

ARCADIA

Melrose Park

Western Parklands, Wetlands and Playing Fields
Landscape Concept Plan

February 2023

Infrastructure Services Delivery Plan

Development Contribution

According to the Standard Instrument – Principal Local Environmental Plan, the objectives of the RE1 Public Recreation zone are:

- + To enable land to be used for public open space or recreational purposes.
- + To provide a range of recreational settings and activities and compatible land uses.
- + To protect and enhance the natural environment for recreational purposes.

We understand that the public open space will be delivered by way of a Planning Agreement between Payce and the City of Parramatta.

Adjacent is a summary of public open spaces to be delivered as part of this agreement and as detailed in the Infrastructure Services Delivery Plan (ISDP) dated April 2021.

*Listed are the embellishment works that may be included for each piece of open space, based on the State’s *Growth Centres Development Code* and its public purpose.

The Growth Centre Commission Benchmarks recommended that public open space be provided at a rate of 2.83 ha per 1,000 resident population. Melrose Park is currently dedicating 4.95 hectares of public open space and meets this benchmark.

**Core elements as listed in the ISDP.

Item	Public Purpose	Contribution Value	*Growth Centres Embellishment works	**ISDP Core Elements
Central Park	Open Space	\$16,921,154	Items may include: Ovals, cricket pitches, soccer or equivalent fields, multi-sporting facilities, basketball courts, netball courts, multi-use courts, other hard paved courts, amenities block, car parking, drinking fountains, shade structures, seating, picnic shelters and tables, outdoor gym equipment, synthetic grass playing fields, flood lighting of fields and courts, fencing, skate and cycle tracks and ancillary features such as toilets, canteens and cafes.	Soft and hard landscaping, lighting, pathways, tiered seating, bicycle racks, amenities block, children’s play area (Regional scale 0-3 & 5-11), mature tree planting, picnic tables, bench seats, drinking fountain, bins, shelters and structures, water feature
	Active Recreation			
	Community Use			
Western Parklands	Open Space	\$10,767,981	Reserves which have had their physical character and/or vegetation modified to support community recreation, community development and wellbeing uses. Includes ornamental gardens, play facilities, community gardens and informal lawns. Items may include: Informal games areas, football posts and hoops and children play areas, kick about space, play grounds, children’s play equipment, tables and seating, lighting, picnic areas, toilets, car parking, outdoor shower, drinking fountain, shade structures over relevant elements, seating, picnic shelters and tables, outdoor gym equipment, youth centric recreation facilities, outdoor table tennis, multi-use courts, water play facilities, fencing, amenities buildings (toilets) and shared pathways for parks of sufficient size that these elements are necessary.	Garden edging, soft landscaping, pathways, mature trees, bench seating, bins, picnic tables, shelters, children’s play area, water feature and drinking fountain
	Passive Recreation			
	Community Use			
Wharf Road Gardens	Open Space	\$6,067,047	Reserves created to protect and enhance natural and cultural resources. Reserves created for their attractiveness and to add to or protect the character of an area. Includes reserves adjoining residential and industrial areas, ridge lines, river flats and sections of road reserves.	Lighting, pathways, seating, bins, landscaping and trees
	Passive Recreation			
	Community Use			
Playing Field	Open Space	\$4,541,669	Venues designed to support team sports training and competition, and ancillary features such as toilets, canteens and cafes.	Earthworks, grass, flood and park lighting, amenities block including home and away change facilities, referees room, toilets, canteen, storage, first aid, water supply and irrigation system
	Active Recreation			
Wetlands	Open Space	\$1,699,381	Stormwater detention basins / open air water treatment basin. Passive recreation embellishment items as listed above.	

