

Dence Park Masterplan Report

Prepared for City of Parramatta

Project Reference: 2518018

27th November 2019

REVISION: 06





Australia
China
South East Asia

Follow us on



placedesigngroup.com

Project:	Dence Park Masterplan
Report title	Dence Park Masterplan Report
Document number	01
Prepared for	City of Parramatta
Authors	Baz Richards, Georgia McDonald
Revision number	6
Revision issue date	27th November 2019
Approved	Nick Ison
Reviewed	Baz Richards
Reason for revision	Council Comments

Disclaimer: This report has been prepared in accordance with the scope of services described in the contract or agreement between Place Design Group Pty Ltd ACN 082 370063 and the Client. The report relies upon data, surveys, measurements and results taken at or under the particular times and conditions specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Place Design Group accepts no responsibility for its use by other parties.

Contents

EXECUTIVE SUMMARY	4	2.2 OPPORTUNITIES AND CONSTRAINTS SUMMARY	31
INTRODUCTION	5	3. COMMUNITY CONSULTATION	32
1 SITE ANALYSIS	6	3.1 COMMUNITY CONSULTATION SUMMARY	33
1.1 SITE CONTEXT ANALYSIS	7	3.1.1 COMMUNITY CONSULTATION APPROACH	34
1.1.1 SITE LOCATION AND PLANNING FRAMEWORK	8	3.2 COMMUNITY CONSULTATION OUTCOMES	35
1.1.2 LOCAL DEMOGRAPHIC AND EXISTING SOCIAL INFRASTRUCTURE	9	3.2.1 PHASE 1A COMMUNITY CONSULTATION	36
1.1.3 PUBLIC TRANSPORT AND WAYFINDING	10	3.2.2 PHASE 1B COMMUNITY CONSULTATION	37
1.1.4 PEDESTRIAN ACCESS AND FACILITIES	11	3.2.3 PHASE 2 COMMUNITY CONSULTATION	38
1.1.5 VEHICULAR ACCESS	12	4. OBJECTIVES AND PRINCIPLES	39
1.1.6 PARKING	13	4.1 VISION, OBJECTIVES AND PRINCIPLES	40
1.1.7 SURROUNDING NATURAL RECREATION	14	4.1.1 VISION AND KEY OBJECTIVES	41
1.2 DETAILED SITE ANALYSIS	15	4.1.2 PRINCIPLES FOR IMPLEMENTATION	42
1.2.1 HERITAGE AND HISTORIC SITE USES	16	5. FINAL MASTERPLAN	43
1.2.2 VEGETATION, ECOLOGY, GEOLOGY AND HYDROLOGY	17	5.1 HIGH LEVEL CONCEPT MASTERPLAN	44
1.2.3 EXISTING AMENITIES AND OPEN SPACE	18	5.1.1 CONCEPT MASTERPLAN	45
1.2.4 LANDSCAPE ELEMENTS AND WAYFINDING	19	5.1.2 CONCEPT SECTIONS	46
1.2.5 ACCESS AND CIRCULATION	20	5.2 PRECEDENT IMAGERY	47
1.3 BUILDING ANALYSIS	21	5.2.1 PRECEDENT IMAGERY - AQUATIC CENTRE	48
1.3.1 AQUATIC AND LEISURE CENTRE EXISTING FACILITIES AND STUDIES	22	5.2.2 PRECEDENT IMAGERY - OPEN SPACE	49
1.3.2 CREATIVE ARTS CENTRE EXISTING FACILITIES AND STUDIES	23	5.2.3 PRECEDENT IMAGERY - MATERIALS AND PLANTING	50
1.4 SUMMARY OF SITE INVESTIGATIONS	24	6. STAGING AND IMPLEMENTATION	51
1.4.1 HERITAGE	25	6.1 STAGED PLAN	52
1.4.2 ECOLOGY	26	7. APPENDIX	
2. OPPORTUNITIES AND CONSTRAINTS	27		
2.1 CONSOLIDATED CONSTRAINTS AND EARLY THOUGHTS	28		
2.1.1 CONSOLIDATED CONSTRAINTS	29		
2.1.2 EARLY THOUGHTS	30		

Executive Summary

About the project

In 2017, the City of Parramatta endorsed a ‘Notice of Motion’ to prepare a Masterplan for Dence Park, including consideration of a 50-metre swimming pool, learn to swim pool, enhanced picnic and BBQ facilities, renewed Creative Arts Centre and improved access.

The intent of the Masterplan is to provide a holistic design framework for the future of the site to ensure all facilities and recreation spaces are developed in accordance with community needs. The Masterplan will also preserve the natural bushland setting and heritage character of the site.

Setting

Dence Park is located in the north west of Sydney on the eastern edge of Epping within the City of Parramatta Local Government Area (LGA) approximately 900 metres east of Epping Town Centre and 9 kilometres north east of Parramatta CBD. It adjoins the City of Ryde LGA on its western boundary and the Lane Cove National Park bushland. On its other sides it is surrounded by low density residential neighbourhoods characterised by detached dwellings and tree lined streets.

Demographic context

The suburb of Epping has been identified as a fast-growing community with rapidly increasing density. The City of Parramatta has undertaken a number of studies to identify Dence Park as becoming a ‘key recreational park’ through expanded use and improved overall design.

Community Consultation

The Dence Park Masterplan has been developed in consultation with the community and key stakeholders. Council has taken a phased consultation approach to provide opportunities for community input at every stage of the Masterplan design.

A diverse range of engagement techniques were used (including online, telephone and face to face engagement) to better understand community needs and aspirations.

The engagement process sought to:

- » Understand community aspirations for the development of Dence Park.
- » Test the emerging design options.
- » Provide an opportunity for feedback on a draft Masterplan (via a public exhibition process).

Following each engagement phase, all feedback was analysed and key themes extrapolated to guide the developing Masterplan design.

Key Masterplan Objectives

Following detailed site investigations, analysis and consultation, the Masterplan provides recommendations for a variety of social and recreational facilities that are appropriate to the site context and meet community aspirations. An indicative staging plan offers a logical sequence for development.

The following key design strategies have been developed for the site and are detailed further within this report:

- » Significantly improved aquatic leisure offer.
- » Accessibility upgrades to create ‘a place for all’.
- » Diverse active and passive recreation offer.
- » Improved connectivity and wayfinding.
- » Improved vehicular movement and parking.
- » Preservation and enhancement of the natural bushland setting.
- » Heritage preservation and interpretation.
- » Creative Arts Centre Improvements.

Introduction

Dence Park comprises around 5 hectares of land at 26 Stanley Road, Epping. Located within a bushland setting, the site currently includes the Epping Aquatic Centre, Epping Creative Arts Centre and green open space.

The City of Parramatta is developing a Masterplan to improve the quality of Dence Park’s facilities and open space so that the site responds to current and future community needs.

About this Report

Place Design Group has been engaged by APP on behalf of The City of Parramatta to develop a Masterplan for Dence Park that provides a design framework to guide the future development of the site.

This report documents the design process including detailed site analysis, community consultation and visioning, resulting in a final Masterplan for Dence Park.



Masterplan study area



1. Site Analysis

1.1 Site Context Analysis



1.1.1 Site Location and Planning Framework

Dence Park is set in a leafy suburban location and has long been recognised as an important recreational asset for the community with further potential to contribute to the health and well-being of locals. It is an important contributor to the liveability and sustainability of Greater Parramatta.

Setting

Dence Park is located in the north west of Sydney on the eastern edge of the suburb of Epping within the City of Parramatta Local Government Area (LGA) approximately 900 metres east of Epping Town Centre and 9 kilometres north east of Parramatta CBD. It adjoins the City of Ryde LGA on its western boundary and the Lane Cove National Park bushland. On its other sides it is surrounded by a low density residential neighbourhood characterised by detached dwellings and tree lined streets.

Central City District Plan

The City of Parramatta LGA is within the Central City District which is set to grow substantially on the basis of its geographical location at the centre of Greater Sydney and booming Parramatta CBD at its core. The Greater Sydney Commission’s, [Central Sydney District Plan, 2017](#), sets the direction for strategic planning at the district level and the framework for a liveable, productive and sustainable district enabled through infrastructure and collaboration. Planning priorities which are relevant to the planning and provision of recreational facilities and open space include:

Liveability

- » Planning Priority C3 - Providing services and social infrastructure to meet people’s changing needs – Population growth will increase demand for sport and recreation facilities many of which are nearing capacity. The opportunity for joint and shared use is one way to get the most from public infrastructure investment.
- » Planning Priority C4 – Fostering healthy, creative, culturally rich and socially connected communities. Greater physical activity can be encouraged by providing direct and safe pedestrian and cycling

connections between homes and recreation facilities.

Sustainability

- » Planning Priority C15 – Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes. There is an emphasis on connected bushland corridors and protecting larger pockets of remnant vegetation for cooling and for habitat.
- » Planning Priority C17 – Delivering high quality open space. This is a form of green infrastructure which enhances local character and improves liveability.

Parramatta Community Strategic Plan

Following a two year consultation process with the community, Council adopted the [Community Strategic Plan 2018-2038: Butbutt Yura Barra Ngurra](#), in 2018. It recognises that the City of Parramatta is changing and experiencing some growing pains including congestion, crowding, affordability and pressure on shared resources. It establishes six key goals to help inform all Council plans and policies:

1. Fair - We can all benefit from the opportunities our City offers
2. Accessible - We can all get to where we want to go
3. Green - We care for and enjoy our environment
4. Welcoming - We celebrate culture and diversity - past, present and future
5. Thriving - We benefit from having a thriving CBD and local centres
6. Innovative - We collaborate and champion new ideas to create a better future.

Epping is identified as one of 10 major precincts expected to undergo significant change over the next ten years.

Social and Recreational Studies

The future of Dence Park is also informed by a number of Council studies including the 2015 Recreation and Open Space study and the 2017 Social Infrastructure Study.

The Hornsby Shire Council [Active Living Hornsby Strategy](#), 2015, identified the recreational and open space needs of the community and provided a framework to guide and manage future open space and recreation planning. The bushland of Dence Park is identified as part of the network creeks and wetlands. They are especially important for their existing bushwalk trails and path networks which improve accessibility and connectivity within the shire.

In 2017, the City of Parramatta undertook a [Social Infrastructure Study](#) to identify and assess existing social infrastructure. An updated draft Community infrastructure study was exhibited in October 2019. Further information on this study can be found in section 1.7.

Epping Planning Review

The [Epping Planning Review Discussion Paper](#), 2017, was conducted shortly after Council amalgamations which saw Epping Town Centre move from Hornsby Shire Council to the City of Parramatta Council. The review aimed to address the rapid changes occurring within Epping Town Centre and the impact on the local community.

The paper notes that Dence Park is a much loved community asset but usage levels of the Epping Aquatic and Leisure Centre have been in decline for some years. It recommends that Council consider the future of the Centre and identifies a range of issues including:

- » lack of universal access.
- » limited walkable connections.
- » ageing infrastructure.
- » topography and bush fire risk.

The review recommended a Masterplanned approach for the entire Dence Park area to increase recreation and leisure uses on the site.

Local Planning Controls

Dence Park is zoned RE1 Public Recreation under the [Hornsby Local Environmental Plan 2013](#) which aims to enable the use of land for public recreation. The zoning of the land permits the following development with consent:

Building identification signs; Business identification signs; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based child care facilities; Community facilities; Emergency services facilities; Environmental facilities; Flood mitigation works; Kiosks; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Roads; Water reticulation systems.

The range of uses foreshadowed for consideration under the Masterplan generally fall within the meaning of recreation facilities and community facilities which are permissible with consent in the zone. Ancillary uses such as cafes are also permissible where they are ancillary and subordinate uses to any of the other predominant and permissible uses.

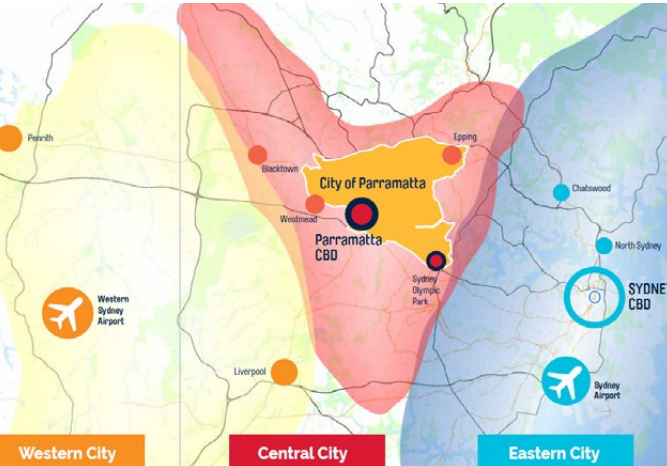
Dence Park is also identified under the local plan as:

- » Bushfire prone land - part of the site is identified as Vegetation Category 1 and the remainder Vegetation Buffer. Bushfire management is overseen by the Hornsby Ku-ring-gai Bushfire Management Committee and NSW Rural Fire Service.
- » Heritage item – Dence Park is of local heritage significance. The Statement of Heritage Significant states: “Site conserving remnant bushland cultural planting from c1910 and pool structures facilities and associated landscaping from the 1950/60’s period. Formerly owned by industrialist John Dence. Later sold to Hornsby Council for memorial swimming pool”.

It is noted that planning controls for the City of Parramatta are proposed to be consolidated in the near future and that an Epping Planning Review Steering Committee has been established to review controls in and around the Epping Town Centre.

Encumbrances

Dence Park was sold to Hornsby Council in 1953 by John Dence with a caveat that the property must always be used for public recreation. However, covenants, agreements and the like applying to land cannot restrict development that is permissible under [Hornsby Local Environmental Plan 2013](#) (LEP) with reference to Clause 1.9A of the LEP. Dence Park, as public land, is currently classified as “public community land” under the [Local Government Act 1993](#).



Source: City of Parramatta, 2018, p.15

1.1.2 Local Demographic and Community Infrastructure

Epping is a fast-growing community with rapidly increasing density. Dence Park and its associated recreation facilities have the ability to help meet growing community recreation and facilities needs.

Local Demographic Analysis

The Dence Park site is surrounded by the established suburbs of Epping, North Epping, Marsfield and Eastwood. A detailed demographic analysis of these four suburbs (derived from the Australian Bureau of Statistics 2016 Census of Population and Housing), reveal key characteristics when compared to Greater Sydney:

- » Higher proportions of people aged 60+ in North Epping, Eastwood and Marsfield.
- » Lower proportions of pre-school aged children in all four suburbs.
- » High proportion of primary and high school children in North Epping, whilst higher proportion of young adults in Epping, Eastwood and Marsfield.
- » A higher median age in North Epping (43) compared to Epping (36) Eastwood (36), Marsfield (35) and Greater Sydney (36).
- » A higher median weekly household income in Epping North.
- » High levels of cultural diversity in Eastwood and Marsfield.
- » A high proportion of low density housing in North Epping and high to medium density in Epping, Marsfield and Eastwood.
- » Low proportions of indigenous populations.
- » High proportions of couples with children in Epping, North Epping and Eastwood.

Key Findings

- » The key characteristics show that all suburbs apart from Epping have a proportionally higher rate of elderly people aged 60+ years compared with Greater Sydney and all suburbs have low proportions of pre-school aged children when compared with Greater Sydney.
- » North Epping has a higher socio-economic population.
- » Epping (55.8%), Eastwood (42.1%) and Marsfield (31.8%) have a high rate of people born overseas with English as their second language.
- » High proportion of residents born overseas, particularly in Epping and Eastwood.

These findings indicate that the local user groups for Dence Park, Epping Creative Centre and the Epping Aquatic Centre are quite diverse and that programs and facilities will need to cater to a wide range of ages, cultural and socio-economic groups.

Future Population Characteristics

The demographic analysis showed that when compared with current population demographic data, the suburbs of Epping, North Epping, Eastwood and Marsfield in 2036 were characterised by:

- » An increase in children aged 0-4 in Epping and Eastwood and an increase in children aged 5-19 in Epping and Marsfield.
- » An increase in young people aged 15-19 in Eastwood and Marsfield and a significant decrease in people aged 20-24 in Epping.
- » An increase in couples without children across all suburbs.
- » Epping's population is projected to grow by 8,700 new dwellings and 19,900 people by 2036.

Community Infrastructure Studies

The City of Parramatta has undertaken a number of studies into the Dence Park site and facilities. These include the Draft Social Infrastructure Strategy (2017), the Epping Social Infrastructure Study (2017) and the draft Community Infrastructure Study (2019). Below is a summary of the documents and their key directions for Dence Park.

Epping Creative Centre

Recommendations include:

- » Enhance flexible community space at the Epping Creative Centre.

