

Site Analysis

Public Roads

North Rocks Park has two (2) major road frontages to North Rocks Road and Farnell Avenue with a minor frontage to Wattle Place.

The two (2) vehicular access points on North Rocks Road. The eastern access services the HV easement, park service and sports field overflow parking of approximately 30 informal/ unmarked spaces; in the west is the access to the primary carpark of 109 spaces including 3 disabled access spaces (new pre-school included). This access is unsatisfactory due to issues with right hand turn out of the park and limited queuing lengths within the park.

Vehicular access to John Wearn Reserve is from Balaka Drive and services a carpark for 18 cars including one (1) disabled access space which does not comply due to crossfall being greater than 1:40.

Public Transport

The Precinct is serviced by 2 regular bus routes both from Parramatta to Epping, Route 549 along North Rocks Road and Route 546 along Farnell Avenue and Balaka Drive.

Parramatta Ways & Public Footpaths

Parramatta Ways identifies a minor link to the park entry at Wattle Place.

Pedestrian public footpath along North Rock Road is irregular and in poor condition. Council is considering the relocation of the existing signalised pedestrian crossing to Alkira Road.

Internal Paths & Carparks

North Rocks Parks Precinct has a network of paths the majority are concrete of varying widths and conditions.

The park has 2 formal and one informal carpark area. For a detailed description of the internal infrastructure (refer Appendix 03- Pavements Condition Report, March 2018 for full report).

Access, Circulation, Parking and Connections

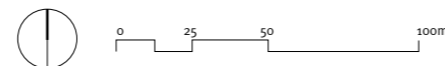


Legend

- Extent of work
- Steeper than 1:20
- Flatter than 1:20
- ➔ Parramatta ways
- // Poor quality asphaltic concrete
- Gates
- M Maintenance entry
- V Vehicular entry with bollards
- B Building entry gate
- B Bus stops
- ▼ Pedestrian entry
- ▼ Vehicular entry
- P Parking
- Traffic conflicts

NR1-15 North Rocks Path Numbers

JW1-9 John Wearn Path Numbers



Access, Circulation, Parking and Connections Diagram

| Scale 1:2500 @ A3

Site Analysis

Electricity Infrastructure

High Voltage overhead supply crosses both North Rocks Park and John Wearn Reserve.

General power supply to North Rocks and John Wearn Reserve facilities is provided from aerial supply, from poles located in the surrounding streets - North Rocks Road, Farnell Avenue and Balaka Drive.

Communications

Presently incoming aerial (Telstra) communications feeds from an Endeavour Energy pole on the opposite side of North Rocks Road at the boundary of properties 385A & 385B. The aerial wiring then runs into the site and is strung from mature trees and light poles.

The Don Moore Community Centre is also serviced from an aerial Telstra communications service from the same pole noted above

CCTV

All the buildings inspected, with exception of the accessible toilet had external CCTV cameras the majority of these having been installed in recent works.

Refer Appendix 05 - North Rocks Park Analysis & Opportunities Lighting and Electrical, September 2017 for full report)

Potable Water

A number of water meters service the sites.

North Rocks Park has one on North Rocks Road and one at Wattle Place

John Wearn has two meters for the park on Balaka Drive and for the Long Daycare Centre on Farnell Ave.

Irrigation

A half in ground tank with approx. 30,000L capacity provides water for irrigation of the sportfields area (catchment & capacity to be further investigated).

Sewer

Sewer mains run along the west boundary of John Wearn Reserve and along the east boundary of North Rocks Reserve.

