

# M6 Stage 1

## Recreational Facilities Replacement Plan



## Document Control

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Developed by DesignInc  
on behalf of TfNSW

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# 1.0 Introduction

## 1.1 Project overview

### Background

The Transport for NSW's (TfNSW) M6 Motorway (previously F6 Extension) is a proposed multi-lane road link that aims to provide better connectivity (the "missing link") between Sydney's south and the wider motorway network. It will be delivered in three stages, ultimately providing a motorway standard link between the New M5 at Arncliffe and the existing M1 Princes Motorway at Loftus. The focus of this report is the offset facilities provided as part of M6 Stage 1 project, staging details provided at Section 1.1 - Staging.

The project is a key element of the NSW Government's transport vision for NSW. Project benefits identified for this area and the wider network are:

- Enable motorists to bypass up to 23 sets of traffic lights on the Princes Highway between St Peters and Kogarah
- Be built underground to minimise disruption to the community and property impacts
- Ease congestion, meaning less time in traffic and faster trips to the CBD and across Greater Sydney.
- Reduce traffic on General Holmes Drive by 10,000 vehicles a day
- Improve travel times and provide more direct access from southern Sydney to the wider Sydney motorway network
- Improve pedestrian and cyclist safety through the new shared cycle and pedestrian pathways
- Assist in the reduction of traffic congestion, particularly along Princes Highway through Arncliffe, Banksia and Rockdale, and The Grand Parade, Brighton-Le-Sands, and provide shorter travel times for road users
- Improve the amenity of the foreshore precinct at Brighton-Le-Sands at The Grand Parade through a reduction in traffic and returning local streets to local communities
- Reduce the number of trucks on surface roads by over 2,000 per day
- Allow motorists to bypass Sydney Airport traffic
- Contribute to a more accessible, more liveable and productive Greater Sydney.



**Figure 1:** Regional Open Space

## The project in the Sydney motorway network

First announced in October 2017, the Stage 1 application was approved in December 2019. The approved project is State Significant Infrastructure (SSI) and has been declared Critical State Significant Infrastructure (CSSI).

M6 Stage 1 comprises an approximately four-kilometre continuous twin tunnel (north and south) which will connect the new M5 at Arncliffe to President Avenue at Kogarah. Other key components include:

- Ramps between the main motorway tunnel and the surface intersection at President Avenue
- Tunnel stubs for a future connection south to extend the M6
- A new intersection at President Avenue including the widening and raising of President Avenue at this location
- Provision of new shared cycle and pedestrian pathways connecting Bestic Street, Brighton-Le-Sands
- Motorway support infrastructure including tunnel ventilation systems and the motorway control centre
- New service utilities including a permanent power supply line
- Minor adjustments to local roads in the project area.

## Staging

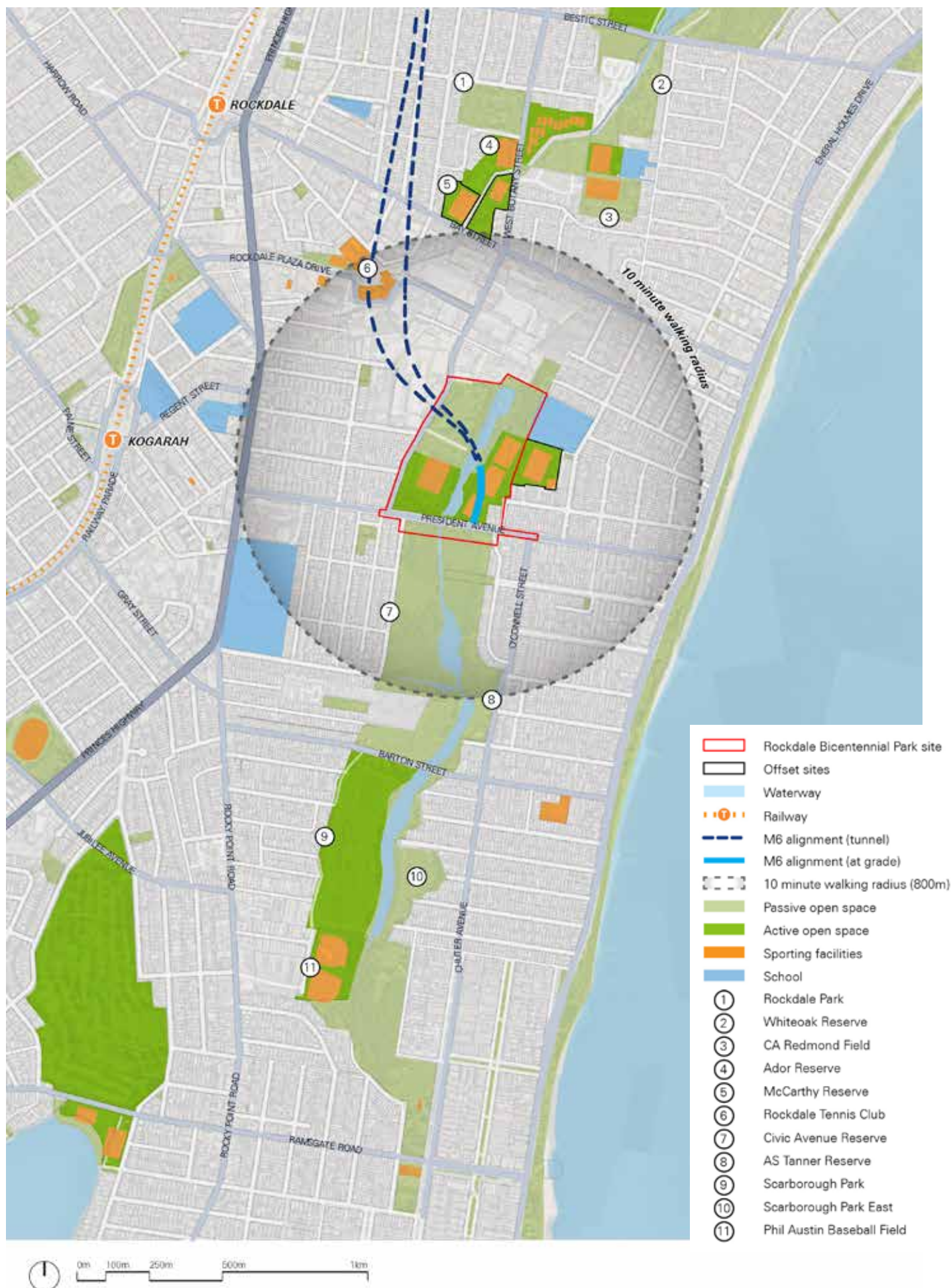
The RFRP will be a two-stage approval approach (as permitted under CoA E104):

### **Stage 1** – Recreational Facility Offset Works - McCarthy/ Ador and Brighton Memorial Playing Fields

- M6 Stage 1 offset works are scheduled to commence on 17 July 2020. The recreational offset facilities are to be completed, functional and open to the community prior to impacts occurring on existing facilities (required under COA E106).

### **Stage 2** – Re-instatement of Bicentennial and Scarborough Park North Precinct

- The re-instatement of Bicentennial Park and Scarborough Park North will be completed during main project works and would be subject to and developed with the projects Urban Design and Landscape Plan (UDLP) required by CoA E154
- The Stage 2 RFRP is to be developed in concurrence with, and would be reflective of and influenced by the UDLP
- Consultation required for the Stage 2 RFRP under CoA E107 would be consistent with consultation undertaken under CoA E156 for the UDLP, ensuring the proposed design addresses community and stakeholder expectations
- The Stage 2 RFRP will include a review of all commitments to determine that what is proposed meets the relevant conditions.



**Figure 2:** District Open Space

## 1.2 Purpose and scope

### 1.2.1 Purpose of the Recreational Facilities Replacement Plan

This report is the draft Recreational Facilities Replacement Plan (RFRP) for the M6 Stage 1 project. Preparation of the RFRP is a requirement of Condition E104 of the Public and Open Space Planning Approval SSI 8931, under Section 5.19 of the Environmental Planning and Assessment Act 1979.

The construction and operation of the M6 Stage 1 will require temporary and permanent loss of existing recreation facilities at Rockdale Bicentennial Park. The purpose of the RFRP is to identify replacement facilities, and formalise the operational design of the existing impacted facilities.

#### Project objectives

The objectives are to “*upgrade the existing community recreational facilities at McCarthy Reserve/Ador Park Precinct, Rockdale and Brighton Memorial Playing Fields (East), Brighton-Le-Sands in a way that:*

- (i) *Improves the community recreational facilities;*
- (ii) *Improves the useability and functionality of existing land area;*
  - (i) *Is considerate of neighbouring projects: TfNSW’s M6 Extension Stage 1; and Sydney Water’s Muddy Creek Revitalisation Program;*
  - (ii) *Is considerate of adjacent road function, local land use activity and access needs;*
  - (iii) *Considers potential environmental impacts, user safety, road user safety, urban design principles and implications and manages risk; and*
  - (iv) *Fit for purpose design to meet the required design life for the identified need and that maximises the project “value for money” and considers ongoing operating and maintenance costs.*
  - (v) *Design that meets WHS legislation. and in particular is safe, efficient and practical for workers and those in the vicinity during temporary traffic arrangements.*
  - (vi) *Improves the road network in line with the Project Objectives.*

The overall project goal is to achieve the best possible result for each of the above objectives, both in isolation, and when considered together.

In addition, specific project objectives have also been developed (refer Section A5, Annexure PS401/A of the PSSR), which are:

- (i) Design of synthetic sports fields where the primary use is soccer/football, however the design is to incorporate an ability for multi-use (such as futsal, touch football, mod league etc.)
- (ii) Design of synthetic sports fields, their synthetic turf systems and their associated components to meet FIFA standards and are consistent with the fields that have been delivered by Bayside Council in the local area (such as Ador and Rockdale Bicentennial Park, Rockdale) as well as projects in development (such as Hensley and Arncliffe Park);
- (iii) Design of synthetic sports fields to meet a 1% Annual Exceedance Probability (AEP) using the Bayside Council flood model;
- (iv) Sports field lighting to comply with the Obstacle Limitation Surfaces (OLS) for applicable Sydney airports and the development consent (if required). In addition, an allowance to control lux levels and have remote smart control;
- (v) Security requirements to balance the ability to prevent access by (non-authorised) motorised vehicles, motorbikes etc. whilst maintaining public and emergency service vehicle access;
- (vi) Amenity blocks to have a minimum building floor plate of 250sqm and be of a size that supports the proposed uses within the park. The floor plates need to consider flexibility and include amenities, change rooms, canteen, meeting space and storage. Amenity blocks are to be consistent and similar in architectural design to the buildings being developed by Bayside Council in the local area (such as Ador and Rockdale Bicentennial Park, Rockdale);
- (vii) Fencing design that considers catchment of stray balls and multi-function (e.g. cross field practice or play) use of synthetic sports fields. In addition, considers integration and consistency with interfacing projects (such as Sydney Water’s Muddy Creek Naturalisation Program and TfNSW’s M6 Stage 1 project);
- (viii) Utilisation of available space allows for maximum design size of synthetic sports fields while maintain functionality of the park;
- (ix) Design of playground facilities at Ador Park Precinct, Rockdale to commensurate to a regional classification;
- (x) Design of playground facilities at Brighton Memorial Playing Fields, Brighton-Le-Sands to commensurate to a local classification;

- (xi) Skate Park design to consider existing facility at Rockdale Bicentennial Park and others located in the Bayside Council area and must consider modern design trends;
- (xii) Landscaping design to consider mass planting and use of water sensitive urban design principles, including consideration of permeable paver to improve runoff as well as site lines into the parks, useability of open space and shade;
- (xiii) Provide improved inclusive playground features that cater for children with disabilities at Ador Park Precinct, Rockdale;
- (xiv) Design principles to consider and address Crime Prevention Through Environmental Design (CPTED). Consultant must have completed the Safer by Design course run by NSW Police which complies with all relevant CPTED objectives and design controls within the current local Development Control Plan;
- (xv) Maximise activation of the parks; and
- (xvi) Achieving a positive urban design outcome through the development and application of appropriate urban design objectives and principles.

## Urban design objectives

Section 13.4.1 of the Environmental Impact Statement (EIS) sets out the following urban design objectives with supporting principles (more detail is provided in Appendix C: Place making and urban design, of the EIS):

- Leading edge environmental responsiveness
- Connectivity, accessibility and legibility
- Place making
- Urban renewal and liveability
- Memorable identity and a safe, enjoyable experience
- A new quality benchmark.

