

WEST GABLES PARKS

PREPARED FOR
STOCKLAND & ALLAM PROPERTY GROUP

6 NOVEMBER 2024

1.1 PURPOSE OF THE REPORT

This report illustrates concept designs for the primary open spaces proposed as part of the West Gables rezoning. Specifically, these concept designs illustrate how the open space areas can deliver both a passive open space function in accordance with Council's Recreation Strategy, along with an ecological function retaining significant vegetation communities.

1.2 SURROUNDING CONTEXT - OPEN SPACE

Movement network

- Site Boundary
- District Parks
- Local Open Space
- Riparian Corridor
- Water Management Infrastructure
- Transmission Easement
- Lots
- 400m Catchment



1.3 WEST GABLES MASTERPLAN

FOUR PARKS

- OS1 - Northern Park
- OS2 - Southern Park
- OS3 - Eastern Park
- OS4 - Western Park

TWO OPEN SPACES WITHIN THE RIPARIAN CORRIDOR

- RC1
- RC2

OPEN SPACE ALONG THE TRANSMISSION LINE

- OS5

Movement network

- Site Boundary
- Local Parks/ District Parks
- Riparian Corridor
- Water Management Infrastructure
- == Transmission Easement
- ◆ Landscape Road Buffer
- Lots
- - - Cycleway
- () 400m Catchment

Road Network

- Local Street - Residential (15.3m reserve).
- Drainage / Riparian Corridor Interface Road (12.8m reserve)
- Service Road (12.8m reserve)
- Access
- Collector Road (20.1m reserve)
- Collector Road with Median
- Existing Main Road



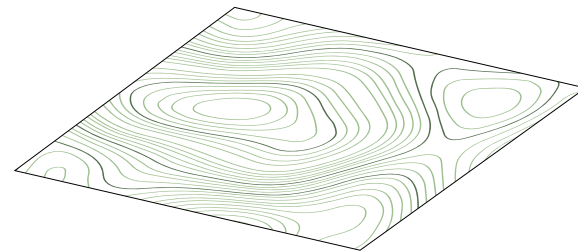


1.4 LANDSCAPE DESIGN PRINCIPLES



RETAIN EXISTING VEGETATION

- Identify and retain the existing trees and native understorey.
- Identify the Tree Protection Zone (TPZ).
- Install bollards to act as a visual deterrent to going too close to sensitive areas.



RETAIN EXISTING CONTOURS

- Preserve existing contours to maintain natural drainage patterns.
- Minimise excavation and grading to reduce environmental impact.
- Provision of accessible paths following the existing contours.



ACCESS AND CIRCULATION

- Provide multiple entry points for easy access of the open spaces.
- Connect existing bushland through revegetation and introduction of low-impact footpath options.



PROGRAMS AND DESTINATIONS

- Incorporate nature play.
- Provide BBQ/Picnic facilities to enrich experiences.
- Provide educational signage and programs designed to strengthen the connection between the community and the local ecosystem.
- Restoration of ecosystems.

01.

A small grey bird with a yellow eye-ring is perched on a thin branch. The branch is covered with small, orange, cone-shaped flower buds. The background is a soft-focus green, suggesting a natural, outdoor setting.


DISTRICT & LOCAL PARKS

1.1 OS 1 - NORTHERN PARK - SITE ANALYSIS


SITE DESCRIPTION

The park is located in the northern part of the precinct. The overall topography slopes down from the south-west point (RL 65.00), towards the north-east corner (RL 57.00). The consistent fall creates opportunities for several view corridors. Majority of the park is covered by existing vegetation which will be retained and protected.


LEGEND




Existing Tree Protection Zone (TPZ)*
* Tree survey data by RPS, 2024.




Existing vegetation community to be retained and restored
- PCT 1395 - Cumberland shale - sandstone ironbark forest
(Eco Logical Australia, 2022)



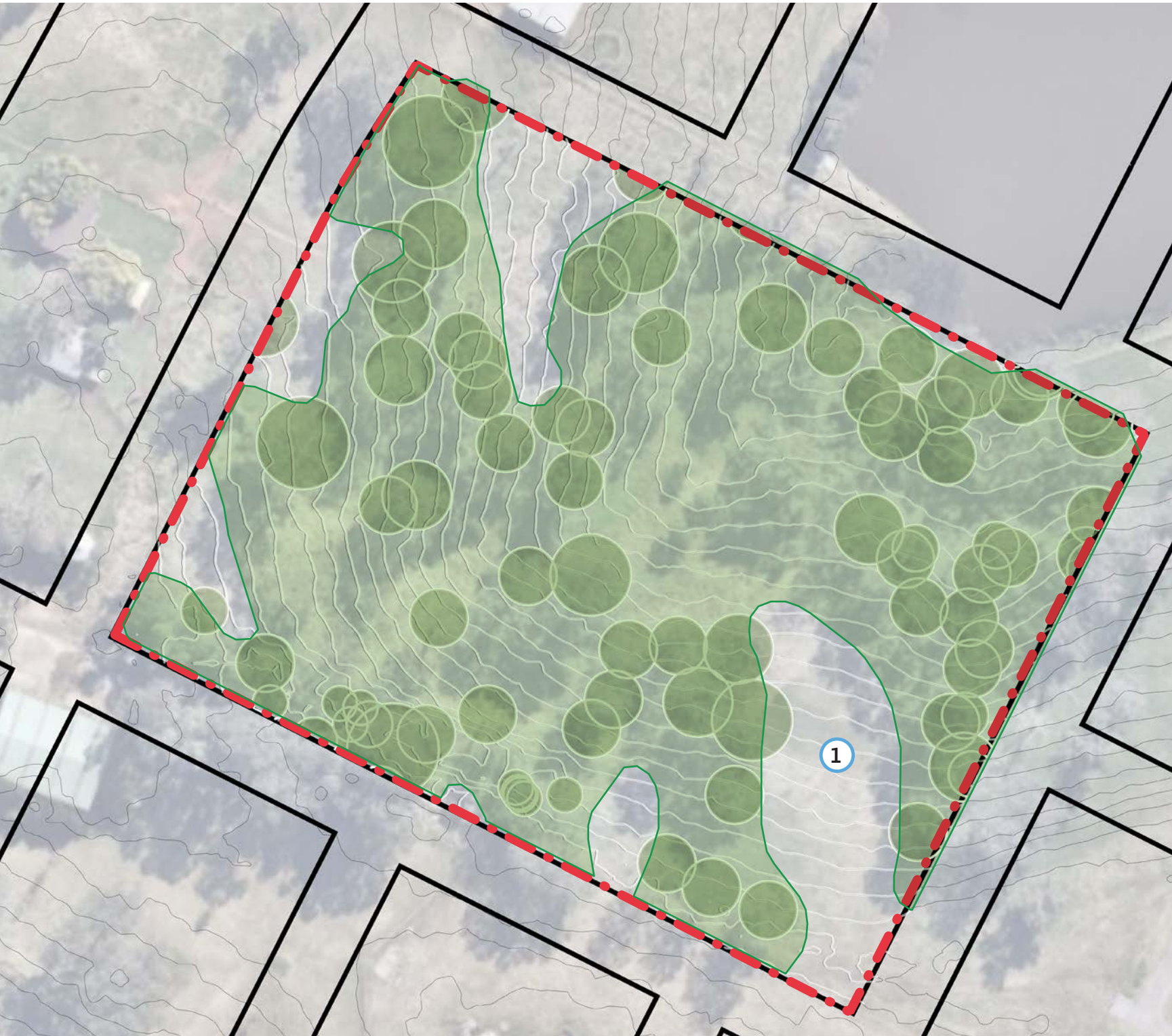
Site Boundary



Contours



Proposed bio-certified play spaces



1.2 OS 1 - OPPORTUNITIES

SITE OPPORTUNITIES

The Northern park is the largest active green open space provided in the development site. It retains the natural parkland character and is designed to minimise disturbance to its natural landscape setting. Paths meander along the existing topography and amongst remnant canopies, providing access and unique experience for walking and exercising. Low-impact walking trails are introduced to connect open spaces. There are opportunities for footpaths around the perimeter to provide access for adjacent communities.