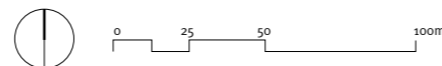
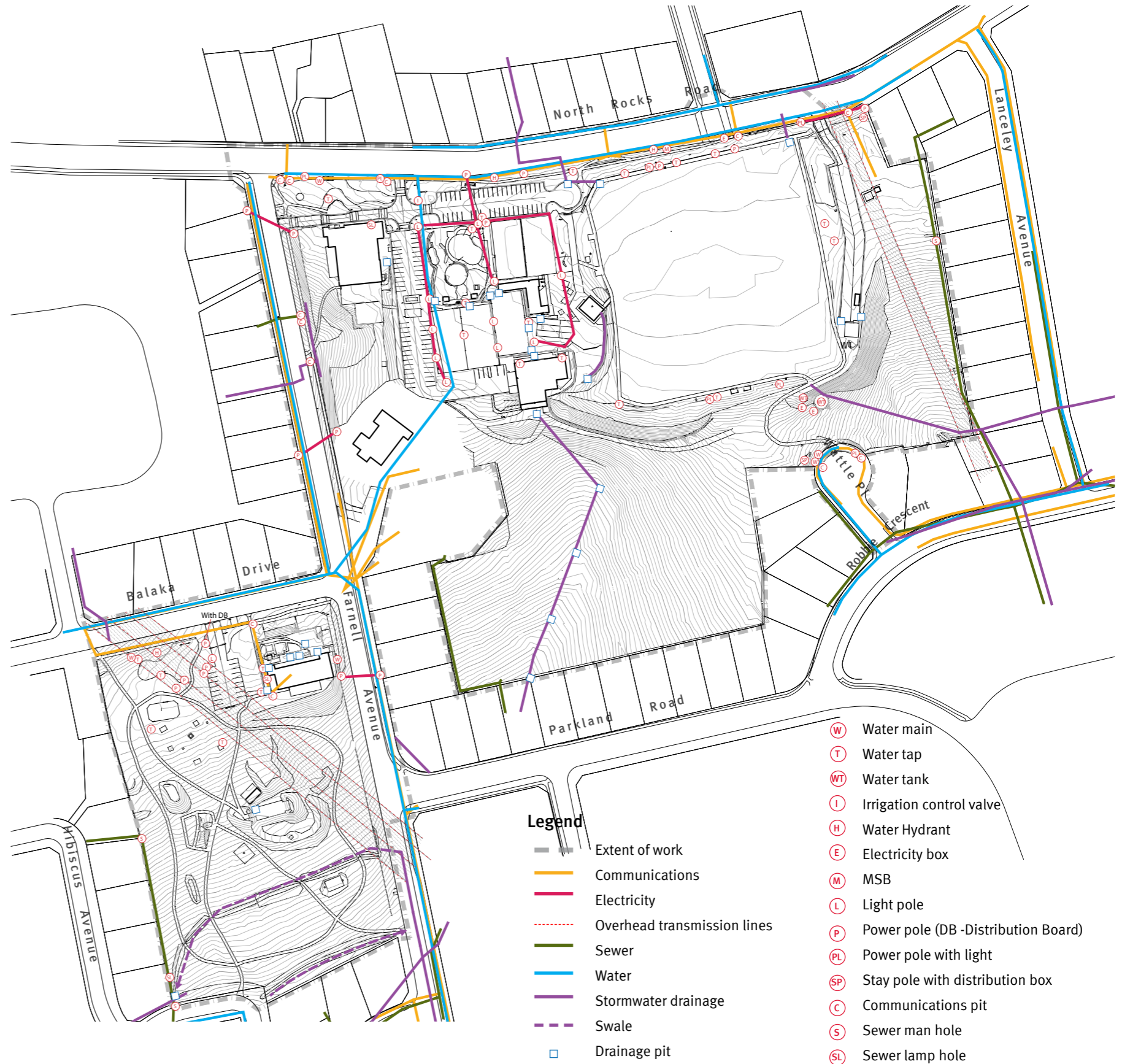
Stormwater infrastructure

NRP includes some drainage on flatter areas surrounding the Tennis courts and north end of the Sport fields and also dry creek line along the bushland area.

JWR drains directly over the Balaka Drive footpath with stormwater being captured by adjacent roadway drainage pits and Farnell Avenue footpath and into the kerb and gutter with capture occurring well down the roadway. Two grass swales capture stormwater in the major part of the site area South of the Reserve.

Refer Appendix 04 - Water Sensitive Urban Design Strategy, May 2018 for full report)

Utility Service Infrastructure



Utility Service Infrastructure Diagram

| Scale 1:2500 @ A3

North Rocks Park (NRP)

The City of Parramatta Open Space and Recreation (OS&R) Audit & Needs Analysis Report, May 2017 identifies the needs for youth facilities/ adult exercise. The facilities at NRP are described in the OS&R Audit & Needs Analysis Report as being in need of ongoing improvement of play and recreation areas and potential upgrade and consolidation of buildings.

In addition, the Appendixes to the report indicate a number of guide items to consider in a District Level Park which could potentially be considered in North Rocks Park Precinct, in addition to the existing facilities. These include a casual sports area, exercise equipment, a formalized dog park, community garden, artwork and water body.