In the broader context, there are green grid opportunities, including a connected Rockdale Wetlands Open Space Corridor which is reliant on the M6 project (Stage 1-3) to “be designed to retain and protect recreational open spaces and the ecological values of the corridor” (Eastern District Plan)

## Scope and expected outcomes

The project comprises early works at the McCarthy Reserve / Ador Park Precinct and Brighton Memorial Playing Fields, an area of approximately 4.4 hectares, to establish new and upgraded community recreational facilities. The key features are:

- Upgrading existing full-sized sports fields from grass to synthetic;
- Providing new mid-sized grass and synthetic sports field;
- Providing new car parking;
- Providing a new skate park, playground facilities and park amenities;
- Providing an active transport route with links to future infrastructure; and
- Upgrading existing field and park lighting.

The redesign of the two offset sites and comparisons to the facilities at the Bicentennial and Scarborough North site are the focus of this report. Once the offset sites have been constructed, additional scope for works at Bicentennial Park will be developed by way of an Urban Design and Landscape Plan (UDLP). The UDLP is expected to build on the design principles and concept plan in the EIS, taking into account the facilities provided at McCarthy Reserve/Ador Park Precinct and Brighton Memorial Playing Fields.

## 1.3 Strategic context

### 1.3.1 Reference documents

The EIS lists the policies and plans that set the broad strategic direction and high level guidance for the project. They are:

- *Beyond the Pavement – Urban design policy, procedures and design principles*, Roads and Maritime, updated February 2014
- *Tunnel urban design guideline – Design guideline to improve the customer and community experience of road tunnels*, Roads and Maritime, May 2017
- *Bridge Aesthetics – Design guideline to improve the appearance of bridges in NSW*, Roads and Maritime, July 2012
- *Noise Wall Design Guideline – Design guidelines to improve the appearance of noise walls in NSW*, Roads and Maritime, February 2007
- *Landscape Guideline – Landscape design and maintenance guidelines to improve the quality, safety and cost effectiveness of road corridor planting and seeding*, Roads and Maritime, February 2007
- *Shotcrete Design Guidelines – Design guidelines to avoid, minimise and improve the appearance of shotcrete*, Roads and Maritime, June 2005.
- *Better Placed – An integrated design policy for the built environment in New South Wales*, Government Architect New South Wales, 2017
- *Greener Places – Establishing an urban Green Infrastructure policy for New South Wales*, Government Architect New South Wales, 2017
- *Cyclist Aspects of Austroads Guidelines*, Austroads, 2017
- *Sydney Green Grid*, Government Architect New South Wales and Tyrrell Studios, 2017
- *Revised Draft Eastern City District Plan*, Greater Sydney Commission, 2017
- *Draft Metropolitan Strategy for Sydney to 2031*, Department of Planning and Environment, 2013.

### 1.3.2 Compliance documents

The following are required inputs to the preparation of this RFRP. The Recreation Needs Analysis (RNA) and Environmental Impact Statement (EIS) are discussed in more detail in Section 2, against the inventory of existing facilities and the implications for the provision of new facilities at the two offset sites or for a potential future design for Bicentennial Park and Scarborough Park North Precinct. The Asset Inventory is included here as a key document as it forms the basis for the assessment of existing and therefore proposed offset facilities.

- Recreation facilities at Rockdale and Brighton-Le-Sands, Review of Environmental Factors (TfNSW), November 2019  

The Review of Environmental Factors (REF) provides relevant environment assessments and details the mitigation and management measures to be implemented to minimise potential impacts from the temporary loss of recreational facilities at Rockdale Bicentennial Park due to construction of the M6 Stage 1. It determined that the proposal will provide social benefit to the local community.
- Recreational Needs Analysis (GHD for Roads and Maritime), August 2019  

The RNA was commissioned to understand the utilisation and demand for sport, recreation and open space facilities at Rockdale Bicentennial Park and Scarborough Park North. It provides recommendations to minimise the impact to open space users as a result of the construction and operation of the M6 Stage 1. The recommendations were developed through a review of local and State Government policies, a profile of the existing community, review of consultation outcomes for the project, and analysis of a park user survey.
- Environmental Impact Statement (Roads and Maritime, October 2018)  

The EIS was prepared to contain all available information relevant to the environmental assessment of the project. From the technical studies, drawing on the outcomes of community consultation, it required an addition to the original scope to offset construction impacts to the existing community recreational facilities at Rockdale Bicentennial Park and Brighton Memorial Playing Fields. These included the construction of two new amenities buildings, a toilet block, upgrades to existing sports fields and the uplift of existing grass fields to synthetic turf, play areas and a skate park.
- Professional Service Scope and Requirements (29 April 2019)  

The Professional Service Scope and Requirements (PSSR) sets out the project objectives and scope of work for the development of the community recreational facilities at McCarthy Reserve / Ador Park Precinct, and Brighton Memorial Playing Fields, that formed the basis for the redesign of those spaces that is the subject of the assessment in this report.

## Conditions of Approval

DesignInc have prepared this RFRP to satisfy Conditions of Approval E104 to E107, in accordance with the requirements of Approval SSI 8931 under Section 5.19 of the Environmental Planning & Assessment Act 1979.

The RFRP contains a full inventory and analysis of the facilities proposed as part of the M6 community recreational facilities at Brighton-Le-Sands and Rockdale to offset the temporary impact to facilities within Bicentennial Park and Scarborough Park North Precinct (the Offsets). It also considers reinstatement proposals for Bicentennial Park that are to be delivered following construction of the tunnel and portal.

| No.  | Condition of Approval   | Relevance in document   |
|------|---|---|
| E103 | A Recreation Needs Analysis (RNA) to inform the future recreational requirements of the community in respect of the Bicentennial Park and Scarborough Park North Precinct must be prepared. The RNA must be prepared in consultation with the relevant council, park user group(s) and the community. The scope and outcomes of the RNA must consider the requirements of the relevant council.   | Completed August 2019 and referenced in this document in Sections 1.3 and 2.2.1   |
| E104 | A Recreation Facilities Replacement Plan (RFRP), identifying impacts to recreational and community facilities in the Bicentennial Park and Scarborough Park North Precinct during construction and operation must be prepared. The RFRP must identify the facilities that would replace impacted facilities.<br><br>Nothing in this condition prevents the Proponent from preparing individual RFRPs for separate recreational facilities.  | This document, which is structured to address the CoA. Section 2: Existing facilities includes an inventory of recreational and community facilities in Bicentennial Park and Scarborough Park, including the quality of these spaces, and describes how these are impacted by the project.<br><br>Section 5: Comparison of existing and proposed facilities includes schedules that compare facilities to be removed with those proposed as part of the offset works.  |
| E105 | The facilities identified in the RFRP must consider the functionality of impacted facilities with consideration of, but not limited to, the RNA and capacity and accessibility from increased demand due to consolidation and intensification of uses (including footpaths and car parking).  | Section 3: Proposed offset facilities includes a detailed inventory of both the existing and proposed facilities at McCarthy/Ador Reserves and Brighton Memorial Playing Fields; and an assessment of the functionality and accessibility of both sites as designed.<br><br>Section 4: Reinstatement of facilities at Bicentennial / Scarborough Park discusses the EIS proposal (concept masterplan) in the light of proposed offset facilities to identify potential further or varying design opportunities.   |
| E106 | Facilities outlined in the RFRP that offset impacts on existing facilities affected by works must be completed, functional and open to the community prior to impacting the existing facilities, or by such other time as may be approved by the Planning Secretary.  | Noted   |
| E107 | The RFRP must be prepared in consultation with the relevant council, user group(s) and - the community. The RFRP must be approved by the Planning Secretary prior to construction of the relevant replacement recreational facilities. All impacted existing facilities that are proposed to be reinstated following completion of construction, as outlined in the RFRP, must be completed and open within 12 months of the project operating, or by such other time as may be approved by the Planning Secretary. | The offset sites and their facilities have been developed in consultation and agreement with Bayside Council, the community and relevant user and community groups, including:<br><ul style="list-style-type: none"> <li>– Technical Working Group</li> <li>– Face to face briefings</li> <li>– Stakeholder Liaison Group</li> <li>– Community information sessions / pop ups</li> <li>– Door knocking</li> <li>– RNA park user survey</li> <li>– Community Update newsletters / notifications</li> <li>– Online portal</li> <li>– Website</li> <li>– Social media</li> </ul><br>Consultation was undertaken throughout the design process as well as by exhibition of the EIS and REF. |

## 2.0 Existing Facilities at Bicentennial Park & Scarborough Park

### 2.1 Existing recreational and community facilities

The inventory of existing facilities has been developed based on key background documents, supported by a site visit and photographic record. The EIS was reviewed to understand the potential impacts of the project in these areas: Landscape and visual (chapter 13); Property and land use (chapter 14) and Social and economic (chapter 15). The RNA was reviewed to understand the function of the existing facilities and the community's issues of interest and concern. Bayside Council's Asset Inventory List was reviewed and updated.

#### Rockdale Bicentennial Park and Scarborough Park North

The areas known as Rockdale Bicentennial Park and Scarborough Park North (the site) are large open recreation areas approximately 14 kilometres south of the Sydney Central Business District. The land was traditionally a distinctive mix of wetland / waterway and coastal bushland environments that formed a relatively low, flat plain that drained northwards towards the Cooks River and into Botany Bay. Progressive settlement and land form change has altered the landscape where a large tract of open reserve and artificial lakes still exist within an established suburban environment. A large part of this reserve corridor was set aside in the 1950's to accommodate the future F6 motorway of which both sites are a part. The site can be divided into 3 distinct areas, being; Bicentennial Park West, Bicentennial Park East and Scarborough Park North. A chain of small lakes running north-south known as the Kings (or Rockdale) Wetland divides Bicentennial Park while President Avenue arterial road running east-west divides Bicentennial Park from Scarborough Park.

Bicentennial Park West consists of a large, flat informal field surrounded by a constructed landscape of slight undulating mounds and a walking path. Mainly native trees have been planted to its edges providing a shady pleasant area to visit. A children's playground with numerous pieces of equipment and a concrete skatepark sit along side a large carpark that serves both the Park and the adjacent Ilinden Sports Centre. A backdrop of coastal wetland tree species runs along the park edge and the wetlands with picturesque views of the wetland lakes available from the park edge or bridge crossing to Bicentennial Park East. Surrounding streets feature medium scale commercial buildings which are active but there is a disconnection from residential areas.

The eastern part of Bicentennial Park is a simple linear strip of 2x large and 1x small grassed playing fields and features a basic amenity building. It also borders an elevation of dense wetland vegetation and connects to the Memorial Reserve Playing Fields on the east. The neighbouring low scale residential suburb pushes against one corner of the site.

The affected area of Scarborough Park will be the northern extent listed as heritage landscape in the Rockdale LEP, known as Patmore Swamp. The aesthetic significance of this landscape includes the wetlands, with ponds, melaleuca scrub and aquatic sedgelands which provide 'high visual amenity contrasting with surrounding suburbs' (NSW State Heritage Register description, 2010).



**Figure 3:** Bicentennial Park (west) - Existing Facilities and View Locations

## Description: Bicentennial Park (west)



Vehicle entry to the Bicentennial Park and Ilinden Sports Centre is marked by a formalised pillar arrangement consisting of four splitface block pillars with flag poles and memorial text and plaques. The entry is not well signed to indicate the use of the park or facilities and adjacent council signage is orientated towards pedestrian traffic. The lack of fencing other than treated timber types and open metal fencing allow good surveillance of the facilities from West Botany Street.



A large carpark that serves both the Bicentennial Park and as the greater carpark for the Ilinden Sports Centre. A facilities and maintenance building features prominently on the south while there is good surveillance to the adjacent skatepark and a high quality backdrop of vegetation to the park edge and farther along at the Rockdale Wetland.



A concrete skatepark is located close by the entry and adjacent the carpark.



A bitumen walking path circles the perimeter of the parkland. Small picnic shelters are located along its length with one (1) shelter adjacent the carpark. While offering some weather protection, the shelters would not fully protect users from sun or rain due to limited roof canopy sizes. Non-native (species) palms which contrast with the majority of planting types in the parkland mark an accessible playground.