Main activity areas for BBQ, playground and outdoor fitness pods are identified outside of the retained vegetation areas. Bollards and signage will be incorporated to act as a visual deterrent to people going too close to the bushland.

LEGEND

Existing Tree Protection Zone (TPZ)*

* Tree survey data by RPS, 2024.

Existing vegetation community to be retained and restored - PCT 1395 - Cumberland shale - sandstone ironbark forest

(Eco Logical Australia, 2022)

Site Boundary

Contours

1.5m wide low-impact walking trails

2m wide footpath

Outdoor activities

Proposed bio-certified play spaces

Kick-about area

Shelters

A detailed site plan map of Northern Park. The map shows a large green area representing the park, with a dashed black line indicating the site boundary. Inside the park, there are several circular areas representing existing tree protection zones (TPZ). A network of dotted lines represents 1.5m wide low-impact walking trails, and solid lines with arrows represent 2m wide footpaths. Various activity zones are marked: a purple square for a shelter, a yellow oval for a kick-about area, and several orange circles for proposed bio-certified play spaces. The map also shows contours and the surrounding urban environment.

1:500 @ A4

0 10 20 30 40 50

Prepared by Urbis for STOCKLAND & ALLAM PROPERTY GROUP

9

1.3 OS1- NORTHERN PARK

LEVEL OF SERVICE -	
PASSIVE RECREATION: DISTRICT PARK	
The Hills Council Recreation Strategy Requirement	Proposed (Yes/No)
Included (Core)	
Internal pathways/connections	Yes
On-site car parking	Street parking proposed
Public amenities	Yes
Playground & soft fall	Yes
Playground shade structure	Yes
Outdoor fitness equipment	Yes
Shelter and seating	Yes
BBQ facilities (electric)	Yes
Rubbish bins and collection	Yes
Drinking water	Yes
Tap/water connection	Yes
Park lighting	Yes
Park signage	Yes
Landscaping/tree planting	Yes
Open space kick-about area	Yes
Fencing - safety only	
Playground fencing	Yes

- BBQ + shelter
- Outdoor fitness equipment pods.
- Protect and retain existing trees. Retain and restore native understorey planting.
- Low impact walking trails around TPZ, through the retained bushland area.
- Seating
- Regenerated bushland conservation. Restore native groundcover.
- Kick-about area.
- Pedestrian paths to perimeter of park + connect to surrounding streets. Porous paving for areas within TPZ.
- Nature play with soft fall. Proposed bio-certified play spaces.
- Bollards to edge of conservation area.



1.4 OS 1 - PRECEDENT IMAGES



Figure 1 Seating under shelter



Figure 2 Outdoor fitness equipments



Figure 3 Nature play & playground for all ages



Figure 4 Open kick-about area

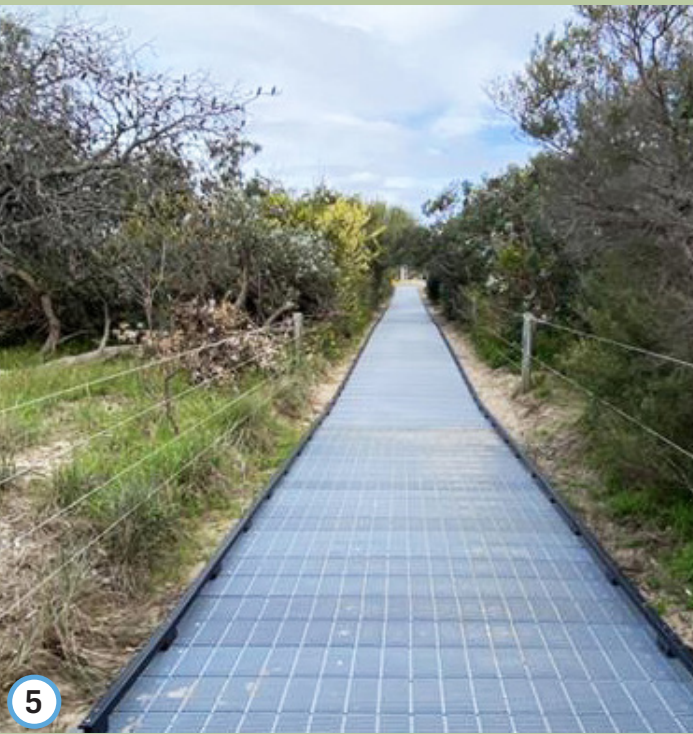


Figure 5 Raised boardwalk to minimise foot traffic and controlled access

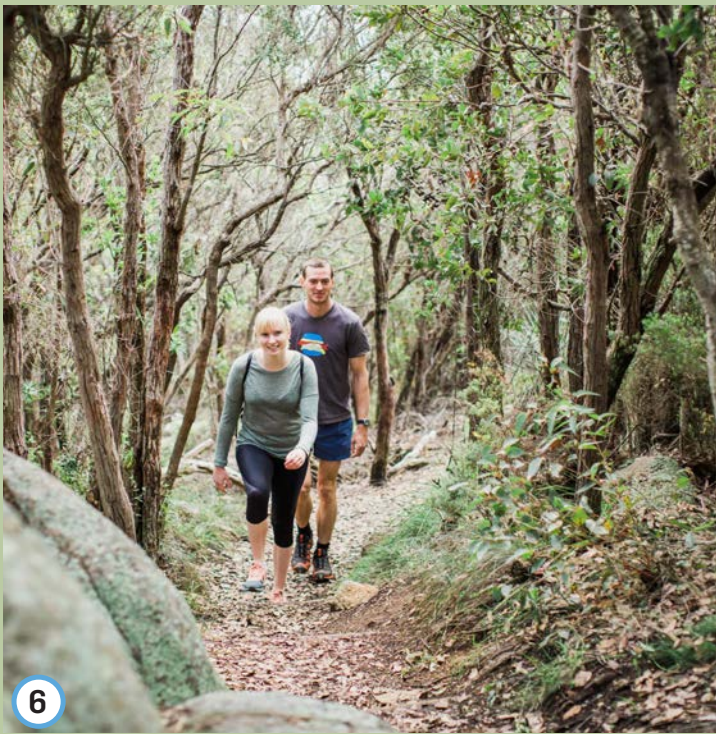
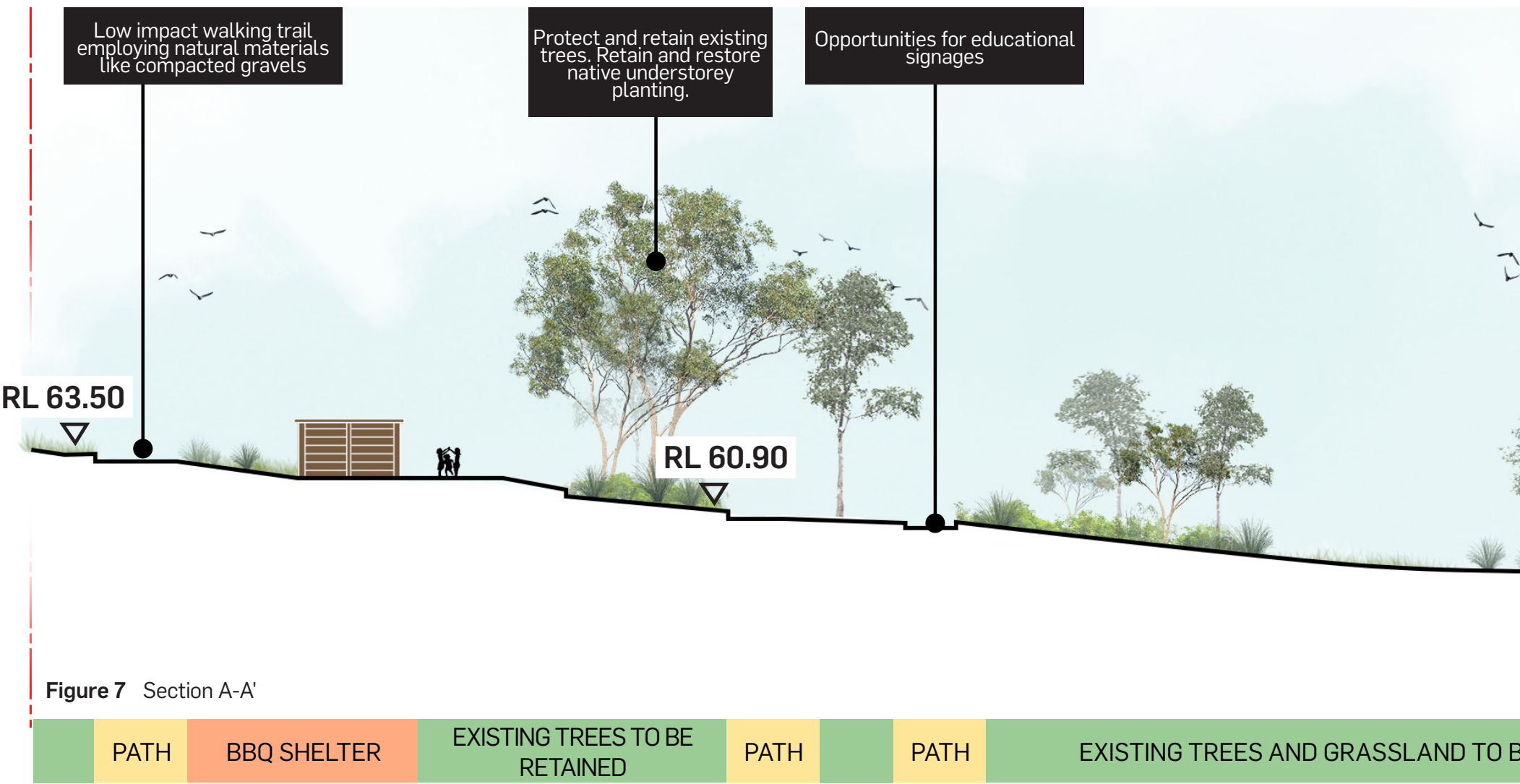


