

MAYS HILL PRECINCT

MASTER PLAN REPORT

TYRRELLSTUDIO

Prepared for Parramatta Park Trust
13 NOVEMBER 2017

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1. INTRODUCTION

MAYS HILL PRECINCT MASTER PLAN

This Master Plan proposes a future for the 20 hectare Mays Hill Precinct of Parramatta Park. The Master Plan draws together a large range of proposed projects and activities, including the City of Parramatta Aquatic Centre, into a high performance recreational system woven through a scenic landscape setting.

In the context of the population growth of Parramatta, the Master Plan offers increased opportunities for recreation, while enhancing the spatial and aesthetic values of a large park landscape. The design proposes to reconnect with Parramatta Park across the railway, and to complement the existing values of the Park with a distinct character and range of active uses.

The Mays Hill Precinct is the southern Precinct of Parramatta Park, separated from the core part of the Park by the Western Rail Line and Park Parade. Much of Mays Hill Precinct was previously occupied by the Parramatta Golf Course, which closed in 2015. The precinct is the location for the new City of Parramatta Aquatic Centre following the closure of the Parramatta War Memorial Swimming Centre in March 2017 due to the Western Sydney Stadium redevelopment.

The development of this Master Plan has been informed by heritage and ecological analysis by EcoLogical Australia, and traffic analysis by GTA Consultants. The Master Plan process included three phases of community and stakeholder consultation run by Newgate Engage.



SCALE 1:4000

LEGEND

1. Domain Creek
2. Park Parade Gatehouse: potential adaptive reuse for commercial or operational use
3. Mound landform
4. Sports micro-elements; e.g. cricket wickets and goal posts
5. A range of active recreation opportunities, including sports, fitness and play
6. Active recreation opportunities for fitness and play at Aquatic Centre entry
7. Potential Park Pde T-WAY expansion
8. Upgrade Amos St carpark
9. Upgrade Pitt St carpark
10. Mays Hill Gatehouse: existing commercial use retained
11. Upgraded multi-use sports field
12. Aquatic Centre drop off area
13. Potential Park Parade carpark
14. Mounded landform for potential landbridge to Parramatta Park.
15. Picnic Shelters
16. Amenities Block

2. LARGE PARK CONCEPTS

WHAT MAKES A SUCCESSFUL LARGE PARK?

2. LARGE PARK CONCEPTS

Large parks must balance many competing objectives, house many complex and unrelated uses and perform as a complex system to be successful. The following diagrams suggest some of the key attributes for consideration in the masterplanning of a successful large park:



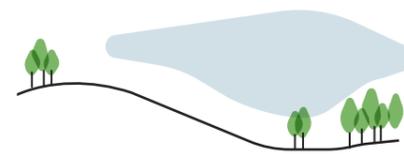
RANGE OF ACTIVITIES

Provide a range of different activities for a range of user groups and communities.



COMMUNITY IDENTITY

The community should feel a sense of ownership of the park and that the park's identity is representative of the community.



ESCAPE FROM CITY

Large parks should offer the ability for community to escape from the urban condition and be immersed in the park setting.



VARIED SPACES

There should be spaces that are small and contained offering protection, as well as larger more open spaces offering vistas over the landscape.



ECOLOGICAL PERFORMANCE

The park should perform as a system to clean storm water, filter air and provide habitat.

WHAT IS 'NATURAL'? NATURE AS SCENERY

Large parks are often valued for their perceived 'natural' quality, as an escape and contrast from the urban environment.

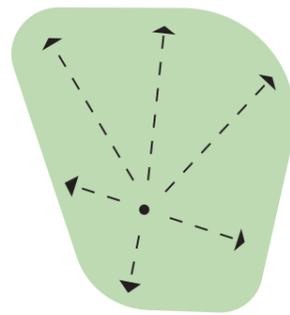
In this definition, 'nature' is understood as designed scenery, composed of green trees, grass and landform which can be provided in large parks.

The following attributes are listed to try to establish qualities which contribute to a 'natural' aesthetic in park design.

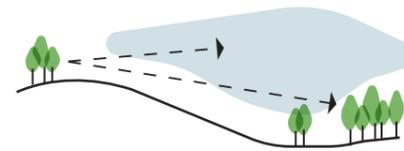
The park should contain:



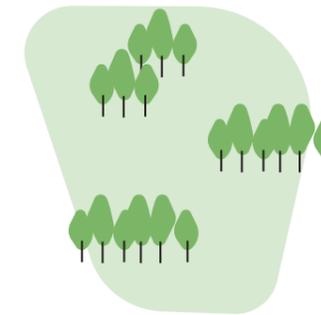
EXPOSURE TO SIGNIFICANT LANDFORM



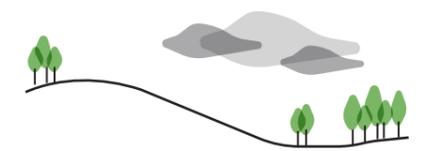
EXPANSIVE SPACES



PROSPECT;
LARGE UNINTERRUPTED
VISTAS, WITH A 'BIG SKY'



SIGNIFICANT VEGETATION &
TREES, 'GREEN'



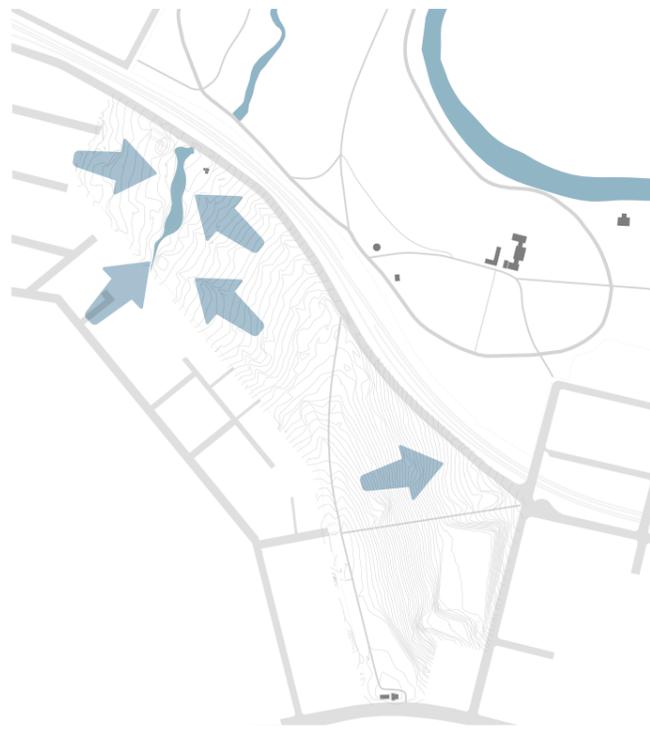
EXPOSURE TO WEATHER

WHAT IS 'NATURAL'? NATURE AS A SYSTEM

A site of this scale also contains rich natural systems which should perform ecosystem services for the surrounding city. The site's ecological systems include water treatment, climate cooling through vegetation, and habitat provision.

The Precinct's history as a golf course has created a highly modified ecological environment, altering landform, vegetation, soils, drainage and irrigation.

There may be features of the current golf course environment, such as altered soil profiles which could be worked with as part of a process of landscape reinvention over time.



WATER COLLECTION AND TREATMENT



ECOLOGICAL HABITAT;
PATCHES AND CORRIDORS



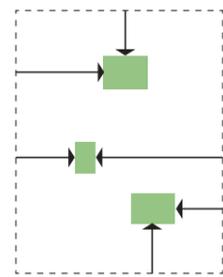
CLIMATE AND SOIL;
MODIFIED GOLF COURSE
ENVIRONMENT SPARKS NEW
TREE GROWTH IN SAND BUNKER

HOW CAN ACTIVITY SHAPE A LARGE PARK?

2. LARGE PARK CONCEPTS

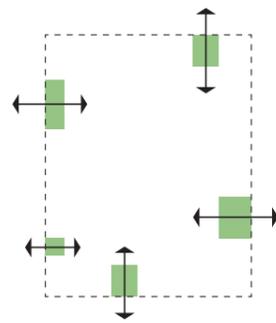
Activity of many different types, intensities and scales can be considered for inclusion in a park of this scale. The major shift in park design over the last 50 years has been the growing role of the park as a system of activated or 'programmed' spaces. The modern park is expected to 'perform' in a way that is beyond the 'natural', 'scenic' or 'picturesque' and also provide action and cultural life. The location of active elements within parks creates different spatial characteristics, informing the structure and circulation patterns of the park as a whole.

The following diagrams describe some of the possible arrangements of various active, programmed uses in a park of the scale of Mays Hill Precinct.



INTERNALISED

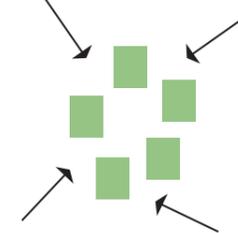
Activities located internally within the park. People must move through the park to reach them. This generates through movement however the park lacks an active street presence.



EDGES & SHOPFRONTS

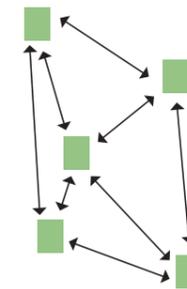
Activities located along edges of parkland, giving them a street presence.

American urban theorist and architect Jane Jacobs called for the edge of the park to be a transition between park and city that was lively; 'spots of magnetic and intense border activity'.



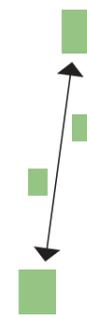
CLUSTER

Activities clustered and co-located in one area.



DISTRIBUTED

Active elements dispersed across parkland.



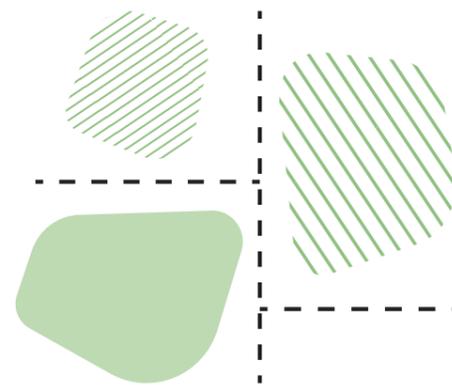
LINEAR

Activities anchoring either end of a structuring line, or distributed along such an alignment.

Large parks are often split into a range of zones. As landscape architect George Hargreaves has noted however, 'Large parks will always exceed singular narratives.' This means that the large park will always be too big and complex to be designed with a singular theme in mind.

A park can be designed to provide for a broad range of both planned and unplanned uses. This vibrancy can be achieved by promoting multiple different uses in the same location.

This approach to mixing up park activities enables an ultimately richer experience of a park's unique character by a diverse community. This design approach is in direct contrast to a heavily zoned design where the parts and their associated community uses are held apart from one another.



DISTINCT ZONES

The different areas which make up a large park can become separated and distinct, denying the park an overall coherence and character. This is often observed with a local municipal park where there may be a sports field sitting beside a fenced playground adjacent to a BBQ area.



RICH TRANSITIONS

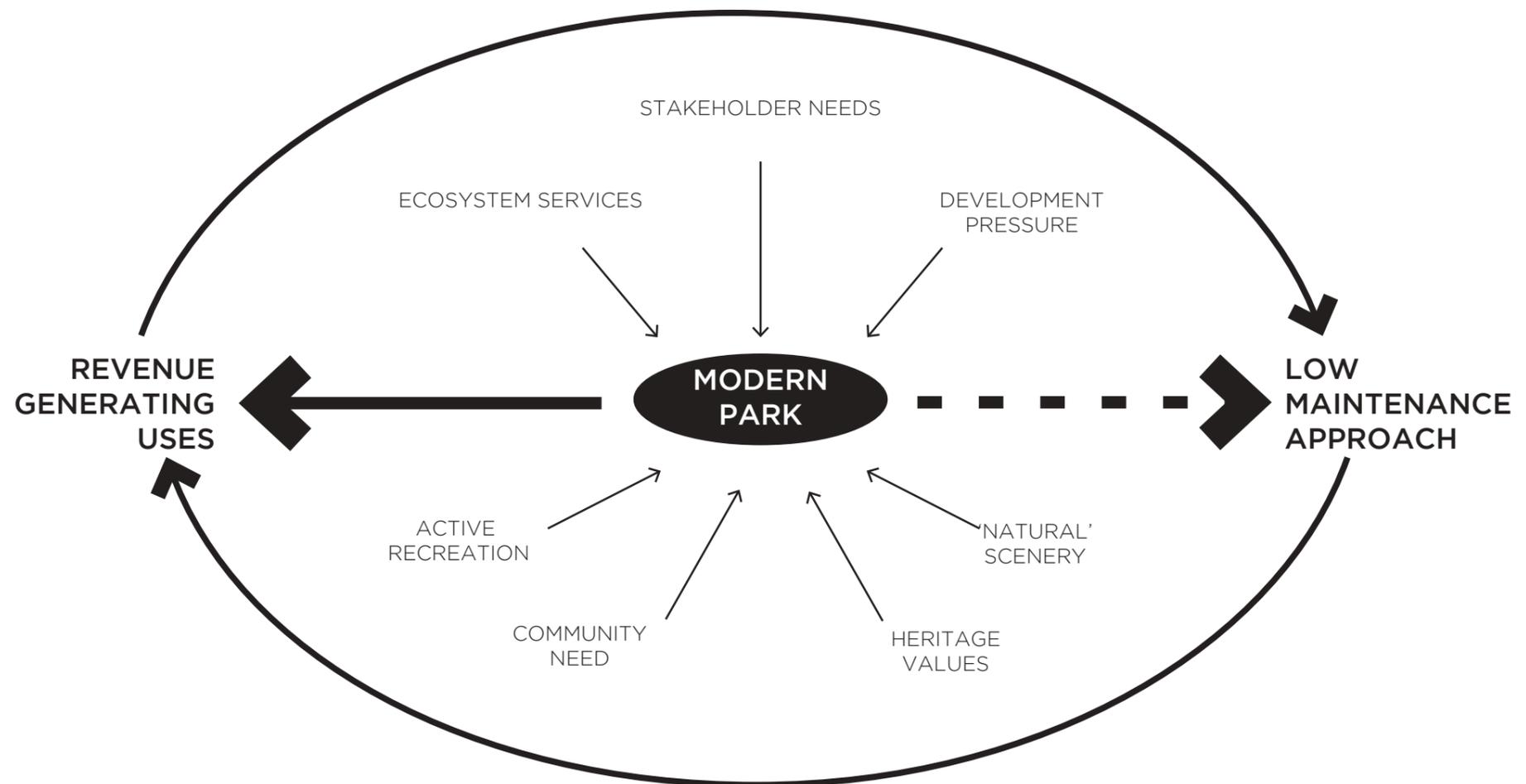
Overlapping different spatial scales and activity types creates rich opportunities for vibrancy in the transition and overlap between different parts of the park. As George Hargreaves has noted, this 'establishes the potential for an overall unity that does not rely on a singular identity.'

ECONOMIC SUSTAINABILITY: FINDING THE BALANCE

The modern urban park often needs to balance many different needs.

Large parks need to generate an income to maintain themselves as high performing community resources.

Revenue generating uses often need to be balanced with low maintenance design strategies to ensure the park is economically sustainable. This must be considered in the materiality of the design, but should not limit the potential for activation.



THE MODERN PARK MASTER PLAN: FIXED DESIGN VS. FLEXIBLE FRAMEWORK

The Mays Hill Precinct Master Plan covers a large area of open space. Spaces of this scale will evolve over a long period of time to suit changing requirements of the growing city. For this reason a Master Plan should be fixed enough to deliver real outcomes now, yet flexible enough to emerge and evolve over many years to suit future needs.



3. SITE ANALYSIS

PRECINCT CONTEXT

The Mays Hill Precinct is the southern precinct of Parramatta Park. It is approximately 20 Ha, and separated from the core of the Park by the Western Rail Line and Park Parade. The only existing direct access between Mays Hill and the rest of the Park is an underpass beneath the railway.

The Park is located within the City of Parramatta, bordering the City of Cumberland to the south-west. The Park borders the edge of Parramatta CBD to the east, with residential areas and Westmead Hospital to the west. Parramatta Station is 0.7km east of Mays Hill Precinct along Argyle St. Westmead Station is 0.3km west of the northern corner of the Precinct, along Park Parade.

The Precinct is bounded by Pitt St to the east, with a mixture of commercial and residential properties facing the park. Along the Precinct's southern and western boundaries the Park is faced by residential properties that are mostly medium-rise apartment blocks. These residents address the park directly with no street edge between, with most residences facing the park. The Great Western Highway to the south is an important arterial road for Parramatta.

