

Adopted by the
City of Parramatta Council,
29 October 2018



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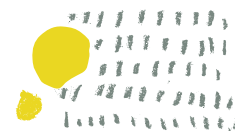


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Introduction

North Rocks Park Precinct is located in the north west of the City of Parramatta Local Government Area on North Rocks Road and Farnell Avenue. The Precinct comprises:

- North Rocks Park (7.4 ha) a combination of Crown Land and Community land (Park & Bushland)
- John Wearn Reserve (2.4 ha) Community land (Park)

The Precinct sits in the suburb of Carlingford within a largely residential area. The recreational precinct is well used and valued by the community with expansive views to the south.

North Rocks Park and John Wearn Reserve (the Precinct) together provide for a broad range of recreation and community activities. North Rocks Park has two distinct characters the higher, flatter, heavily used area and the lower, steeper, treedless used area. Over time there has been substantial incremental development of the higher part of the park , the cumulative impact of these interventions is that the core of the park is a labyrinth of single purpose buildings, fencing and retaining walls which obstruct clear sightlines and paths of travel, creating a barrier to access and eroding legibility .

John Wearn Reserve is comparatively open and appears under used, with large grassed areas that are in essence a setting for a scattering of recreational facilities.

Purpose of this report

Master planning for the Precinct will ensure that the use and operation of facilities and open spaces are optimised and well coordinated with Council’s other recreational infrastructure. There is a need for a strong and coherent urban structure for the Park and for the Park and Reserve to be better integrated through visual connectivity and in the the suite of activities and facilities provided. These considerations will be balanced against strategies for the protection, conservation and management of the Park’s significant flora and habitat.

Key objectives and outcomes for the project are summarised as:

1. Ensure better utilisation of open space resources through understanding Council’s open space resources and opportunities to value add.
 - Understand the current resource through an audit of facility condition and uptake.
 - Consider the park and reserve in the context of the Council’s Social Infrastructure Audit and Needs Analysis and Draft Strategy to envision the range of facilities that may be accommodated to best service the community both present and future.
 - Consider current best practise in open space hierarchy position/ type and character.
 - Ensuring open space is working harder in the

context of changing residential patterns; the cultural diversity of the community, environmental initiatives, and sustainability targets;

- Identify opportunities for co-location of facilities ;
 - Leverage proximity to multiple modes of public transport as well as active transport connections including proximity to other open space, Parramatta’s Green Ways, and bicycle networks.
2. Respond to the changing community in density and diversity. Initially the team will need to:
 - Understand the demographic profile of both the current and evolving community to enable it to identify existing and future recreational needs
 - Gain an overall understanding of the community’s own thinking about the park and its civic identity in the suburb, especially in relation to future growth.
 3. Clarify and reinforce civic legibility & character through understanding:
 - The character of the park and reserve that embraces unique attributes;
 - Leveraging views into and from the park and reserve;
 - The communities ‘vision’ for the park and reserve inspiring support and commitment for the Precinct;
 - The major street frontages and how these might be programmed to enhance access, identity and character of the park and reserve.
 4. Implement Parramatta 2036 Community Strategic Plan objectives through :
 - Clarity and consensus in relation to the Precinct’s role, facilities and amenities to be provided;
 - Review and reprogramming of park frontages that are inactive after hours and on weekends;
 - Making the Precinct more visible and improve legibility throughout; and
 - Tying the park back into the surrounding communities through improved access & connections.
 5. Optimise capital and recurrent investment through:
 - Best value for money for initial capital expenditure; Importance of high impact early projects to ‘kick start’ Precinct transformation.
 - Procurement – developing a staged strategy that provides for the incremental delivery of the Master Plan;
 - Sustainable recurrent expenditure planning; and
 - Strategies for managing ‘down time’ of key facilities and infrastructure.



Social Context

About the City of Parramatta LGA

Current population (2016 and 2011)

The North Rocks Park Precinct is located in the newly formed City of Parramatta Local Government Area (LGA). The LGA is located in the geographical centre of Sydney, around 24 kilometres from the Sydney CBD. The current population (2016) of the LGA is 235,981 , which represents a 16% increase in population in 5 years since 2011.

In 2016, compared to Greater Sydney, the City of Parramatta LGA has:

- A lower proportion of households earning a high income (26.7% compared to 28.3%) and lower proportion of low income households (14.3% compared to 15.1%).
- A higher proportion of couples with children households (38.5% compared to 35.3%). Around 9.2% of households are one parent households with children (lower than Greater Sydney at 10.4%)
- A higher proportion of children aged 0 to 4 (7.3% compared to 6.4%), 25 to 34 year olds (20.2% compared to 16.1%) and 35 to 49 years (21.9% compared to 21.1%)
- A much higher proportion of medium and high density housing (55.3% compared to 44%)
- A much higher proportion of residents from Non-English speaking backgrounds (52% compared to 38.5%). The main non-English languages spoken at home were Mandarin (10.5%), Cantonese (6.5%) and Korean (5.0%)
- A lower proportion of people without access to the internet (9.4% and 11.2%)

Current population and age profile

Carlingford – North Rocks Suburbs (combined)

While existing studies relating to Carlingford use Catchment 2 (which includes North Rocks, Carlingford, Telopea, Dundas Valley and Dundas) to determine demand for social infrastructure, this study provides an additional analysis of the suburbs of Carlingford and North Rocks suburbs only. The reason for this is that Catchment 2 includes Telopea, Dundas and Dundas Valley which may be serviced through the new community facilities proposed as part of the Telopea Estate Renewal Master Plan including a new library and community hub.

In 2016, the suburbs of Carlingford and North Rocks had

- A total population of 33,176 in 2016.
- Carlingford had 50.2% of its population born overseas, while North Rocks only had 34%. For comparison, the Parramatta LGA had a similar proportion of people born overseas (49.5%) to Carlingford.
- 35% of people in North Rocks spoke a language other than English at home. The top three languages were; Mandarin (10%), Cantonese (6.8%) and Korean (4.2%).
- In Carlingford, 57% of people spoke a language other than English at home, with 40% of the population speaking an Asian language at home. The top three languages were; Mandarin (18.7%), Cantonese (14.9%) and Korean (6.5%).
- In North Rocks, 36% of households earned an income of \$2,500 or more per week in 2016, a higher proportion of households compared to Carlingford (30%). However, both North Rocks and Carlingford had a larger proportion of high income earners than Parramatta LGA (27%).
- In Carlingford, 88.2% of households had access to broadband internet and North Rocks had 90.4%. Both suburbs are higher than the Parramatta LGA average of 83.5%.
- North Rocks had less households without a car compared to Carlingford (3.2% compared to 5.7%).
- The age structure of Carlingford/North Rocks is mostly families with primary school aged children, and seniors.

Forecast Population :

- The combined population for Carlingford and North Rocks is forecast to undergo significant growth in 20 years to 2036, increasing by 35% (or 11,662 people) to 44,838.
- Population distribution between North Rocks and Carlingford will continue to trend towards Carlingford, as higher density communities are built around transport and services.
- As shown in Table 3, the majority (76%) of the population of the two suburbs live in Carlingford. By 2036, this will increase to 80%.
- In terms of numbers, the largest population group in 2016 and 2036 is expected to remain as Parents and Homebuilders (35 – 49yrs), increasing from 6,661 to 9,131 people.
- The second largest group is expected to remain older workers and pre-retirees (50 to 59yrs), increasing from 4,287 to 5,813 between 2016 and 2036.
- The third largest group in 2016 was the young workforce, also expected to maintain third largest age group in 2036.
- By 2036 much of the density in Carlingford will surround the train station and areas immediately to the North and South
- In North Rocks 15.8% of the dwellings were medium or high density, while Carlingford was more than double that at 33.7%, with more high density living planned for the future.

Key findings

- The population of Carlingford and North Rocks suburbs combined will increase from 33,176 in 2016 to 44,830 in 2036.
- In 2016 in North Rocks, 15.8% of the dwellings were medium or high density, while Carlingford was more than double that at 33.7%, with more high density living planned for the future.
- Carlingford & North Rocks suburbs have higher than average proportions of 5-9yr olds and 10–19yrs olds, and residents aged 50 years and over (compared to Parramatta LGA).
- By 2036, Carlingford will house 80% of the combined population of Carlingford & North Rocks.
- Carlingford-North Rocks is culturally diverse. In 2016, Carlingford had 50.2% of its population born overseas, while North Rocks comparatively only had 34%. For comparison, the Parramatta LGA had a similar proportion of people born overseas (49.5%)to Carlingford. Main languages spoken are Cantonese, Mandarin and Korean.
- Proportionally, the highest growth forecast in the area will be seniors 70 years and over. The densest part of the combined suburbs will continue to be around Carlingford Station, as well as just to the north and south.

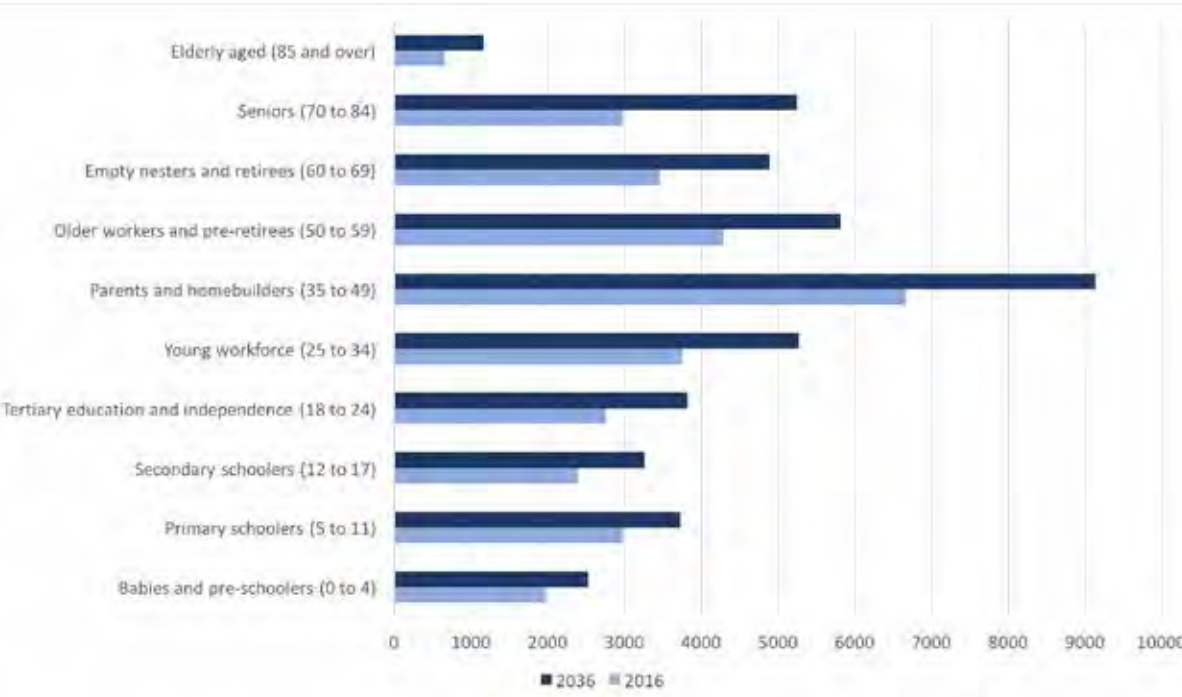


Figure 1. Population Projections: SOURCE - Forecast id. Carlingford and North Rocks

Physical Context

Geology

The majority of the Precinct is underlain by Ashfield Shale of the Wianamatta Group which consists of black to dark grey shale and laminite. A small area in the south of John Wearn Reserve is underlain by Hawkesbury Sandstone typically consisting of medium to coarse grained quartz sandstone with minor shall and laminite lenses.

Soils

The soil landscape of the Precinct is Glenorie Soil Landscape being shallow to moderate deep red and brown Podzolic Soils, being friable dark brown loam to a clay loam on fine sandy clay loam.

Topography

North Rocks Park is located on the North Rocks Road
ridgeline on a south facing slope.

High point 125.00m AHD

Lowest point 102.00m AHD

The Park's topography has been modified to create a large flat (1:60) area for the double playing fields and smaller areas for buildings. The remainder of the site slopes away to the west and south.

John Wearn Reserve located on a spur off the ridgeline further down the same southern slope with the northern quarter of the park being flatter and the remainder falling at 1:10 or steeper .

High point 111.00m AHD








Lowest point 95.00m AHD

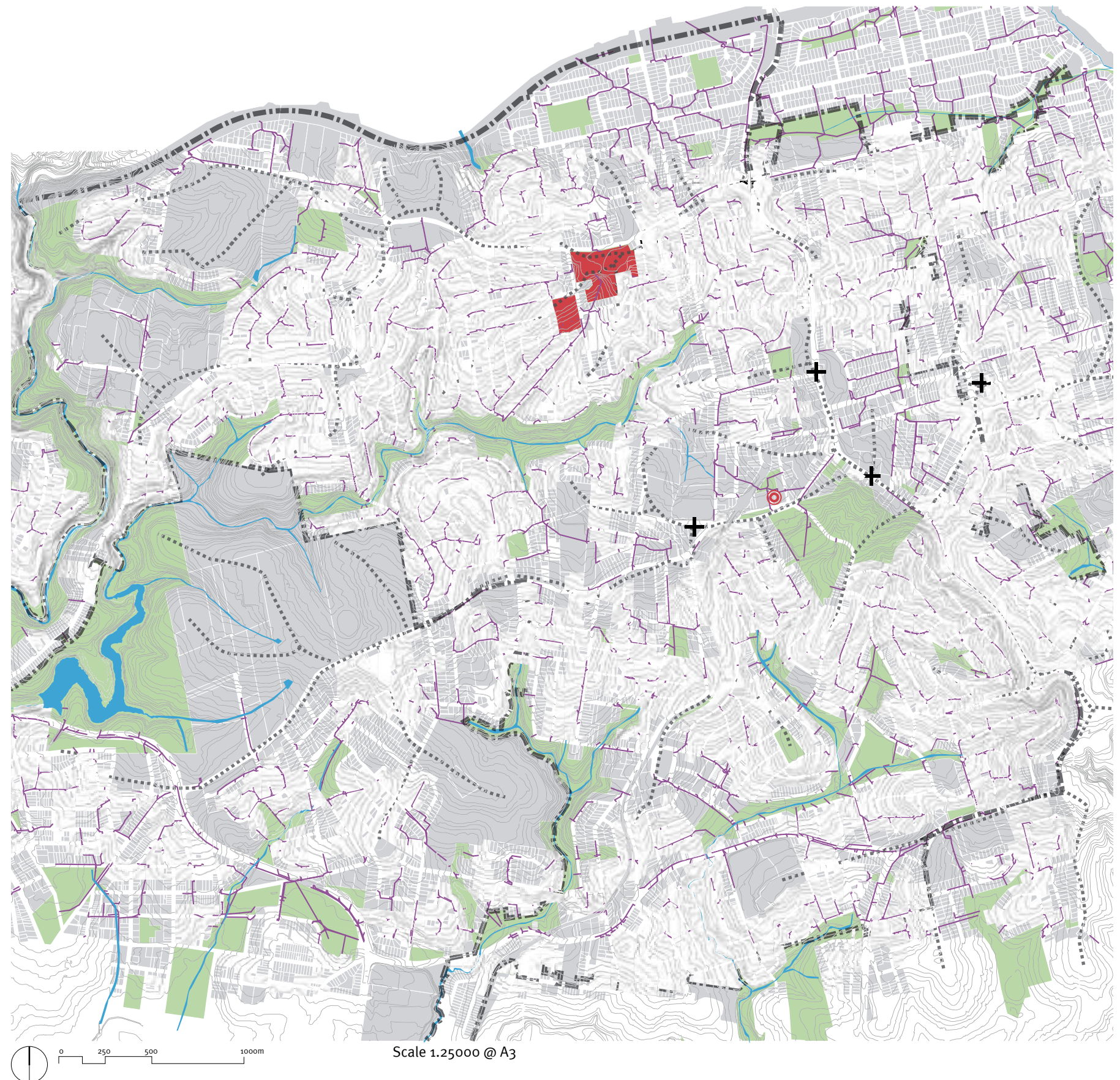
Drainage

The Park Precinct and the southern slopes off the North Rocks Road ridge drains to Hunts Creek. A number of drainage lines have been piped.