## Description: Bicentennial Park (west)



An arrangement of children's playground equipment is located adjacent to the carpark behind a low height brick wall. The playground features numerous different activities and is split into three smaller zones. Concrete paths and semi enclosed areas of pool fencing identify the zones which feature a limited number of bench seats, adjacent free standing electric BBQ facility and small area of shade sail and sparse planting. Generally, the playground offers a good range of play items but is dated, lacks a coherent organisation of equipment and shaded areas for seating and surveillance.



An accessible wheelchair swing is isolated within a fenced enclosure, adjacent to the main playground.



The northern side of the playground, showing a shadesail, seat, BBQ facilities and tap.



The parkland features a large informal field that is bordered by well established trees and vegetation on all sides. The picnic shelter and BBQ facilities are adjacent the playground and offer the only amenities with views of the field.

## Description: Bicentennial Park (west)



An informal bitumen path circles the parkland and provides a well used walking and exercise route. The path casually meanders, rises and falls with the landscaped topography, providing differing perspectives of the landscape and back towards the centre field.



Gentle mounds have been created within the landscape that add some interest to the pathway and provide local views. To the east, the topography drops away until it hits a row of mangroves along the wetland. Several picnic shelters are located along this lower portion but seem oddly placed with little connection to the main park.



Beyond the eastern end of the carpark an informal trail leads to a bridge crossing the wetland. There is little signage and no lighting in the area and the vegetation is unstructured and appears overgrown. While the outlook from the bridge towards the wetland is very pleasant, the general character of the area feels unattractive and unsafe to enter.



The only bin facilities for the park are adjacent to the carpark and pedestrian crossing. While prominently positioned, there is a lack of pathway to the facility and the enclosure is dilapidated.

**Description: Bicentennial Park (west)**



13

A split face block toilet and maintenance building. The building is well maintained but signage is not well located.

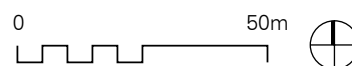


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A sealed bitumen carpark is located in the parks far north west. With limited connection to the park itself it likely serves local businesses more than park users.



**Figure 4:** Bicentennial Park (east) - Existing Facilities and View Locations



## Description: Bicentennial Park (east)



An informal walking track runs north from the Rockdale Wetland bridge crossing. The area has established trees along the wetland with overgrown shrubs and vegetation towards the playing fields. There is no signage or lighting in the area and the general character of the area feels unattractive and unsafe to enter.



The only signage to indicate the use of the area is adjacent to the Wetlands bridge. The sign is partially covered by vegetation and is not prominently placed.



The playing fields extend southward to President Avenue which runs just beyond the distant goal posts. A pair of sports shelters sit in front of a densely vegetated wall of trees running along the Rockdale Wetland which frame the field extents.



A basic five tier spectator stand is fixed on the eastern side adjacent to a basic fence and bin. There are no paths or weather protection for spectators however there are several spotlight posts at the field edges.

## Description: Bicentennial Park (east)



A small tuckshop and amenities building is setback from the playing fields. It offers the only weather protection for the area however is limited in size. Two water tanks are adjacent, surrounded by chainlink and barbed wire fencing with garbage bins located nearby. Goal posts are chained to the fence outside active field use times. The area lacks any pathways and connection to the surrounding neighbourhood.



The only suburban interface is through a small group of houses backing onto the field. Their backyards are screened by high piling fences and offer minimal casual surveillance of the fields.



A partially demolished fence and gap in overgrown vegetation indicates the passage through to the Brighton Memorial Playing Fields and the closest carparking.



North of the playing fields is the Brighton-Le-Sands Public School. A small gate through a palisade fence allows access from the school while primary access is farther east. The school does not take advantage of the open space outlook toward the fields though classrooms do have windows on this side.



North of the playing fields is the Brighton-Le-Sands Public School. A small gate through a palisade fence allows access from the school while primary access is to the east. The school does not take advantage of the open space outlook toward the fields though classrooms do have windows on this side.

**Table 1 Bicentennial Park assets inventory: existing**

| Item name   | QTY/Area                    |
|---|-----------------------------|
| <b>Bicentennial Park (west) Amenities</b>         |                             |
| Amenities and storage building                    | 100m <sup>2</sup> (approx)  |
| Water tank  | 1                           |
| Weldmesh fence                                    | 15m                         |
| Steel barrier                                     | 30m                         |
| <b>Bicentennial Park (west) General</b>           |                             |
| CCA ranch rail barrier                            | 500mm (approx)              |
| Pedestrian pathway - Bitumen                      | 1000m <sup>2</sup> (approx) |
| Unit paved pathway                                | 300m (approx)               |
| Concrete footpath                                 | 500m (approx)               |
| Picnic shelter (shelter / table/ seats)           | 6                           |
| Large park sign                                   | 5                           |
| Sign post   | 22                          |
| Drinking fountain                                 | 1                           |
| Electrical box                                    | 1                           |
| Footbridge - arched steel structure; timber deck  | 15m length                  |
| Bubbler   | 1                           |
| Brick edging                                      | 20m                         |
| Concrete bike path                                | 70m                         |
| <b>Bicentennial Park (east)</b>                   |                             |
| Garbage bin single                                | 1                           |
| Vent pipe   | 1                           |
| Elevated spectator seating stand on concrete slab | 1                           |
| Grassed sports field                              | 2 1/2                       |
| Aluminium bench seat                              | 5                           |
| Metal Fencing                                     | 65m                         |
| Sideline Huts - concrete slab, aluminium seating  | 2                           |
| Amenities Building                                | 270m <sup>2</sup> (approx)  |
| Water Tanks                                       | 2                           |
| Shed - brick                                      | 40m <sup>2</sup> (approx)   |

| Item name                                      | QTY/Area                             |
|--|--------------------------------------|
| <b>Playground</b>                              |                                      |
| Seat with back                                 | 9                                    |
| Commemorative plaque on seat                   | 1                                    |
| Bench Seat (CCA)                               | 2                                    |
| Tap  | 9                                    |
| Double BBQ                                     | 1                                    |
| Garbage Bin (4 group)                          | 2                                    |
| CCA retaining wall and garden                  | 20m                                  |
| Playground                                     | 1100m <sup>2</sup> (approx)          |
| Brick Retaining Wall                           | 10m                                  |
| Brick Path                                     | 20m                                  |
| Liberty Swing                                  | 1                                    |
| Senior Combination Unit                        | 1                                    |
| Double Swing Unit                              | 2                                    |
| Junior Combination Unit                        | 1                                    |
| Rocker / Spinner / Ancillary Play Equipment    | 7                                    |
| Shade Sail                                     | 1                                    |
| Shade Sail Posts                               | 4                                    |
| Impact surfacing - loose mulch                 | 770m <sup>2</sup> (approx)           |
| Impact surfacing - rubber                      | 25m <sup>2</sup> (approx)            |
| <b>Skate Park</b>                              |                                      |
| Concrete Skate Park                            | 1000m <sup>2</sup> (approx)          |
| Bowl   | 2                                    |
| Guard Rail                                     | 70m                                  |
| Metal Barrier                                  | 3m                                   |
| Concrete Barrier                               | 6m                                   |
| Concrete Stairs                                | 2 flights                            |
| <b>Car Park</b>                                |                                      |
| Bollard  | 7                                    |
| Carpark with concrete kerb (north end)         | 2000m <sup>2</sup> (approx)          |
| Carpark with concrete kerb (French Street)     | 5000m <sup>2</sup> (approx)          |
| Carpark with concrete kerb (Ilinden front)     | 1000m <sup>2</sup> (approx)          |
| Layback - car entry/exit                       | 4                                    |
| Concrete block carpark gateway (French Street) | 6m <sup>2</sup> , 1-3m high (approx) |
| Flagpole                                       | 2                                    |
| Commemorative plaques etc on entry             | 6                                    |
| Lights   | 7                                    |



**Figure 5:** Scarborough Park - Existing Facilities and View Locations

| Description: Scarborough Park |  |
|-------------------------------|--|
| <p>1</p>                      | <p>An open unprogrammed grassed space with dense wetland planting beyond</p> |
| <p>2</p>                      | <p>An open unprogrammed grassed space with dense wetland planting beyond</p> |

## 2.2 Functionality and use

The RNA identifies how, and how well, the facilities are used by the community, based on 535 responses to a park user survey and face to face interviews. The key findings were:

### Recreational Needs Analysis

Rockdale Bicentennial Park / Scarborough North is well used by local residents with 36.8% of respondents to the Park User survey visiting the park on a weekly basis. The park is valued predominately for informal and passive recreational activities, including its passive recreation zones, walkways and wetlands. Due to proximity to Brighton-Le-Sands Public School, Rockdale Bicentennial Park is well used both after school and as a thoroughfare and provides cross-corridor connections between communities east and west of the Rockdale Wetlands Open Space Corridor. It is well used year-round, only 18.2% of respondents use the facilities on a seasonal basis. Some 46% of respondents to the Park user survey answered that they would not use another park if Rockdale Bicentennial Park / Scarborough North were made temporarily inaccessible due to construction. A range of community user groups would be impacted:

- Bicycle NSW
- St George Bicycle Users Group
- BikeEast
- Ash BUG
- St George District Netball Association
- WalkSydney Group
- Rockdale City Suns.

Bayside Council highlighted that facilities proposed at Brighton Memorial Playing Fields would need to accommodate the loss of one field at Rockdale Bicentennial Park. Other areas of concern were: traffic and parking congestion; impacts on community recreation space; and sustainability impacts. The community's main areas of interest and concern were: retention of existing facilities including natural and passive recreation features; restricted access to social infrastructure and open space; impacts on local sporting teams and on the cycling network; and net loss of open space together with long term negative impacts on amenity and the natural environment.

The RNA listed the facilities that the community sought to be provided in the design of new open space at Rockdale Bicentennial Park:

- Dog friendly spaces including dog park / dog walking facilities
- Increased amenity including walkways, shade, seating, outdoor gym equipment and casual sporting facilities
- Adequate quantity and quality of play spaces
- Retention or increase of passive open space areas
- Cycling paths and walkways for cross-park connectivity. The bicycle user groups raised that this project creates an opportunity to create an Active Transport Connection from President Avenue to Sydney Airport.

The key issues and recommendations in the RNA are summarised in the table below:

| Theme  | Issue identified   | Site  | RNA recommendation  |
|--|--|---|---|
| <b>Connectivity – Green Network</b>                            | M6 portal and corridor bisect the park – limiting east-west movements  | Rockdale Bicentennial Park                  | Provide high quality green open space with strong internal and external physical links that connect people to their communities, places of employment and recreation  |
| <b>Mitigation of construction / temporary works impacts</b>    |  |   |   |
| <b>Walkability – access to transport</b>                       | Local users of Rockdale Bicentennial park may not have access to equivalent open space within an accessible distance by foot or public transport.                      |   | Permanent relocation of accessible playground to suitable nearby open space   |
|  |  | Offset Sites                                | Relocation of skate park to McCarthy Reserve with <b>regional level quality</b>   |
|  |  |   | Catering for active recreation needs at Brighton Memorial Playing Field to offset impact on sporting facilities   |
|  |  | Various                                     | Identify appropriate nearby open space for relocation of community events   |
|  |  | Various                                     | Provision of adequately lit temporary alternate walking routes  |
| <b>Mitigation of operational impacts / reinstatement works</b> |  |   |   |
| <b>Impact of construction works during operational phase</b>   | Facilities impacted by construction and operation of the corridor  | Offset Sites                                | New accessible playground to supplement relocated accessible playground [= 2 playgrounds]   |
|  |  | Rockdale Bicentennial Park                  | Enhance reinstated playing fields at Rockdale Bicentennial Park   |
|  |  | Offset Sites and Rockdale Bicentennial Park | Provide high quality passive open space which allows for flexible community events, providing for rest, relaxation and play with appropriate facilities e.g. BBQ, shaded seating, adequate links to shared path                                 |
|  | Cross-corridor connectivity impacted by new M6 portal to the south of Rockdale Bicentennial Park. Pedestrian pathway impacted by land acquisition at Scarborough North | Rockdale Bicentennial Park                  | Proposed shared/cycle paths should provide for connectivity within the park and future connectivity across the network. A shared path along President Avenue should be considered to offset the loss of passive open space at Scarborough North |
| <b>Population growth</b>                                       | Forecast growth of Bayside population will require provision of additional district/regional quality open space  | Offset site and Rockdale Bicentennial Park  | Design of future open space should take into consideration flexibility to adapt to a wider catchment  |

