage, facilities and amenities.

Venue: Rydalmere Central Bowling Club

When: Wednesday, 25 October 5 – 7.30pm

Attendees: 21 people

Additional channels for community members to share their ideas were:

- **Direct email:** [ideas@rydalmereparkmasterplan.com](mailto:ideas@rydalmereparkmasterplan.com)
- **Direct phone:** 1300 192 531
- **Facebook:** sharing and commenting
- **Drop-in** to local retailers
- **Direct contact** with local commercial businesses and community groups



## Community Engagement Findings

Stage One provided many opportunities for the community to share their ideas and aspirations. The most common ideas suggested have been grouped under four themes. Percentage refers to feedback from all channels.

### What are the key priorities to improve Rydalmere Park?

#### Theme 1: Enhancing the existing sporting infrastructure to meet current and future needs

Installation of synthetic pitches with the priority on Field 3

**13%**  
of participants

Improving and maintaining the three sports fields

**11%**  
of participants

Provision of sheltered spectator seating

**11%**  
of participants

Installation of sports field irrigation

**2%**  
of participants

#### Theme 2: Repurposing the bowling club site

Development of a fitness / leisure centre suitable for a wide range of indoor sports and activities

**26%**  
of participants

##### Suggested features

- 23% inclusion of water play area / water park
- 10% inclusion of a public swimming pool
- 7% inclusion of a golf driving range and/or putt putt
- 3% inclusion of a tennis court