It is noted that there are extensive aquifers on site with low to moderate productivity .(ref: Hydrogeology Map of Australia). There are no bores on site

Legend

-  Parramatta LGA catchment 2
-  North Rocks Park Precinct
-  Carlingford Library
-  Ridges
-  Creeks and Rivers
-  Existing stormwater pipe network
-  High point



Physical Context

The region generally enjoys a mild warm temperate climate. The Parramatta area generally experiences 2-5° hotter or colder than the coast .

Average rainfall is 900mm/ annum

The areas is subject to the cold and hot westerly winds in winter and summer respectively as well as enjoying the moderating NE winds in summer.

Climate

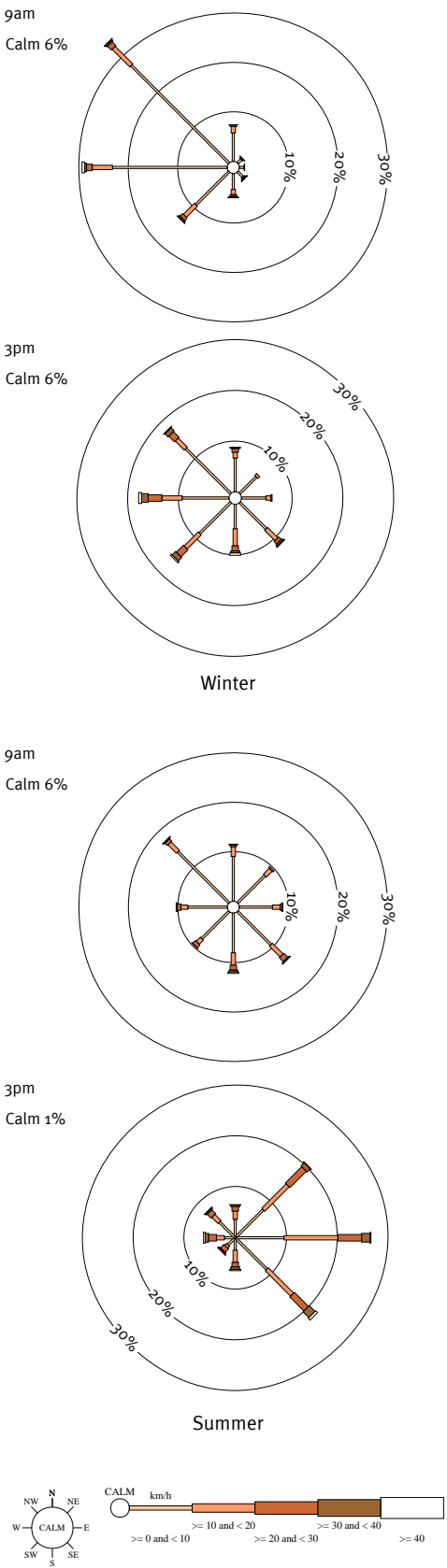


Figure 2. Rose of Wind direction Wind speed in km/h (BoM 2017)

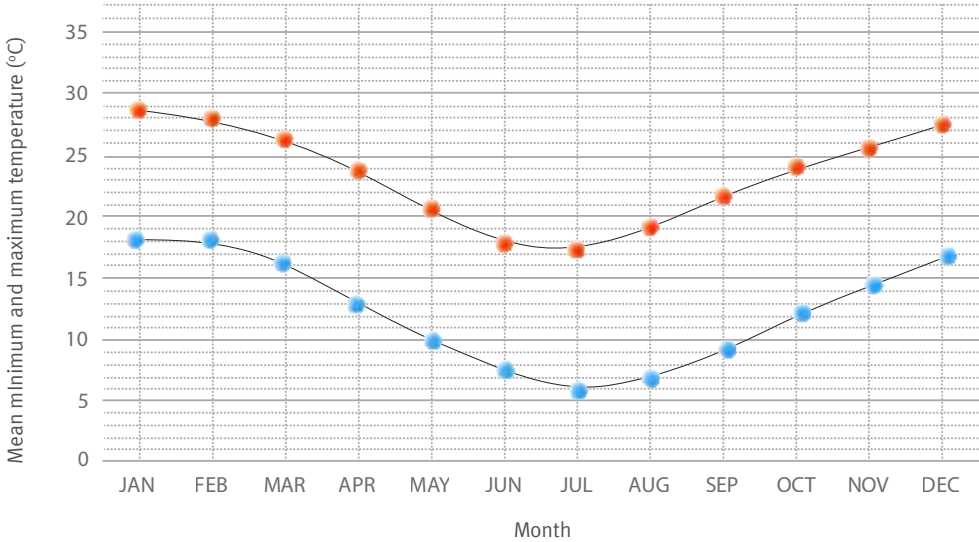


Figure 3. Mean minimum and maximum temperature: Parramatta North (BOM 2017)

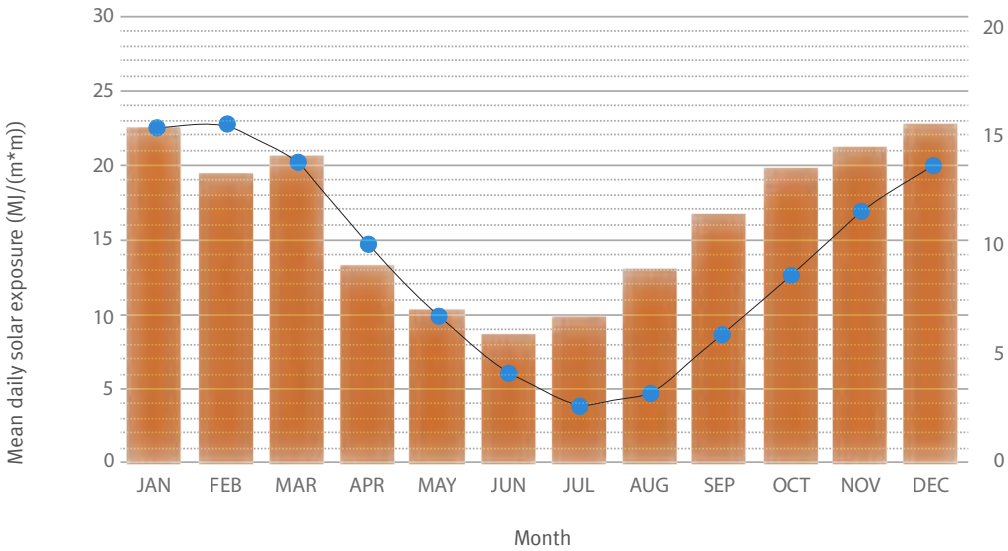


Figure 4. Mean daily solar exposure and mean daily ground temperature min: Parramatta North (BoM 2017)

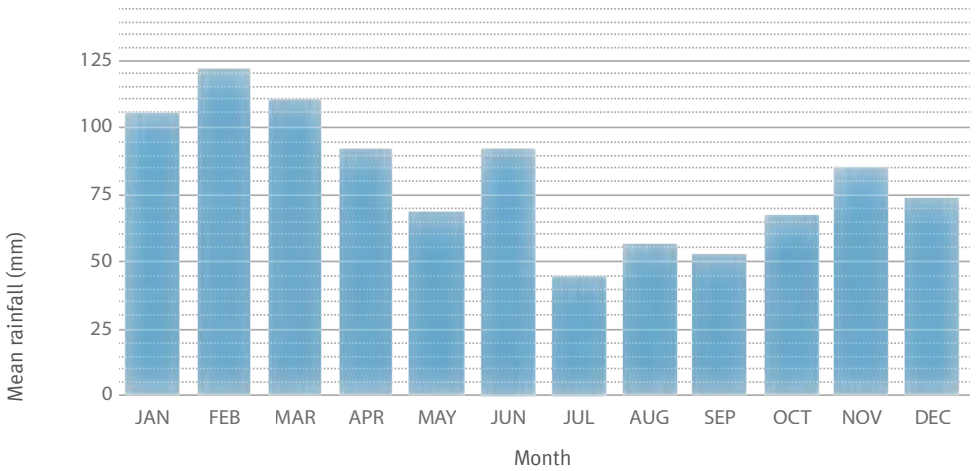


Figure 5. Mean rainfall: Parramatta North (BoM 2017)

Physical Context

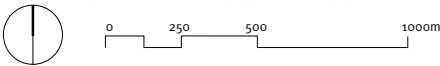
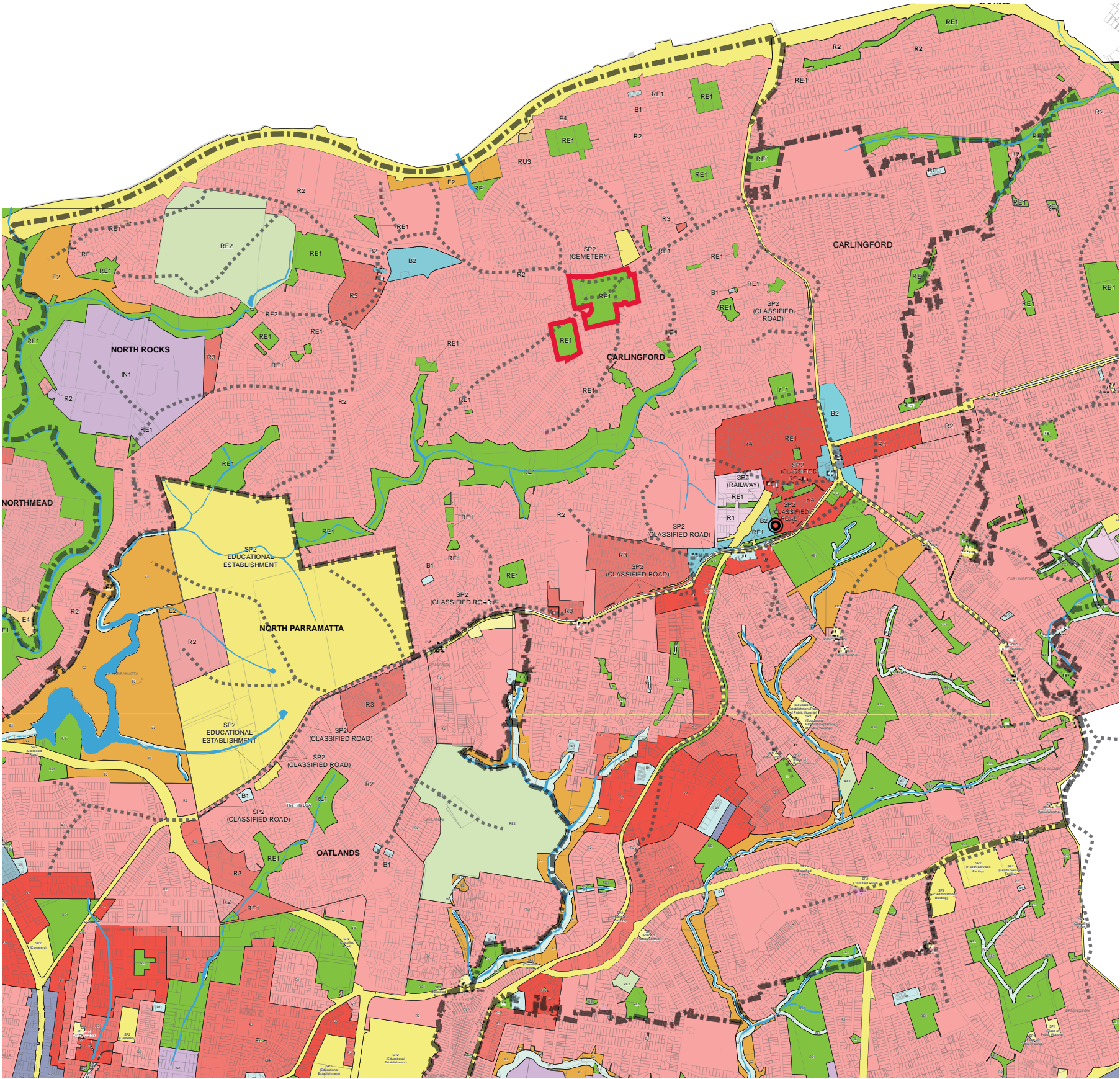
The North Rocks Park Precinct is zoned Public Recreation under Parramatta LEP (2011) and surrounded by Low Density Residential.

Land Use

Legend

- Parramatta LGA catchment 2
- North Rocks Park Precinct
- Carlingford Library
- Ridges
- Creeks and Rivers
- B1 Neighbourhood centre
- B2 Local centre
- B4 Mixed use
- B5 Business development
- B6 Enterprise corridor
- B7 Business park
- E1 National parks and nature reserve
- E2 Environmental conservation
- E3 Environmental management
- E4 Environmental Living

- IN1 General Industrial
- IN2 Light industrial
- R1 General residential
- R2 Low density residential
- R3 Medium density residential
- R4 High density residential
- RE1 Public Recreation
- RE2 Private recreation
- RU1 Primary production
- RU2 Rural landscape
- RU3 Forestry
- RU6 Transition
- P2 Infrastructure
- P3 Tourist
- W2 Recreational waterways



Land use Diagram | Scale 1:25000 @ A3 Source: Parramatta LEP 2011

Physical Context

Public Transport
The North Rocks Park Precinct is located on 2 Bus Routes being the 546 & 553 which run regularly along North Rocks Road & Farnell Avenue.