Epping Aquatic and Leisure Centre

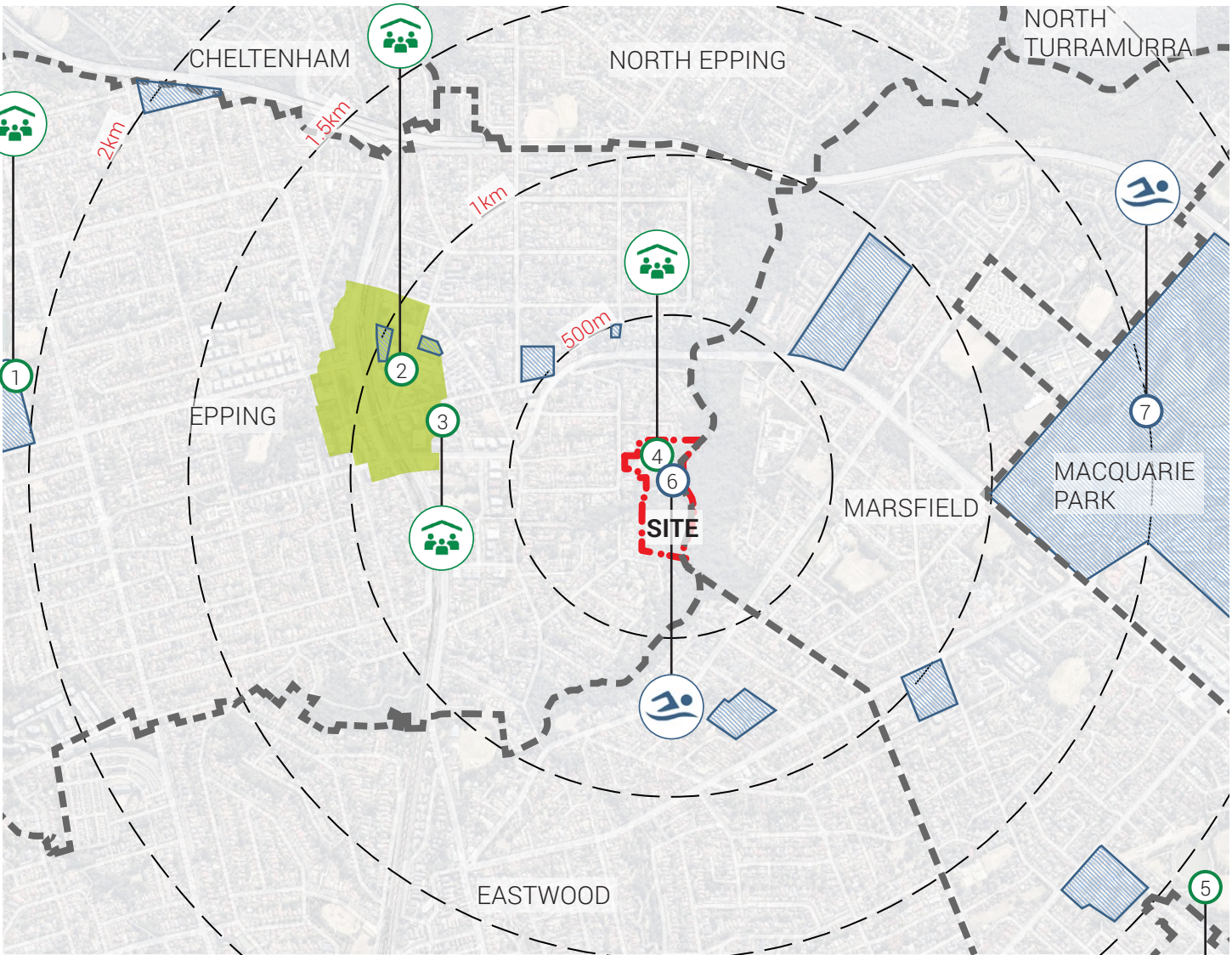
Recommendations include:

- » Retain and improve Epping Aquatic and Leisure Centre.
- » Address the condition and capacity of Epping Aquatic and Leisure Centre to address local aquatic needs in the longer term and provide options for development of alternate or enhanced aquatic offerings including water play and indoor facilities.

Dence Park (open Space)

Recommendations include:

- » Upgrade existing parks within 1.5 kms of the train station to increase capacity and diversity of recreation and leisure offer.
- » Dence Park has the potential to become a 'key recreation park' within a natural setting through expanded use and improved overall design.



Legend

Site

Town Centre

Schools

Aquatic Centres

Community Centres

Distance (radius) from site

Suburb Boundary

1. West Epping Community Centre
2. Epping Community Centre
3. Epping Leisure and Learning Centre
4. Epping Creative Centre
5. Ryde Community Sports Centre
6. Epping Aquatic and Leisure Centre
7. Macquarie University Sport and Aquatic Centre

1.1.3 Public Transport and Wayfinding

Public Transport

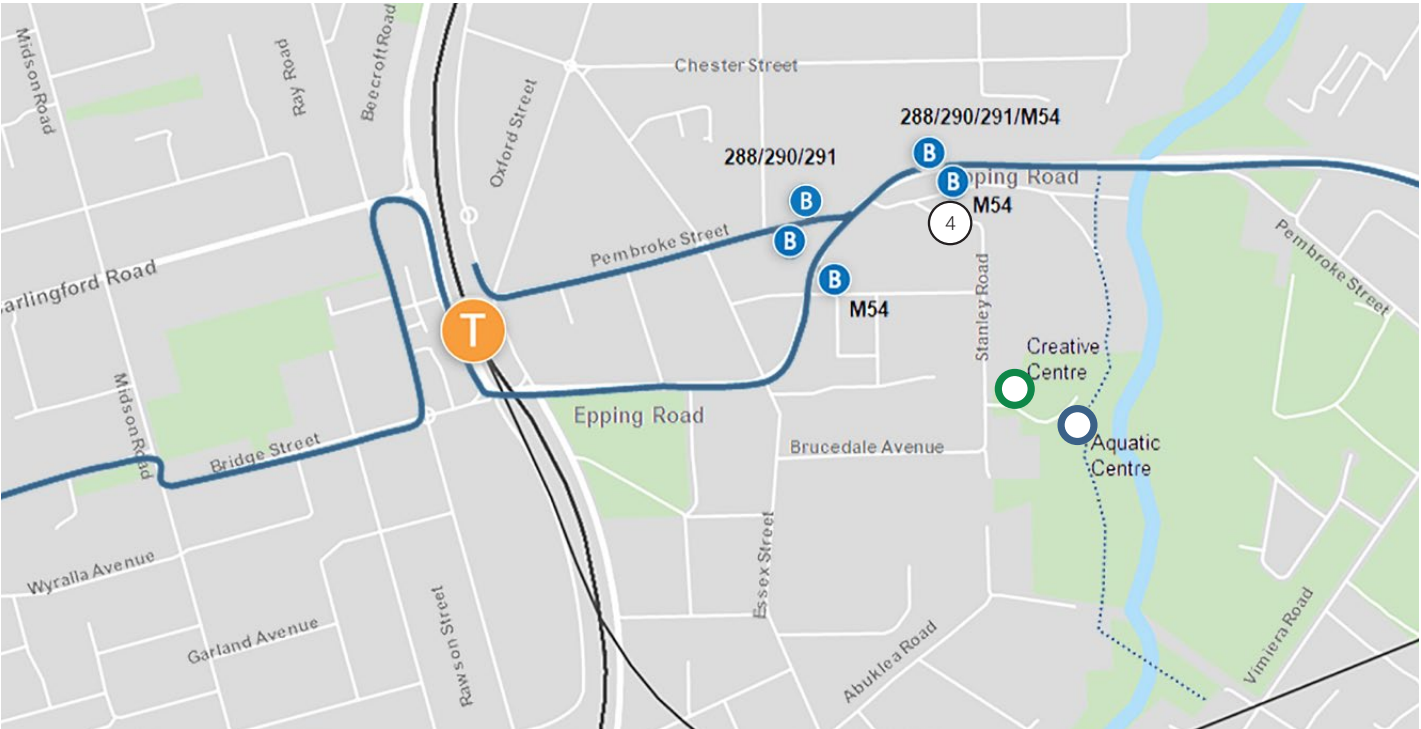
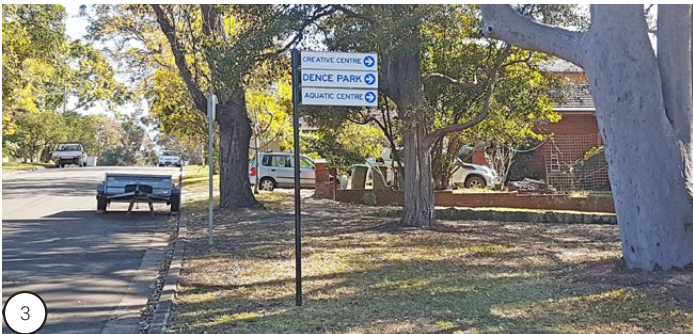
Key Findings:

- » Four bus services in close proximity of the site (about 5 mins walk).
- » M54 is a frequent service between Macquarie Park and Parramatta. The nearest bus stop on Epping Road (near Crandon Road) is of poor quality with no seating, paths or provision for DDA access (Image 1).
- » Route 288 connects to the Macquarie Park and the CBD. Services operate at 20 minute frequencies throughout the day and every 30 minutes in evenings and on weekends.
- » The 291 is a service between McMahons Point and Epping via Macquarie Park and Pacific Highway. Services operate at 30 minute frequencies during peak times and every hour outside of peak times and on weekends.
- » The nearest bus stop for the 288 and 291 service is on Pembroke Street. The facilities at these bus stops are basic and lack seating, shelter etc.
- » Route 290 is a night service only.
- » Epping train station is situated on the T1 line, with frequent services to the north and south.
- » Epping metro stop opened in May 2019 and serves passengers from Tallawong and Chatswood. At fully operational mode, services operate at 4 minute frequencies during peak times and at 10 minute frequencies during non-peak times.

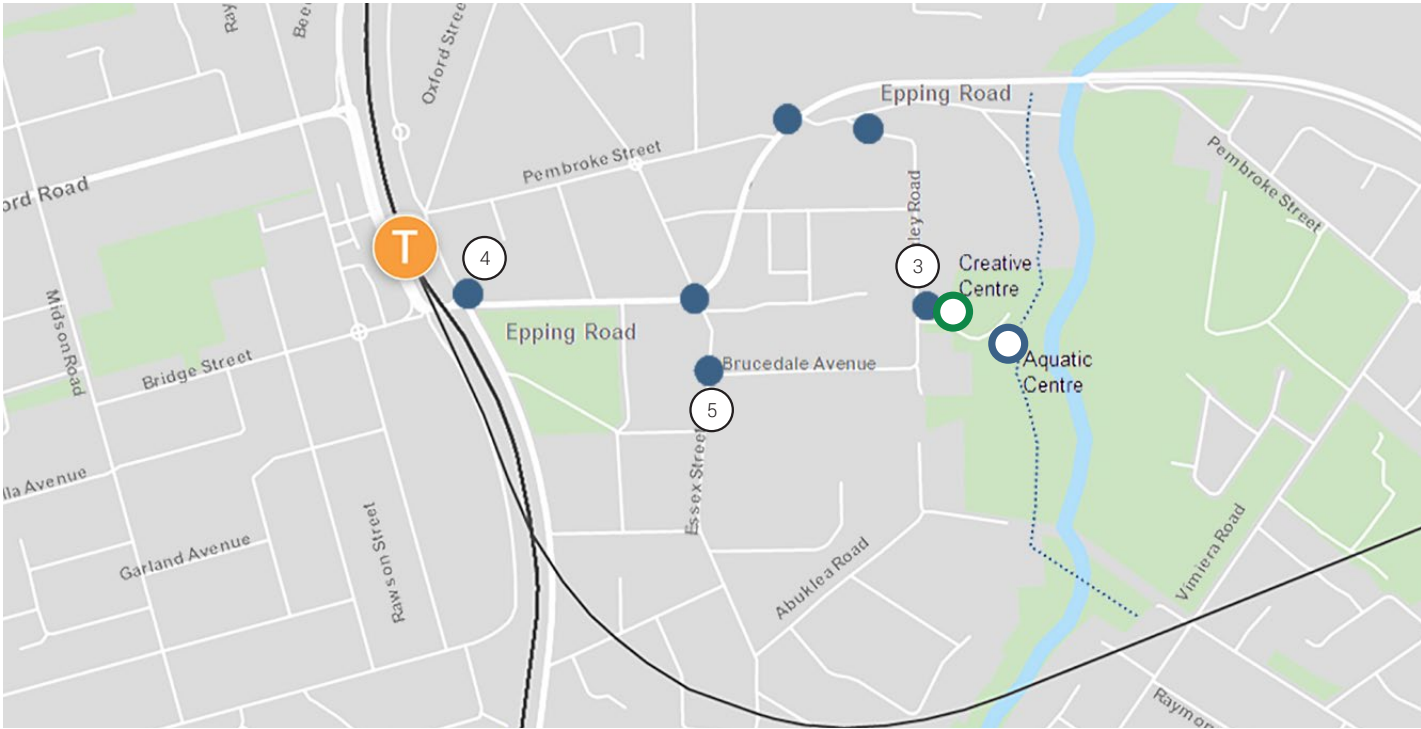
Wayfinding

Key Findings:

- » Dence Park is generally well signed for pedestrians and vehicular traffic at key decision points along routes with fingerpost signs.
- » No signage provided directly outside of Epping station or at key bus stops (exception of M54 bus stop near Crandon Road).
- » Potential opportunity to provide information about Dence Park at the train station (e.g at the local guide information board). This could also include walk travel time and recommended route.



B Bus Stops T Train Station



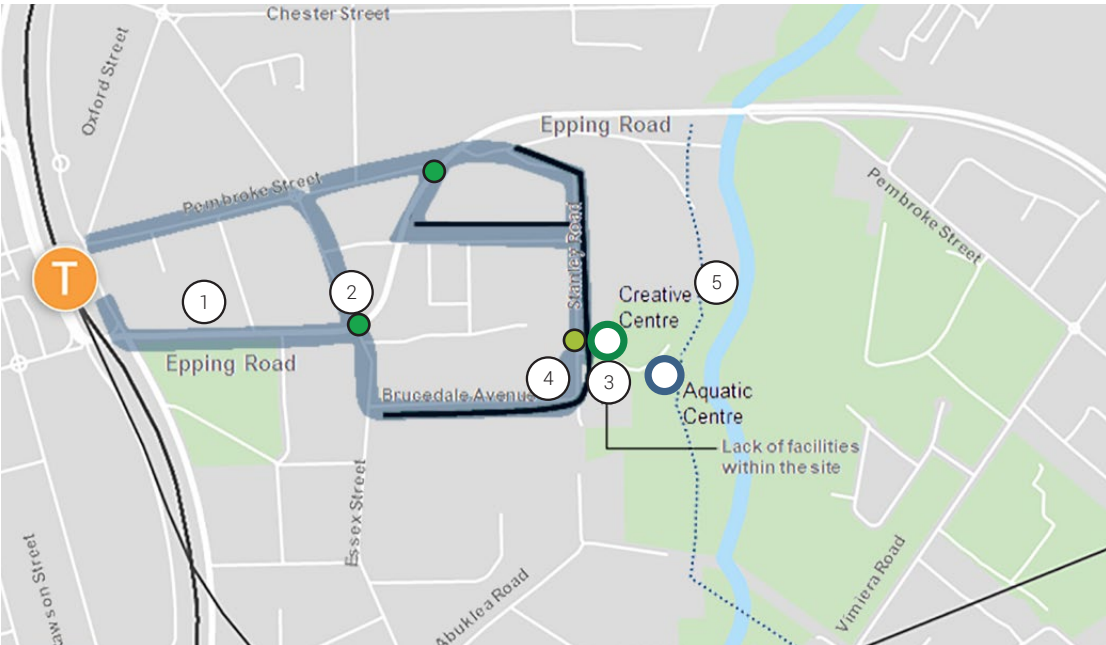
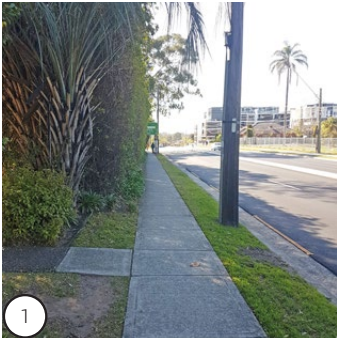
● Signage T Train Station

1.1.4 Pedestrian Access and Facilities

Pedestrian Facilities and Routes

Key Findings:

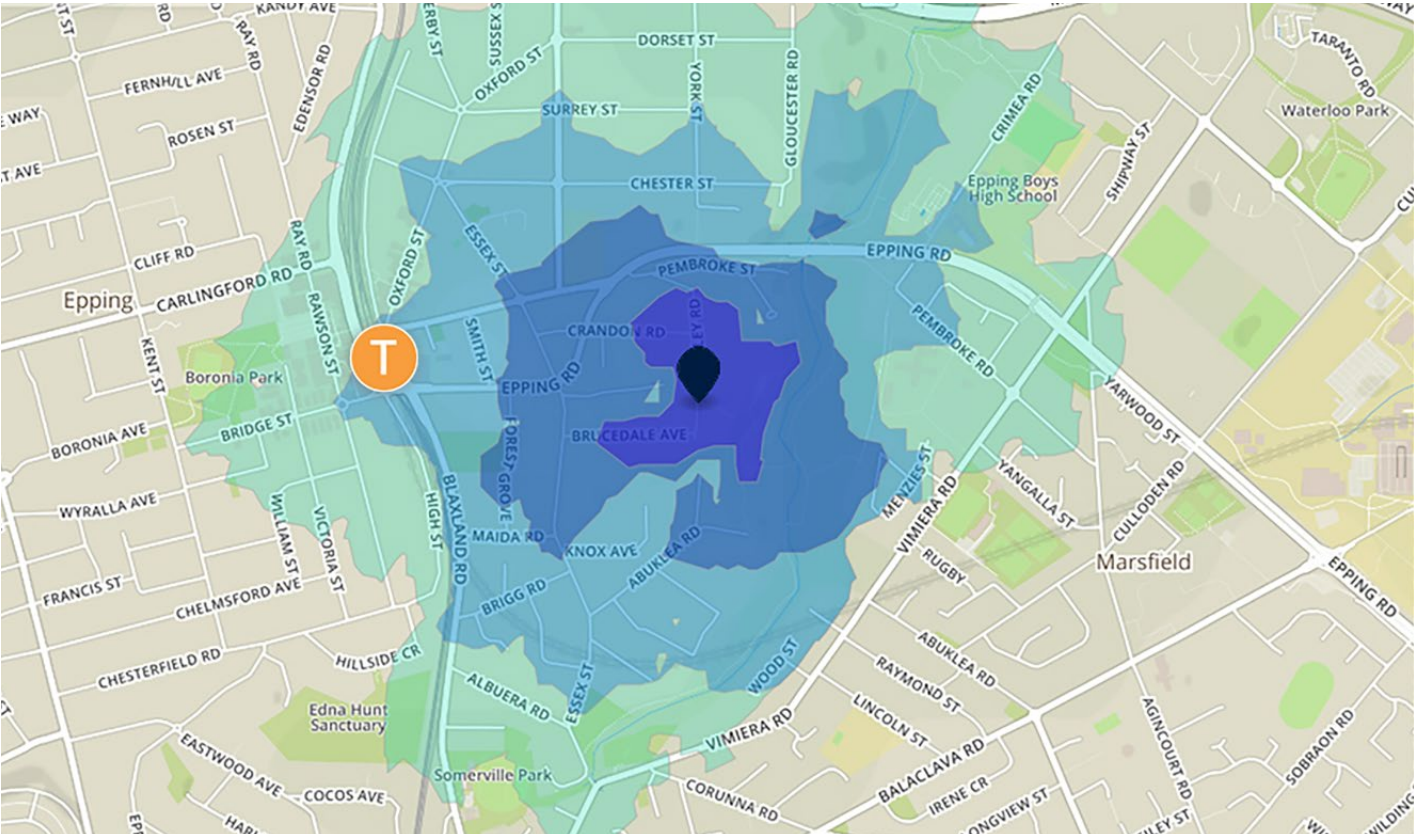
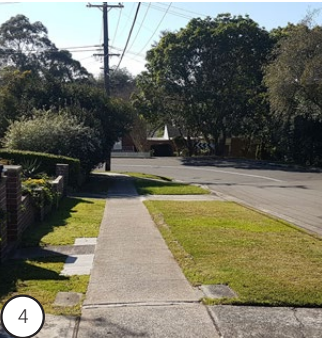
- » Main route from train station is via Epping Road, Essex Road, Bruce Dale Avenue and Stanley Road (12min walk).
- » Pedestrian crossing facilities recently provided at intersection of Epping Road and Essex Road.
- » Crossing also available at Epping Road/Pembroke Street.
- » Footpath provided on one side of the road only on Stanley Road and Bruce Dale Avenue.
- » No footpaths provided on-site (apart from steep path from the car park to the Swimming pool).
- » Pedestrian access to the north and east limited to bush tracks due to creek.
- » Crossing from the Stanley Road footpath can be difficult due to the proximity of the entrance to the bend in the road. In addition, parked cars can hinder sightlines and there is a lack of adjacent footpaths.