## Environmental Impact Statement

The EIS found that sporting fields and recreational facilities within Rockdale Bicentennial Park would be directly impacted by the project, including a playground with equipment, a skate park, an open recreational oval and up to three soccer playing fields (EIS Chapter 6.7). The EIS identifies six landscape character zones in the southern works area, Rockdale Bicentennial Park being part of LCZ4, where sensitivity and impact levels are assessed to be moderate-high, and recommends several mitigation strategies. It suggests that impacts to other open space and recreation facilities within 400m of the project will be moderate. The key impacts on Bicentennial Park and mitigation strategies proposed in the EIS are:

| Themes   | Issue identified  | Site identified                             | EIS recommendation  |
|--|---|---|---|
| <b>Construction / temporary works impacts</b>              |   |   |   |
| <b>Impacts on access to existing recreation facilities</b> | Sporting facilities inaccessible during construction  | Offset Sites                                | Relocation of sporting facilities to ensure maintenance of equivalent facilities during construction  |
|  | Key active recreation facilities will be impacted by the works, including the existing accessible playground and skatepark  | Offset Sites and Rockdale Bicentennial Park | Relocation and reinstatement of key active recreation facilities  |
|  | Existing passive recreation space inaccessible during construction  | Rockdale Bicentennial Park                  | No recommendation provided  |
| <b>Connectivity</b>  | Temporary blocking of walking path  | Various                                     | A diversion should be put in place  |
| <b>Loss of vegetation</b>                                  | Tree removal is necessary for the project works and will result in impacts to existing amenity  | Rockdale Bicentennial Park                  | Net increase in the number of replacement trees, with species selected to provide similar outcome to those removed. Semi-mature trees should be provided adjacent the portal for screening purposes             |
| <b>Impact to existing wetlands</b>                         | Project works impact a portion of existing wetland pond   | Rockdale Bicentennial Park                  | A section of the existing wetland pond would be rebuilt at completion of the M6 works to restore this landscape   |
| <b>Impacts to environmental quality</b>                    | Presence of acid sulphate soils, landfill gasses and leachate identified as present at Rockdale Bicentennial Park   | Rockdale Bicentennial Park                  | Remediation works during construction that would dispose of contaminants to landfill  |
| <b>Operational impacts / Reinstatement works</b>           |   |   |   |
| <b>Visual impact</b>                                       | Rockdale ventilation facility is visually prominent when viewed from Rockdale Bicentennial Park   | Rockdale Bicentennial Park                  | Height, scale, materiality and screening should be considered to minimise impact  |
|  | M6 corridor portal has a negative visual impact on the park   | Rockdale Bicentennial Park                  | High quality landscape treatment to improve amenity and provide visual screening of the corridor  |
| <b>Connectivity</b>  | Connectivity/permeability is impacted through the bisection of the park by the M6 corridor  | Offset Sites and Rockdale Bicentennial Park | Cross-corridor connectivity is enhanced through reinforcing public open space connections, including internal and external connections.   |
| <b>Loss of open space</b>                                  | Permanent acquisitions of approximately 1.1 ha (30%) of Rockdale Bicentennial park and 0.5 ha of Scarborough North to facilitate the M6 corridor and ancillary facilities result in a nett loss of open space | Rockdale Bicentennial Park                  | Cut and cover structures should be used to enable reinstatement of the park. Residual land should be reinstated as parkland with appropriate landscape treatment  |
| <b>Noise</b>   | M6 corridor bisects the existing Rockdale Bicentennial parks and operation of the motorway would result in elevated noise levels  | Rockdale Bicentennial Park                  | Noise mitigation strategies should be considered, and a noise barrier for the eastern side of the entry/exit ramps will assist with noise mitigation to users of Rockdale Bicentennial Park and Memorial Fields |

## 3.0 Proposed offset facilities

This section of the report describes the proposed community and recreational facilities for the offset sites, including all informal and formal sporting and practice facilities and amenities buildings, regional and local play spaces, water play, skate precinct, fitness stations, BBQ areas, rest areas, passive recreation areas, and the signage and placemaking elements that would be delivered.

The inventory of existing facilities for Brighton Memorial Playing Fields has been developed from Council's Asset Inventory, supplemented by a site visit to confirm (and add to) those items. As there was no pre-existing inventory for McCarthy Reserve/ Ador Park Precinct, the site visit was also used to establish the facilities for those areas. The REF also discusses how the existing formal recreation facilities are used:

- Unfenced fields mean land is available for passive use (eg. dog walking) as well as for sporting uses
- Tennis courts at Brighton Memorial Playing Fields are not bookable and are used occasionally and casually; however they are in a state of disrepair and are no longer fit for purpose
- Soccer clubs cater for 100 players at Brighton Memorial Playing Fields and 400 players at McCarthy Reserve, with 3-4 teams training during any given weekday training time. McCarthy Reserve / Ador Park Precinct and Rockdale Bicentennial Park are used similarly during the week
- During in-season weekends the fields are generally booked throughout the day between 8:30am and 5:00pm for organised sport

### 3.1 McCarthy Reserve and Ador Park Precinct

#### Existing character and facilities

The offset works include the construction of a \$1.4M amenities building, a covered BBQ and picnic space with adjacent toilet block, upgrade to an existing grass field to synthetic turf, a new mid-size turf field, a regional play space with an emphasis on inclusive play elements, children's water play, children's bike path, a shared pathway for cycling and pedestrian use across the park joining main roads, and a skate park suitable for a range of user groups including skateboard, scooter and BMX.

The place-making strategy for the design draws on the surrounding landscape character and unique ecology of the Rockdale wetlands, emphasised by vegetated bio-swales throughout the site that also facilitate the drainage and filtration of proposed hardstand areas. Education elements around the impact of development on wetland ecology include themed play equipment, and interpretative and information signage on local history and flora and fauna. The space is flexible to provide the varying user groups an enjoyable parkland experience. Diverse plant species and canopy trees provide shade to a large portion of the area dedicated to paths, passive recreation, and hard stand, reducing the potential urban heat island effect.



**Figure 6:** McCarthy Reserve - Existing Facilities and View Locations

## Description: McCarthy Reserve



Muddy Creek Channel viewed from Bay Street Bridge. The channel here divides Ador Reserve (right) from McCarthy Reserve (left). Note the significant Moreton Bay Fig overhanging the channel



A memorial plaque within a stone at the Reserves southern entry



The primary access route for the Reserve is along the western side linking an informal entry through to Ador Avenue and the PCYC. Seating and amenity buildings are along the western side



Three outdated brick amenity and storage buildings are setback against the western boundary. Several aluminium bench seats are provided along this side but no weather protection is provided



Two storey houses overlook the park from the west



The PCYC borders the Reserves to the north but does not provide much outlook from within the building. A turf playing field covers the majority of the area with light posts and a fair quality playing surface



A memorial plaque within a stone at the Reserve's southern entry



The southern elevation of the PCYC and Ador Reserve beyond



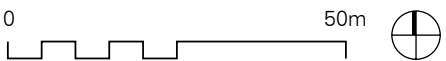
Entry to the Reserve from the north which will also be accessible by a newly upgraded path from Ador Avenue

**Table 3 McCarthy Reserve assets inventory: existing**

| <b>McCarthy Reserve Inventory list (Designinc 08/40/20)</b> | <b>No.</b>                     |
|---|--------------------------------|
| Grass playing field   | 1                              |
| Amenities buildings (2)                                     | 25m <sup>2</sup> each (approx) |
| Storage building  | 25m <sup>2</sup> (approx)      |
| Aluminium bench seat  | 5                              |
| Memorial plaque   | 1                              |
| Floodlight posts (with 2-5 lamps each)                      | 3                              |
| Bin enclosure   | 1                              |
| Signage on entry  | 1                              |
| Barrier fence - CCA timber                                  | 25m (approx)                   |



**Figure 7:** Ador Park - Existing Facilities and View Locations



## Description - Ador Park



The Muddy Creek Channel that flows north east towards the Cook River separates the recently upgraded northern Ador Avenue Reserve from the southern section. The channel has multiple layers of fencing to its side and has a garbage collection filter along its length



Pedestrian access across the channel on West Botany Street Bridge is constrained to a narrow footpath. The southern part of Ador Reserve is not sign posted, accessed or easily identifiable as public space



The main open space within the reserve is a large grassed field, no other features exist. The PCYC is in the background beyond the Muddy Creek Channel



The Reserve has high chain link fencing along its street frontage with small un-marked openings that does not invite use

## Description - Ador Park



A small group of residential properties back onto the Reserve and are surrounded by a high chain link mesh fence. Substantial sized trees can be seen in the background at the parks southern edge



A large Moreton Bay Fig is in the Reserve's south west corner along the creek edge



The southern edge of the Reserve has an informal gravel carparking area used casually for temporary truck parking

Information provided at Table 4 considers both McCarthy Reserve and Ador Park.

**Table 4 McCarthy Reserve and Ador Park vegetation: existing**

| Item name                 | QTY/Area |
|---------------------------|----------|
| Existing trees            | 72       |
| Area of vegetation        | 3500m2   |
| Area of lawn (open space) | 15200m2  |

**Table 5 Ador Park assets inventory: existing**

| Item name  | QTY/Area                   |
|--|----------------------------|
| <b>Ador Park Inventory list (Designinc 08/40/20)</b> | <b>No.</b>                 |
| Grassed field - non formalised                       | 1                          |
| Fencing - chain wire, sports ball stopping type      | 170m (approx)              |
| Carparks - informal dirt                             | 120m <sup>2</sup> (approx) |
| Barrier fence - CCA timber                           | 55m (approx)               |

## Proposed character and facilities

The offset works include the construction of a \$1.4M amenities building, a covered BBQ and picnic space with adjacent toilet block, upgrade to an existing grass field to synthetic turf, a new mid-size turf field, a regional play space with an emphasis on inclusive play elements, children's water play, children's bike path, a shared pathway for cycling and pedestrian use across the park joining main roads, and a skate park suitable for a range of user groups including skateboard, scooter and BMX.

The place-making strategy for the design draws on the surrounding landscape character and unique ecology of the Rockdale wetlands, emphasised by vegetated bio-swales throughout the site that also facilitate the drainage and filtration of proposed hardstand areas. Education elements around the impact of development on wetland ecology include themed play equipment, and interpretative and information signage on local history and flora and fauna. The space is flexible to provide the varying user groups an enjoyable parkland experience. Diverse plant species and canopy trees provide shade to a large portion of the area dedicated to paths, passive recreation, and hard stand, reducing the potential urban heat island effect.