Figure 6 Low impact walking trails with natural material (ie. Compacted gravel)

1.5 OS1 - THROUGH SITE SECTION



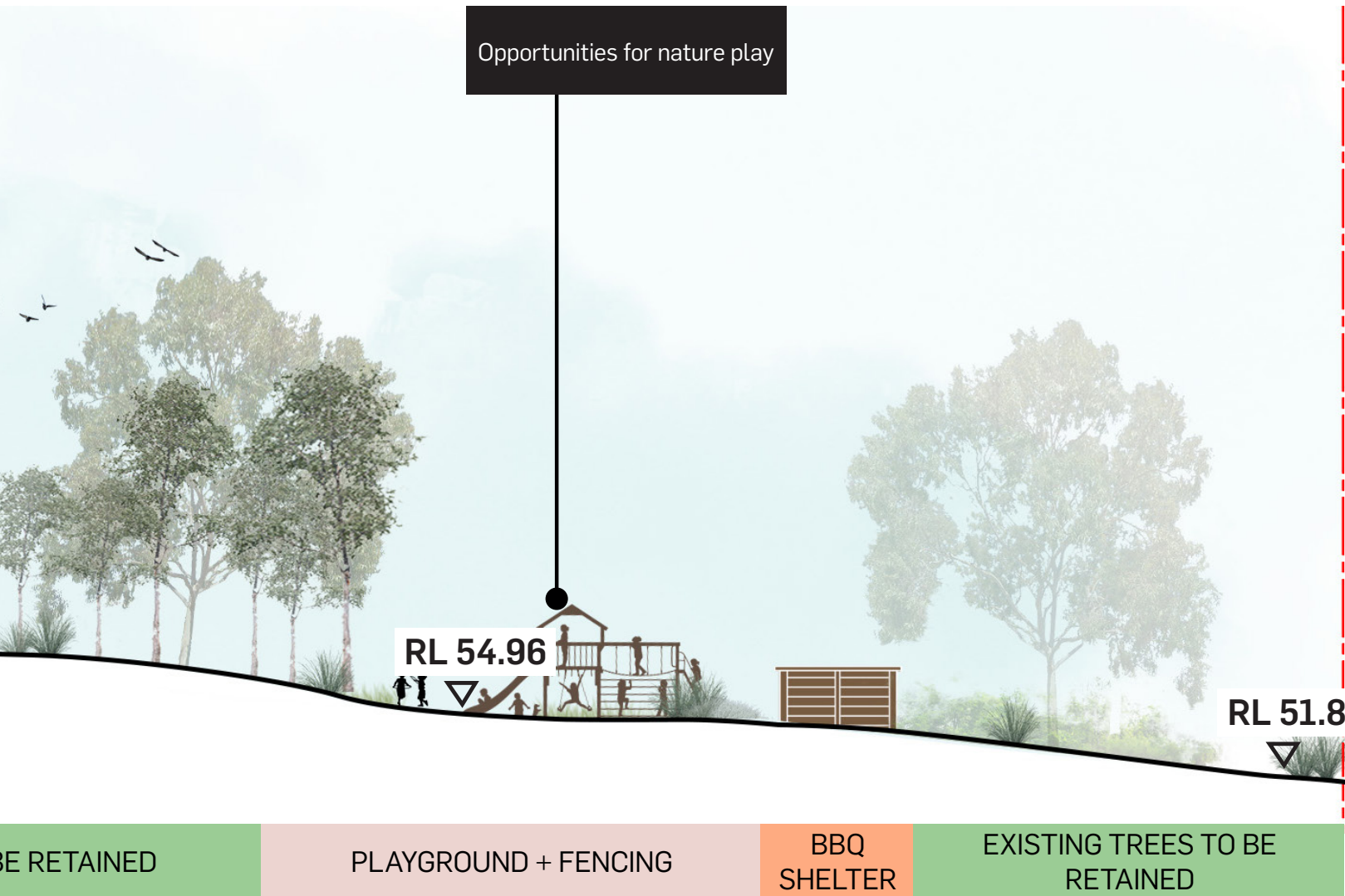
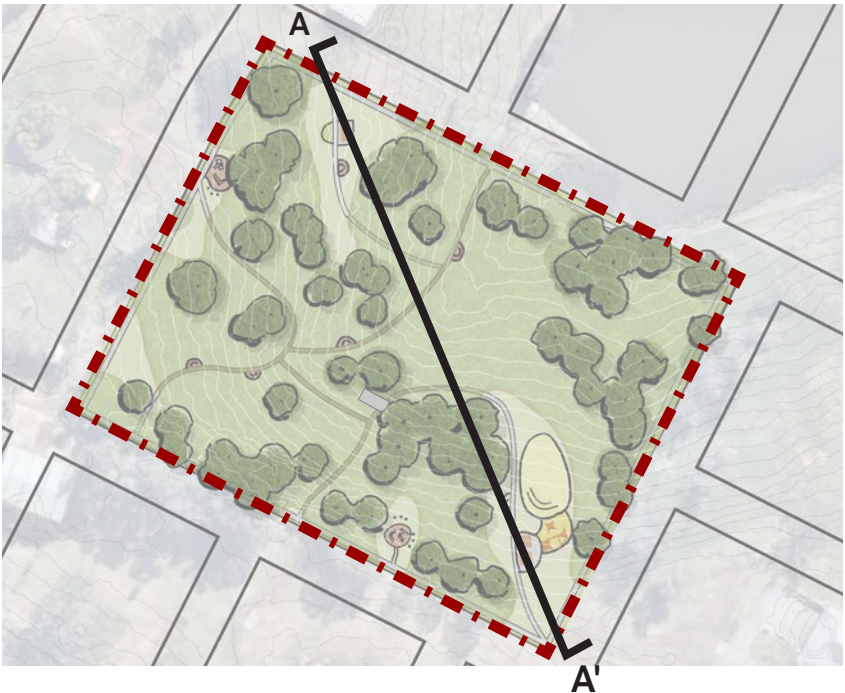
EXISTING SITE CONDITIONS