Pedestrian Accessibility

Key Findings:

- » Limited access to residential areas to the east due to the movement barrier formed by Terrys creek.
- » Train station / centre of Epping is less than 15-minute walk – the route along Epping Road to the train station is characterised by steep grades, limited shading, narrow footpaths, high traffic volumes and speeds and is generally not attractive.
- » The cycle times at the intersections along Epping Road (i.e. at Blaxland Road and Essex Road) can result in long wait times for pedestrians at crossing points as well as having to cross in two stages.
- » Nearest bus stops are less than 10-minute walk from Dence Park and located on Epping Road and Pembroke Street (depending on the service). The route to these stops are characterised by relatively gentle grades and limited shading. The main crossing encountered is at the intersection of Epping Road and Pembroke Street.
- » Treatments at priority intersections such as Essex Street/Bruce Dale Avenue and Stanley Road/Crandon Road encourage vehicles to turn at speed due to their width and large corner radii. Significant opportunities exist to improve these intersections for pedestrians and cyclists through landscaping, kerb build outs etc.
- » The 20-minute catchment includes areas of future high density development.



1.1.5 Vehicular Access

Vehicular Routing

Key findings:

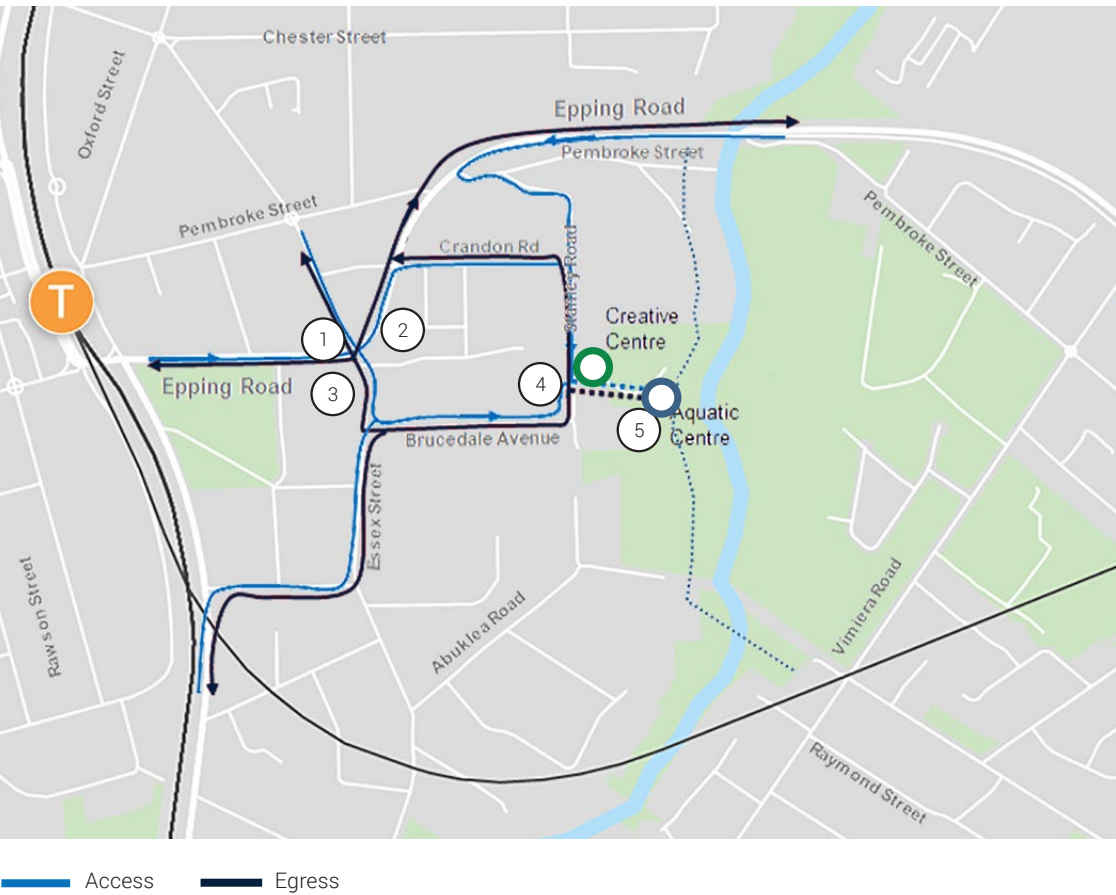
- » From Epping Road (travelling northbound), the easiest access route to Dence Park is to turn onto Stanley Road, especially during periods of congestion.
- » As the right-turn is not permitted on Epping Road onto Essex Street, the only other opportunity is to turn right onto Crandon Road.
- » Pembroke Street and Essex Street can also be used to access Dence Park.
- » For egress, Essex Road and Crandon Road are the two main options available.
- » A traffic island prevents any right-turn from Pembroke Street to Epping Road (southbound).
- » Blaxland Road is used for vehicles travelling to and from the south. Travelling towards Dence Park, vehicles turn right onto Brigg Road (or Maida Road) from Blaxland Road, using the same route when exiting.
- » There is no directional signage at the intersection of Blaxland Road and Brigg Road (finger post signs at intersection with Maida Road only).

Congestion

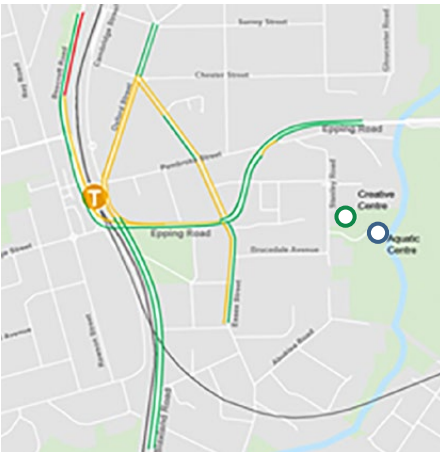
Key findings:

- » Main period of congestion occurs during the evening time along Epping Road and Blaxland Road in the direction of Epping Town Centre which coincides with the busy weekday evening use of the pool (i.e. from 4.30pm – 6.30pm when most swim lanes are in use).
- » Essex Road also experiences some congestion on approach to the intersection with Epping Road.
- » In the morning and at weekends, although some approaches may be slow, congestion is generally ok in the vicinity of Dence Park.
- » Significant growth is forecast for the precinct surrounding Epping Station, with up to 5,000 new dwellings by the year 2026 and 10,000 new dwellings by 2036.
- » Previous traffic studies have modelled this growth and identified major road traffic congestion on Beecroft Road, Blaxland Road, Carlingford Road and Epping Road at peak times.
- » Potential new road infrastructure options modelled to reduce these impacts have included;
 - Additional westbound lane on Epping Road and Epping Bridge (potential tidal flow conditions).

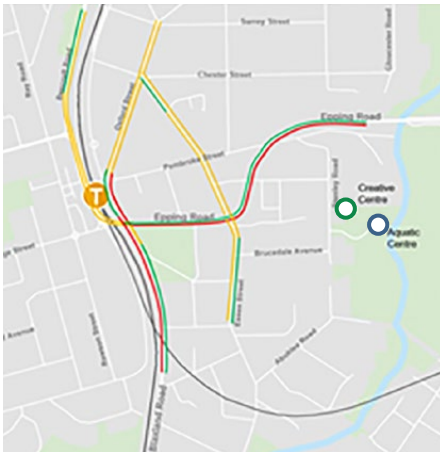
- Epping CBD bypass route for northbound traffic via Bridge Street and Kent Street.
- Victoria Street extension to Carlingford Road.
- Reopening of former bus tunnel for westbound traffic (from Cambridge Street to Beecroft Road).
- East West Link from Ray Street to Beecroft Road (north of Carlingford Road).
- » Main findings from these studies were that while these infrastructure works would have some merit, traffic delays and high levels of congestion at major intersections (e.g. Blaxland Street and Epping Road) will still occur at peak times.
- » This would mainly impact vehicular access to and from Dence Park from 8am-9am in the morning and 5pm-6pm in the evening on weekdays.



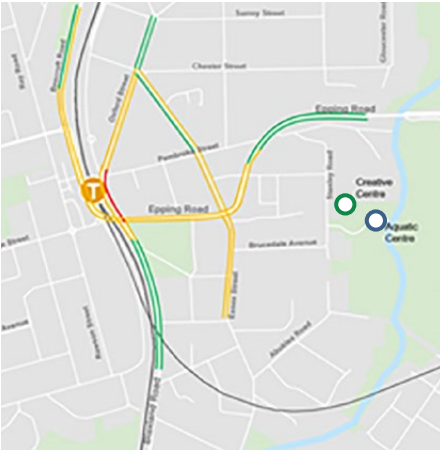
Weekday - Morning Peak (8.30am)



Weekday - Evening Peak (5.15pm)



Weekend - 11.30am

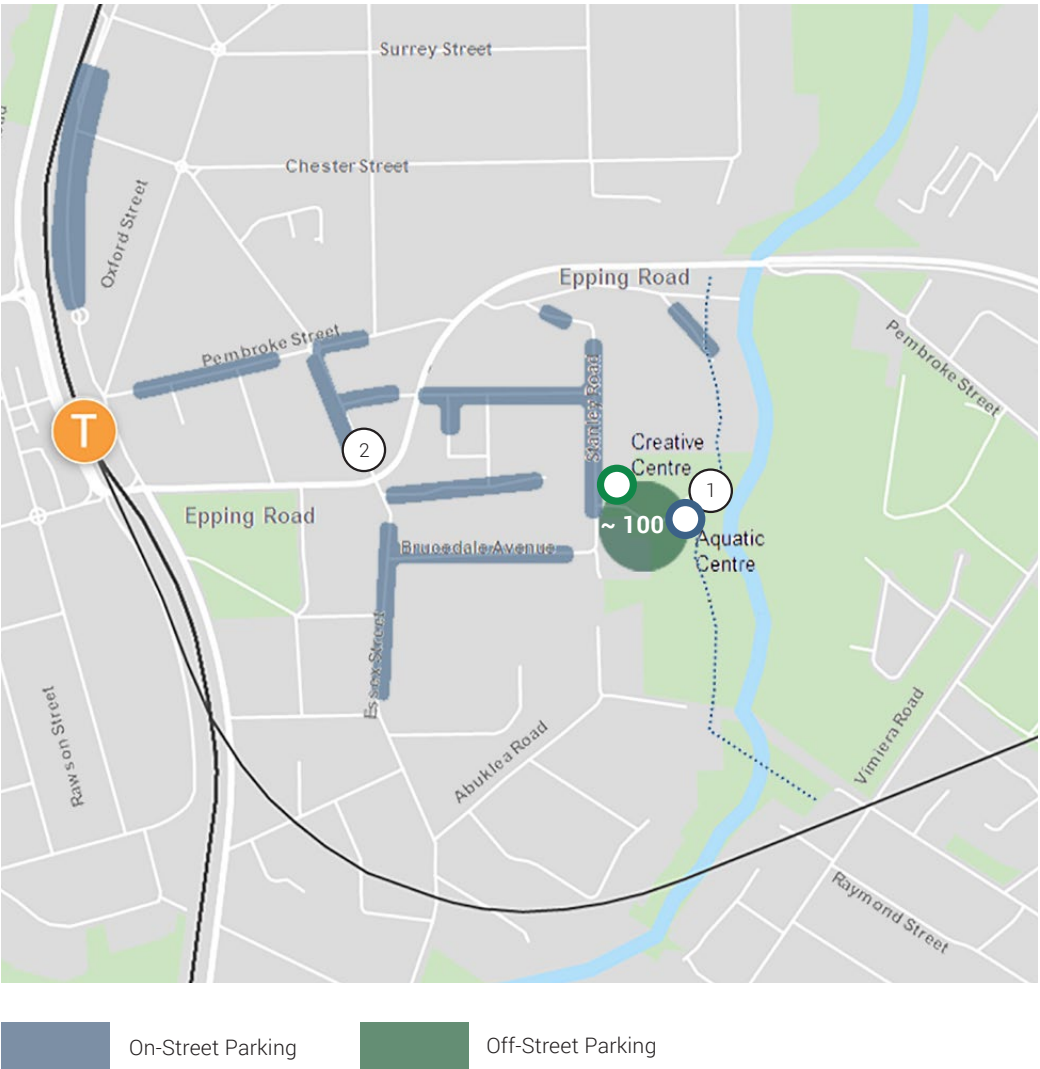


1.1.6 Parking

Parking

Key findings:

- » On-site parking of approximately 100 spaces.
- » Majority of surrounding streets have on-street spaces available, however availability is mixed as they are well used by residents.
- » On-site capacity typically sufficient, except during bigger events (e.g. during swimming carnivals) when overflow onto surrounding streets occurs.
- » Tandem spaces at the Creative Centre liked by current users due to proximity to front door. They operate and are managed on an informal basis.
- » There is a need to drop-off people and equipment near front door of the Creative Centre.
- » DDA access from main car park to the pool is limited due to steep gradients and steps at the bottom of the path.
- » Currently drop off at the pool deck is required for those with mobility issues which creates several issues including:
 - Inconvenience for people with mobility issues.
 - Lack of independence as assistance with drop-off and parking is required to reach the pool deck.
 - Safety issues as vehicles are manoeuvring in the thoroughfare between children's pool and the centre's facilities.
- » The lack of DDA compliant ramp also creates issues for other users such as parents with prams, cyclists and the movement of heavy equipment (e.g. waste bins to Stanley Road for collection).
- » Opportunity to provide a DDA compliant access from the main car park to the pool should be considered as a priority.



1.1.7 Surrounding Social Infrastructure

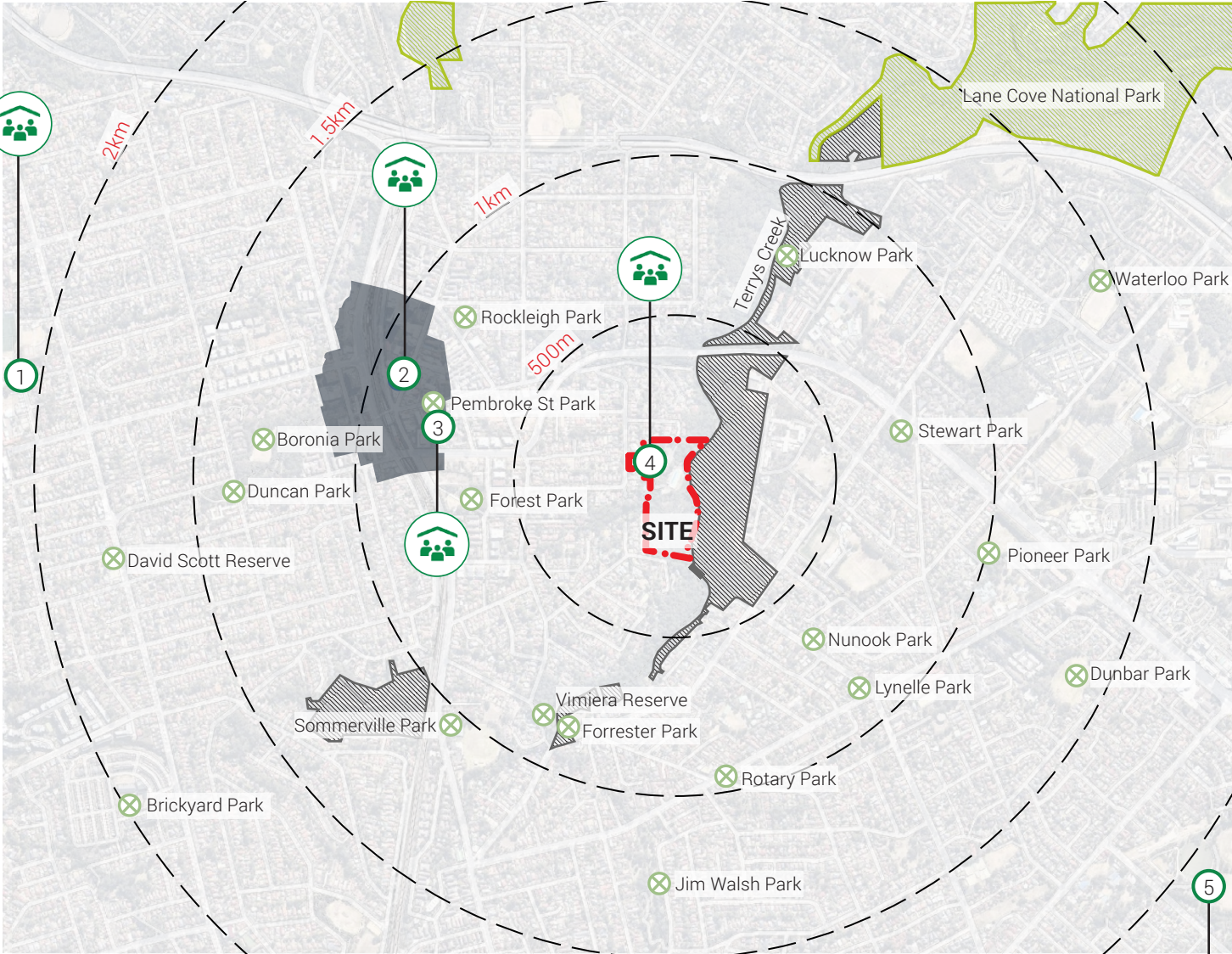
Surrounding social infrastructure has been identified using the City of Parramatta Council's draft Community Infrastructure Study (2019). These include:

Community Space

- » West Epping Community Centre - Located at the corner of Dent and Downing Street West Epping Park. Features include two enclosed playgrounds, 100-person capacity for larger functions, public transport access and disabled access.
- » Epping Community Centre (School of Arts) - Located at 9 Oxford Street in the Epping town centre, its strength is its visual prominence, having flexible multipurpose spaces, public and active transport accessibility and universal access.
- » Epping Leisure and Learning Centre - Located at Chambers Court in the Epping town centre, its strength includes its public transport access and being in the same building as Epping library.
- » Ryde Community Sports Centre - Located at 109 Kent Road, ELS Hall Park, North Ryde, the centre is a partnership between City of Ryde Council and YMCA and includes an indoor sports hall, with amenities, a cafe, kiosk and disabled access.