**Figure 8:** McCarthy Reserve and Ador Park Precinct - Area Breakdown

**Table 6 McCarthy Reserve and Ador Park vegetation: proposed**

| Item name                   | Quantity |
|-----------------------------|----------|
| Trees to be removed         | 28       |
| Trees to be retained        | 44       |
| Proposed trees              | 193      |
| Area of proposed vegetation | 6900m2   |
| Area of lawn (open space)   | 2070m2   |

**Table 7 McCarthy Reserve and Ador Park assets inventory: proposed**

| Item name                               | Description  | QTY/Area         |
|---|--|------------------|
| <b>Area 1 - Playing Fields</b>          |  |                  |
| Amenities building 1                    | Adjacent synthetic turf playing field (contents listed below)    | 1                |
| Toilets                                 | Contained within amenities building 1                            | 9 + 2 accessible |
| Canteen                                 | Contained within amenities building 1                            | 1                |
| Medical room                            | Contained within amenities building 1                            | 1                |
| Changing rooms                          | Contained within amenities building 1                            | 2                |
| Meeting room                            | Contained within amenities building 1                            | 1                |
| Garage                                  | Contained within amenities building 1                            | 1                |
| Referee facilities (incl. shower & wc)  | Contained within amenities building 1                            | 1                |
| Paving type 1 standard concrete         | Standard portland grey concrete                                  | N/A              |
| Pebble                                  | Sandstone pebble apply on the swale                              | N/A              |
| Turf full size synthetic field          | Turf area for sports ground                                      | 1                |
| Turf mid-size field                     | Turf area for sports ground                                      | 1                |
| Bin (general waste)                     | Bin enclosure  | 1                |
| Sports dogout shelter                   | Players' cabin 'CHAMPION'  | 2                |
| Timber deck type j                      | Timber decking bridge to provide access across the wetland swale | 1                |
| Entry signage type 1 - to future detail | Low entry signage to provide name of the recreational place      | 1                |

|                            |   |     |
|----------------------------|---|-----|
| <b>Area 2 - Playground</b> |   |     |
| Paving type 2a             | Coloured concrete to cycleway and kids bike path  | N/A |
| Paving type 2b             | Coloured concrete to pedestrian path  | N/A |
| Rubber softfall            | High quality rubber granule with superior uv stability  | N/A |
| Decomposed granite         | Decomposed gold gravel for pathway to create attractive and natural looking pathway through bush landscapes | N/A |
| Seating type 2             | Classic plaza DDA seat  | 2   |
| BBQ                        | Double BBQ  | 2   |
| Sandstone seating log      | Rectangle seating logs  | 4   |

| Item name                               | Description   | QTY/Area |
|---|---|----------|
| Sandstone seating Log                   | Rectangle seating logs  | 8        |
| Inclusive play structure "Ramp Bayside" | Inclusive play element, with long ramp structure  | 1        |
| Balance combination "McCarthy"          | Group of play elements  | 1        |
| Climbing combination "Layers McCarthy"  | Climbing tower  | 1        |
| EUROFLEX® half ball                     | Rubber softfall half-sphere for children to climb and play  | 7        |
| Combination swing                       | This 4 person swing set creates a social piece of equipment   | 1        |
| Daisy Doodle                            | Drawing, creating, social, learning   | 1        |
| Tactile Topiary                         | Exploring through a sense of touch, movement  | 1        |
| Wild Wildlife Wheelspin                 | Dynamic movement play for children of all abilities which helps engage important balance development  | 1        |
| Vortex                                  | 2m diameter steel basket sits on 6 springs which rock and spin  | 1        |
| Orb                                     | Sound, movement, tactile, sensory, supportive movement<br>A choice of three contrasting colours and sounds<br>Textured surface and stepped edges<br>IP05GYG Orb in green/yellow with wind chimes<br>IP05BWB Orb in blue/white with ball bearings<br>IP05GBG Orb in Green/Beige with wind chimes | 2        |
| Wave Swing                              | Swinging, movement, social development support play, 1 basket seat, heavy duty steel, Galvanised powdercoated steel legs & crossbar, rope basket  | 1        |
| Timber deck                             | Timber Decking bridge to provide access across the wetland swale  | 8        |
| Aluminium information panel             | Inclined head information panel and aluminium panel with laser cut patterns to reflect the changes of ecological environment over different time period and provide information of the local history  | 3        |
| Aluminium art poles                     | Art poles to provide local wetland endangered flora and fauna information as an educational purpose. The pattern of laser cut steel/ corten steel sheets to be endangered local flora and fauna species on the top of the art posts. Five posts will be installed as a group                    | 5        |
| Shelter type 1                          | Perforated aluminium mesh with design   | 1        |
| Shelter type 2                          | Perforated aluminium mesh with design   | 1        |
| Shelter type 2a                         | Solid circular shade sail   | 2        |
| Shelter type 3                          | Solid circular shade sail   | 3        |
| Shelter type 3a                         | Solid circular shade sail   | 1        |
| Stepping logs                           | Seasoned hardwood timber  | 64       |
| Timber log balance beam / seat          | High quality seasoned hardwood timber beam. No protruding nails, projecting wire terminations or sharp edged components   | 8        |
| Recycled timber logs                    | Recycled hardwood timber originally from Central Station  | 8        |
| Sandstone log steps                     | Sandstone log steps   | TBC      |
| Sandstone formal steps                  | Sawn cut sandstone steps  | TBC      |
| Sandstone wing wall to steps            | Sawn cut sandstone wing walls   | TBC      |
| Info sign - Senior Fitness              | 1,650 mm high instruction panel   | 1        |

| Item name                 | Description   | QTY/Area |
|---------------------------|---|----------|
| Info sign - Adult fitness | 1,650 mm high instruction panel   | 1        |
| Classic 84                | Balancing equipment with coordination training  | 1        |
| Street workout L          | Youth bodyweight exercise elements  | 1        |
| Box S                     | 300 mm high box for low jumps   | 1        |
| Box M                     | 450 mm high box for medium-height jumps   | 1        |
| Back'N ABS                | Inclined bench (685 mm high at one end and 430 mm at the other) suitable for back and abdominal exercises | 1        |

| Area 3 - Skate Park                           |  |     |
|---|--|-----|
| Paving Type 3<br>Skate Park Standard Concrete |  | N/A |
| Paving Type 5                                 | Granite Paver  | N/A |
| Table   | Classic Plaza DDA Table + Classic Plaza Bench  | 2   |
| Bench seat                                    | Classic Plaza Bench  | 4   |
| Drinking Fountain                             | AquafilBOLD Water Bottle Refill Station and Drinking Fountain with optional dog bowl | 1   |
| Bin ( General waste)                          | Bin enclosure  | 2   |
| Various skate features                        | Includes bowl, half pipe, flat ramp, rails, ledges, boxes                            | TBC |

| Area 4 - Car Park                 |  |     |
|-----------------------------------|--|-----|
| Car Park - asphalt surface        |  | N/A |
| Slim bollard                      | Bollards to block the vehicle access to the park from the car park | 111 |
| Standard black steel safety fence | Safety fence   | 1   |

| Area 5 - Open Space (Passive)       |   |                              |
|-------------------------------------|---|------------------------------|
| Amenities Building 2 - Toilet block | Adjacent picnic area (contents listed below)  | 1                            |
| Toilets                             | Contained within amenities building 2   | 6 + 2 urinals + 1 accessible |
| Paving type 1<br>Standard concrete  | Standard Portland grey concrete   | N/A                          |
| Paving type 2b                      | Coloured concrete to pedestrian path  | N/A                          |
| Paving type 2c                      | Coloured concrete to playground entrance  | N/A                          |
| Paving type 4<br>Sandstone paver    | Crazy sandstone Paver   | N/A                          |
| Paving type 5                       | Granite Paver   | N/A                          |
| Decomposed granite                  | Decomposed gold gravel to pathway   | N/A                          |
| Pebble                              | Sandstone Pebble apply on the swale   | N/A                          |
| Turf landscaping                    | For general turfed area   | N/A                          |
| Bridge art screen                   | Perforated steel art screens with solid wetland grasses patterns for safety fencing to the bridge | 1                            |

| Item name                              | Description  | QTY/Area |
|--|--|----------|
| Standard black steel safety fence      | Safety fence   | 1        |
| Table                                  | Classic Plaza DDA Table + Classic Plaza Bench  | 4        |
| Bench seat                             | Classic Plaza Bench  | 8        |
| Seating type 2                         | Classic Plaza DDA Seat   | 3        |
| Bicycle racks                          | Semi Hoop - BTS03  | 6        |
| Drinking fountain                      | AquafilBOLD Water Bottle Refill Station and Drinking Fountain with optional dog bowl<br>Standard Size  | 2        |
| BBQ                                    | Double BBQ   | 2        |
| Bin (general waste)                    | Bin enclosure  | 3        |
| Directional signage - to future detail | Signage to provide directional information and council's precincts map for visitors, including 'What's On' poster to advertise the latest council events and functions or news | 3        |
| Wetland directional Sign               | Provide direction to local attraction spots  | 1        |

| Area 6 - ATC                       |   |     |
|------------------------------------|---|-----|
| Paving Type 1<br>Standard Concrete | Standard Portland grey concrete   | N/A |
| Bridge Art Screen                  | Perforated steel art screens with solid wetland grasses patterns for safety fencing to the bridge | 1   |

| General                                |                          |      |
|--|--------------------------|------|
| Lighting                               |                          |      |
| Post top                               |                          | 36   |
| Pole mounted                           |                          | 10   |
| Area floodlights                       |                          | 7    |
| Mounting bracket adjustable            |                          | 20   |
| LED strip lighting                     |                          | 8    |
| Fencing                                |                          |      |
| 3m-6m high (type 40)                   | Fencing to sports fields | 230m |
| 1.8m high Sydney Water channel fencing | Fencing to Muddy Creek   | 130m |
| 1.2-1.8 m other low fencing            | Fencing general / safety | 100m |
| Water Tank                             |                          |      |
| 32KL Poly irrigation storage tank      |                          | 1    |



- ① McCarthy Amenities Building
- ② Full Sized Synthetic Turf Field
- ③ Play Area
- ④ Ador Amenities Building
- ⑤ Fitness Area
- ⑥ Mid Sized Turf Field
- ⑦ Car Park
- ⑧ Skate Park



**Figure 9:** McCarthy Reserve and Ador Park Precinct - Concept Design showing proposed offset facilities



Figure 10: McCarthy Reserve and Ador Park Precinct - Section B



Figure 11: McCarthy Reserve and Ador Park Precinct - Section C and D

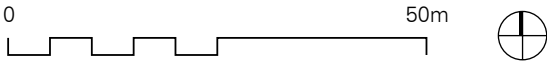
## 3.2 Brighton Memorial Playing Fields

### Existing character and facilities

The site has a total site area of 2.1 hectares, and is located north-west of the intersection between O'Neill Street and Crawford Road, Brighton-Le-Sands. The existing site contains memorial elements to various Australian Armed Forces.

The Brighton Memorial Playing Fields are located directly east and connected to Rockdale Bicentennial Park East. The site has changed ownership during its life, most recently acquired by Rockdale Council in 1997 and formerly reconstructed as a sporting field in 1967 by the Brighton-Le-Sands RSL Club – giving the site its name and providing the memorial text to the entry gates.

The site moves away from the wetland landscape and is tightly surrounded by low scale detached residential dwellings on two sides. Rather than face the parkland, the majority of houses have rear garage access directly from an access land around the site. The Brighton-Le-Sands Public School sits alongside on the north and the students utilise the sites large playing field, two tennis courts and playground for daily play. Weekend soccer clubs also make use of the field, bitumen carpark and small amenity block.



**Figure 12:** Brighton Memorial Playing Fields - Existing Facilities

## Description: Brighton Memorial Playing Fields



A narrow laneway runs the southern and eastern perimeter of the park allowing rear access to adjacent houses and the parks carpark. The lane is narrow and insufficient width for vehicles to pass in some locations. The lane is also used for school drop-off with the intersection adjacent the school and Sybil Lane popular for socialising around school pickup/drop-off times



Residential garages face the laneway and a public tennis court. A small strip of low planting collects water runoff from the tennis court



A small carpark serves the playing field, playground, tennis court and nearby Bicentennial East playing fields. The carpark has numerous garden planters and established trees which provide good shade however some garden beds and trees encroach into current standards for vehicle clearances. The bitumen carpark surface is in poor condition due to the large amounts of cracking and patching that has occurred.