Adapting the existing bowling club into a multi-purpose community centre

**23%**  
of participants

Provision of a family friendly bistro / cafe with outdoor dining

**39%**  
of participants





### Theme 3: Revitalising the park through the provision of a range of facilities and programs

#### Sheltered BBQ / picnic facilities

**24%**  
of participants

#### Shared cycle/walking perimeter path with a learner cycle track

**14%**  
of participants

#### Open space for passive activities and community events

**12%**  
of participants

#### Outdoor exercise equipment

**10%**  
of participants

#### Programmed Activities: yoga, handicrafts; childrens' playgroup; children's activities; boot camps

**8%**  
of participants

#### Additional sports infrastructure

**10%** provision of full basketball court  
**7%** provision of cricket nets

#### Fenced off-leash dog park

**7%**  
of participants

#### Skate park and/or ramp

**4%**  
of participants

#### Community garden

**3%**  
of participants

#### Natural play area (trees to climb, stepping stones etc)

**2%**  
of participants

### Theme 4: Improving the overall amenity including access, movement and comfort

#### Restroom facilities available to all users

**29%**  
of participants

#### Shaded areas including a shade cloth over existing playground

**23%**  
of participants

#### Increased parking with improved lighting

**14%**  
of participants

#### Drinking fountains

**13%**  
of participants



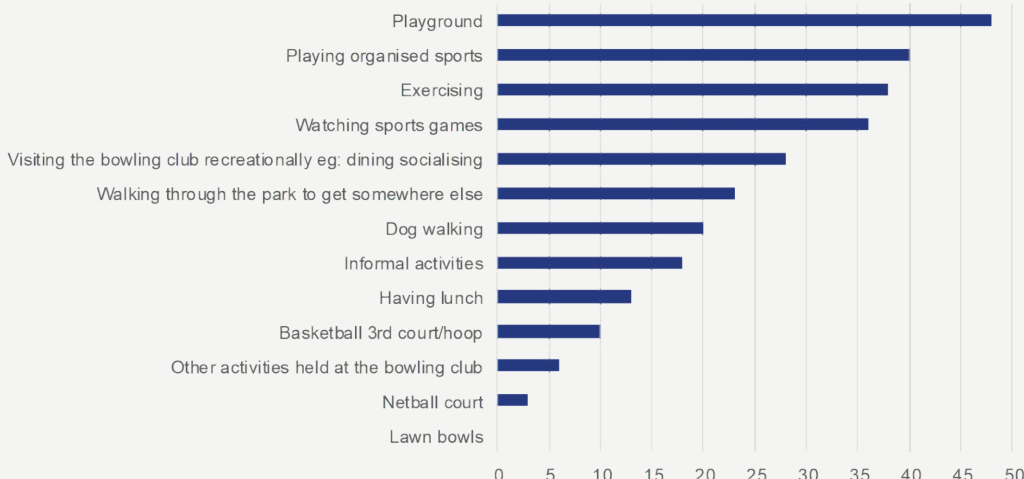
## Community Survey Responses

The online survey encouraged participants to share how they access and use Rydalmere Park.

### How do you use Rydalmere Park?

**Most popular**  
51% Playground  
42% Organised sport  
40% Exercising

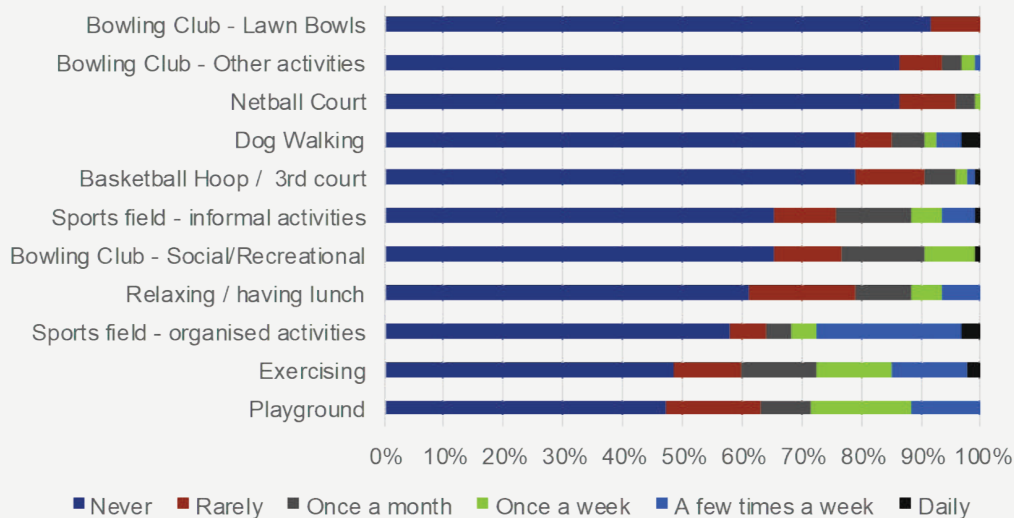
**Least popular**  
0% Lawn bowls  
3% Netball  
6% Other activities at the Bowling Club