To the north the Precinct is bounded by Park Parade and the railway. Currently RMS is preparing a road widening scheme to increase the capacity of the T-WAY and provide a separated cycle lane / shared way. The widening may require land along the Park Parade boundary of the Park.



PARRAMATTA PARK

Parramatta Park contains the World Heritage and National Heritage Area of the Old Government House and Domain. The heritage area includes historical elements such as the Bathhouse, the Dairy Precinct and the Gatehouses. Mays Hill Precinct historically formed part of the Governor's Domain, however has been disconnected with the rest of Parramatta Park since the construction of the railway in 1860.

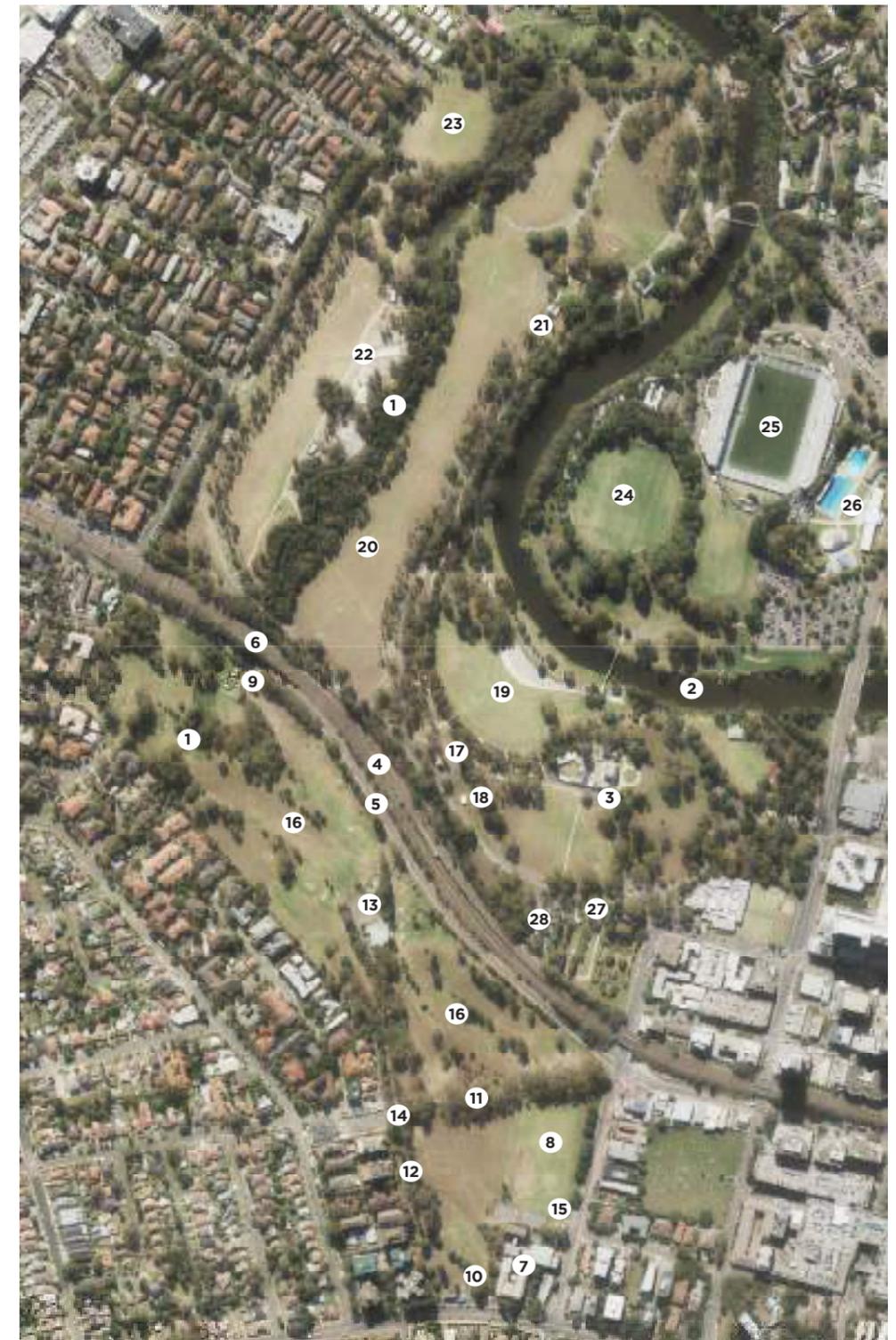
Parramatta Park has recreational facilities including the Domain Creek Playground, picnic shelters, BBQs and the Gatehouse Tearooms. Old Kings Oval is a formal sports ground, the Paddocks Precinct, including Coleman Oval, provides open space for informal games. The Crescent is an open air event space alongside the river used for concerts and festivals. The Western Sydney Stadium is currently under redevelopment, which has resulted in the closure of Parramatta War Memorial Swimming Pool. Parramatta River and Domain Creek run through the Park.

Within the Mays Hill Precinct, Jubilee Avenue forms a major pedestrian route from Amos St to the Argyle St - Pitt St intersection, connecting the residential area to the west of the Precinct with Parramatta CBD and Parramatta Station. Governor's Avenue runs from the Mays Hill Gatehouse to Amos St Carpark, and follows part of a historical carriageway route from the Mays Hill Gatehouse to Old Government House.

The Precinct contains two historical Gatehouses which are important heritage items. The Mays Hill Gatehouse at the Great Western Highway entrance is leased as a commercial tenancy. The Park Parade Gatehouse is leased as a residential tenancy.

Parramatta High School is located in the south-eastern corner of the Park on the corner of Pitt St and the Great Western Highway. A sports field, basketball courts and cricket nets are located adjacent to the school along Pitt St. The Parramatta Golf Course, which closed in 2015 occupied the area between Domain Creek and Jubilee Avenue. A carpark and clubhouse were located in the centre of the Precinct, and have since been demolished.

1. Domain Creek
2. Parramatta River
3. Old Government House
4. Western Rail Line
5. Park Parade
6. Railway underpass
7. Parramatta High School
8. Playing field and sports courts
9. Mays Hill Gatehouse
10. Park Parade Gatehouse
11. Jubilee Avenue
12. Governor's Avenue
13. Golf Clubhouse and Carpark, now demolished
14. Amos St Carpark
15. Pitt St Carpark
16. Former golf course
17. Governor's Bathhouse
18. Observatory remnant
19. The Crescent
20. Paddocks Precinct
21. The Dairy Precinct
22. Domain Creek Playground
23. Coleman Oval
24. Old Kings Oval
25. Western Sydney Stadium
26. Parramatta War Memorial Swimming Pool
27. Gatehouse Tea Rooms
28. Carpark



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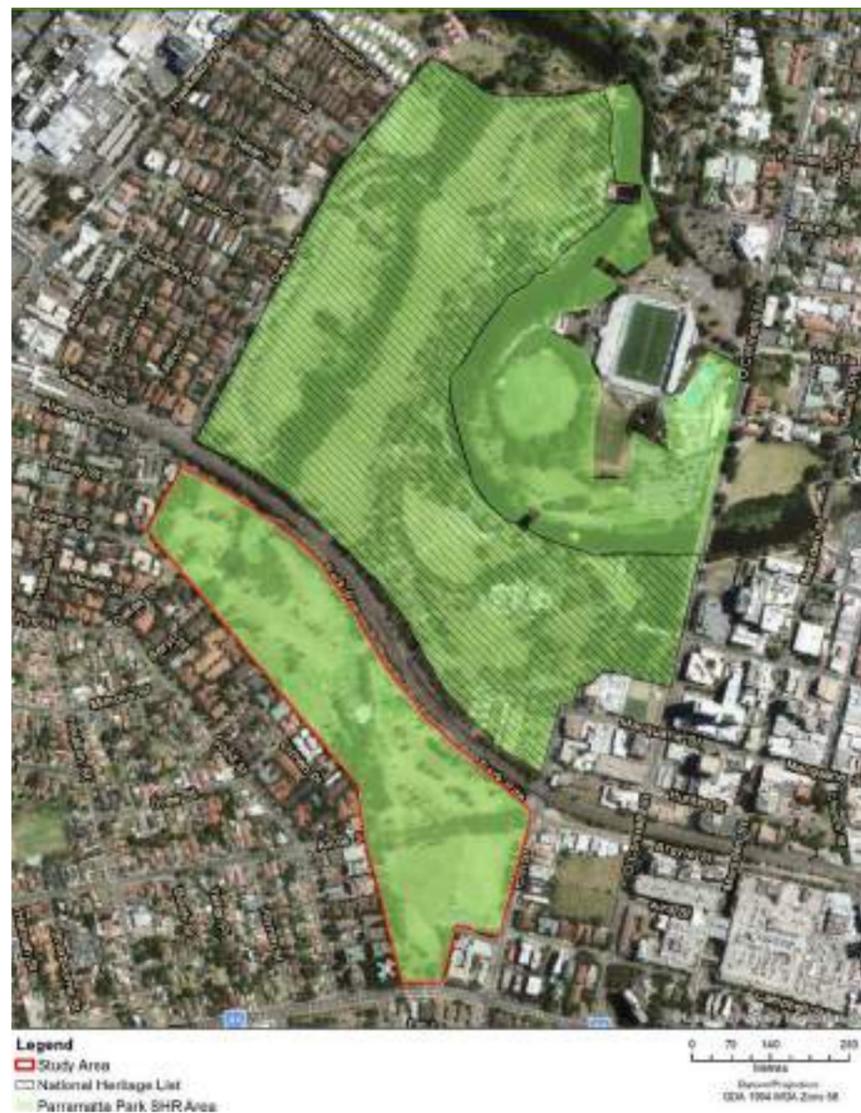
HERITAGE LISTINGS

Parramatta Park, including the Mays Hill Precinct is listed on the State Heritage Register (SHR Listing No. 00596).

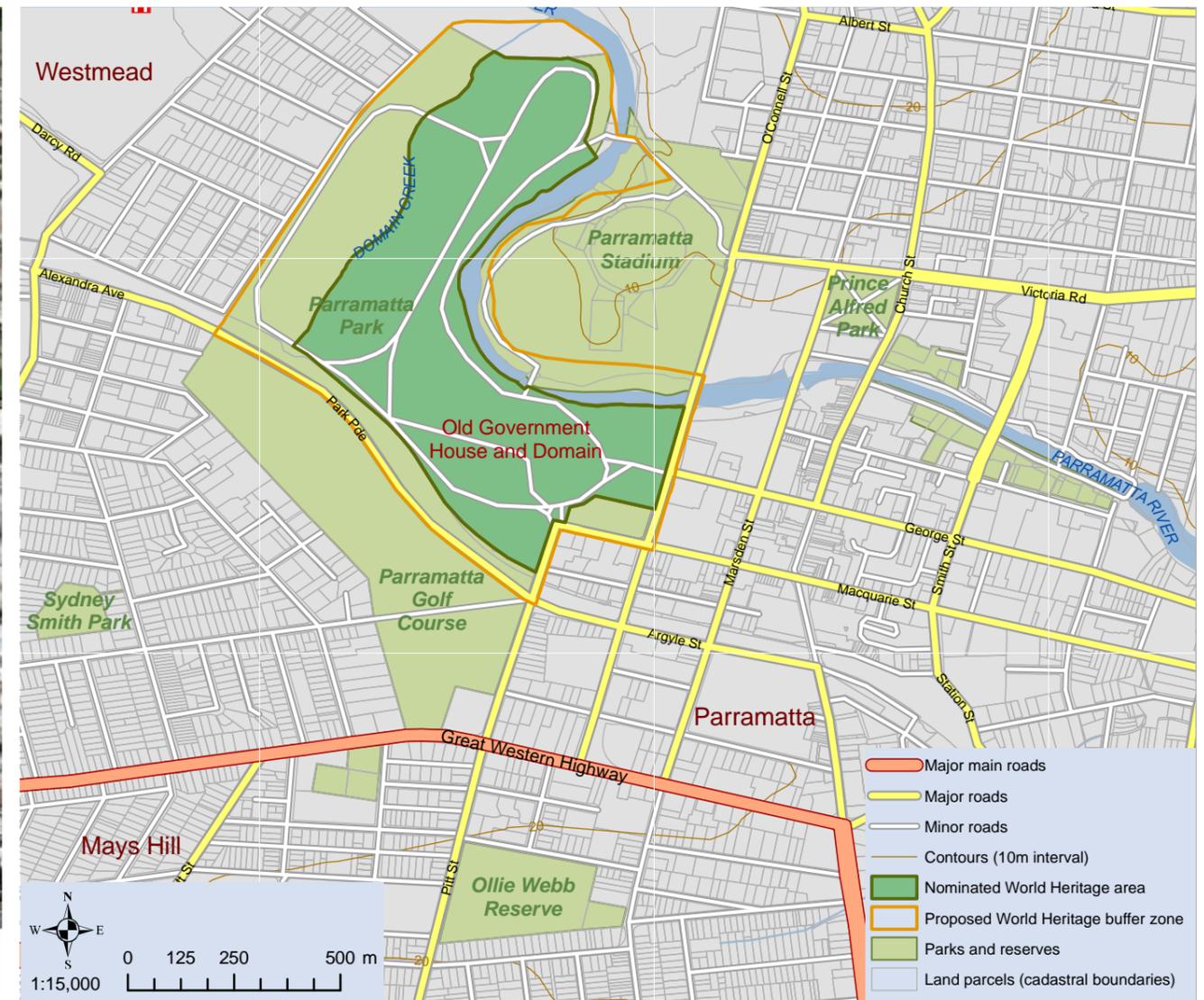
The Mays Hill Precinct lies outside the National Heritage listed area of the Old Government House and Government Domain. This area is separated from the Mays Hill Precinct by Park Parade and the railway embankment.

Old Government House and Government Domain is inscribed on the UNESCO World Heritage List as part of the serial listing of 11 Australian Convict Sites.

Within Mays Hill Precinct, Mays Hill Gatehouse, Park Parade Gatehouse and Governor's Avenue are listed on the Parramatta Trust Section 170 Register.



State Heritage Register Curtilage and National Heritage List
Source: EcoLogical Heritage Values and Opportunities Report



Old Government and Domain World Heritage Area and Buffer Zone
Source: Environmental Resources Information Network.

HISTORICAL MORPHOLOGY

This page illustrates the changes to the Mays Hill Precinct over time.



1844 Plan;
Source, State Library of NSW



1889-94 Plan;
Source, State Library of NSW



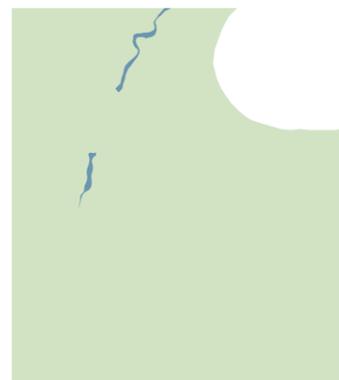
1904 Plan;
Source, State Library of NSW



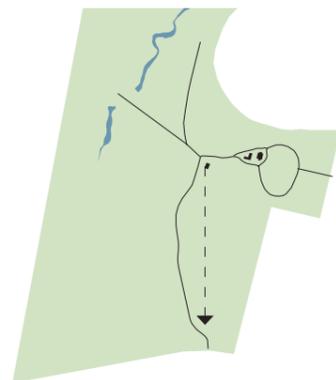
1943 Aerial photograph;
Source, SixMaps



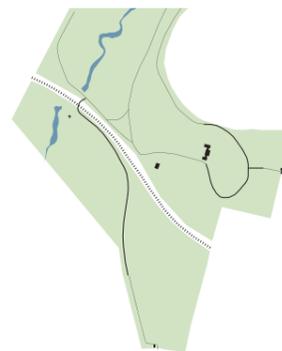
Current Aerial photograph;
Source, SixMaps



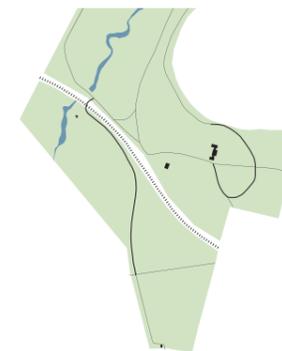
Pre-European settlement, the area was inhabited by the Dharug People. Evidence of Aboriginal occupation exists along the ridgeline of the Crescent and around Domain Creek within Parramatta Park, to the north of the Mays Hill Precinct.



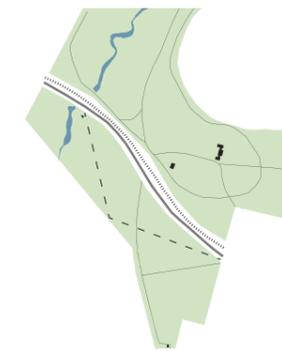
Early settlement: Mays Hill was part of the Governor's Domain, surrounding Government House. Governor's Avenue ran along the ridgeline from the Great Western Rd. 1820s Governor Brisbane built the Observatory and planted Hoop Pines to provide a southern bearing.



