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# COX PARK MASTERPLAN

141 EVANS ROAD, CARLINGFORD NSW

**Adopted by Council**

**12 April 2017**





REVISION F    07 JULY 2016    HABIT8

PREPARED BY HABIT8 FOR THE CITY OF PARRAMATTA

+61 (0)2 9360 7771  
habit8.com.au  
Studio 25 13-29 Nichols St  
Surry Hills, NSW 2010

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# 1.0 INTRODUCTION

## 1.1 Purpose of the Masterplan

The masterplan aims to:

- Provide an achievable strategic plan for the future enhancement and development of Cox Park;
- Identify park constraints, issues and opportunities to resolve or mitigate identified issues;
- Improve facilities and amenities to optimise park experiences and enjoyment by visitors;
- Utilise sensitive and sustainable design principles to promote environmental and cultural values;
- Locate a playground within the park to best meet the needs of the surrounding community and assist with activating the space.
- Provide a prioritised plan and implementation strategy;
- Ensure consistency with the relevant adopted Plans of Management, Councils strategic plan (Parramatta Twenty38) and other relevant planning documents.

## 1.2 The Masterplan

The structure of the masterplan is as follows:

- 1.0 INTRODUCTION  
What is the purpose of this masterplan
- 2.0 EXECUTIVE SUMMARY  
Executive summary of the masterplan and report
- 3.0 CONTEXT  
Park context, uses and stakeholders
- 4.0 ANALYSIS  
Initial site analysis
- 5.0 COMMUNITY CONSULTATION  
Overview of the public consultation process and outcomes
- 6.0 MASTERPLAN PRINCIPLES  
Broad principles that have shaped this masterplan
- 7.0 MASTERPLAN  
Detailed explanation of the elements and stages of the masterplan
- 8.0 ACTION PLAN  
How this masterplan will be implemented and prioritised
- 9.0 OPINION OF PROBABLE COST

## 2.0 EXECUTIVE SUMMARY

### Cox Park, Carlingford

The City of Parramatta has undertaken to develop a masterplan for Cox Park, Carlingford. This will be the first time a masterplan has been drafted for this park. It is hoped that by identifying and understanding the current issues associated with the park, a masterplan can be developed which sets out and prioritises beneficial upgrades and provides an exciting new vision for Cox Park.

Analysis and consultation has been undertaken, including desktop studies, meetings with Council officers and Cox Park Committee, and a community workshop attended by local residents and park users.

A number of issues emerged from this analysis, particularly from the community workshop. These included:

- Insufficient car parking
- Poor drainage and grading of sportsfields
- Amenities building requires attention
- Lack of formal spectator seating
- Poor access from carpark to fields
- Playground poorly located.

In addition to this, a number of upgrades or new facilities had already been raised by users and the park committee and discussed with council. These included:

- New concrete circuit path around the park perimeter
- Addition of an outdoor gym or fitness equipment
- Improvements to general access
- New cricket training nets

- Increased parking capacity
- Upgrade to amenities building/new clubhouse

Through this, a number of key design principles were developed, providing a framework for the masterplan. These included making the best use of land available to provide a safe and accessible facility for the enjoyment of the community, as well as maximising recreational opportunities while protecting environmental and cultural values. These principles also covered areas such as car parking requirements and water sensitive urban design.

### The Masterplan

A draft masterplan has been developed, taking into consideration the above consultation findings and masterplan principles. Some of the key features of the masterplan include:

- New circuit path and fitness stations
- Stormwater run-off swale
- Relocated amenities building with integrated terraced seating
- Regraded sportsfields
- New cricket nets for training
- Relocated and upgraded playground
- 2 x passive picnic zones
- Improved pedestrian links and access
- Increased sports storage
- Extended car park with increased capacity

### Project Staging

An implementation / action plan has been developed based on council's priorities and feedback that was collected during the community consultation. The various elements have been broken up into minor short term works (including high priorities), and major long term works.

Minor Works - Short Term:

- Refurbishment of existing amenities building
- Regrade sportsfields
- New playground
- Improved access from car park
- Circuit path for walking/running
- Outdoor fitness stations
- Existing terraced seating to be improved

Major Works - Long Term

- Extend carpark to increase capacity
- New amenities building
- Increased terraced spectator seating
- Increased storage for sports users
- Passive picnic area adjacent to playground

### Cost Plan

Refer section 9.0 for opinion of probable cost.

## 3.0 CONTEXT

### 3.1 Location and Site Context

Cox Park is a 10.62 ha. park located in Carlingford. It is bounded by Pennant Hills Road in the North, streets in the East and South, with residential lots to the West. (fig.1)

The categorisation of the park consists of:

- Park - 12%
- Sportsground - 21%
- Natural Area - 52.7%
- General Community Use - 14.3%

The study area of this masterplan is indicated in fig.2, and includes areas categorised as park and sportsfield. For the purposes of this masterplan, natural areas and the area currently under lease to the Carlingford Bowling Club have not been included in the study area.

