

## 5. COMMUNITY AND STAKEHOLDER ENGAGEMENT

# OVERVIEW OF COMMUNITY AND STAKEHOLDER ENGAGEMENT

The development of the Master Plan was informed by a community stakeholder engagement strategy run by Newgate Engage. The strategy included various engagement approaches, with three main phases at key stages of the project, to test attitudes and to seek feedback on proposed ideas.

The following chapter summarises the material presented during engagement, the key outcomes of the consultation, and how the engagement has informed the development of the Master Plan. For further information, refer to the Community and Stakeholder Engagement Reports by Newgate Australia.

## INITIAL FOCUS GROUPS



At the start of the Master Plan process, a series of three focus group sessions were held with residents of the Parramatta area. These aimed to test attitudes towards Parramatta Park, the existing Mays Hill Precinct, and potential development of the site, as well as explore ideas and aspirations for the area. As part of the focus group sessions, the participants were shown a series of images designed to test responses to different activities and types of park environments.

The findings from the focus groups helped refine the ideas proposed and questions asked during Phase 2 of the engagement.

## PHASE 2



The Phase 2 engagement focused on feedback on potential uses and activities, and their locations and adjacencies within the Mays Hill Precinct. A range of engagement strategies were employed, including surveys, newsletters, meetings with stakeholder, community and school groups, and two open days held at Parramatta Park.

A series of 'Ideas Plans' were displayed at the Open Days which showed potential locations of various activities in the Mays Hill Precinct. The feedback provided an understanding of supported uses and activities and informed a program adjacency and location diagram, as a basis for the draft Master Plan.

## PHASE 3



The Phase 3 engagement presented the proposed Master Plan Concepts, including the Aquatic Centre siting and design principles for feedback. A range of engagement strategies were employed, including surveys, newsletters, meetings with stakeholder, community and school groups, and two open days held at Parramatta Park. This Phase revealed broad positive support for the Master Plan.

The following is a summary of the key findings of the focus group research, taken from the Community and Stakeholder Engagement Programme Report by Newgate Research. The full report can be found in the Appendix.

**OVERVIEW OF PREFERENCES FOR MAYS HILL PRECINCT**

- Nearly all participants hoped that the Precinct would have a distinct offering in the broader Parramatta area, as the size of Parramatta and other parks made the same sort of offering seem unnecessary.
- A few participants hoped that the Precinct would be unique among parks in the broader Sydney area to signal Parramatta’s uniqueness and help the community stand out.
- The top preferred images featured markets, an outdoor cinema, built shaded areas, a water feature, a café, and a community garden.
- Participants preferred more socially-oriented and built structures, however, many stressed that they wanted designers to weave nature throughout the Precinct, leaving some places almost completely natural, and to avoid overly artificial structures.
- There was a strong attraction to water features—both built and natural.
- Regarding play areas, participants were divided between preferring modern, highly constructed options and something that incorporated nature more.
- Several participants felt it would be ideal to have play areas that were inclusive of broader range of ages than typical children’s parks, and where adults could potentially participate as well, while others wanted areas for small children to be distinct.

**Key Findings**

**1. SENTIMENT TOWARD THE PROSPECT OF ACTIVATING THE MAYS HILL PRECINCT WAS QUITE POSITIVE OVERALL.**

Reasons for this included a potential to increase tourism to the area, a boost in the local economy, the potential for more leisure and entertainment options nearby, and an increased desirability of the area.

**2. PARTICIPANTS VIEWED THE ACTIVATION THE MAYS HILL PRECINCT IN THE CONTEXT OF ITS RELATIONSHIP WITH PARRAMATTA PARK.**

Nearly all participants expressed their desire for Mays Hill Precinct (which few participants had visited) to have a distinct but complementary offering to the main part of the Park, which was perceived as having several shortcomings that could be addressed in the new section (primarily the lack of shaded areas, bathroom facilities, barbecues & a café). Most felt that a physical connection to Parramatta Park (i.e. a bridge) would be integral to its accessibility & use among residents.

**3. PREFERENCES FOR THE DESIGN OF THE MAYS HILL PRECINCT TENDED TO FOCUS ON BUILT FEATURES RATHER THAN NATURAL, OPEN SPACES (WHICH PARRAMATTA PARK WAS VIEWED AS AMPLY PROVIDING).**

Top preferences included outdoor markets, an outdoor cinema, built shaded areas, a café, water features, and community gardens. Despite the overall preference for built spaces, participants emphasised that they wanted designers to weave nature in throughout the Park, leaving some areas more natural, and to avoid overly artificial structures.

**4. PARTICIPANTS FELT POSITIVELY ABOUT THE POSSIBILITY OF THE AQUATIC CENTRE OPENING IN THE PRECINCT. MOST PARTICIPANTS WERE AWARE OF THE IMMINENT CLOSURE OF THE PARRAMATTA PARK WAR MEMORIAL POOL, AND PARTICIPANTS WERE POSITIVE OVERALL ABOUT THE PROSPECT OF THE AQUATIC CENTRE REOPENING IN THE PRECINCT.**

The main concern was around parking and access. Asked how the pool could fit ideally into a park visit, the majority of participants hoped it would be near barbecues, a café, and other places where people can gather socially. Several expressed the desire for it to be near other features related to fitness (walking or running trails and gyms were mentioned).

**5. AN INFLUX OF TRAFFIC WAS THE PRIMARY CONCERN.** Participants pointed out that traffic had worsened with the development of the area and felt that creating a destination without sufficient parking and public transport access could create problems for the area. Participants living very near to the Precinct were also concerned about noise.

**6. COMMUNITY CONSULTATION WAS VIEWED AS CRUCIALLY IMPORTANT** to ensure that the Park meets community needs & preferences, and also so that community concerns about the project are fully understood & addressed in the planning process.

**7. SAFETY WAS NOT A TOP OF MIND CONCERN.** Participants tended to assume measures would be taken to ensure the Park was safe, but did not strongly engage on the topic. Top of mind assumptions about safety features included good lighting and security cameras.

SOURCE: COMMUNITY AND STAKEHOLDER ENGAGEMENT PROGRAMME REPORT; NEWGATE RESEARCH, FEBRUARY 2017

## FOCUS GROUP RESPONSES TO IMAGES

These images are from a larger range which were displayed during the focus group sessions. All the images shown can be found in the Community and Stakeholder Engagement Report by Newgate Engage.

### PREFERRED IMAGES:



1. 'Markets were seen as a great destination for the community.'



2. 'Most participants were eager to have an outdoor cinema in the area.'



3. 'Participants who chose this image tended to focus on the provision of shaded areas that allow people to enjoy the Park even in sunny weather.'



4. 'Having a café was viewed as vital to creating a social atmosphere and providing people with a place to buy drinks or food.'



5. 'This feature was viewed as combining the relaxation and beauty that comes from being near water with the opportunity to socialise.'



6. 'Participants felt a community garden would be a great resource for local residents who don't have a yard, and indicated a growing interest in sustainability and having a healthy lifestyle.'



7. 'Participants felt this looked like a playground kids could safely enjoy and run out their energy on. One participant mentioned liking its proximity to more natural park elements.'



8. 'This image was felt by a number of participants to ideally combine built and natural elements to create a natural but highly usable and accessible space. It was broadly perceived as peaceful and visually appealing.'



9. 'Participants who chose this and #11 appreciated that it had been left almost entirely natural, with just a pathway to provide access. In this image, they liked the idea of people socialising by the water.'



10. 'The participants who discussed this were drawn to its sense of serenity, and they appreciated that it was lightly constructed but remained mostly natural.'



11. 'See description for image #9.'



12. 'Participants who chose this appreciate it providing a casual place to socialise, but also hoped that something like this would have more shade.'