Western Parklands (North)

- 1 Sheltered picnic area, playground or outdoor gym opportunity to capitalise on the flattest portion of the park. Direct line of sight from EWR-3. (~200 sqm)
- 2 Connection to street
- 3 Landscape buffer (trees and understorey planting) to existing detached dwellings.
- 4 Sandstone seating nooks overlooking open turf area. Landscape embankment behind seating to resolve north-south slopes. Located 50 metres from next seating area.
- 5 Open turf / kickabout area
- 6 No trees proposed within existing HV easement
- 7 Open space connection up to Victoria Road (not in Western Parklands scope)

Key Plan

The Key Plan shows the overall site layout, including the proposed development area highlighted by a red dashed box. The plan includes various zones, such as the 'Proposed Development' area, 'Existing Development' area, and 'Open Space' area. It also shows the 'Main Road' and 'Access Road'.



Landscape Concept Plan

Western Parklands (South)

Legend

- 1

Sheltered picnic area, playground or outdoor gym opportunity to capitalise on the flattest portion of the park. Direct line of sight from EWR-3. (~200 sqm)
- 2

Connection from street. FRP pathway to navigate any level change across park.
- 3

Landscape buffer (trees and understorey planting) to existing detached dwellings.
- 4

Sandstone seating nooks overlooking open turf area. Landscape embankment behind seating to resolve north-south slopes. Located 50 metres from next seating area.
- 5

Timber or FRP boardwalks located in area where north-south slope is greater than 1 in 20
- 6

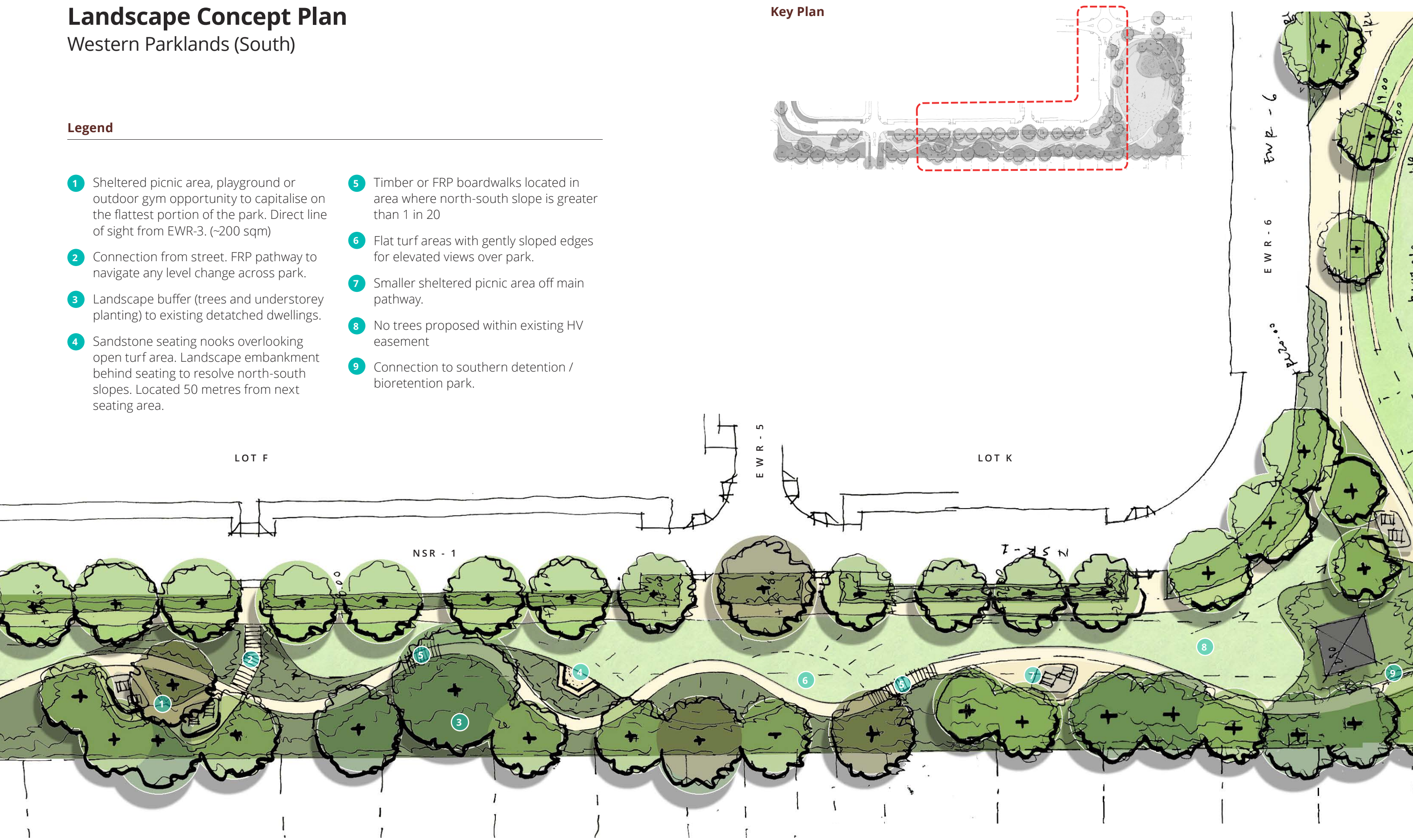
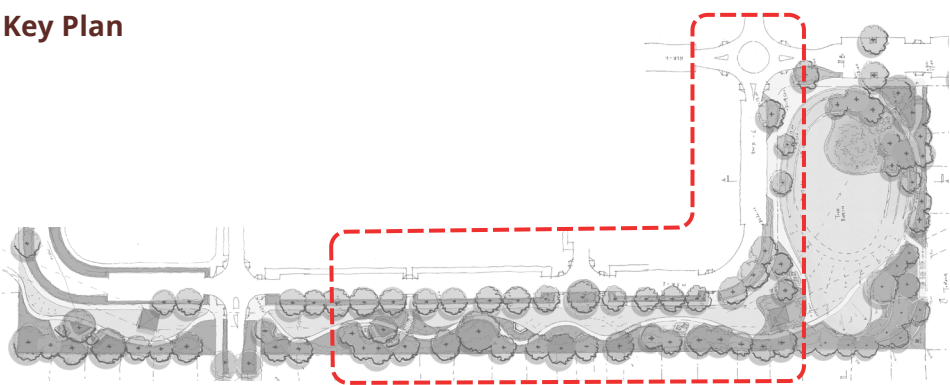
Flat turf areas with gently sloped edges for elevated views over park.
- 7