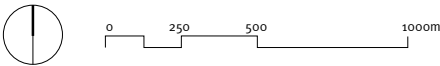
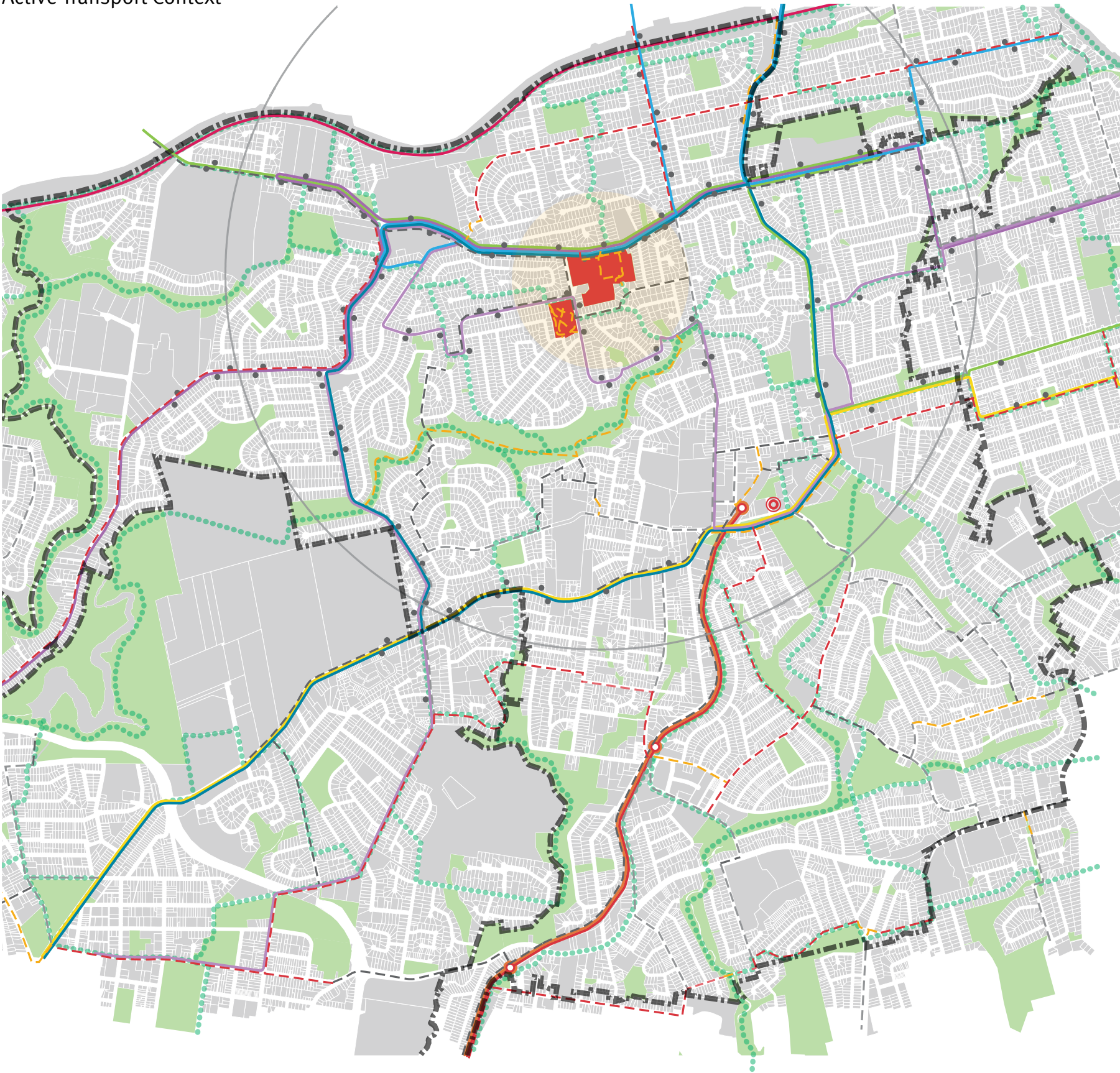
Bikeways
Parramatta Bicycle Path network shows off road shared paths access to the parks off Parkland Road, Balaka Drive and Farnell Avenue.

Parramatta Ways
Parramatta Ways shows minor connections to both parks via North Rocks Park, via Parkland Road to Robbie Crescent and Wattle Place, as well as off Farnell Avenue.
John Wearn is being accessed through Balaka Drive and Farnell Avenue.

Active Transport Context

- Legend**
- Proposed lightrail stop
 - Proposed lightrail route
 - Bus stop
 - 625
 - 553
 - 546 Parramatta to Epping
 - 549 Parramatta to Epping
 - M54
 - 630
 - 614X
 - Parramatta ways major routes
 - Ridges
 - Creeks and Rivers
 - Parramatta LGA Catchment 2
 - 2.0km Radius
 - 400m Radius
 - North Rocks Park Precinct
 - Carlingford Library

- Existing Cycleways**
- Off road
 - On road
- Proposed Cycleways**
- Off Road
 - On Road



Active Transport Diagram | Scale 1:25000 @ A3

Source: Draft Parramatta Bike Plan & Parramatta Ways Report

Physical Context

The following estimates have been based on a forecast population of 44,838 people by 2036 in Carlingford and North Rocks (Forecast Id).

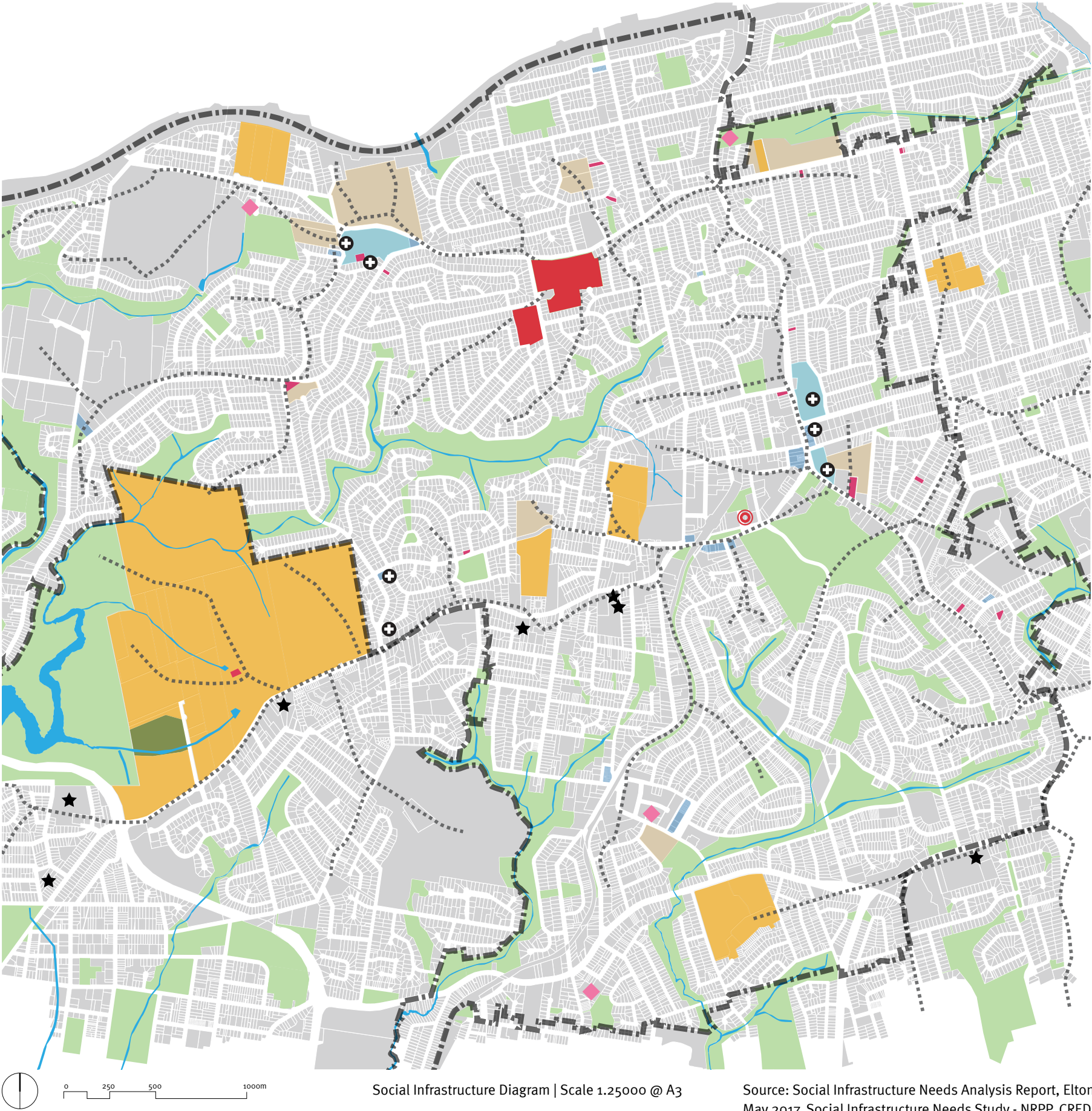
Table 1 Community Facility Benchmarking

Type	Benchmark*	Current supply	Future demand	Gap in supply
LOCAL				
Long day care	0.28 places per child (based on national utilisation rates in Australia of 40% of all children aged 0 to 5 accessing care on average 3.5 days per week)	419	561 places	142 places
Out of school hours care	0.16 places per child aged 6 to 12 years (based on National Usage rates in Australia of 16% all children accessing OSHC)	697	466 places	No gap
DISTRICT				
Multi purpose (staffed) community centre (could include arts space)	1:20,000-30,000 population = approx. GFA of 1,200 – 3000 sqm	1	3000sqm+	1
District library	1 “substantial” library per 20-30,000 to NSW State Library benchmarks	1 local library	Potentially 2 substantial libraries	1 – 2
	35 sqm per 1,000 people, plus 20% circulation space – Elton Consulting (p 61)	1 local library (348sqm)	1,883sqm (1569 + 314)	1,535sqm
Senior Facilities	1:15,000 to 20,000 people (Cred benchmark)	1 (600m²)	2+	1+
Youth Centre	1 for every 3,000 young people aged 13 to 19 (Cred benchmark) (3,261 12 – 19 yr olds forecast id)	0	1	1 (600m²)

*Benchmarks adopted from Elton Consulting Parramatta LGA Social Infrastructure Needs Analysis Report (p61) Source: “Social Infrastructure Needs Study North Rocks Park Precinct” October, 2017

Social Infrastructure

- High school
- Primary school
- Pre-school/Childcare
- Community centre
- Community Building
- Aged care
- Medical
- Shopping centre
- Local shops
- Creeks and Rivers
- Ridges
- Parramatta LGA catchment 2
- North Rocks Park Precinct
- Carlingford Library



Social Infrastructure Diagram | Scale 1:25000 @ A3

Source: Social Infrastructure Needs Analysis Report, Elton, May 2017, Social Infrastructure Needs Study - NRPP, CRED

Recreation

The Open Space and Recreation Audit & Needs Analysis Prepared for Parramatta Council (2017) shows a 40% gap in provision for recreation and sporting open space. The Audit also identifies the need for additional sporting facilities, play facilities and youth facilities

Both North Rocks Park and John Wearn Reserves are identified for improvement in the Audit.

North Rocks Park as improved major sports ground and John Wearn Reserve as youth and play facilities improvement.

Legend

- District
- Local
- Private
- Neighbourhood/ Linkages
- Creeks and Rivers
- Ridges
- Parramatta LGA catchment 2
- 2.0km Radius
- 400m Radius
- North Rocks Park Precinct
- Carlingford Library
- Sportsfield
- Skating
- Playground
- Tennis
- Cricket nets
- Track
- Outdoor gym
- Baseball field
- Club building
- Picnic
- Toilet
- Parking

Physical Context

- 1

Carmen Drive Reserve
- 2

Rainbow Farm Reserve
- 3

Orchard Road Reserve
- 4

Murray Farm Reserve

P

 x 4
- 5

Haines Ave Reserve
- 6

Pinetree Park
- 7

Carlingford Oval

x 5
- 8

Ray Park
- 9

Baden Powell Place
- 10

Don Moore Reserve

P

 x 6
- 11

Tripoli Avenue Park
- 12

Mcmullen Ave Park
- 13

North Rocks Park

x 2 x 3

P

 x 5
- 14

Douglass Avenue Reserve

P
- 15

Bradley Drive Reserve
- 16

Wavell & Robin St Park
- 17

Dunrossil Park

x 2
- 18

Panora Av Reserve
- 19

Jason Place Reserve
- 20

John Wearn Reserve

x 2

P
- 21

Lindisfarne Cr Reserve
- 22

Harold West Reserve

P
- 23

Kilpack Park
- 24

Seville Reserve
- Open Space Infrastructure
-
-
- Open Space Infrastructure Diagram Scale 1:25000 @ A3 Source: Open Space & Recreation Audit & Needs Analysis Report, CoPC, May 2017
- City of Parramatta Council

North Rocks Park Precinct | Design Report Outline | September 2018

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Site Analysis

Topography & Drainage

North Rocks Park falls from a the ridge into 4 subcatchments which are captured in pit and pipe systems. Some of this stormwater is captured for reuse to irrigate the playing fields.

Soil Conditions

The soil conditions on site have been modified initially through agricultural use and later through filling for recreational facilities.

EIS, Environmental Investigation Services have reviewed the site history and inspected the site and noted that there were no obvious signs of instability or soil erosion on site. (refer Appendix 01- Preliminary Desktop Contamination Assessment for Proposed Masterplan at North Rocks Park Precinct, August 2017 for full report)

A large volume of fill material (including ironstone, brick and concrete) was noted above the retaining wall on the south side of the sports fields.

EIS noted, multiple fragments of fibrous cement (suspected of containing asbestos) on site east of the Don Moore Community Building. No other visible or olfactory indicators of contamination were noted as observed by EIS.

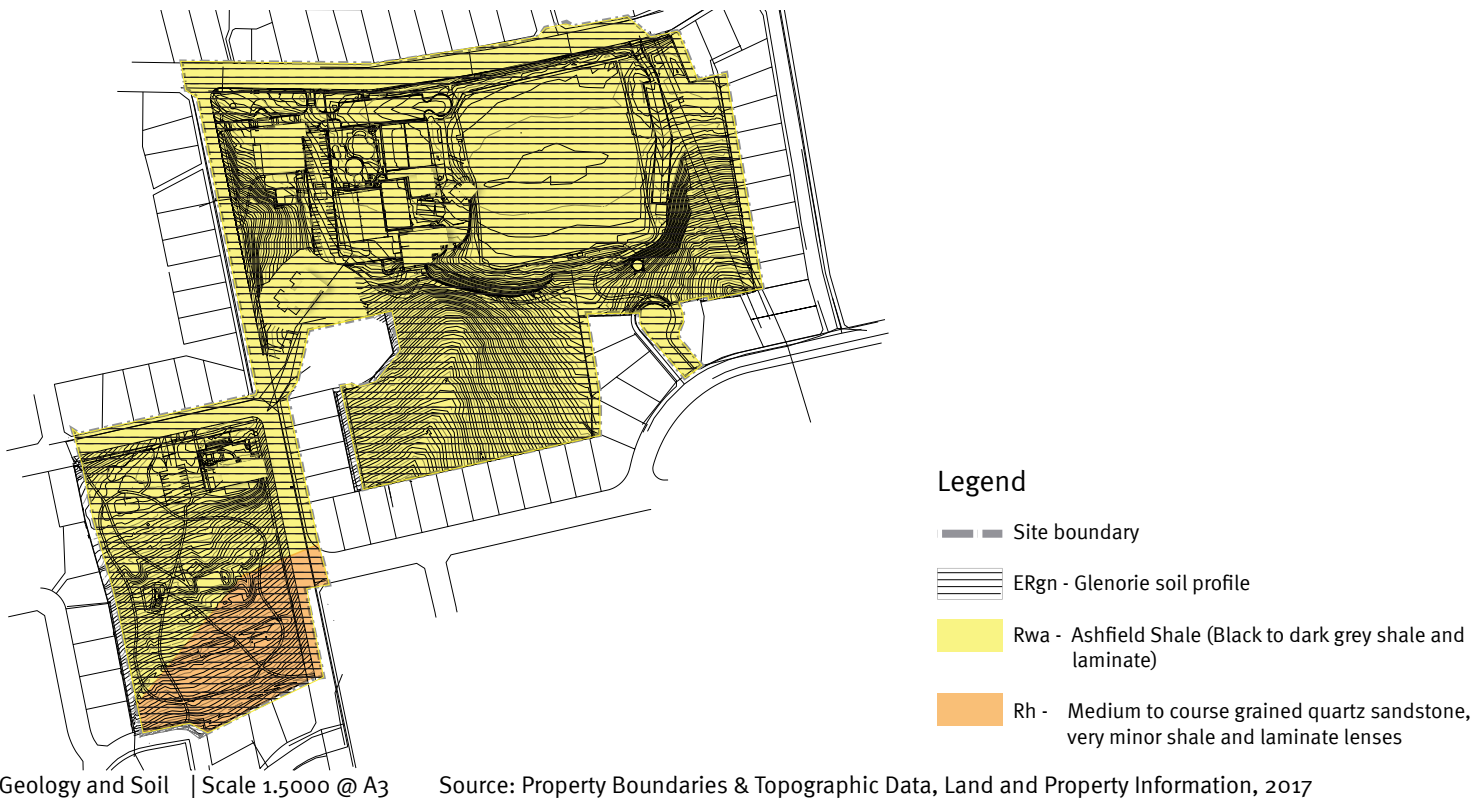
EIS also noted that the site was not identified on the NSW acid sulfate soils risk map.