Park facilities include a large flat sports field area, consisting of one full-sized senior football field, one junior field and a synthetic cricket wicket running North-South.

### 3.2 Park Usage and Key Stakeholders

The park is used by many local residents for passive recreation, as well as for organised sporting groups for game days and training.

The Cox Park Committee is a group made up of representatives of each of the sports user groups and neighbouring residents.

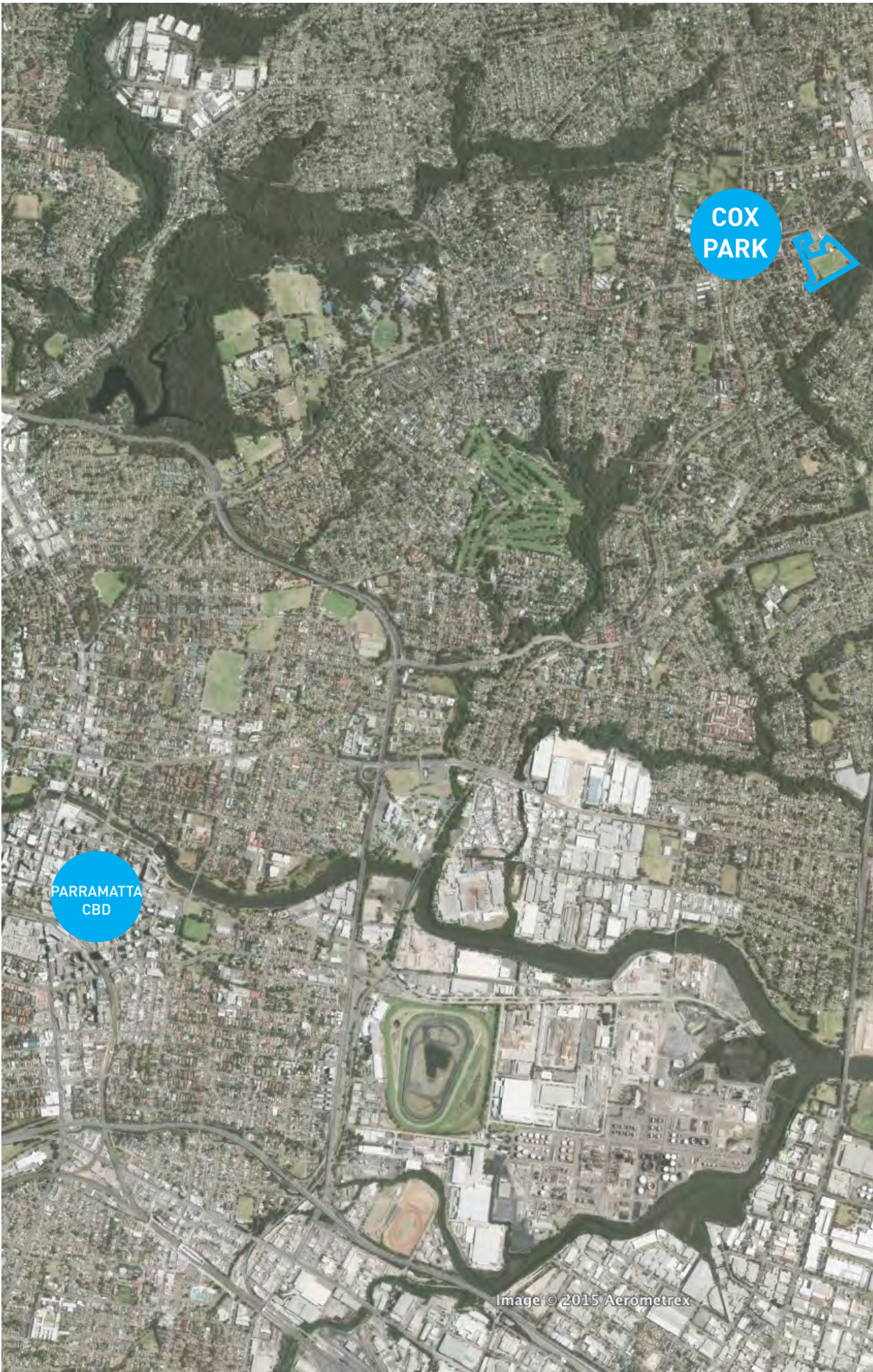
The committee meets regularly to discuss matters relating to the operation and maintenance of the park, as well as future planning.

