



# PENRITH CITY COUNCIL ERSKINE PARK OPEN SPACE STRATEGIC MASTERPLAN REPORT

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Cover Image:  
Peppertree Reserve, Erskine Park

Inside Cover:  
Aquarius Reserve, Erskine Park

## ERSKINE PARK OPEN SPACE STRATEGIC MASTERPLAN REPORT

This issue has been adapted from the Penrith City Council Erskine Park Open Space Strategic Masterplan Report S15-0076 prepared by Clouston Associates on 24 August 2015 and extracts of the Penrith City Council Erskine Park Open Space Phoenix and Pacific Reserve Concept S15-0076 prepared by Clouston Associates on 16 December 2015.



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# 1. Background, purpose and objectives

## BACKGROUND

### Open Space Reinvestment

This report builds on the 'Erskine Park Public Open Space Reinvestment Report' (EPRR 2015) prepared for Penrith City Council by CLOUSTON Associates in April 2015. The EPRR 2015 developed a process for evaluating existing open space based on a suite of principles and best practice benchmarks. The method provides a transparent process for identifying the need for improvements to existing open space.

Application of the method to assess open space across the suburb of Erskine Park highlighted a number of open space parcels of limited recreational or other benefit to the community, and surplus to the community's existing and likely future needs. Divestment of these lands provides an opportunity to improve existing, valued open space by reinvesting the funds generated from the sale of surplus land.

## COMMUNITY CONSULTATION

Based on the EPRR 2015, Penrith City Council consulted its community with a proposal to fund sustainable improvement to recreation spaces through the sale of land identified as not meeting community needs. The consultation process and outcomes are summarised in the 'Penrith City Council Erskine Park Pilot - Stage 1 Consultation Report' (EPCR 2015), prepared for Council by KJA Engaging Solutions.

The EPCR 2015 indicates that the concept of funding sustainable improvements to recreation spaces in Erskine Park by selling some Council-owned land that is not meeting community needs is supported by 73% of respondents. It identifies a range of preferred improvements to existing open space including more seating, shade, play equipment for a wide age range including teens, and particularly strong demand for all-ages exercise equipment.

## URBAN HEAT RETENTION ASSESSMENT

In June 2015 Urban Forest Consulting prepared the 'Erskine Park Heat Assessment' report (EPHA 2015) for Penrith City Council. It examines heat retention in the urban environment and potential measures to mitigate heat through investment in open space including increases in healthy tree cover and irrigation of open space areas.

The EPHA 2015 found that parts of Erskine Park experience extreme temperatures during summer. It is anticipated that temperatures may rise further as a result of climate change in the coming years.

Open space areas identified as having the potential to buffer adjoining areas from extreme heat, or to locally lower temperatures are therefore considered as a potentially valuable asset to the community. The EPHA 2015 provides additional criteria for investment in open space that have informed the Erskine Park Open Space Reinvestment Project and the Open Space Strategic Masterplan (OSSM).

## PURPOSE OF THIS REPORT

The aim of this report is to provide a strategic framework for the open space network of Erskine Park, the Open Space Strategic Masterplan (OSSM). Building on the findings of the EPRR 2015, the EPRR 2015 and the EPHA 2015, this report provides the framework that will guide the development of the Erskine Park OSSM over the next 5-10 years.

## PROJECT OBJECTIVES

The objectives of the OSSM are to

- increase the amenity of existing open space and its recreational offering
- ensure equitable access to open space and recreation infrastructure for all residents
- provide a delivery framework that ensures investment in open space and recreational infrastructure is well targeted to meet the community's needs.

## PROJECT TASKS

In developing the strategic open space framework the main tasks involved:

- review of community feedback gained from public consultation
- revisiting the recommendations of the EPRR 2015 to re-evaluate parcels proposed for sale, based on community feedback and best practice benchmarks
- determination of open space for retention, including clarification of the role of individual open space areas within the network
- establishment of connections between open space areas to provide an interconnected network of open space that collectively meets the community's needs
- identification of potential improvements to open space in the network, consistent with its role
- estimation of the likely costs of recommended improvements
- ranking of open space improvements in order of priority
- prioritisation of works to establish safe network of connections between open space areas
- identification of next steps









## 2. Suburb wide structure plan

### OVERVIEW

The Erskine Park OSSM builds on the findings and general recommendations of the preceding studies identified above. The OSSM ensures that the recreation reinvestment project delivers improvements to the amenity and recreation options available to the community. By delivering recreation infrastructure which is “fit for purpose” and financially sustainable, Council will more closely satisfy the needs of residents.

Rather than focusing recreation reinvestment exclusively on individual parks as a series of isolated places, a more coherent approach seeks to connect these places, with the connections as important as the individual reserves, with street based ‘infrastructure’ such as pathways, bus shelters, lighting and street trees.

Consequently the OSSM consists of an Open Space Network comprised of open space areas each with its own character and function, and of a network of connecting pathways and linkages, the Active Movement Network, that enable the community to take advantage of the full recreational offering available.

The principles for delivering additional infrastructure are that it:

- is highly visible and highly functional
- maximises utility and focuses on community hubs or creates new community networks
- addresses gaps in current provision such as the lack of district type facilities, all ages equipment and of recreation opportunities for the large youth population of the suburb
- delivers increased amenity and positive health outcomes including through increased recreation opportunities and urban heat mitigation
- avoids duplication both within the suburb and with existing and likely future regional facilities
- reinforces Penrith City's strengths (e.g. views from hilltops parks, linkage possibilities through floodways, enhance access to the expansive Ropes Creek Reserve)
- maximises the number and range of residents who can access the facilities
- delivers projects which improve the active transport options and benefit those without car access such as school children, elderly and people with disabilities
- focuses on sites where we can “borrow amenity” from the view and the setting, stretching the perceived value of our investment
- focuses works along bus routes, where they can be more accessible to users and be viewed by those on buses (seeing the reinvestment at work).

### OPEN SPACE NETWORK

The OSSM identifies the open space areas that will comprise the Erskine Park Open Space Network (OSN). It creates a hierarchy of parks by differentiating between higher order district parks and local parks.

#### District Parks

District parks are generally larger parks that serve a number of neighbourhoods and feature a wider range of recreation infrastructure and opportunities. The OSSM identifies two parks that have the potential to function as district level parks, due to their large size and strategic location. They are Peppertree Park and Chameleon Reserve.

Peppertree Park is located at the centre of Erskine Park and adjacent to local schools and shops. It is well used and relatively well developed with an active sport focus. Through consolidation and reconfiguration of existing uses, the park has the potential to offer a much broader range of recreation opportunities commensurate with its strategic location.

Chameleon Reserve is a large open space area adjacent to Erskine Park Road. It plays an important stormwater management function but remains undeveloped across the majority of its vast area. It holds significant potential to be developed into a district level park with a wide range of recreation opportunities and facilities.