The facilities at NRP have been delivered over time having grown organically. The majority being constructed pre 1985

Current facilities are aging and require upgrading include:

- Don Moore Community Centre (GFA 957 m2) built in the late 1960's and added to up to 1990.
- First tennis three (3) constructed in the late 1960's and added to early 1980's being originally clay.
- The Soccer Club (GFA 289m2) Tennis Club (GFA 206m2), 5 Courts and Seniors Centre including Council break room and store (GFA 614m2) were all constructed in the 1980's.
- Other buildings on site include a Soccer Kiosk, Public Amenities and store (GFA 221.5m2) and disable accessible toilet
- Playground being multi-play structure, junior climbing net, double swing set, spinning disk and springer. An additional slide stands isolated near the soccer club and amenities building. The playground area also includes an open creek line which appears to provide nature based play.
- Park Furniture and light equipment was noted to be dated and inconsistent as a number of different ranges are currently at use, namely for picnic settings, seats and shelters. Directional signage items were noted to be concentrated in the entry point next to Don Moore Community Centre, making wayfinding unclear once circulating in the precinct.

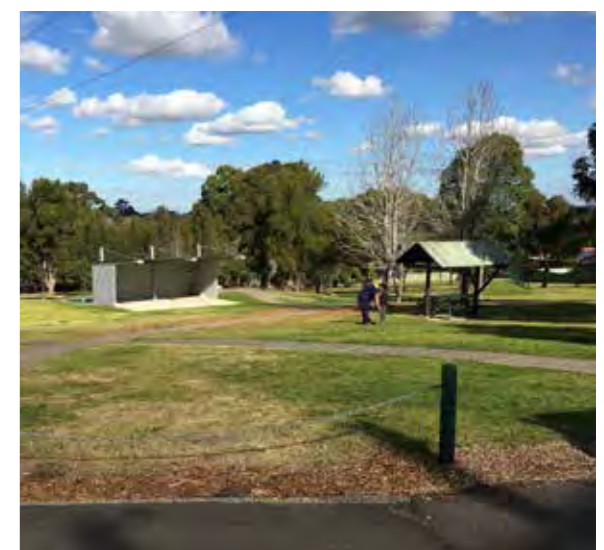
John Wearn Reserve (JWR)

The facilities at JWR are described in the OS&R Audit & Needs Analysis Report as being in need of redesign with consideration to the inclusion of other activities such as youth facilities

The facilities at JWR were developed later with the majority being constructed in the 1990's as follows:

The Childcare Centre having a GFA of 354m2.

- The recent Performance Shed GFA 30m2.
- Play facilities include a multi-play structure with shade structure over, basketball hoop, a netball hoop, double swing set, bike track with tunnel
- Park Furniture is not as inconsistent on JWR possibly due to the size of the park, however it needs upgrading.
- Building Audit Report provided in full Appendix o6



Site Analysis

Park Infrastructure - North Rocks Park



Legend

- (B) Bus stop
- (P) Playground
- (A) Amenities, incl. disabled toilet
- (SF) Soccer field
- (DP) Disabled parking
- (CP) Cricket pitch
- (PS) Picnic setting
- (S) Seat x16
- (X) Signage
- (G) Gate
- (B) Bin x8
- (W) Water meter
- (E) Distribution Board
- (C) Cricket nets
- (Q) BBQ Shelter
- (L) Lightpole
- (HV) High voltage overhead wires
- Retaining walls - various materials
- Fence - various materials
- Dirt Track
- Signalled pedestrian crossing
- Shed
- Water tanks
- Bills Horse Trough
- Existing tree