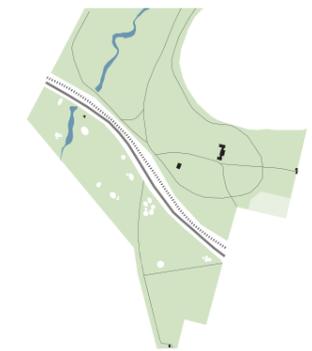
1857 Domain becomes Parramatta Park
1860 Rail line constructed through Park
Realignment of Governor's avenue Subdivision defines edge of Mays Hill.
1879 Mays Hill Gatehouse built.



Pathway in the location of Jubilee avenue established connecting residential area to city and station.
1902 Golf course built on both sides of railway.



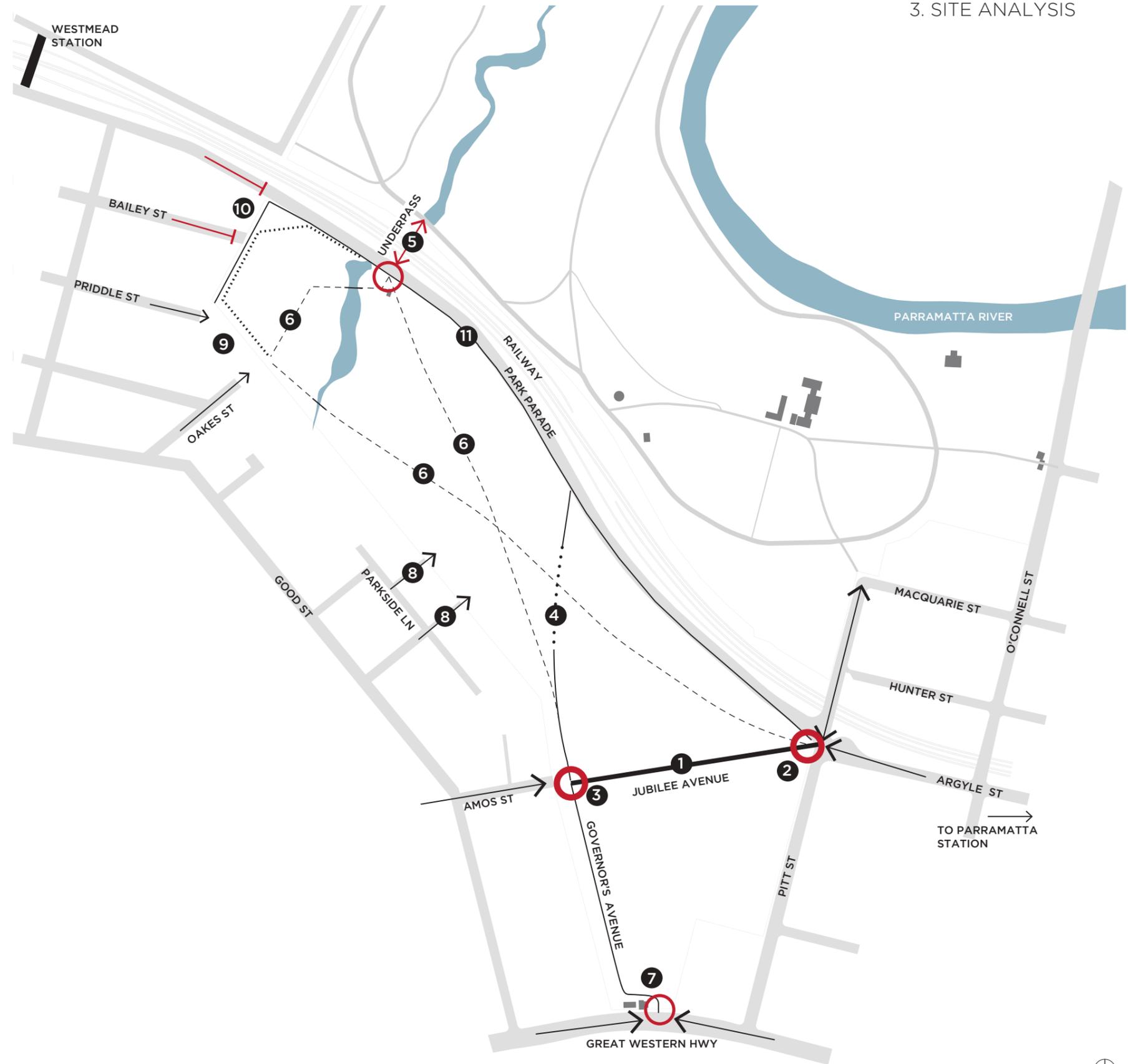
1911 Park Parade Gatehouse built.
1913 Parramatta High School built.
1929 Golf course is closed to open park for passive public recreation; park is mostly open grassland.



1937 Jubilee Avenue trees planted
1954 Golf course built within Mays Hill Precinct
1950s RSL built.
2015 Golf course closes.

ACCESS AND CIRCULATION EXISTING NODES AND PATHS

- 1 Jubilee Avenue is the strongest, most defined route through the Mays Hill Precinct. It provides a pedestrian connection between the city and station and the residential areas to the west of the Park.
- 2 The intersection of Park Pde and Pitt St is an important node, and the gateway to the Precinct from Parramatta CBD.
- 3 Important arrival point at Intersection of Jubilee Ave, Governor's Ave and Amos St.
- 4 Governor's Avenue is the remnants of the original road to Old Government House from the Mays Hill Gatehouse, which was realigned when the railway was built. A track remains from the Gatehouse along the ridge past Amos St, however it has been compromised by the former golf clubhouse and carpark.
- 5 The Mays Hill Precinct is very poorly connected to the rest of Parramatta Park. The only direct connection is the underpass below the railway, which is seen as unsafe, and is also affected by flooding. It is also difficult to cross Park Parade at this point, without a pedestrian crossing.
- 6 Only informal paths cross the parkland.
- 7 The entry from the Great Western Highway is characterised by the heritage Mays Hill Gatehouse.
- 8 Small scale entrances to Park from residential area.
- 9 Streets currently do not have a strong connection with the Park.
- 10 Currently no access from Bailey St and Park Parade and northern corner due to fencing.
- 11 Footpath along Park Parade has poor connection with the park, separated from it by various fences and low barriers.



3. SITE ANALYSIS

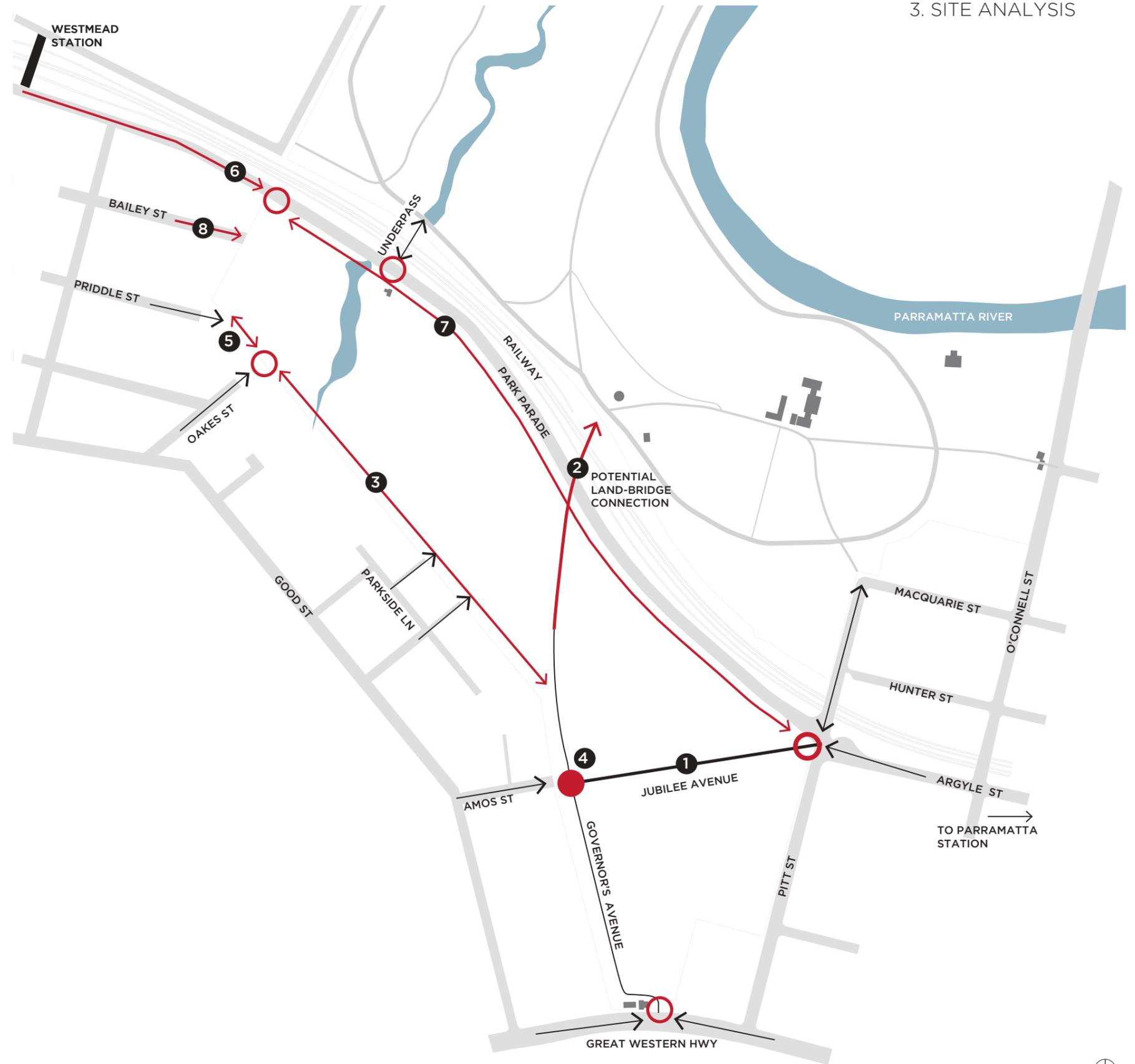
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ACCESS AND CIRCULATION OPPORTUNITIES

- 1 Retain the strength of Jubilee Avenue as a significant landscape element.
- 2 There is potential to reconnect Mays Hill Precinct with the rest of Parramatta Park via a land bridge structure.
- 3 Strengthen the edge of the Park with a key circulation path.
- 4 Amos St becomes an important point merging pedestrian and cycle routes into and through the Precinct.
- 5 Strengthen the connection between the Precinct and surrounding streets.
- 6 Arrival from Westmead station should be strengthened.
- 7 Proposed T-WAY expansion includes a shared way for bikes and pedestrians. This has the potential to be separated from the T-WAY and become a shared way within the Park.
- 8 Strengthen the connection between Bailey St and the Precinct.



3. SITE ANALYSIS

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EDGE CONDITIONS

- 1 At the entry from the city, landform directs the pedestrian onto Jubilee Avenue, and grade separates the sports field from Pitt St.



Landform and sports field adjacent to Jubilee Avenue.

- 2 The residential edge is currently not well defined. There are a series of fences and gates with some direct access from properties into the park. The edge can be strengthened with a consideration for privacy and amenity of residents.



Western boundary adjoining residential properties.

- 3 The fenced edge is poor and feels unsafe as it prevents easy access to and from the Park. The fence should be removed to relate the space more strongly to surrounding streets.

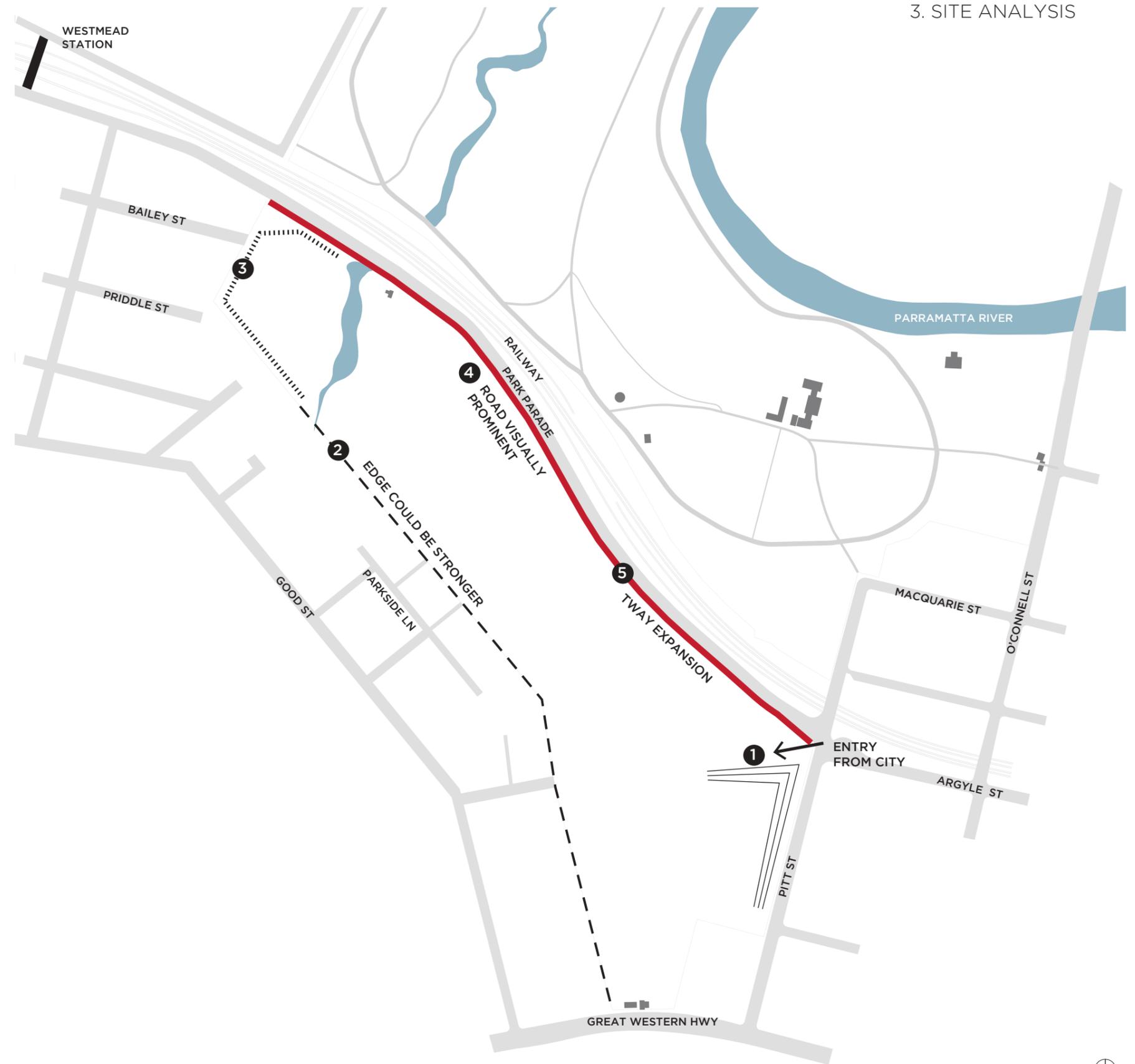


Fenced boundary at Oakes St.

- 4 The visual prominence of Park Parade from the Precinct could be minimised with landform. The T-WAY expansion may impact on trees along Park Parade.
- 5



Boundary along Park Parade.



3. SITE ANALYSIS

SIGNIFICANT VIEWS

The ridge line in the Mays Hill Precinct is a prominent topographical feature of the Parramatta area, with a history of use as a viewing point. Certain views from and within the Precinct have been previously identified as significant in various planning documents. The following diagram locates those identified in the Planisphere Technical Report (2012).

1 Identified in Parramatta Development Control Plan 2007; Fig 4.3.3.4 Historic Views.
View from Mays Hill across Parramatta's City Centre to distant hills. Key historic viewing point from the highest part of the Parramatta Park with best views of the city in the river valley, glimpses to hills behind the city between buildings.

2 & 3 Identified in Regional Planning Strategy & Views Study 1999 Mays Hill to Parramatta CBD including St John's spires, south to Campbell Street, Signature Tower and Sydney CBD, northeast to backdrop of hills. Views available from much of Mays Hill, and include a view cone of where views of one or both spires of St Johns is available.