#### Local Parks

Local parks typically serve the immediate neighbourhood within which they are situated. In Erskine Park there are a large number of local parks which differ in their size and potential for embellishment with recreation infrastructure. For this reason the OSSM further differentiates between major and minor local parks.

Major local parks are where investment should primarily focus in order to create parks as a community destination and with a good mix of recreational opportunities. These parks enable people to partake in more than one activity and offer great potential for social interaction and community building. They are located to ensure equitable access to available recreation infrastructure across the suburb.

Minor local parks on the other hand are small parcels of land that are typically too small or serve a limited residential catchment. They offer important opportunities for informal games, passive recreation and access to nature. Many also form an important component of the active movement system and the urban heat mitigation strategy.

Figure 1 provides an overview of open space areas in the network, including the hierarchy of parks, key uses and functions and proposed infrastructure. Figure 2 graphically illustrates the OSN.

#### Priorities and Staging

Community consultation has revealed the open space areas that are of highest value to the community, as well as those which with potential to better meet community needs. Some parks already feature recreation infrastructure while others remain largely unembellished.

The rationale for assigning priorities to capital works is to ensure equitable access to recreation infrastructure across the suburb, as well as to deliver open space improvements in those neighbourhoods where excess parcels are proposed for disposal.

#### Capital Works Priorities

The following reserves have been identified as priority areas for capital investment.

- Spica
- Skylark
- Capella
- Phoenix

Concept plans and indicative costs for priority capital works are provided in section ‘3. Selected Park Improvement’.

#### Planning Priorities

In addition to capital works priorities, a number of planning priorities have been identified. They include additional studies and investigations required to progress OSSM implementation to ensure future investment will realise the full potential of open space in Erskine Park. The following actions are required as a priority:

##### Chameleon Reserve

- Undertake a LGA wide recreation needs assessment to determine demand for recreation infrastructure including demand for development of a district level facility.
- Review the reserve's stormwater management function to determine compatibility with development for recreation infrastructure.
- Develop a brief to develop a Masterplan and feasibility study for an upgrade of the reserve.

##### Peppertree Park

- Develop a design brief for a Masterplan and feasibility study for redevelopment of the Park to provide a broader range of functions and implement key through links.

##### Capella Reserve

- Review stormwater management function and develop alternative solution to enable creation of 3-4 new residential lots.



PARK No.	NAME	HIERARCHY	ROLE	PROPOSED FUTURE FACILITIES
1	Kestrel	Local - major	Larger open space catering for the everyday needs of residents in northern Erskine Park. Key activities include shaded play for teenagers, younger children and toddlers, open space for general outdoor activities and informal ball games, neighbourhood get-togethers.	Softfall playground, Seating, Street and park lights, Paths/ bike learning track, Shade trees, BBQs and picnic tables, Level open area.
2	Warbler	Local - minor	Primarily serves a linkage function. Potential to assist in urban heat island mitigation.	Seating, Paths, Woodland regeneration.
3*	Skylark and Whipbird	Local - minor	Local play and linkage function. Potential for informal play.	Improved lighting to street edge, park and pedestrian lanes, Paths/ through link, Seating, Softfall playground, Level open area, Shade trees.
4*	Fantail and Whistler	Local - major	Larger open space catering to residents in eastern Erskine Park. Its hilltop location provides attractive views towards the east. Sloping parts provide opportunities for a unique play setting as well as for revegetation and nature play. Key activities include play for younger children, open space for general outdoor activities, and contemplation/ viewing. Through link to future regional open space.	Softfall playground, Lighting, Seats, Nature play, Native revegetation, Mulch, Informal bike/ BMX trails, Paths, Tree planting for shade and spatial definition.
5**	Pacific and Phoenix	Local - major	Larger open space centrally located with good street frontage and close proximity to shops. Key activities include shaded play for teenagers, younger children and toddlers, open space for general outdoor activities and informal ball games, neighbourhood get-togethers and through link.	Softfall playground, Seating, Street and park lights, Paths including through link and bike learning track, picnic tables, Level open area, Shade trees.
6	Andrew Thompson	Local - minor	Potential for social interaction focused on bus waiting area, linkage function and potential for informal play. Potential to assist in urban heat island mitigation.	Bus stop (shelter), Lighting, Seating, Paths, Woodland regeneration, Mulch.
7*	Peppertree Park	District	Large open space well located on a ridge top in the town centre and adjoining important community facilities including local shops, schools, childcare and community centre. Key activities include formal sports, informal sports, play equipment for a wide range of ages, passive open space and recreation and community events. Potential to assist in urban heat island mitigation. Potential to provide a major north-south and east-west pedestrian link to increase suburb walkability.	Car park, Sports fields, Play equipment, All ages exercise equipment, Seating, Lighting, Shade, Change rooms, toilets and kiosk, Community facilities including neighbourhood centre and hall, childcare, Woodland regeneration, Paths/ through links.
8	Mohawk and Sennar	Local - minor	Informal play and linkage function. Potential to assist in urban heat island mitigation.	Woodland regeneration, Mulch.
9^	Weaver	Local - minor	Informal play. Potential to assist in urban heat island mitigation.	Street lights, Woodland regeneration, Mulch.
10	Aquarius	Local - minor	Elevated viewing place and general informal outdoor play. Potential to assist in urban heat island mitigation.	Viewing area, Seats and paved surface, Street lights, Tree planting, Central open turf area, Low groundcover planting/ mulching to create spatial definition.
11**	Capella	Local - minor	Elevated viewing place and informal outdoor play. Woodland picnic area. Potential BMX use. Important north-south through link as well as east-west link through Pisces Lane to school. Potential to assist in urban heat island mitigation.	Woodland regeneration, Mulch, Seats, Picnic benches, Paths/ through links, Path lighting, Informal bike/ BMX trails, New cul-de-sac road .
12	Columba	Local - minor	Shaded open woodland, general outdoor activities, through link, viewing area.	Seats, Paths/ through link, Shade trees/ woodland regeneration.
13**	Spica	Local - major	Important local function due to proximity to high school. Important through link. Waiting/ meeting place. Bus stop. Play area for teenagers and young adults. General outdoor activities	Play equipment for young children, teens and young adults, Ping pong tables, Seating, Lighting, Bus shelter and paths/ through links. Wifi.
14**	Chameleon	District	Large open space well located with potential for major access from Erskine Park Road. Potential to establish a major district facility while retaining the existing detention function. Key activities include formal sports, informal sports, play and exercise equipment for a wide range of ages, passive open space and recreation, dog exercise and training area, and events. Potential to assist in urban heat island mitigation/ carbon sequestration. Potential to provide a major link to open space corridors beyond the suburb.	Car parks, Formal sportsfields, Games hard courts, Grandstand, Change rooms, Kiosk, Public toilets, All ages exercise equipment, Playground, BBQs and picnic tables, Seats, Paths, Dog-off-leash area, Open space for general and passive outdoor activities, Creek restoration and native planting, Shade tree planting, Woodland regeneration, Stormwater treatment wetlands.
15	Tipani	Local - minor	Visual link to open space/ Transgrid easement beyond. Potential future link to regional trail link through Transgrid easement. Potential to assist in urban heat island mitigation.	Woodland regeneration, Path/ through link
16	Ridgeview	Local - major	Attractive hilltop open space with panoramic views to the west and south. Sloping parts provide opportunities for a unique play setting as well as for revegetation and nature play. Key activities include play for younger children, neighbourhood get-togethers, picnicking and contemplation/ viewing. Potential link to future regional trail through Transgrid easement. Potential to assist in urban heat island mitigation.	Playground, Seating, Paths, Lighting, BBQ and picnic tables, Woodland regeneration, Mulch