### How frequently do you use the facilities at Rydalmere Park?

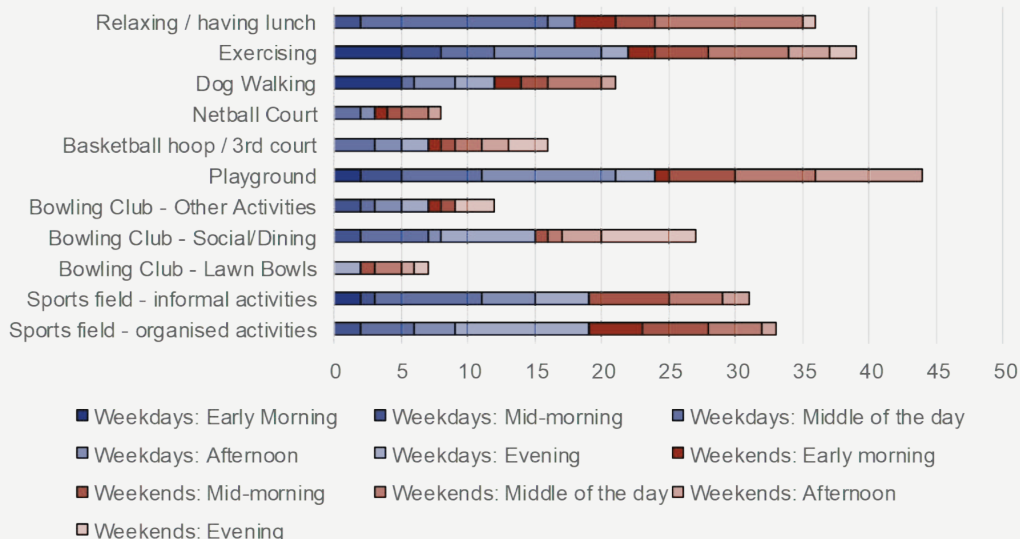
**Usage based on level of frequency**

1. Organised sport
2. Exercising
3. Playground
4. Relaxing/having lunch

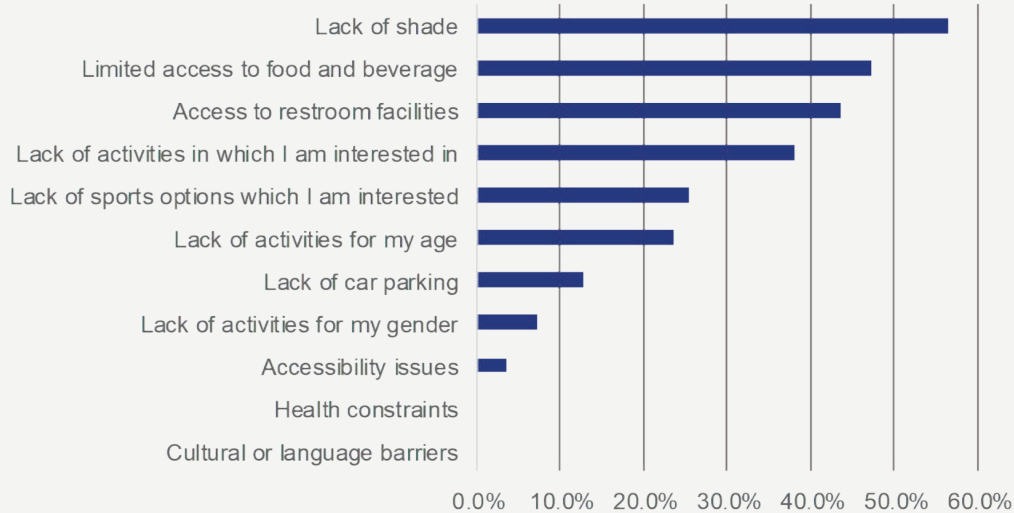


### When are you most likely to visit Rydalmere Park?

**Most popular times to visit**  
17.5% Weekdays: middle of the day  
15.3% Weekends: middle of the day

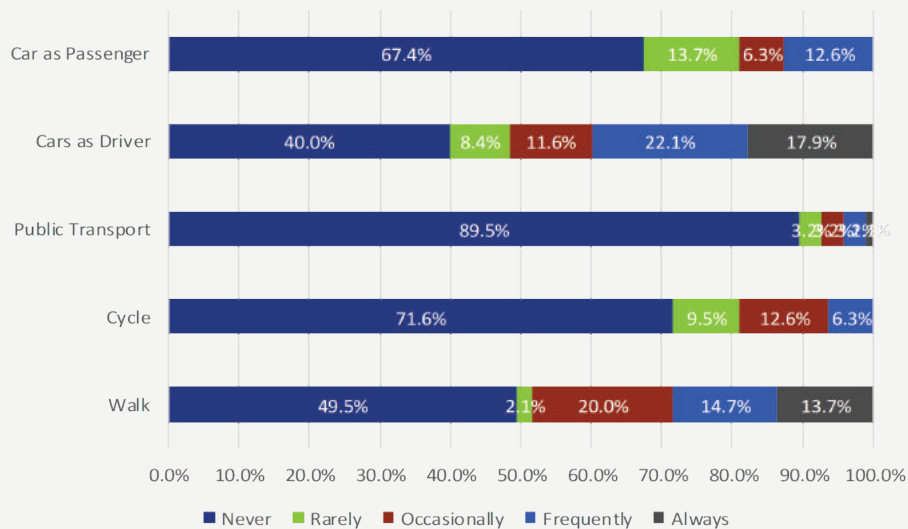






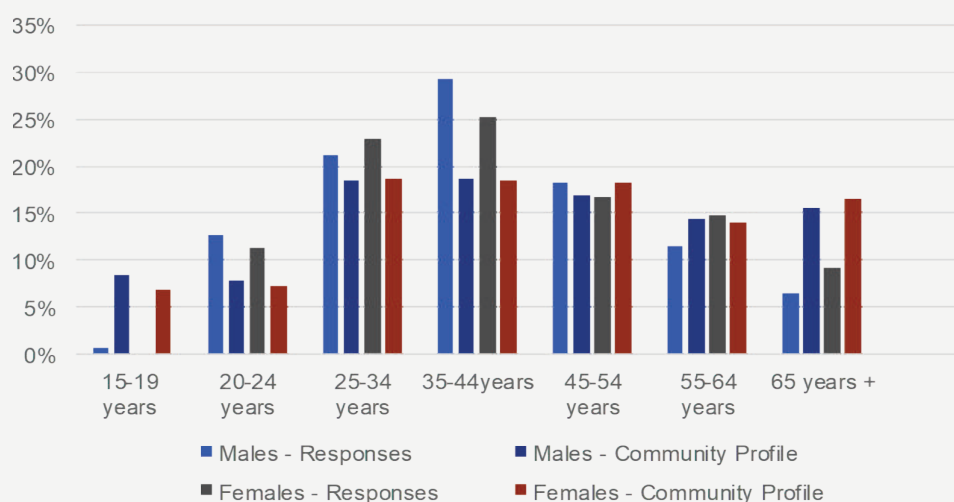
**If you do not visit or use the facilities at Rydalmere Park what are the main reasons why?**

11% of survey respondents do not visit Rydalmere Park



**What modes of transport do you use to visit Rydalmere Park?**

Top transport modes  
39% Car as driver  
29% Walking  
15% Car as passenger



This graph represents the gender and age of participants pegged against the 2016 Census Community Profile data for the suburbs of Rydalmere, Ermington, Melrose Park, Dundas and Dundas Valley.



## Stakeholder Identification

Survey respondents were asked what was their relationship to Rydalmere Park from 11 options. 58% of respondents stated they had more than one relationship to Rydalmere Park.

## Top 8 relationships including combinations to Rydalmere Park

18

● Resident

7

● Parent/Guardian of sports player

7

● Local worker



● Current soccer player



● Playground user

● Basketball 3rd court/ hoop user

● Resident



● Playground user

● Resident



○ Sports group committee member

● Parent/Guardian of sports player

● Playground user



● Parent/Guardian of sports player

● Resident

## Online Ideas Wall

The online ideas wall provided an opportunity for community members to suggest ideas with other members voting for and against those ideas. 10 ideas were posted which collectively attracted 56 votes for or against the idea. One idea received no support and has been excluded from this report.

15 October, 2017

AP says:

### Heated indoor pool

8



4



16 October, 2017

GP says:

### Secure bike rack

6



1



16 October, 2017

MC says:

### Community garden

4



3



16 October, 2017

GP says:

### Full basketball court

4



1



22 October, 2017

KD says:

### Learn to ride bike track

4



1



17 October, 2017

RD says:

### Parramatta Memorial Pool relocation

3



3



15 October, 2017

KD says:

### Outdoor playgroup and soft play area

1



0



5 November, 2017

RD says:

### New location of the WS-Wanderers Soccer Club

1



2



13 October, 2017

KD says:

### Obstacle Course for children and adults

6



1

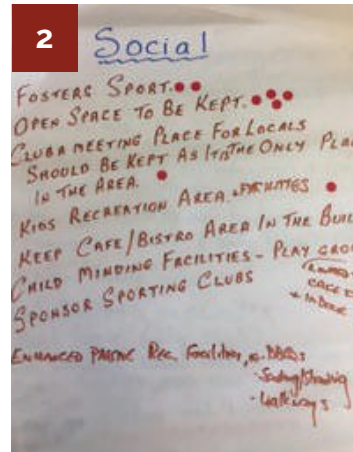
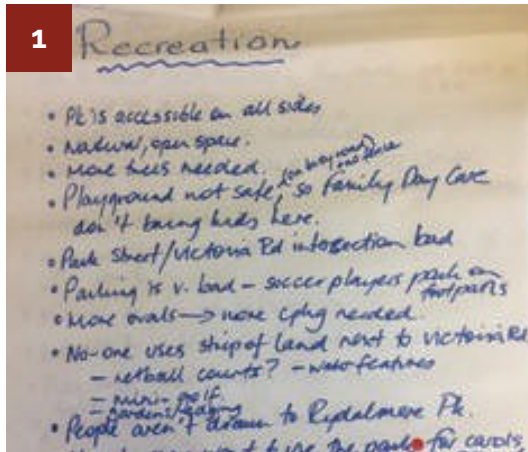




# Community Forum Findings

On Wednesday, 25 October 2017, a community forum was held at Rydalmere Bowling Club from 6pm - 7.30pm. The forum attracted 21 participants and was centred around workshopping ideas under the themes:

- Recreation
- Social
- Physical feature
- Inclusivity



## 1. Recreation Priorities

- Diversity of use for both organised and non-organised activities
- Retain the bowling club building for non-sport community use
- Park for Carols
- More botanical in style
- BBQs / Picnics
- See-saw + sandpit
- Golf club

## 2. Social Priorities

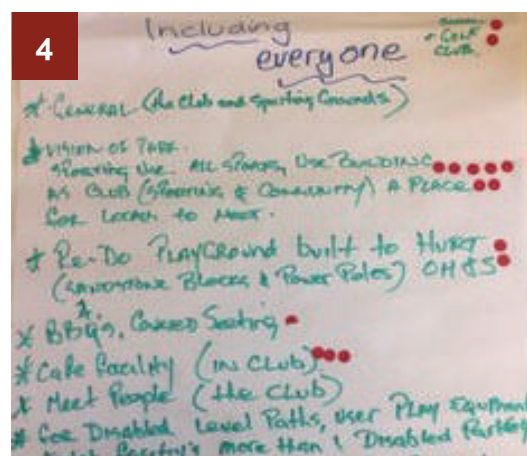
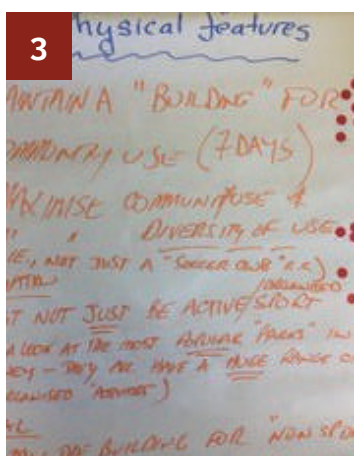
- Open passive space
- Club to be kept as a community meeting space
- Children's recreation area and facilities
- Maintain a cafe/bistro

## 3. Physical Priorities

- Maintain a building for all of community use
- Restrooms
- Car parking not to encroach on park
- Network of safe paths with lighting
- Water play feature

## 4. Including Everyone Priorities

- Youth programs and activities
- Retain club but make more family friendly
- All sporting groups to use bowling club facility
- Make the park a community hub for all to meet







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# Rydalmere Park

A place for the people