### CONTROVERSIAL / DISLIKED IMAGES:



1. 'Participants didn't like the look of this structure and felt it would be hard to incorporate into the park more broadly.'



2. 'Though a number of participants favoured this play area as something quite different and not just for little kids, several felt it was too artificial and not visually appealing.'



3. 'Open playing fields were generally felt to be unnecessary given that there are plenty of playing fields in the area.'



4. 'This image and Image 5 were viewed as too natural and not obviously meant for kids (in contrast with the more modern looking options like that above).'



5. See description for # 4.



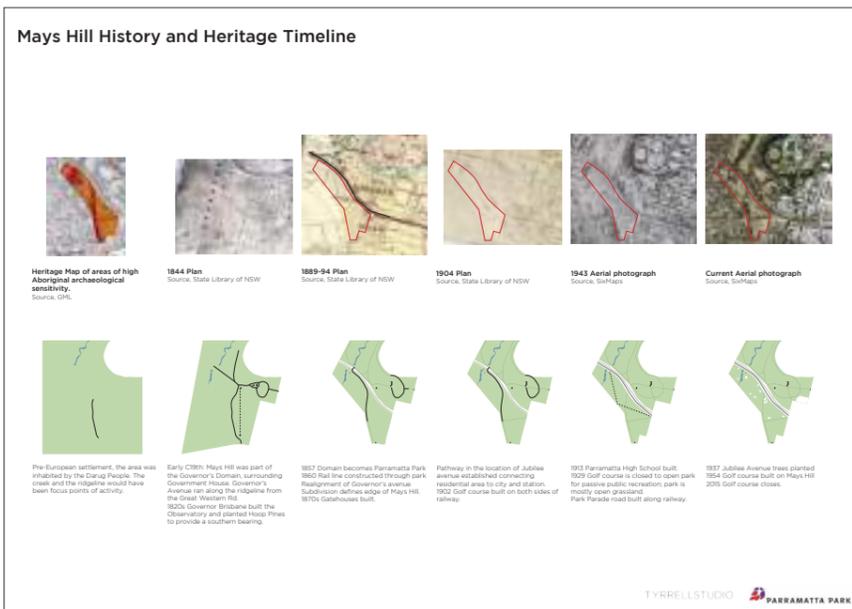
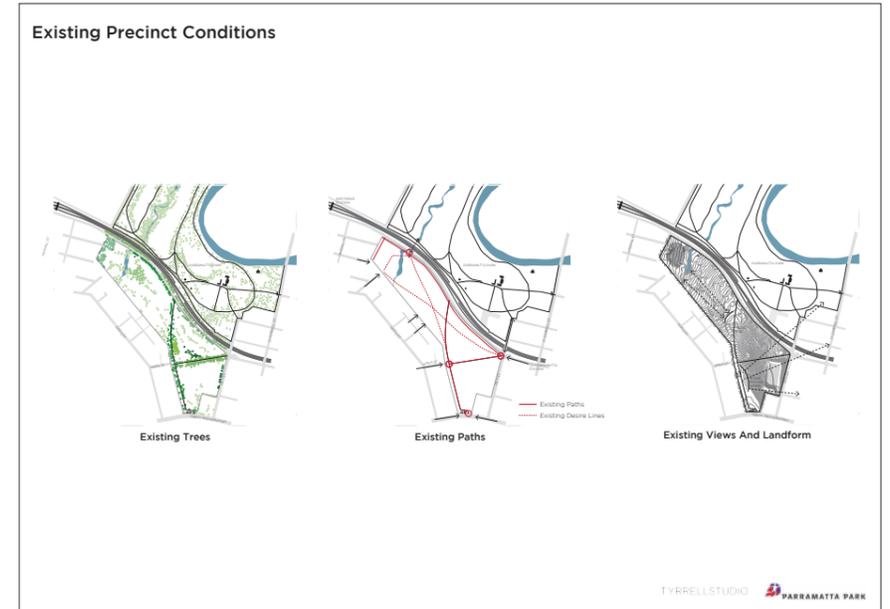
6. See description for # 3.

## 5. COMMUNITY AND STAKEHOLDER ENGAGEMENT

# PHASE 2 PRESENTATION BOARDS

# 5. COMMUNITY AND STAKEHOLDER ENGAGEMENT

A series of presentation boards were displayed at the open days, to invite comments, feedback and further ideas. The following boards were designed to provide information about the site, context and history, as well as the park values informing the masterplan and examples of potential uses and activities.



## PHASE 2 PRESENTATION BOARDS

The 'Ideas Plans' were designed to get feedback on potential activities and their locations within the Precinct. The 'Ideas Plans' were kept purposefully broad and diagrammatic in order to test possible combination of uses without people getting too distracted by precise design details or elements. The precedent images accompanying the plans then gave further depth to the combinations and configurations to elicit further feedback on desired characters.

## 5. COMMUNITY AND STAKEHOLDER ENGAGEMENT



### Elements of Ideas 1

- Aquatic Centre in Zone 2
- Sports field retained in existing location
- Landbridge connection to Parramatta Park
- Larger water body
- Open space and passive recreation areas
- Active recreation distributed along Park Parade and in a node co-located with the Aquatic Centre.
- Boulevard along residential edge



### Elements of Ideas 2

- Aquatic Centre in Zone 2
- Sports field retained in existing location
- Landbridge connection to Parramatta Park
- Domain Creek as a chain of ponds
- Open space and passive recreation areas
- Active recreation terraces along a spine along the boulevard
- Boulevard along residential edge



### Elements of Ideas 3

- Aquatic Centre in Zone 1
- Sports field relocated
- Landbridge connection to Parramatta Park
- Larger water body
- Open space and passive recreation areas
- Active recreation distributed along Park Parade and in a node co-located with the Aquatic Centre.
- Boulevard along residential edge

## PHASE 2 PRESENTATION BOARDS



### Elements of Ideas 4

- Aquatic Centre in Zone 1
- Sports field relocated
- Landbridge connection to Parramatta Park
- Domain Creek as a chain of ponds
- Open space and passive recreation areas
- Active recreation terraces along a spine along the boulevard
- Boulevard along residential edge



### Elements of Ideas 5

- Aquatic Centre in Zone 2
- Sports field retained in existing location
- Landbridge connection to Parramatta Park
- Domain Creek as a chain of ponds
- Multiple sports fields terraced into the Park
- Active recreation terraces along a spine along the boulevard
- Boulevard along residential edge



The community were invited to suggest further ideas.

## KEY OUTCOMES OF PHASE 2 ENGAGEMENT

The key outcomes of the Phase 2 engagement regarding feedback on supported activities, uses and their location within the precinct are summarised below. This feedback is shown spatially in the activities location and adjacencies diagram opposite, which informed the development of the Master Plan.

### FACILITIES & ACTIVITIES

- There is popular support for a landbridge connection to Parramatta Park.
- Cycle tracks, walking paths, activities focussed on children and teenagers, water play and outdoor exercise equipment were the most popularly mentioned active space ideas.
- The inclusion of active sport areas was popular across all demographics.
- The idea of multi-use spaces was preferred to single use areas not always open to the community.
- Picnic shelters, BBQ areas, shaded areas, toilets and bubblers are in large demand to facilitate the use of the natural space.
- The inclusion of a café or kiosk is also in large demand across all community demographics.
- Youth aged 12-15 are in need of a safe recreation space and a youth area would be a highly desirable component to include in the Master Plan provided it could be designed to be safe, inclusive and discourage anti-social behaviour.
- Demand for a skate park from the wider community and youth.
- New sporting facilities are of interest to many people, but 'many community members felt that sporting facilities needed to be in balance with the natural environment.

- Active spaces for children were popular, in particular water play.