A small playground adjacent to the carpark is provided with good shade from trees. The playground is in good condition features three distinct pieces of equipment. Two bench seats are well positioned nearby that also offer views to the playing field

#### Description: Brighton Memorial Playing Fields



There are no pathways within the area and grassed areas are subsequently in poor condition



Two tennis courts are situated in south east corner of the park. The courts are not bookable and are used by the nearby school. The court surfaces are in poor condition



An outdated amenity building provides male and female change rooms and toilets along with a store room. The building is not connected with any paths and all natural light or ventilation openings have been sealed



A bore pump within a low brick lidded enclosure provides water for local irrigation

## Description: Brighton Memorial Playing Fields



Brick entry walls that support a basic steel gate feature commemorative text that identify the sites former management and dedication to war veterans



The Brighton-Le-Sands Public School is directly north of the field and the school use the grounds for daily play. Gate access is provided through a palisade fence however classroom buildings face away from the park and there is little opportunity for surveillance offered



Road access to the park is from one of two laneways that runs between adjacent dwellings. It is not clearly identifiable from within the park

**Table 8 Brighton Memorial Playing Fields vegetation: existing**

| Item name                 | Quantity           |
|---------------------------|--------------------|
| Existing trees            | 31                 |
| Area of vegetation        | 778m <sup>2</sup>  |
| Area of lawn (open space) | 7842m <sup>2</sup> |

**Table 9 Brighton Memorial Playing Fields assets inventory: existing**

| Item name                                   | QTY/Area                   |
|---|----------------------------|
| <b>General</b>                              |                            |
| Large park sign                             | 1                          |
| Sign post                                   | 8                          |
| Amenities Building - Sybil Lane             | 230m <sup>2</sup> (approx) |
| Cyclone wire fence                          | 150m (approx)              |
| Aluminium pool style fence                  | 90m (approx)               |
| Retaining Wall - CCA timber                 | 210m (approx)              |
| Bins  | 3                          |
| Tap   | 1                          |
| Drinking fountain                           | 1                          |
| Rest seat                                   | 3                          |
| Bike rack, concrete base                    | 1                          |
| Grass playing field                         | 1                          |
| Field lighting posts (with 2 -3 lamps each) | 8                          |

|                                |                            |
|--------------------------------|----------------------------|
| <b>Playground</b>              |                            |
| Playground                     | 225m <sup>2</sup> (approx) |
| Tap                            | 1                          |
| Drinking fountain              | 1                          |
| Double swing unit              | 1                          |
| Senior combination Unit        | 1                          |
| Rockers / Spinners / Ancillary | 1                          |
| Impact surfacing -loose mulch  | 165m <sup>2</sup> (approx) |
| Timber edging                  | 60m (approx)               |
| Timber retaining Wall          | 20m (approx)               |

| Item name                 | QTY/Area                    |
|---------------------------|-----------------------------|
| <b>Tennis Courts</b>      |                             |
| Tennis/ Basketball Courts | 2                           |
| Cyclone fencing           | 130m (approx)               |
| Gate                      | 2                           |
| Concrete court surface    | 1140m <sup>2</sup> (approx) |

|                            |                             |
|----------------------------|-----------------------------|
| <b>Car Park</b>            |                             |
| Car Park - asphalt surface | 1000m <sup>2</sup> (approx) |
| Bollards - CCA timber      | 3                           |
| Barrier fence - CCA timber | 310m (approx)               |
| Wheel stops - CCA timber   | 100m (approx)               |
| Edging - CCA timber        | 150m (approx)               |

|  |                           |
|--|---------------------------|
| <b>Entry Gates</b>                       |                           |
| Gateway - brick wall, double steel gates | 30m, 2.5m high (approx)   |
| Layback and paved entry to park          | 20m <sup>2</sup> (approx) |

Proposed character and facilities

The offset works include the installation of a full-size synthetic sports pitch and adjacent amenities building, mid-size turf field, playground area including inclusive play elements, picnic area with shelters, 60 space car park, paved Memorial Boulevard and placemaking signage and heritage interpretation.

The major place-making strategy for the site centred around capturing the history of the armed forces in the Rockdale area and providing multiple types of memorial references (in interpretive plinths, signage blades and entry signage) relating to local soldiers, national wars, poppy references and both the representation indigenous people and women in the armed forces. The design of the project reflects a wide range of park user needs. Shaded open space and playground areas are next to sports fields, which are also located to supplement the grounds of the adjacent school. Inclusive play elements make the playground accessible to all children. Large canopy trees have been selected and located to provide maximum shade for hard paved areas and passive recreation spaces.



Figure 13: Brighton Memorial Playing Fields - Area Breakdown

**Table 10 Brighton Memorial Playing Fields vegetation: proposed**

| Item name                   | Quantity |
|-----------------------------|----------|
| Trees to be removed         | 28       |
| Trees to be retained        | 3        |
| Proposed trees              | 51       |
| Area of proposed vegetation | 778m2    |
| Area of lawn (open space)   | 6185m2   |

**Table 12 Brighton Memorial Playing Fields assets inventory: proposed**

| Item name                              | Description   | QTY/Area         |
|--|---|------------------|
| <b>Area 1 - Playing Fields</b>         |   |                  |
| Paving Type 1                          | Standard Portland grey concrete with exposed aggregate finish                                     | N/A              |
| Full size synthetic sports field       | Turf area for sports ground   | 1                |
| Mid size sports field                  | Turf area for sports ground   | 1                |
| Turf landscape                         | Turf area   | N/A              |
| Sports dugout shelter                  | Players' cabin 'CHAMPION'   | 2                |
| <b>Area 2 - Amenities Building</b>     |   |                  |
| Paving Type 1                          | Standard Portland grey concrete with exposed aggregate finish                                     | N/A              |
| Paving Type 3                          | In-situ Gray Concrete with sand blasted flowers with exposed aggregate Paddington Mix or similar) | N/A              |
| Toilets                                | N/A   | 6 + 1 accessible |
| Canteen                                | N/A   | 1                |
| Medical room                           | N/A   | 1                |
| Changing rooms                         | N/A   | 2                |
| Meeting room                           | N/A   | 1                |
| Garage                                 | N/A   | 1                |
| Referee Facilities (Incl. shower & WC) | N/A   | 1                |
| <b>Area 3 - Car Park</b>               |   |                  |
| Paving Type 2                          | Granite Paver   | N/A              |
| Car park - asphalt surface             |   | N/A              |
| <b>Area 4 - Playground</b>             |   |                  |
| Paving Type 2                          | Granite Paver   | N/A              |
| Paving Type 3                          | In-situ gray concrete with sand blasted flowers with exposed aggregate Paddington Mix or similar) | N/A              |
| Rubber Softfall                        | High quality rubber granule with superior UV stability  | N/A              |
| Planting                               |   | N/A              |
| Picnic setting                         | Classic Plaza DDA Table Classic Plaza Bench   | 2                |
| Seating 02                             | Classic Plaza DDA Seat  | 3                |
| Seating 03                             | Custom made   | 3                |

| Item name                          | Description   | QTY/Area |
|------------------------------------|---|----------|
| Drinking fountains A Standard Size | AquaFilBOLD Water Bottle Refill Station and Drinking Fountain   | 1        |
| Skate stop                         | Bull nose skate stop  | 20       |
| All inclusive play centre          | All inclusive play centre with 1 slide, 2 bridges, 4 climbing, 5 roofs, 2 towers and 14 inclusive play panels | 1        |
| Swing                              | Metallic swing set with one bird's nest seat and one regular rubber seat and one cradle seat                  | 1        |
| Springer                           | Metal Springer with multiple seats  | 1        |
| Carousel                           | Spinning, social, seating play equipment - all inclusive  | 1        |
| Shade sail                         | Custom-made shade sail structure uvr rating 95.8% (navy blue) and 95.3% (Black)                               | 4        |
| Shelter Type 1                     | Custom-made shelter structure   | 1        |
| Shelter Type 2                     | Custom-made shelter structure   | 1        |

| Area 5 - Open Space (Passive)           |  |                 |
|---|--|-----------------|
| Paving Type 1                           | Standard Portland grey concrete with exposed aggregate finish  | N/A             |
| Paving Type 2                           | Granite Paver  | N/A             |
| Lawn                                    | Turf area  | N/A             |
| Seating 03                              | Custom made  | 3               |
| Drinking fountains A Standard Size      | AquaFilBOLD Water Bottle Refill Station and Drinking Fountain  | 1               |
| Bin (general waste)                     | Bin enclosure  | 2               |
| Skate stop                              | Bull nose skate stop   | 72              |
| Tactile Indicator – Poly Studs          | Concentric Classic Polystud Black , P5 Slip rating   | N/A             |
| Bollards                                | Bollards to block the vehicle access   | 6 + 1 removable |
| Park Sign - South Entry                 | Park Sign - South Entry  | 1               |
| Park Sign - Text and Poppy              | Park Sign - Text and Poppy   | 1               |
| Park Sign - Text and Poppy              | Park Sign - Text and Poppy   | 1               |
| Memorial Timeline Panel                 | Memorial Timeline Panel  | 20              |
| Entry Signage Type 1 - to future detail | Low entry signage to provide name of the recreational place to give the sense of arrival to the visitors | 1               |
| Wall Type 1: South Entry                | In-situ concrete wall  | 1               |
| Wall Type 2: Carpark Entry              | In-situ concrete wall, class 2 finish  | 1               |
| Wall Type 3: Seating wall               | In-situ concrete wall, class 2 finish  | 2               |
| Wall Type 4: Memorial wall              | In-situ concrete wall  | 1               |
| Boundary Fence                          | Composite wood fence   | N/A             |

#### Area 6 - ATC (Future Provision)

| Item name                          | Description   | QTY/Area |
|------------------------------------|---|----------|
| Paving Type 1                      | Standard Portland grey concrete with exposed aggregate finish | N/A      |
| Turf Landscape                     | Turf area   | N/A      |
| Park Sign - Carpark Vertical Panel | Park Sign - Carpark Vertical Panel                            | 1        |
| Park Sign - Carpark Vertical Panel | Park Sign - Carpark Vertical Panel                            | 1        |

|  |                          |      |
|--|--------------------------|------|
| <b>General</b>   |                          |      |
| Existing water storage tank to be retained for use at the new facilities |                          | 1    |
| Bicycle parking hoops - location and quantity TBC                        |                          |      |
| <b>Lighting</b>  |                          |      |
| Post top   |                          | 6    |
| Pole mounted   |                          | 9    |
| Area floodlights   |                          | 5    |
| Mounting bracket adjustable  |                          | 20   |
| <b>Fencing</b>   |                          |      |
| 3m-6m high (type 40)   | Fencing to sports field  | 475m |
| 1.2-1.8 m other low fencing  | Fencing general / safety | 135m |



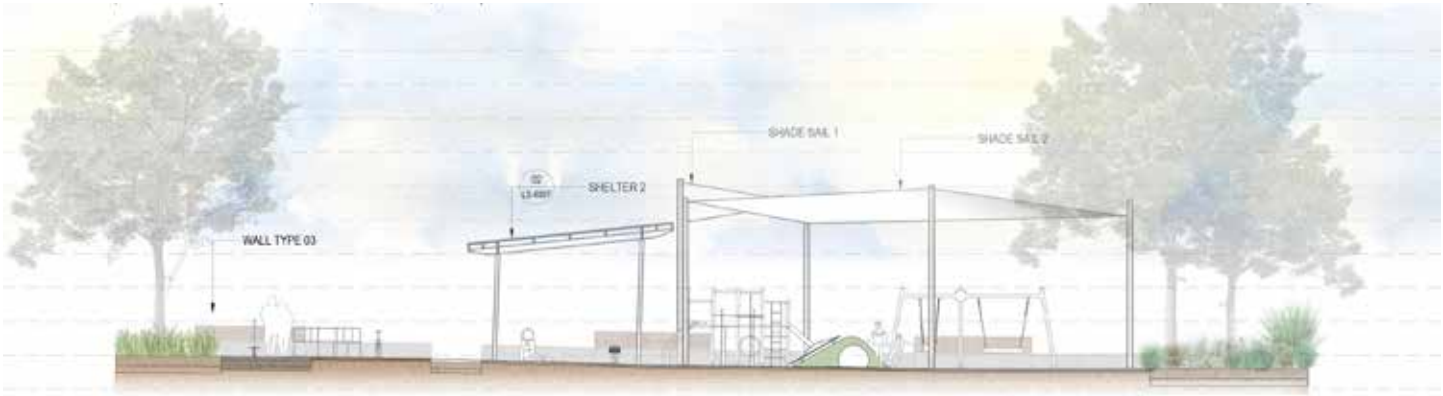
- ① Full Sized Synthetic Turf Field
- ② Mid Sized Turf Field
- ③ Passive Open Space
- ④ Playground
- ⑤ Amenities Building
- ⑥ Car Park



**Figure 14:** Brighton Memorial Playing Fields - Concept Design showing proposed offset facilities



**Figure 15:** Brighton Memorial Playing Fields - Section 1



**Figure 16:** Brighton Memorial Playing Fields - Section 2

### 3.3 Functionality and accessibility of the offset sites

#### Functionality

#### Bayside City Council Playground Classifications and Requirements

Brighton Memorial Playing Fields is classified as an everyday and local play space, and McCarthy Reserve/Ador Park Precinct as a destination and regional play space, on the basis of Council's Service Description:

| Service Description                 | Local Play Space    | Regional Play Space   |
|-------------------------------------|---------------------|-----------------------|
| Age group                           | 0-5                 | All ages              |
| Number of children per hour / visit | 3-7 / hour          | 85-150 or more / hour |
| Number of carers per hour / visit   | 2-4 / hour          | 30-50 / hour          |
| Approximate length of visit         | 1 hour              | 4 – 8 hours           |
| Approximate play space size / area  | < 250m <sup>2</sup> | >2,000m <sup>2</sup>  |

(refer to Appendix 1 for the full Service Profile with required play and ancillary inclusions).