Smaller sheltered picnic area off main pathway.
- 8

No trees proposed within existing HV easement
- 9

Connection to southern detention / bioretention park.

Key Plan



Landscape Concept Plan

Western Parklands (Bioretention)

Legend

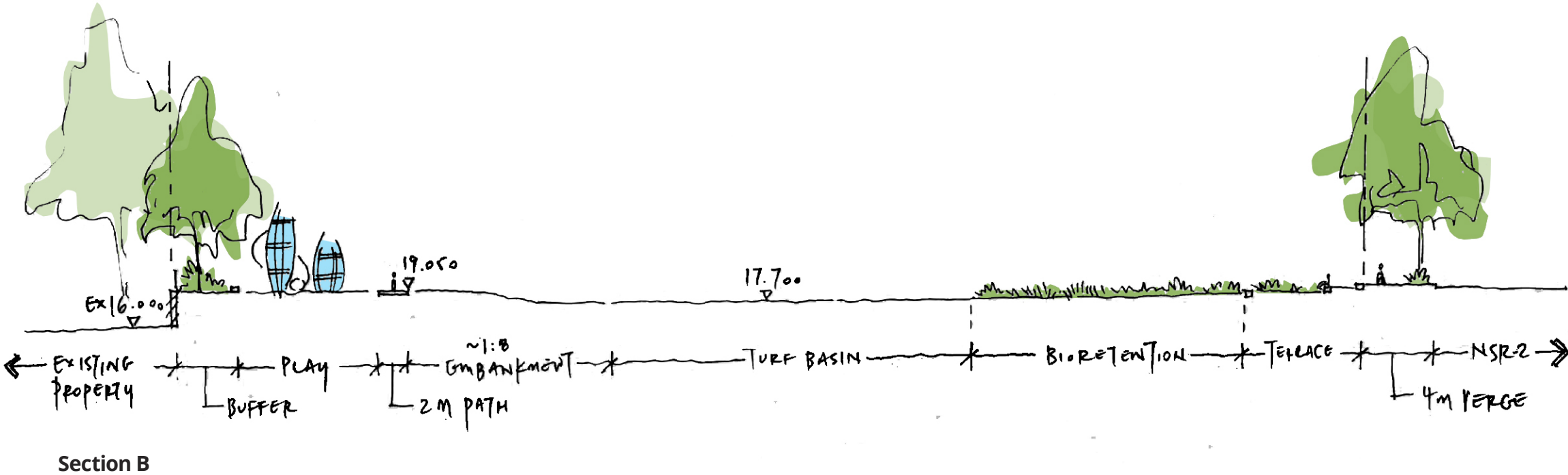
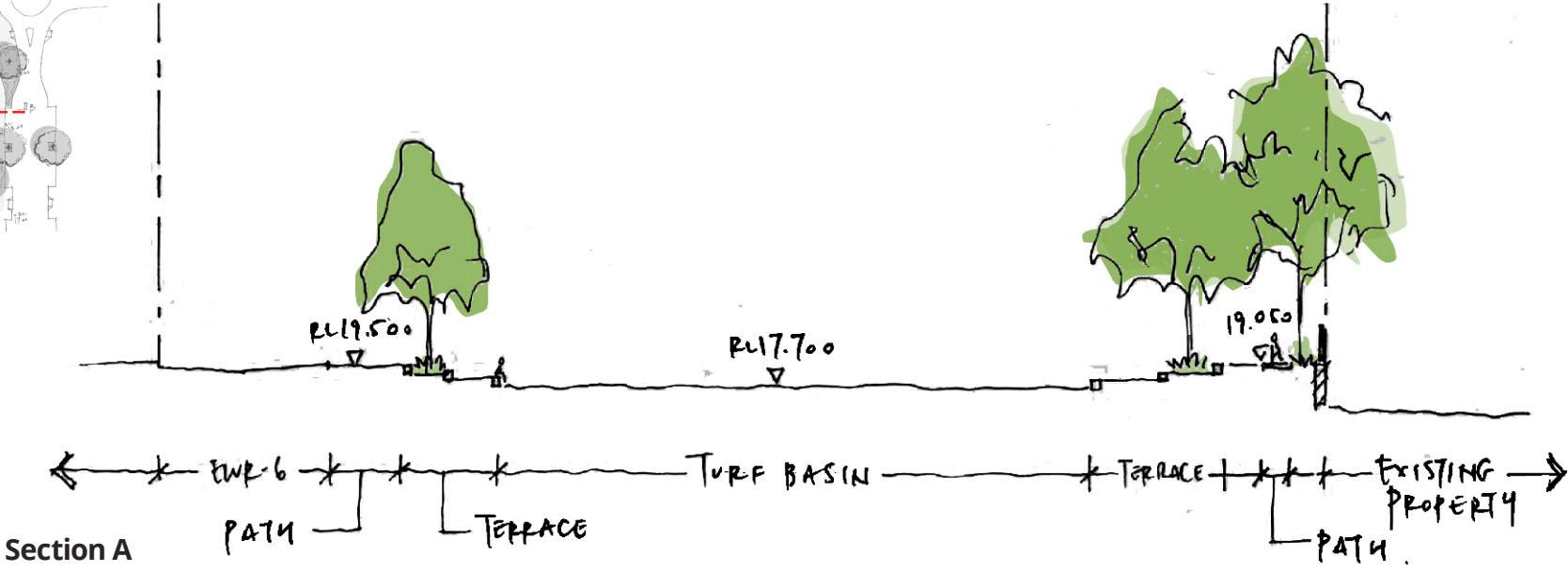
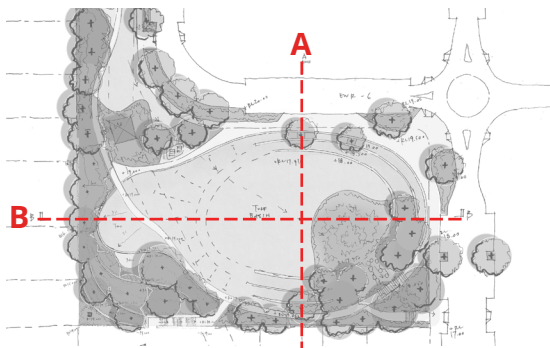
- 1 Turf basin (RL 17.910-17.450) 2,000 sqm
- 2 Bio-retention basin (200 sqm) with grassed bund to separate bio basin from turf area
- 3 Turfed terraces with 500mm high sandstone seating edge
- 4 Park circulation path held at RL 19.050 to prevent stormwater flow to southern boundary.
- 5 Park picnic nodes with shelter
- 6 1 in 8 turfed embankment down to RL 17.910
- 7 Sandstone terraces
- 8 Level kickabout area ~RL18.500
- 9 Play zone opportunity
- 10 Street access to Central Park and Town Centre
- 11 Stair access down to Tomola through-site link (new retaining walls to manage ~4.0m level change)
- 12 New boundary fence. Landscape terraces to reduce level change between sites.
- 13 Buffer landscape adjacent to existing neighbouring properties
- 14 No new trees under existing HV power easement
- 15 Park pathway drops to RL 18.050 Boardwalk over emergency overflow weir. 600mm above lowest point of basin