Parks and Outdoor Recreation Spaces

- » Nearby parks include:
- Boronia Park
 - Duncan Park
 - David Scott Reserve
 - Brickyard Park
 - Forest Park
 - Sommersville Park
 - Pembroke Street Reserve
 - Rockleigh Park
 - Vimiera Reserve
 - Forrester Park
 - Rotary Park
 - Jim Walsh Park
 - Nunook Park
 - Lynelle Park
 - Pioneer Park
 - Stewart Park
 - Lucknow Park
 - Waterloo Park
 - Dunbar Park



Legend

- Site
- Town Centre
- Distance (radius) from site
- Nearby Parks
- Community Centres

- Environmental Conservation Area
- National Parks and Nature Reserves

- 1. West Epping Community Centre
- 2. Epping Community Centre
- 3. Epping Leisure and Learning Centre
- 4. Epping Creative Centre
- 5. Ryde Community Sports Centre

1.2 Detailed Site Analysis



1.2.1 Heritage and Historic Site Uses

The NSW Government Office of Environment and Heritage inventory (last updated 2001), lists Dence Park as a locally significant item under the category of urban parks with the following description:

'Site conserving remnant bushland cultural planting from c1910 and pool structures facilities and associated landscaping from the 1950/60's period. Formerly owned by industrialist John Dence. Later sold to Hornsby Council for memorial swimming pool.'



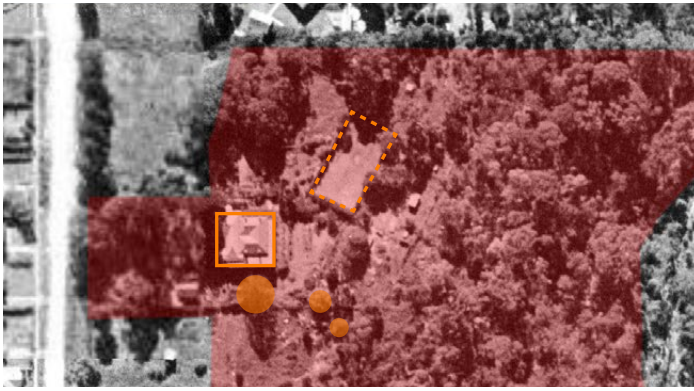
Aboriginal sites in the local area map. Source: GML, 2018, Dence Park Epping- Preliminary Heritage Assessment- Draft Report, p.10



1882 - Field of Mars, the approximate location of Epping Town Centre (prior to development of the Railway). Source: City Plan Heritage P/L, 2017, Heritage Review: Epping Town Centre East



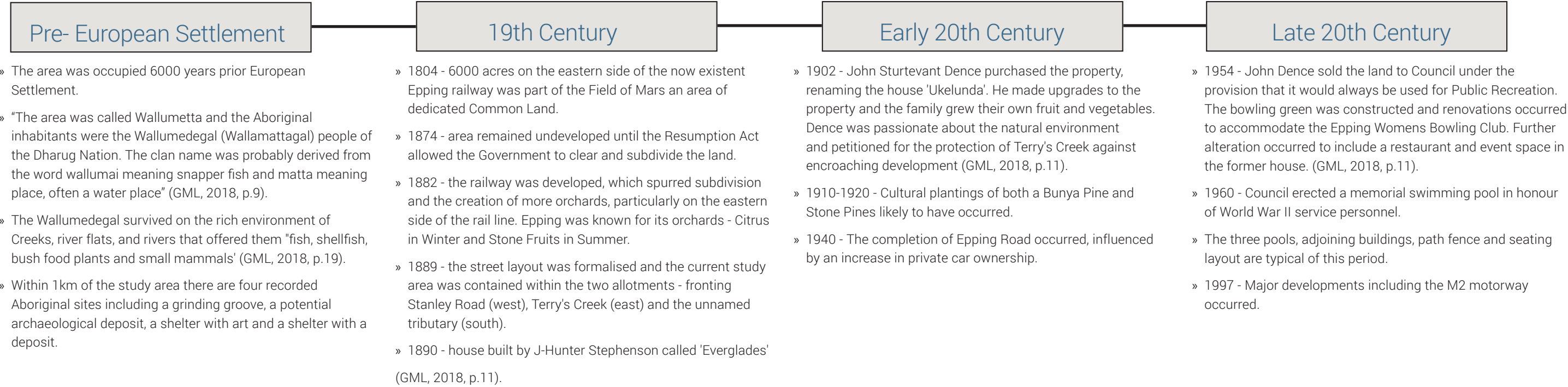
1904 map of Parish of Field of Mars, County of Cumberland, Land District of Parramatta. Source: City Plan Heritage P/L, 2017, Heritage Review: Epping Town Centre East



1943 Aerial of Dence Park. The former Victorian House, Womens Bowling Green and Bunya and Stone Pines are highlighted in orange. The current site boundary is in red. Source: Six Maps, 2016



1960 - Opening of Dence Park. Source: The Daily Telegraph, 2015 Historic photos capture excitement of hundreds of locals who attended Dence Park pool opening in 1960



1.2.2 Vegetation, Ecology, Geology and Hydrology

The landscape character of Dence Park is derived from its unique setting, situated in a remnant indigenous forest setting on the side of the valley above Terrys Creek.

Trees

- » The site is dominated by the large and medium sized trees and a bushland surrounding.
- » There is a mix of native and exotic tree plantings on site including:
 - Angophoras, Ironbarks, Brush Boxes (native).
 - Liquidambar and Jacarandas (exotic) along Stanley Road boundary.
 - Callistemons, Angophoras, Ironbarks, Melaleucas, Pittosporums (in and around the Creative Arts Centre and car park).
 - Cultural plantings include the Bunya Pine and two Stone Pines (central to site).
 - Callistemons and particularly Melaleucas dominate the Aquatic Centre entrance.

Vegetation

- » There are a number of garden beds on site, predominantly situated around the former bowling green and Creative Arts Centre and small areas near the Aquatic Centre entrance.
- » There are a number of large open turf areas around the site.
- » Exotic feature plantings include Clivias and Agapanthus (around the Creative Arts Centre).
- » There are a number of priority weeds that exist on site including asparagus aesthiopicus, asparagus plumosus, lantana camara, olea europaea subsp. cuspidata, rubus fruticosus and senecio madagascariensis.

Ecology

Ecological mapping undertaken by Narla Environmental, provided the following ecological constraints information:

High Constraints

- » High Biodiversity Values Land (within State Biodiversity Values

Mapping);

- Threatened Flora (Epacris purpurascens var. purpurascens) evident in the southern part of the site.
- Waterfront land (Office of Water) with high biodiversity values.
- Sydney Turpentine Ironbark Forest (Endangered Ecological Community) located at the north and north west part of the site.

Moderate Constraints

- » Council Mapped - Biodiversity Lands (as per Council's LEP and DCP).
- » Threatened fauna habitat (Large Hollow-bearing Trees).
- » Bushfire Prone Land (Category 1) in the southern and north eastern part of the site.

Low Constraints

- » Historically Cleared Lands with scattered native trees and significant weed infestations found throughout the central and northern parts of the site.

Natural Features

There are significant natural features on site including rock outcrops and to the west of the Aquatic Centre and a natural creek system that runs east – west through the site (south of the Aquatic Centre).

Geology

Wiannamatta group of sandstones underlie the study area which consists of medium to course-grained sandstones.

Hydrology

Site backs onto riparian landscape of Terry's Creek. It is important in the Sydney Basin as contains critically endangered Bluegum High Forest and Sydney Turpentine Ironbark Forest. The Creek is also a valuable wildlife corridor with numerous threatened species such as the Barking Owl and Powerful Owl.



Cultural Plantings - Stone Pines and Bunya Pine



Legend

- * Threatened Flora- Epacris purpurascens var. purpurascens
- Cultural Plantings
- High Constraints
- Moderate Constraints
- Low Constraints
- Site Boundary

1.2.3 Existing Amenities and Open Space

Dence Park is an important community asset with multiple buildings and open spaces for dedicated community use.

Buildings

- » The Epping Creative Centre is located near to the main entrance at the higher and more accessible elevation of the site. (1)
- » The Epping Aquatic and Leisure Centre is located to the eastern (lower elevation) of the site adjacent to the surrounding natural bushland. (2)
- » The Aquatic and Leisure Centre has 3 outdoor aquatic offerings including a 50m outdoor olympic pool (766m2) a covered learn to swim pool (66m2) and 2 x outdoor toddler pools (75m2 and 37m2 respectively). (3, 4, 5 and 6)
- » A food kiosk is located to the north of the 50m pool and operates in the summer months. (7)
- » On the northern boundary of the site sits a brick shed with a metal roof. (8)
- » West of the Aquatic and Leisure Centre sits a brick toilet block potentially related to the Terrys Creek Bush Track. (9)

Car Parking

- » There are 3 main car parking areas on the site providing approximately 100 parking spaces.
- » Parking Area 1 – adjacent to the Epping Creative Centre.
- » Parking Area 2 – located to the south of the Epping Creative Centre.
- » Parking Area 3 – main car parking location, positioned centrally between the Epping Creative Centre and Epping Aquatic and Leisure Centre.

Open Spaces, Park Amenities and Passive Recreation

- » The site is positioned in a natural setting surrounded by bushland to the south and east.
- » There are two large open spaces to the north of the site. One is located adjacent (east of) the Epping Creative Centre (approx 1394 m2) and is the site of the former bowling green (space A). Another

- space (B) is to the south of this area and is a steep embankment (1:5- 1:10 grade) (approx 1029m2).
- » There is a large open green space (C) located to the east of the site (between the large 50m pool and the adjacent bushland), (approximately 1049m2).
 - » Open spaces are generally lacking in recreational infrastructure (furniture such as seating and bubblers, play elements, picnic tables, signage, shade provision etc).
 - » A large area of bitumen to the north of the 50m pool provides a hard surface for picnic tables adjacent to the food kiosk.
 - » To the south of the site, there is a large area of underutilised, generally flat space (10) in a bushland setting (across the watercourse). The area is closed to the public due to maintenance and surveillance issues. Access to the areas is provided by a very steep creek crossing bridge structure.
 - » Terrys Creek Walk runs through the site.
 - » A grandstand overlooks the pool from its western side (11).



Legend

- | | | | | | |
|--|-----------------|--|----------------------|--|-------------------|
| | Shelters | | Food Kiosk | | Pool facilities |
| | Bridge Crossing | | Parking (P1, P2, P3) | | Open turfed areas |
| | Picnic Setting | | Buildings | | |

1.2.4 Landscape Elements and Wayfinding

Over the years, a wide range of landscape elements and construction materials have been used in the development of Dence Park.

Lighting

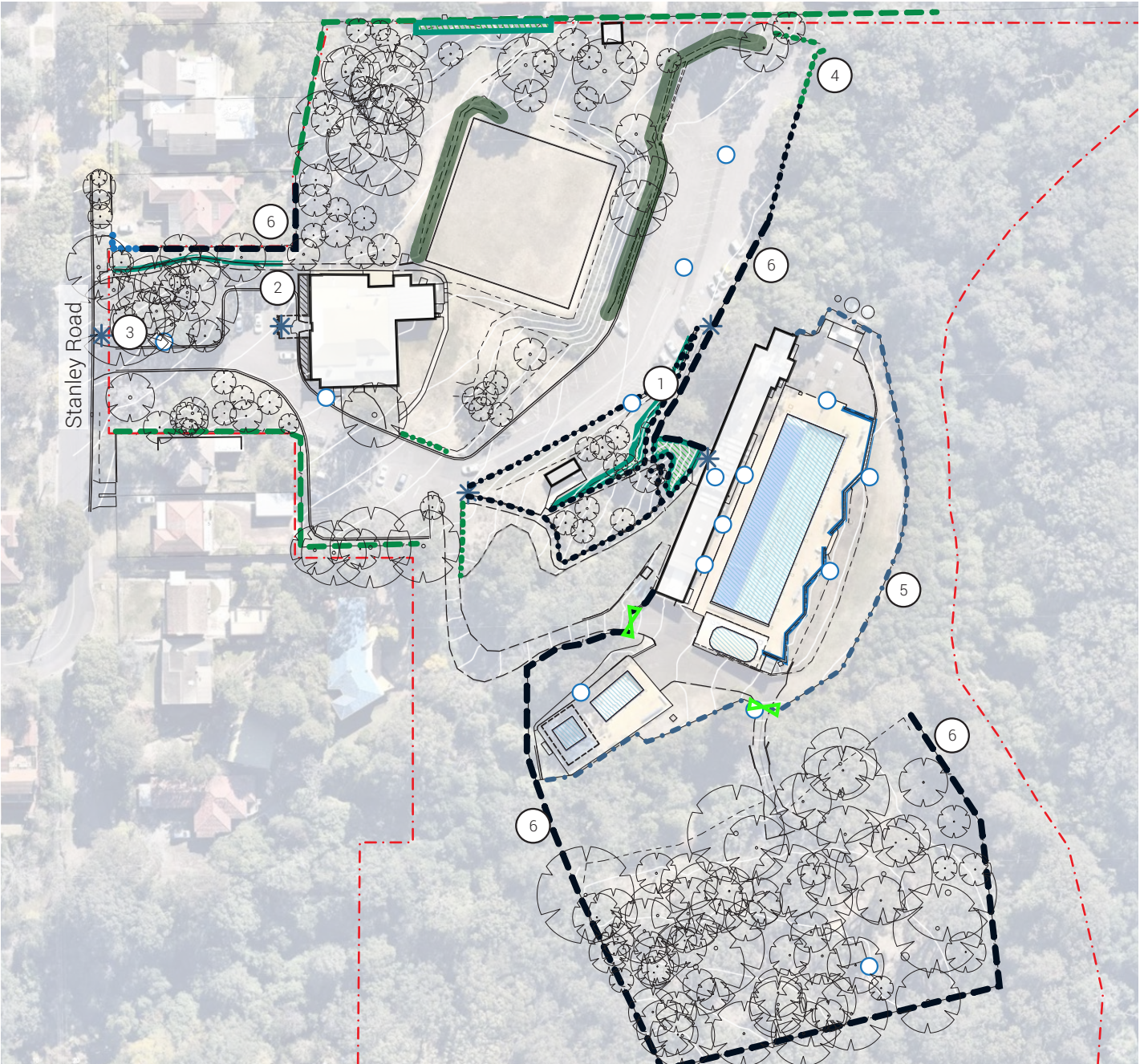
Solar powered flood lights are scattered through the site. There are three within the entry and carpark area.

Wayfinding

- » Wayfinding and signage on site is unclear and inconsistent.
- » Stanley Road entry to Dence Park is marked by 3 signs.
- » The Creative Centre is easily identified from Stanley Road due to its close proximity to the road.
- » The Aquatic Centre has no visibility from Stanley Road and is poorly identified within the site due to its location set down the escarpment beyond the carpark.
- » The pool is difficult to locate due to lack of signage.
- » There is a lack of signage and wayfinding for Terrys Creek Walk.

Hard Materials

- » Ground Treatments - Asphalt, Crazy Paving (northern bush track entry).
- » Kerbs and gutters - Concrete kerbs.
- » Retaining walls - Dry stack retaining wall, sandstone retaining wall.
- » Fences - Round timber fence post and rail, square timber post and rail, galvanised pipe wire mesh fence (2m), galvanised pipe handrail, wire mesh fence (1m), Black powder coated steel pool fence.



Legend

	Light poles		2m high timber paling boundary fence		Sandstone retaining wall
	Signage		1m high timber post fence		Brick retaining wall
	Gates		1.8m Powder Coated Pool Fence		Concrete block retained planter
	2m chain wire fence		Brick wall (approx 1.8m)		Rock wall
	1m high chain wire fence				

1.2.5 Access and Circulation

The following analysis looks at the existing linkages to the site from its local surroundings as well as internal circulation.