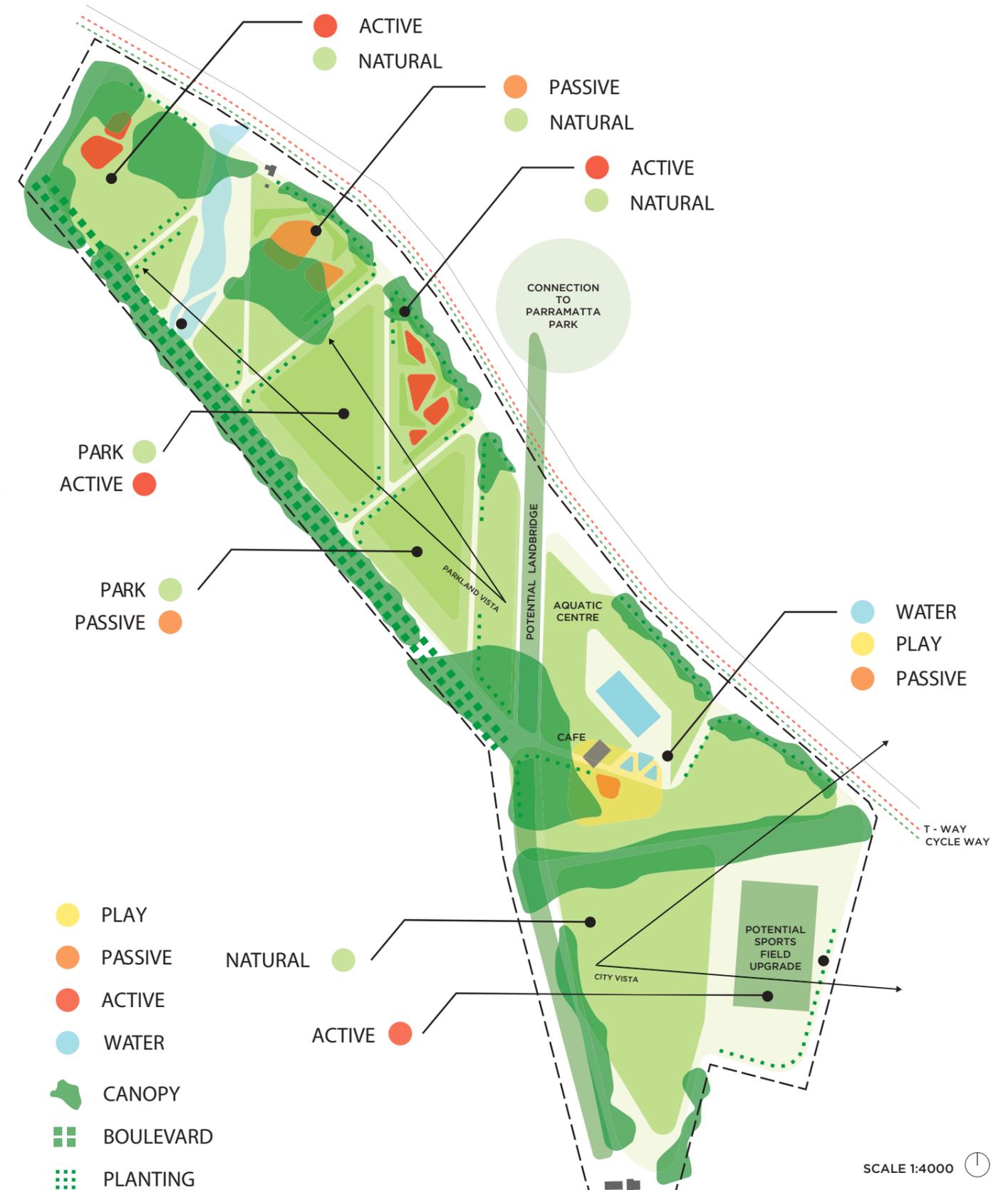
### SPATIAL & LOCATION PREFERENCES

- The majority of the wider community would like a new Aquatic Centre to be built and the strongest location preference is Zone 2, adjacent to Park Parade.
- Most local residents objected to a Aquatic Centre in Zone 1, adjacent to Pitt Street, as it would interrupt views, is closer to residents and Pitt Street was seen as too busy for an entry into an Aquatic Centre.
- The preferred plan was 'Ideas 1', followed by 3 & 5.
- The preference for Ideas 1, 3 and 5 relate to the Aquatic Centre location at Park Parade, vehicle access to the Aquatic centre from Park Parade, and less impact (noise and visual) of the Centre on residential amenity.
- There is a very strong preference among the local resident community to locate active and sport areas away from the residential edge.
- Interest in co-locating activities like cafés, playgrounds and exercise equipment with the new Aquatic Centre.
- Strong preference to locate skate-parks or youth facilities away from the residential edge.

### CONCERNS

- There is a concern and perception in the community about loss of green space and over development.
- There is a concern that the Park will be developed and green, open, natural space will be lost to a synthetic, urban park.
- The local resident community are concerned about loss of green space, security, privacy, noise, loss of views, traffic and parking.
- The park is not seen as a safe place at night and the underpass is viewed as scary and unsafe.
- Many people noted that parking was an issue in Mays Hill and activating Mays Hill Precinct would only make it worse.
- Local residents already feel that events in Parramatta Park are too loud and they would prefer that large events are not located in Mays Hill Precinct but located in the core section of Parramatta Park in areas such as the Crescent..
- Local residents strongly objected to a skate park in the belief that it would attract undesirable behaviour.
- There was a concern about the potential loss of the existing sports field if the Aquatic Centre was location in Zone 2.

## 5. COMMUNITY AND STAKEHOLDER ENGAGEMENT



# PHASE 3 PRESENTATION BOARDS

The Phase 3 engagement presented the proposed Master Plan Concepts, including the Aquatic Centre siting and design principles for feedback, along with visualisations of the proposed Park. The proposal was presented along with the site, context and historical information panels presented during Phase 2.

### Aquatic Centre Design Principles

- 1 CONCEAL THE BUILT FORM AND FINISH WITH LANDSCAPING HARBING WITH THE PICTUREQUE 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 ENTRES AND AMENITIES (E.G. CAFES) SO THAT THEY INTERFACE WITH THE PARK.
- 4 LOCATE THE AQUATIC CENTRE ROOF LEVELS BELOW THE GOVERNORS AVENUE RIDGELINE LEVEL SO THAT VIEWS FROM THE RIDGE LINE AREA OF 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 TRADE ENTRY AND MAKE IT ACCESSIBLE FROM JUBILEE AVENUE.
- 7 LOCATE ALL CAR PARKING UNDERGROUND AND ARRANGE ABOVE GROUND BUS PARKING AND DROP-OFF ZONES.
- 8 PROTECT THE KEY VIEWS FROM THE RIDGELINE OF MAYS HILL BY SETTING THE POOL BUILDING BACK FROM THE CORNER OF JUBILEE AVENUE.

TYRRELLSTUDIO PARRAMATTA PARK

### Concept Idea: Enhancing Scenic Qualities

**SCENIC QUALITIES**

- EXPOSURE TO SIGNIFICANT LANDFORM**
- SPATIAL EXPANSION**
- PROTECT LARGE UNINTERRUPTED VISTAS, WITH A BIG SKY**
- SIGNIFICANT VEGETATION & TREES**
- EXPOSURE TO WEATHER**

**DOMAIN CREEK**  
A CHAIN OF PONDS ALONG DOMAIN CREEK OFFERS POND SETTINGS AND RECREATION OPPORTUNITIES ALONGSIDE THE CREEK AS WELL AS IMPROVING WATER QUALITY.

**SCENIC PARKLAND VISTAS**  
THE SCENIC QUALITIES OF THE PARKLAND VISTAS 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.