The detailed design was developed against the following Bayside City Council's Asset Design Standards. For the play spaces this included Council's Playspace Model Brief, meeting the following considerations:

#### – Play Value / Activity

- » Play equipment is to cater for children age i.e. Local (Brighton Memorial Playing Fields) – 0-5 and Regional (McCarthy Reserve and Ador Park Precinct) – All ages
- » A variety of fixed play equipment preferred, in accordance with the Service Profile. The new equipment must comply with current Australian Standards and be installed on the preferred playing surface.
- » A variety of fixed play equipment for different age groups will provide a series of challenging play experiences to encourage young visitors to progress from simple experiences to more challenging ones within a safe environment, focusing on characteristics fostering improved balance, strength, sense of rhythm and spatial perception.
- » Specified equipment is to take into consideration the varying needs of children, and allow substantial access for less able bodied children and their carers wherever possible. Selection should be robust, fit for purpose, and parts readily replaceable, allowing for the safe installation, efficient maintenance and equipment parts repair/ replacement. Selection will also be driven by reduced likelihood of vandalism, comfort, safety, standards, certification compliance, and by the available budget. Safety by Design principles are to be factored into the designs.

#### – Playing Surface

- » The selection of playing surface will be subject of detailed site considerations and compliance to Australian Standards, considering the following:
- » Existing soil type.
- » Existing and proposed vegetation, including tree roots and canopy.
- » Existing topography and natural drainage, and proposed surface and sub-soil drainage.
- » Existing climate, and proposed shade.
- » The proposed play value and play activity, visitation and intensity of use.
- » Achievement of integrated design considering whole of life cost (acquisition, maintenance, testing and inspection).
- » The maximum grade across playing surface areas is 1%. Playing surfaces shall be provided with a clearly defined edge treatment, in particular at the interface between different playing surface types, and at the lowest level of any playing surface, to ensure the playing surface is appropriately contained.

#### – Access Paths

- » Circuit/'dinky track' paths are to be included where feasible, and form the predominant edging to playing surface areas, as well as connections to existing street footpaths where appropriate. Circuit paths are to be generally level and have a 1% fall back into the playing surfaces. Emphasis should be placed on providing universal access within each site.

- » Concrete is the generally preferred material for both paths and edging, with new edging to be installed in instances where there are no paths abutting the playground playing surface (unless otherwise specified).
- Shade
  - » New playgrounds are to be designed such that existing or new tree planting provides natural shade opportunities. Limited understory planting opportunities to soften boundaries and enhance play experiences are to be explored for each of the playgrounds.
  - » Supplementary shade structures, including shade sails, may be designed for Neighbourhood, District and Regional level playspaces. Shade structures and sails should provide for maximized efficiency of shade of the playspace area during the hours of 10am to 3pm, between September to March, and as recommended by Cancer Council.
- Park Furniture
  - » Park furniture to be included in the design shall be in accordance with the Service Profile.
  - » Designs are to provide formal seating (including bench seats with armrests) for all playgrounds, with the possible inclusion of informal seating opportunities.
  - » Where specified, designs are to incorporate a drinking fountain for each playground, with dog bowl attachment. This will require the water fountain to be located a minimum 10m from the play equipment playing surface edge. The overflow from the drinking fountain must be collected and discharged to the stormwater network.
  - » Where specified, bins should be incorporated into locations that are easily accessed by waste collection vehicles and staff.
  - » A standard single post park sign incorporating regulatory information has been developed for all parks, to replace existing park signage.
- Enclosure
  - » Provision for enclosure around playgrounds is not typically mandated, but is subject to risk assessment.

## Skate park

The skate park was designed in close conjunction with Council, TfNSW, Cardno and the local user groups including skating, BMX and scooter users of the space. Consultation activities included:

- two user workshop groups, one on site at Bicentennial Park.
- a consultation process with specialist skate park design and construct firm Convic (ongoing)
- review of the current offerings in the Bayside Council area including the recently completed Mutch Park and community consultation related to that project.

As a result, the skate park was designed to the following parameters:

- Street / transitory style with modular skate elements
- Minimal conflict of movement with a primary linear section
- Skate bowl for intended use by skaters, BMX'ers and scooters.
- Shelter structures
- Site furniture that matches the modular skate elements
- Quarter pipe sections
- Designated skate area for beginners
- Water Sensitive Urban Design (WSUD) creek to extend the wetland character and soften the hard surface character
- Changes in level across the space to delineate precincts and create interest
- The development of a space with a plaza feel for use by the community
- Significant buffer planting to the periphery and through the centre of the space to provide screening to adjoining residents and frame the skate space.

## Accessibility

### Standards

The design is in accordance with:

- Bayside Council Playspace Service Profile
- Bayside Council Model Playspace Design Brief
- AS 1428 Design for Access and Mobility
- AS 4685 SET: 2014 Playground Equipment and Surfacing
- AS 4685.0: 2017 Playground Equipment and Surfacing - Part 0 - Development, installation, inspection, maintenance and operation
- AS 4422: 2016 - Playground surfacing - Specifications, requirements and test method.

### Access and parking

A review of the park designs in relation to increased demand (e.g. footpaths and car parking) – TBC

### Circulation

The current arrangement of open spaces provides a loosely connected north-south corridor for pedestrian and cycle movement, albeit with Bay Street and President Avenue carrying large traffic volumes that act as a barrier to movement . East-west connections are also available across the linear park areas between local streets and on-road cycleways (refer Figure 17: Circulation and Usage). The M6 alignment at grade 1 constrains this east-west connectivity.

A review of the design of the offset sites determined that walking and cycling are well supported both in terms of connections to the wider street network and internal circulation:

- Primary north-south routes are formalised for shared use by pedestrians and cyclists
- Secondary routes are for pedestrians and designed as slower speed environments
- A new bridge over Muddy Creek formalises and strengthens the east-west connection between McCarthy Reserve and Ador Park
- Pedestrian paths link activity areas to each other, and to informal paths and passive recreation areas
- There are multiple connections into local streets that pick up on existing and future desire lines; and entries to the spaces are clear and legible
- Paths are accessible for all users
- Landscape selection, location and orientation of rest areas and seating, and lighting are consistent with CPTED principles for clear and direct sightlines and good passive surveillance.

Figure 18 and Figure 19 show the movement network for both offset sites.



**Figure 17:** Circulation and Usage



**Figure 18:** McCarthy Reserve and Ador Park Precinct: Circulation and Usage NTS



**Figure 19:** Brighton Memorial Playing Fields: Circulation and Usage NTS

## Inclusive design

The design of both play spaces at Brighton Memorial Playing Fields and the McCarthy Reserve / Ador Park Precinct was developed with regard to the Everyone Can Play Guidelines – a guideline to create inclusive play spaces by the NSW government. TfNSW worked extensively with Lark Industries, who were instrumental in the creation of the government guideline, to develop inclusive spaces that provide access to a variety of play experiences for people to enjoy together. The Guideline sets out three heads of consideration that are also part of the evaluation toolkit used to review the offset sites. They are:

- Can I get there?** Consider location, layout, signage, wayfinding and accessibility to ensure everyone can find their way to, in and around the play space
- Can I play?** The play experience, including the equipment and surfacing, should allow everyone to experience a variety of challenging and engaging play opportunities in a way that suits them
- Can I stay?** Consider safety, facilities, landscape and the wider environment to ensure everyone can stay at the play space for as long as they would like

The aim for Brighton Memorial Playing Fields was to optimise the ability of people to use the small local space and the small number of facilities able to be provided. Three of the five pieces of equipment these are suitable for wheelchair users. In addition, five out of ten elements on the multi-use piece are wheelchair-accessible.

The aim for the McCarthy Reserve and Ador Park Precinct, which will be a regional play space, was to provide a unique and welcoming place where people feel comfortable yet challenged, while removing obstacles and barriers that prevent people of all ages, cultural backgrounds and abilities from playing. Assessed against the Everyone Can Play guidance, the design satisfies the inclusivity guidelines, including the equipment, surfacing and supporting facilities.

| Guideline        | Consideration / Outcomes sought   | Design   |
|------------------|---|--|
| Can I get there? | The layout of the play space can be easily understood   | Surface colour and texture is used to differentiate activity and circulation zones   |
|                  | Points of entry and exit are easy to locate   | The play space is connected to the surrounding landscape and wider community through pedestrian pathways and a separated cycleway  |
|                  | The play space is well connected to the surrounding environment and community                                 | The site's topography is shaped to eliminate barriers to access from all entry points and throughout the space   |
| Can I play?      | Equipment theming and colour palette responds to the local context  | Equipment, art and signage responds to the wetland context as part of the Rockdale Wetlands Open Space Corridor, and local flora and fauna are celebrated through water play, interpretative sculpture, signage and equipment choice   |
|                  | Provides an environment where people of different sizes, abilities and cultural backgrounds can play together | A variety of activity zones are provided, including nature play, sensory play, and a fitness zone  |
|                  | Provides a range of options for the user, so they can choose how they wish to play                            | Equipment choices are considerate of different ages, sizes, abilities and cultural backgrounds. The centrepiece of the design is the accessible ramp connected to the wider play area by slides, steps and rock platforms on all sides. The grade is sufficient to allow for all abilities access to the centre of the play area |
|                  | Play space provides a safe and secure environment   | Inclusive play equipment is co-located with standard play equipment<br>Safety fencing is provided to cycleway and carpark and the children's cycleway is separated from the high-speed cycleway and pedestrian pathways  |
| Can I stay?      | Range of seating options located appropriately  | Seating is provided throughout the area with sufficient circulation space and includes formal and informal seating types   |
|                  | Adequate amount of shade to cover play activities   | Shade is provided to the play space and seating areas with a combination of shade sails and shade structures. Planted trees provide additional shade   |
|                  | Adequate amenities are provided and are suitably located  | Amenities including a toilet facility, rubbish bins and water fountains are provided   |

## 4.0 Reinstatement of facilities at Bicentennial Park & Scarborough Park

A preliminary landscape concept was developed for the reconfiguration of Bicentennial Park as part of the EIS (refer EIS Chapter 13.4.2 and Volume 3B Appendix C Section 5.5). It shows a reinstated skate park north of the Ilinden Sports Centre, reinstated playground in the north-west portion, and reinstated playing fields in the eastern part of the park and partly within Brighton Memorial Playing Fields. Four playing fields are shown, at different sizes intended to serve different age groups: two small fields for children 6-8 years old, a mid-sized field for up to 12 years old, and a full sized pitch for adult users. A north-south cycle and pedestrian path extends over President Avenue in the form of a bridge, and there are footpaths connecting key spaces. The EIS also proposes that seating, bin enclosures, bicycle racks, shelters and drinking fountains be included (although these items are not numbered or mapped).

The EIS notes that this is “an indicative concept master plan” and that the final layout would be decided in consultation with Council, stakeholders and the community.

A detailed comparison of the existing and offset facilities is provided in Section 5.0 following. The offset sites provide these ‘big ticket’ items:

- two full size synthetic turf fields
- two mid-size turf fields
- two playgrounds
- one skate park.

Collectively the offset sites provide one additional full-size field and one additional playground over and above what is shown in the EIS concept for Bicentennial Park. Line marking of the new fields will enable their use for different sports and by different users.

As noted, the Stage 1 Recreational Facility Offset Works for McCarthy Reserve/Ador Park Precinct and Brighton Memorial Playing Fields will be completed prior to impacts on existing facilities within Bicentennial Park, and the reinstatement of Bicentennial Park and Scarborough Park North will be completed as Stage 2 during the main project works.

While the minimum requirements and extent of works at Rockdale Bicentennial Park and Scarborough North are identified in the SWTC, they are subject to change. This means that the detail of the reinstatement works cannot be known at this stage. A UDLP will be developed for Bicentennial Park, taking into consideration the design for both offset sites. The UDLP will take the EIS design principles forward, and use them to develop and refine the design for Bicentennial Park, in consultation with relevant stakeholders and authorities. Consultation will confirm Council, stakeholder and community expectations, and as it did for the Stage 1 designs for the offset sites, will help to establish the form and function of the spaces and the services provided.