Entries

- » One main entry from Stanley Road to the site provides vehicular and pedestrian access with no separation between pedestrian and vehicles.
- » Two entries to the site form part of the Terrys Creek track and are located to the north of the site and to the west of the Aquatic and Leisure Centre.

Pedestrian Access

- » Footpaths on site are constructed from bitumen and concrete and generally in poor condition and lacking in areas.
- » A pedestrian footpath runs east – west from Stanley Road to Epping Creative Centre. This path is not accessible (approximately 1:15 grade overall).
- » Access paths to Epping Creative Centre do not meet accessibility standards (greater than 1:20 grades).
- » Paths to the Aquatic and Leisure Centre from the car park are very steep. The main access footpath has winding sections ranging from 1:10 to less than 1:5 grades. There are a number of steps along the route.

Walking tracks

- » Terrys Creek Walk crosses the main car parking area that runs north-south through the existing car parking area and is part of the Great North Walk. Track improvement works are currently being undertaken by Council including new wooden stairs at the northern end of the park.

Vehicular Circulation

- » There is one vehicular entry and exit to the west of the site (accessed from Stanley Road). This entry forms part of a vehicular and loop road through the carpark.
- » A vehicular access road is located to the west of the Aquatic and Leisure Centre. This is currently used for services delivery, maintenance and disabled access.

Boundaries

Stanley Road Boundary (western boundary)

- » Native and exotic tree planting with a grassed understory. This is consistent with the rest of the street tree planting which includes species such as Angophoras, Ironbarks, Brush Boxes and exotic species such as Liquidambars and Jacarandas.
- » Tree plantings partially screen and frame views through to the front carpark, Creative Centre and access road which continues around behind the building.

Terrys Creek Bushland Corridor (eastern boundary)

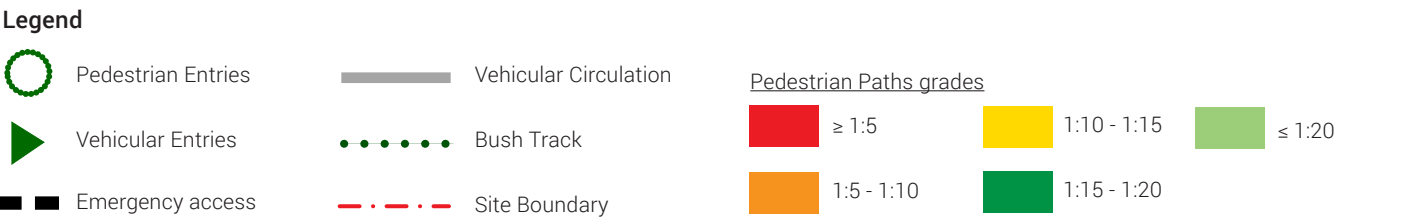
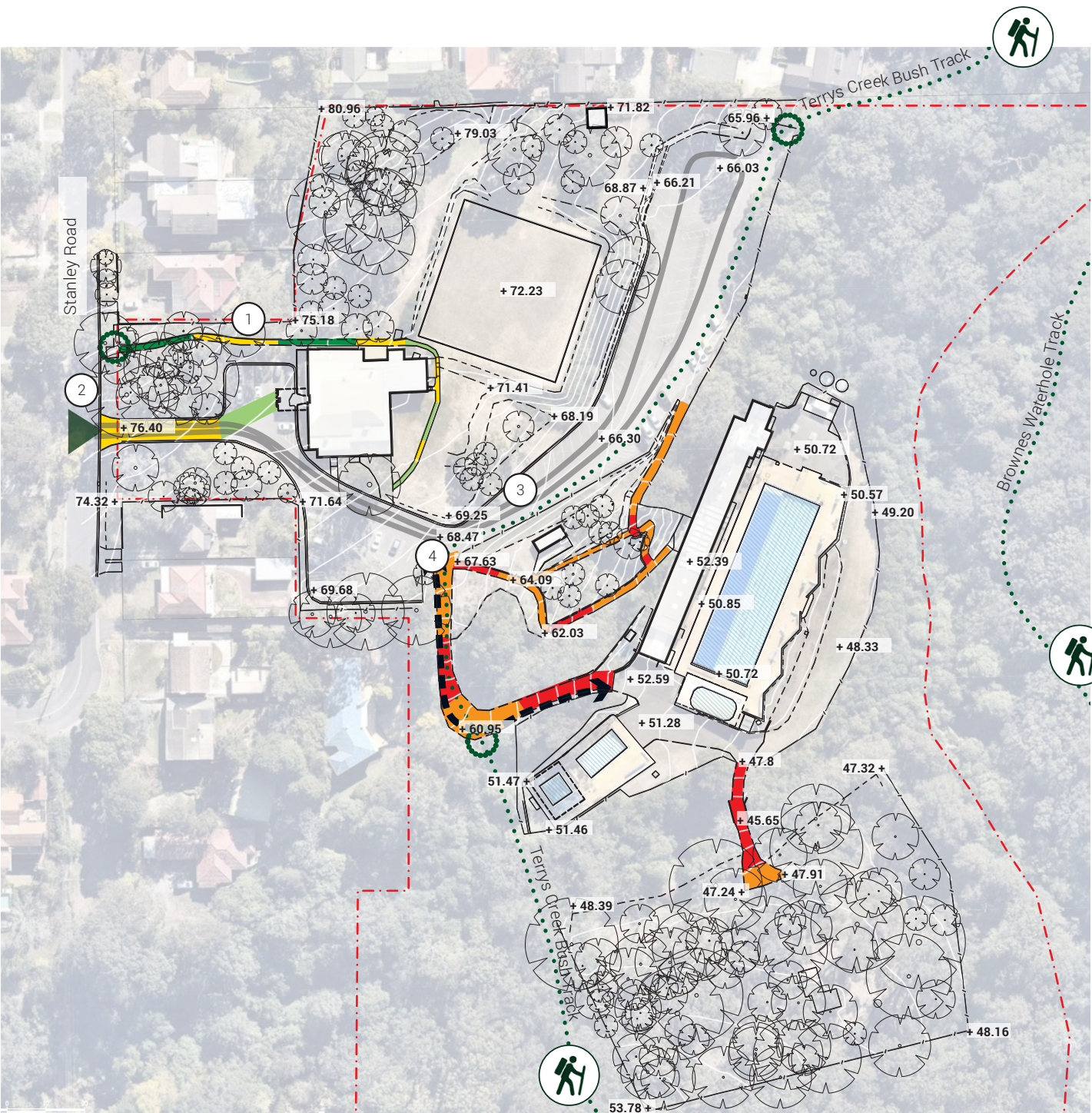
- » Characterised by the bushland corridor that runs north-south following Terrys Creek.
- » A steel fence to the east of the Aquatic Centre facility extends up to the western bank of the Creek.

Abuklea Road Boundary (southern boundary)

- » A bush regeneration area and stormwater detention basin characterise the southern edge of Dence Park.
- » A fence exists to the south of the site which flanks Terrys Creek Walk.

Topography

- » The site falls from its high point along Stanley Road to the low point to the east.
- » Retaining walls are installed throughout the site to create useable terraced areas suitable for recreation and amenity.



1.3 Building Analysis



1.3.1 Aquatic and Leisure Centre Existing Facilities and Studies

Existing Facilities

- » The Aquatic and Leisure Centre offers a 6 lane 50m outdoor lap pool, one learn to swim pool (covered) and two toddler pools (one shaded and one unshaded).
- » Male and female changing facilities with open brickwork.
- » Food kiosk.
- » Staffed reception area.
- » Outdoor picnic tables.
- » Pool is not a compliant water polo pool.

Asset Condition Assessment

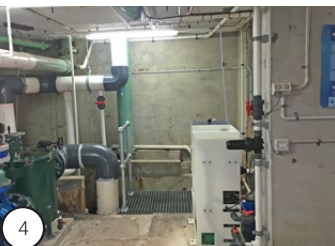
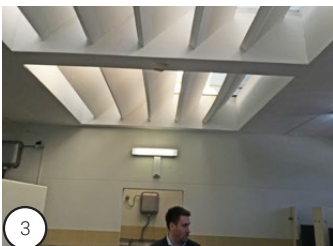
- » Being an older building (60 years old) the condition of this facility is somewhat poor due to its age, despite being well looked after. As a non-contemporary facility it is unable to provide for activities that are available in more modern facilities.
- » Issues with pool pipework, pool filtration, return valve and ventilation to pump room.
- » The toddlers and small children pool operates on a domestic pool pump and filtration system.
- » Wildlife from adjacent bushland including funnel web spiders, blue tongues, red belly black snakes and brown snakes are sometimes found in the pool.

Current Usage, Demand and Capacity

- » Morning swim times are generally busy.
- » Spring carnival is extremely busy.
- » One existing swim club use the facility but no squad training.
- » Lanes are regularly hired to Korean community groups.

Compliance with Relevant Legislation

- » Current facilities do not meet accessibility standard.
- » No accessible changing facilities.
- » No accessible entrance to pool.
- » Building is not accessible from carpark.



1. Reception/Foyer

2. Change Rooms(Male north, female south)

3. Bathrooms (Male north, female south)
4. Pump Room

5. Water Tanks

6. Food Kiosk

7. 50m Outdoor Pool
8. Enclosed Learn to Swim Pool

9. Unshaded Outdoor Toddler Pool

10. Shaded Outdoor Toddler Pool

11. Chemical Shed

12. Brick Toilet Block

1.3.2 Creative Arts Centre Existing Facilities and Studies

Epping Creative Centre provides facilities for creative activities to over 40 regular groups, including minority and senior groups

Heritage and former uses

The Building was originally a house called the 'Everglades' built in the 1890's. Little original fabric remains, with heavy modifications made for use as a restaurant and in the 1950s and later the Community Centre (2000s). Some of the form and a single chimney can be seen from the rear and appears to be the only elements from the original house still visible (GML, 2018, p.27).

Existing Facilities

The Epping Creative Centre offers 5 community rooms dedicated to creative activities focused on the arts and crafts. There is a foyer, a large multipurpose room, a wet room for sculptors and on site toilets.

Asset Condition Assessment

- » The condition of the building is quite moderate to poor due to its age.
- » All rooms are well maintained and air conditioned.
- » Recent upgrades to the building have occurred.

Current Usage, Demand and Capacity

- » Current demand of the centre usage is high. Full day bookings are not available.
- » Community groups are primarily minority and senior community groups (approximately 80% of users).
- » Activities range from miniature railway, computing, woodcarving, drawing, quilting, bridging, lacing and knitting to Cantonese opera and more.
- » There are currently 40 regular hire groups using one or more rooms on a weekly, monthly or multiple days per week basis or for regular weekend workshops.
- » Casual bookings are made by community groups approximately 20 times per year.
- » The facility is at capacity most weekends and groups are often turned away.

Accessibility

There is no universal access design incorporated in the building and the front and back entrance is inaccessible from the car park. Internal access ramps may not meet disabled access standards and legislative requirements

Economic Viability

- » The Centre is currently operating with a positive cash flow and sufficient liquid assets to manage all expenses.

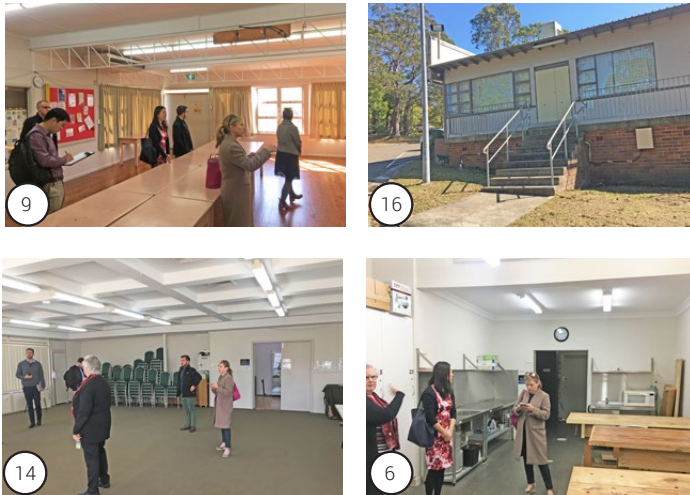
Strengths and Weaknesses - (Elton Consulting, Audit Outcomes: Epping Aquatic and Leisure Centre and Epping Creative Centre, 2018)

Strengths:

- » Suitability - facility is well suited to activities that take place there.
- » Flexible/multipurpose design - variety of spaces on offer for larger and smaller groups.
- » Visual prominence - proximity to road, visible and good signage.

Weaknesses:

- » Lack of quality outdoor space.
- » Lack of public transport access.
- » Poor walking/cycling access.
- » Low integration with other services.
- » Poor building condition.
- » No universal access.
- » Low levels of safety (Crime Prevention Through Environmental Design - CPTED).



- | | | | |
|--------------------|---------------------------|------------------------|----------------------|
| 1. Front Entry | 5. Switchboard | 9. Steven Pringle Room | 13. Foyer |
| 2. Store Room | 6. Crafts Room (Wet Room) | 10. Hallway | 14. Ron Mathews Room |
| 3. Ladies Bathroom | 7. Accessible Toilet | 11. Ramp | 15. Computer Room |
| 4. Mens Bathroom | 8. Kitchen | 12. Foyer/meeting room | |

1.4 Summary of Site Investigations



1.4.1 Heritage

The following analysis, by GML, outlines the opportunities and constraints for the site based on its heritage.

Historical Aspect	Opportunities	Constraints (and Consideration of the HDCP 2013)
Aboriginal landscape	The intact bushland represents a rare (in Epping) remnant pocket of unmodified landscape, which could hold connection with the local Aboriginal community. Recognition and interpretation, in collaboration with the Aboriginal community, could provide opportunities for public education and establishing intergenerational equity connected with the transmission of values connected to Dence Park. An opportunity exists to engage with the local Aboriginal community and seek their input into the master plan.	Significant changes to the intact bushland setting could affect (as yet) identified Aboriginal social and aesthetic values. <ul style="list-style-type: none">HDCP 2013—Aboriginal Heritage.HDCP 2013—Desired Outcomes.HDCP 2013—Gardens, Trees and Landscaping.
Areas with no Aboriginal archaeological potential	These areas can be subject to master planning and redevelopment impacts without further consideration.	None. Any works within these zones can proceed subject to caution. HDCP 2013—Aboriginal Heritage.
Areas with low to moderate Aboriginal archaeological potential	In general, these areas are not expected to hold high integrity and any Aboriginal archaeological deposit could be subject to appropriate statutory management, prior to mitigation. Any identified Aboriginal site (object) could be considered in a site specific interpretation plan.	These areas could contain Aboriginal objects, which are afforded statutory protection. Ideally an AHIP should be sought for the whole area, if redevelopment is to occur. This will require development of an Aboriginal Cultural Heritage Assessment Report, possibly including Aboriginal archaeological test excavation. HDCP 2013—Aboriginal Heritage.
Areas with high Aboriginal archaeological potential	These areas are intact and likely to hold some Aboriginal sites, and have connected social, aesthetic and scientific values. The master plan can recognise and conserve these areas in an intact unmodified bushland setting.	Any proposed change in use is likely to require archaeological mitigation, investigation and acquisition of an AHIP to approve the works. This has cost and timeframe implications. This will require development of an Aboriginal Cultural Heritage Assessment Report, possibly including Aboriginal archaeological test excavation. HDCP 2013—Aboriginal Heritage.
Historical landscape	The historical landscape provides a particular aesthetic and setting to the place, which can form the basis for the master plan. The master plan represents an opportunity to remove intrusive and unused non-heritage elements.	The historical landscape holds heritage values and therefore needs to be considered during the master plan. New landscaping should not ignore this landscape and present proposals that remove all former elements. <ul style="list-style-type: none">HDCP 2013—Desired Outcomes.HDCP 2013—Form, massing and scale.

Historical Aspect	Opportunities	Constraints (and Consideration of the HDCP 2013)
		<ul style="list-style-type: none">HDCP 2013—Gardens, Trees and Landscaping.HDCP 2013—Development in the Vicinity of Heritage.
Remnant bushland or bushland setting	The intact bushland setting is rare in Epping and provides considerable opportunity for aesthetic appreciation and development of a unique setting. Landscaping design language should be established from this setting.	The setting represents a significant constraint, where any new elements, buildings and adaptive re-use, must consider the form, scale, appearance and context of the bushland areas. <ul style="list-style-type: none">HDCP 2013—Desired Outcomes.HDCP 2013—Form, massing and scale.HDCP 2013—Gardens, Trees and Landscaping.
World War II Memorial Pool complex	This item can continue to be used to recognise and commemorate Australia's involvement in World War II.	Any redesign or changes will require consultation with relevant community groups and stakeholders, who may hold strong views on alterations. HDCP 2013—Prescriptive measures.
Former bowling green	Re-use of the bowling green in the master plan, ideally for its intended purpose. Recognition of its social value through interpretation.	Alternative uses will need to consider how the heritage values and social connections would be recognised and interpreted (to prevent loss of historical connection). HDCP 2013—Prescriptive measures.
Epping Creative Centre Building	Further assessment can be used to determine original fabric and its management. These could be recognised and used to highlight the heritage value of the place.	If proposed for demolition, the house's original siting, scale and form should be considered in any new design. <ul style="list-style-type: none">HDCP 2013—Form, massing and scale.HDCP 2013—Development in the vicinity of heritage.
Epping Aquatic Centre	Upgrade and re-use of the facility provides the ability to assess and understand its specific heritage values and fabric.	Removal is likely to result in considerable landscape change, which needs to be considered within a whole-of-site HIS, noting specifically the designation of areas with high Aboriginal archaeological potential. HDCP 2013—Prescriptive measures.
Cultural planting from c1910—Bunya pine and stone pine	These should be conserved and interpreted within the master plan.	The health and age of the trees needs to be considered and planning for replacement (if required) considered. HDCP 2013—Gardens, Trees and Landscaping.
Areas with historical archaeological potential	Historical archaeological deposits, if investigated, could provide new evidence on the social and historical connections between the house and its occupants. This could provide an excellent opportunity to recognise and interpret this facet of history. Any objects could be curated in line with the new City of Parramatta historical archaeological collections management policy, ² thus assisting and enabling future access and research.	Conservation of historical archaeological deposits through development may be difficult. Impact will require formal archaeological assessment, development of a research design, approval under S140 of the Heritage Act, archaeological excavation and post-excavation reporting, analysis and interpretation. These works pose cost and time considerations. HDCP 2013—Prescriptive measures.