The site was noted as being located in a region with varying salinity potential depending on site conditions and EIS have noted a moderate classification based on vegetation on site.

Microclimate

North Rocks Park Precinct has a combination of aspects and microclimates. The flatter top of the ridge along North Rocks Road is exposed to winds as is John Wearn’s south facing slope. The large trees within North Rocks Park provide shade and shelter throughout with the south facing bushland area being particularly sheltered.

Topography, Drainage and Soils Conditions



Site Analysis

Original Vegetation

Blue Gum High Forest originally covered the shale hills with slopes being dominated by Blackbutt (Eucalyptus pilularis) and Sydney Blue Gum (E. saligna).

Existing Flora Condition

The Blue Gum High Forest (BGHF) community across the North Rocks site predominately occurs as remnant trees and regrowth small trees without persisting native ground layer or understorey vegetation. The ground and shrub layers in most areas consist either of mown exotic grasses, or planted herbs and shrubs in gardens. Exceptions to this occur in the large patch in the south of North Rocks Park and across the adjoining residential Lot 1 in DP748981. A small area adjoining the residential lot is unknown, along with fringing areas in the residential lot, in which several BGHF shrub species persist and occur amongst exotic planting and weeds. The ground layer in this area also contains persisting native herbs and is generally native dominated . A native BGHF grass is also dominant and co-dominant in large areas of the patch in the area south of North Rocks Park. BGHF is listed under the Threatened Ecological Communities Act as a Critically Endangered Ecological Community

Fauna

Fauna recorded in the BGHF remnant include 2 species of possum and birdlife including Rainbow lorikeets, Sulphur Crested Cockatoo, and Musk Lorakeets. Habitats for fauna species across the parks are generally degraded or absent due to the long term utilisation as public parks, however a number of tall BGHF trees are present which provide key habitat features those recorded include:

- Hollow-bearing trees and stags;
- Cockatoo feed trees;
- Debris and leaf litter; and
- Nectar and fruit producing trees and shrubs.

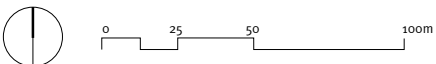
These key habitat features provide habitat for a variety of fauna, including some species that are listed as threatened under the TSC Act and EPBC Act.

The BGHF in North Rocks Park meets the listing criteria for the community under the TSC Act and some areas which also meet the listing criteria under the EPBC Act. This vegetation also has the potential to provide habitat (in particular large hollows) for a number of threatened flora and fauna species listed under the TSC Act and/ or EPBC Act the area should be managed to minimise impacts and a Biodiversity Stewardship Site is created for this area.

Flora & Fauna



Refer Appendix 02 - Ecological Constraints Analysis, September 2017 for full report)



Flora and Fauna Diagram | Scale 1:2500 @ A3 | Source: NRP- Ecological Constraints Analysis, Cumberland Ecology, 2017

History (Aboriginal & non Aboriginal)

Traditionally the site region was occupied by Aboriginal people of the Darug Language Group. Bidjigal Reserve along Darling Mills Creek 3 km from the Park precinct retains numerous (52) sites of Aboriginal heritage sites including rock shelters, art and deposits mainly located along the Creek and other major drainage lines. No Aboriginal heritage items have been identified in either North Rocks Park or John Wearn Reserve.

The land within the site was initially logged and in the early to mid 1800's cultivated by the various early set-

tlers including the Mobbs family who were known in the area for cattle and orchard farming including production of oranges, peaches and nectarines. Other notable land owners in the area were Frederick Cox, George Barrington and Thomas Horton James. The heavy rail line from Clyde to Carlingford was constructed during the second half of the 19th Century and opened in 1869 to transport produce to market.

Post World War II the farms and orchards were gradually subdivided for residential allotments as illustrated in the aerial photo sequence below.

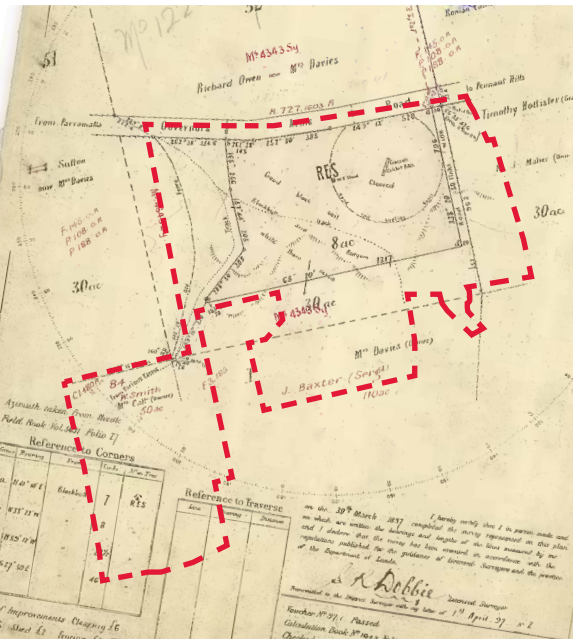


Figure 6. 1898



Figure 7. 1943



Figure 8. 1956

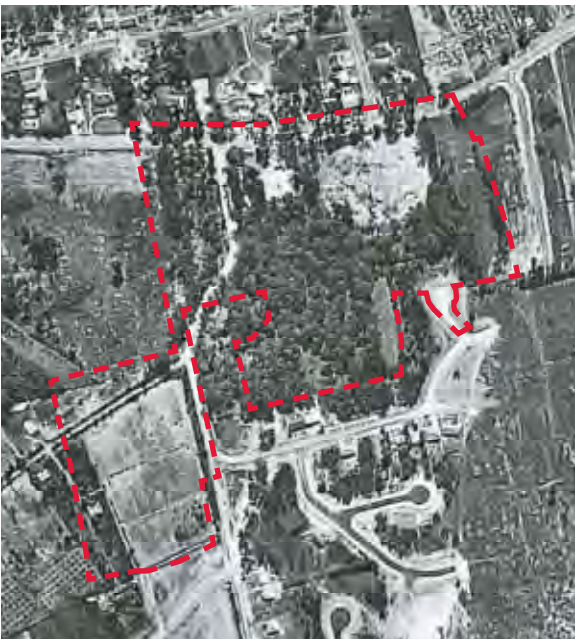


Figure 9. 1965

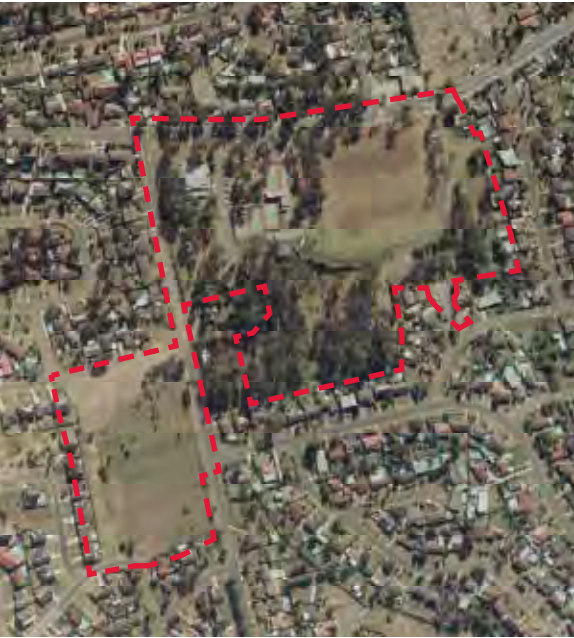


Figure 10. 1982



Figure 11. 2003



Figure 12. 2017

Legend

--- North Rocks Park Precinct

Site Analysis

The land comprising North Rocks Park and John Wearn Reserve consist of a combination of land ownerships

The North Rocks Park and John Wearn Reserve sites comprises parts of the 30 acre grant to:
Richard Owen - latter Mrs Davies
Thomas Hollister
Mrs Catt

On 23rd July 1898, 8 acres of Richard Owen was resumed and gazetted as Crown Land under Public Park Act for Public Recreation - R83210-Lot 7011 DP 93824

On 2nd June 1961 an additional 8 acres added from Mrs Davies land for public recreation vested in the Shire of Baulkam Hills

On 11th January 1980 1650m of the Crown Land was resumed from R83210 for Seniors Citizens Centre being known as Lot 7010 DP 93824 and can not be used for other purposes

On 13 May 1988 Baulkham Hills Shire Council resumed 22.115m wide for addition to North Rocks Park.

It is noted that the Crown Land is not the subject of Aboriginal Land Claims.

Legend

- CL Crown land
- PK Park
- BL Bushland

Land Ownership



0 25 50 100m

Land Ownership Diagram

| Scale 1:2500 @ A3

Source: CoPC

Site Analysis

Public Roads

North Rocks Park has two (2) major road frontages to North Rocks Road and Farnell Avenue with a minor frontage to Wattle Place.

The two (2) vehicular access points on North Rocks Road. The eastern access services the HV easement, park service and sports field overflow parking of approximately 30 informal/ unmarked spaces; in the west is the access to the primary carpark of 109 spaces including 3 disables access spaces (new pre-school included). This access is unsatisfactory due to issues with right hand turn out of the park and limited queuing lengths within the park.

Vehicular access to John Wearn Reserve is from Balaka Drive and services a carpark for 18 cars including one (1) disabled access space which does not comply due to crossfall being greater than 1:40.

Public Transport

The Precinct is serviced by 2 regular bus routes both from Parramatta to Epping , Route 549 along North Rocks Road and Route 546 along Farnell Avenue and Balaka Drive .

Parramatta Ways & Public Footpaths

Parramatta Ways identifies a minor link to the park entry at Wattle Place.

Pedestrian public footpath along North Rock Road is irregular and in poor condition. Council is considering the relocation of the existing signalised pedestrian crossing to Alkira Road.

Internal Paths & Carparks

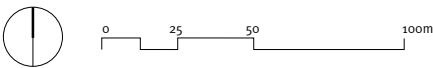
North Rocks Parks Precinct has a network of paths the majority are concrete of varying widths and conditions.

The park has 2 formal and one informal carpark area. For a detailed description of the internal infrastructure (refer Appendix 03- Pavements Condition Report, March 2018 for full report).

Access, Circulation, Parking and Connections

- Legend
- Extent of work
 - Steeper than 1:20
 - Flatter than 1:20
 - Parramatta ways
 - Poor quality asphaltic concrete
 - Gates
 - Maintenance entry
 - Vehicular entry with bollards
 - Building entry gate
 - Bus stops
 - Pedestrian entry
 - Vehicular entry
 - Parking
 - Traffic conflicts

NR1-15 North Rocks Path Numbers
JW1-9 John Wearn Path Numbers



Access, Circulation, Parking and Connections Diagram

| Scale 1:2500 @ A3

Site Analysis

Electricity Infrastructure

High Voltage overhead supply crosses both North Rocks Park and John Wearn Reserve.

General power supply to North Rocks and John Wearn Reserve facilities is provided from aerial supply, from poles located in the surrounding streets - North Rocks Road, Farnell Avenue and Balaka Drive.

Communications

Presently incoming aerial (Telstra) communications feeds from an Endeavour Energy pole on the opposite side of North Rocks Road at the boundary of properties 385A & 385B. The aerial wiring then runs into the site and is strung from mature trees and light poles.

The Don Moore Community Centre is also serviced from an aerial Telstra communications service from the same pole noted above

CCTV

All the buildings inspected, with exception of the accessible toilet had external CCTV cameras the majority of these having been installed in recent works.

Refer Appendix 05 - North Rocks Park Analysis & Opportunities Lighting and Electrical, September 2017 for full report)

Potable Water

A number of water meters service the sites.

North Rocks Park has one on North Rocks Road and one at Wattle Place

John Wearn has two meters for the park on Balaka Drive and for the Long Daycare Centre on Farnell Ave.

Irrigation

A half in ground tank with approx. 30.000L capacity provides water for irrigation of the sportfields area (catchment & capacity to be further investigated).

Sewer

Sewer mains run along the west boundary of John Wearn Reserve and along the east boundary of North Rocks Reserve.

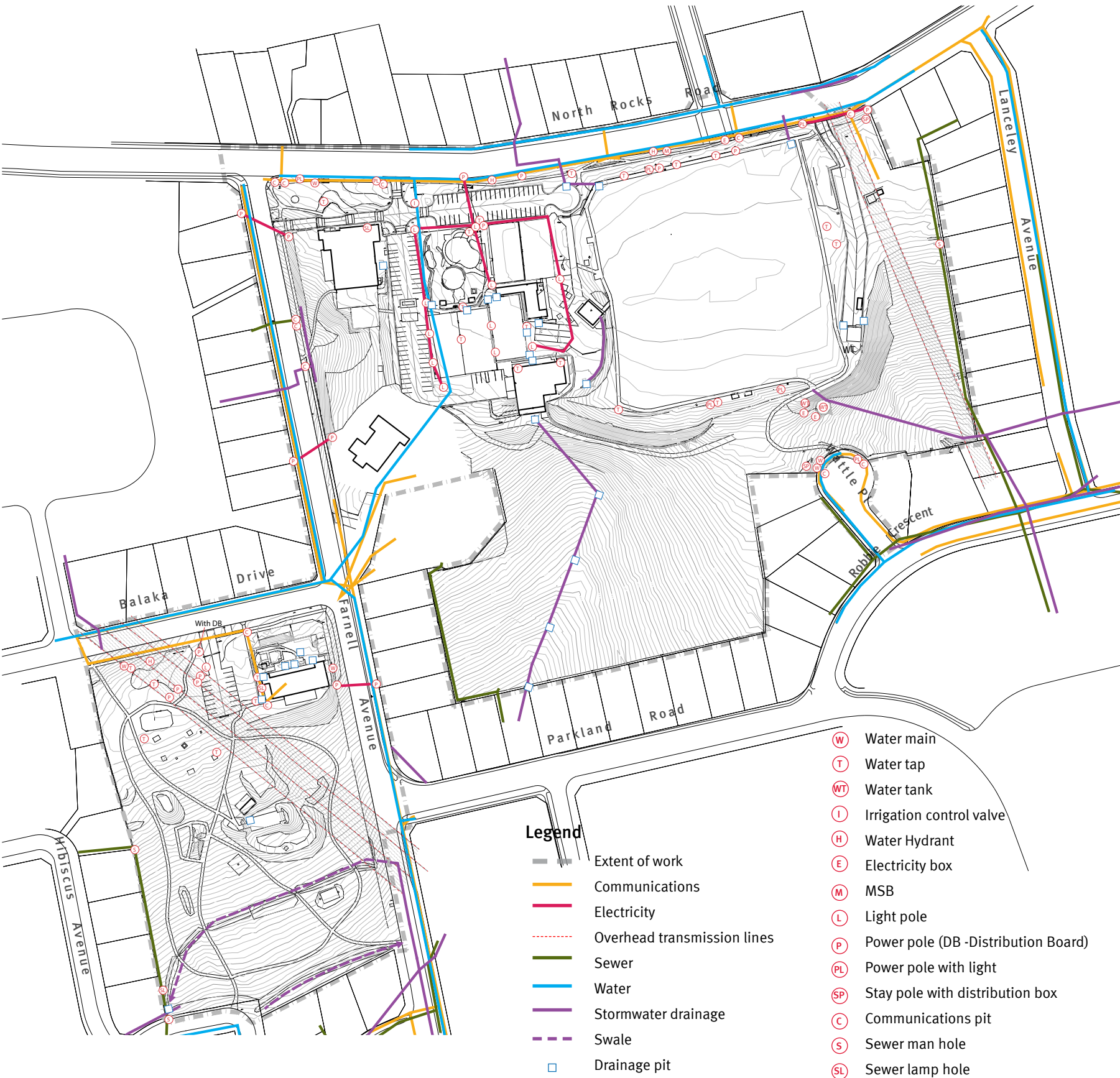
Stormwater infrastructure

NRP includes some drainage on flatter areas surrounding the Tennis courts and north end of the Sport fields and also dry creek line along the bushland area.