Park Infrastructure- North Rocks Park Diagram

| Scale NTS @ A3



Wayfinding/directional signage



Cricket nets x3



Treated pine log retaining wall



Concrete block retaining wall



Sandstone capped retaining wall



Sandstone block retaining wall



Asphalt driveway



Concrete path



Seat



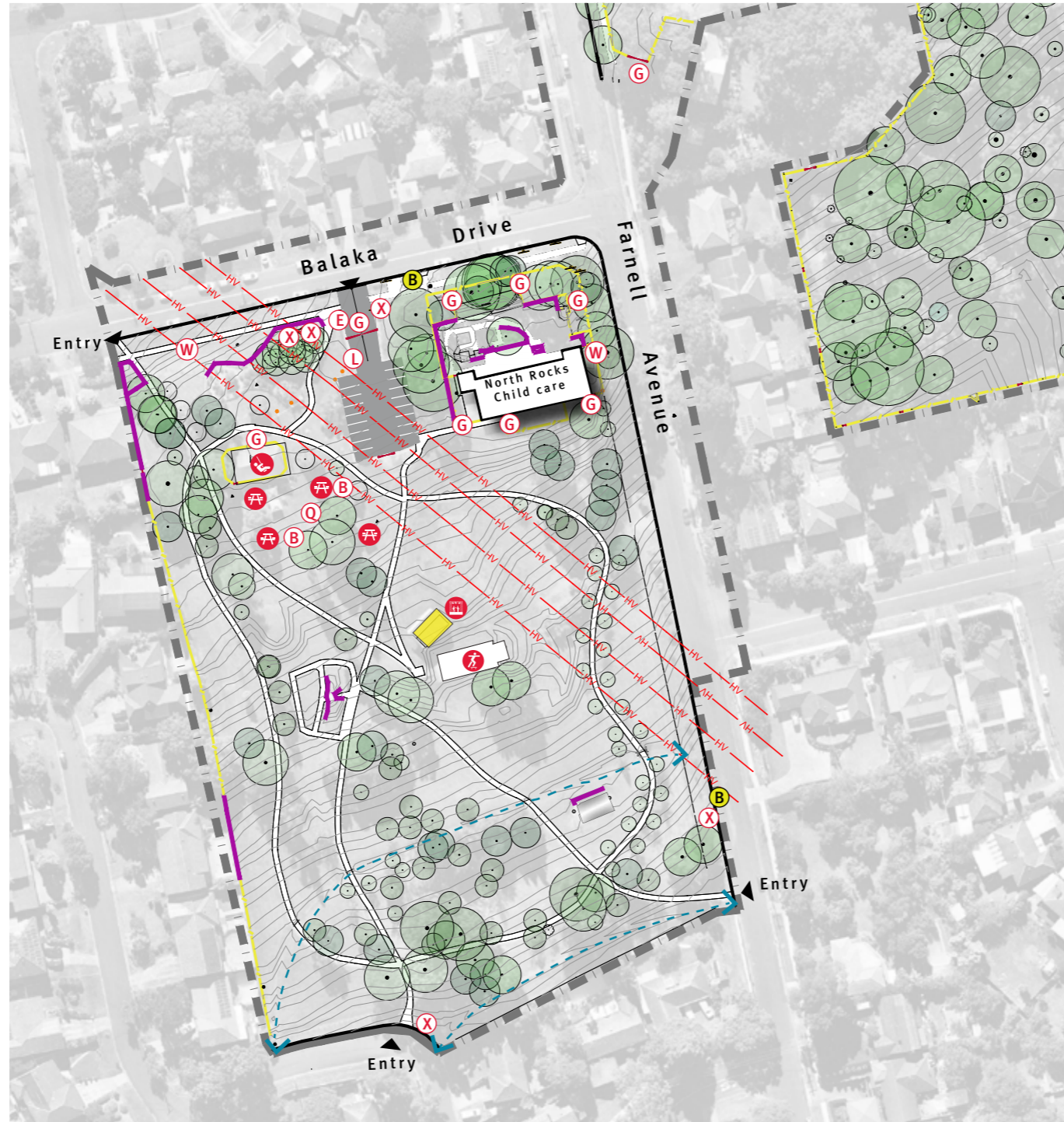
Seats



Bins



High-voltage stanchion



Legend

- Bus stop
- Playground
- Disabled parking
- Picnic setting
- Stage
- Skate facility
- Signage
- Gate
- Bin x2
- Water meter
- Distribution board
- BBQ Shelter
- Lightpole
- High Voltage overhead wires
- Retaining walls - various materials
- Fence - various materials
- Drainage line
- Existing tree



Park Infrastructure- John Wearn Reserve Diagram

| Scale NTS @ A3



Pathway network - concrete & asphalt



Playground fencing



Timber and steel picnic setting



Shelter and picnic setting



Retaining wall



Retaining wall



Park entry sign



Naming plaque



Turf swale with drainage under path



Bin



Overhead electrical wires



Steel Shelter/Stage on Concrete Slab in turf area

Site Analysis

North Rocks Park

The playground area at North Rocks Park comprises an area of approximately 1,200sqm which also includes a picnic and BBQ area at its southern end. The area is fully fenced and 2 gates are provided at the East edge, including a service maintenance gate. Internally the circulation is provided through concrete paths and some areas of turf.

Although the entry points are accessible it was noted that there isn't a consistent accessible path of travel connecting the different platforms as most connections are made by steps and most of the seats are located on steep platforms. An informal ramp is provided in turf between the 2 major platforms (multi-play structure & climbing structure).

Overall the area is well shaded by existing mature trees and no shade structures are provided. An accessible toilet is located at the entry point to the playground (outside the playground) and a drinking fountain (non accessible) is also provided.

An additional slide stands isolated next to the Soccer Club and amenities building.