Bushland setting



Fomer bowling green



Bunya pine

Epping Creative Arts Centre Building

Source: GML Heritage, 2018, *Dence Park, Stanley Road Epping - Preliminary Heritage Assessment - Draft Report*, pg. 45, 46

The information on this page is an extract from *Dence Park, Stanley Road, Epping - Preliminary Heritage Assessment - Draft Report*, November 2018.

1.4.2 Ecology

The following analysis, by Narla, discusses potential impacts on the site associated with the proposal and recommends appropriate measures to mitigate any potential ecological impact. The report considers it feasible that development within the subject site can be achieved, particularly in areas mapped as ‘Low Constraint’.

Zone	Description
Low Constraints Area - Yellow	<div>This zone is deemed to have high-moderate potential for future development with accompaniment of the appropriate environmental assessments and implementation of appropriate restrictions and guidelines. This zone encompasses:</div> <ul style="list-style-type: none">Historically cleared lands;Lands mapped as ‘Buffer’ within Bushfire Prone Lands;Low quality, non-threatened native vegetation with severe weed infestation; andMarginal (if any) threatened species habitat.
Moderate Constraints Area - Orange	<div>This zone is deemed to have a moderate-low potential for future development without the requirement of further, detailed environmental assessments and implementation of impact mitigation strategies. This zone encompasses:</div> <ul style="list-style-type: none">Moderate-high quality (non-threatened) native vegetation;Lands mapped as ‘Category 1’ within Bushfire Prone Lands;High quality threatened species habitat (large hollow- bearing trees); andCouncil Mapped ‘Biodiversity Lands’
E2 Environmental Conservation - Red	<div>This zone is deemed to have a minimal potential for future development without significant lot consolidation, zoning review, or severely restricted development plans. This zone encompasses:</div> <ul style="list-style-type: none">Lands identified as having high biodiversity values within State Biodiversity Values Mapping;Threatened flora: Epacris purpurascens var. purpurascens with 20m buffer;Threatened Ecological Community (Sydney Turpentine- Ironbark Forest); andWaterfront Land (Office of Water).

Source: Narla Environmental, 2018, *Ecological Constraints Assessment - Dence Park, Epping, NSW 2121*, Page: 34-35



The information on this page is an extract from *Ecological Constraints Assessment - Dence Park, Epping, NSW 2121*, October 2018.

An aerial photograph of a residential area, featuring a large building with a pool, surrounded by trees and other houses. The image is overlaid with geometric patterns, including a large triangle with diagonal lines in the top left and a large triangle with a solid color in the top right.

2. Opportunities and Constraints

2.1 Consolidated Constraints and Early Thoughts



2.1.1 Consolidated Constraints

The site contains a number of robust elements that give Dence Park a strong landscape character. From its visually contained setting within a bushland backdrop, prominent buildings and cultural tree plantings, the site has good structure on which to develop a strong design response.

A summary of the major constraints for the Dence Park site is provided below. This list is not exhaustive but does provide a reasonable summary of the major issues confronting the Dence Park site:

- 1. **Heritage Significance** – Dence Park is of local heritage significance with remnant bushland, cultural planting from 1910 and pool structures and facilities from the 1950/60s period.
- 2. **Lack of Visual Prominence** – The site is not visually prominent from the road due to tree plantings that screen the front of the site.
- 3. **Bushland** – The site is surrounded by and includes Bushfire Prone Land (part of the site is considered vegetation Category 1). Terrys Creek Walk cuts through the site and is part of the Great North Walk
- 4. **Creek and Watercourse**– Biodiversity values along the creek line constrain potential works in this area.
- 5. **Threatened Flora** - Epacris purpurescens var. purpurascens is evident in southern part of the site.
- 6. **Endangered Ecological Community** - Remnants of Sydney Turpentine Ironbark Forest are located to the north and north west of the site.
- 7. **Trees** – Cultural plantings (Bunya Pine and Stone Pine) from 1910-1920 period are located centrally on the site.
- 8. **Natural Rock Outcrops** - West of the Aquatic Centre, these outcrops constrain the potential for path reconfigurations.

- 9. **Steep Topography and Levels** – The site falls from west to east and retaining walls are required throughout the site to create useable spaces. The topography creates a disconnect between the two key functions/buildings on the site with the Epping Creative Centre positioned at the higher elevation and the Aquatic and Leisure Centre positioned at the lower elevation. The steep grades have resulted in a lack of universal access to the facilities.
- 10. **Landscape Materials Inconsistency** - Signage, walling, fencing and wayfinding lack a hierarchy/legibility.
- 11. **Epping Creative Centre** – The existing asset condition is aged but well maintained. There is no universal access to the building and internal ramps may not be accessible.
- 12. **Epping Aquatic and Leisure Centre** – The existing facilities are aged but well maintained. The asset condition is poor due to its age and there are issues with pool infrastructure (pool leaks, aged pipework, filtration systems and return valve) as well as wildlife issues. The current facility does not meet current accessibility standards (entrances, changing facilities, toilets and carparking).
- 13. **Social Recreation Facilities** - there is a lack of elements that support outdoor recreation including seating, BBQs, water bubblers, exercise and play equipment.



2.1.2 Early Thoughts

A Preliminary Opportunities Plan has been generated to explore a number of ideas relating to the constraints of the site. These opportunities are provided for initial discussion only and are intended to explore potential responses prior to the delivery of community consultation. These options are not complete alternatives but offer a range of responses which could be combined in various ways.

1. Heritage Interpretation and Conservation - An opportunity exists to provide interpretation (historic and cultural) through landscape design and information mapping and public art elements.

Epping Aquatic and Leisure Centre - the pool and building as a WWII Memorial should be acknowledged and interpreted.

Epping Creative Centre - The original Victorian house and the location and setting of the building are significant and should remain the focus of the park and be interpreted whether it is upgraded or replaced.

Bowling Green - this should be recognised for its social value through interpretation.

Bushland - As a rare intact and unmodified setting it has high Aboriginal Archaeological potential and should be retained and interpreted.

Landscape and elements - opportunities to remove intrusive and unused non-heritage elements.

Cultural Plantings (Bunya and Stone Pines) - should be conserved, interpreted and considered for replacement if required.

2. Epping Creative Centre – Opportunities for the building include:

- » **Lower cost** - Retro fit/extend the existing building with additional facilities (such as a new room) to meet the high usage demand. Include additional building alterations/upgrades to meet current accessibility standards.
- » **Higher Cost** – Knockdown the existing building and rebuild a new facility off site in Epping Centre in close consultation with the local community and centre management committee.

3. Epping Aquatic and Leisure Centre – Opportunities include:

- » **Lower Cost** – Improve general access to the existing Aquatic Centre

by attempting to provide minimim 1:14 access paths with handrails. Fix ageing pipework, filtration systems and return valve issues.

- » **Medium Cost**– Upgrade the accessibility of the existing facility including access to the lobby and pool with an elevator from the car park and upgrading changing facilities, toilets and the existing pool access point.
- » **High Cost** – Consider additional aquatic facilities offers such pool reconfigurations such as a new covered/indoor pool, water play elements and splash pads with shade structures, additional or upgraded learn to swim offers. Any new facilities will require all accessibility upgrades.
- » Consider consolidation of building assets and/or the relocation of larger elements i.e. the pool to the top of the site.

4. Active Recreation – Provide informal sporting facilities such as informal sports courts or a play space on the flatter areas of the site.

5. Passive Recreation – Create new garden settings with areas for gatherings (supported with BBQs, picnic settings and seating).

6. Parking – Redesign the existing car park areas to create additional parking spaces and increase accessible parking offer.

7. Trees– Increase native and indigenous tree planting on site to create additional natural shade and reinforce the natural character of the site. Use exotic planting where necessary to enhance the quality of spaces through seasonal changes and the provision of sun/shade requirements throughout the year.

8. Site Wide Planting - Opportunity to increase planting (Native and Exotic) throughout the site including:

- » Enhanced feature planting to entries and buildings.
- » Create settings and backdrops for recreation and gathering areas and screen surrounding residential properties.
- » Create a community garden for use by locals and visitors of the park.

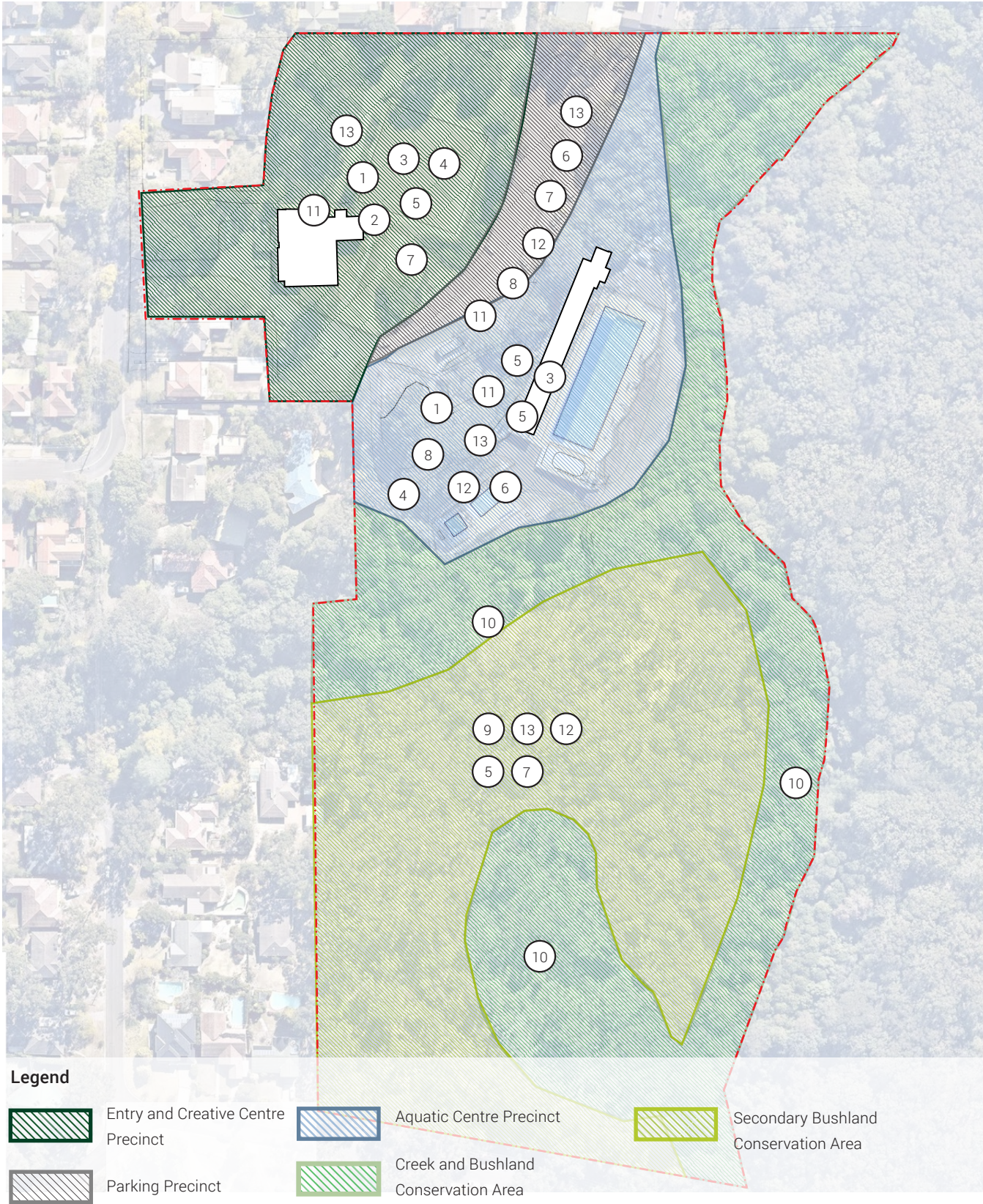
9. Bushland Conservation and Regeneration - Opportunities to enhance and expand the existing Sydney Turpentine Ironbark Forest ecological community.

10. Conservation – Opportunity to restore existing and create new habitat corridors along the creek line and retain endangered species.

11. Landscape Elements – Repair and upgrade existing footpaths, walling, fencing etc with a consistent materials palette.

12. Wayfinding - Opportunity to develop a wayfinding strategy specific for Dence Park that is consistent with City of Parramatta Council's objectives and to improve legibility.

13. Furniture and Fixings – Provide additional seating and picnic settings, bollards, bins and lighting upgrades throughout the site to improve user amenity and safety.



2.1.3 Opportunities and Constraints Summary

Site Constraints

1. Heritage Significance

Dence Park is of local heritage significance with remnant bushland, cultural planting from 1910 and pool structures and facilities from the 1950/60s period.

2. Lack of Visual Prominence

The site is not visually prominent from the road due to tree plantings that screen the front of the site.

3. Bushland

The site is surrounded by and includes Bushfire Prone Land (part of the site is considered vegetation Category 1). Terrys Creek Walk cuts through the site and is part of the Great North Walk.

4. Creek and Watercourse

Biodiversity values along the creek line constrain potential works in this area.

5. Threatened Flora

Epacris purpurascens var. purpurascens is evident in southern part of the site.

6. Endangered Ecological Community

Remnants of Sydney Turpentine Ironbark Forest are located to the north and north west of the site.

7. Trees

Cultural plantings (Bunya Pine and Stone Pine) from 1910-1920 period are located centrally on the site. 1920 period are located centrally on the site.

8. Natural Rock Outcrops

West of the Aquatic Centre, these outcrops constrain the potential for path reconfigurations.

9. Steep Topography and Levels

The site falls from west to east, requiring retaining walls throughout the site to create usable spaces. The topography creates a disconnect between the two key functions/buildings on the site with the Epping Creative Arts Centre positioned at the higher elevation and the Aquatic and Leisure Centre positioned at the lower elevation.

10. Landscape Materials Inconsistency

Signage, walling, fencing and wayfinding lack a hierarchy/legibility.

11. Epping Creative Arts Centre

The existing asset condition is aged but well maintained. There is no universal access to the building and internal ramps may not be accessible.

12. Epping Aquatic and Leisure Centre

The existing facilities are aged but well maintained. The asset condition is poor due to its age and there are issues with pool infrastructure (pool leaks, aged pipework, filtration systems and return valve) as well as wildlife issues. The current facility does not meet current accessibility standards (entrances, changing facilities, toilets and carparking).

13. Social Recreation Facilities

There is a lack of elements that support outdoor recreation including seating, BBQs, water bubblers, exercise and play equipment.

Site Opportunities

1. Accessibility and Inclusion

Improve access into and within the site to include people of all ages and abilities.

2. Connectivity

Opportunity to improve site wide pedestrian connections and develop a wayfinding strategy for Dence Park that is consistent with City of Parramatta Council's objectives and to improve legibility.

3. Epping Creative Arts Centre

Opportunities for the building include:

- » Short term/Lower cost - Retro fit/extend the existing building with additional facilities.
- » Long term/Higher Cost – Staged demolition and replacement of the existing building in the same/similar location within Dence Park.

4. Epping Aquatic and Leisure Centre

Opportunities include:

- » Short term/Lower cost – Improve general access to the existing Aquatic Centre.
- » Medium term/Medium Cost– Elevator from the car park and upgrading changing facilities, toilets and the existing pool access point.
- » Long term/Higher Cost – Additional pools, water play elements and splash pads with shade structures, additional or upgraded learn to swim offers.

5. Informal Active Recreation

Provide opportunities for informal sport or a play space on the flatter areas of the site.

6. Passive Recreation

Create new garden settings with areas for gatherings.

7. Parking

Redesign the existing car park areas to create additional parking spaces and areas for bus dropoffs.

8. Trees

Increase native and indigenous tree planting on site to create additional natural shade and reinforce the natural character of the site.

9. Site Wide Planting

Opportunities include:

- » Enhanced feature planting to entries and buildings.
- » Create settings and backdrops for recreation and gathering areas and screen surrounding residential properties.
- » Create an ecologically sensitive community garden for both locals and visitors that fits in with the natural bush setting.

10. Bushland Conservation and Regeneration

Opportunities to enhance and expand the existing Sydney Turpentine Ironbark Forest ecological community that supports local wildlife.

11. Conservation

Opportunity to restore existing and create new habitat corridors along the creek line and retain endangered species.

12. Landscape Elements

Repair and upgrade existing footpaths, walls, fencing and other elements with a consistent materials palette.

13. Furniture and Fixings

Provide additional seating and picnic settings, bollards, bins and lighting upgrades throughout the site to improve user amenity and safety.

14. Heritage Interpretation and Conservation

An opportunity exists to provide interpretation (historic and cultural) through landscape design and information mapping and public art elements.

An aerial photograph of a residential area, featuring a large, light-colored building with a blue roof section, surrounded by dense green trees. A paved road and a grassy field are visible near the building. The image is overlaid with semi-transparent geometric shapes: a large triangle with diagonal hatching in the top left, another hatched triangle in the top right, and a large, solid grey triangle on the right side. The text "3. Community Consultation" is centered in the middle of the image.

3. Community Consultation

3.1 Community Consultation Summary



3.1.1 Community Consultation Approach

The Dence Park Masterplan is developed in consultation with the community and key stakeholders. Council has taken a phased consultation approach to provide opportunities for community input at every stage of the Masterplan. This has also allowed the community to see how they have influenced the design of the Masterplan.

Consultation Phases

The first phase of consultation, undertaken in October and November 2018, sought high-level ideas for the vision of Dence Park.

Using the feedback received, Council then developed a draft vision, draft objectives and potential upgrades. Further consultation was undertaken in January and February 2019 to validate the vision, objectives and principles, and prioritise potential upgrades.