Figure 8 Existing open bushland



Figure 9 Existing open bushland and low understorey planting




1.6 OS2 - SOUTHERN PARK SITE ANALYSIS


SITE DESCRIPTION

The site slopes gently from south to north, descending from RL 65.50 to RL 57.00. A prominent existing vegetation community and tree canopies is situated at the higher elevation. Approximately half of the site is covered by vegetation.

LEGEND




Existing Tree Protection Zone (TPZ)*
* Tree survey data by RPS, 2024.




Existing vegetation community to be retained and restored


- PCT 1395 - Cumberland shale - sandstone ironbark forest, and
- PCT 849 - Cumberland shale plains woodland
(Eco Logical Australia, 2022)



Site Boundary



Contours



Proposed bio-certified play spaces



1:1000 @ A4



1.7 OS2 - OPPORTUNITIES

SITE OPPORTUNITIES

Incorporating nature play programs that respect the existing topography and vegetation communities, the Southern Park offers nature play options for different ages and abilities. Kick-about spaces, outdoor fitness pods, picnic shelters, and BBQs are strategically located on-site to facilitate social activities and gatherings for all ages.

Additional tree canopies have been introduced around the proposed activities along the northern site boundary to provide screening and buffering.

LEGEND

Existing Tree Protection Zone (TPZ)*

* Tree survey data by RPS, 2024.

Existing vegetation community to be retained and restored

- PCT 1395 - Cumberland shale - sandstone ironbark forest, and

- PCT 849 - Cumberland shale plains woodland

(Eco Logical Australia, 2022)

Site Boundary

Contours

1.5m wide low-impact walking trails

Shared path for cyclists and pedestrians

2m wide footpath

Future road reserve

Outdoor activities

Proposed bio-certified play spaces

Water play / nature play

Kick-about area

Shelters

Tree planting opportunities

A detailed site plan map for 'OS2 - OPPORTUNITIES'. The map shows a triangular-shaped site with a red dashed boundary. Inside, there are various colored zones: green for existing vegetation, yellow for kick-about areas, orange for bio-certified play spaces, and light blue for water/nature play. There are also grey areas for shelters and footpaths. A network of trails is shown with different line styles: dotted for 1.5m wide low-impact walking trails, dashed for shared paths for cyclists and pedestrians, and solid with arrows for 2m wide footpaths. A future road reserve is shown as a grey area at the bottom. A '10m setback' label is near the bottom left. The map includes topographic contours and numerous tree symbols of varying sizes. A scale bar at the bottom right indicates a scale of 1:1000 @ A4, with markings from 0 to 50 meters. A north arrow is located at the bottom right corner.

1:1000 @ A4

0 10 20 30 40 50

Prepared by Urbis for STOCKLAND & ALLAM PROPERTY GROUP

15

1.8 OS2 - SOUTHERN PARK

LEVEL OF SERVICE -	
PASSIVE RECREATION: DISTRICT PARK	
The Hills Council Recreation Strategy Requirement	Proposed (Yes/No)
Included (Core)	
Internal pathways/connections	Yes
On-site car parking	Street parking proposed
Public amenities	Yes
Playground & soft fall	Yes
Playground shade structure	Yes
Outdoor fitness equipment	Yes
Shelter and seating	Yes
BBQ facilities (electric)	Yes
Rubbish bins and collection	Yes
Drinking water	Yes
Tap/water connection	Yes
Park lighting	Yes
Park signage	Yes
Landscaping/tree planting	Yes
Open space kick-about area	Yes
Fencing - safety only	
Playground fencing	Yes

- Bollards to edge of conservation area
- Proposed trees
- Kick-about area
- Proposed bio-certified play spaces
- BBQ + picnic shelters
- Water play/ nature play
- Regenerated bushland conservation. Restore native groundcover.
- Low-impact walking trail
- Protect and retain existing trees. Retain and restore native understorey planting.
- 10m setback from future road reserve
- Bus stop



1:1000 @ A4

1.9 OS2 - PRECEDENT IMAGES



Figure 10 Kick-about area with surrounding tree plantings



Figure 11 Outdoor fitness equipments



Figure 12 Picnic table under shelter

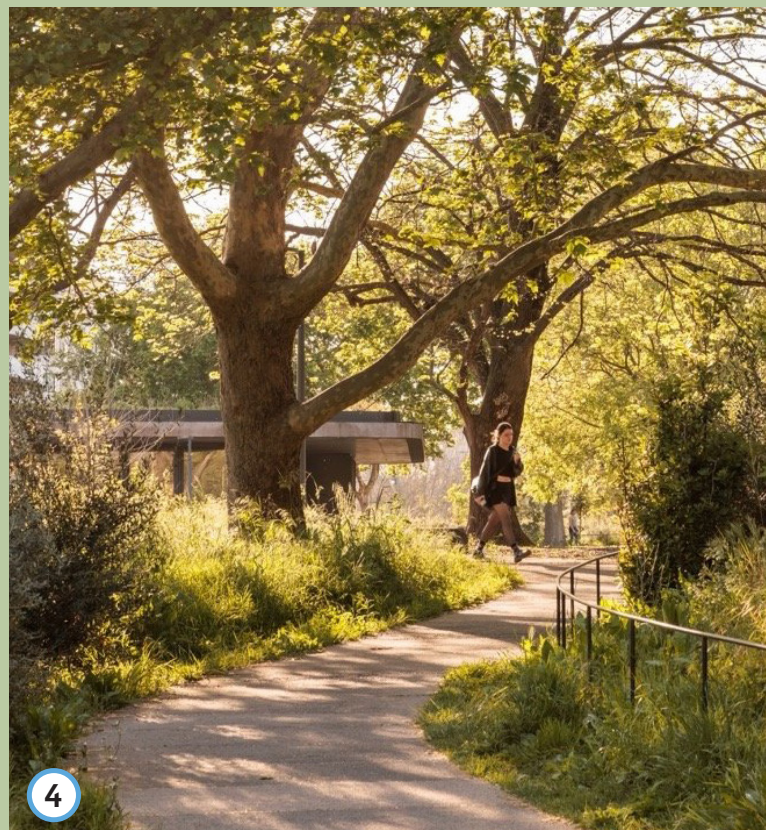


Figure 13 Low-impact walking trails and bollards to limit foot traffic in the retained and protected areas