Legend and Notes

" Partial disposal

\* Refer park improvement plan in section '3. Selected Park Improvement'

^ Potential future disposal pending Ropes Creek Corridor Regional Park embellishment

FIGURE 1: Parks in the Erskine Park Open Space Network and their respective Roles



## 2. Suburb wide structure plan

### ACTIVE MOVEMENT NETWORK

#### Objectives

The Active Movement Network (AMN) complements the OSN by connecting individual parks to create an integrated network. Such a network is integral in promoting healthy active transport. Key parameters for the network are to

- create links between community destinations and places of interest including shops, transport nodes, parks and recreation facilities
- provide a system of paths that is safe
- offer high levels of amenity, security and comfort.

The AMN builds on the existing layout of roads, paths and of lanes. It recognises that the highest volumes of vehicular traffic are along the loop road, while the remainder of the suburb experiences generally low levels of primarily residential traffic.

#### Existing Road Layout

The road layout of Erskine Park is characterised by two roads: Swallow Drive and Peppertree Drive. These are the primary entry points to the suburb off Erskine Park Road. Together they create a single large loop road through the centre of the suburb.

Beyond the Swallow and Peppertree Drive loop road, the layout of Erskine Park is characterised by a system of cul-de-sacs providing access to residential areas through a low traffic environment.

#### Existing Path System

An extensive system of lanes provides a good degree of walkability offering pedestrian and cycle short cuts from cul-de-sacs to streets connecting to Swallow Drive.

Apart from the lanes, there are limited footpaths in the suburb (also refer Figure 2). They mostly follow Swallow and Peppertree Drive. Similarly there are limited cycleways. There is an opportunity to complement the existing fragmented and ad-hoc path system into an integrated whole.

#### Key Destinations in Erskine Park

The Swallow and Peppertree Drive loop encircles major community destinations including James Erskine Primary School, Erskine Park High School, Peppertree Park, the St Clair Samoan Assembly of God, childcare and community facilities. The local shopping centre is located at the intersection of these two roads, opposite the primary school and Peppertree Park.

#### Destinations Beyond Erskine Park

There are a number of potential destinations in surrounding suburbs that are likely to be accessed by the Erskine Park community.

They include Clairgate Public School, St Clair Anglican Church, St Clair Public School and High School, St Clair Leisure Centre, St Clair shopping centre, Mark Leece Sporting Complex, the open space corridors along Byrnes Creek and to Saunders Park and beyond, the Ropes Creek corridor and industrial and employment estates to the south and east.

#### Implementation Priorities

In order to create a safe movement system the highest priority for the AMN is the provision of continuous footpaths along the Swallow and Peppertree Drive loop road, complemented by a dedicated cycle route. The most appropriate design for the cycle route will be determined through future detailed studies and consultation with the community. Options include on-road cycle lanes, off-road shared pedestrian cycle paths or a combination of on- and off-road facilities.

Beyond the loop road, the movement network proposes a system of footpaths and on-road cycling to facilitate the desired links. The AMN is illustrated in Figure 2 which indicates the recommended level of priority for implementation.

### PUBLIC DOMAIN IMPROVEMENTS

The AMN will provide the physical infrastructure to create safe linkages between places of interests. To further encourage and support active transport including walking and cycling, a number of additional public domain improvements are identified as having the potential to increase levels of amenity, security and comfort. They include

- A review of lighting levels to ensure pedestrian and cycle routes are appropriately lit and feel safe.
- Additional street tree planting to maximise pedestrian/ cyclist comfort through the provision of shade as well as year-round interest (flowers, seasonal colour changes, bird life). Investigation of suitable species is recommended to determine the most suitable species for the local environment and to balance the needs of the public domain for shade with adequate solar access to adjoining residents. This may be best achieved through a street tree masterplan designed to reinforce the OSN and AMN.
- Improvements to road corridor infrastructure such as upgrading of bus stops to provide adequate paved areas, lighting, seating, shade and weather protection. Refer Appendix A for an example.