The main sporting user groups who use the park are:

- Dundas Valley Rugby Club
- Carlingford Cougars Rugby League Football Club
- Northern District Cricket Association
- Epping Eastwood Tigers Baseball (training)











- 1 Existing car parking**  
Capacity issues with existing car park leads to overcrowding and illegal street parking
- 2 Park Entry and Access**  
Access from the car park to fields and amenities is difficult, as is access from various other entry points to the park
- 3 Street Parking**  
Street parking on Evans Road is limited, and access to the field is difficult and potentially dangerous
- 4 Amenities Building**  
Existing amenities building is tired and needs improvement. Storage capacity and kiosk space does not meet current requirements
- 5 Field Drainage**  
Issues with drainage to fields, particularly the junior football field which can remain wet for long periods during winter, could relate to former natural creek line
- 6 Cricket Nets**  
Cricket nets have been requested for summer cricket training
- 7 Recreational Circuit Path**  
A recreation walking/running circuit path has been requested by residents
- 8 Site Access**  
Access through the park can be difficult due to steep topography
- 9 Existing playground Location**  
Existing playground has poor surveillance and cannot be easily accessed by families attending sports games and training
- 10 High Vehicle Traffic Area**  
Pennant Hills Road is extremely busy, making the area adjacent dangerous for families and children
- 11 Spectator Seating Area**  
The embankment is popular for spectators on game days, however formal seating is limited
- 12 Field Grading and Levels**  
Uneven playing surface, particularly towards the Southern boundary. Artificial cricket wicket is also uneven.
- 13 Pedestrian Access**  
Lack of formal pedestrian access or formalised steps

- 14 Underutilized space**  
Underutilized corner of the park, mainly due to its proximity to Pennant Hills Road and disconnection from the majority of the park
- 15 Former Landfill**  
Cox Park is a former landfill site. A land contamination investigation was undertaken by PRM in 2015. Gas monitoring and improvements to the capping layer are recommended. Refer to the Goulder Report.





**Fig. 5** Existing seating associated with amenities building. Insufficient and not in an ideal location for spectators.



**Fig. 6** Junior football field - levels and drainage need addressing to improve water shedding



**Fig. 7** Photo of existing site showing access path, embankment and spectator seating.



**Fig. 8** Senior football field and cricket pitch - surface requires grading and leveling



**Fig. 9** Existing overland flowpath and access to Pennant Hills Rd. Prone to flooding and access is difficult due to topography



**Fig. 10** Aldrick Gardens. Previously maintained by local residents, now by council. Important link to Honiton Ave.



# 5.0 COMMUNITY CONSULTATION

## 5.1 The Consultation Process

During the community consultation phase of the project, a number of meetings and workshops were held with council officers, sports user groups and local residents. These consisted of:

- Meeting with Council officers to establish design brief and main drivers for masterplan
- Site visit and analysis
- Meeting with Cox Park Committee - establishing who are the key stakeholders? What are their needs?
- Community Workshop - Who uses the park? What are the known issues and future requirements?
- Desktop studies and consultation analysis

## 5.2 Community workshop

During the community workshop, around 40 local residents, sports group users and friends of the park contributed a large number of ideas and thoughts on the future of Cox Park.

Current issues and future requirements were discussed, with most feedback falling within the following themes:

1. Park Facilities
2. Access and Circulation
3. Car Parking
4. Field grading and Drainage

### 5.2.1 PARK FACILITIES

- Insufficient storage
- 2 kiosks required
- 2 Storey new building with viewing deck
- Cricket nets required
- Locate amenities building centrally
- Central public toilet facilities required
- Walking track with exercise equipment requested
- Changing rooms and toilets are run down
- Shower is not a high priority but still required by some groups
- Move clubhouse higher to improve view of fields
- More spectator seating required
- Review playground location
- Retain existing playground and add new near sports fields
- Upper park area could become a family precinct linked to bowling club

### 5.2.3 ACCESS AND CIRCULATION

- Evans Road crossing is dangerous
- Access from Pennant Hills Road difficult
- Circuit path with exercise equipment and lighting requested
- Access from car park to field needs to be improved