**VEGETATION AND ECOLOGY**  
SIGNIFICANT VEGETATION IS RETAINED AND NEW PLANTING LOOKS FOR OPPORTUNITIES TO ENHANCE ECOLOGICAL VALUES.

**EXPANSIVE VIEWS**  
EXPANSIVE VIEWS AND OPEN SPACE FOR RECREATION, PICNICS AND AN ESCAPE FROM THE URBAN ENVIRONMENT.

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### Precinct Design Ideas

- LANDSCAPE SETTING**  
EMBED BUILT AND PROGRAM ELEMENTS WITHIN LANDFORM TO PROVIDE VISUAL BUFFERING AND ENHANCE LANDSCAPE SETTING.
- VEGETATION & ECOLOGY**  
BUILD ON THE EXISTING VEGETATION STRUCTURE TO ENHANCE THE LANDSCAPE SETTING AND THE ECOLOGICAL VALUE OF THE PARK.
- CHAIN OF PONDS**  
DEVELOP DOMAIN CREEK AS A CHAIN OF PONDS TO IMPROVE THE WATER QUALITY OF LOCAL CATCHMENT.
- BOULEVARD AS EDGE**  
USE A BOULEVARD TO STRUCTURE THE RESIDENTIAL EDGE OF PARK AND PROVIDE VISUAL BUFFERING AND PRIVACY, WHILE MAINTAINING SUNLIGHT ACCESS AND VIEWS.
- MIXED ACTIVITIES**  
CREATE MIXED AREAS OF RECREATION ACTIVITIES FOR INCLUSIVE, HYBRID SPACES, RATHER THAN SEPARATED ZONES OF USES AND AGES.
- FITNESS LOOPS**  
ENSURE PATH NETWORK CREATES DIVERSE RUNNING, WALKING AND CYCLING LOOPS IN ASSOCIATION WITH OTHER FITNESS PROGRAM ELEMENTS.
- ACCESSIBLE ROUTES**  
ENSURE PATH NETWORK PROVIDES ACCESSIBLE SWITCHBACK ROUTES THROUGH THE STEEPER TOPOGRAPHY.
- MULTI-RECREATION PATH**  
DISTRIBUTE ACTIVE RECREATION ELEMENTS ALONG PATH NETWORK, EMBEDDED WITHIN PARKLAND SETTING.

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### Aquatic Centre Siting Comparison

	ZONE 1	ZONE 2
<b>Impact on sports field</b>	Removal of sports field during construction, and impact on school and public use. Potential to relocate the sports field.	Sports field can be retained in current location.
<b>Impact on views</b>	An Aquatic Centre will impact the existing expansive skyline views from Mays Hill, and cannot be completely mitigated by partial burying of the Centre.	Less impact on the expansive views.
<b>Impact on current Precinct area and character</b>	Zone 1 is an area of the Precinct which currently performs well, with a strong landscape character incorporating the hill, expansive outdoor, 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.
<b>Connection to the city</b>	Zone 1 is higher and less related to the city due to the topography of the hill, however 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.
<b>Potential Aquatic Centre street address</b>	Strong address and definition on Pitt Street.	Strong address to Park Parade, and relationship with the Pitt Street - Argyle Street intersection.
<b>Potential for an active relationship between the Aquatic Centre and the Park, and Aquatic Centre setting</b>	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, amenities and the Park as a key node in the Park circulation system. A parkland setting can be created for the outdoor pool, Aquatic Centre, and related recreational facilities in the Park, such as a playground, can be located in proximity with the Aquatic Centre.
<b>Traffic, vehicular entry and drop-off area</b>	Less space for vehicular entry and drop-off area to Aquatic Centre on Pitt St. Community consultation indicated a preference for the vehicular entry to be located on Park Parade rather than Pitt St.	Space for vehicular entry and drop-off area to Aquatic Centre on Park Parade. Community consultation indicated a preference for the vehicular entry to be located on Park Parade rather than Pitt St.
<b>Community consultation preference</b>	Community consultation indicated a preference for Zone 2, compared to Zone 1, due to a concern about the impact on residential amenity (noise and visual). Zone 1 was also not strongly supported due to the impact on the sports field and on views.	Community consultation indicated a preference for Zone 2, which was considered to have less impact on residential amenity (noise and visual) compared to Zone 1. Zone 2 was also supported in order to retain sports field in its current location and reduce impact on views.

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### Concept Idea: A Range of Active Recreation Opportunities

The previous consultation indicated a desire for active recreation in the Mays Hill Precinct, provided it remains in balance with the scenic values of the Park.

Supported activities included:  
- Exercise equipment  
- Multi-use sports spaces  
- Active play for children, including older children. This included elements suitable for skateboards or scooters.

To enable opportunities for a range of active recreation, including fitness, sport and play activities, micro-elements are used, such as a basketball hoop, rather than an entire court. This allows for informal play within the scenic landscape setting of the parkland.

Micro-elements are used in combinations, creating mixed hybrid spaces which can be used by many people for a range of activities, rather than single use zones.

**ACTIVE RECREATION MICRO-ELEMENTS**

- FITNESS BARS
- NETBALL HOOP
- CRICKET STUMPS
- SHATEABLE EDGE
- SOCCER GOAL
- PULL-UP BARS
- RUGBY POSTS
- PLAY LAZIOFORM AND CLIMBING WALL
- FITNESS BENCH
- AFL GOAL POSTS
- BASKETBALL HOOP
- BANDED LOG SCOOTERS & SKATEBOARDS
- PLAY MOUNDS & BOWLS

ACTIVE RECREATION MICRO-ELEMENTS DISTRIBUTED THROUGH PARK, EMBEDDED WITHIN SCENIC LANDSCAPE SETTING.

CLUSTER OF FITNESS, SPORTS AND PLAY ELEMENTS ALONG HYBRID ACTIVE PATH

SPACES FOR KICK-ABOUTS WITH GOAL POSTS AND CRICKET WICKETS

AQUATIC CENTRE

CLUSTER OF PLAY ELEMENTS CLOSE TO AQUATIC CENTRE ENTRANCE

UPGRADED MULTI-USE SPORTS FIELD.

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### Precinct Plan

SCENIC LANDSCAPE SETTING + HYBRID PROGRAM ELEMENTS

- 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
- 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 PICNIC.

**LEGEND**

- 1 PICNIC SHELTERS
- 2 BENCHES AND SEATING
- 3 UNDERGROUND CAR PARKING
- 4 UNDERGROUND CAR PARKING
- 5 UNDERGROUND CAR PARKING
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# PHASE 3 PRESENTATION BOARDS

**View Location Plan**

**VIEW 1**  
View looking north-east from Governor's Avenue ridge line over the upgraded multi-use sports field and iconic skyline vista.

**VIEW 2**  
View looking north-west through the proposed park showing how large landform mounds are strategically placed to retain a picturesque landscape character.

**VIEW 3**  
View 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.

**VIEW 4**  
View 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 5**  
View 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.

**VIEW 6**  
View 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.

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**View 1**

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

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**View 2**

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

TYRRELLSTUDIO PARRAMATTA PARK

**View 3**

View 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.

TYRRELLSTUDIO PARRAMATTA PARK

**View 4**

View 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.

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**View 6**

View 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.

TYRRELLSTUDIO PARRAMATTA PARK

# PHASE 3 PRESENTATION BOARDS

## BOULEVARD FEEDBACK



Community feedback board



After feedback from the community the tree coverage along the boulevard and other walkways has been revised to provide more solar access to neighbouring residents and to increase visual access from the boulevard across the parkland.

## KEY OUTCOMES OF PHASE 3 ENGAGEMENT

Newgate Engage conducted the Phase 3 Community Workshops and the following text summarises that feedback provided:

The feedback received during Phase Three was overwhelmingly positive. Community members and stakeholders were generally pleased to see that the design principles and concept design had considered the feedback given during Phase Two.