Figure 14 Native grass mix planted in nature water play area



Figure 15 Water play integrated with WSUD swales as water detention

1.10 NORTHERN PARK - THROUGH SITE SECTION



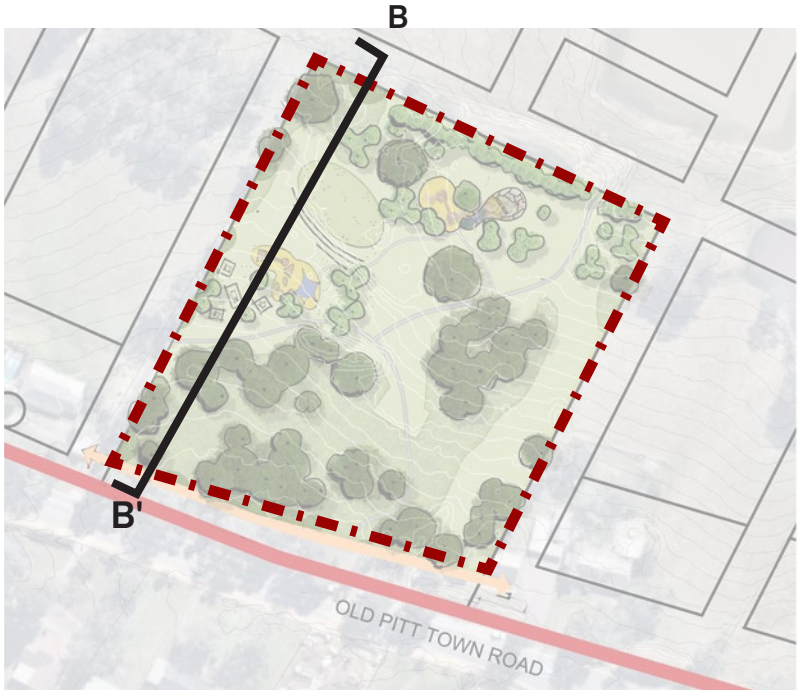
EXISTING SITE CONDITIONS



Figure 17 Existing open bushland and low understorey planting



Figure 18 Existing open bushland and low understorey planting



1.11 OS3 - EASTERN PARK - SITE ANALYSIS

SITE DESCRIPTION

Falling gently toward the north-west corner, the site consists of groups of existing trees and a portion of the existing basin. The group of trees is located on the eastern boundary, at approximately RL 52.50, which is the highest point of the site. The lowest point is RL 46.50.

LEGEND

Existing vegetation community to be retained and restored -
PCT 1395 - Cumberland shale - sandstone ironbark forest

Site Boundary

Contours

1

Proposed bio-certified play spaces

This aerial map illustrates the site analysis for Eastern Park. A red dashed line delineates the site boundary. A green shaded area represents the existing vegetation community to be retained and restored, identified as PCT 1395 - Cumberland shale - sandstone ironbark forest. White lines indicate the topographic contours of the site. A blue circle with the number '1' marks the location of proposed bio-certified play spaces. The map also shows surrounding residential areas with houses and streets. A scale bar at the bottom right indicates a scale of 1:800 @ A4, with markings for 0, 10, 20, 30, and 40 units. A north arrow is also present.

20 West Gables Park Landscape Open Space

1.12 OS3 - OPPORTUNITIES

SITE OPPORTUNITIES

The Eastern Park provides both recreational and ecological value to the local community by incorporating various play programs, such as a playground on the higher ground, flexible green open areas, and a rich experience along the shared paths among the remnant and proposed canopies. BBQ and picnic facilities are available to accommodate group activities and social gatherings.

On the western side of the park, a bio-detention basin is proposed to slow down, capture, and filter overland flow during wet seasons. The filtered water will be discharged into a similarly sized detention basin located at the lower end. Stepping stones and paths across the basin add another landscape feature that enhances the outdoor experience and activates the open space.

LEGEND

Existing vegetation community to be retained and restored -

PCT 1395 - Cumberland shale - sandstone ironbark forest

Site Boundary

Contours

1.5m wide low-impact walking trails

2m wide footpath

Outdoor activities

Proposed bio-certified play spaces

Kick-about area

Shelters

Prepared by Urbis for STOCKLAND & ALLAM PROPERTY GROUP

21

1.13 OS3 - EASTERN PARK

LEVEL OF SERVICE - PASSIVE RECREATION - LOCAL PARK

The Hills Council Recreation Strategy Requirement	Proposed (Yes/No)
Included (Core)	
Internal pathways/connections	Yes
On-site car parking	Street parking proposed
Public amenities	Yes
Playground shade structure	Yes
Seating	Yes
Outdoor fitness equipment	Yes
BBQ facilities (electric)	Yes
Rubbish bins and collection	Yes
Drinking water	Yes
Tap/water connection	Yes
Park lighting	Yes
Park signage	Yes
Landscaping/tree planting	Yes
Open space kick-about area	Yes
Fencing - safety only	
Playground fencing	Yes
Fencing – reserve perimeter	Yes

Regenerated bushland conservation. Restore native groundcover.

Perimeter tree planting

Proposed trees

Proposed bio-certified play spaces.

Outdoor fitness equipment

Kick-about area

Protect and retain existing trees. Retain and restore native understorey planting.