Kissing Point Reserve



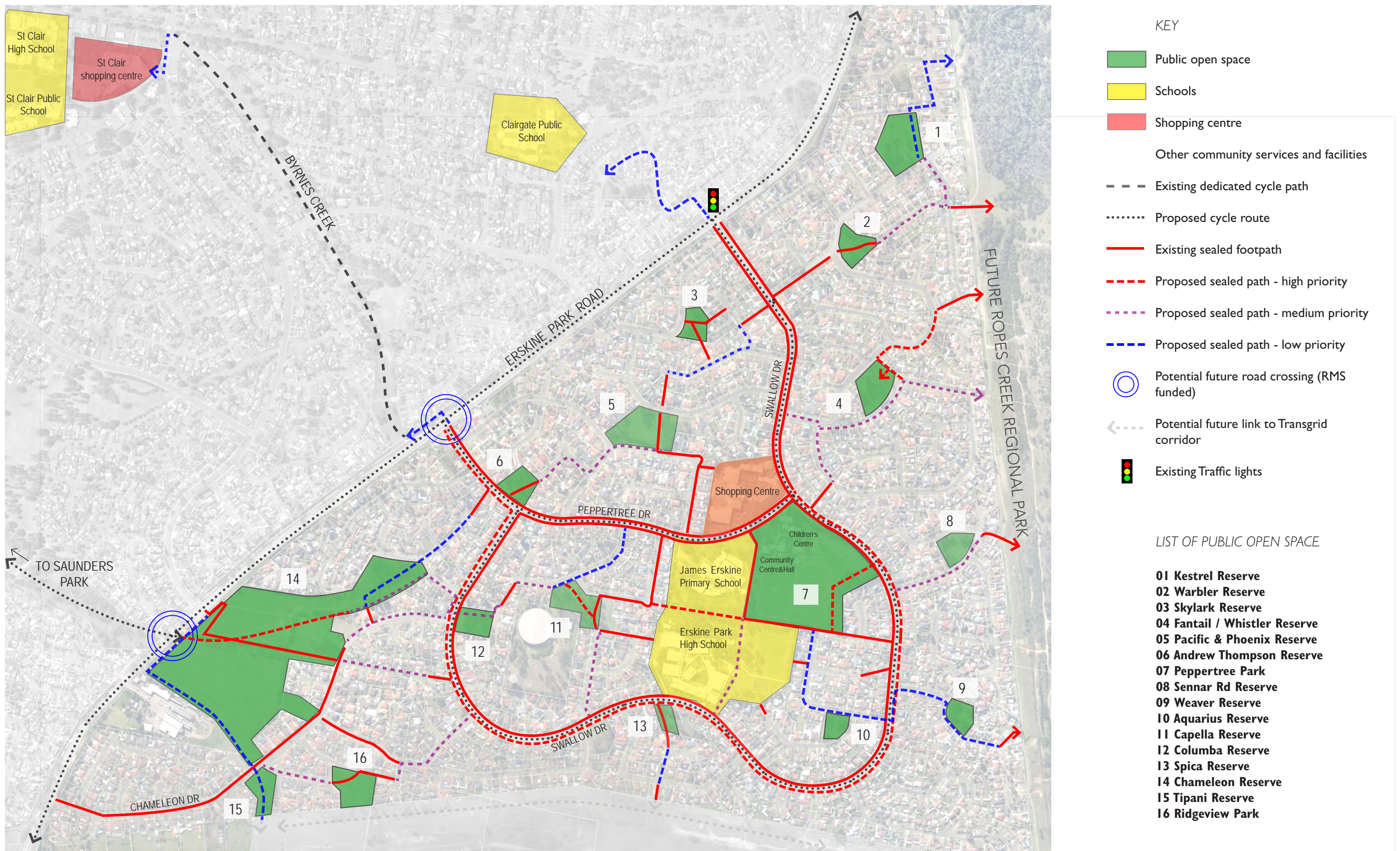
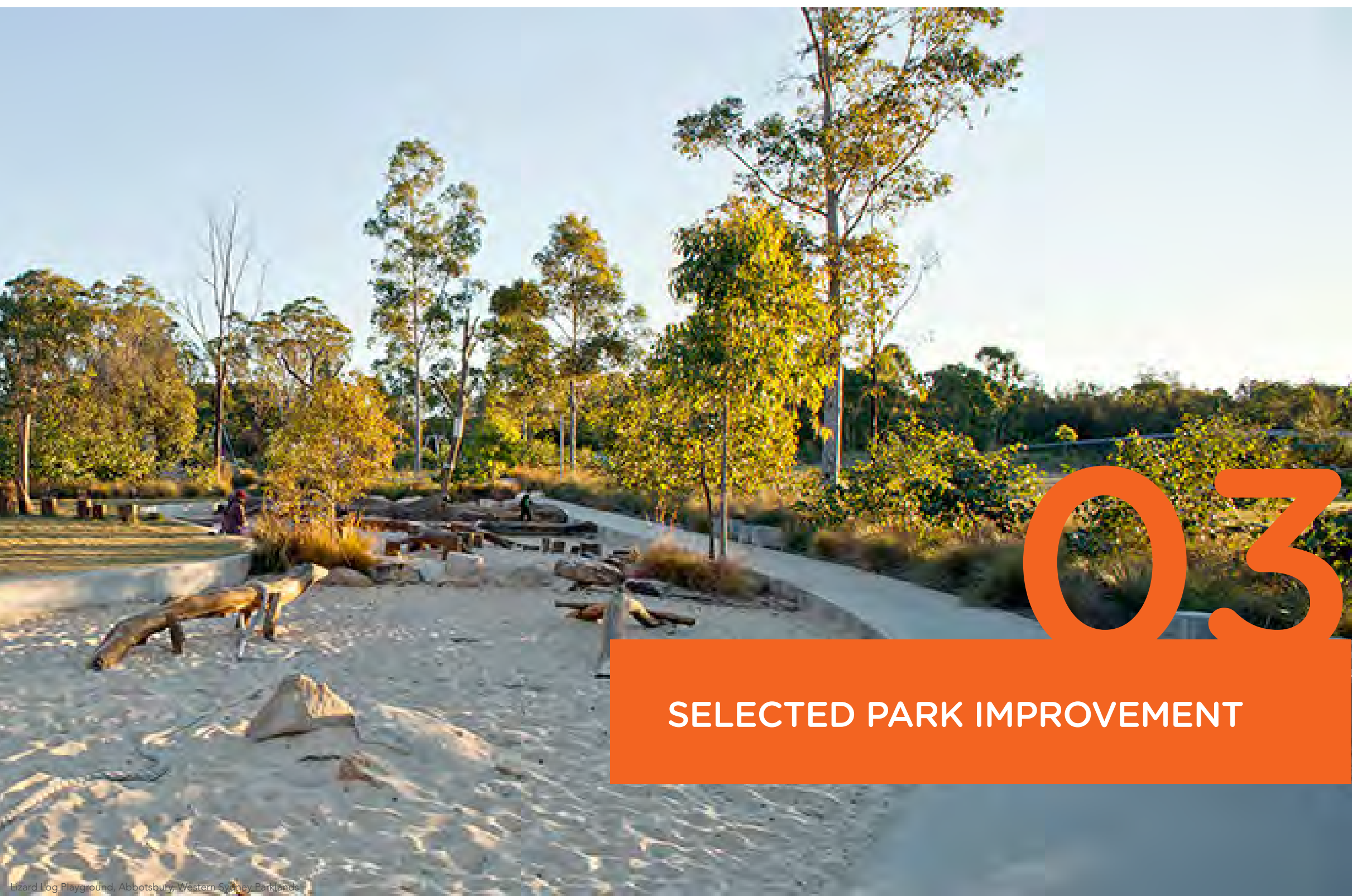


FIGURE 2: Erskine Park Open Space Strategic Masterplan









### 3. Selected Park Improvement - SPICA

#### OVERVIEW

The reserve opposite Spica Place will be a major local park. It is strategically located along Swallow Drive and opposite Erskine Park High School.

#### PARTIAL DISPOSAL

The existing dog leg portion of the reserve serves little recreational purpose and has poor passive surveillance. It is proposed for disposal due to its limited potential for recreational use and to eliminate potential for undesirable behaviour.

Given the number of adjoining properties and difficulties of obtaining access off Swallow Drive, it is recommended to offer this part of the reserve to adjoining property owners for integration with their existing lots.

#### DESIRED FUTURE OUTCOMES

The reserve has the potential to be an important meeting place as well as a link from the schools to residential areas to the south. As such more significant embellishment as an important local park is appropriate.