Specifically, community members liked the sensitivity of the aquatic centre design principles and the balance of park facilities and open green space. The community appreciated being heard in regard to locating the aquatic centre on Park Parade. Only a small number of community members raised noise as a concern during Phase Three, a substantial decrease from Phase Two. This was an indication that the community felt the plan would not be as intrusive as they were originally predicting. There was also a much more neutral to positive response about the hybrid path area compared to the initial idea of a skate park presented in Phase Two – an item that had been very concerning to many local residents.

Most community members were pleased with the balance of activated and natural areas. Only a small contingent of people wanted more formal recreational facilities.

The most requested additional items including a playground for smaller children and amenities including BBQs, picnic shelters, toilets and water fountains.

The community continues to be concerned about traffic, parking and access into the Precinct. Older members of the community are most concerned about this. There were mentions from local residents and Cumberland Council about an overuse of street parking in the smaller streets around the Precinct if there is not enough parking within the Precinct. Conducting further studies into traffic implications, parking and access will be important during detailed design, and should be an important topic for future communication.

The community continues to want to understand how the Precinct will be made safe. Community members are concerned about safety around roads, safety at night and potential antisocial behaviour from people using the hybrid path recreational area. Creating an environment for passive security from neighbours or passing cars was suggested as a solution to this concern. Residents also want tree coverage along the boulevard and other walkways to be less dense to avoid feeling trapped within the walkways. Some suggested lighting and security at night.

As the Master Plan progresses into Phase Four and then detailed design, the community will be keen to hear about physical and operational plans that ensure the safety of users during the day and at night.

Consultation uncovered a range of levels of knowledge of the time frame for seeking funding, detailed design, planning approvals and construction. Moving forward, giving the community clear timings and expectations around this process will be well received and will help set realistic expectations about when changes might be made.



Community feedback boards

## 6. PRELIMINARY COST ESTIMATE

# PRELIMINARY COST ESTIMATE

The following chapter outlines the Preliminary Cost Estimate for Mays Hill Precinct as costed by Mitchell Brandtman Quantity Surveyors. The cost estimate includes parkland upgrades as detailed in this Masterplan. Mitchell Brandtman's assumptions and exclusions are shown on the following page.

The following page outlines a summary of the preliminary cost estimate based on the four zones shown on the plan, right. Following this, a detailed break down of preliminary costs per zone have been included.



### 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

# PRELIMINARY COST ESTIMATE SUMMARY

## 1 SUMMARY

As requested, we have prepared an estimate of costs to undertake the works in connection with Mays Hill Precinct Master Plan. The estimate is split into 4 zones.

The estimate is based on Tyrrell Studios Master Plan Report dated 4 September 2017.

We have calculated the estimate of direct costs from quantities measured off the drawings and industry based rates, benchmarked against works of similar nature. The estimate of indirect costs and escalation have been based on percentages.

Item	Area	Rate	Total
Zone 1	53,901 m <sup>2</sup>	\$75/m <sup>2</sup>	\$4,068,000
Zone 2	50,247 m <sup>2</sup>	\$71/m <sup>2</sup>	\$3,569,000
Zone 3	65,888 m <sup>2</sup>	\$118/m <sup>2</sup>	\$7,749,000
Zone 4	26,143 m <sup>2</sup>	\$224/m <sup>2</sup>	\$5,846,000
Professional Fees (5%)			\$1,062,000
			<b>\$22,294,000</b>

## 2 INFORMATION USED

The Draft Tyrrell Studio Master Plan Report dated 4 September 2017 has been used in the preparation of this estimate.

## 3 SCHEDULE OF EXCLUSIONS

The following exclusions have been made in the preparation of this estimate:-

- Council contributions, fees, payments and long service levy,
- Taxes, duties and legal fees,
- Land costs,
- Finance costs,
- Removal of restricted and hazardous waste including on-site stabilisation of contaminated material,
- Removal of asbestos impacted material,
- Aquatic Centre
- Upgrade of Mays Hill gatehouse,
- Land bridge, abutment and retaining wall connecting Parramatta Park
- Upgrade or relocation of existing in-ground or overhead authority mains,
- Escalation for staging of the works in zones or escalation beyond July 2019,
- GST.

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## 4 SCHEDULE OF ASSUMPTIONS

The following assumptions have been made in the preparation of the estimate:

- Work will be tendered on a competitive basis and commence in approximately 18 months,
- Works can be undertaken under pedestrian control during business hours,
- A small allowance has been included for remediation and capping existing hotspots,
- Existing topsoil has allowed to be ameliorated and upgraded in lieu of importing new to site,
- Allowance for trees is for bringing smaller trees to site and potting on to reach maturity in lieu of planting large mature trees,
- Lighting to paths,
- 12 months watering, mowing and maintenance,
- Sports field to be synthetic,
- Tennis court resurfacing to be a lower specification than Plexipave,
- Cricket nets to be finished with a synthetic turf adhered directly to a concrete base,
- Budgets for amenities and shelters supplied to us by Tyrrell Studios,
- Construction preliminaries, overheads and margin at 17%,
- Professional Fees at 5%,
- Escalation till construction in March 2018 at a rate of 4% per annum,

Yours Sincerely



**MITCHELL BRANDTMAN**

Matthew Kritzler  
Associate

Attachment 1 – Estimate of Costs

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## PRELIMINARY COST ESTIMATE: ZONE 1

The following pages outline the Preliminary Cost Estimate for Mays Hill Precinct identified per zone, as costed by Mitchell Brandtman Quantity Surveyors.



**Mays Hill Precinct, PARRAMATTA**  
**Preliminary Estimate - September 2017**

ZONE ONE					
Item	Qty	Unit	Rate	Sub-Total	Total
<b>EARTHWORK &amp; DEMOLITION</b>					
Sediment and erosion control	1	Item	\$ 17,000.00	\$ 17,000.00	
Strip topsoil over site and stockpile on site.	52,688	m <sup>2</sup>	\$ 0.65	\$ 34,247.20	
Allowance to ameliorate and add compost to 150mm topsoil on site	7,904	m <sup>3</sup>	\$ 40.00	\$ 316,160.00	
Respreading topsoil on site	52,688	m <sup>2</sup>	\$ 0.85	\$ 44,784.80	
Allowance for remediation including laying geofabric and importing fill required for use as capping material	1	Item	\$ 240,000.00	\$ 240,000.00	
<b>Subtotal</b>				<b>\$ 652,193.00</b>	
<b>CONSTRUCTION &amp; UPGRADE</b>					
<b>Concrete Pavement</b>					
Excavate, trim, regrade to required contours and compact	2,623	m <sup>2</sup>	\$ 38.00	\$ 99,674.00	
Allow for base course	2,623	m <sup>2</sup>	\$ 12.00	\$ 31,476.00	
Insitu concrete footpath including reinforcement, formwork and joints with abrasive blast finish - Governors Ave 4.2m width	1,225	m <sup>2</sup>	\$ 175.00	\$ 214,375.00	
Resurfacing of Jubilee Ave.	802	m <sup>2</sup>	\$ 140.00	\$ 112,280.00	
<b>New/upgrade Pitt St Parking (18 spaces)</b>					
Asphalt pavement including an allowance for stormwater and lighting	498	m <sup>2</sup>	\$ 135.00	\$ 67,230.00	
Allow for concrete edge to parking	100	m	\$ 65.00	\$ 6,500.00	
<b>Upgrade Amos St Parking (7 Spaces)</b>					
Supported turf pavement parking	98	m <sup>2</sup>	\$ 155.00	\$ 15,190.00	
<b>Multi-use Sports field &amp; Sport courts Upgrade</b>					
<b>Multi-use Sports field</b>					
Synthetic Surface (includes bulk earthworks, base, subsoil drainage, edge details and surfacing)	9,828	m <sup>2</sup>	\$ 110.00	\$ 1,081,080.00	
Allow for multi-sport goal posts to complete (soccer, rugby & hockey)	1	Item	\$ 10,000.00	\$ 10,000.00	
<b>Upgrade Sports courts</b>					
Resurface/ Paving surface to match with existing	2	No	\$ 45,000.00	\$ 90,000.00	