Most of the play equipment focuses on early ages and offers minimal levels of physical and imaginative play challenge. Apart from the multi-play structure and climbing net, play value focuses on lonely play and is not conducive to group play & children interacting.

Currently the precinct includes the following play equipment:

- Multi-play structure (Play Space/a_space), includes a variety of play value such as slide, climbing, hiding & balance. Age range not visible on play equipment, believed to be 5+. Softfall area being wetpour rubber.
- Junior climbing net (Play Space/a_space), Age range not visible on play equipment, believed to be mixed age range. Softfall area being wetpour rubber.
- Double swing set (Play Space/a_space), one standard seat and one toddler seat, age range not visible on play equipment, believed to be age range believed to be 2+. Softfall area being wetpour rubber.
- Spinning pole. Softfall area being wetpour rubber.
- Springer (Play Space/a_space), age range believed to be 2+. Softfall area being wetpour rubber.
- Mini tower with slide (Play Space/a_space), age range believed to be 2+. Softfall area being playground mulch
- Informal creek line with rock finish. Indicates an intention to provide nature play but not very well formalized.

Play Audit

John Wearn Reserve

The play equipment at John Wearn Reserve is composed of a fenced & shaded area at the top of JWR which accommodates a multi-play structure for younger children and punctual play elements located throughout the reserve as well as a small court with basketball & netball hoop, bike track with tunnel and residual skate facility.

The multi-play structure and bike track focus on young children play whereas the remaining elements provide areas dedicated to youth play but poorly integrated in the park design, looking very isolated and relatively exposed to weather conditions.

A drinking fountain is provided next to the multi-play structure as well as seating.

The precinct includes the following play equipment:

- Multi-play structure (Play Space/a_space), includes a variety of play value such as slide, climbing & balance. Age range not visible on play equipment, believed to be 5+. Softfall area being synthetic turf.
- Double swing set, one standard seat and one toddler seat, age range not visible on play equipment, believed to be age range believed to be 2+. Softfall area being synthetic turf.
- Basketball & Netball hoop on concrete court with no visible line marking. Mixed age range.
- Skate facility on concrete slab with no visible line marking. Mixed age range.
- Bike track with tunnel on concrete surface. Age range believed to be 2+. Changes of direction are inconsistent and generally abrupt and grades are considered to be too steep for bike ride learning.