The key design proposals are:

- Improve the amenity of the bus stop by providing a bus shelter, seating and a generous paved waiting area.
- Extend the footpath along Swallow Drive (refer Active Movement Network Plan).
- Re-align the path through the reserve to align with the pedestrian crossing to better meet desire lines.
- Upgrade the play area and designate distinct areas for young children and teenagers/ young adults with respective upgraded equipment.
- Relocate the toddler playground closer to Swallow Road to maximise passive surveillance.
- Complement existing tree planting in the western part of the reserve to increase shade.
- Maintain an open informal play area in the eastern part of the reserve.
- Maintain clear sight lines through the reserve and to Spica Lane.
- Retain major stormwater infrastructure in the reserve.

#### INDICATIVE OPINION OF PROBABLE COST

The park upgrade works as shown on the concept plan are anticipated to cost in the order of about \$385,000 ex GST. A more detailed breakdown is provided in section "3. Selected Park Improvements - Breakdown of Indicative Costs".



FIGURE 3: Partial Disposal Plan - Spica

#### PRECEDENTS



All ages play equipment



Ping Pong Tables - Darling Quarter



FIGURE 4: Park Improvement Plan - Spica

#### KEY

1. Upgraded bus stop
2. Low fence
3. School pick-up social space
4. Granite gravel social space
5. Open-sided shelter and seats
6. Table tennis
7. School student/ teenage social space
8. Children's play
9. Kickabout lawn
10. Existing hammerhead section disposed to adjoining property owners
11. Additional lighting to path to Spica Place

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0 5 10 20 25M





### 3. Selected Park Improvement - PHOENIX AND PACIFIC RESERVE

#### OVERVIEW

Phoenix Reserve is a large open space centrally located with good street frontage and in close proximity to shops. A paved footpath traverses connects the northern and southern entries to the park. The park is open to views and passive surveillance from Pacific Road. There is play equipment in the middle of the park shaded by existing trees.

#### Partial Disposal

Given the generous size of this reserve, it is recommended that Phoenix Reserve be largely retained with the option to divest a section on the eastern boundary which has limited utility and use the funds raised to upgrade the park to create a regular space.

#### Desired Future Outcome

This reserve is a major local park where investment is focused on creating the park as a community destination with a good mix of recreational opportunities. A large central area provides opportunities for informal recreation and large enough to accommodate larger gatherings or several simultaneous user groups. Attractive remnant trees provide spatial definition, character and shade. However shrub planting limits passive surveillance of the park from Phoenix Crescent.

The key design proposals is to organise the park into passive recreation, active open space, and community gathering spaces:

- A central open green lends itself to a range of programmed and informal activities.
- A curvilinear pathway borders the open space giving it shape and providing a recreational circuit path.
- New inviting entranceways link the circuit path with desire lines to the wider area. The circuit pathway passes under existing eucalypts offering a diverse experience for any pedestrians, recreational bike roads, or for those exercising.
- A waterplay area enhances the park as an attraction. Located at the northern park edge it is complemented by picnic shelters for individuals and groups of people or community gatherings.
- The edges of the park are enhanced with woodland planting offering habitat to local birds and wildlife, and a mix of shade and open space for passive recreation.
- Create two new residential lots in the eastern part of the reserve.

#### INDICATIVE OPINION OF PROBABLE COST

The park upgrade works as shown on the concept plan are anticipated to cost in the order of about \$ 367,000 ex GST. A more detailed breakdown is provided in section 3 Selected Park Improvements – Breakdown of Indicative Costs on page 15.



FIGURE 5: Partial Disposal Plan - Phoenix

#### PRECEDENTS



Interactive water feature



Woodland playground



#### KEY

1. Central green space for informal recreation and kick-about
2. New park entrance
3. Water play | Splash pad
4. Picnic shelters
5. Open woodland planting
6. Formal tree planting at entrances
7. Playground with shade from mature trees
8. Circuit path

1:500 @A3

0 5 10 20 25M



FIGURE 6: Artist impression - park improvement plan - Aerial view of the park



### 3. Selected Park Improvement - SKYLARK

#### OVERVIEW

The reserve at Skylark Crescent is currently underutilised due to concerns about poor passive surveillance potentially attracting undesirable activities. Two long lanes connect to the reserve and have the potential to provide alternative pedestrian routes away from local roads, provided they can be made to feel safe and secure.

#### DESIRED FUTURE OUTCOMES

The reserve has the potential to better meet demand for local informal play activities especially for younger children in the immediate neighbourhood. It will provide a minor local open space, catering for the needs of residents in immediately surrounding streets.

The key design proposals are:

- Re-align paths to improve passive surveillance of the paths from Skylark Crescent.
- Re-locate the playground at the heart of the junction of the paths.
- Selectively remove or prune existing trees to improve sight lines from Skylark Crescent to the far corners of the reserve.
- Provide shade trees at the western edge of the reserve to increase shade. Select single trunked species with a tall clear trunk height to ensure good passive surveillance of the reserve from the street.
- Define a new open informal turf play in the northern part of the reserve.
- Provide seating for carers of small children.
- Provide shaded seating overlooking the informal oval.
- Investigate most appropriate future function of laneways, including a review of the importance of the lanes for neighbourhood connectivity and walkability. Consider investigating the potential benefit or otherwise of disposal of lanes to adjoining neighbours as a means to eliminate antisocial behaviour.
- Alternatively, investigate the potential for lighting of the lanes to deter anti-social behaviour.

#### INDICATIVE OPINION OF PROBABLE COST

The park upgrade works as shown on the concept plan are anticipated to cost in the order of about \$291,000 ex GST. A more detailed breakdown is provided in section "3. Selected Park Improvements - Breakdown of Indicative Costs".



#### KEY

1. New path
2. Narrow toddler trike circuit
3. Lawn area/ kickabout area
4. Relocate children's play in shade of trees
5. Central social space under trees
6. Existing laneways

1:500 @A3

0 5 10 20 25M



FIGURE 7: Park Improvement Plan - Skylark

#### PRECEDENTS



Local playground and path link



Informal Ball Games



### 3. Selected Park Improvement - CAPELLA

#### OVERVIEW

The reserve is centrally located in Erskine Park and offers an important link north-south, as well as to Erskine Park High School, via Pisces Lane. It adjoins a Sydney Water Reservoir that is a prominent feature in Erskine Park.

The reserve features a fairly intact stand of remnant woodland that offers the potential to be enhanced and to make a contribution towards mitigation urban heat retention. In addition, the reserve offers glimpses to the east from its more elevated parts in proximity to the Sydney Water Reservoir. The low-lying eastern part of the reserve is largely cleared and features a grass swale that contributes to stormwater management.

#### PARTIAL DISPOSAL

The low-lying portion is proposed for disposal and has the potential to generate three to four new residential lots that should be designated to address and overlook the park to maximise passive surveillance. Access to the new lots is to be from a new cul-de-sac road off Capella Street.