JWR drains directly over the Balaka Drive footpath with stormwater being captured by adjacent roadway drainage pits and Farnell Avenue footpath and into the kerb and gutter with capture occurring well down the roadway. Two grass swales capture stormwater in the major part of the site area South of the Reserve.

Refer Appendix 04 - Water Sensitive Urban Design Strategy, May 2018 for full report)

Utility Service Infrastructure



Utility Service Infrastructure Diagram

| Scale 1:2500 @ A3

North Rocks Park (NRP)

The City of Parramatta Open Space and Recreation (OS&R) Audit & Needs Analysis Report, May 2017 identifies the needs for youth facilities/ adult exercise. The facilities at NRP are described in the OS&R Audit & Needs Analysis Report as being in need of ongoing improvement of play and recreation areas and potential upgrade and consolidation of buildings.

In addition, the Appendixes to the report indicate a number of guide items to consider in a District Level Park which could potentially be considered in North Rocks Park Precinct, in addition to the existing facilities. These include a casual sports area, exercise equipment, a formalized dog park, community garden, artwork and water body.

The facilities at NRP have been delivered over time having grown organically. The majority being constructed pre 1985

Current facilities are aging and require upgrading include:

- Don Moore Community Centre (GFA 957 m2) built in the late 1960's and added to up to 1990.
- First tennis three (3) constructed in the late 1960's and added to early 1980's being originally clay.
- The Soccer Club (GFA 289m2) Tennis Club (GFA 206m2), 5 Courts and Seniors Centre including Council break room and store (GFA 614m2) were all constructed in the 1980's.
- Other buildings on site include a Soccer Kiosk, Public Amenities and store (GFA 221.5m2) and disable accessible toilet
- Playground being multi-play structure, junior climbing net, double swing set, spinning disk and springer. An additional slide stands isolated near the soccer club and amenities building. The playground area also includes an open creek line which appears to provide nature based play.
- Park Furniture and light equipment was noted to be dated and inconsistent as a number of different ranges are currently at use, namely for picnic settings, seats and shelters. Directional signage items were noted to be concentrated in the entry point next to Don Moore Community Centre, making wayfinding unclear once circulating in the precinct.

John Wearn Reserve (JWR)

The facilities at JWR are described in the OS&R Audit & Needs Analysis Report as being in need of redesign with consideration to the inclusion of other activities such as youth facilities

The facilities at JWR were developed later with the majority being constructed in the 1990's as follows:

The Childcare Centre having a GFA of 354m2.

- The recent Performance Shed GFA 30m2.
- Play facilities include a multi-play structure with shade structure over, basketball hoop, a netball hoop, double swing set, bike track with tunnel
- Park Furniture is not as inconsistent on JWR possibly due to the size of the park, however it needs upgrading.
- Building Audit Report provided in full Appendix o6



- Legend
- Bus stop
 - Playground
 - Amenities, incl. disabled toilet
 - Soccer field
 - Disabled parking
 - Cricket pitch
 - Picnic setting
 - Seat x16
 - Signage
 - Gate
 - Bin x8
 - Water meter
 - Distribution Board
 - Cricket nets
 - BBQ Shelter
 - Lightpole
 - High voltage overhead wires
 - Retaining walls - various materials
 - Fence - various materials
 - Dirt Track
 - Signalised pedestrian crossing
 - Shed
 - Water tanks
 - Bills Horse Trough
 - Existing tree



Park Infrastructure- North Rocks Park Diagram

| Scale NTS @ A3



Wayfinding/directional signage



Cricket nets x3



Treated pine log retaining wall



Concrete block retaining wall



Sandstone capped retaining wall



Sandstone block retaining wall



Asphalt driveway



Concrete path



Seat



Seats



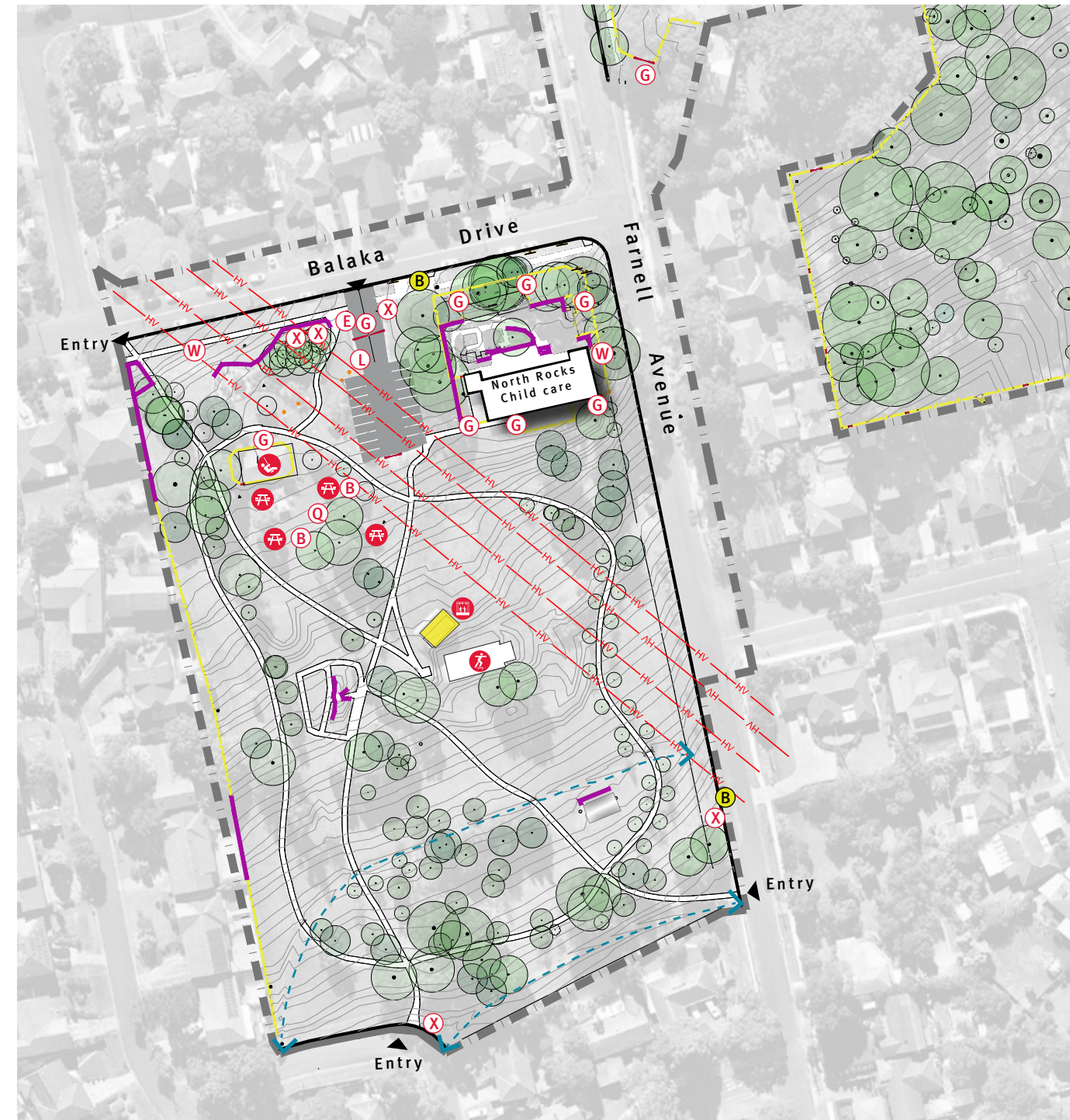
Bins



High-voltage stanchion

Site Analysis

Park Infrastructure - John Wearn Reserve



Park Infrastructure- John Wearn Reserve Diagram

| Scale NTS @ A3



Pathway network - concrete & asphalt



Playground fencing



Timber and steel picnic setting



Shelter and picnic setting



Retaining wall



Retaining wall



Park entry sign



Naming plaque



Turf swale with drainage under path



Bin



Overhead electrical wires



Steel Shelter/Stage on Concrete Slab in turf area

Legend

- B Bus stop
- P Playground
- D Disabled parking
- P Picnic setting
- S Stage
- S Skate facility
- X Signage
- G Gate
- B Bin x2
- W Water meter
- E Distribution board
- Q BBQ Shelter
- L Lightpole
- HV High Voltage overhead wires
- Retaining walls - various materials
- Fence - various materials
- - - Drainage line
- Existing tree

Site Analysis

North Rocks Park

The playground area at North Rocks Park comprises an area of approximately 1,200sqm which also includes a picnic and BBQ area at its southern end. The area is fully fenced and 2 gates are provided at the East edge, including a service maintenance gate. Internally the circulation is provided through concrete paths and some areas of turf.

Although the entry points are accessible it was noted that there isn't a consistent accessible path of travel connecting the different platforms as most connections are made by steps and most of the seats are located on steep platforms. An informal ramp is provided in turf between the 2 major platforms (multi-play structure & climbing structure).

Overall the area is well shaded by existing mature trees and no shade structures are provided. An accessible toilet is located at the entry point to the playground (outside the playground) and a drinking fountain (non accessible) is also provided.

An additional slide stands isolated next to the Soccer Club and amenities building.

Most of the play equipment focuses on early ages and offers minimal levels of physical and imaginative play challenge. Apart from the multi-play structure and climbing net, play value focuses on lonely play and is not conducive to group play & children interacting.

Currently the precinct includes the following play equipment:

- Multi-play structure (Play Space/a_space), includes a variety of play value such as slide, climbing, hiding & balance. Age range not visible on play equipment, believed to be 5+. Softfall area being wetpour rubber.
- Junior climbing net (Play Space/a_space), Age range not visible on play equipment, believed to be mixed age range. Softfall area being wetpour rubber.
- Double swing set (Play Space/a_space), one standard seat and one toddler seat, age range not visible on play . equipment, believed to be age range believed to be 2+. Softfall area being wetpour rubber.
- Spinning pole. Softfall area being wetpour rubber.
- Springer (Play Space/a_space), age range believed to be 2+. Softfall area being wetpour rubber.
- Mini tower with slide (Play Space/a_space), age range believed to be 2+. Softfall area being playground mulch
- Informal creek line with rock finish. Indicates an intention to provide nature play but not very well formalized.

Play Audit

John Wearn Reserve

The play equipment at John Wearn Reserve is composed of a fenced & shaded area at the top of JWR which accommodates a multi-play structure for younger children and punctual play elements located throughout the reserve as well as a small court with basketball & netball hoop, bike track with tunnel and residual skate facility.

The multi-play structure and bike track focus on young children play whereas the remaining elements provide areas dedicated to youth play but poorly integrated in the park design, looking very isolated and relatively exposed to weather conditions.

A drinking fountain is provided next to the multi-play structure as well as seating.

The precinct includes the following play equipment:

- Multi-play structure (Play Space/a_space), includes a variety of play value such as slide, climbing & balance. Age range not visible on play equipment, believed to be 5+. Softfall area being synthetic turf.
- Double swing set, one standard seat and one toddler seat, age range not visible on play equipment, believed to be age range believed to be 2+. Softfall area being synthetic turf.
- Basketball & Netball hoop on concrete court with no visible line marking. Mixed age range.
- Skate facility on concrete slab with no visible line marking. Mixed age range.
- Bike track with tunnel on concrete surface. Age range believed to be 2+. Changes of direction are inconsistent and generally abrupt and grades are considered to be too steep for bike ride learning.



Multi-play structure



Climbing net



Platypus springer



Double swing



Informal drainage line with rock finish



Ramped platform with seat



Slide next to Soccer club



Multi-play structure



Double swing



Bike track with tunnel

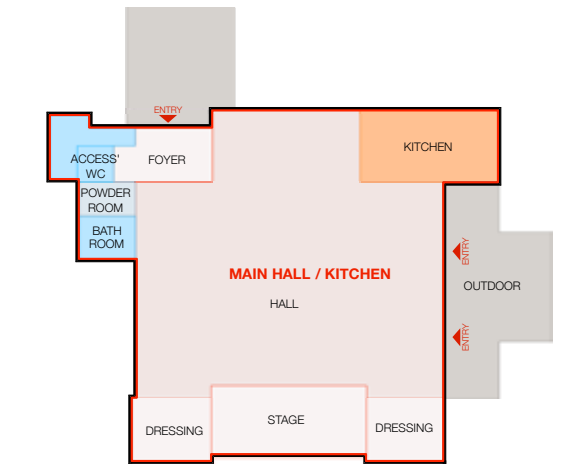


Skate facility

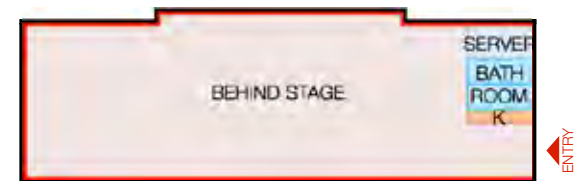


Basketball/ netball hoops

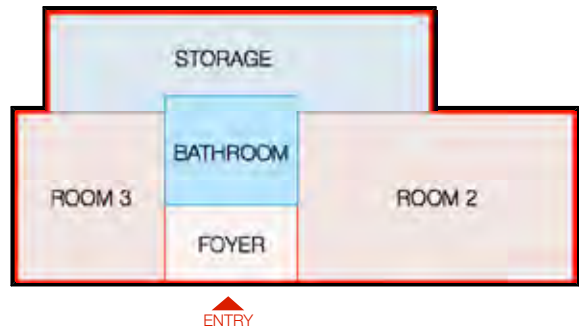
Indicative Plans



Don Moore Community Centre - Main Hall



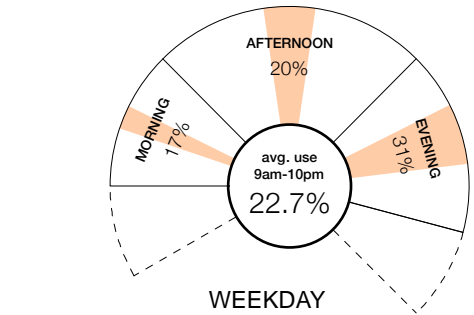
Don Moore Community Centre - Gymnasium



Don Moore Community Centre - Ancillary Rooms

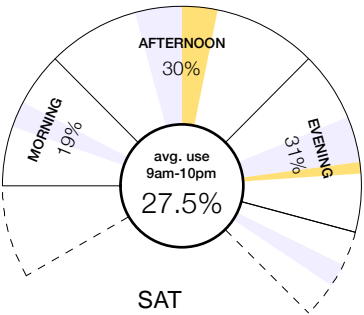
Site Analysis

Usage assessment

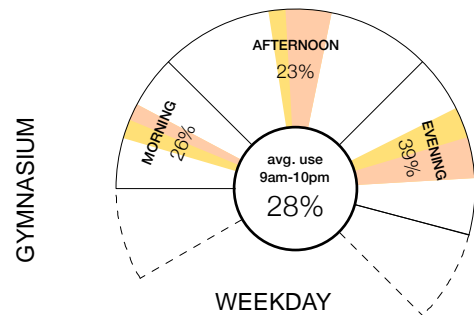
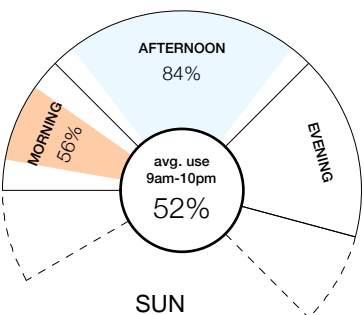


- Active Recreation
- Religious (Revival Centres Intl.)