Using all feedback received in 2018 and early 2019, Council developed a proposed layout for the Dence Park Masterplan, including locations for upgrades to the Epping Creative Arts Centre, Epping Aquatic Centre, and surrounding green and open space. In June and July 2019, Council sought community and stakeholder feedback to confirm proposed upgrades for each area of the site and to understand priorities for delivery.

Engagement Statistics

Throughout these phases of engagement, feedback was received through:

- 1,504 online surveys
- 245 hard copy surveys
- 201 telephone surveys
- 10 pop ups and intercept surveys, through which around 390 people were engaged
- 12 email submissions
- 5 stakeholder meetings and workshops
- Social media reach of around 26,318
- 22,000 flyers distributed
- Emails updates to over 500 people
- Doorknocking and hand delivery of surveys to around 58 households near the site
- Interview requests to 18 local schools



February 2019: Attendees and project team members at drop in session; and feedback received on draft objectives
Source: Elton Consulting

3.2 Community Consultation Outcomes



3.2.1 Phase 1A Community Consultation

The aim of Consultation was to discover the community’s vision and aspirations for the Dence Park site, and identify the community’s preferences for improvement options for the site.

Overview of Results

- » A telephone survey of 201 Epping and North Epping residents started on 18 October 2018 and finished ahead of schedule on 22 October 2018. The survey was conducted in English.
- » 780 people completed an online survey in English which was available via a dedicated project page on Council’s website between 19 October and 5 November 2018. Although surveys were also available in Korean, Simplified Chinese and Hindi, none were completed in these languages.
- » 71 people completed hard copies of the survey which were available at pop ups, the Epping Aquatic Centre and Epping Creative Arts Centre.

» Key themes that emerged:

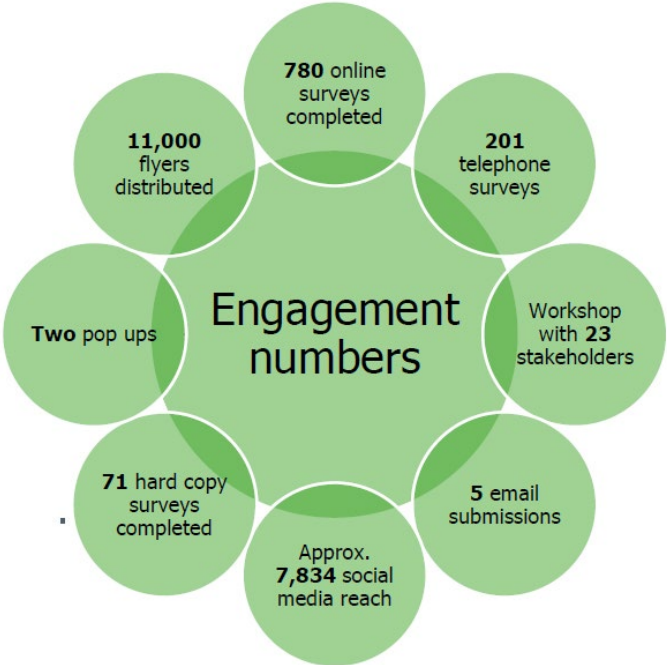
- Dence Park should be a place for active recreation and fitness, for people of all ages and abilities.
- Respondents overwhelmingly agreed that Dence Park is the most suitable location for an aquatic centre for the Epping community, with a heated pool and 50-metre swimming pool seen as important features.
- Picnic and outdoor seating and improved access to the surrounding bushlands and trails are seen as important for Dence Park’s open space.
- In terms of possible additional facilities, respondents would be most likely to use a café.

Snapshot of main themes raised

Aspect	Key feedback
Site-wide	<div>» Dence Park should be a place for active recreation and fitness, for people of all ages and abilities</div> <div>» While the availability of parking is appreciated, it could be increased.</div> <div>» Improve accessibility of the site, including the steep gradient to the pool and accessible parking.</div> <div>» Improve non-vehicle access to the site</div> <div>» The site has underutilised open space. However, the bushland and tranquillity of the site are highly valued by the community and both should be retained when developing any improvements.</div> <div>» The site, its facilities and its uses are currently not well promoted to the community.</div> <div>» There could be better connections between the Creative Centre, Aquatic Centre and surrounding nature.</div> <div>» The current low rent and community use of the site should be maintained after its redevelopment.</div> <div>» Dence Park will continue to be important to an area that is seeing a lot of growth and development.</div> <div>» In terms of possible additional facilities, a café has been frequently mentioned.</div>
Epping Creative Centre	<div>» More rooms and storage are needed at the Epping Creative Centre.</div> <div>» The Creative Centre provides a space for company and comradery, which is especially important to users who may live on their own.</div> <div>» The Creative Centre is a unique space not found elsewhere in Sydney.</div>
Epping Aquatic Centre	<div>» Dence Park is the most suitable location for an aquatic centre for the Epping community, the 50-metre pool should be retained, and include a heated, indoor pool.</div> <div>» Improvements would ensure the longevity of the pool and must be delivered with good intentions.</div>
Green and open space	<div>» Picnic and outdoor seating and improved access to the surrounding bushlands and trails are seen as important for Dence Park’s open space.</div>

Source: Elton Consulting, 2018, *Consultation Outcomes Report, Dence Park Masterplan - Stage 2*, City of Parramatta,pg. 3, 4

Engagement numbers



Source: Elton Consulting, 2018, *Consultation Outcomes Report, Dence Park Masterplan - Stage 2*, pg. 8

The information on this page is an extract from the *Consultation Outcomes Report, Dence Park Masterplan - Stage 2*, prepared for City of Parramatta Council on the 20th December, 2018. Refer to full document for more information (see appendix 8.6).

3.2.2 Phase 1 B Community Consultation

The results of this stage of community consultation was key to developing design options for the Dence Park Masterplan. A draft Dence Park Masterplan was developed using the feedback received on the design options.

Overview of Results

- » Survey open for 4 weeks between 25 January and 22 February 2019.
- » 523 people completed an online survey in English.
- » Although surveys were also available in Korean, Simplified Chinese and Hindi, none were completed in these languages.
- » 116 people completed hard copies of the survey which were available at pop ups, the Epping Aquatic Centre, Epping Creative Arts Centre and facilitated drop-in sessions.

» Key themes that emerged:

- Users of the Creative Arts Centre thought improvements to the Creative Arts Centre were a higher priority than improvements to the Epping Aquatic Centre.
- Preserving the existing Sydney Turpentine Ironbark Forest was strongly supported.
- The majority of respondents thought the best way to improve the Creative Arts Centre would be to build an extension which would meet current demand.
- There were mixed views on which improvements should be a priority for the Epping Aquatic Centre.

Snapshot of main themes raised

Aspect	Key feedback
Vision statement	<div>» On the whole, there is agreement with the current statement.</div> <div>» The pool needs to be mentioned specifically in the vision statement.</div>
Objectives	<div>» The most valued objectives are:</div> <div><div>> Improve the Epping Aquatic Centre’s facilities</div><div>> Improve accessibility and inclusion</div><div>> Enhance the natural setting</div></div>
Potential upgrades	<div>» Within the most valued objectives listed above, the following potential upgrades were prioritised highest:</div> <div><div>> Improve the Epping Aquatic Centre’s facilities: full internal rebuild of the Aquatic Centre facilities and changing rooms</div><div>> Improve accessibility and inclusion: reconfigure the existing parking layout to create more accessible parking options</div><div>> Enhance the natural setting: preserve the existing Sydney Turpentine Ironbark Forest</div></div>

Source: Elton Consulting, 2019, *Consultation Outcomes Report, Dence Park Masterplan - Stage 4a*, City of Parramatta, pg. 3

Engagement numbers



Source: Elton Consulting, 2019, *Consultation Outcomes Report, Dence Park Masterplan - Stage 4a*, pg. 7

The information on this page is an extract from the *Consultation Outcomes Report, Dence Park Masterplan - Stage 4a*, prepared for City of Parramatta Council on the 4th March, 2019. Refer to full document for more information (see appendix 8.7).

3.2.3 Phase 2 Community Consultation

Using the feedback gathered in Stage 6, a final draft of the Masterplan was developed for public exhibition in June/July 2019.

The Masterplan was provided to Council for their endorsement by the end of the year. The endorsed Masterplan outlines improvements that will be delivered over a 10 to 15 year period.

Overview of Results

» The survey was open between 12 June and 5 July 2019.

During this time:

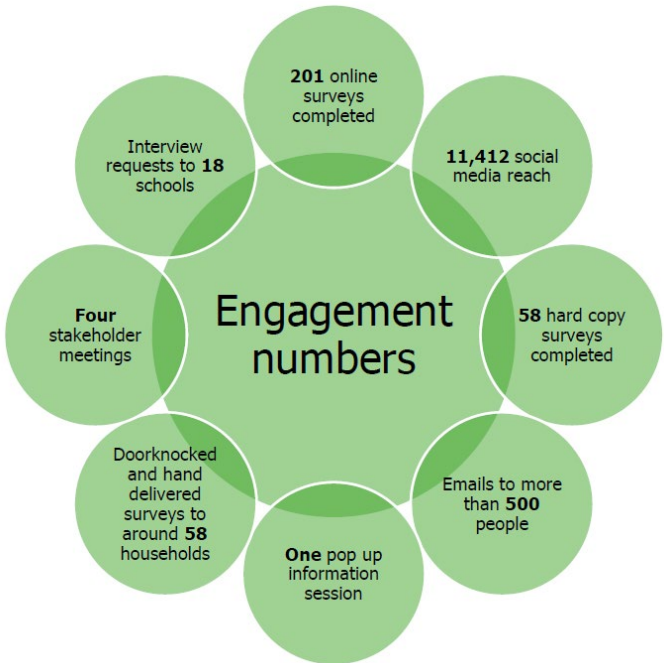
- 201 people completed an online survey in English. Although surveys were also available in Korean, Simplified Chinese and Hindi, none were completed in these languages.
 - 58 people completed hard copies of the survey which were available at the pop up information session, the Epping Aquatic Centre, Epping Creative Arts Centre and hand delivered to households immediately adjacent to Dence Park.
- » Most respondents answered questions relating to the parts of the site they were most interested in. As such, there a similar number of questions were skipped across all surveys received (around 30-33 per cent).
- » **Key themes that emerged:**
- The Epping Aquatic Centre was the one area of the site where more respondents felt upgrades were missing from the proposed layout (56 per cent) than agreed with the proposed layout (44 per cent). 26 respondents suggested that the Epping Aquatic Centre should include an indoor heated 25 metre pool
 - The highest level of agreement with the proposed layout was related to the arrival and entry area of the site, with 65 per cent of respondents indicating there was nothing missing from the list of upgrades presented.

Snapshot of main themes raised

Aspect	Key feedback
Parking	» Onsite parking is highly valued » No parking spaces should be lost in the final masterplan » More accessible parking spaces should be delivered
Epping Aquatic Centre	» An indoor, 25 metre heated pool should be included in the final masterplan design » Features that are attractive to schools for swimming carnivals and learn to swim include: <ul style="list-style-type: none">> weather protection> supporting facilities (that is, other than a 50 metre pool, e.g. marshalling areas, bus drop off and turnaround, change rooms)> location> ability of aquatic centres to cater to growing school numbers
Masterplan process	» Positive feedback regarding the consultative masterplan process
Construction impacts	» Concern about delivery impacts (such as construction traffic) and use of site.

Source: Elton Consulting, July 2019, *Consultation Outcomes Report, Dence Park Masterplan - Stage 6*, City of Parramatta, pg. 3

Engagement numbers



Source: Elton Consulting, July 2019, *Consultation Outcomes Report, Dence Park Masterplan - Stage 6*, pg. 7

The information on this page is an extract from the *Consultation Outcomes Report, Dence Park Masterplan - Stage 6*, Elton Consulting, prepared for City of Parramatta Council on the 16th July, 2019. Refer to full document for more information (see appendix 8.8).

An aerial photograph of a residential neighborhood is the background. In the center-right, a large, light-colored building with a blue-tinted roof, possibly a school or community center, is visible. To its left is a rectangular pool or sports field. The area is surrounded by dense green trees and other houses. Overlaid on the top left and top right are two large, semi-transparent geometric shapes. The shape on the top left is a triangle with diagonal black lines. The shape on the top right is a larger, more complex polygon with diagonal black lines. The text '4. Objectives and Principles' is centered in the middle of the image, in a dark blue, sans-serif font.

4. Objectives and Principles

4.1 Vision, Objectives and Principles

The background image is a landscape photograph. In the foreground, there is a grassy field. A large, mature tree with a thick trunk and dense foliage stands prominently in the center. Behind the tree, a road or parking area is visible, with a black car on the left, a blue car in the middle, and a dark car on the right. A fence runs along the road. In the background, there is a dense forest of trees on a hillside. The sky is overcast. The image is overlaid with several geometric shapes: a large grey triangle in the top left, a smaller grey triangle in the top right, and a large grey triangle in the bottom right. These triangles contain diagonal black lines. A semi-transparent white rectangle is positioned in the center, containing the text '4.1 Vision, Objectives and Principles'.

4.1.1 Vision and Key Objectives

Vision Statement:

" A community focused, recreation hub and swimming pool facilities that engage a wide variety of users, whilst retaining and enhancing the site's unique natural setting. "



Key Objectives:

1. Improve Accessibility and Inclusion

Improve site wide access, within Dence Park and its facilities, the Aquatic Leisure Centre and Creative Arts Centre

2. Improve Connections and Safety

Improve site wide connections and access across the site including access to open spaces, bushland and existing buildings and passive surveillance of these areas

3. Improve Aquatic Leisure

Improve the Aquatic Centre offer through accessibility upgrades, changing facilities upgrades and by providing additional facilities for younger children and families

4. Improve the Creative Arts Centre

Deliver an improved Creative Arts Centre facility that caters to a wide range of community groups and addresses existing demand

5. Enhance the Natural Setting

Upgrade the existing open spaces, conserve and enhance the existing indigenous bushland areas and trees

6. Offer Informal Active Recreation

Increase the family focused informal leisure activities by providing a range of informal active outdoor recreation facilities for all ages and abilities

7. Offer Passive Recreation

Provide a range of social gathering areas and quieter spaces for social interactions set against a natural backdrop

8. Offer Social and Site Activation Opportunities for Users



Provide social opportunities that will service and engage a wide range of visitors such as programs and temporary site activation.

9. Implement Environmentally Sustainable Design






Ensure all upgrades follow best practice environmental sustainable design principles

4.1.2 Principles for Implementation




1. Improve Accessibility and Inclusion

-  **Accessibility**
Improve accessibility across the site to be as inclusive as physically possible
-  **Parking Provision**
Include accessible parking across the site



2. Improve Connections

-  **Walking Track Connections**
Improve access and connections to walking tracks
-  **Site Wide Connections**
Improve site wide connections to the local surroundings
-  **Wayfinding**
Improve legibility and movement through improved signage
-  **Parking Provision**
Reconfigure carparking to allow for Bus drop-off and a bus turning circle
-  **Passive Surveillance and CPTED**
Encourage people to use the site and feel safe without active surveillance through use of considered design treatments and CPTED principles




3. Improve Aquatic Leisure

-  **Change Facilities**
Improve changing facilities and toilets
-  **Pool**
Maintain and upgrade existing bodies of water
-  **Young Families**
Provide additional aquatic facilities for younger children and their families including Learn to Swim facilities

4. Improve the Creative Arts Centre

-  **Improve the Physical**
Upgrade the existing Creative Arts Centre to meet user demand and access standards
-  **Improve the Social Offer**
Provide additional services to engage for a wider range of ages




5. Enhance the Natural Setting

-  **Conservation**
Conserve and enhance the existing natural beauty and ecological value areas that sustain local wildlife
-  **Native Plants**
Increase the native trees and vegetation cover on site
-  **Cultural Plantings**
Protect and preserve the existing native cultural planting


6. Offer Passive Recreation

-  **A Family Place**
Promote family orientated activities for all ages from toddlers to seniors
-  **Seating and Shelter**
Provide picnic shelters and settings
-  **Gardening and Food**
Promote native food growing and production through community activities
-  **Outdoor Cooking**
Provide outdoor cooking facilities such as BBQs to improve social offer
-  **Heritage**
Interpret the site's heritage and history to engage people with the site



7. Offer Informal Active Recreation

-  **Informal Sport**
Provide informal active recreation such as informal sports and kick-about spaces for all users of the park
-  **Play**
Provide exciting play for all ages and abilities accessible for all users of the park
-  **Fitness**
New facilities such as outdoor gyms and fitness trails to promote an active lifestyle for all users of the park

8. Offer Social and Site Activation Opportunities for Users

-  **A social space for users**
Provide programs and temporary activation activities that engage a wide range of visitors

9. Implement Environmentally Sustainable Design

-  **WSUD**
Implement water sensitive urban design (WSUD) to provide passive irrigation and reduce pollutants entering natural waterways
-  **Green Building**
For any new structures, consider environmentally responsible building practices from demolition, siting, design, construction and operation



5. Final Masterplan

5.1 High Level Concept Masterplan



5.1.1 High Level Concept Masterplan

1. New Arrival and Upgrade Pedestrian Entry Pathway - Provide a new entry statement (with wayfinding signage and feature planting) to highlight the key pedestrian arrival. Reconfigure the existing footpath (widened with improved grades) to form a key pedestrian route into the site from Stanley Road (northern arrival).

2. Creative Arts Centre Car Parking - Reconfigure the existing Creative Arts Centre car parking area to provide improved accessible parking. Extend the existing parking area (to the west) to increase standard parking space numbers whilst preserving significant trees.

3. New Arrival Pedestrian Pathway - Provide additional parallel car parking spaces and a new pedestrian footpath on the southern side of the existing vehicular driveway that offers a safe pedestrian connection when arriving from Stanley Road (southern arrival).

4. Creative Arts Centre Accessibility Upgrades - Upgrade the Creative Arts Centre main entrance including entry ramps (max 1:14) and internal upgrades including accessible toilets and facilities.