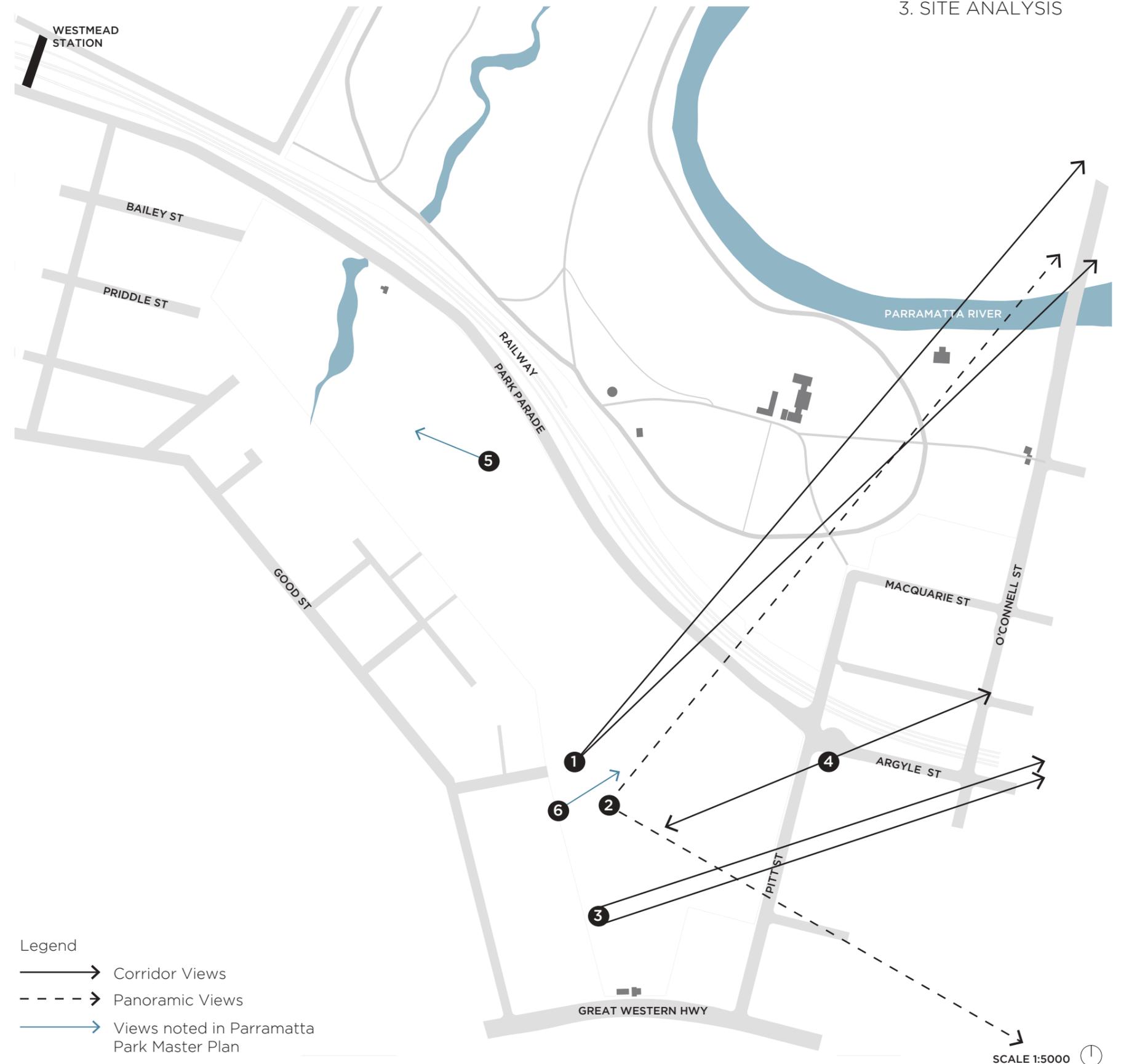
4 Identified in Parramatta Park Management Plan 2008 Mays Hill to Hunter St.

5 & 6 Identified in Parramatta Park Master Plan 2002

Legend

- Corridor Views
- - - - -→ Panoramic Views
- Views noted in Parramatta Park Master Plan

3. SITE ANALYSIS



LANDSCAPE STRUCTURE: EXISTING VIEWLINES

- 1 Iconic and expansive skyline view of Parramatta city from Mays Hill ridge. This view is listed in the DCP as a significant historical view. The location is recorded as a historical view point.



Views from Mays Hill ridge to Parramatta city and distant hills.

- 2 City view along Jubilee Avenue from a landform associated with the former golf course.



- 3 Key long views through the Precinct offer sense of space and scale, with stands of trees. This view is also identified in the Parramatta Park Master Plan.

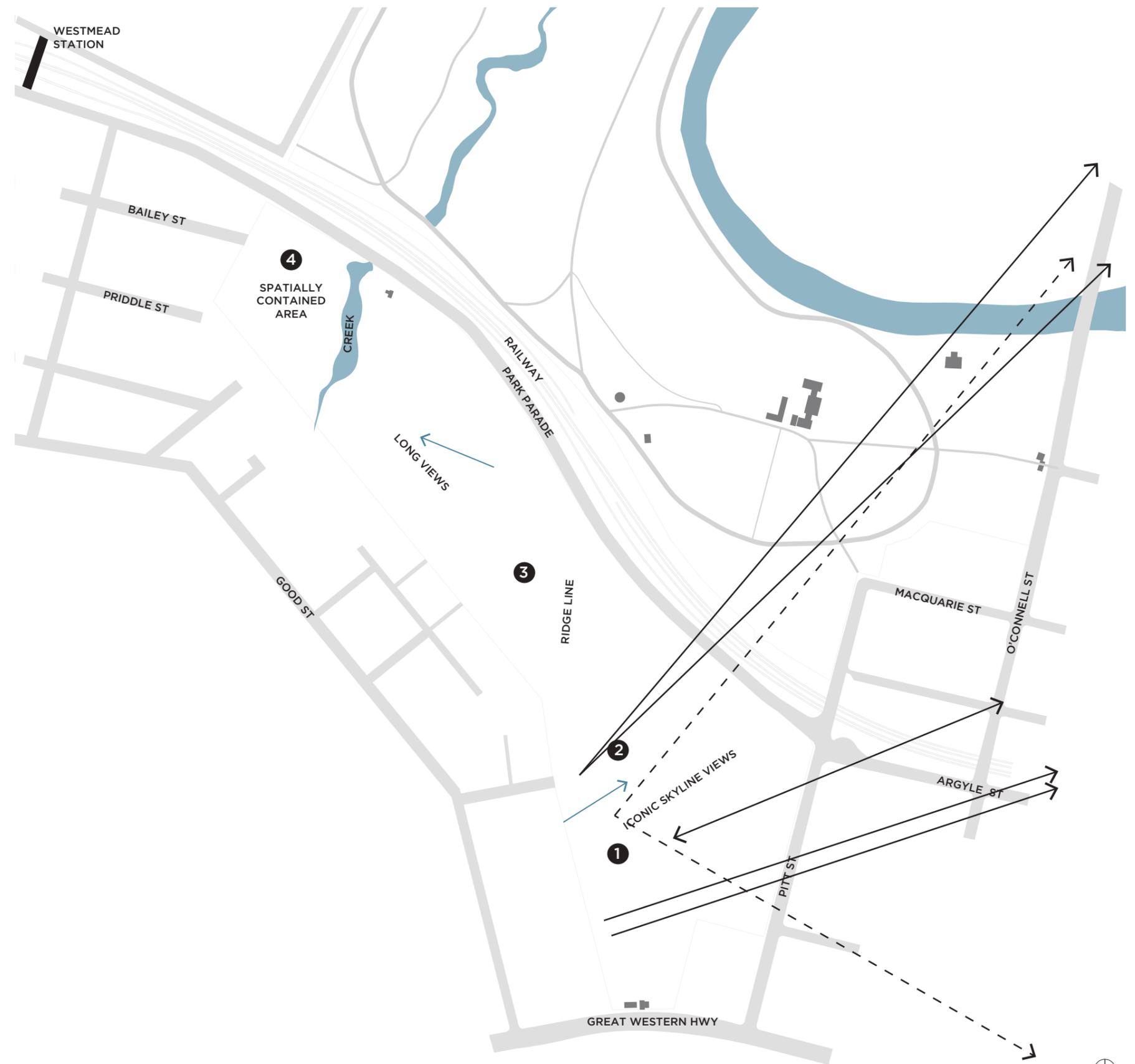


Long views through Precinct.

- 4 Northern end of Precinct is less open, with fewer long viewlines, bounded by Domain Creek and groves of trees.



Distinct character within groves of trees at northern end of Park.



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SPATIAL CHARACTERS AND OPPORTUNITIES

- 1 Retain strength of Jubilee Avenue as a significant landscape element.
- 2 Retain and interpret existing route of Governor's Avenue, between Mays Hill Gatehouse and Amos St Carpark.
- 3 The strength of the ridge has been lessened by the golf clubhouse and carpark. Strengthening the definition of the ridge would reaffirm this key feature in the landscape. A landbridge structure could reconnect Mays Hill Precinct with the rest of Parramatta Park in the location of the former Governor's Avenue.
- 4 Iconic and expansive views to the city skyline and distant hills.
- 5 Copses of Eucalyptus sideroxylon, E. tereticornis, E. grandis and Ulmus parvifolia (Chinese Elm) offer areas of deep shade alongside the avenues.
- 6 Area defined by heritage character of Mays Hill Gatehouse as entrance to the Precinct from the Great Western Highway, and historic route to Old Governor's House along Governor's Avenue.
- 7 The elevation of the sports field separates it from Pitt St and the city as part of the Precinct. There is potential for an upgraded multi-sport field.
- 8 Area strongly relates to the street and the city, due to the low topography.
- 9 There is a need to better define the transition between the residential area and the park edge. The creation of a boulevard will balance offering privacy for residents with the retention of solar access and views.
- 10 Potential to relate streets with Precinct by removing fence and linking pedestrian environments.
- 11 Key long views through the Precinct offer potential to enhance the 'natural' aesthetic of the park by arranging visual elements such as vegetation, landform, open space and paths as discussed in the 'Nature as Scenery' section of this report.
- 12 Domain Creek has the potential to be a larger chain of ponds treating the water and cooling the microclimate as well as creating a destination within the Precinct.
- 13 Shady contained space with distinct local park character
- 14 Potential to strengthen the edge to Park Parade, with separated shared way for cyclists and pedestrians.



3. SITE ANALYSIS

CAR PARKING STRATEGY

The approach to car parking provision is to balance the requirement for adequate parking to encourage park use, with limiting car parking to encourage users from the local areas to use active transport options. The parking strategy has been informed by the Transport and Parking Report by GTA Consultants, which can be found in the Appendix.

The strategy proposes separating parking for the Aquatic centre with that for park use. The parking and drop off areas associated with the Aquatic Centre will be considered by the City of Parramatta.

The strategy is to provide distributed parking by upgrading existing car parks at Pitt St and Amos St, and providing a new carpark accessed via Park Pde in the north of the precinct. To limit the potential for increased traffic on the residential streets to the west of the precinct, no new parking is proposed in these locations. New and upgraded parking is proposed to have supported turf paving to parking spaces.

1 The existing car parking at Mays Hill Gatehouse, accessed from the Great Western Highway, services the commercial tenancy and is not for general public use. No changes are proposed in the Master Plan.

2 The parking at Amos Street currently has 8 spaces. It is proposed that this area is upgraded to create of a key entry 'gateway, by realigning the parking spaces to create a shared space. This should provide an improved pedestrian experience at the intersection of Governor's Avenue, Jubilee Avenue and Amos St. The parking could be metered.

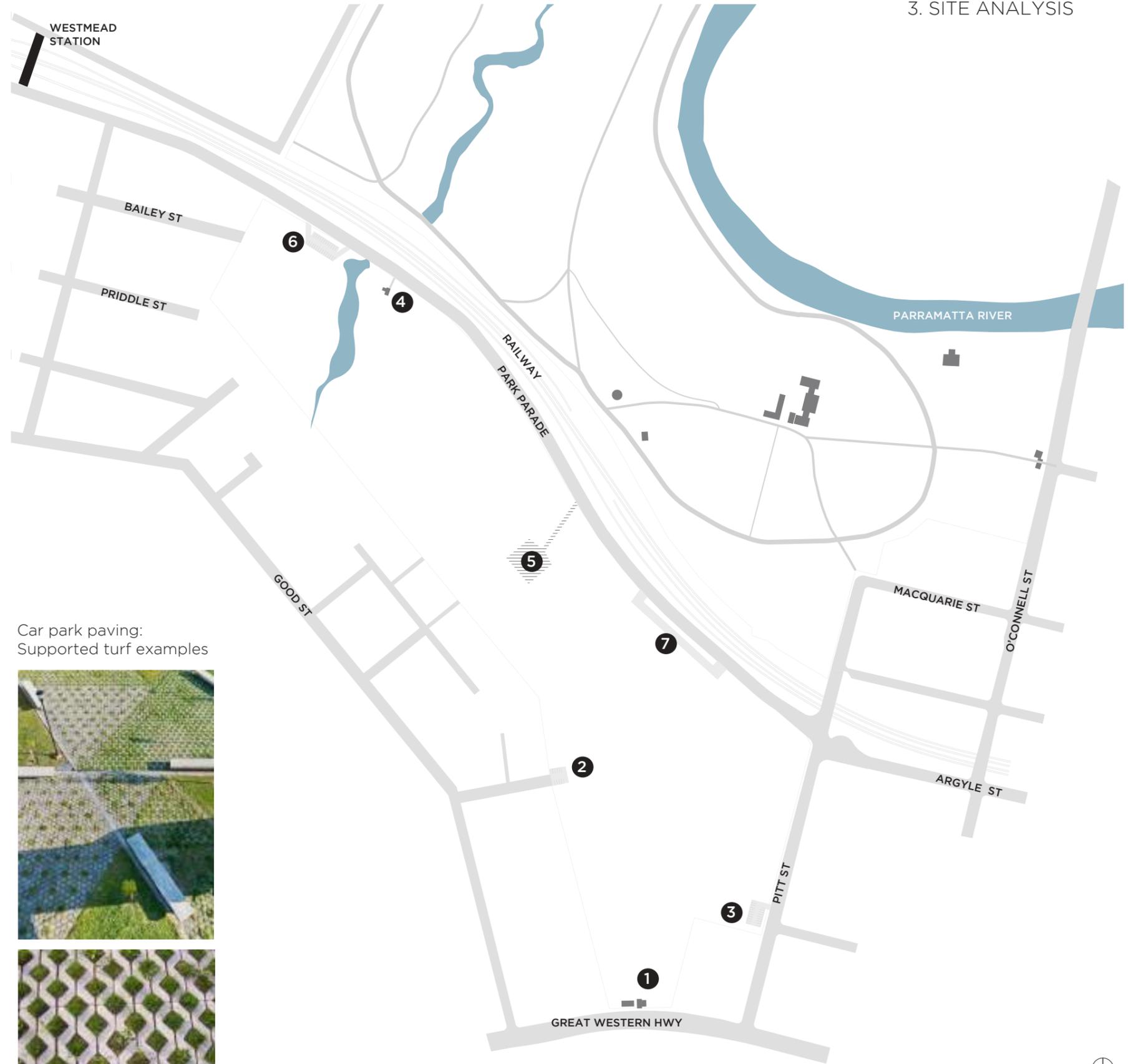
3 The car parking accessed from Pitt St currently has 7 spaces. It is proposed that this car park is upgraded and expanded to provide 18 spaces, and could be metered.

4 The existing driveway at the Park Parade Gatehouse is for private use. A proposal for adaptive reuse of the Gatehouse would require a consideration of parking and access implications.

5 The carpark and entry which previously served the golf course is to be removed.

6 A proposed carpark accessed via Park Parade would provide 26 spaces, with a left-in, left-out intersection on Park Parade.

7 Aquatic Centre and associated parking and drop-off areas will be accessed via a signalised intersection on Park Parade.



Car park paving:
Supported turf examples



SIGNIFICANT VEGETATION

The following diagram locates vegetation which is significant to the landscape structure of the Precinct. Due to a history of land modification, much of the vegetation has been planted, most since 1940. The ecological value of vegetation is summarised on the following pages.