Community & Recreation Users include: Taekwondo World / North Rocks Physical Culture / Soccajoeys / Tiny Tutus / Hype Dance / Pei Lei Wushu

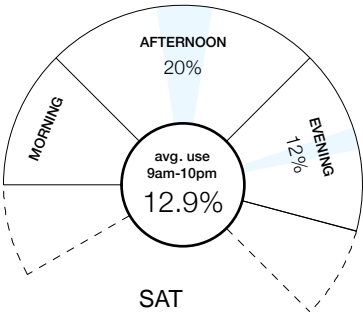


- Private Function
- Community Events

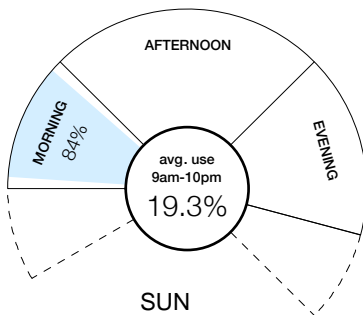


- Active Recreation
- Local Community Groups
- After School Care

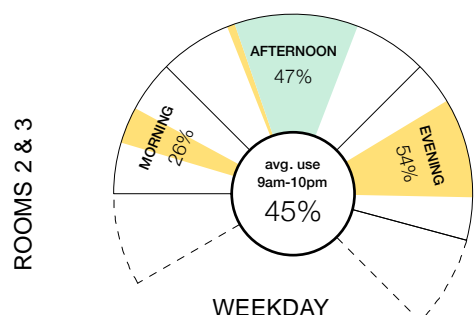
Community & Recreation Users include: Taekwondo World / North Rocks Physical Culture / Soccajoeys / Tiny Tutus / Hype Dance / Pei Lei Wushu / The Hills Drama School / Jason Lee Ballroom / School of Bonsai / North Rocks After School Activity Centre / Farnell Playgroup



- Education Tutoring
- Religious (Shrimad Rajchandra Mission Dharampu)

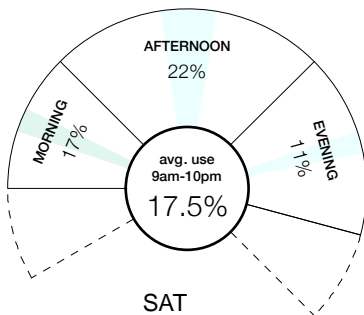


- Religious (Revival Centres Intl.)
- Religious (Liberty Baptist Church)

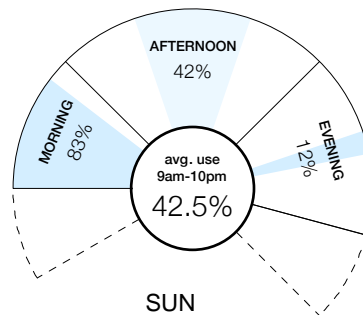


- Active Recreation
- Local Community Groups
- After School Care

Community & Recreation Users include: Taekwondo World / North Rocks Physical Culture / Soccajoeys / Tiny Tutus / Hype Dance / Pei Lei Wushu / The Hills Drama School / Jason Lee Ballroom / School of Bonsai / North Rocks After School Activity Centre / Farnell Playgroup



- Education Tutoring
- Religious (Shrimad Rajchandra Mission Dharampu)



- Religious (Revival Centres Intl.)
- Religious (Liberty Baptist Church)

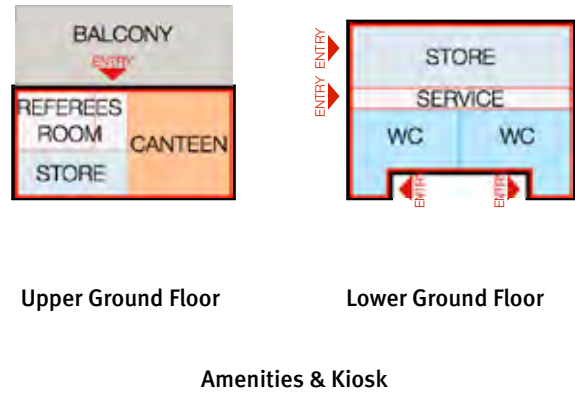
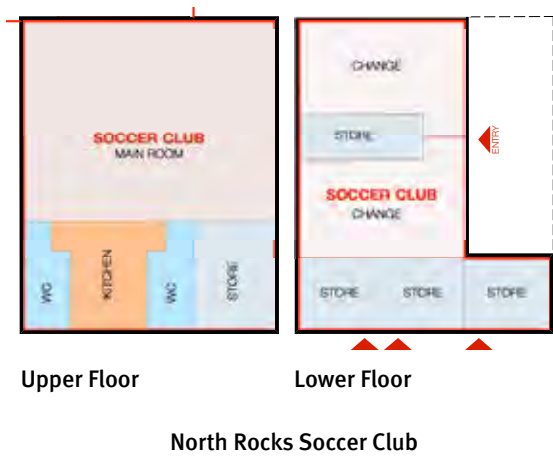
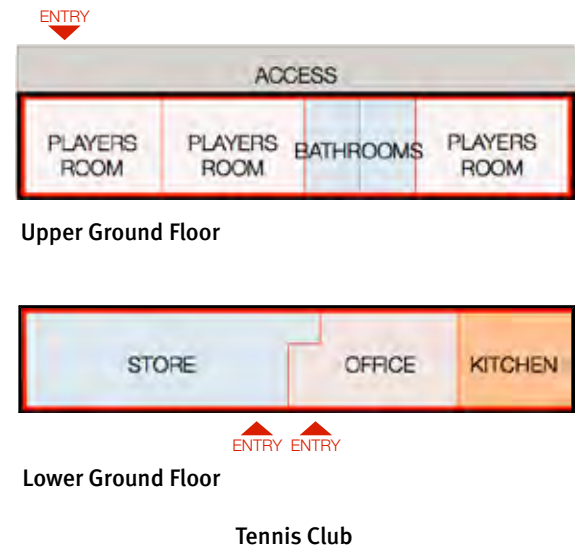
Don Moore Community Centre

The Don Moore Community Centre is a large scale community centre, constructed in 1968 primarily of brick with long horizontal lengths of glazing and extended eaves. A large central hall is considered in scale by stepping service rooms down to surrounding streets and park. Aligned with the corner streets, the building defines the edge of the site. The building is in good condition and has many architectural characteristics representative of the era in which it was built.

It provides a number of facilities that cater to a diversity of local user groups. It is in quite good condition and usage rates quite high on the weekends.

Due to the buildings age a suitably qualified BCA and Access Consultant should be engaged to provide a comprehensive evaluation of BCA and DDA compliance issues. Minor upgrades would be required to the building in general.

Indicative Plans



Site Analysis

Usage assessment

○ Typical Peak Periods

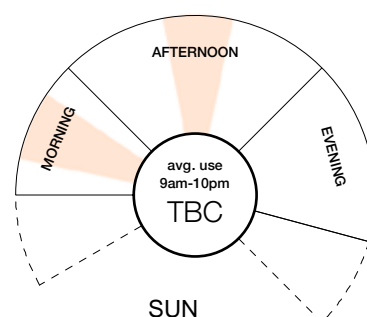
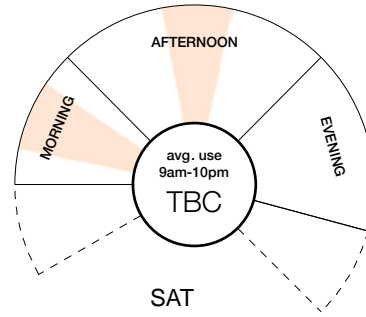
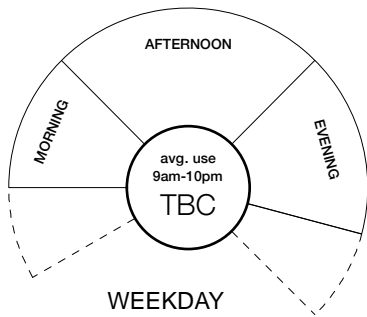
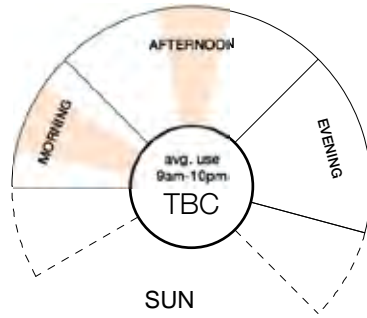
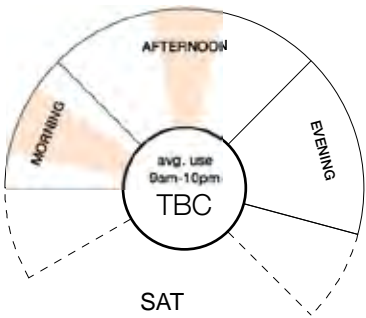
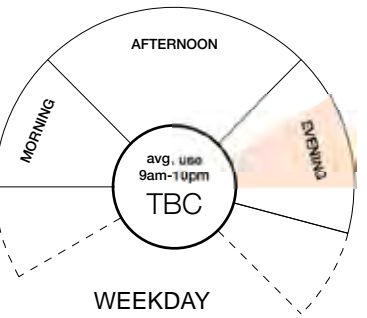
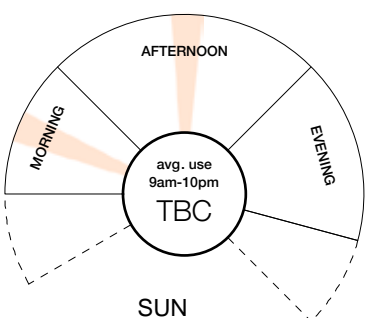
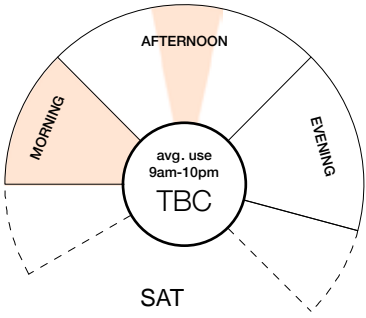
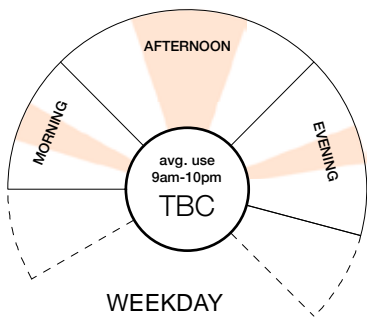
○ North Rocks Soccer Club

Storage Users - Rotary, Cricket and Baseball clubs

○ Typical Peak Periods

Kiosk Users - North Rocks Soccer Club / Cricket Club rent from Soccer Club during summer
Amenities - Operated during park hours by council

Building Facilities- Clubs, Amenities & Kiosk



North Rocks Tennis & Soccer Club Buildings

The tennis and soccer clubhouse buildings abut each other forming one built volume blocking the centre of the site. They have separate poorly defined entries. The tennis club, constructed primarily of brick, is a linear building running east west. The top level fronts the tennis courts to the north while the lower level fronts the tennis courts to the south. Accessibility is poor to both levels.

One of the main issues with this building is its location within the site. It abuts the soccer club building forming one building mass that blocks the east west connection through the park.

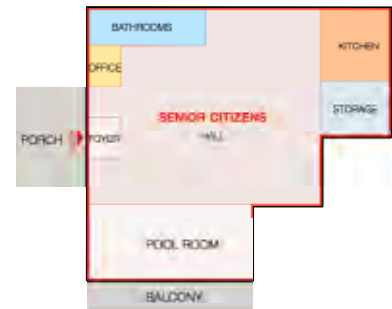
Access is an issue for the clubhouse building. It requires significant works to achieve compliance with the relevant standards. The non-compliant ramp grades and passage widths around the tennis court, inhibits wheelchair accessibility. Further inputs required by BCA and access consultants

Amenities Building & Kiosk

Newly constructed amenities building with lightweight kiosk constructed above, the building is positioned adjacent the sporting fields. Containing additional storage for the club and services for operating park flood lighting below.

Poor siting of the amenities building in relation to the existing clubhouse and surrounds creates a constricted ground plane, while exaggerating the separation of uses in isolated built forms.