BBQ + picnic shelters

Pedestrian path network



1:800 @ A4

0 10 20 30 40



1.14 OS3 - PRECEDENT IMAGES

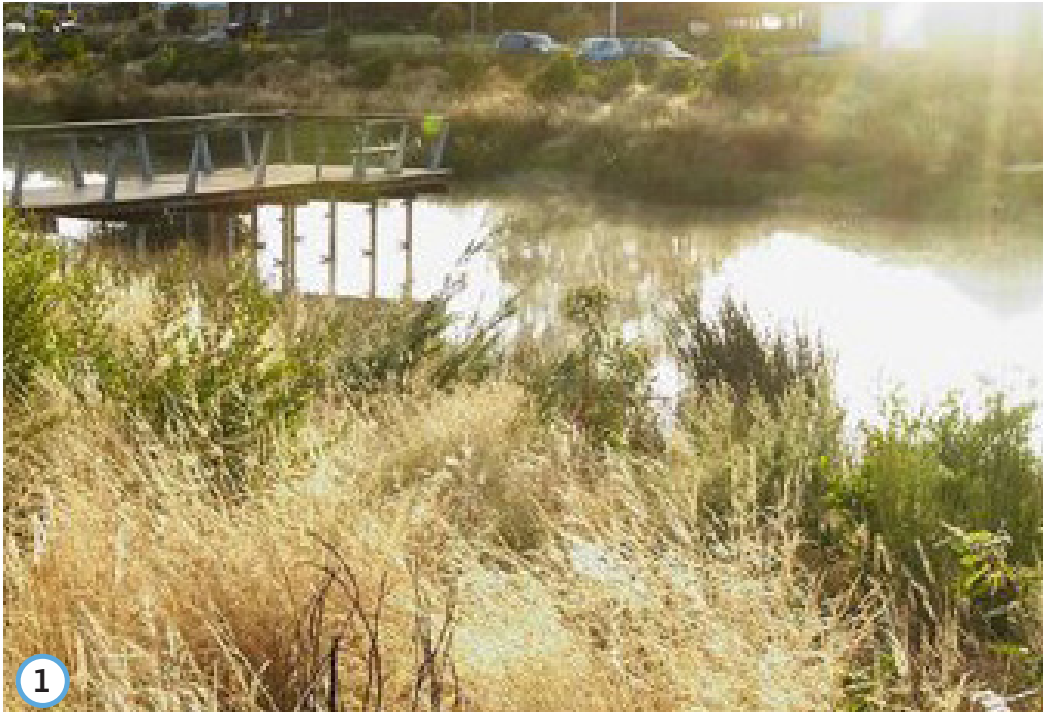


Figure 19 Native grass mix to naturalise the basin for stormwater management



Figure 20 BBQ shelter



Figure 21 Bollards to limit foot traffic within the bushland



Figure 22 Opportunities to recycle local material as nature play

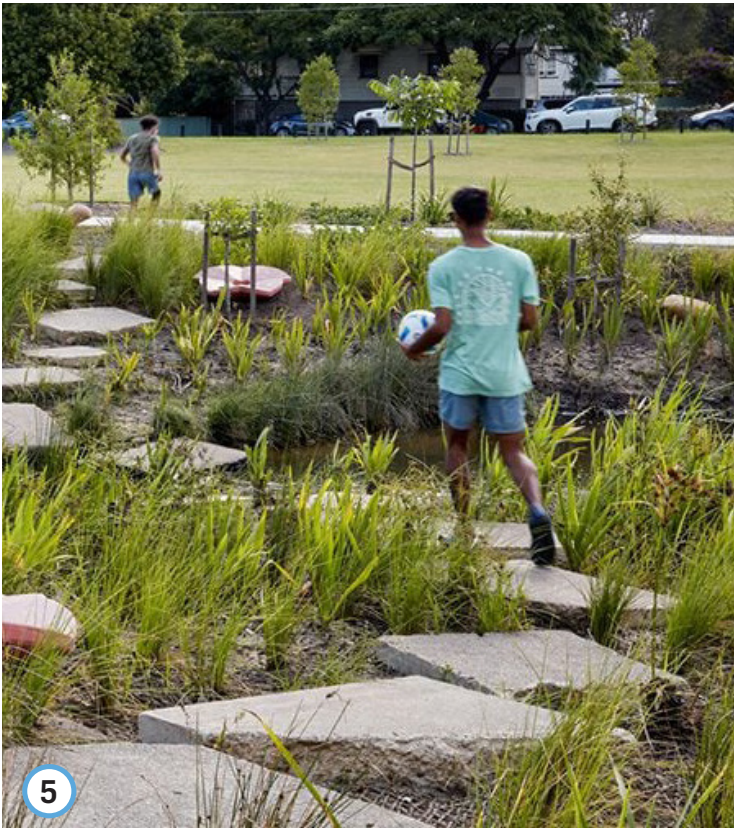


Figure 23 Stepping stones as water play elements

1.15 OS3 - THROUGH SITE SECTIONS

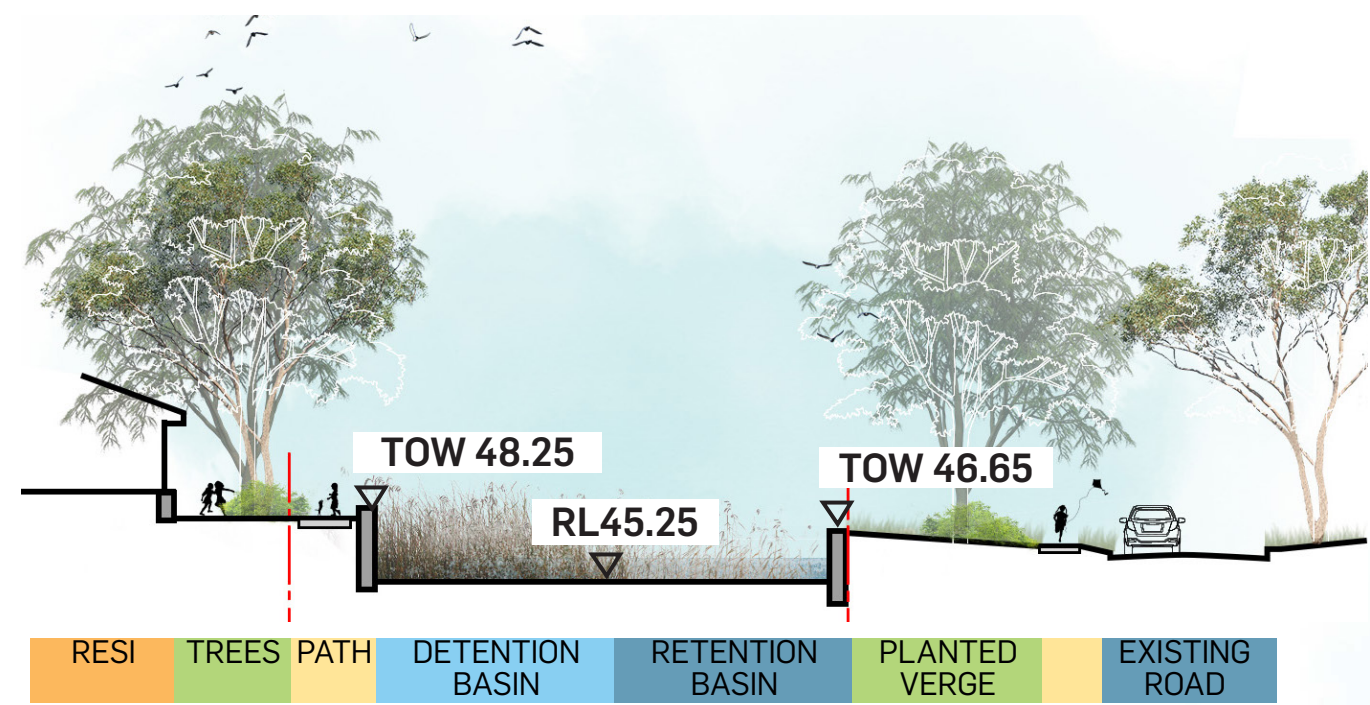


Figure 24 Section C-C'

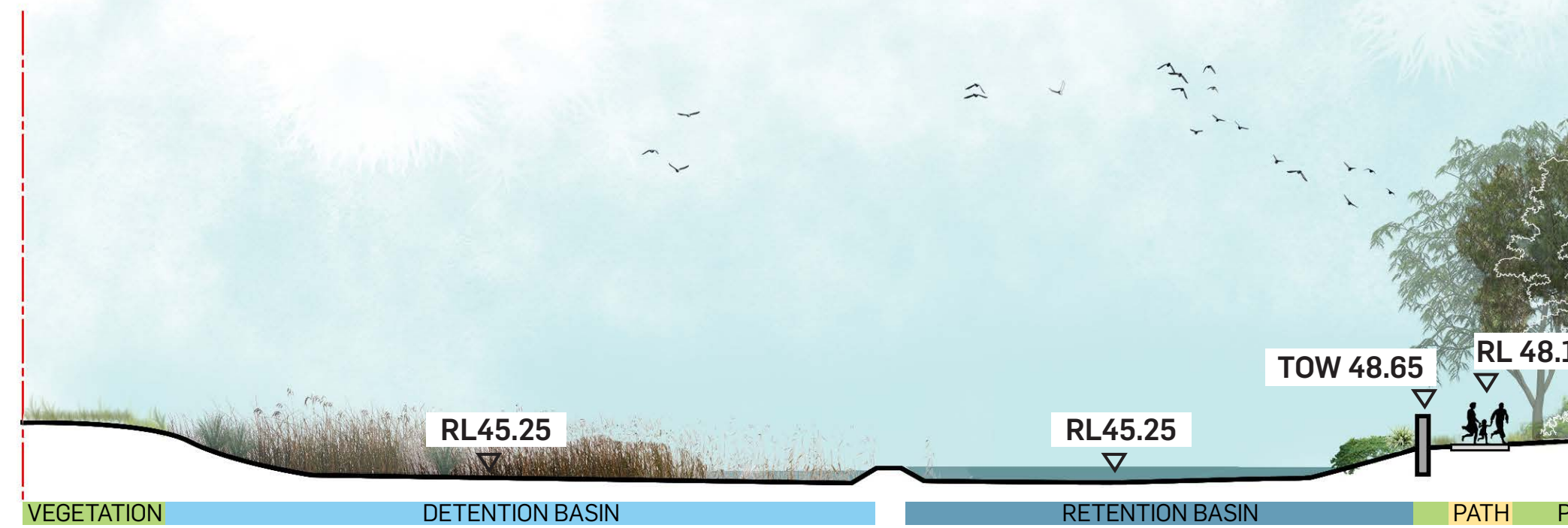


Figure 25 Section D-D'