Jubilee Avenue



Governor's Avenue



Copse of Chinese Elms



Melaleuca groves

- 1 Jubilee Avenue
Lemon-scented Gums (*Corymbia citriodora*)
- 2 Governor's Avenue
Forest Red Gum (*Eucalyptus tereticornis*), Flooded Gum (*E. grandis*), Tallowwoods (*E. microcorys*) and Turpentines (*Syncarpia glomulifera*), Brush Box (*Lophostemon confertus*) and a Bunya Pine (*A. bidwillii*).
- 3 Copse of Mugga Ironbarks (*Eucalyptus sideroxylon*)
- 4 Copse of Chinese Elms (*Ulmus parvifolia*)
- 5 A row of Figs (*Ficus* sp.) along Pitt St
- 6 Hoop Pines (*Araucaria cunninghamii*), planted for Governor Brisbane's observatory, giving a southern bearing.
- 7 Paperbark (*Melaleuca styphelioides*) and Swamp Oak (*Casuarina glauca*) trees along Park Parade
- 8 Eucalyptus trees along Park Parade as part of Governor's Avenue realignment.
- 9 Spotted Gum (*Corymbia maculata*) grove with Chinese Elms.
- 10 Honey Myrtle (*Melaleuca decora*) groves with Grey Box (*E. mollucana*) and Forest Red Gum.
- 11 Grey Box (*E. mollucana*), Forest Red Gum, (*E. tereticornis*), Swamp Oak (*Casuarina glauca*) and Honey Myrtle (*Melaleuca decora*) and others along Domain Creek.



SCALE 1:5000

13 NOVEMBER 2017

TYRRELLSTUDIO

ECOLOGICAL VALUES AND CONSTRAINTS

The following table summarises the values and constraints identified by EcoLogical Australia. For further details refer to the Ecological constraints and opportunities report in the Appendix.

	VALUE & CONSTRAINTS	FURTHER STEPS & ASSESSMENTS	RECOMMENDATION:
DOMAIN CREEK	Following DPI Guidelines, a 10m buffer either side of the top of the bank along Domain Creek comprises the riparian corridor and should be restored as a vegetated riparian zone (VRZ).	Controlled activity application not required for works undertaken by a public authority (including PPT).	High Constraint Vegetation management plan for restoration of VRZ to areas of RFEF. Minimum 10m, wider where possible, particularly opposite in-stream habitat islands.
RIVER-FLAT EUCALYPT FOREST (RFEF)	Mapped areas of RFEF listed under Threatened Species Conservation (TSC) Act as an endangered ecological community (EEC).	Impacts will require an assessment of significance to determine if a significant impact is likely to result.	High Constraint Retention of all mapped areas
CUMBERLAND PLAIN WOODLAND (CPW)	Mapped areas of high value CPW listed under TSC Act as a critically endangered ecological community.	Investigation to confirm whether condition criteria for EPBC Act are met. This is considered unlikely. Impacts will require an assessment of significance to determine if a significant impact is likely to result.	High Constraint Retention of all mapped areas
FAUNA HABITAT	Precinct contains potential habitat for 7 fauna species listed as Vulnerable under the TSC Act, including microbats, the Powerful Owl and the Grey-headed Flying-fox (GHFF).	Impacts to habitat will require an assessment of significance. If a significant impact is deemed likely to result, a Species Impact Statement would be required. If the impact to GHFF has the potential to be significant a referral to the Commonwealth would be required.	Retention of all high constraint areas, including hollow-bearing trees. Retention of moderate constraint areas if possible. Restoration of RFEF along Domain Creek. Focus development impacts within previously cleared and planted areas.
HOLLOW-BEARING TREES (HBT)	Nineteen HBT were mapped, providing potential habitat for threatened fauna species.	A arborist may be required to complete an assessment of the structural condition of these trees considering risk to the public.	High Constraint Retention of all HBT. Consider a buffer area with no light installation to avoid disturbance of nocturnal species.
SOME CPW SPECIES, BUT HIGHLY DISTURBED.	These areas contain CPW species but are highly disturbed and not considered CPW CEEC under the TSC Act.	None	Moderate Constraint Retention if possible, for the provision of foraging habitat.
REMAINING VEGETATION	No constraints based on legislative requirements, but have ecological value in the provision of fauna habitat.	None	Retention of large mature trees where possible. In particular, the retention of Jubilee Avenue and the large patch of trees adjacent to Domain Creek.

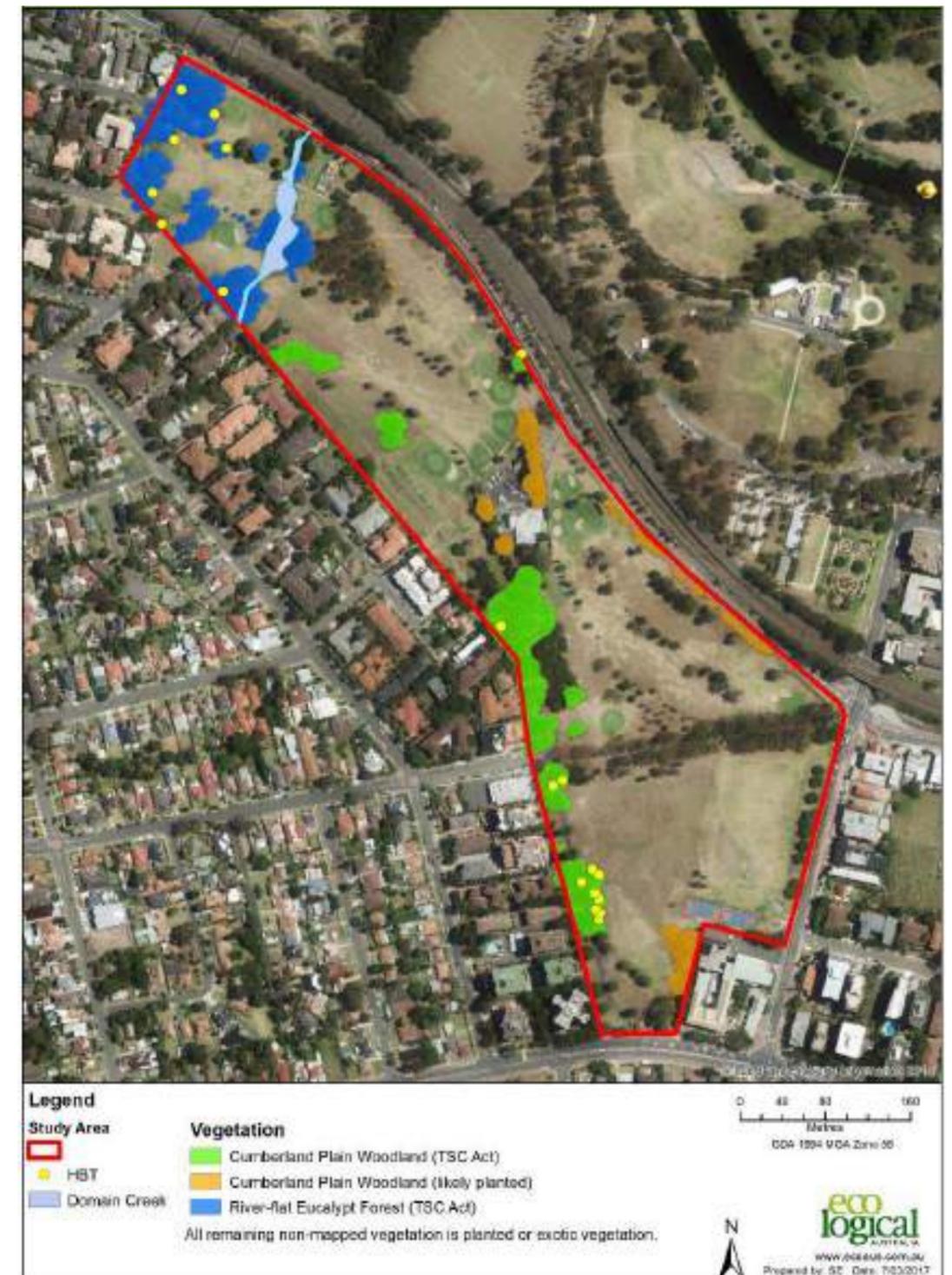


Figure 4: Ecological values within the study area.

Source: Ecological Constraints and Opportunities Report, EcoLogical

ECOLOGICAL OPPORTUNITIES

The following opportunities to enhance the ecological value of the Precinct, identified by EcoLogical Australia have informed the development of the Master Plan. For further information on the recommendations refer to the Ecological Constraints and Opportunities report in the Appendix.

RIVER-FLAT EUCALYPT FOREST REGENERATION

The largest patches of River-flat Eucalyptus Forest EEC in the north of the precinct offer the opportunity for consolidation and regeneration. Native regeneration can be encouraged by excluding mowing and preventing weed growth beneath the canopy, and by linking patches through supplementary planting. Restoration of native vegetation communities should employ a regeneration approach of gradual replacement of weed species with native grasses, forbs and understorey species.

DOMAIN CREEK AND RIPARIAN ZONE

The Domain Creek riparian corridor offers a number of ecological opportunities. Stormwater management, including litter and gross pollutant traps, aeration and re-vegetation, could treat the local stormwater catchment, approx 80 Ha, which enters Domain Creek, improving water quality. Re-vegetation of the Riparian

zone (min. 10m) will create habitat for frogs, reptiles, water fowl and turtles. Recreation opportunities associated with re-vegetation and water quality enhancement will encourage enjoyment of the Creek area through paths, picnic areas and viewing platforms.

BOULEVARD

A boulevard of native eucalyptus trees will form an ecological corridor linking the largest patches of RFEF and CPW ecological communities, increasing habitat provision. Eucalyptus trees from these communities include:

- *Eucalyptus amplifolia* Cabbage Gum
- *Eucalyptus crebra* Narrow-leaved ironbark
- *Eucalyptus moluccana* Grey Box
- *Eucalyptus tereticornis* Forest Red Gum

INTERPRETIVE SIGNAGE

The ecological values of the study area can be promoted through community education via the use of interpretive signage. Key opportunities for signage include River-flat Eucalyptus Forest regeneration techniques, Domain Creek catchment management and stormwater treatment concepts, and the habitat value of hollow-bearing trees.

River-flat Eucalypt Forest Regeneration

Domain Creek Riparian Zone

Stormwater outlets from small local catchment (approx 80Ha) into Domain Creek

Boulevard as ecological corridor linking existing patches of RFEF and CPW ecological communities

LEGEND

- River Flat Eucalypt Forest restoration
- Domain Creek Riparian Zone
- Retain River Flat Eucalypt Forest (TSC Act) vegetation community
- Retain Cumberland Plain Woodland (TSC Act) vegetation community
- Retain Hollow-bearing trees
- Retain vegetation containing CPW species (not considered CPW CEEC)
- Existing Trees to be retained
- Proposed boulevard planting links RFEF and CPW vegetation communities.
- Hollow bearing tree likely impacted by Park Parade expansion and shared way.
- Vegetation containing CPW species (not considered CPW CEEC) likely to be impacted by Park Parade expansion, shared way, and potential landbridge.



HERITAGE VALUES AND CONSTRAINTS

The following table summarises the heritage values and constraints identified by EcoLogical Australia. For further details refer to the Heritage assessment report in the Appendix.

	HERITAGE VALUE & CONSTRAINTS	FURTHER ASSESSMENTS	RECOMMENDATION:
MAYS HILL GATEHOUSE	Listed on the Parramatta Park Trust Section 170 Register The c.1879 Gatehouse is an example of Victorian Park architecture in the "Rustic Gothic" style, built at the transition of the precinct to a public park. The gatehouse forms part of a group of historic gatehouses within Parramatta Park. Following adaptive re-use, the gatehouse is currently leased for commercial purposes.	A Heritage Impact Statement may be required for any works in the vicinity of built heritage.	High Significance
PARK PARADE GATEHOUSE	Listed on the Parramatta Park Trust Section 170 Register. A c.1911 Edwardian style cottage, which also forms part of the group of gatehouses within Parramatta Park. The gatehouse is currently leased for residential use.	A Heritage Impact Statement may be required for any works in the vicinity of built heritage.	High Significance Adaptive re-use will encourage the appreciation of the buildings and add to facilities in the Precinct.
GOVERNOR'S AVENUE	The c. 1844 alignment of Governor's Avenue is a key cultural landscape element from the Government period of Parramatta Park. It assists in the interpretation of the historical connection of Mays Hill to the core area of the Domain around Old Government House. The route of Governor's Avenue has some archaeological sensitivity.	Governors Avenue has been truncated and rerouted, however previous surfaces of the road might be identified through archaeological testing. A Heritage Impact Statement may be required for any works in the vicinity of built heritage or archeology.	High Significance Manage and interpret significant cultural plantings and avenues.
JUBILEE AVENUE	Jubilee Avenue was formed in 1935 and planted from 1938 to 1970s. It forms a significant pedestrian corridor through the precinct.	A Heritage Impact Statement may be required for any works in the vicinity of built heritage.	High significance Manage and interpret significant cultural plantings and avenues.
RAILWAY AND UNDERPASS	The Western rail line was constructed in 1860 and provided a viable rail link between Sydney and the Blue Mountains.	A Heritage Impact Statement may be required for any works in the vicinity of built heritage.	High Significance
VIEWS	The significant views from May's Hill are focused on vistas within the precinct and to the Parramatta CBD skyline. The railway forms a visual barrier between Old Government House and Mays Hill.	A Heritage Impact Statement may be required for any works in the vicinity of views.	Moderate significance Retain the important expansive views from Mays Hill toward Parramatta and within the precinct.
LANDSCAPE SETTING	The open vistas and parkland of Mays Hill today are evocative of the parklands that may have been present in the 19th century. The Precinct has been historically used for recreational purposes since the 1850s.	-	Retain scenic landscape setting. Sensitive introduction of new built form will accommodate additional activities and use of the precinct. Set Aquatic Centre into the slope to conceal and lessen visual dominance. Conserve and interpret significant landform of Mays Hill such as the ridgeline.
ARCHEOLOGY	The history and development of the precinct suggests that there is low potential for an Aboriginal and historical archaeological resource. One Aboriginal site (comprising of one isolated lithic item) has been recorded within Mays Hill Precinct (AHIMS # 45-5-4545), but the site has not been re-identified. The Parramatta Sand sheet is not located within the Mays Hill Precinct.	Historical and Aboriginal archaeological assessment and test excavation should be undertaken to clarify the sensitivity of the footprint of the Aquatic Centre, landbridge and any other ground disturbance works. Excavation, leveling, clearing, removal of trees and addition of fill have potential archaeological impacts. Excavation of any areas that have potential to contain archaeological features and deposits, and archaeological testing will require archaeological excavation permits issued by the Heritage Council under Sections 57(1) and 60 of the NSW Heritage Act. An approved AHIP is required for works within 50m of an Aboriginal site.	Moderate Significance

HERITAGE OPPORTUNITIES

The heritage assessment makes the recommendation that 'the considerable physical separation between the Mays Hill Precinct and the National Heritage list area of Parramatta Park provides an opportunity to establish recreational uses for the local community without significant heritage impact. The parkland setting has been historically used for recreational purposes since the 1850s and does not have the physical historical significance and sensitivity of the rest of Parramatta Park.'

The following opportunities to interpret and enhance an understanding of the history and heritage of the site have informed the design of the Master Plan.

GOVERNOR'S AVENUE LANDBRIDGE

A landbridge would re-establish the connection between the Mays Hill Precinct and the rest of Parramatta Park. This would improve opportunities for circulation and recreation through the park, as well as enhancing understanding of the Mays Hill Precinct's historic connection with Old Government House & Domain.

The former route of Governor's Avenue has been cut off by the golf club and carpark, which have degraded the condition of the ridgeline. A landbridge built from the location of the clubhouse would strengthen the topography

of the ridgeline using a mounded landform built of constructed fill, and re-establish the ridgeline as a route through the park.

PICTURESQUE PARKLANDS

From 1810 to 1821 Governor and Mrs Macquarie established the Governor's Domain as a picturesque parkland estate, modifying the landscape with strategies from the design of English landscape gardens. The Macquaries made many changes to the landscape that enhanced the natural beauty of the site and formed the basis of the modern parklands. The construction of a dam improved the views of the Parramatta River, and walking paths and carriageways were created to choreograph movement and vistas through the landscape setting. The design of the Master Plan has built on this history of landscape modification to enhance scenic and recreational aspects of the landscape.

INTERPRETIVE SIGNAGE

The heritage values of the study area can be promoted through community education via the use of interpretive signage, and the enhancement and interpretation of degraded elements such as Governor's Avenue.

PARK PARADE GATEHOUSE

The adaptive re-use of Park Parade Gatehouse for either commercial or operational use could encourage the appreciation of the building, and add to the facilities in the Precinct.

PICTURESQUE PARKLANDS

Enhance scenic parkland views and paths through the landscape.

GOVERNOR'S AVENUE LANDBRIDGE

Landbridge built on area of former clubhouse to reconnect Mays Hill Precinct with the rest of Parramatta Park, and reinterpret the former route of the Avenue

JUBILEE AVENUE

Avenue to be maintained

VIEWS

Maintain expansive views of CBD skyline and distant hills.