PRELIMINARY COST ESTIMATE: ZONE 1



**Mays Hill Precinct, PARRAMATTA**  
**Preliminary Estimate - September 2017**

ZONE ONE					
Item	Qty	Unit	Rate	Sub-Total	Total
<b>Miscellaneous</b>					
Allow for cricket practice nets (includes for earthworks, pavement, synthetic surface, fence, line marking and stumps)	2	Item	\$ 30,000.00	\$ 60,000.00	
Allow for bins and seating.	1	Item	\$ 15,000.00	\$ 15,000.00	
Allow for signage	1	Item	\$ 5,000.00	\$ 5,000.00	
<b>Subtotal</b>					<b>\$ 1,807,805.00</b>
<b>SERVICES</b>					
<b>Stormwater</b>					
Allow for stormwater drainage and pits complete, including excavation, bed, lay, joint, pipes, pits and backfill.	1	Item		Excluded	
<b>Water</b>					
Drinking fountain with dog bowl and bottle tap including water feed and RZPD.	1	Item	\$ 10,000.00	\$ 10,000.00	
<b>Electricity</b>					
Lighting to paths	20	No	\$ 3,900.00	\$ 78,000.00	
Lighting to sports field/ sport courts	1	Item	\$ 80,000.00	\$ 80,000.00	
<b>Subtotal</b>					<b>\$ 168,000.00</b>
<b>LANDSCAPING</b>					
New turf and regrading (small allowance for new topsoil, ameliorate elsewhere)	39,322	m <sup>2</sup>	\$ 8.00	\$ 314,576.00	
Allowance for new trees if required	1	Item	\$ 25,000.00	\$ 25,000.00	
12 months watering, mowing and maintenance	1	Item	\$ 14,000.00	\$ 14,000.00	
<b>Subtotal</b>					<b>\$ 353,576.00</b>
				<b>Contractors Subtotal</b>	<b>\$ 2,981,574.00</b>
				Contractors preliminaires, overheads and profit (17%)	\$ 506,868.00
				Contingency (10%)	\$ 348,844.00
				Escalation (Assume 18 months at 4% p.a)	\$ 230,237.00

ZONE ONE					
Item	Qty	Unit	Rate	Sub-Total	Total
				<b>Subtotal (rounded)</b>	<b>\$ 4,068,000.00</b>

## PRELIMINARY COST ESTIMATE: ZONE 2



**Mays Hill Precinct, PARRAMATTA**  
**Preliminary Estimate - September 2017**

ZONE TWO					
Item	Qty	Unit	Rate	Sub-Total	Total
<b>EARTHWORK &amp; DEMOLITION</b>					
Demolish existing railway track.	368	m		Excluded	
Sediment and erosion control	1	Item	\$ 16,000.00	\$ 16,000.00	
Strip topsoil over site and stockpile on site.	34,404	m <sup>2</sup>	\$ 0.65	\$ 22,362.60	
Allowance to ameliorate and add compost to topsoil on site	5,161	m <sup>3</sup>	\$ 40.00	\$ 206,440.00	
Respreading topsoil on site	34,404	m <sup>2</sup>	\$ 0.85	\$ 29,243.40	
Import fill and compact in layers to receive the required level to match with land bridge (assume receive free of charge due to excess fill in Sydney)	9,611	m <sup>3</sup>	\$ 15.00	\$ 144,165.00	
Allowance for remediation including laying geofabric and importing fill required for use as capping material	1	Item	\$ 155,000.00	\$ 155,000.00	
<b>Subtotal</b>					<b>\$ 573,212.00</b>
<b>CONSTRUCTION &amp; UPGRADE</b>					
<b>Concrete Pavement</b>					
Excavate, trim, regrade to required contours and compact	5,013	m <sup>2</sup>	\$ 38.00	\$ 190,494.00	
Allow for base course	5,013	m <sup>2</sup>	\$ 12.00	\$ 60,156.00	
Insitu concrete footpath including reinforcement, formwork and joints with abrasive blast finish - Governors Ave & Park Pde 4.2m width	3,556	m <sup>2</sup>	\$ 175.00	\$ 622,300.00	
Insitu concrete footpath reinforcement, formwork and joints with abrasive blast finish - 3m width concrete pathways	1,359	m <sup>2</sup>	\$ 175.00	\$ 237,825.00	
<b>Upgrade Amos St Parking (7 Spaces)</b>					
Supported turf pavement parking	98	m <sup>2</sup>	\$ 155.00	\$ 15,190.00	
<b>Miscellaneous</b>					
Play landform and kids climbing wall hand holds.	1	Item	\$ 25,000.00	\$ 25,000.00	
Allow for ramp including coping for scooters and skateboards.	1	Item	\$ 12,500.00	\$ 12,500.00	
Skateable edge	10	m	\$ 850.00	\$ 8,500.00	
Allow for play mounds and bowls	1	Item	\$ 15,000.00	\$ 15,000.00	
Allow for bins.	2	No	\$ 5,500.00	\$ 11,000.00	

PRELIMINARY COST ESTIMATE: ZONE 2



**Mays Hill Precinct, PARRAMATTA**  
**Preliminary Estimate - September 2017**

<b>ZONE TWO</b>					
<b>Item</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Sub-Total</b>	<b>Total</b>
Allow for signage	1	Item	\$ 5,000.00	\$ 5,000.00	
<b>Subtotal</b>					<b>\$ 1,202,965.00</b>
<b>SERVICES</b>					
<b>Stormwater</b>					
Allow for stormwater drainage to play bowls	1	Item	\$ 10,000.00	\$ 10,000.00	
<b>Water</b>					
Allow for water services complete, including excavation, bed, lay, joint, pipes, anchor blocks etc.	1	Item	\$ 5,000.00	\$ 5,000.00	
Allow for connections to bubblers including RZPD	1	Item	\$ 4,500.00	\$ 4,500.00	
<b>Electricity</b>					
Lighting to paths	79	No	\$ 3,900.00	\$ 308,100.00	
Lighting to parking	1	Item	\$ 10,000.00	\$ 10,000.00	
Lighting to sports field/ sport courts	1	Item		Excluded	
<b>Subtotal</b>					<b>\$ 337,600.00</b>
<b>LANDSCAPING</b>					
New trees - Eucalyptus (allow for semi-mature to be potted on on-site)	150	No	\$ 450.00	\$ 67,500.00	
Native grasses (planting type 2)	3,323	m <sup>2</sup>	\$ 62.00	\$ 206,026.00	
New turf and regrading (small allowance for new topsoil, ameliorate elsewhere)	26,068	m <sup>2</sup>	\$ 8.00	\$ 208,544.00	
12 months watering, mowing and maintenance	1	Item	\$ 20,000.00	\$ 20,000.00	
<b>Subtotal</b>					<b>\$ 502,070.00</b>
				<b>Contractors Subtotal</b>	<b>\$ 2,615,847.00</b>
				Contractors preliminaries, overheads and profit (17%)	\$ 444,694.00
				Contingency (10%)	\$ 306,054.00
				Escalation (Assume 18 months at 4% p.a)	\$ 201,996.00
				<b>Subtotal (rounded)</b>	<b>\$ 3,569,000.00</b>