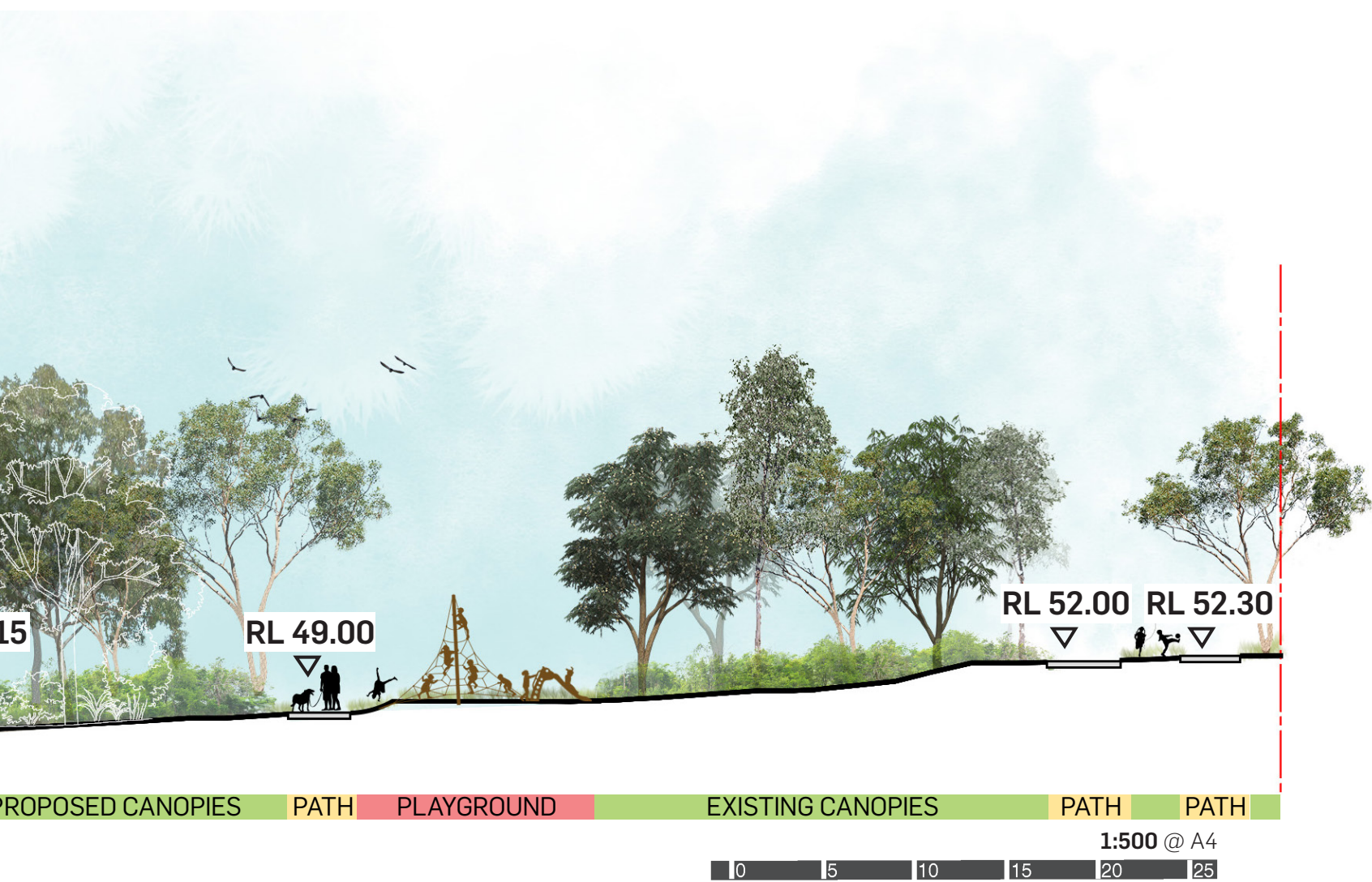
EXISTING SITE CONDITIONS



Figure 26 Existing interface with adjacent community



Figure 27 Existing open grassland



1.160S4 - WEST PARK - SITE ANALYSIS

SITE DESCRIPTION

Over 70% covered by existing vegetation, the site has a gentle slope from south-east corner, RL 61.00, to the lowest point, RL 56.00 at the north-west corner. Sits at the intersection of the existing Boundary Road and Old Pitt Road, the site and its existing trees contribute significantly to the character and sense of place of the precinct.

LEGEND

Existing Tree Protection Zone (TPZ)*

* Tree survey data by RPS, 2024.

Existing vegetation community to be retained and restored -

PCT 849 - Cumberland shale plains woodland

(Eco Logical Australia, 2022)

Indicative hollow-bearing tree (Habitat)

Site Boundary

Contours

Proposed bio-certified play spaces

An aerial photograph of a park area with various overlays. A thick red line outlines the site boundary. Inside this boundary, numerous green circles of varying sizes represent existing trees. One circle is highlighted in a brighter green, indicating a hollow-bearing tree. Thin grey lines represent topographic contours. A dashed black line follows a path through the trees. To the right of the site boundary, there are black-outlined areas that appear to be existing buildings or paved surfaces. The map is oriented with North at the top.

26 West Gables Park Landscape Open Space

1:1,250 @ A4

01020304050

1.17 OS4 - OPPORTUNITIES

SITE OPPORTUNITIES

Protecting and preserving the existing trees and vegetation communities, the proposed programs are placed outside of the area of the retained bushland. Natural materials like decomposed gravel will be used to lower the impact on the plantings within the retained vegetation area. A kick-about area accompanied by a nature play zone locates at the south-east entry, with seating, BBQ shelter and a pedestrian footpath along the contours.

LEGEND

Existing Tree Protection Zone (TPZ)*

* Tree survey data by RPS, 2024.

Existing vegetation community to be retained and restored -

PCT 849 - Cumberland shale plains woodland

(Eco Logical Australia, 2022)

Site Boundary

Contours

1.5m wide low-impact walking trails

2m wide footpath

Outdoor activities

Proposed bio-certified play spaces

Main activity opportunities

Seating opportunities

Indicative hollow-bearing tree (Habitat)

An aerial map of a site with various overlays. A red dashed line outlines the site boundary. Grey lines represent topographic contours. A green shaded area indicates the existing vegetation community to be retained and restored, specifically PCT 849 - Cumberland shale plains woodland. Numerous green circles of varying sizes represent the Existing Tree Protection Zones (TPZs). A network of black dashed lines shows 1.5m wide low-impact walking trails. A solid black line with arrows indicates a 2m wide footpath. In the bottom right corner, there are several colored circles: a green circle for outdoor activities, an orange circle for proposed bio-certified play spaces, a yellow circle for main activity opportunities, and a brown semi-circle for seating opportunities. A single green circle with a black outline represents an indicative hollow-bearing tree (habitat).

1:1,250 @ A4

0 10 20 30 40 50

Prepared by Urbis for STOCKLAND & ALLAM PROPERTY GROUP

27

1.18 OS4 - WEST PARK

LEVEL OF SERVICE -	
PASSIVE RECREATION - LOCAL PARK	
The Hills Council Recreation Strategy Requirement	Proposed (Yes/No)
Included (Core)	
Internal pathways/connections	Yes
On-site car parking	Street parking proposed
Public amenities	Yes
Playground shade structure	Yes
Seating	Yes
Outdoor fitness equipment	Yes
BBQ facilities (electric)	Yes
Rubbish bins and collection	Yes
Drinking water	Yes
Tap/water connection	Yes
Park lighting	Yes
Park signage	Yes
Landscaping/tree planting	Yes
Open space kick-about area	Yes
Fencing - safety only	
Playground fencing	Yes
Fencing – reserve perimeter	Yes

- Protect and retain existing trees. Retain and restore native understorey planting.
- Seating area
- Pedestrian paths
- Indicative hollow-bearing tree (Habitat)
- Regenerated bushland conservation. Restore native groundcover.
- Nature play, proposed bio-certified play spaces
- BBQ shelter
- Outdoor fitness pod
- Kick-about area



1.19 OS 4 - WEST PARK - PRECEDENT IMAGES



Figure 28 Raised boardwalk to minimise impact of foot traffic



Figure 29 BBQ shelter



Figure 30 Nature play & wild play opportunities in the proposed bio-certified play spaces



Figure 31 Community installed nest boxes to increase habitat availability for hollow-dependent fauna

02.