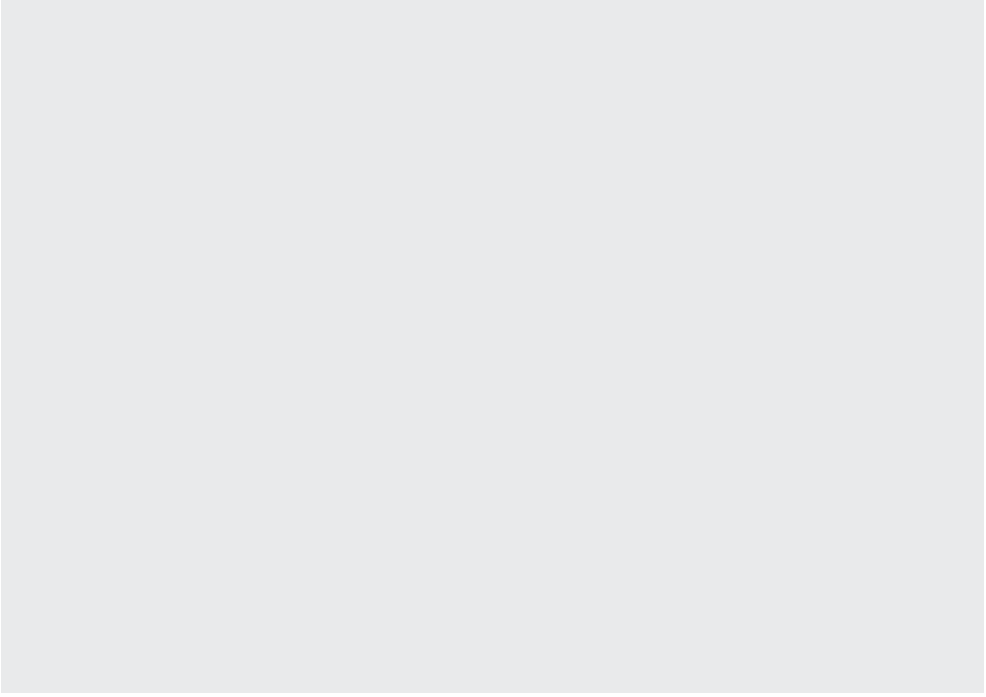
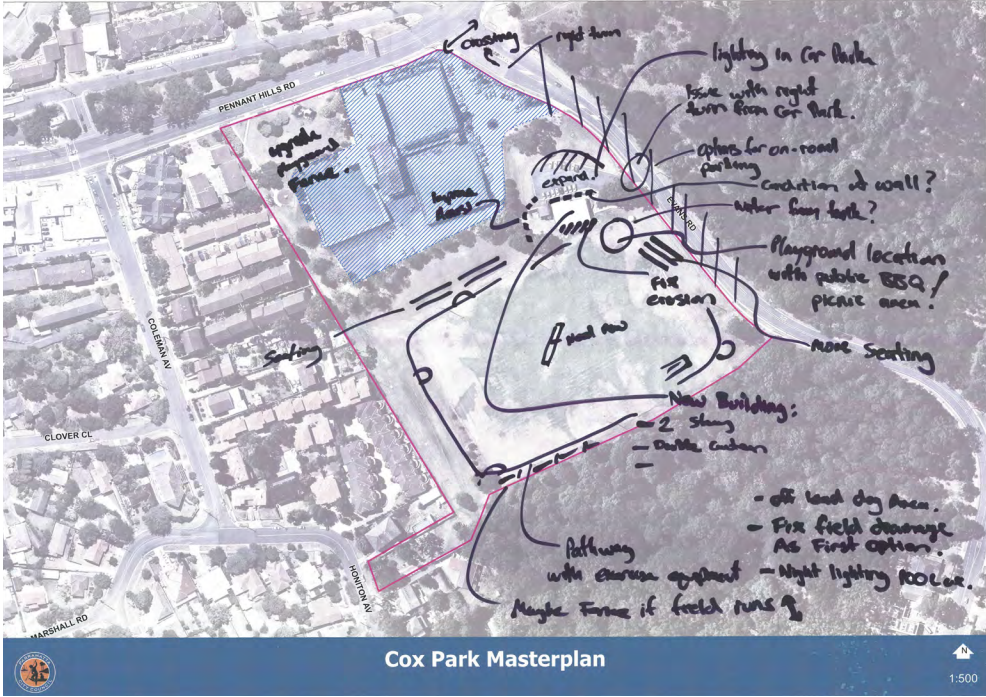
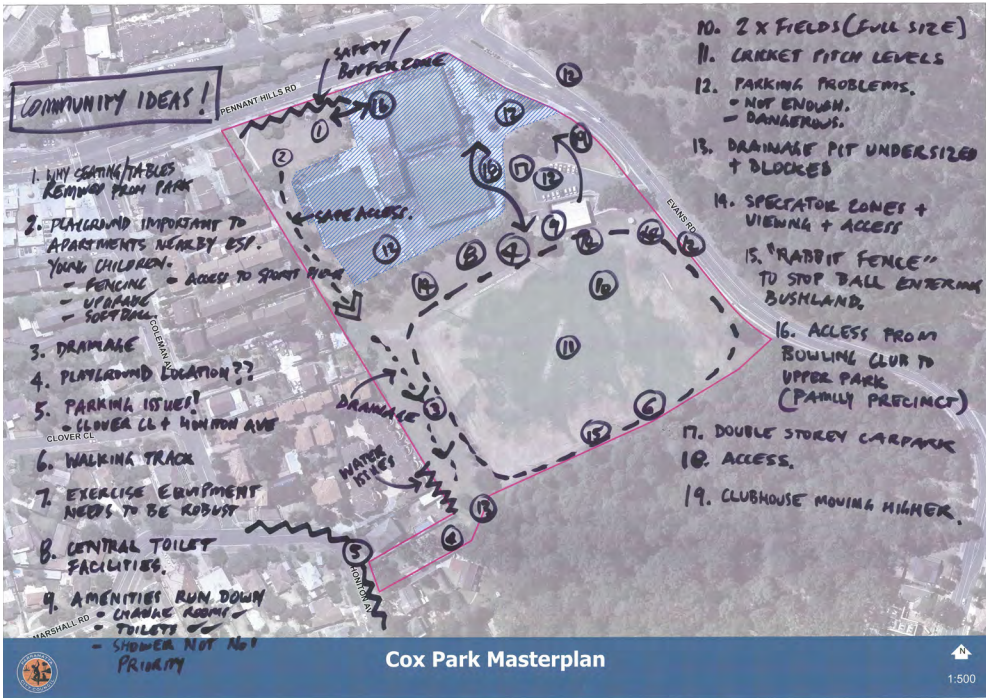
### 5.2.2 CAR PARKING