Indicative Plans

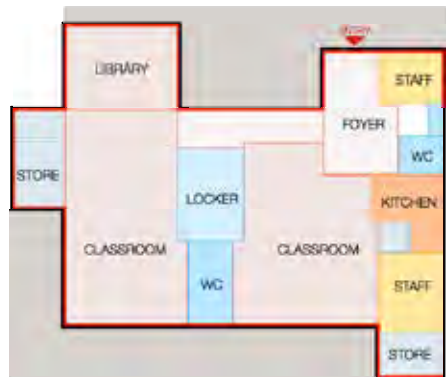


Ground Floor



Lower Ground Floor

North Rocks Senior Citizens Centre



Pre - School (under construction)



Childcare Centre

Site Analysis

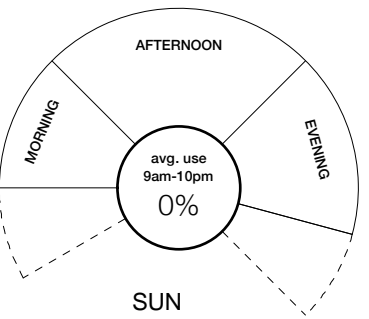
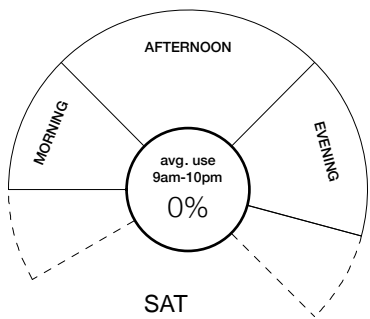
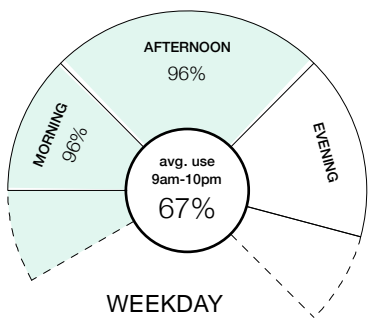
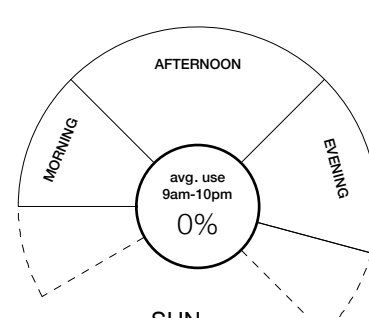
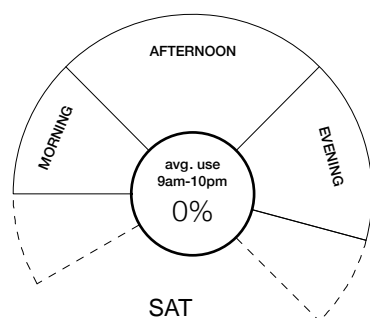
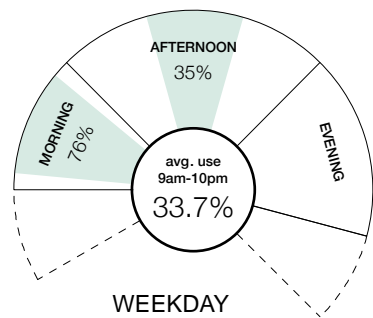
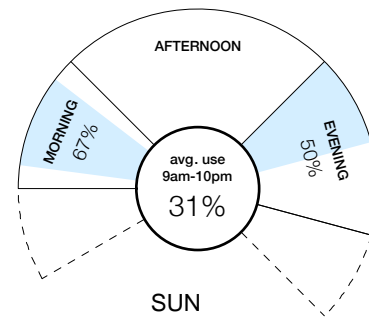
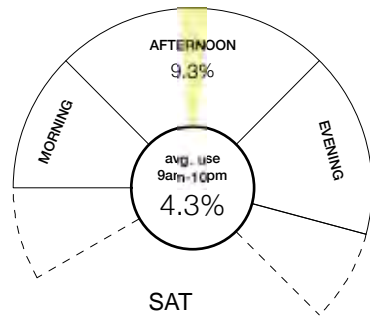
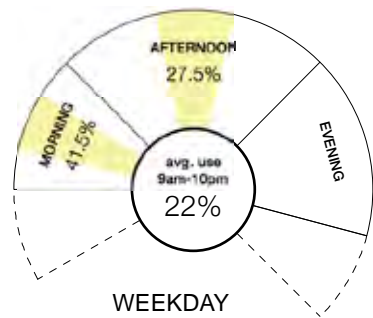
Usage assessment

- Religious (Liberty Baptist Church)
 - Senior Citizens Club
 - Riverside Drama Workshops
- Storage operated by council

- Pre School *
- *9am-2:45pm, operates only during school term

- Council Operated Daycare
- *7am-6pm, operates 49 wks/year

Building Facilities-Seniors Centre, Pre-School & Childcare



North Rocks Senior Citizens Centre

Large scale multi-use communal facility primarily used by the senior citizens club. Accessed via the car park behind the rear tennis courts the Senior Citizens Centre has a generous outlook into the reserve to the rear of North Rocks Park with shaded outdoor area to the north side. The building is in good condition and has many architectural characteristics representative of the era in which it was built.

The Senior Citizens Centre provides a vital facility in being an inclusive community venue for the aged population, assisting in combating isolation and loneliness. The building is well maintained however is under utilised by users, with the seniors occupying for 2.5 days per/week and the Baptist Church occupying Sundays.

NR Pre-School (under construction)

Newly constructed single-storey brick children’s pre-school with new landscaping. The buildings location prevents a clear site line between North Rocks park and John Wearn Reserve.

North Rocks Child Care Centre & Performance Shed

The childcare centre is a single storey linear brick building with large playground to the rear of the building. Internally the building possesses characterful internal roof trusses. The performance shed is a corrugated metal clad shed situated in the centre of Wearn Reserve

Opportunities & Constraints

Site Physical Constraints

- 1a Substantial grade change
- 1b Exposed to winds
- 1c Blue Gum High Forest and Habitat Trees
- 1d Building/fencing/retaining walls restricting circulation and connections

Use Conflicts

- 2a Conflict between cars and pedestrians on site
- 2b Dangerous/restricted access and egress
- 2c High Voltage overhead wires in use

Park Infrastructure

- 3a Very steep paths
- 3b Aging and poor quality

Constraints



| Scale 1:2500 @ A3

Opportunities & Constraints

Environmental Opportunities

- 1a Blue Gum High Forest education and bush regeneration
- 1b WSUD education area

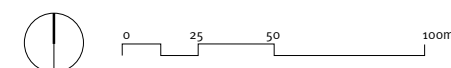
Community Facilities and Recreation Opportunities

- 2a Consolidate and Upgrade Community Hub
- 2b Rearrange courts and play to improve urban structure/ access/safety etc.
- 2c Clear barriers and open the connection between sites
- 2d Open sunny area opportunity for Youth space/ community garden etc.
- 2e Open sunny area opportunity for community garden

Access Opportunities

- 3a Rearrange and extend parking
- 3b Opportunity for reinforced legible access and connect North/South
- 3c Opportunity for alternate vehicular access
- 3d Connect Community Hub with rest of park activities
- 3e Opportunity for cross site connection East/West
- 3f Opportunity to extend recreation into Environmental area

Opportunities



| Scale 1:2500 @ A3

Consultation Outcomes & Way Forward

Community & Stakeholder consultation

Around 300 community members and park precinct stakeholders participated in Round 1 Engagement across three different engagement activities. These included:

- Community & Stakeholder Workshop
- Community Drop-in Session
- Online Survey

In addition, at the beginning of Round 1 Engagement, 1,500 post cards were letter box dropped to surrounding residents to inform them about the project and ways to participate in the different engagement activities.

The workshop and drop-in session focused on the North Rocks Park Precinct as a whole, while the online survey asked questions about North Rocks Park and John Wearn Reserve separately.

A separate investigation focusing on the provision of Library services in the surrounding area was conducted simultaneously to inform on the feasibility of the proposed relocation of the Carlingford Branch Library to North Rocks Park as per the Hills Shire Council plans prior to amalgamation.

In addition, a telephone survey and online survey to rate the community’s preferred location for a future and improved library to service the Carlingford and North Rocks suburbs was performed. Across both surveys, the highest ranking preference was for the library to stay in its current location in Carlingford and be upgraded.

Recommendations provided in the study are in line with the survey results and advise on a full library facility to be developed in the Carlingford Town Centre as part of a larger community hub and North Rocks Park to include an ancillary “library type” facility such as a Library Link or learning Lab which has been considered for the Community Hub included in the Masterplan.

Social Infrastructure Needs Study Report provided in full Appendix 07

Following Round 1 Community Consultation a number of options were investigated by the Project Team and 2 Draft Masterplan options were prepared for consultation with key stakeholders who are regular hirers of North Rocks Park sport fields and facilities.

Stakeholder interviews included representatives of North Rocks Seniors Club, Tennis Centre and Sports Clubs.

North Rocks Park Precinct

North Rocks Park key findings

Overall, the community loves the park facilities and they are used by all age groups for sporting and community and cultural uses at a district and neighbourhood level. The community values how multi-purpose and diverse the park is now, and would like to see this strengthened in the future.

John Wearn Reserve key findings

Overall John Wearn Reserve is not as well known as North Rocks Park, and is mainly used for neighbourhood passive recreation, again by all age groups, however there was a focus on improving facilities for youth and include additional recreational uses.

Stakeholder Interviews key findings

Overall the different stakeholders were supportive of the big moves included in the Masterplan options regarding internal re-configuration & circulation as it was considered to promote better wayfinding, legibility and safety.

The Seniors representatives recognized benefits of co-locating the Seniors club in the Community Hub having only showed concern with provision for dedicated storage and office areas and hiring arrangements for internal areas to be shared.

Sports representatives were supportive of the sports facilities, namely rearrangement into one active sports axis, new buildings/storage areas and shared amenities. The main concern was that across both options there were no obvious benefits for the tennis players although the proposed arrangement for the Tennis Club/shop was considered a good outcome. Upgraded lighting and sport fields surface was also required to maximise the utilisation of this area.

All Stakeholders revealed a preference for keeping and upgrading the existing Don Moore Community Centre and locating the cafe in the Community Hub.

Round 1 Consultation Outcomes Report provided in full Appendix 08

Round 2 Consultation Outcomes Report provided in full Appendix 09

Masterplan options & way forward

A workshop with CoP, including a number of Councillors was held on 10 April to discuss the 2 Masterplan options, Stakeholder’s feed-back and way forward.

The discussion also focused on analyzing Probable Cost Estimates for both options and opportunities for Stage 1 Works to be funded through Stronger Communities Funds.

Outcomes of the workshop identified Stage 1 works should focus on John Wearn Reserve and upgrade lighting on NRP sports fields.

These works are to be funded by NSW Government Stronger Communities Fund.

The Masterplan works are to include:

North Rocks Park

- A new Don Moore Community Centre, with provision for Out of School Hours Care (OSHC) and access from Farnell Ave.;
- Keep existing tennis courts;
- Keep existing playground location;
- Senior Citizens Club demolition - Senior Citizens Space to be accommodated in new Community Building;
- Soccer & Tennis club demolition – Clubs, change rooms, kiosk, amenities and storage to be accommodated in new sport axis along sport fields;
- 100Lux Levels for Sport Fields (to Soccer Play AS) and 200 Lux Levels for Tennis Courts;
- Dedicated viewing rooms (sheds) on Tennis Courts;
- Include dedicated toilets to Tennis Club, assuming reduced players room area.
- Higher fence to North Rocks Road and new fence to Blue Gum High Forest;
- Cafe to be incorporated in the New Community Building (not next to Sport Fields).
- No right of way to be included between New Pre-school & Existing Lot.

John Wearn Reserve:

- Proceed with option 1 Build On overall arrangement.
- Allow for an extended Child Care Centre
- Allow provision of a public toilet.

Public Exhibition of the DRAFT Master Plan report

Public Exhibition Outcomes provided in Appendix 10



“A Multifunction District Community Hub”

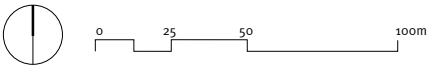
North Rocks Park Precinct will be a “Multifunction District Community Hub” co-locating multiple uses and celebrating the precinct as a recreation and leisure destination with environmental assets in a bushland setting/environment

North Rocks Park and John Wearn Reserve provide complementary services being accessible, structured and legible, promoting a safe and welcoming environment. Council provision of community facilities and open space seeks to maximize utilisation of facilities through flexibility, co-location and response to best practise benchmarking. This approach contributes to an active, multi-generational and diverse community encouraging social cohesion.

North Rocks Park Precinct Masterplan

- 1 New multipurpose community centre & co-located senior citizens space
- 2 Playground/Picnic
- 3 New Tennis Club & Amenities
- 4 New change rooms & Referee room
- 5 New Sports Club
- 6 Storage for sport facilities
- 7 Basketball/Netball
- 8 Skate Area
- 9 Exercise Station
- 10 Off-Leash Area
- 11 Existing Tennis Courts
- 12 Reconditioned Sport Fields
- 13 Relocated Cricket Nets
- 14 New vehicular access
- 15 New Parking area/Multipurpose courts
- 16 Extended Long Day Care
- 17 Shed/Amphitheater
- 18 Car parking
- 19 Spectator seating
- 20 Biobanking Area
- 21 Park Amenities