GOVERNOR'S AVENUE

The portion of Governor's Avenue between the Mays Hill Gatehouse and the Amos St carpark will be retained and interpreted.

MAYS HILL GATEHOUSE

Existing adaptive re-use for commercial purposes to be maintained. Gatehouse setting, including observatory marker trees to be conserved.



3. SITE ANALYSIS

SCALE 1:4000

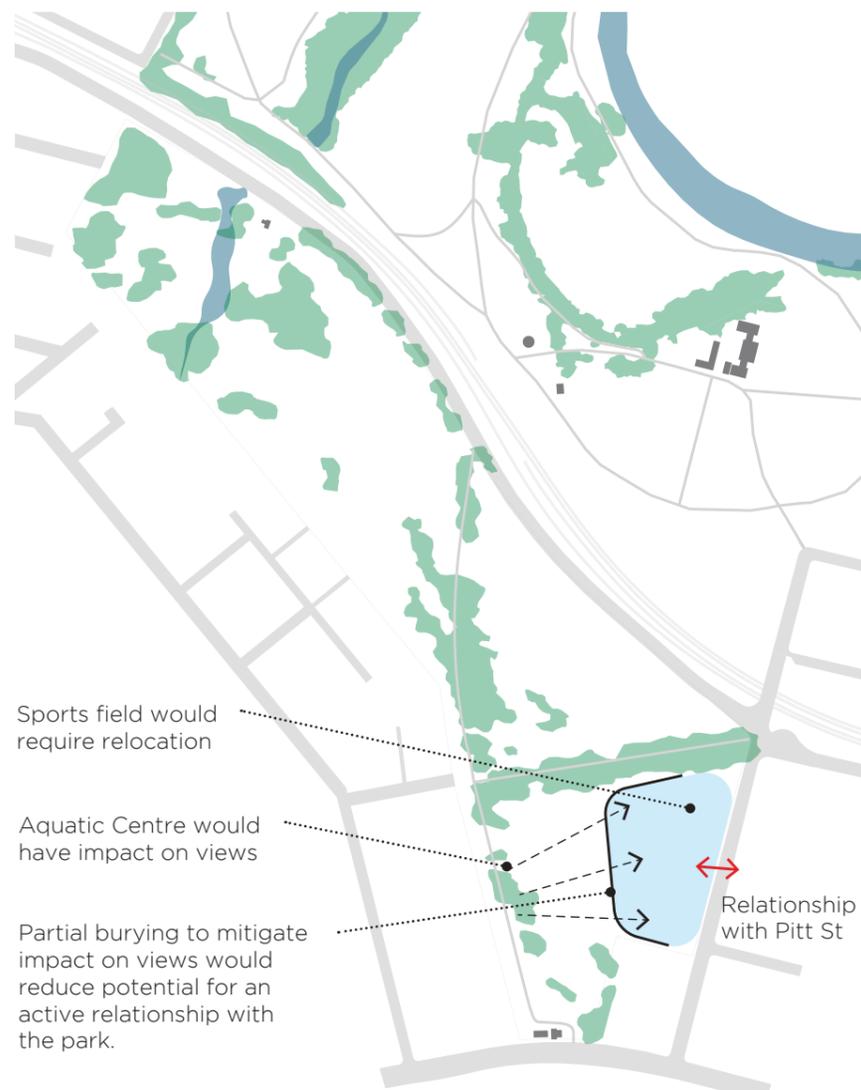
Mays Hill Precinct has been selected as the location for a new Aquatic Centre to replace the Parramatta War Memorial Swimming Pool which closed in March 2017. The Aquatic Centre Site Suitability Report identified two potential sites for the location of the Aquatic Centre, Zone 1 and Zone 2. As part of the Master Plan, TYRELLSTUDIO undertook a comparison of the two sites, along with community and stakeholder consultation on the options.

The Aquatic Centre will be a major attractor of people to the Mays Hill Precinct. This offers an opportunity to distribute the activity generated through strong connections with the Park, as well as an opportunity for the Aquatic Centre to be characterised by its parkland setting. Alongside the development of the Master Plan, the comparison considered the potential for a clustering of shared activities such as a cafe, play or water play spaces, and fitness activities and the potential to integrate the form of the aquatic centre with the desired future form of the Park.

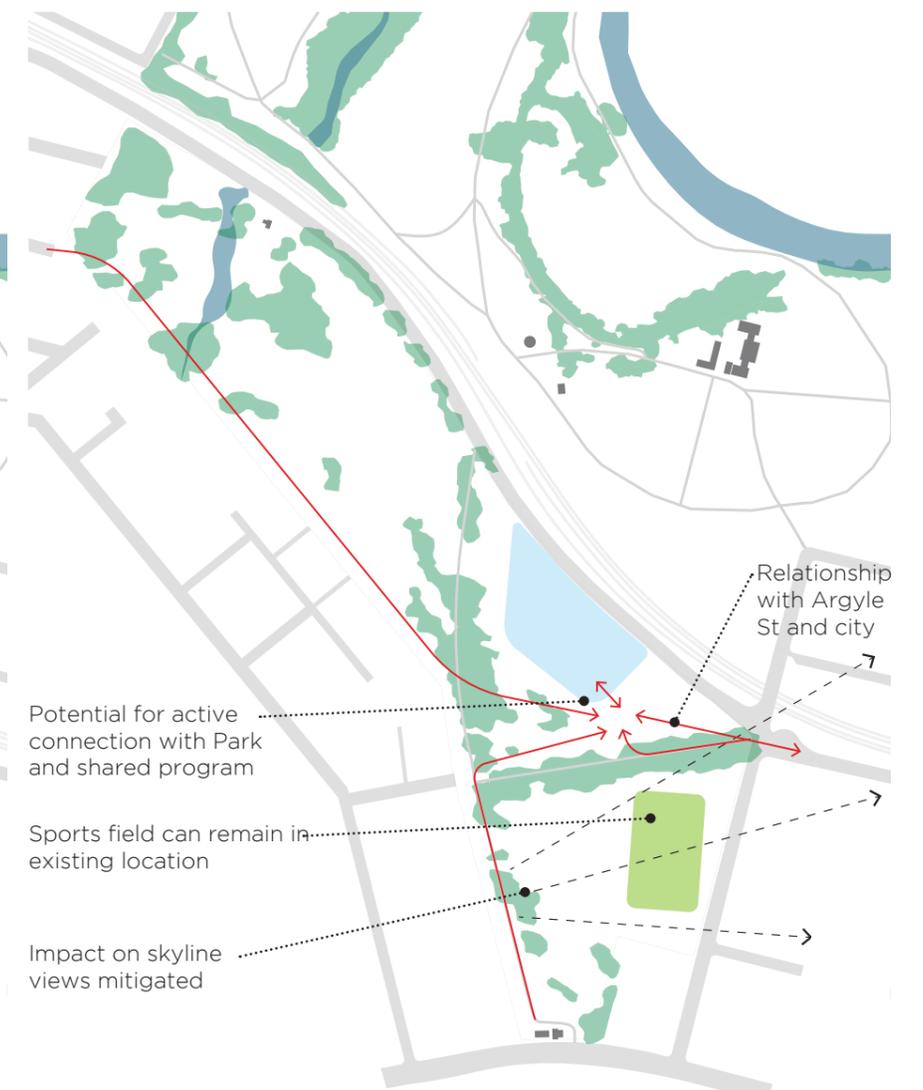
This comparison concluded that Zone 2 was the preferred Aquatic Centre location as it offers the strongest potential for an active relationship between the Aquatic Centre and the Park, as well as with the city. Zone 2 also enables the retention of the existing sports field, and has less impact on views.

Community and stakeholder engagement indicated a preference for Zone 2 with vehicular access from Park Parade due to less impact on residential amenity (noise and visual), and the impact on the sports field and views.

ZONE 1 DIAGRAM



ZONE 2 DIAGRAM



SELECTING A SUITABLE AQUATIC CENTRE SITE

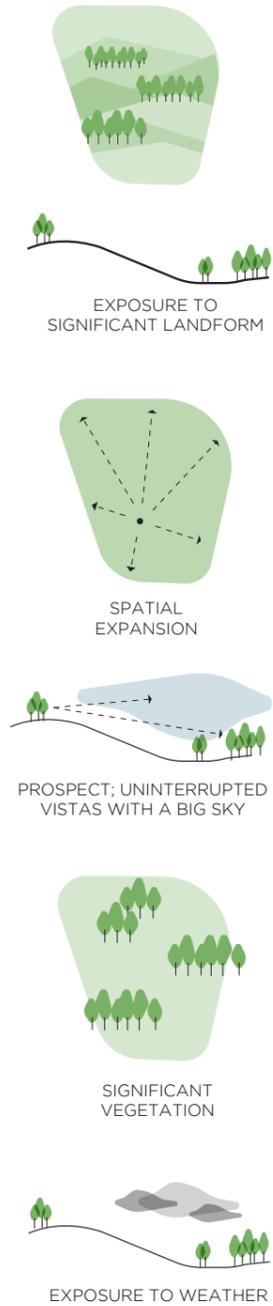
The following table summarises the key opportunities and constraints of Zone 1 and Zone 2 for the location of the Aquatic Centre.

	ZONE 1	ZONE 2
IMPACT ON SPORTS FIELD	 Removal of sports field during construction, and impact on school and public use.	 Sports field can be retained. Alternatively indoor sports courts could be built with sports field above, the timing of which could be phased to suit school and public use.
IMPACT ON VIEWS	 An Aquatic Centre will impact the existing expansive skyline views from Mays Hill, and cannot be completely mitigated by partial burying of the Centre.	 No impact on expansive skyline views from Mays Hill. Views in Zone 2 are much less expansive, and generally compromised by proximity to the road and railway.
IMPACT ON CURRENT PRECINCT AREA AND CHARACTER.	 Zone 1 is an area of the Precinct which currently performs well, with a strong landscape character incorporating the hill, expansive outlook, sports field and Jubilee Avenue.	 Zone 2 is an area of the Park which is not currently performing well, with a lack of uses, character and definition.
CONNECTION TO THE CITY	 Zone 1 is higher and less related to the city due to the topography of the hill, however strongly relates to Pitt St.	 Zone 2 is more related to the street and the city, with a stronger relationship to the Pitt St - Argyle St intersection, due to the street level topography.
POTENTIAL AQUATIC CENTRE STREET ADDRESS	 Strong address and definition on Pitt Street,	 Strong address to Park Parade, and relationship with the Pitt Street - Argyle Street intersection.
POTENTIAL FOR AN ACTIVE RELATIONSHIP WITH PARK, AND AQUATIC CENTRE SETTING	 Mitigating the impact on views by partial burying of the facility removes the potential for any active relationship between the Aquatic Centre and the park, and compromises the potential of creating a park setting for the Aquatic Centre and outdoor pool.	 Potential for a strong, active relationship between the Aquatic Centre, cafe and the Park at a key point in the Park's circulation system. A parkland setting can be created for the outdoor pool & Aquatic Centre, and related recreational facilities in the Park can be located in proximity with the Aquatic Centre.
TRAFFIC; VEHICULAR ENTRY AND DROP OFF.	 Impact of providing vehicular entrance on Pitt Street unknown.	 Potential for signalised vehicular entry along Park Parade, with space for drop off and bus area.
COMMUNITY CONSULTATION PREFERENCE	 Zone 1 not strongly supported due to loss of sports field and impact on expansive outlook from Mays Hill, as well as impact on residential amenity (noise and visual).	 Zone 2 supported in order to retain sports field and outlook from Mays Hill, as well as less impact on resident amenity (noise and visual).
CONCLUSION		Zone 2 is supported as the preferred location of the Aquatic Centre.

4. MASTER PLAN DESIGN CONCEPTS

NATURAL QUALITIES

The design strategy for Mays Hill is to enhance the picturesque setting as the dominant character for the parkland, with active elements dispersed through and embedded within this landscape setting, in contrast with the 'natural' design.



DOMAIN CREEK

A chain of ponds along Domain Creek offers viewing, picnic and recreation opportunities alongside the creek as well as improving water quality, ecological and habitat value.

'NATURAL' PARKLAND VISTA

The 'natural' look and feel of the park are protected and enhanced with planting and landform.

BOULEVARD

A boulevard provides visual buffering and privacy to the residential edge, while maintaining sunlight access and views. In addition it creates an ecological corridor linking patches of high value vegetation.

VEGETATION AND ECOLOGY

Significant vegetation is retained and new planting looks for opportunities to enhance ecological values, including through the restoration of areas of River-flat Eucalypt Forest to the north of Domain Creek.

EXPANSIVE VIEWS

Expansive views and open space for recreation and picnicking is maintained.





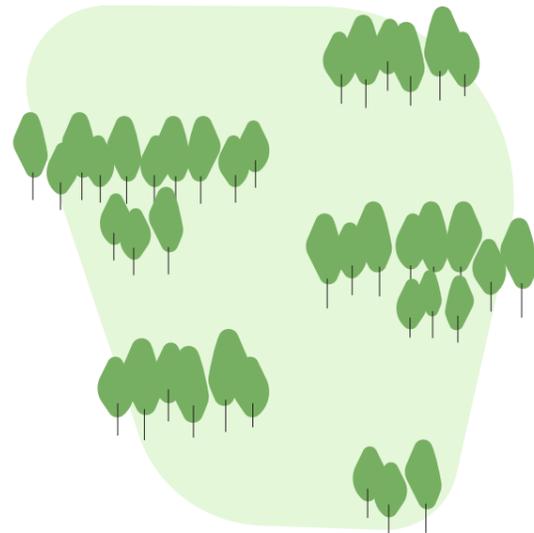
ENHANCING 'NATURAL' VALUES

4. MASTER PLAN DESIGN CONCEPTS



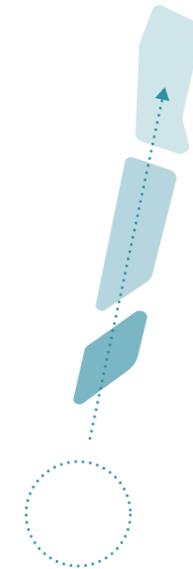
1. LANDSCAPE SETTING

Ensure landscape setting is not diminished by providing visual buffering to active and built areas and partially concealing them with new landform.



2. VEGETATION & ECOLOGY

Build on the existing vegetation structure, to enhance the landscape setting and the ecological value of the park.



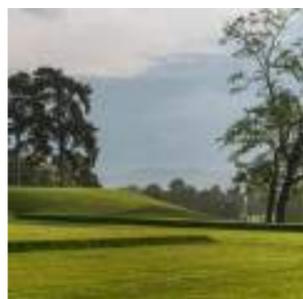
3. CHAIN OF PONDS

Develop Domain Creek as a chain of ponds to improve the water quality of the stormwater runoff entering the creek from the local catchment.



4. BOULEVARD AS EDGE

Use a boulevard to structure the residential edge of the park and provide visual buffering and privacy, whilst maintaining sunlight access and views.





VIEW 1: looking north west through the proposed park showing how large landform mounds are strategically placed to retain a picturesque landscape character.

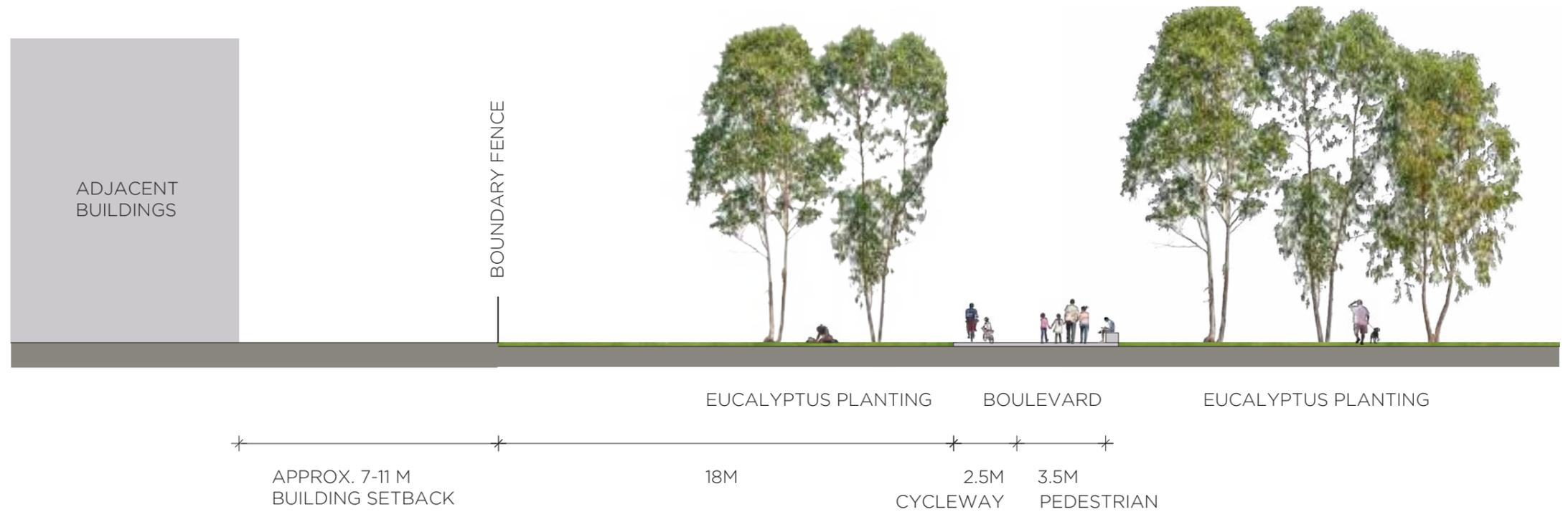


VIEW 2: looking east showing the pedestrian boulevard proposed along the residential edge. This will provide a better interface between housing and the public park. The boulevard is placed well north of the residential edge to ensure there is no overshadowing of adjacent property by proposed trees.