- Not enough parking spaces
- More options for on-street parking
- Improve lighting
- Parking issues on neighbouring streets
- Access between Evans Rd and car park is dangerous
- Parking spaces are not marked, this could increase parking numbers
- Possibility of a double storey car park raised

### 5.2.4 FIELD GRADING AND DRAINAGE

- Drainage around field perimeter is problematic, especially in front of the amenities building
- Mini field doesn't drain well
- Synthetic cricket pitch is not level
- Fence to stop balls from entering bushland suggested
- Drainage pit in overland flow path blocks frequently







## 6.0 MASTERPLAN PRINCIPLES

### 6.1 Masterplan Principles

During the consultation and site analysis process, the following principles were developed to help shape the final masterplan:

- 1 To make best use of the land available for the enjoyment of the community, through better configuration of facilities and amenities, and connections to other open space and surrounding areas.
- 2 To protect environmental and cultural values through sensitive and sustainable design and construction on the site.
- 3 Conduct further selected community consultation during the concept plan process to confirm the options addresses.
- 4 Council, user and community/sports groups needs.
- 5 To make facility safe and accessible for all users of the reserve.
- 6 To ensure the character of the natural vegetation perimeter and adjoining land is maintained and protected.
- 7 To provide for parking , pedestrian movements and cyclists and to avoid conflicts between these groups.

- 8 To provide sports fields to a local playing field standard.
- 9 To encourage connectivity throughout the site and to adjoining areas.
- 10 To manage the grounds by ensuring that planning at each potential.
- 11 Reserve supports Council's Recreational Management and Asset Management objectives.
- 12 Address potential security concerns.
- 13 To maximise recreational opportunities, passive and active, for the site.
- 14 To ensure facility can be easily maintained.
- 15 To utilise best practice water sensitive urban design management practices.
- 16 To activate under utilised areas.





**Fig. 14** A recreational path to be added for walking / running. This path should be a circuit and included fitness stations / elements.



**Fig. 15** Outdoor fitness to be installed in stations adjacent to new circuit path. Stations to be located away from existing fields and equipment must be robust.