#### DESIRED FUTURE OUTCOMES

The reserve is a minor local park that has the potential to be a pleasant woodland picnic area and informal resting place. It also has the potential to cater for kids informal BMX or mountain bike riding.

The key design proposals are:

- Regenerate woodland remnants to create a shaded woodland park.
- Mulch woodland areas to protect trees against moving
- Create a woodland picnic area in the elevated central part of the reserve, taking advantage of potential breezes and glimpses to the east.
- Create a new cul-de-sac road off Capella Street, providing access to three new residential lots facing west towards the reserve.
- Create a new footpath link between Canopus Close and Capella Street, along the new cul-de-sac road.
- Provide an informal path link to Kawana Place.
- Maintain a generously proportioned open space link to Pisces Lane.
- Provide lighting to Pisces Lane to improve safety and security.
- Review the stormwater management function of the eastern part of the reserve and reconfigure the turf swale.

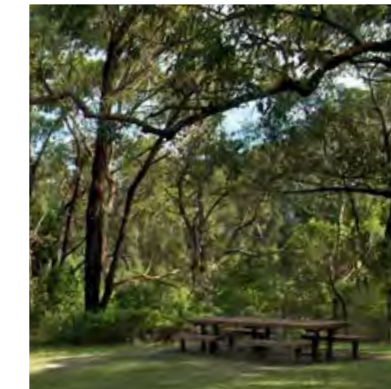
#### INDICATIVE OPINION OF PROBABLE COST

The park upgrade works as shown on the concept plan are anticipated to cost in the order of about \$278,000 ex GST. A more detailed breakdown is provided in section "3. Selected Park Improvements - Breakdown of Indicative Costs".



FIGURE 8: Partial Disposal Plan - Capella

#### PRECEDENTS



Woodland picnic area



Nature play



FIGURE 9: Park Improvement Plan - Capella

#### KEY

1. Gathering space/ picnic terrace
2. New link path along contours
3. New footpath
4. New access driveway for residences
5. Three to four new residential lots overlooking park
6. Seating/ meeting place and vehicle turn-around
7. Link to Pisces Lane
8. Woodland regeneration
9. Liaise with Sydney Water to promote new planting to mitigate urban heat retention and as a potential source of carbon credits
10. Stormwater easement if required

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### 3. Selected Park Improvement - BREAKDOWN OF INDICATIVE COSTS

#### OVERVIEW

The following tables provide a breakdown of the indicative costs provided for the improvements to the selected reserves. It should be noted that

- Costs are based on recent construction pricing (2014/2015 financial year) and may vary with market conditions.
- Based on the conceptual stage of the design work provisional sums have been provided for a number of items such as shelters, play equipment and pedestrian lighting.

The following cost items are excluded:

- Demolition/ site clearing.
- Earthworks.
- Drainage/ stormwater works.
- Irrigation.

It is noted that there may be potential savings, for example some existing turfed areas may be suitable for re-use. Not all areas may required re-turfing.



#### SPICA RESERVE

##### Summary of Key Elements

Paving and edging	\$76,495
Seating walls	\$58,000
Planting	\$33,265
Playground + softfall mulch	\$44,000
Seats, bike racks, bollards	\$20,300
Lighting - provisional sum	\$25,000
Shelter - provisional sum	\$35,000

Subdivision

excl

Sub-total	\$292,060
Preliminaries (10%)	\$29,206.00
Design Contingency (20%)	\$64,253.20
<b>TOTAL</b>	<b>\$385,519</b>

#### SKYLARK RESERVE

##### Summary of Key Elements

Paving and edging	\$40,360
Seating walls	\$10,000
Planting	\$46,130
Play equipment + softfall mulch	\$25,290
Seats	\$8,800
Lighting - provisional sum	\$90,000

Sub-total	\$220,580
Preliminaries (10%)	\$22,058.00
Design Contingency (20%)	\$48,527.60
<b>TOTAL</b>	<b>\$291,166</b>

#### CAPELLA RESERVE

##### Summary of Key Elements

Paving and edging	\$61,513
Seating walls	\$24,000
Planting	\$46,970
Turf	\$15,600
Picnic furniture, BBQ	\$27,600
Lighting - provisional sum	\$35,000
Road and drainage	\$40,589

Adjustments to exit swale  
Subdivision

excl  
excl

Sub-total	\$210,683
Preliminaries (10%)	\$21,068.25
Design Contingency (20%)	\$46,350.15
<b>TOTAL</b>	<b>\$278,101</b>

#### PHOENIX RESERVE

##### Summary of Key Elements

Site preparation	\$6,500
Play equipment and softfall	\$187,500
Concrete works	\$105,500
Furniture	\$ 26,700
Trees, mulch and turf	\$16,270
Subtotal	\$ 342470
Contingencies	\$27,397.60
<b>TOTAL</b>	<b>\$369,867.60</b>





Lizard Log Playground, Abbotsbury, Western Sydney Parklands



# Park MasterPLANS

## OVERVIEW

Peppertree Park and Chameleon Reserve are the two major parks in Erskine Park. They have the potential to play a district park role, serving a population beyond that of Erskine Park itself.

To this end, there are a number of opportunities for improvements to better meet this role. The following briefly describes the key opportunities represented by these larger open spaces and identifies potential principles that might inform the preparation of concept masterplans for these two parks, subject to further community consultation.