## PRELIMINARY COST ESTIMATE: ZONE 3



**Mays Hill Precinct, PARRAMATTA**  
**Preliminary Estimate - September 2017**

ZONE THREE					
Item	Qty	Unit	Rate	Sub-Total	Total
<b>EARTHWORK &amp; DEMOLITION</b>					
Sediment and erosion control	1	Item	\$ 20,000.00	\$ 20,000.00	
Strip topsoil over site and stockpile on site.	65,161	m <sup>2</sup>	\$ 0.65	\$ 42,354.65	
Allowance to ameliorate and add compost to topsoil on site	9,775	m <sup>3</sup>	\$ 40.00	\$ 391,000.00	
Respreading topsoil on site	65,161	m <sup>2</sup>	\$ 0.85	\$ 55,386.85	
Import fill and compact to form mound landform (assume receive free of charge due to excess fill in Sydney)	13,104	m <sup>3</sup>	\$ 15.00	\$ 196,560.00	
Import fill and compact in layers to receive the required level to match with land bridge (assume receive free of charge due to excess fill in Sydney)	10,267	m <sup>3</sup>	\$ 15.00	\$ 154,005.00	
Allowance for remediation and importing fill required for use as capping material	1	Item	\$ 294,000.00	\$ 294,000.00	
Demolish existing golf course reception building, associated carpark and driveway.	1,674	m <sup>2</sup>	\$ 70.00	\$ 117,180.00	
Demolish existing culverts to Domain Creek.	468	m <sup>2</sup>	\$ 110.00	\$ 51,480.00	
<b>Subtotal</b>				<b>\$ 1,321,967.00</b>	
<b>CONSTRUCTION &amp; UPGRADE</b>					
<b>Concrete Pavement</b>					
Excavate, trim, regrade to required contours and compact	8,809	m <sup>2</sup>	\$ 38.00	\$ 334,742.00	
Allow for base course	8,809	m <sup>2</sup>	\$ 12.00	\$ 105,708.00	
Insitu concrete footpath including reinforcement, formwork and joints with abrasive blast finish - Boulevard Ave 2.5m width & Park Pde Shareway	2,064	m <sup>2</sup>	\$ 175.00	\$ 361,200.00	
Insitu concrete footpath including reinforcement, formwork and joints with abrasive blast finish - 3m width concrete pathways	2,778	m <sup>2</sup>	\$ 175.00	\$ 486,150.00	
Decomposed granite paving to Boulevard (3.5m width)	1,596	m <sup>2</sup>	\$ 60.00	\$ 95,760.00	
Allow for steel edge to decomposed granite paving.	912	m	\$ 55.00	\$ 50,160.00	
Coloured Insitu Concrete Paving					

# PRELIMINARY COST ESTIMATE: ZONE 3



**Mays Hill Precinct, PARRAMATTA**  
**Preliminary Estimate - September 2017**

ZONE THREE					
Item	Qty	Unit	Rate	Sub-Total	Total
Coloured oxide in concrete paving including reinforcement, formwork and joints with abrasive blast finish	2,371	m <sup>2</sup>	\$ 255.00	\$ 604,605.00	
Extra over for graphic pattern and painted linework.	2,371	m <sup>2</sup>	\$ 40.00	\$ 94,840.00	
Selected landform area and climbing wall.	659	m <sup>2</sup>	\$ 450.00	\$ 296,550.00	
<b>Miscellaneous</b>					
Culvert crossings to creek	2	Item	\$ 15,000.00	\$ 30,000.00	
Basketball hoops on custom steel support structure.	5	No	\$ 3,000.00	\$ 15,000.00	
Netball hoops on custom steel support structure.	5	No	\$ 2,500.00	\$ 12,500.00	
Rolled steel fitness and stretching bars (allowed 5 sets of equipment).	3	Groups	\$ 13,750.00	\$ 41,250.00	
Cricket wickets including synthetic turf area.	4	No	\$ 10,000.00	\$ 40,000.00	
Allow for ramp including coping for scooters and skateboards.	1	Item	\$ 12,500.00	\$ 12,500.00	
Skateable edge	20	m	\$ 850.00	\$ 17,000.00	
Rolled steel soccer goal posts.	2	No	\$ 1,250.00	\$ 2,500.00	
Rolled steel rugby goal posts.	2	No	\$ 1,500.00	\$ 3,000.00	
Rolled steel AFL goal posts.	2	No	\$ 2,200.00	\$ 4,400.00	
Rolled steel Futsal goal posts.	2	No	\$ 1,250.00	\$ 2,500.00	
500 x 2400mm Precast concrete benches.	5	No	\$ 2,500.00	\$ 12,500.00	
500 x 2400mm Precast concrete benches with skateboard coping.	20	No	\$ 2,750.00	\$ 55,000.00	
Precast concrete edge for planter box.	18	m	\$ 175.00	\$ 3,150.00	
Plastic megachute embankment slides set in mound landform, approx. 2.5m high.	3	No	\$ 10,000.00	\$ 30,000.00	
Swing sets.	3	No	\$ 6,500.00	\$ 19,500.00	
Play landform and kids climbing wall hand holds.	200	No	\$ 150.00	\$ 30,000.00	
Drinking fountain with dog bowl and bottle tap including water feed and RZPD.	3	No	\$ 10,000.00	\$ 30,000.00	
Allow for bins.	1	Item	\$ 13,500.00	\$ 13,500.00	
Allow for signage	1	Item	\$ 5,000.00	\$ 5,000.00	
<b>Subtotal</b>					<b>\$ 2,809,015.00</b>

PRELIMINARY COST ESTIMATE: ZONE 3



**Mays Hill Precinct, PARRAMATTA**  
**Preliminary Estimate - September 2017**

ZONE THREE					
Item	Qty	Unit	Rate	Sub-Total	Total
<b>DOMAIN CREEK EXPANSION</b>					
Bulk excavation to design level.	260	m <sup>3</sup>	\$ 75.00	\$ 19,500.00	
Trim to required contours and compact.	260	m <sup>2</sup>	\$ 15.00	\$ 3,900.00	
200mm Clay	260	m <sup>2</sup>	\$ 22.00	\$ 5,720.00	
HDPE Lining	260	m <sup>2</sup>	\$ 15.00	\$ 3,900.00	
Embellishment of creek	260	m <sup>2</sup>	\$ 120.00	\$ 31,200.00	
Allowance for rocks and rubbles creek	161	m <sup>2</sup>	\$ 100.00	\$ 16,100.00	
<b>Subtotal</b>					<b>\$ 80,320.00</b>
<b>SERVICES</b>					
<b>Stormwater</b>					
Allow for stormwater drainage and pits complete, including excavation, bed, lay, joint, pipes, pits and backfill.	1	Item		Excluded	
<b>Electricity</b>					
Lighting to paths	93	No	\$ 3,900.00	\$ 362,700.00	
Lighting to sport hardstand area	2,371	m <sup>2</sup>	\$ 35.00	\$ 82,985.00	
<b>Subtotal</b>					<b>\$ 445,685.00</b>
<b>LANDSCAPING</b>					
New trees - Eucalyptus	456	No	\$ 450.00	\$ 205,200.00	
Low native flower planting within bench seats (planting type 1).	23	m <sup>2</sup>	\$ 125.00	\$ 2,875.00	
Native grasses (planting type 2)	5,424	m <sup>2</sup>	\$ 62.00	\$ 336,288.00	
Native wetland planting incl. topsoil and mulch along creek banks.	644	m <sup>2</sup>	\$ 72.00	\$ 46,368.00	
Mound turf (measured flat, small allowance for new topsoil, ameliorated elsewhere).	9,520	m <sup>2</sup>	\$ 8.00	\$ 76,160.00	
New turf and regrading (small allowance for new topsoil, ameliorated elsewhere)	39,503	m <sup>2</sup>	\$ 8.00	\$ 316,024.00	
12 months watering, mowing and maintenance	1	Item	\$ 40,000.00	\$ 40,000.00	
<b>Subtotal</b>					<b>\$ 1,022,915.00</b>