**Fig. 16** Cricket nets to be installed for summer training, in an area pre-determined by Council

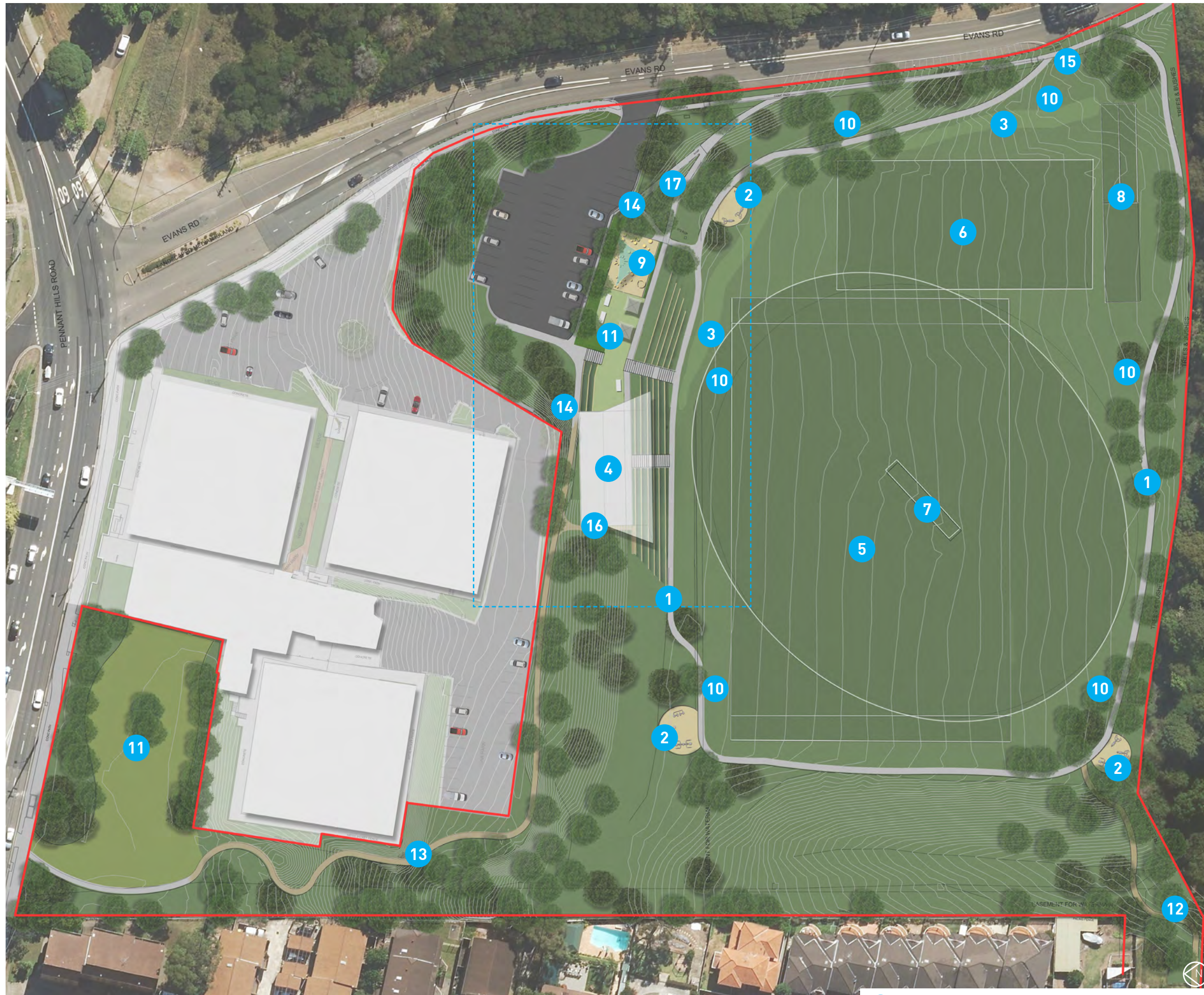


**Fig. 17** Seating terraces to be constructed on existing embankment and in front of amenities building. Sandstone construction with turf terraces.



**Fig. 18** Play area to be located near playing fields and car park. Equipment and activities to take advantage of topography.