## PRECEDENTS





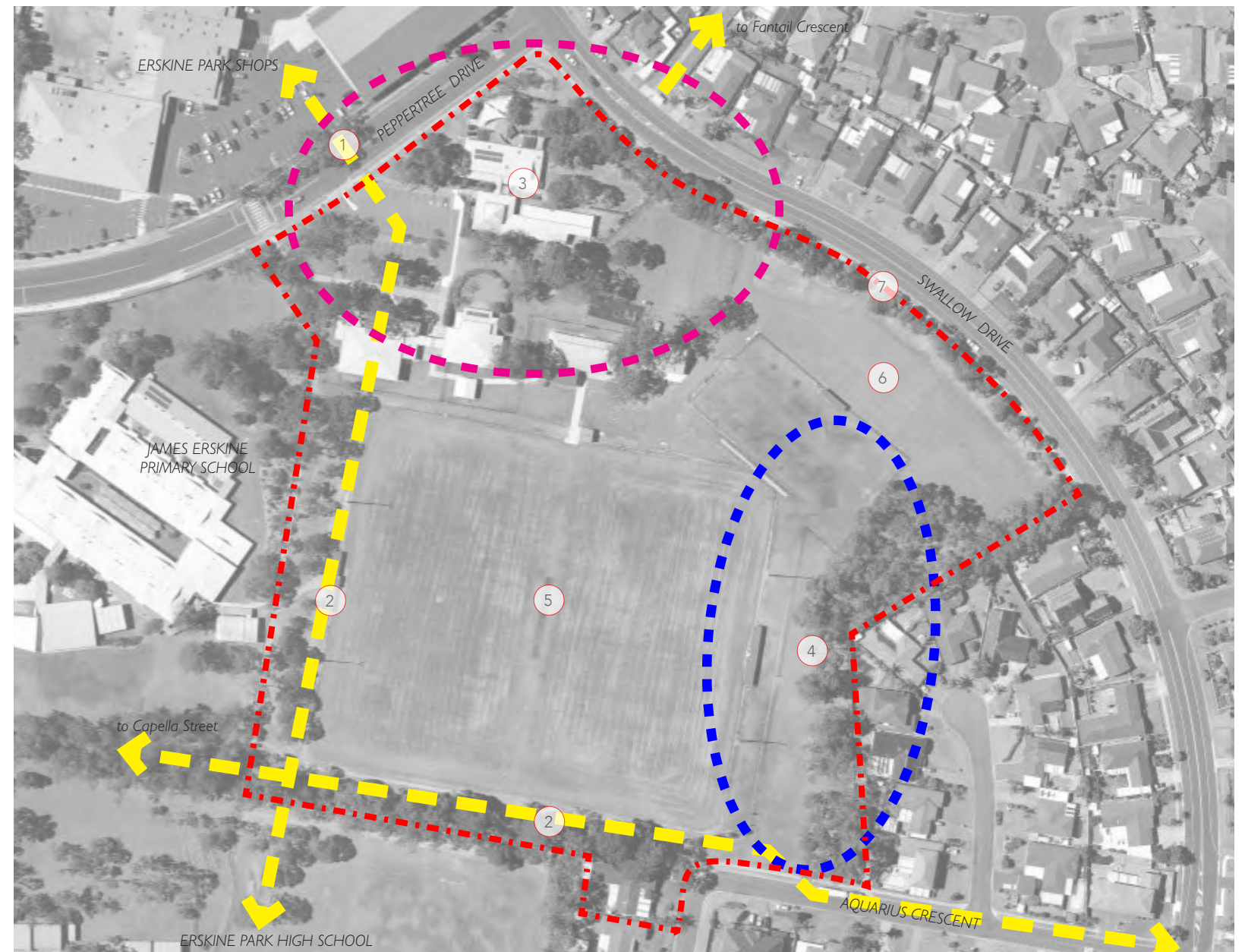
## Park MasterPLANS - PEPPERTREE PARK

Peppertree Park is centrally located in Erskine Park and strategically grouped with James Erskine Primary School, Erskine Park High School and the local shopping centre.

### Potential Future Uses

It has the potential to offer a wide range of recreation opportunities to cater for informal and passive recreation in addition to existing sports uses. This would support potential future development intensification in the proximity of the town centre. Subject to future discussions with the community, the following principles could inform a future Masterplan for Peppertree Reserve.

- Provide a north-south and east-west link through the community facilities precinct to maximise walkability and connectivity within the loop prescribed by Swallow Drive.
- Consolidate community facilities (child centre, community hall etc) and orient buildings to face Swallow and Peppertree Drives.
- Create a new consolidated change room, public toilets and kiosk building that overlooks and addresses the park.
- Locate a prominent corner building at the junction of Swallow and Peppertree Drives.
- Provide a generous direct link/ pedestrian promenade to shops and other community facilities.
- Provide for a wider range of activities including informal and passive recreation.
- Enhance the street presentation of the park.
- Provide a perimeter path around the sports fields.
- Provide pedestrian/ cycle links to Fantail Lane and Aquarius Crescent.
- Maximise views into the park and improve passive surveillance.
- Minimise internal fences and barriers.
- Consolidate parking.
- Enhance and relocate the playground to provide a district level facility, including equipment for all ages.
- Improve facilities for players and spectators including seating, shade and shelter.
- Relocate maintenance, storage and machinery to the park periphery.



### KEY

- |  |   |  |                 |
|--|---|--|-----------------|
| 1. Reconfigured major pedestrian link to local shops | precinct  | shade around periphery                               | ■ Park boundary |
| 2. Park loop path/ through link to schools           | 4. Woodland planting for urban heat island amelioration | 6. Potential to reconfigure and consolidate car park |                 |
| 3. Reconfigured entry                                | 5. Sports fields including spectator seating and        | 7. Car park entrance (existing)                      |                 |

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FIGURE 10:

### PEPPERTREE PARK OPPORTUNITIES MAP

PENRITH CITY COUNCIL | ERSKINE PARK OPEN SPACE STRATEGIC MASTERPLAN



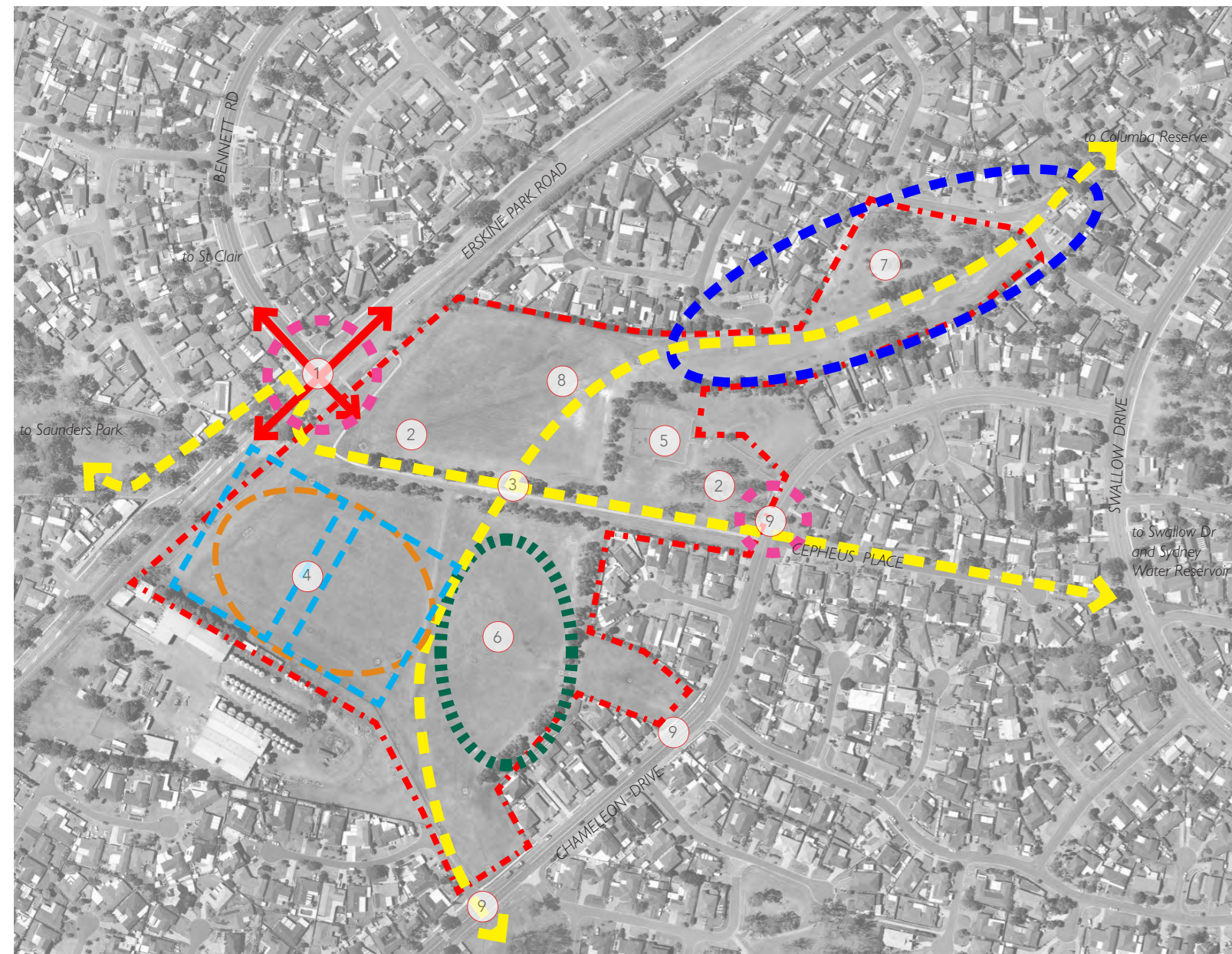
## Park MasterPLANS - CHAMELEON Reserve

Chameleon Reserve is a very large area of open space that is well located with potential for direct access off Erskine Park Road. It is currently underutilised with two netball courts, a small car park and vast areas of turf designed to function as stormwater basins. There is also a path link from Chameleon Drive to Erskine Park Road. The reserve is popular with dog walkers and for flying remote control planes.

### Potential Future Uses

Given its size and strategic location, the reserve holds significant potential for being developed into a district level recreation facility, should there be need, based on the availability and demand for this type of facility locally and within the LGA more broadly. A tailored study should be undertaken to determine this. If needed, a district park at Chameleon Reserve could be based on the following principles, subject to further community consultation.

- Provide a mix of active and other recreation opportunities to provide a district level destination.
- Investigate the opportunity to create an entrance and car park off Erskine Park Road to reduce potential traffic impacts of new recreation infrastructure on nearby residents and to create a pedestrian/ cycle crossing opportunity to connect with the sub-regional network of paths and trails.
- Investigate the opportunity for an RMS funded bridge or other road crossing to connect to the open space link to Saunders Park and beyond.
- Create an active and formal recreation focus in the western and central portion of the reserve.
- Investigate the need for sporting and other community buildings to support future park uses.
- Provide an entrance and car parking off Chameleon Drive, to provide an access point for local residents.
- Create an informal, passive and play focus in the eastern part of the reserve including a district level playground and woodland regeneration.
- Provide a dog-off-leash area.
- Provide pedestrian through links and loop paths throughout the reserve.
- Extend the existing path link from Erskine Park Road to Swallow Drive.
- Maintain the detention function of the reserve. Investigate the potential for riparian/ creek restoration and stormwater treatment wetlands to increase the amenity of the reserve while improving stormwater outcomes.
- Consideration should be given to the sharing of resources with the high school to maximise public access to their sports ground and other facilities
- As much as possible, locate noisy activities away from residents.
- Investigate the opportunity to secure carbon credits through more extensive tree planting.



### KEY

- |   |  |   |                              |
|---|--|---|------------------------------|
| 1. Potential future pedestrian connection and intersection (RMS funded) | 3. Central spine pedestrian cycle path and through connections | 6. Informal park uses/ dog exercise area                                  | 8. Wetlands/ water detention |
| 2. Car park   | 4. Active open space   | 7. Riparian corridor restoration/ local play and recreation opportunities | 9. Pedestrian crossing       |
|   | 5. Playground and all ages exercise equipment                  |   | ■ ■ ■ Park boundary          |

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FIGURE 11:  
CHAMELEON RESERVE OPPORTUNITIES MAP

24/08/2015







## APPENDIX A - SAMPLE PUBLIC DOMAIN IMPROVEMENTS - REGULUS STREET BUS STOP

### OVERVIEW

The reserve at Regulus Street is one of the parcels of land proposed for disposal due its steep topography and unfavourable aspect which limit its potential for enhancement.

### DESIRED FUTURE OUTCOMES

An important feature at the reserve is the bus stop located along Swallow Drive. The bus stop has potential for being a meeting spot or area for informal social exchange. To this end it is proposed that the public land adjoining Swallow Drive be enhanced as follows:

- Improve the amenity of the bus stop by providing a bus shelter, seating and a generous paved waiting area.
- Extend the footpath along Swallow Drive (refer Active Movement Network Plan).
- Provide additional street tree planting for increased shade and amenity. Locate street trees to not interfere with sight lines towards the bus and from the Regulus Street intersection.

### LOT DESIGN

Sale of the reserve land has the potential to generate six new residential lots. Access to the new lots is to be from Regulus Street. Development on the two northern lots can take advantage of the slope of the land to create a double-storey dwelling that will appear as single storey from Swallow Drive. Dwellings on these lots should be designed to provide passive overlooking of Swallow Drive to increase passive surveillance.



FIGURE 12: Disposal Plan - Regulus

### PRECEDENTS



All weather bus shelter



FIGURE 13: Public Domain Improvement and Lot Layout Plan - Regulus

### KEY

1. Continuous roadside footpath
2. Groundcover planting
3. Expanded waiting area at bus stop
4. Bus shelter
5. Shade trees adjoining bus shelter
6. Footpath link to school/pedestrian crossing
7. Existing trees to be retained and protected through covenant on title
8. Three new north-facing residential lots

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0 5 10 20 25M





## APPENDIX B - REFERENCES

- CLOUSTON Associates 2015, *Public Open Space Reinvestment Report*. Final Report. S14-0158 R-01, prepared 17 April 2015 for Penrith City Council. Penrith NSW 2750. (EPRR 2015)
- KJA Engaging Solutions 2015, *Penrith City Council. Erskine Park Pilot - Stage 1 Consultation Report*. Final Report. Prepared 19 June 2015 for Penrith City Council. Penrith NSW 2750. (EPCR 2015)
- Urban Forest Consulting 2015, *Erskine Park Heat Assessment*, prepared June 2015 for Penrith City Council. Penrith NSW 2750. (EPHA 2015)



## Project Credits

### CONSULTANT TEAM

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