ZONE THREE					
Item	Qty	Unit	Rate	Sub-Total	Total
				<b>Contractors Subtotal</b>	<b>\$ 5,679,902.00</b>
				Contractors preliminaires, overheads and profit (17%)	\$ 965,583.00
				Contingency (10%)	\$ 664,549.00
				Escalation (Assume 18 months at 4% p.a)	\$ 438,602.00
				<b>Subtotal (rounded)</b>	<b>\$ 7,749,000.00</b>

PRELIMINARY COST ESTIMATE: ZONE 4



**Mays Hill Precinct, PARRAMATTA**  
**Preliminary Estimate - September 2017**

ZONE FOUR					
Item	Qty	Unit	Rate	Sub-Total	Total
<b>EARTHWORK &amp; DEMOLITION</b>					
Sediment and erosion control	1	Item	\$ 8,000.00	\$ 8,000.00	
Strip topsoil over site and stockpile on site.	24,595	m <sup>2</sup>	\$ 0.65	\$ 15,986.75	
Allowance to ameliorate and add compost to topsoil on site	3,690	m <sup>3</sup>	\$ 40.00	\$ 147,600.00	
Respreading topsoil on site	24,595	m <sup>2</sup>	\$ 0.85	\$ 20,905.75	
Import fill and compact to form mound landform (assume receive free of charge due to excess fill in Sydney)	528	m <sup>3</sup>	\$ 15.00	\$ 7,920.00	
Allowance for remediation and importing fill required for use as capping material	1	Item	\$ 111,000.00	\$ 111,000.00	
Remove existing fence	328	m	\$ 25.00	\$ 8,200.00	
Demolish existing culverts to Domain Creek including an allowance to divert flows or install silt protection	698	m <sup>2</sup>	\$ 110.00	\$ 76,780.00	
<b>Subtotal</b>				<b>\$ 396,393.00</b>	
<b>CONSTRUCTION &amp; UPGRADE</b>					
<b>Concrete Pavement</b>					
Excavate, trim, regrade to required contours and compact	4,669	m <sup>2</sup>	\$ 38.00	\$ 177,422.00	
Allow for base course	4,669	m <sup>2</sup>	\$ 12.00	\$ 56,028.00	
Insitu concrete footpath incl. reinforcement, formwork and joints with abrasive blast finish - Boulevard Ave 2.5m width & Park Pde Shareway	1,167	m <sup>2</sup>	\$ 175.00	\$ 204,225.00	
Insitu concrete footpath incl. reinforcement, formwork and joints with abrasive blast finish - 3m width concrete pathways	2,231	m <sup>2</sup>	\$ 175.00	\$ 390,425.00	
Concrete paving along Domain Creek (lookout including an allowance for piling).	48	m <sup>2</sup>	\$ 250.00	\$ 12,000.00	
Decomposed granite paving to Boulevard (3.5m width)	459	m <sup>2</sup>	\$ 60.00	\$ 27,540.00	
Allow for steel edge to granite paving.	912	m	\$ 55.00	\$ 50,160.00	
<b>Supported Turf Unit Paving (26 Spaces)</b>					
Supported turf pavement parking	764	m <sup>2</sup>	\$ 155.00	\$ 118,420.00	
<b>Miscellaneous</b>					

PRELIMINARY COST ESTIMATE: ZONE 4



**Mays Hill Precinct, PARRAMATTA**  
**Preliminary Estimate - September 2017**

<b>ZONE FOUR</b>					
<b>Item</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Sub-Total</b>	<b>Total</b>
Culvert crossings to creek	1	Item	\$ 22,500.00	\$ 22,500.00	
Picnic Shelters to match existing.	5	No	\$ 170,000.00	\$ 850,000.00	
Amenities block.	1	Item	\$ 850,000.00	\$ 850,000.00	
Precast concrete bench edges for planting box.	84	m	\$ 175.00	\$ 14,700.00	
Allow for bins.	1	Item	\$ 4,500.00	\$ 4,500.00	
Allow for signage.	1	Item	\$ 2,500.00	\$ 2,500.00	
<b>Subtotal</b>					<b>\$ 2,780,420.00</b>
<b>DOMAIN CREEK EXPANSION</b>					
Bulk excavation to design level.	851	m <sup>3</sup>	\$ 75.00	\$ 63,825.00	
Trim to required contours and compact.	851	m <sup>2</sup>	\$ 15.00	\$ 12,765.00	
200mm clay	851	m <sup>2</sup>	\$ 22.00	\$ 18,722.00	
HDPE Lining	851	m <sup>2</sup>	\$ 15.00	\$ 12,765.00	
Embellishment of creek	851	m <sup>2</sup>	\$ 120.00	\$ 102,120.00	
Allowance for rocks and rubbles creek	184	m <sup>2</sup>	\$ 100.00	\$ 18,400.00	
<b>Subtotal</b>					<b>\$ 228,597.00</b>
<b>SERVICES</b>					
<b>Stormwater</b>					
Allow for stormwater drainage and pits complete, including excavation, bed, lay, joint, pipes, pits and backfill.	1	Item	\$ 4,436.00	\$ 4,436.00	
<b>Electricity</b>					
Lighting to paths	79	No	\$ 3,900.00	\$ 308,100.00	
Lighting to parking	1	Item	\$ 10,000.00	\$ 10,000.00	
<b>Subtotal</b>					<b>\$ 322,536.00</b>
<b>LANDSCAPING</b>					
New trees - Eucalyptus	131	No	\$ 450.00	\$ 58,950.00	
Low native flower planting within bench seats (planting type 1).	172	m <sup>2</sup>	\$ 125.00	\$ 21,500.00	
Native grasses (planting type 2)	1,401	m <sup>2</sup>	\$ 62.00	\$ 86,862.00	
Native wetland planting including topsoil and mulch along creek banks.	734	m <sup>2</sup>	\$ 72.00	\$ 52,848.00	
Mound turf (measured flat).	396	m <sup>2</sup>	\$ 8.00	\$ 3,168.00	

PRELIMINARY COST ESTIMATE: ZONE 4



**Mays Hill Precinct, PARRAMATTA**  
**Preliminary Estimate - September 2017**

ZONE FOUR					
Item	Qty	Unit	Rate	Sub-Total	Total
Ecological community regeneration area.	5,844	m <sup>2</sup>	\$ 35.00	\$ 204,540.00	
New turf and regrading (small allowance for new topsoil, ameliorate elsewhere)	10,718	m <sup>2</sup>	\$ 10.00	\$ 107,180.00	
12 months watering, mowing and maintenance	1	Item	\$ 22,000.00	\$ 22,000.00	
<b>Subtotal</b>				<b>\$ 557,048.00</b>	
<b>Contractors Subtotal</b>				<b>\$ 4,284,994.00</b>	
Contractors preliminaries, overheads and profit (17%)				\$ 728,449.00	
Contingency (10%)				\$ 501,344.00	
Escalation (Assume 18 months at 4% p.a)				\$ 330,887.00	
<b>Subtotal (rounded)</b>				<b>\$ 5,846,000.00</b>	

Summary				
Item	Qty	Unit	Rate	Total
Zone 1	53,901	m <sup>2</sup>	\$75	\$ 4,068,000.00
Zone 2	50,247	m <sup>2</sup>	\$71	\$ 3,569,000.00
Zone 3	65,888	m <sup>2</sup>	\$118	\$ 7,749,000.00
Zone 4	26,143	m <sup>2</sup>	\$224	\$ 5,846,000.00
Professional Fees (5%)				\$ 1,062,000.00
<b>Contractors Subtotal</b>				<b>\$ 22,294,000.00</b>