Multi-play structure



Climbing net



Platypus springer



Double swing



Informal drainage line with rock finish



Ramped platform with seat



Slide next to Soccer club



Multi-play structure



Double swing



Bike track with tunnel

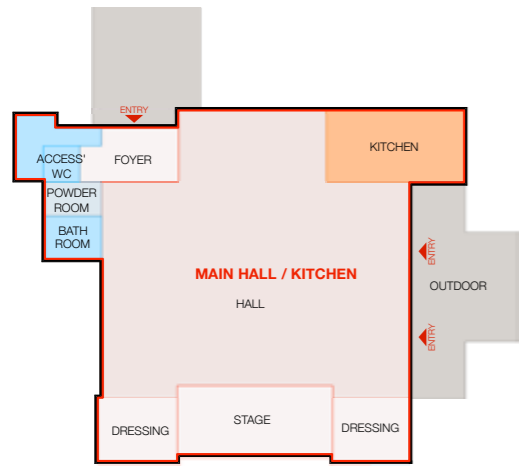


Skate facility



Basketball/ netball hoops

Indicative Plans

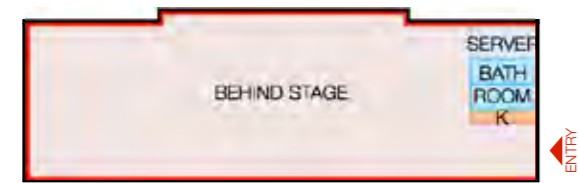


Don Moore Community Centre - Main Hall

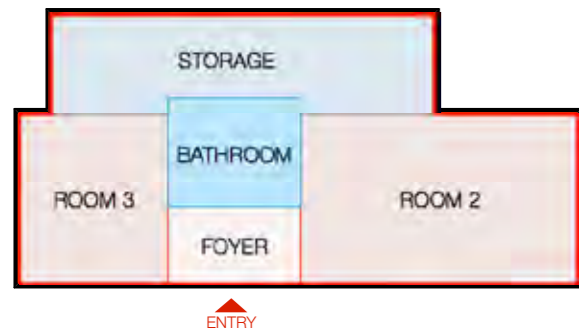
Site Analysis

Usage assessment

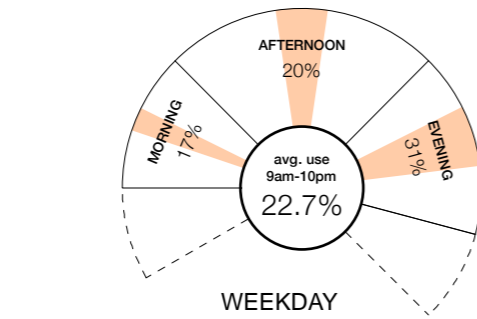
Building Facilities- Don Moore Centre



Don Moore Community Centre - Gymnasium

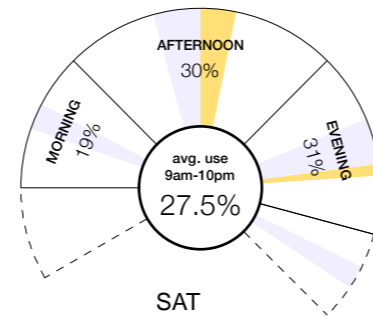


Don Moore Community Centre - Ancillary Rooms

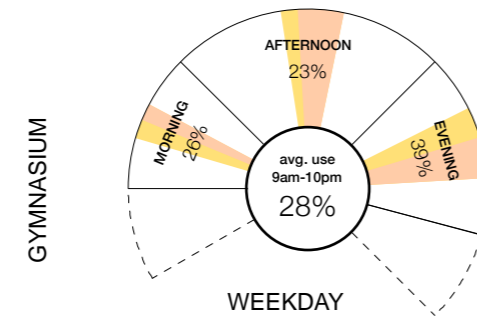
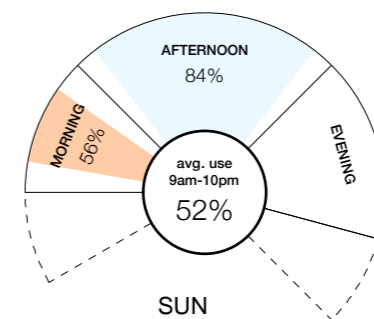


- Active Recreation
- Religious (Revival Centres Intl.)

Community & Recreation Users include: Taekwondo World / North Rocks Physical Culture / Soccajoeys / Tiny Tutus / Hype Dance / Pei Lei Wushu

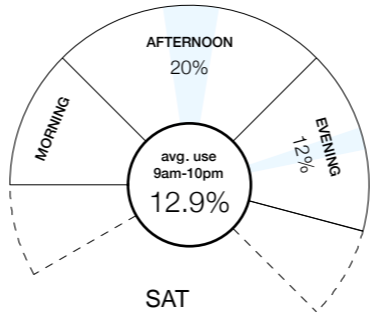


- Private Function
- Community Events

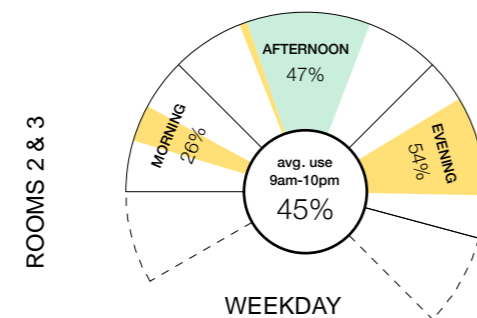
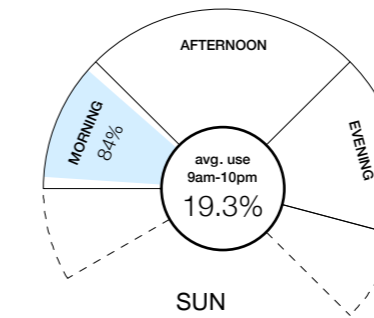


- Active Recreation
- Local Community Groups
- After School Care

Community & Recreation Users include: Taekwondo World / North Rocks Physical Culture / Soccajoeys / Tiny Tutus / Hype Dance / Pei Lei Wushu / The Hills Drama School / Jason Lee Ballroom / School of Bonsai / North Rocks After School Activity Centre / Farnell Playgroup

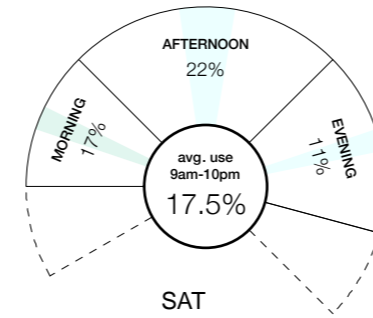


- Education Tutoring
- Religious (Shrimad Rajchandra Mission Dharampu)
- Religious (Revival Centres Intl.)
- Religious (Liberty Baptist Church)