5. New Bus Drop Off and Loading Bay - Provide a dedicated bus drop off for visitors (that also works as a loading bay) where the site grades are gentler and enables an accessible walk/crossing to the Creative Arts Centre building.

6. Formal Passive Recreation Area - Provide a paved area for passive recreation and gathering (BBQ's, picnic settings, table tennis table and bespoke shelter) with a timber deck lookout that provides excellent views across the natural bushland to the east.

7. Garden Setting with Heritage Interpretation - Provide a new planted garden setting or small community garden with a planted arbor and new tree planting for shade, seating options and heritage interpretation elements.

8. Nature Playground - Provide a 'district scale' playground with sensory, imagination and nature play opportunities including for children adjacent to the flexible open lawn area

9. Flexible Open Space - Flexible open lawn area for informal games or group activities (tai - chi or yoga).

10. Nature Walk - Install an informal connecting path (decomposed granite) with seating bays to enjoy the existing mature trees and bushland area to be retained.

11. Amenities Building - Install a new amenities building including toilet utilising sustainable design principles.

12. Continuous Pedestrian Footpath - Install a dedicated

pedestrian footpath with pedestrian crossings (flanked by new trees and planting) that continues pedestrian access to the Aquatic Centre.

13. Pedestrian Circulation Paths - Provide an accessible path (1:20 grade) and a stairway alternative that enables equal access to key recreation facilities at the higher elevation.

14. Creative Arts Centre Improvements - A staged redevelopment of the Creative Arts Centre to double existing space will be further investigated and will seek to provide more space for meetings, storage, and displaying as per feedback from consultation with the community.

15. Seating Terraces - Provide a seating area close to the Creative Arts Centre with sandstone terracing that provides a more functional and user friendly alternative to the existing grass slopes.

16. Car Park - Maintain existing number of car parking spaces. Reclaim areas of unused bitumen for additional tree and shrub planting to increase natural shade, biodiversity and enhance the overall natural setting.

17. New Elevated Walkway - Construct a cantilevered boardwalk (mesh structure) along the existing car park edge (as part of Terrys Creek Track upgrades) that also forms part of the safe pedestrian route to the Aquatic Centre and offers lookout opportunities to the surrounding bushland.

18. New Aquatic Centre Arrival - New hard paved area and accessible parking close to reception area. Provide a large bus drop-off bay in close proximity to the new reception area subject to future investigations.

19. Pedestrian Desire Line - Install a new pedestrian pathway with stairs (as part of Terrys Creek Walking Track upgrades) that support an existing desire line to the bush track and avoids navigating the existing vehicular maintenance driveway.

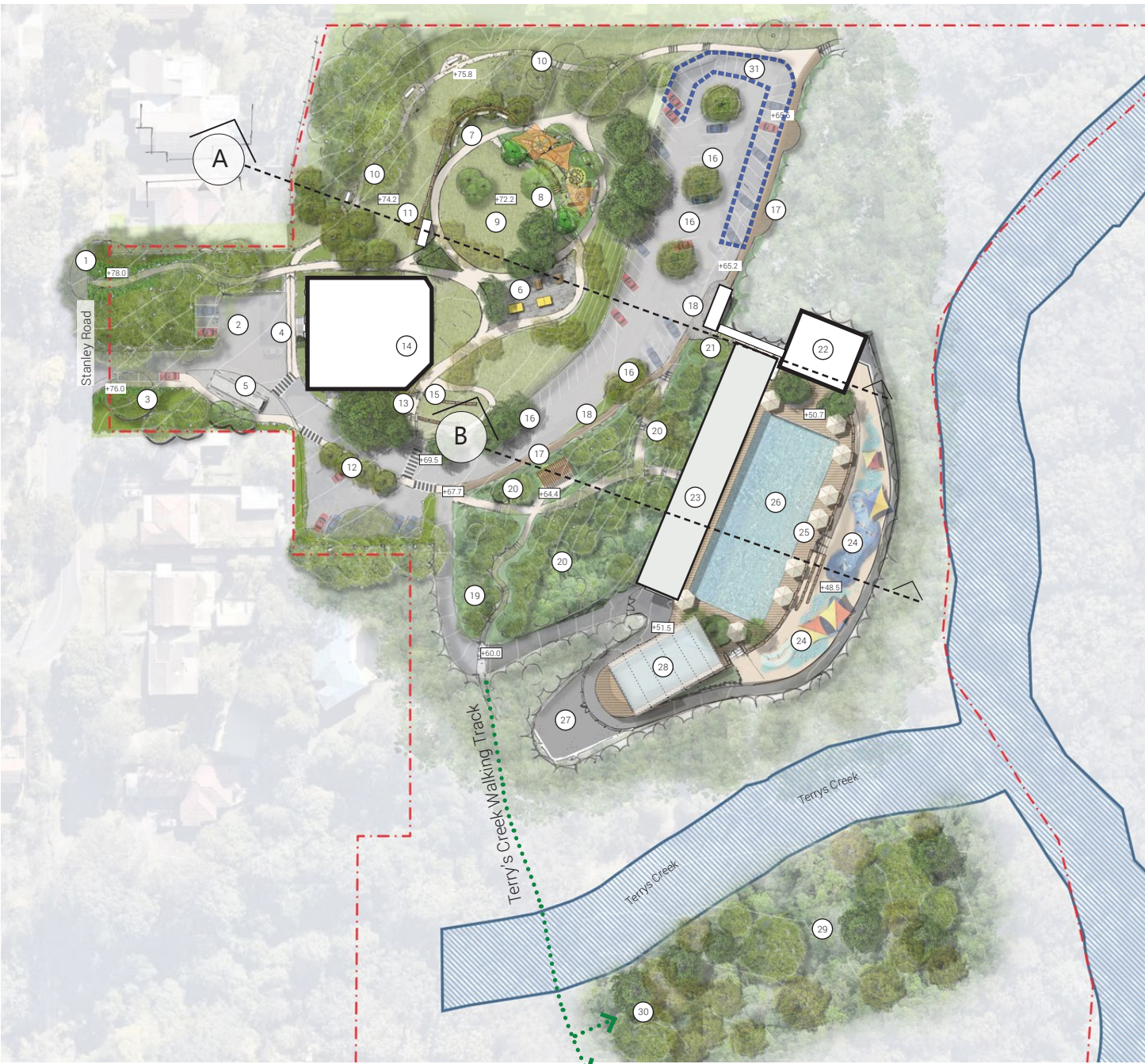
20. Removal and Re-vegetate Existing Ramps - Reconfigure the existing ramps and steps network to the Aquatic Centre into a single direct ramp with steps including upgraded access issues (handrails, tactile indicators, nosing strips etc) for an improved visitor entry experience. Re-vegetate the existing ramps area with native planting (that includes including Sydney Turpentine Ironbark Forest species) and provide informal seating areas.

21. Sky Bridge - Install a 'sky bridge' and lift from the main car park level to the pool deck level to new aquatic centre building.

22. New Aquatic Centre Building - New aquatic building with internal lift to pool deck level, including gymnasium, cafe and accessible change facilities.

23. Spectator Seating - Provide a grandstand that caters for local swim school carnivals.

24. New Water Play Facilities - Provide new aquatic leisure facilities



including a water play splash pad with spray jets and a toddler pool to enhance the young family experience.

25. New Deck and Terracing to Pool - Provide a new deck area with terracing adjacent to the pool to provide improved leisure amenity and a passive area to watch young children playing.

26. New 50 Metre Pool - Full rebuild of the existing pool and infrastructure to include a 50m pool with 8 x 2.5m wide lanes.

27. Reconfigured Maintenance Entrance - Investigate a reconfigured maintenance access entry that looks to remove vehicles manoeuvring in the learn to swim area.

28. New Covered Pool - A new pool to cater for 'Learn to Swim' and other aquatic activities. It will be semi-enclosed (with fully covered roof and retractable sides), heated and include seating.

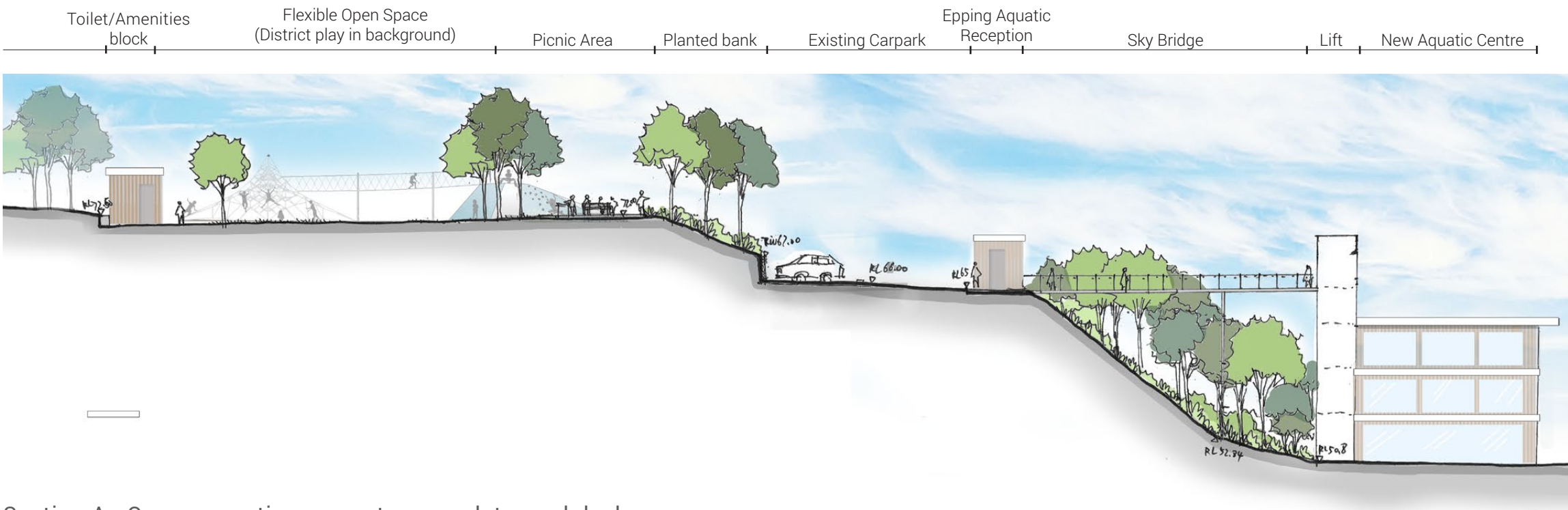
29. Conservation and Passive Recreation Area - Explore opportunities for conservation of the existing bushland as well as passive recreation with environmental education.

30. Provide Access to the Underutilised Space - South of the Aquatic Centre for passive recreation. Work with relevant authorities to explore possible access from Brucedale Avenue.

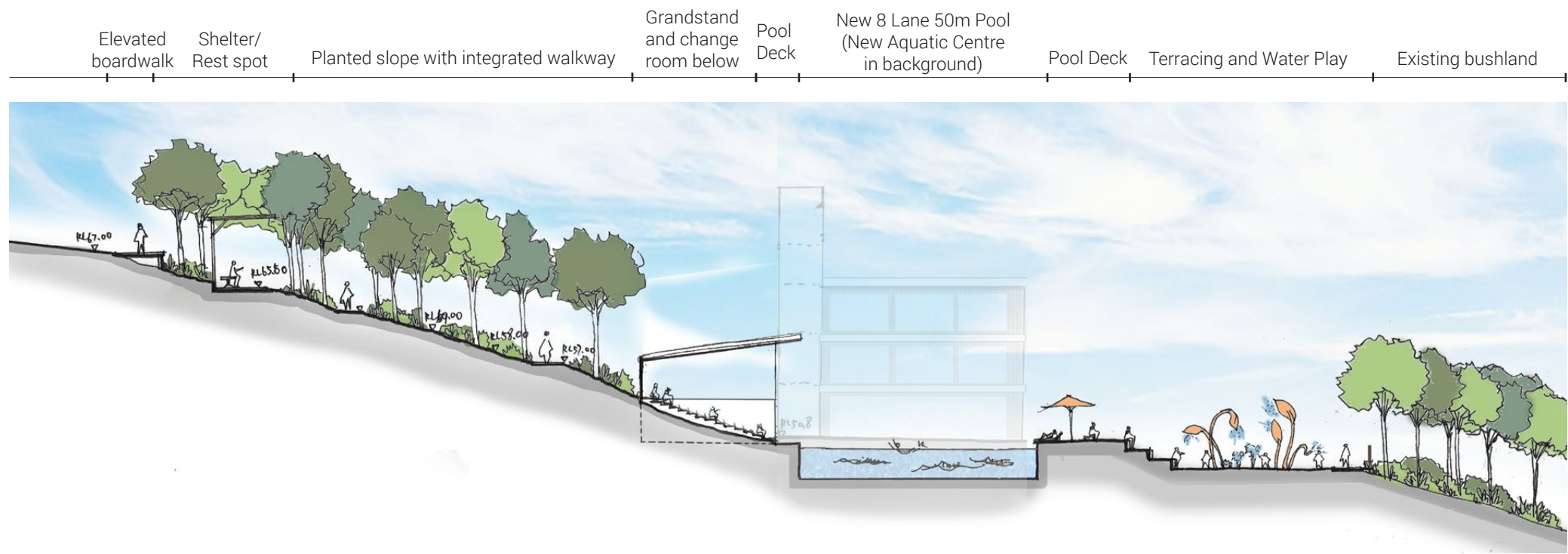
31. Managed Parking 'during school hours' - No parking in this location during school hours to allow for school bus turning and parking.

32. Site - wide infrastructure (not shown on the concept) - New lighting, wayfinding and waste management strategies will be investigated and implemented.

5.1.2 Concept Sections



Section A - Open recreation space to carpark to pool deck



Section B - Carpark to pool deck and water play area

5.2 Precedent Imagery



5.2.1 Precedent Imagery - Aquatic Centre



Pool deck



Grandstand/spectator seating



Terraced seating



Covered pool with 'Learn to Swim'



Splash pad/water play



Sky bridge and lift



New Aquatic Centre building



5.2.2 Precedent Imagery - Open Space



Play space with a focus on 'nature play' and natural character



Informal sports



Flexible open space



BBQ and picnic facilities



Amenities block with toilet



5.2.3 Precedent Imagery - Materials and Planting



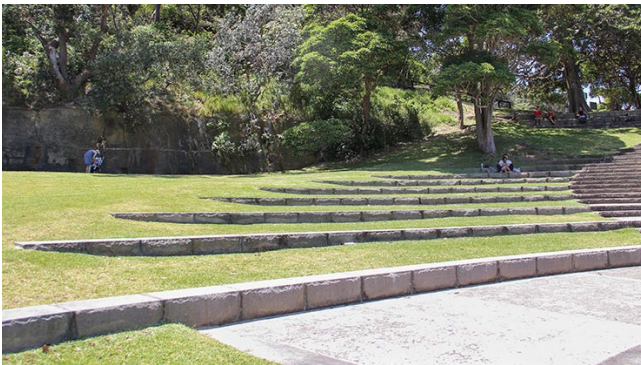
Entry signage and planting



Native trees planting



Native shrubs, grasses and groundcovers planting



Sandstone seating/retaining walls



Upgraded paths/stairs



Elevated boardwalk



Picnic settings



Seating



Shelter and shade structures

An aerial photograph of a residential area, featuring a large building with a pool and a surrounding forest. The image is overlaid with geometric patterns, including a large triangle with diagonal lines in the top left and a large triangle with a solid dark gray base in the bottom right. The text "6. Staging and Implementation" is centered in the middle of the image.

6. Staging and Implementation

6.1 Staged Plan



Stage 1

- 11. Amenities Building
- 18. New Aquatic Centre Arrival
- 21. Sky Bridge
- 22. New Aquatic Centre Building
- 23. Spectator Seating
- 24. New Water Play Facilities
- 25. New Deck and Terracing to Pool
- 26. New 50 Metre Pool
- 27. Reconfigured Maintenance Entrance
- 28. New Covered 25m Pool
- 32. New lighting, wayfinding and waste management strategies investigated



Stage 2

- 1. New Arrival and Upgrade Pedestrian Entry Pathway
- 6. Formal Passive Recreation Area
- 7. Garden Setting with Heritage Interpretation
- 8. Nature Playground
- 9. Flexible Open Space
- 10. Nature Walk
- 13. Pedestrian Circulation Paths
- 15. Seating Terraces

Refer to Masterplan (page 45) for detail on numbers 1-32



Stage 3

- 2. Creative Arts Centre Car Parking
- 3. New Arrival Pedestrian Pathway
- 4. Creative Arts Centre Accessibility Upgrades
- 5. New Bus Drop Off and Loading Bay
- 12. Continuous Pedestrian Footpath
- 14. Creative Arts Centre Rebuild
- 16. Car Park
- 17. New Elevated Walkway
- 19. Pedestrian Desire Line
- 20. Removal and Re-vegetate Existing Ramps
- 29. Conservation and Passive Recreation Area
- 30. Provide Access to the Underutilised Space
- 31. Managed Parking 'During School Hours'



Appendix

APPENDIX A - PRELIMINARY HERITAGE ASSESSMENT, GML

APPENDIX B - ECOLOGICAL CONSTRAINTS ASSESSMENT, NARLA ENVIRONMENTAL

APPENDIX C - ACCESSIBILITY REPORT, MORRIS GODING ACCESS CONSULTANTS

APPENDIX D - DEMOGRAPHIC CONTEXT AND DOCUMENT REVIEW, ELTON CONSULTING

APPENDIX E - BUILDING AUDIT OUTCOMES, ELTON CONSULTING

APPENDIX F - CONSULTATION OUTCOMES REPORT, DENCE PARK - STAGE 2, ELTON CONSULTING, DECEMBER, 2018 (PHASE 1A)

APPENDIX G - CONSULTATION OUTCOMES REPORT, DENCE PARK - STAGE 4A, ELTON CONSULTING, FEBRUARY, 2019 (PHASE 1B)

APPENDIX H - CONSULTATION OUTCOMES REPORT, DENCE PARK - STAGE 6, ELTON CONSULTING, JULY 2019 (PHASE 2)