THE BOULEVARD

The boulevard will provide a transition between the public park and the private residential properties on the western boundary of the Precinct. While offering residents privacy, the boulevard planting is set back from the boundary to ensure solar access is maintained.

The boulevard will create a key circulation path through the park, with a 2.5m wide cycle path and 3.5m wide pedestrian path.

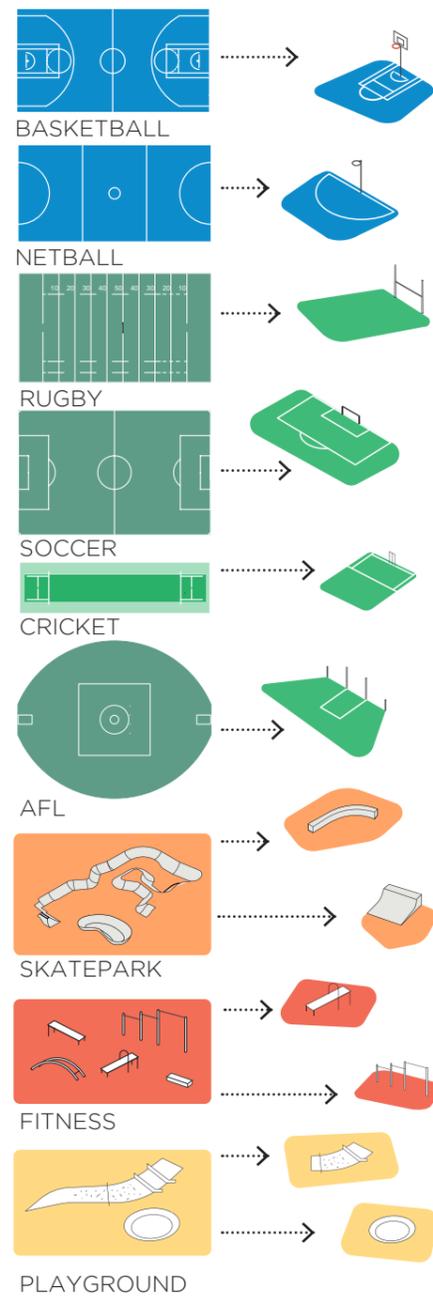




VIEW 3: looking east across the re-vegetated chain of ponds at Domain Creek. The project aims to improve water quality over time and allow better opportunities for enjoying views over the upgraded creek.

A RANGE OF ACTIVE RECREATION OPPORTUNITIES

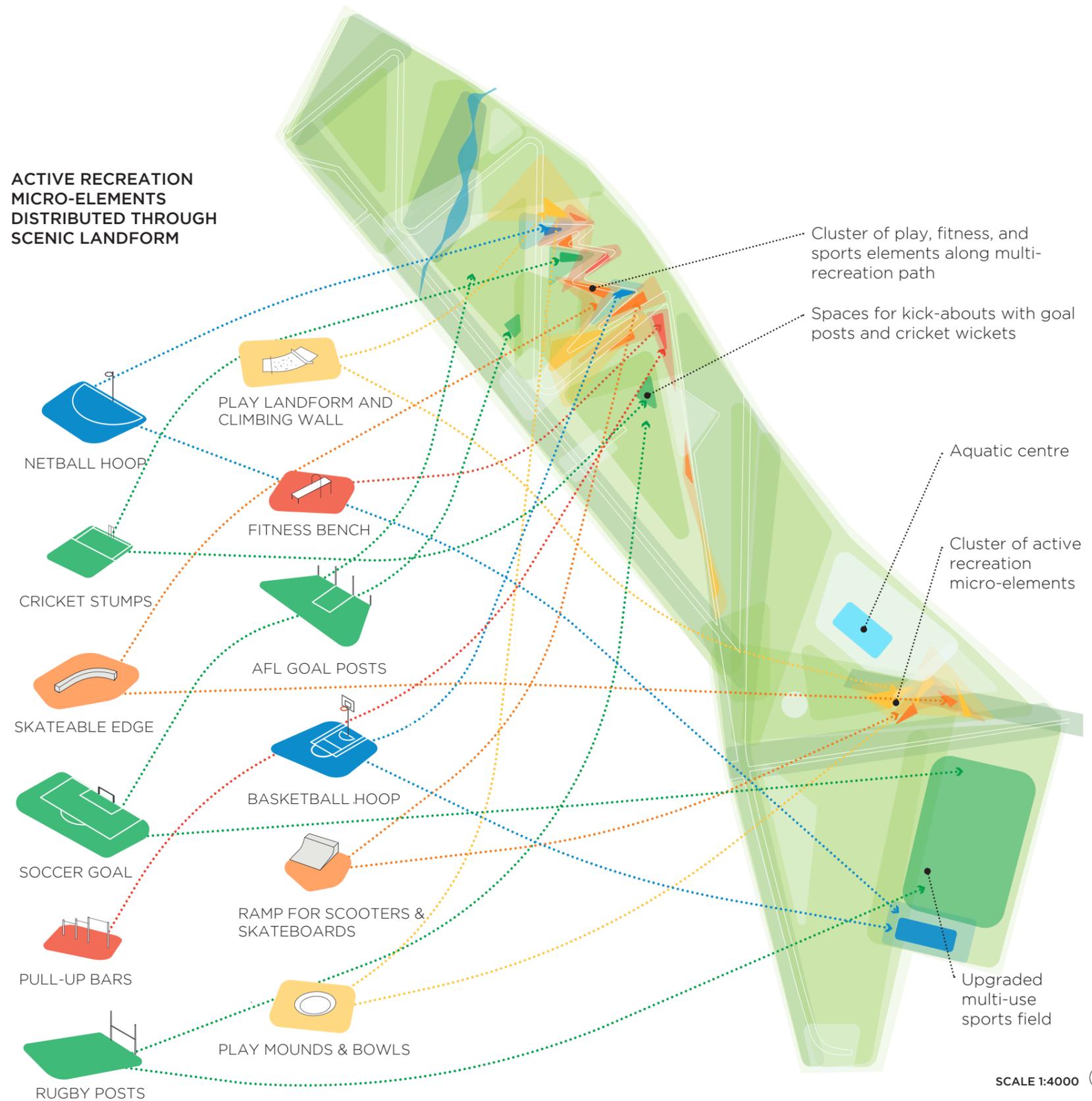
MICRO-ELEMENTS RATHER THAN SINGLE USE ZONES



Small and dispersed activity areas are distributed through the park and will provide increased active recreation within the park without overwhelming the scenic landscape setting.

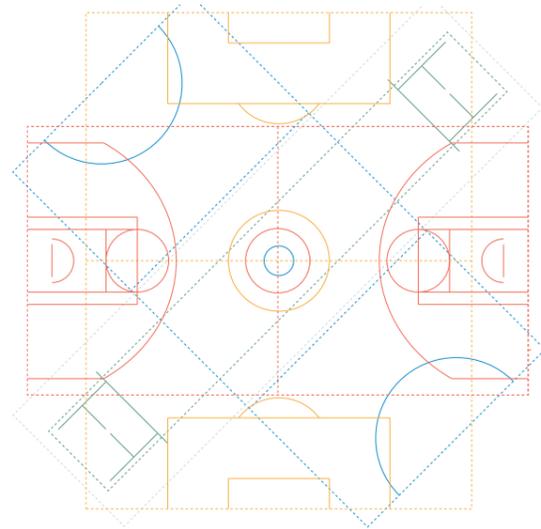
Community consultation indicated support for a range of active recreation encompassing fitness, sports, and play for older children, including for scooters and skateboards. Rather than large, single-use zones, the proposal uses micro-elements, such as a basketball hoop from a court, or a skateable ramp from a skatepark. Combinations of these micro-elements create mixed hybrid spaces which can be used by many people for a range of recreation activities. Opportunities for fitness, sport and play activities are layered and woven through the park setting rather than forming separated zones of ages and uses.

ACTIVE RECREATION MICRO-ELEMENTS DISTRIBUTED THROUGH SCENIC LANDFORM



CREATING INCLUSIVE SPACES FOR PEOPLE AND DIVERSE ACTIVITY

4. MASTER PLAN DESIGN CONCEPTS



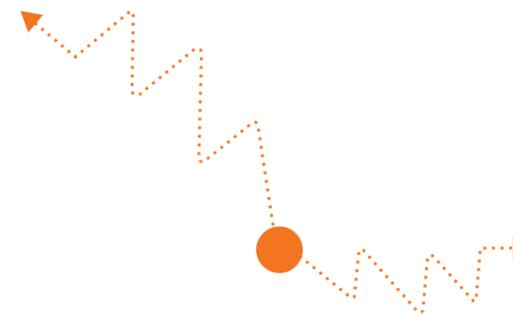
1. LAYERED PROGRAM

Use layered sports line markings and a mix of play elements to create inclusive, hybrid spaces of activity, rather than separated zones of uses and ages.



2. FITNESS LOOPS

Ensure path network creates diverse running, walking and cycling loops in association with other fitness equipment.



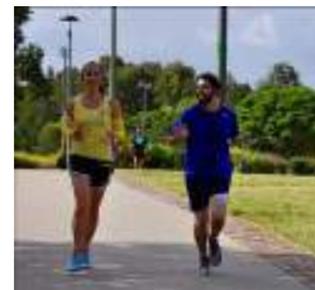
3. ACCESSIBLE ROUTES

Ensure path network provides accessible routes, reducing the gradient through the steeper topography.



4. MULTI-RECREATION PATH

Distribute many different activity elements along the path network, ensuring vibrancy and activity is embedded within a wider parkland setting.



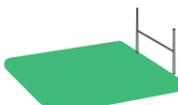
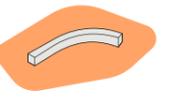
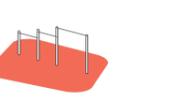


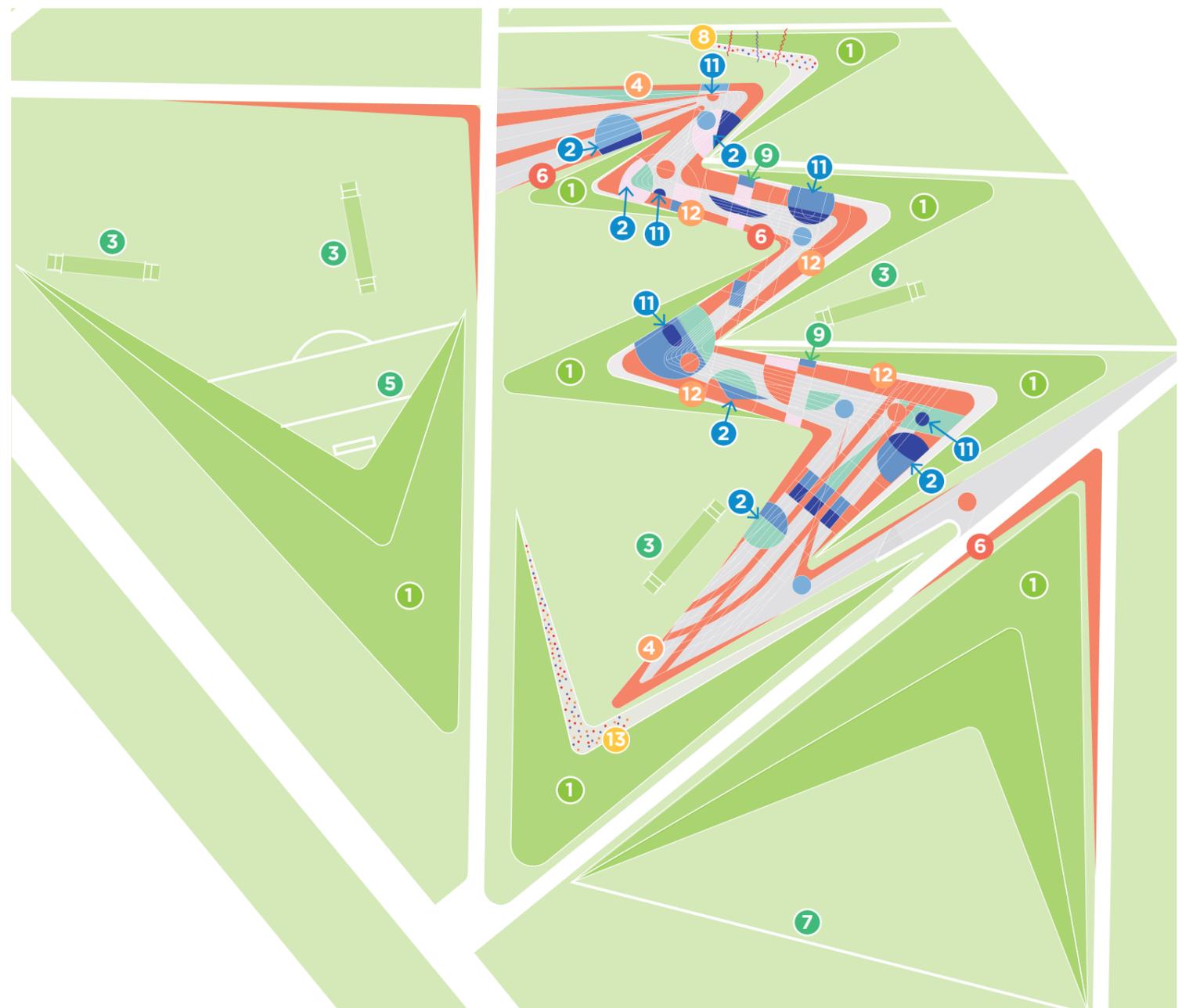
VIEW 4: looking north west towards the multi-recreation path as it carves through the inside of the landform mounds providing multiple opportunities for active recreation within the picturesque setting.

MULTI-RECREATION PATH

The multi-recreation path passes around and through the park's various landforms and active recreation elements. This creates an inclusive recreation area which can be used by many people for a range of activities, rather than single-use zones which exclude different age or interest groups.

The sloped inside of each mound forms ramped edges suitable for scooters and skateboards, while the path creates a running track with half-court basketball, netball hoop and goal areas, futsal goal areas and cricket wickets. Grassy areas and mounded land create spaces to relax and watch the action, with children's play equipment distributed throughout.

- | | |
|--|---|
|  1 GRASSY MOUNDED LANDFORM |  7 RUGBY POSTS |
|  2 NETBALL HOOP & GOAL CIRCLE |  8 PLAY MOUNDS & BOWLS |
|  3 CRICKET WICKET |  9 FUTSAL GOAL AND PENALTY AREA |
|  4 SKATEABLE EDGE |  11 BASKETBALL HOOP, 3 POINT LINE & FREE THROW CIRCLE |
|  5 SOCCER GOAL |  12 RAMP EDGES FOR SCOOTERS & SKATEBOARDS |
|  6 FITNESS BARS |  13 LANDFORM AND CLIMBING WALL |





VIEW 5: looking north within the multi-recreation path. Here the path evolves into a rich terrain of active recreation including provision of skate-able edges, netball hoops, half court basketball, running tracks and grassy shaded areas to relax. This is a space aiming to cater for multiple age groups simultaneously.



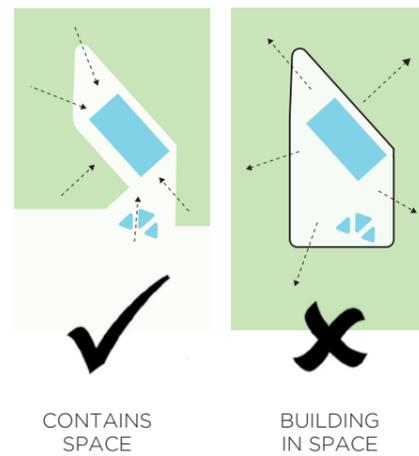
VIEW 6: looking north east from Governor's Avenue ridge line over the upgraded multi-use sports field and iconic skyline vista.