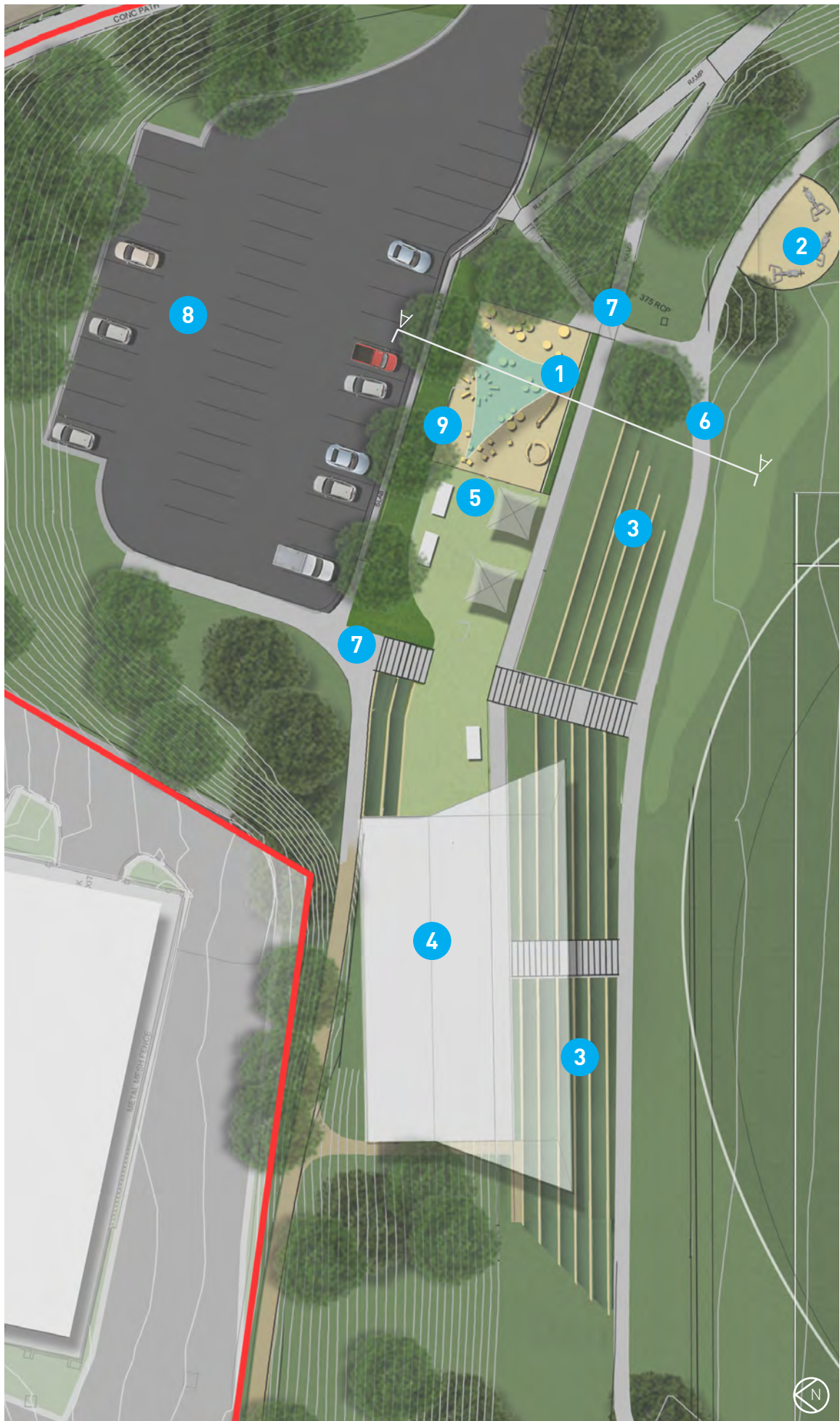




- 1 Recreational Circuit Path**  
New circuit to perimeter of sportsfields.
- 2 Outdoor Fitness Stations**  
Hard wearing fitness equipment located in clusters around the circuit path.
- 3 Stormwater Run-off Swale**  
Swale to collect overland stormwater flow which is currently impacting the sportsfields
- 4 Relocated Amenities Building with Terraced Spectator Seating**  
Amenities/clubrooms located central to sports fields and in an elevated position for optimum spectator viewing. 2 kiosks to be included for club use
- 5 Senior Football Field**  
Orientation and location to be retained. Drainage and grading works to be prioritised.
- 6 Junior Football Field**  
Orientation and location to be retained. Drainage and grading works to be prioritised.
- 7 Cricket Pitch**  
Re-leveled synthetic cricket pitch.
- 8 Cricket Nets**  
2 x cricket nets located near Evans Rd.
- 9 New Children's Playground**  
Located in view of sportsfields, car parking and amenities.
- 10 Existing Lightpole Locations**  
Sportsfield lighting to be retained and maintained.
- 11 Family / Passive Zone**  
Screened from Pennant Hills Rd. New picnic facilities.
- 12 Improved Pedestrian Links to Surrounding Areas**  
Including Pennant Hills Rd, Evans Rd, Honiton Ave and adjoining bushland.
- 13 Pedestrian Link to Pennant Hills Road**  
Informal access via decomposed granite path/steps where possible.
- 14 Improved Pedestrian Access from Carpark**  
Access for sports and passive park users.
- 15 Ambulance Access Retained**
- 16 Ramp Access from Carpark to Terraces**
- 17 Retain Memorial Garden**



INSET - CAR PARK AND AMENITIES



- 1 New Children's Playground**  
Located in view of sportsfields, car parking and amenities.
- 2 Outdoor Fitness Stations**  
Hard wearing fitness equipment located in clusters around the circuit path.
- 3 Terraced Spectator Seating**  
Sandstone and turf construction
- 4 New Amenities Building / Clubhouse**  
Includes integrated covered seating, 2 x kiosks and public amenities. Located centrally to playing fields
- 5 Passive Picnic/BBQ Area**  
Passive picnic area located adjacent to play-ground and with views to sportsfields
- 6 Recreational Circuit Path**  
New circuit to perimeter of sportsfields.
- 7 Improved Pedestrian Access from Carpark**  
Access for sports and passive park users.
- 8 Extended Carpark**  
Extend carpark into existing embankment and add lighting
- 9 Crib Wall and Planting**  
Protect existing crib wall with planting buffer

**MINOR WORKS - SHORT TERM**

- Refurbished amenities building - reconfigured to include 2 kiosks
- Improved pedestrian access from carpark
- Recreational circuit path to perimeter of sports field
- Outdoor fitness stations located in clusters along circuit path
- Terraced spectator seating to be constructed