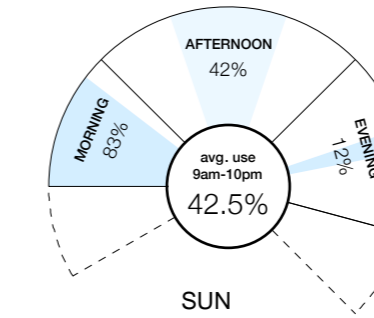


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- Education Tutoring
- Religious (Shrimad Rajchandra Mission Dharampu)
- Religious (Revival Centres Intl.)
- Religious (Liberty Baptist Church)



Don Moore Community Centre

The Don Moore Community Centre is a large scale community centre, constructed in 1968 primarily of brick with long horizontal lengths of glazing and extended eaves. A large central hall is considered in scale by stepping service rooms down to surrounding streets and park. Aligned with the corner streets, the building defines the edge of the site. The building is in good condition and has many architectural characteristics representative of the era in which it was built.

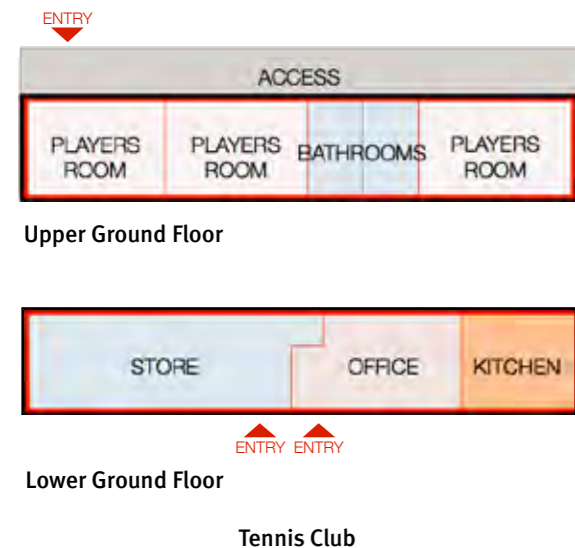
It provides a number of facilities that cater to a diversity of local user groups. It is in quite good condition and usage rates quite high on the weekends.

Due to the buildings age a suitably qualified BCA and Access Consultant should be engaged to provide a comprehensive evaluation of BCA and DDA compliance issues. Minor upgrades would be required to the building in general.