ADDITIONAL OPEN SPACES

2.1 OS5 - OPEN SPACE ALONG TRANSMISSION LINE



1:1000 @ A4

0 10 20 30 40 50

2.2 OS5 - PRECEDENT IMAGES



Figure 32 Ardennes Park, Edmondson Park, NSW



Figure 33 Curved seating



Figure 34 Low native shrubs & grass mix under 3m



Figure 35 Active use of the open space

2.3 RC1 - RIPARIAN CORRIDOR

Regenerated native gardens are placed along the pedestrian footpath. In front of the line of screening shrubs, groves of trees are introduced around the kick-about area, providing shade and greenery.

The landscape design follows the existing riparian corridor design principles, as shown in **Figure 37** below.

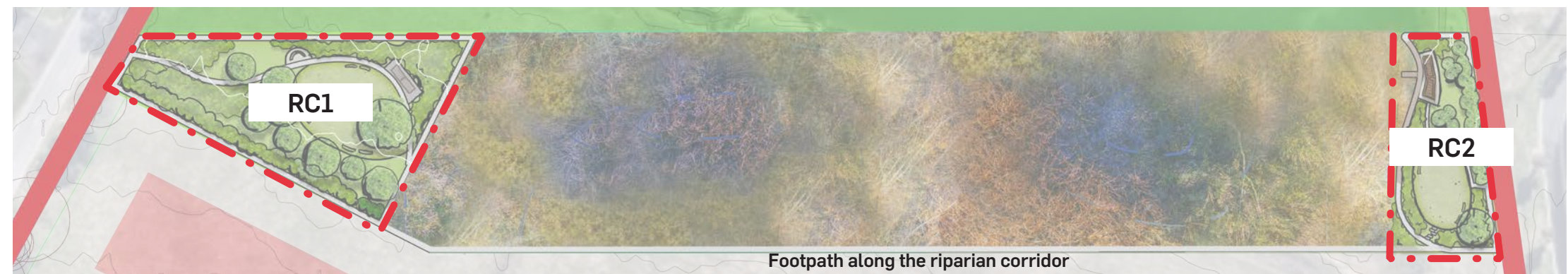
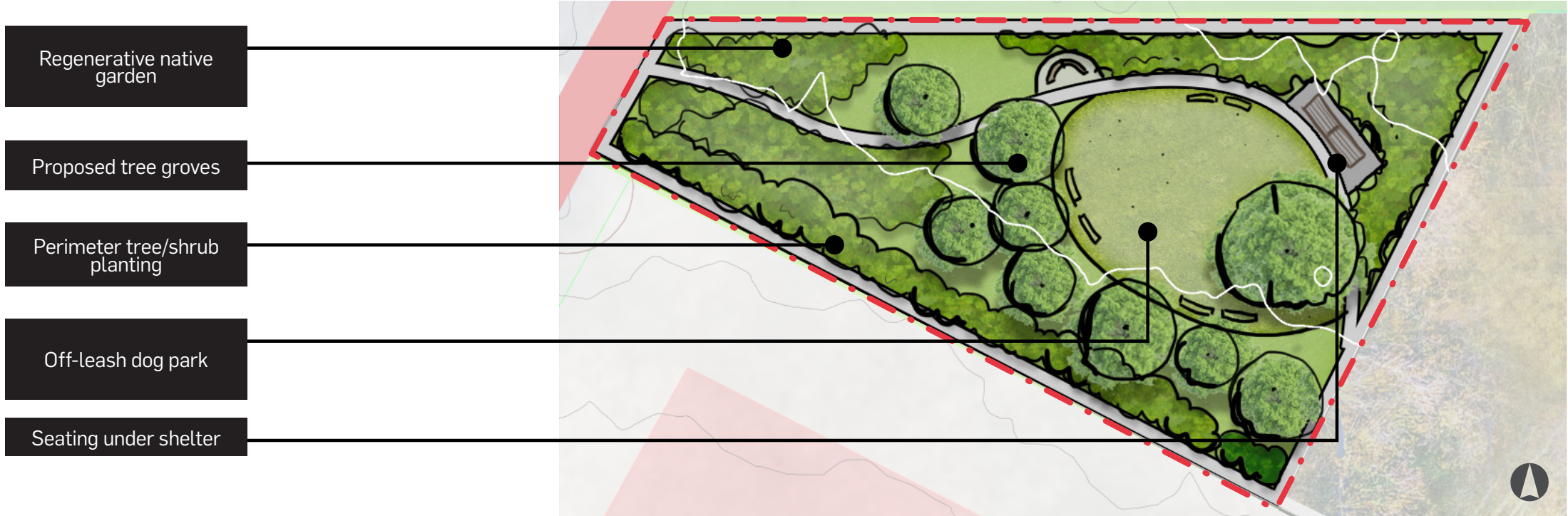


Figure 36 Context Plan



1:250 @ A4
0 2.5 5 7.5 10 12.5



Figure 37 Satellite photo of the existing riparian corridor design on site.

2.4 RC2 - RIPARIAN CORRIDOR

Taking advantage of its proximity to the existing basin and the sloping topography, a scenic boardwalk runs along the water, leading to a lookout jetty surrounded by a blend of native grasses. Seating beneath the shelter offers views of the wetland..

Tree groves and native gardens are proposed around the kick-about area, enhancing the ecological community along the riparian corridor.

The landscape design follows the existing riparian corridor design principles, as shown in **Figure 37** on the previous page.



Figure 38 Educational signage

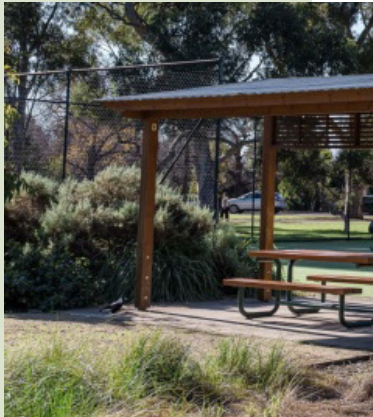


Figure 39 Picnic table under shelter



Figure 40 Seating in shade



Figure 41 Bird watching opportunities



Figure 42 Boardwalk node for view into the riparian corridor



Figure 43 Active use of the boardwalk - walking, cycling & jogging

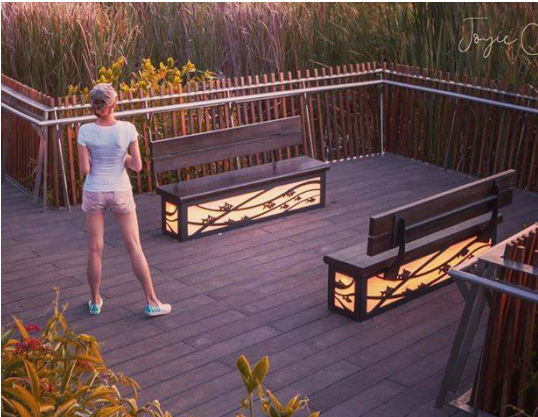


Figure 44 Seating pods along the boardwalk