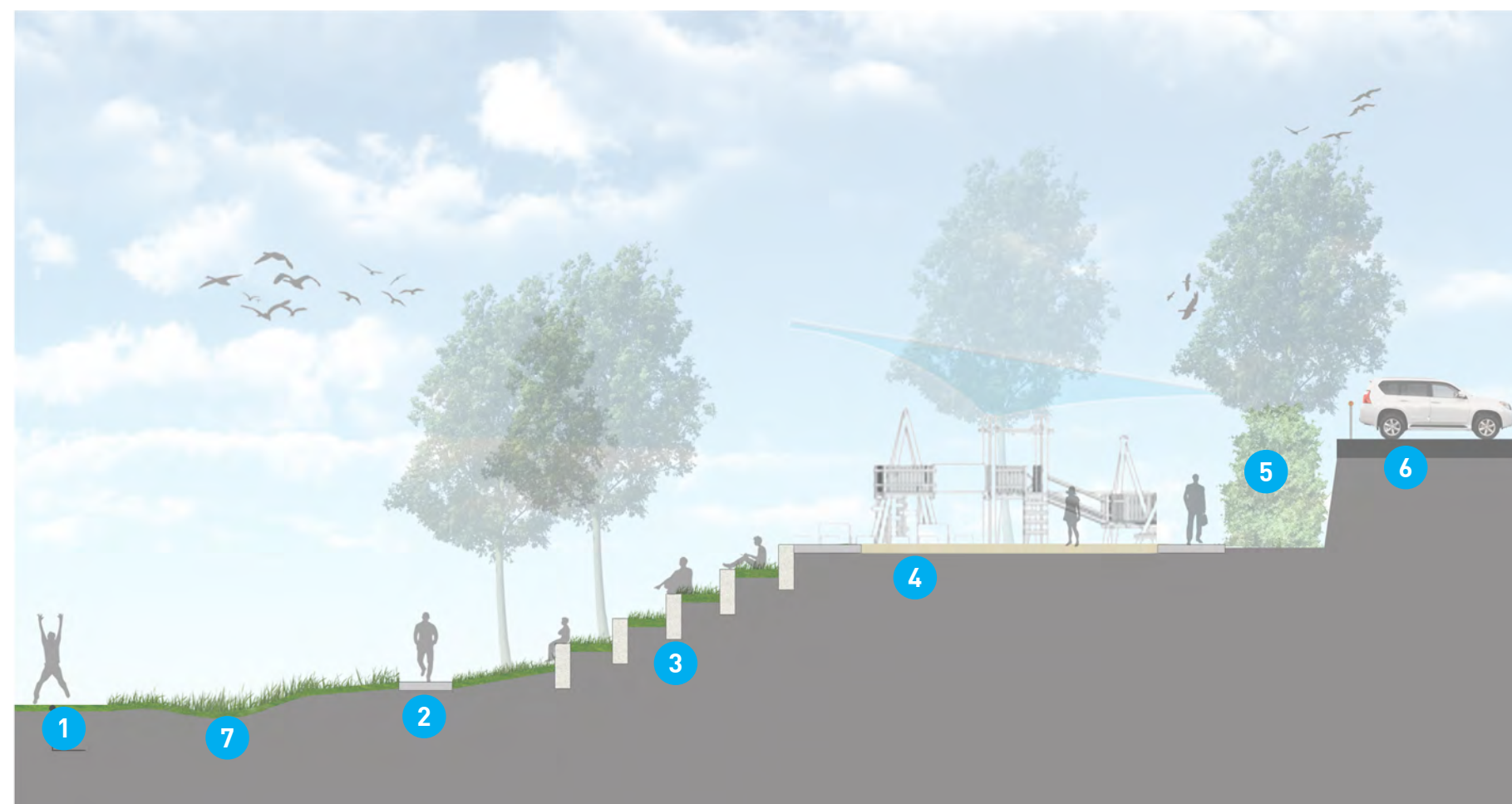
**MAJOR WORKS - LONG TERM**

- New children's playground to be constructed on site of old amenities building
- Extend car park into existing embankment using retaining walls where required
- New amenities building/clubhouse to be constructed
- Shrubs/garden bed to be planted in front of existing crib wall
- Passive picnic/bbq area to be constructed adjacent to children's play area

**GENERAL NOTES**

- When existing building comes to the end of its asset life, a new building as proposed in the long term works shall be realised.
- Future development of adjacent bowling club will be encouraged to incorporate parking for this facility.





- |  |  |
|--|--|
| 1 Sports Playing Fields                          | 5 Shrub planting in front of crib wall |
| 2 Circuit Path                                   | 6 Existing Car Park                    |
| 3 Terraced Seating - Sandstone/Turf Construction | 7 Stormwater Swale                     |
| 4 Playground and Passive Picnic Area             |  |



## 8.0 IMPLEMENTATION AND ACTION PLAN

1. **Field works and levels**
2. **Refurbish existing amenities building**
3. **Circuit path and fitness stations**
4. **Install proposed cricket nets**
5. **Construct/install new playground**
6. **Construction of new amenities building**
7. **Construction of terraced seating**
8. **Car park improvements**