Western Parklands

Section

Key Plan



Western Parklands
Planting and Materials Palette



Wetlands and Playing Fields

--- LOT BOUNDARY

1	Maintenance and emergency vehicular access route off Wharf Road	5	Sandstone steppers through wetland	10	Amenities block (180 sqm)
2	Elevated outdoor learning amphitheatre over 6m wide rock lined wetland channel.	6	Fenced U10-11 years football field (70m x 50m) with 3m run-off area. Field lighting to each corner	11	Ramp access from NSR-4 to sporting fields
3	Elevated Wetland Walk (FRP or timber) extending over wetland and providing accessible connection from NSR-3 to Wharf Road.	7	Basketball half-court / 3x3 basketball (15m x 11m)	12	Ramp access from courts to field
4	Wetland and bioretention area to be developed in detail with engineers at DA phase (720 msq)	8	Multi-marked court / Tennis and netball (30.5m x 15.25m) with min. 3m run-off area	13	Wharf Road pedestrian connection
		9	Turf and sandstone bleachers	14	Existing heritage item location in Wharf Road Garden landscape

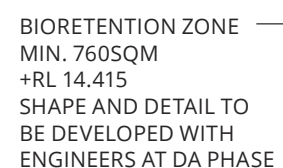


Option B

--- LOT BOUNDARY

- 1 Maintenance and emergency vehicular access route off Wharf Road
- 2 Elevated outdoor learning amphitheatre over 6m wide rock lined wetland channel.
- 3 Elevated Wetland Walk (FRP or timber) extending over wetland and providing accessible connection from NSR-3 to Wharf Road.

- 4 Wetland and bioretention area to be developed in detail with engineers at DA phase (720 msq)
- 5 Sandstone steppers through wetland
- 6 Fenced 3 x U9/10 years football field (35m x 50m). Total dimensions 105m x 50m. Turf run-off area. Field lighting to each corner.
- 7 Turf and sandstone bleachers
- 8 Amenities block (180 sqm)
- 9 Ramp access from NSR-4 to sporting fields
- 10 Ramp access from School to field
- 11 Wharf Road pedestrian connection
- 12 Existing heritage item location in Wharf Road Garden landscape



Wetlands and Playing Fields

Planting and Materials Palette