AQUATIC CENTRE DESIGN PRINCIPLES

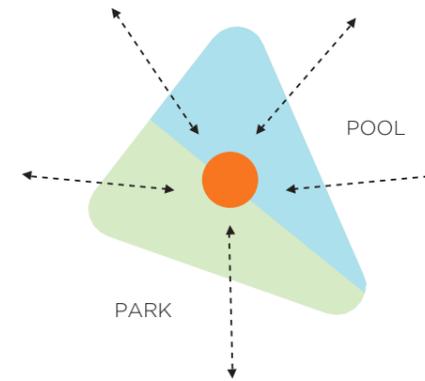
4. MASTER PLAN DESIGN CONCEPTS



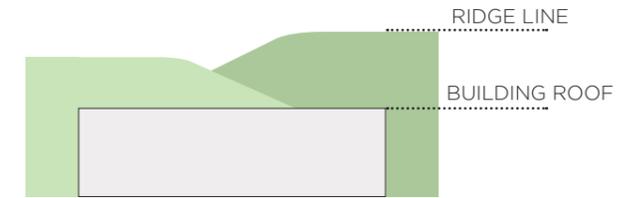
1. Conceal the built form and fencing within landform, in keeping with the picturesque character of the Mays Hill Precinct.



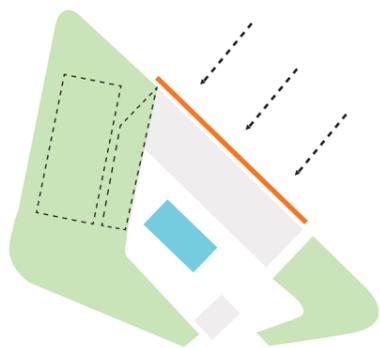
2. Use landform to contain space rather than the Aquatic Centre being a prominent large building in the park.



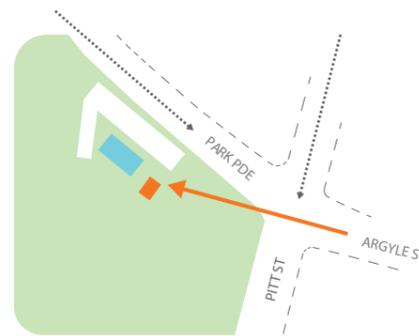
3. Design the entries and amenities (e.g. cafe) so that they interface with the Park.



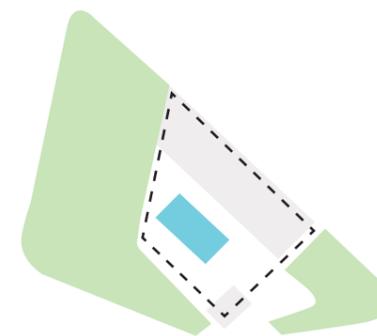
4. Locate the Aquatic Centre roof level/s below the Governor's Avenue ridgeline level so that views from the ridge line are of the trees and the city skyline, not a large roof.



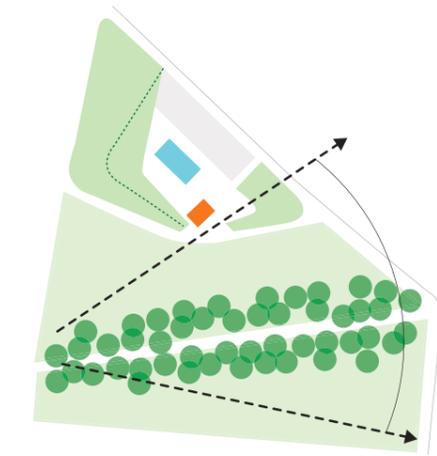
5. Present an active interface to the Aquatic Centre from Park Parade.



6. Relate the Aquatic Centre entry to the Park entry and make it accessible from Jubilee Avenue.



7. Minimise visual impacts of carparking and bus drop off zones.



8. Protect the key views from the ridgeline of mays hill by setting the aquatic centre building back from the corner of Jubilee Avenue.

A Feasibility Study examining the potential landbridge has been undertaken by TYRRELLSTUDIO and ARUP as part of the Mays Hill Master Plan. Full details of this study can be found in the Landbridge Feasibility Study Report.

Historically, the Mays Hill Precinct formed part of the Governor's Domain surrounding Old Government House. The Governor's Avenue carriageway, ran along the ridge from Mays Hill Gatehouse to Old Government House. The construction of the railway in 1860, separated Mays Hill Precinct from the rest of

Parramatta Park, and Governor's Avenue was realigned. The golf clubhouse and carpark have since been built over the route of the Avenue.

A landbridge would re-establish the connection between the Mays Hill Precinct and the rest of Parramatta Park, improving opportunities for circulation and recreation throughout the park, as well as enhancing understanding of the Mays Hill Precinct's historic connection with Old Government House.

The landbridge would strengthen the topography of the ridgeline

as a key feature in the landscape, and re-establish the ridgeline as a route through the park, reinterpreting the original route of the Governor's Avenue carriageway.

The proposed landbridge would connect with the Park on the northern side of the rail corridor as a generous wide staircase, with a folded ramp, set within the existing mature trees along the rail embankment.

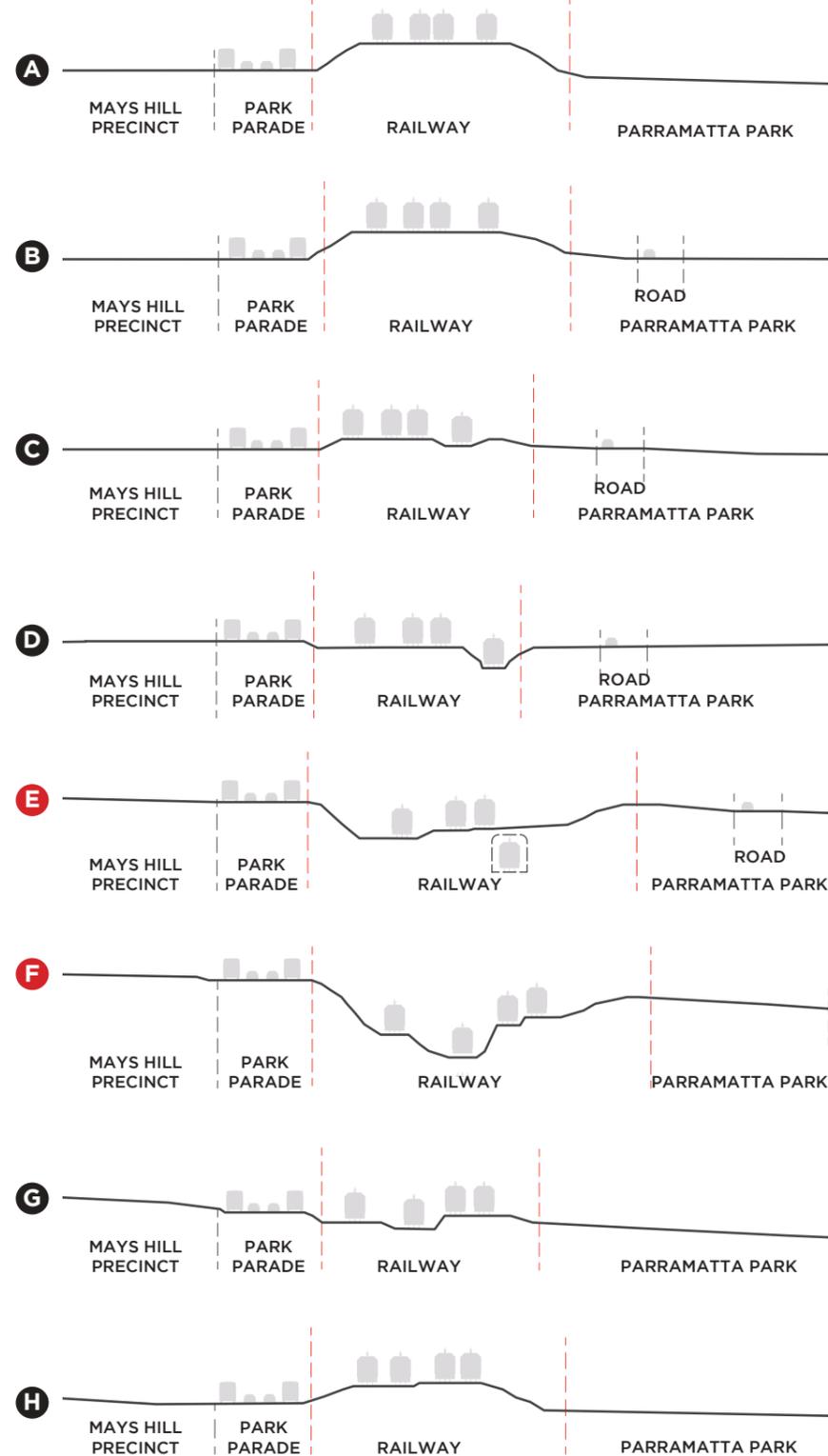


LANDBRIDGE DESIGN ANALYSIS

The Feasibility Study examined potential locations for the Landbridge to cross Park Parade and the Railway, considering the topography, span and height clearances required.

The most effective and efficient location for the Landbridge is in the area where the rail lines are already set within a cutting, lower than the Park, as shown in sections E and F. This minimises the height difference required between the Park and the bridge to achieve the necessary clearance above the railway.

SECTIONS 1:1000



4. MASTER PLAN DESIGN CONCEPTS

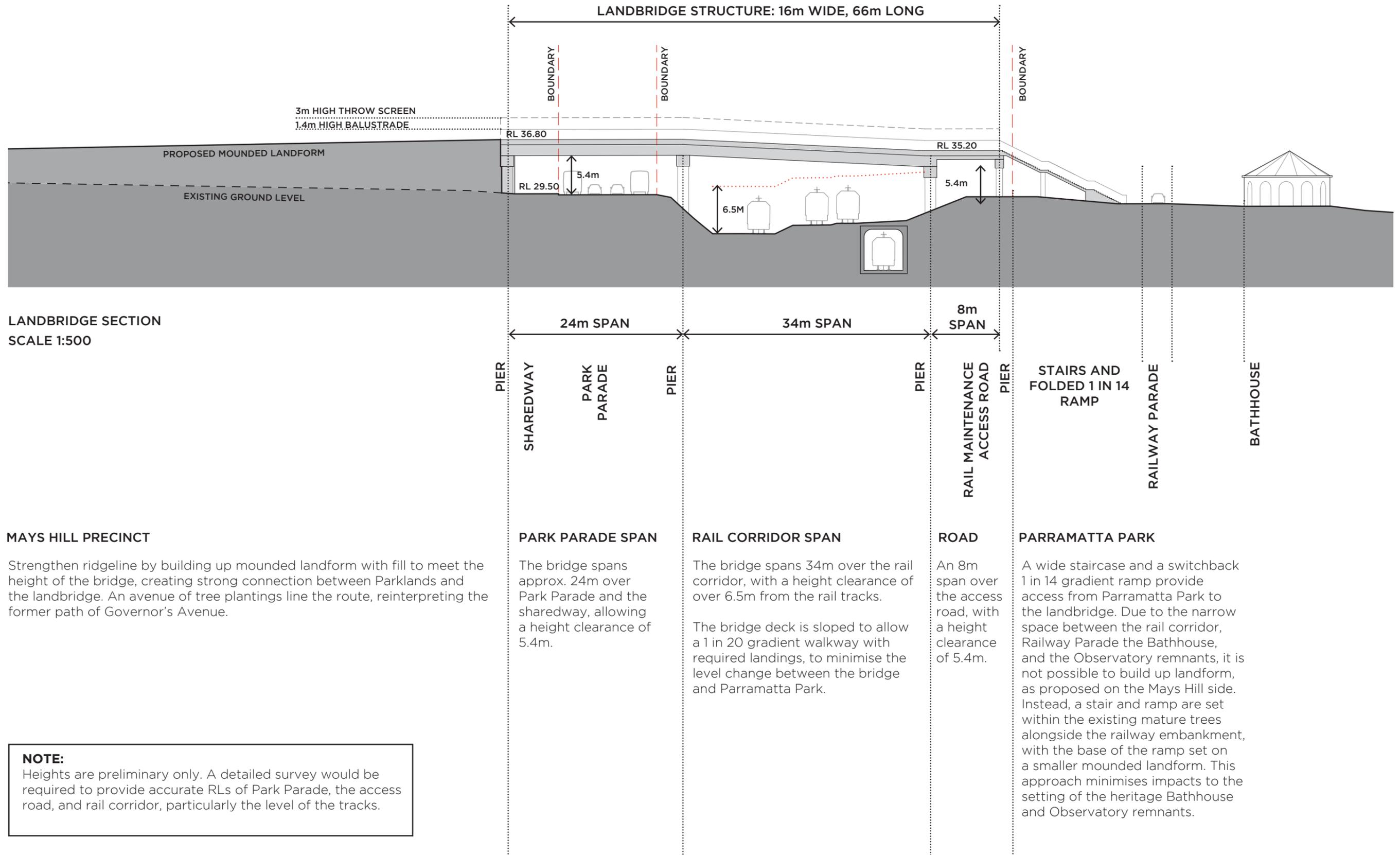


SCALE 1:5000

13 NOVEMBER 2017

TYRRELLSTUDIO

LANDBRIDGE CONCEPT SECTION



LANDBRIDGE SECTION
SCALE 1:500

MAYS HILL PRECINCT

Strengthen ridgeline by building up mounded landform with fill to meet the height of the bridge, creating strong connection between Parklands and the landbridge. An avenue of tree plantings line the route, reinterpreting the former path of Governor's Avenue.

NOTE:

Heights are preliminary only. A detailed survey would be required to provide accurate RLs of Park Parade, the access road, and rail corridor, particularly the level of the tracks.

PARK PARADE SPAN

The bridge spans approx. 24m over Park Parade and the sharedway, allowing a height clearance of 5.4m.

RAIL CORRIDOR SPAN

The bridge spans 34m over the rail corridor, with a height clearance of over 6.5m from the rail tracks.

The bridge deck is sloped to allow a 1 in 20 gradient walkway with required landings, to minimise the level change between the bridge and Parramatta Park.

ROAD

An 8m span over the access road, with a height clearance of 5.4m.

PARRAMATTA PARK

A wide staircase and a switchback 1 in 14 gradient ramp provide access from Parramatta Park to the landbridge. Due to the narrow space between the rail corridor, Railway Parade the Bathhouse, and the Observatory remnants, it is not possible to build up landform, as proposed on the Mays Hill side. Instead, a stair and ramp are set within the existing mature trees alongside the railway embankment, with the base of the ramp set on a smaller mounded landform. This approach minimises impacts to the setting of the heritage Bathhouse and Observatory remnants.

MASTER PLAN



SCENIC LANDSCAPE SETTING



COMBINED ACTIVITIES



TREE-LINED BOULEVARD

LARGE OPEN SPACES FOR KICK-ABOUTS AND OFF LEASH DOG AREAS

AQUATIC CENTRE WITH PLAYGROUND BY ENTRY

OPEN SPACE WITH EXPANSIVE VIEWS FOR RECREATION AND PICNICS.

LEGEND

- 1. Domain Creek
- 2. Park Parade Gatehouse: potential adaptive reuse for commercial or operational use
- 3. Mound landform
- 4. Sports micro-elements; e.g. cricket wickets and goal posts
- 5. A range of active recreation opportunities, including sports, fitness and play
- 6. Active recreation opportunities for fitness and play at Aquatic Centre entry
- 7. Potential Park Pde T-WAY expansion
- 8. Upgrade Amos St carpark
- 9. Upgrade Pitt St carpark
- 10. Mays Hill Gatehouse: existing commercial use retained
- 11. Upgraded multi-use sports field
- 12. Aquatic Centre drop off area
- 13. Potential Park Parade carpark
- 14. Mounded landform for potential landbridge to Parramatta Park.
- 15. Picnic Shelters
- 16. Amenities Block

PICNIC SHELTERS WITHIN MELALEUCA TREE STANDS

PICNIC SETTINGS AND RECREATION OPPORTUNITIES ALONG DOMAIN CREEK

LARGE OPEN SPACES FOR KICK-ABOUTS AND OFF LEASH DOG AREAS

CLUSTER OF ACTIVE RECREATION OPPORTUNITIES ALONG PATH, INCLUDING SPORTS, FITNESS, SKATE, SCOOTERS AND PLAY

SCALE 1:4000