**Figure 20:** Existing SWTC / EIS plans for the site
















## 5.0 Comparison of Existing and Proposed Facilities

### 5.1 Facilities Comparison

This section of the report compares the existing facilities to be removed at Bicentennial Park and Scarborough Park and those proposed as part of the offset works.

The table below illustrates where offset facilities are equivalent to or exceed the quantity of facilities currently provided. This is indicated via graphic colour to indicate either equivalent / increase or a not provided / decrease. Overall, the general quantity of offset facilities is equivalent to or exceeds current provision. A summary of specific items that are not replaced or in lesser quantities are provided following the table.

**Table 13 Facilities Count: Existing and Proposed**

| Item name   | EXISTING                             | PROPOSED                           |                                       |                    | Provision Rating  |
|---|--------------------------------------|------------------------------------|---------------------------------------|--------------------|---|
|   | Bicentennial Park & Scarborough Park | Memorial Fields                    | McCarthy Reserve & Ador Park Precinct | Total Offset Sites |   |
| <b>Playing Fields</b>                             |                                      |                                    |                                       |                    |   |
| Full size playing field                           | 2x Turf (6254m <sup>2</sup> each)    | 1x Synthetic (7150m <sup>2</sup> ) | 1x Synthetic (6500m <sup>2</sup> )    | 2                  |    |
| Mid size playing field                            | 1xTurf (3700m <sup>2</sup> )         | 1x Turf (1560m <sup>2</sup> )      | 1x Turf (1550m <sup>2</sup> )         | 2                  |    |
| Sideline shelters                                 | 2                                    | 2                                  | 2                                     | 4                  |   |
| Elevated spectator seating stand on concrete slab | 1                                    | 0                                  | 0                                     | 0                  |  |
| <b>Amenities Building</b>                         |                                      |                                    |                                       |                    |   |
| Amenities building                                | 1                                    | 1                                  | 2                                     | 3                  |  |
| Toilets   | No Information                       | 6 + 1 accessible                   | 15 + 2 urinals + 3 accessible         | 26                 |  |
| Canteen   | No Information                       | 1                                  | 1                                     | 2                  |  |
| Medical room                                      | No Information                       | 1                                  | 1                                     | 2                  |  |
| Changing rooms                                    | No Information                       | 2                                  | 2                                     | 4                  |  |
| Meeting room                                      | No Information                       | 1                                  | 1                                     | 2                  |  |
| Garage  | No Information                       | 1                                  | 1                                     | 2                  |  |
| Referee facilities (incl. Shower & wc)            | No Information                       | 1                                  | 1                                     | 2                  |  |
| <b>Car Park</b>                                   |                                      |                                    |                                       |                    |   |
| Car Parking Spaces                                | 249 over 2 car parks                 | 59                                 | 81                                    | 140                |  |

 Equivalent or greater  Not provided or lesser

| Item name                                  | EXISTING                             | PROPOSED                |                                       |   | Provision Rating |
|--|--------------------------------------|-------------------------|---------------------------------------|---|------------------|
|  | Bicentennial Park & Scarborough Park | Memorial Fields         | McCarthy Reserve & Ador Park Precinct | Total Offset Sites                                      |                  |
| <b>Playground</b>                          |                                      |                         |                                       |   |                  |
| <b>Total Area</b>                          | <b>1100m<sup>2</sup></b>             | <b>375m<sup>2</sup></b> | <b>2322m<sup>2</sup></b>              | <b>2697m<sup>2</sup> (1 small + 1 large accessible)</b> |                  |
| Total play zones                           | 1                                    | 1                       | 5                                     | 6   |                  |
| Total elements                             | 13                                   | 10                      | 31                                    | 41  |                  |
| Liberty swing                              | 1                                    | 0                       | 0                                     | 0   |                  |
| Senior combination unit                    | 1                                    | 0                       | 0                                     | 0   |                  |
| Double swing                               | 2                                    | 0                       | 0                                     | 0   |                  |
| Junior combination unit                    | 1                                    | 0                       | 0                                     | 0   |                  |
| Rocker /Spinner / Ancillary play equipment | 7                                    | 0                       | 0                                     | 0   |                  |
| Inclusive play structure "Ramp Bayside"    | 0                                    | 0                       | 1                                     | 1   |                  |
| Balance combination "McCarthy"             | 0                                    | 0                       | 1                                     | 1   |                  |
| Climbing combination "Layers McCarthy"     | 0                                    | 0                       | 1                                     | 1   |                  |
| EUROFLEX® half ball                        | 0                                    | 0                       | 7                                     | 7   |                  |
| Combination swing                          | 0                                    | 0                       | 1                                     | 1   |                  |
| Daisy Doodle                               | 0                                    | 0                       | 1                                     | 1   |                  |
| Tactile Topiary                            | 0                                    | 0                       | 1                                     | 1   |                  |
| Wild Wildlife Wheelspin                    | 0                                    | 0                       | 1                                     | 1   |                  |
| Orb  | 0                                    | 0                       | 2                                     | 2   |                  |
| Vortex                                     | 0                                    | 0                       | 1                                     | 1   |                  |
| Wave swing                                 | 0                                    | 0                       | 1                                     | 1   |                  |
| All-Inclusive Play Centre                  | 0                                    | 1                       | 0                                     | 1   |                  |
| Swing                                      | 0                                    | 1                       | 0                                     | 1   |                  |
| Springer                                   | 0                                    | 1                       | 0                                     | 1   |                  |
| Carousel                                   | 0                                    | 1                       | 0                                     | 1   |                  |
| Shade Sail / Shelter                       | 1                                    | 6                       | 8                                     | 14  |                  |
| Fitness Equipment                          | 0                                    | 0                       | 5                                     | 5   |                  |
| <b>Skate Park</b>                          |                                      |                         |                                       |   |                  |
| <b>Total Area</b>                          | <b>1000m<sup>2</sup> (approx)</b>    | <b>0</b>                | <b>1350m<sup>2</sup> (approx)</b>     | <b>1350m<sup>2</sup></b>                                |                  |
| Total Elements                             | 7                                    | 0                       | TBC                                   |   |                  |
| Bowl                                       | 0                                    | 0                       | 1                                     |   |                  |
| Flat Ramps                                 | Y                                    | 0                       | Y                                     |   |                  |
| Quarter Pipe                               | 2                                    | 0                       | Y                                     |   |                  |
| Ledges                                     | Y                                    | 0                       | Y                                     |   |                  |

Equivalent or greater
  Not provided or lesser

| Item name  | EXISTING                             | PROPOSED                                 |   |                                | Provision Rating |
|--|--------------------------------------|--|---|--------------------------------|------------------|
|  | Bicentennial Park & Scarborough Park | Memorial Fields                          | McCarthy Reserve & Ador Park Precinct     | Total Offset Sites             |                  |
| Boxes  | Y                                    | 0  | N   |                                |                  |
| Steel rail   | Y                                    | 0  | Y   |                                |                  |
| Guard rail   | 70m                                  | 0  | N   |                                |                  |
| Metal barrier  | 3m                                   | 0  | N   |                                |                  |
| Concrete Barrier   | 6m                                   | 0  | N   |                                |                  |
| Concrete stairs  | 2                                    | 0  | Y   |                                |                  |
| <b>Open Space (Passive)</b>  |                                      |  |   |                                |                  |
| <b>Total Area of Informal/ Passive Open Space</b>                      | <b>28,500m<sup>2</sup></b>           | <b>5340m<sup>2</sup></b>                 | <b>7965m<sup>2</sup></b>                  | <b>13305m<sup>2</sup></b>      |                  |
| Signage (safety, directional, information)                             | 5                                    | 2  | 8 + 4 groups of 20                        | 14                             |                  |
| Memorial/ commemorative elements including art, structures and signage | 6                                    | 10                                       | 0   | 10                             |                  |
| Drinking fountain  | 2                                    | 2  | 2   | 4                              |                  |
| Garbage bin enclosure  | 2                                    | 2  | 5   | 7                              |                  |
| Seating (formal)   | 16                                   | 3  | 23  | 26                             |                  |
| Seating (informal)   | 0                                    | 6  | 12  | 18                             |                  |
| Picnic setting (table & benches)                                       | 3                                    | 2  | 4   | 6                              |                  |
| Double BBQ   | 1                                    | 0  | 2   | 2                              |                  |
| Bicycle hoop   | 0                                    | Yes - quantity TBC                       | 6   | 6                              |                  |
| <b>Active Transport (Cycleway)</b>                                     |                                      |  |   |                                |                  |
| Bicycle path   | 1x loop approx. 70m length           | 1x approx 125m length (Future Provision) | 1x High Speed Cycleway approx 604m length | 604m + 125m (Future Provision) |                  |
| Pedestrian pathway   | 1800m <sup>2</sup> (approx)          | 1324m <sup>2</sup>                       | 1320m <sup>2</sup>                        | 2644m <sup>2</sup>             |                  |
| <b>General - Lighting and Fencing</b>                                  |                                      |  |   |                                |                  |
| Post top   | No Information                       | 5  | 36  | 41                             |                  |
| Pole mounted   | No Information                       | 9  | 10  | 19                             |                  |
| Area floodlights   | No Information                       | 5  | 7   | 12                             |                  |
| Mounting bracket adjustable  | No Information                       | 20                                       | 20  | 40                             |                  |
| LED strip lighting   | No Information                       | 0  | 8   | 8                              |                  |
| Fencing (Including safety, general, sports fields)                     | Yes                                  | Yes                                      | Yes                                       | Provided as needed             |                  |
|  |                                      |  |   |                                |                  |

Equivalent or greater
  Not provided or lesser

## 5.2 Summary

The proposed design of offset facilities generally provide equivalent to or an increase in facilities and equipment to those currently at Rockdale Bicentennial Park. Where an item is not provided or there is a shortfall, this is typically because:

- the table provides a quantitative rather than a qualitative assessment. For particular items, new equipment may provide better than like for like service or amenity,
- existing facilities are outdated or do not address current community needs,
- facilities are within the scope of reinstatement work at Rockdale Bicentennial Park,
- a different design direction was taken after consultation with Council and TfNSW.

Comments on the rationale behind specific items that have been identified as not provided or reduced within the design for the offset sites are listed in the table below.

**Table 14 summary of items not provided within offset sites**

| Item name   | Comment  |
|---|--|
| Elevated spectator seating  | Significant restriction in space resulted in this omission. Elevated seating was originally proposed at both offset sites but later removed in accordance with Council discussions centred around maintenance and site lines.  |
| Car parking   | Discussions between Council and TfNSW resulted in the agreed approach to the number of car parking spaces. This is not a like for like comparison due to the following factors: <ul style="list-style-type: none"> <li>– Rockdale Bicentennial Park car parking services a larger area compared to the two offset sites and provides overflow parking for Ilinden Sports Centre.</li> <li>– Offset sites provide better active transport connections internally and externally</li> </ul>  |
| Play equipment including: <ul style="list-style-type: none"> <li>– Liberty swing</li> <li>– Senior combination unit</li> <li>– Double swing</li> <li>– Junior combination unit</li> <li>– Ancillary play equipment</li> </ul> | This is not a like for like comparison due to the following factors: <ul style="list-style-type: none"> <li>– Overall quantity of play equipment is increased by 28 items and total area of play spaces has doubled.</li> <li>– Items have been specified for the offset sites that meet modern finishes and standards. The equipment has been sourced from leading play manufacturers, responding to the local demographic and council requirements for the play areas. McCarthy is a regional play space focussing on a wide range of age groups and incorporating innovative and world leading nature play, inclusive play, adventure and rope play, slides and swings and a major ramp play unit</li> <li>– Inclusive design has been considered across the entire play space and is not limited to particular items.</li> </ul> |
| Skate Park equipment including: <ul style="list-style-type: none"> <li>– Boxes</li> <li>– Guard rail</li> <li>– Metal barrier</li> <li>– Concrete stair</li> </ul>  | This is not a like for like comparison due to the following factors: <ul style="list-style-type: none"> <li>– The existing skate park at Bicentennial Park does not currently meet community needs, and caters to a different user group. The current designs and follow up design work by Convic are a result of user group consultation and Council feedback at both concept and documentation phases</li> <li>– Final design of the skate park is still under development, therefore final quantities remain unknown.</li> </ul>  |
| Total area of passive open space  | Offset sites are constrained by the need to replace 'big ticket items' including sports fields, play spaces and the skate park. Passive open space is provided within the design where space permits.  |