North Rocks Park & John Wearn Reserve



| Scale 1:2500 @ A3

North Rocks Park Precinct Masterplan



Prince Henry Community Centre, Randwick



Prince Henry Community Centre, Randwick

Non programmed space/Foyer

Hall



Surry Hills Library



Glenn Street Community Hub, Northern beaches



The Morgan Cafe, NYC

Flexible meeting rooms

Cafe



City of Sydney Town Hall House Cafe



Out of School Hour Care



Offices/Admin

Learning Lab



Leisure programmed space



Community Centre, Camden



Docklands library, Melbourne



Sydney Botanic Garden Restaurant



Mount Tomah Botanic Garden education centre



Glenn Street Community Hub, Northern beaches

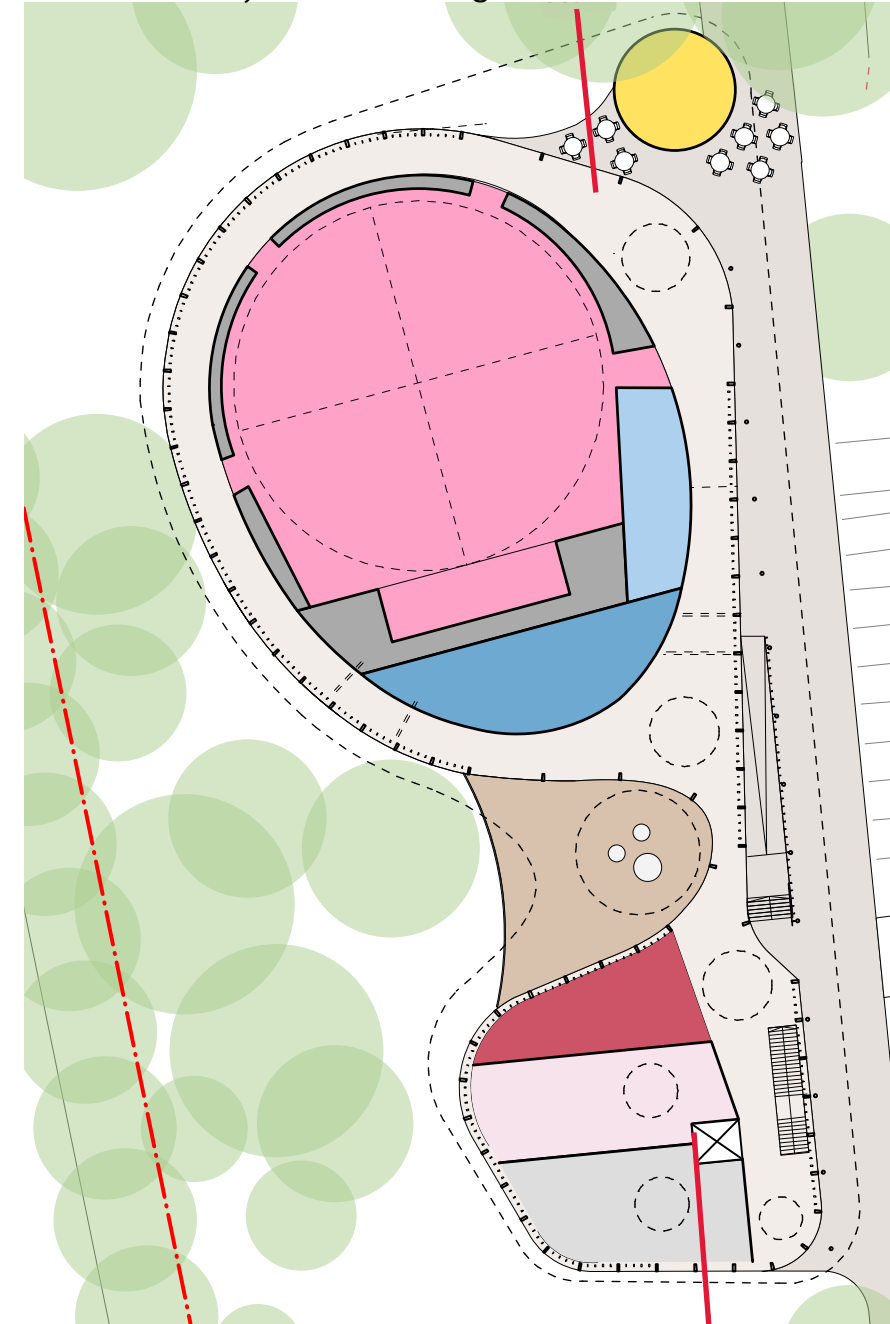
Outdoor Area

New Storage

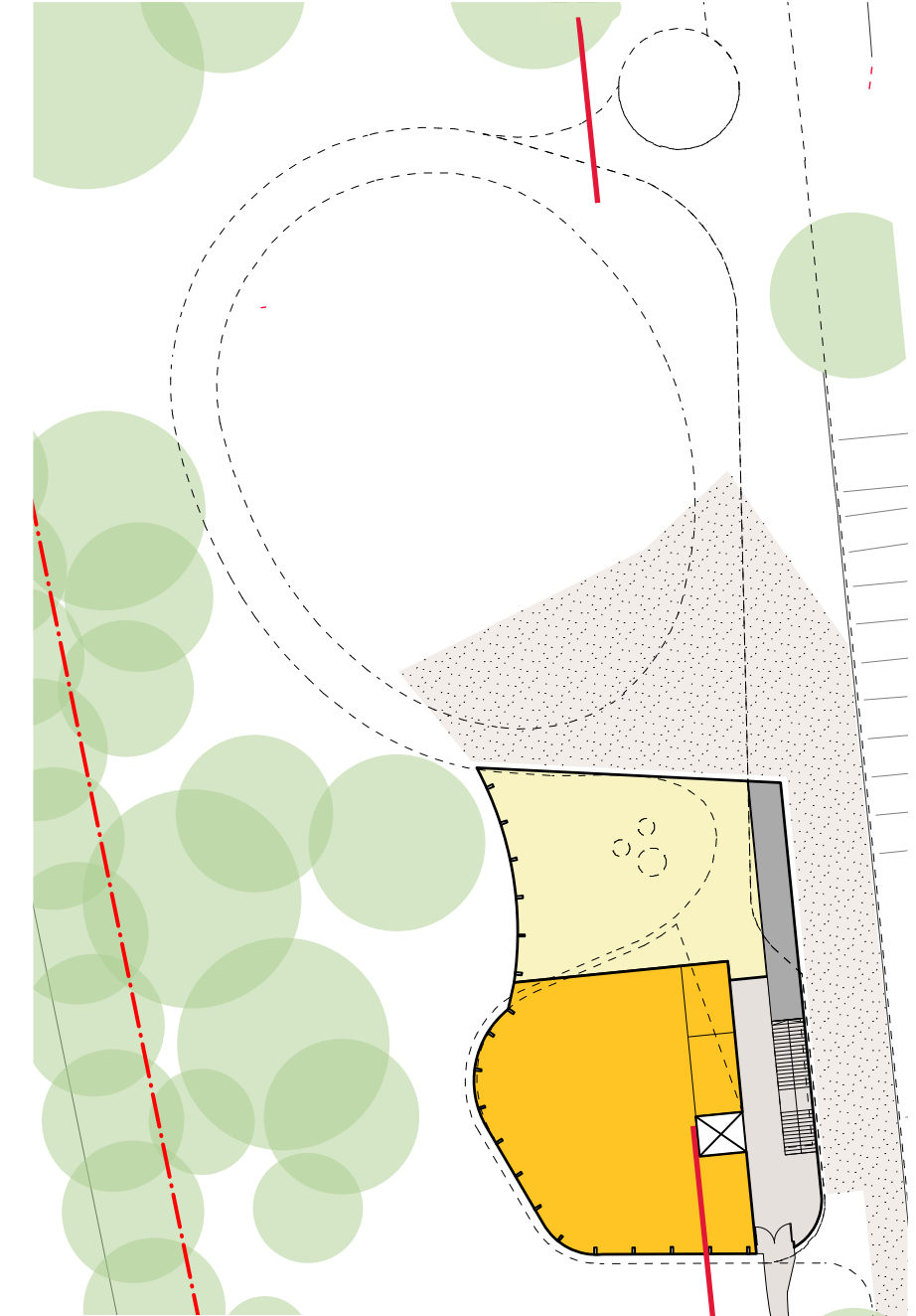
Commercial Kitchen

Amenities

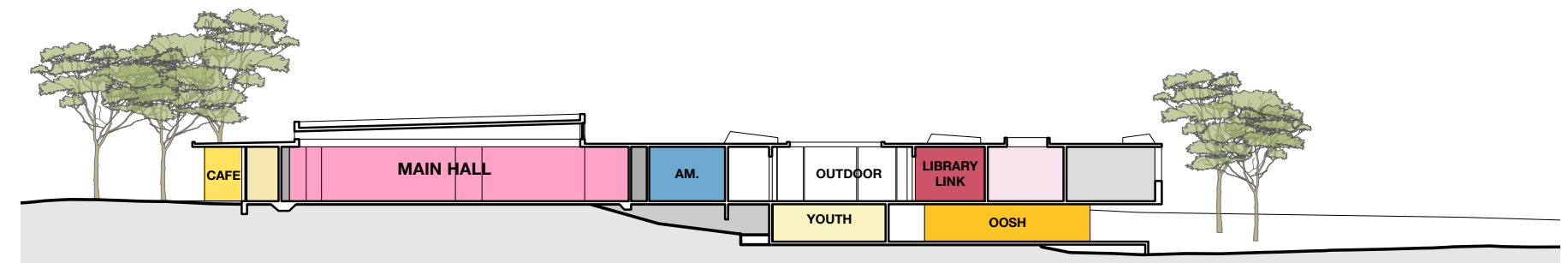
NRP Community Centre Building



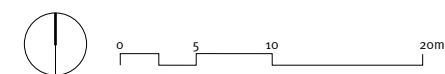
Ground Floor Plan



Lower Floor Plan



Section A



Scale 1:500 @ A3

North Rocks Park Precinct Masterplan NRP Sport Clubs & Amenities

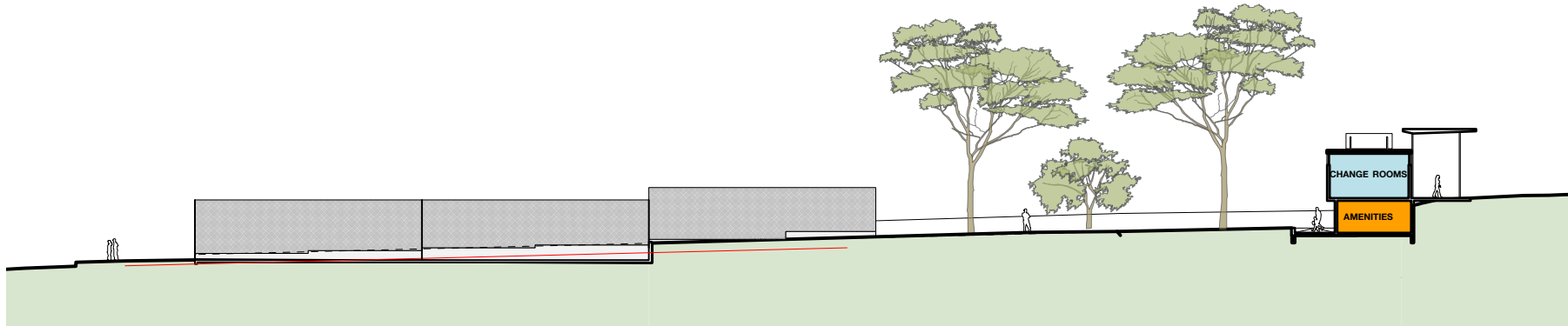
- Tennis Club
- Tennis Club dedicated toilets
- Public Amenities
- Change rooms & Referee room
- Kiosk
- Soccer Club
- Sports facilities storage /
/ Council maintenance facilities & break room



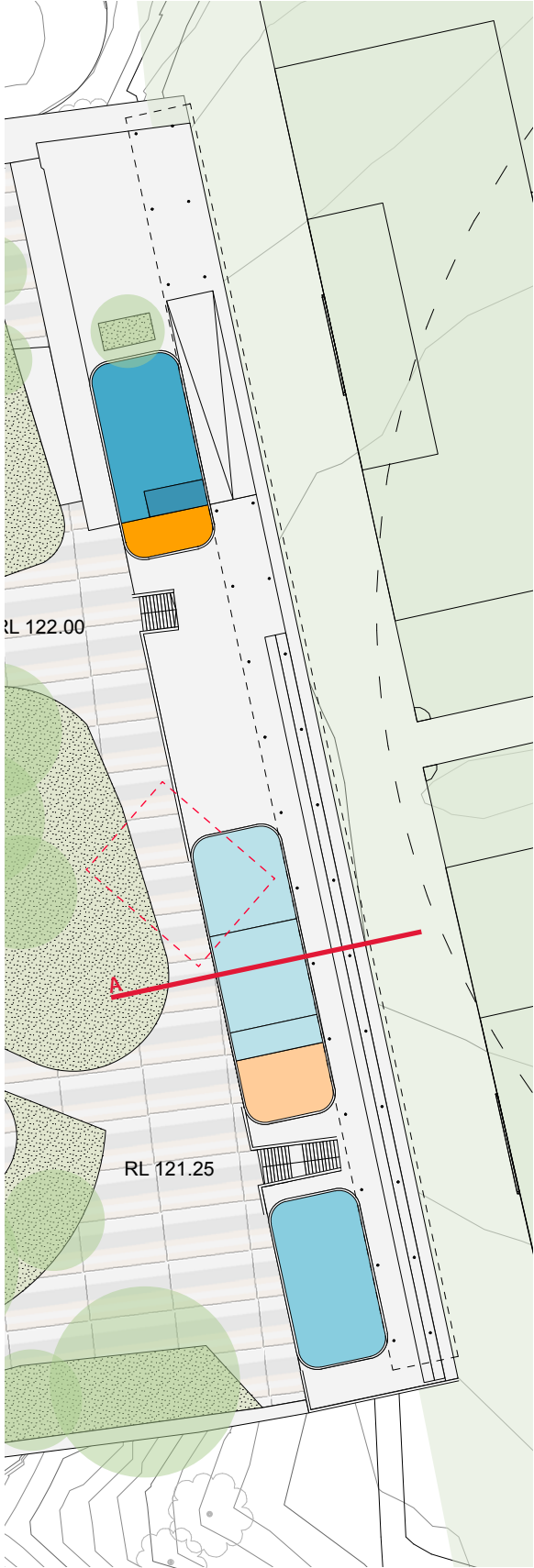
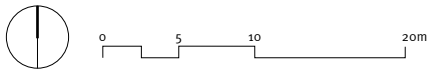
Katterberg Linear Sportclub, Belgium



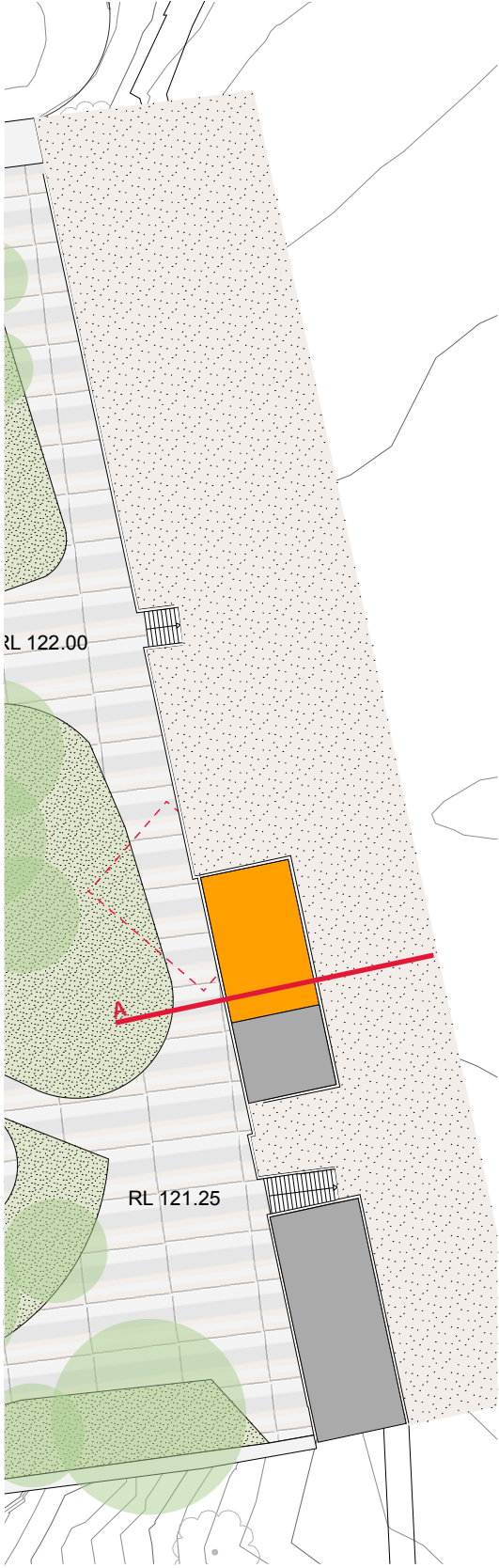
Rushcutters Bay Tennis Club



Section A



Ground Floor Plan



Lower Floor Plan

| Scale 1:500 @ A3

North Rocks Park Precinct Masterplan

Recreation & Blue Gum High Forest



Picnic



Skate Area



Off leash area



Playground



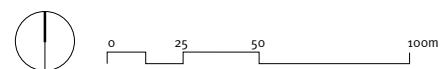
Exercise stations



BGHF (Bio-Banking area)



Basketball/Netball



Scale 1:2500 @ A3

North Rocks Park Precinct Masterplan Preliminary Order of Costs	
North Rocks Park	\$29,550,378.00
John Wearn Reserve	\$5,118,384.00
North Rocks Park Precinct Total	\$34,668,762.00
North Rocks Park Precinct proposed Stage 1 Works	\$2,207,748.00
Proposed Stage 1 Works includes localized demolitions, upgrade to sports fields lighting, basketball/netball full court, refurbished existing shed, amenities building, skate area, fitness station, off-leash area and landscaping. No allowance for design or project management costs.	

Note: All figures quoted exclude GST.
Order of Costs provided in full Appendix 11

North Rocks Park Precinct Masterplan Stage 1 Works within approved budget