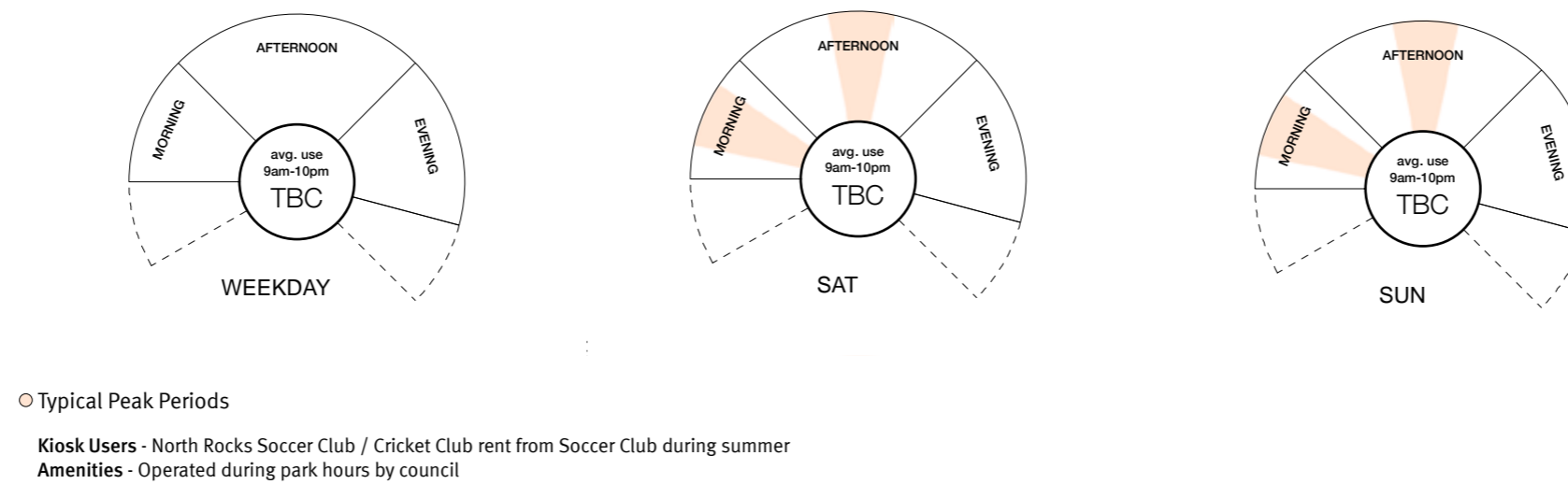
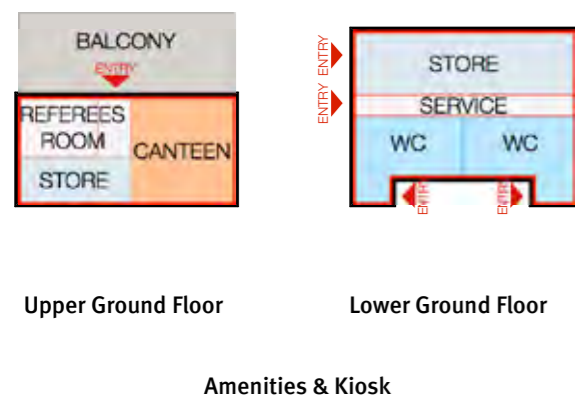
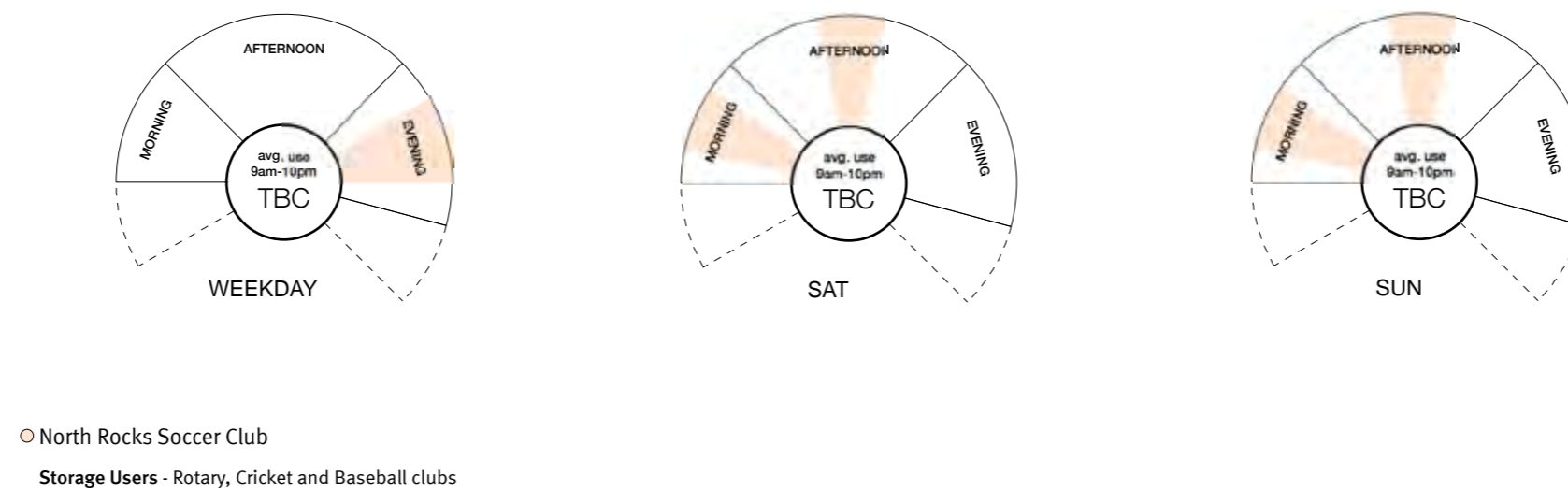
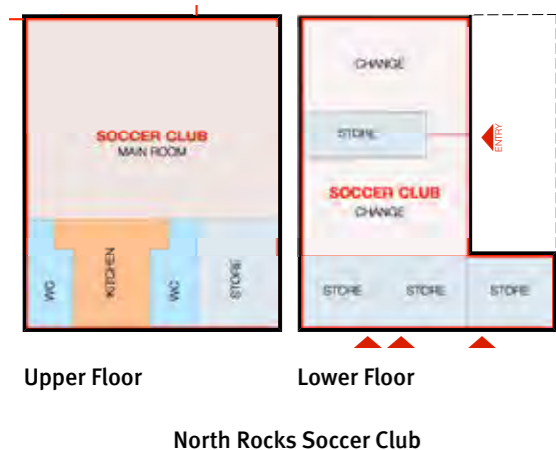
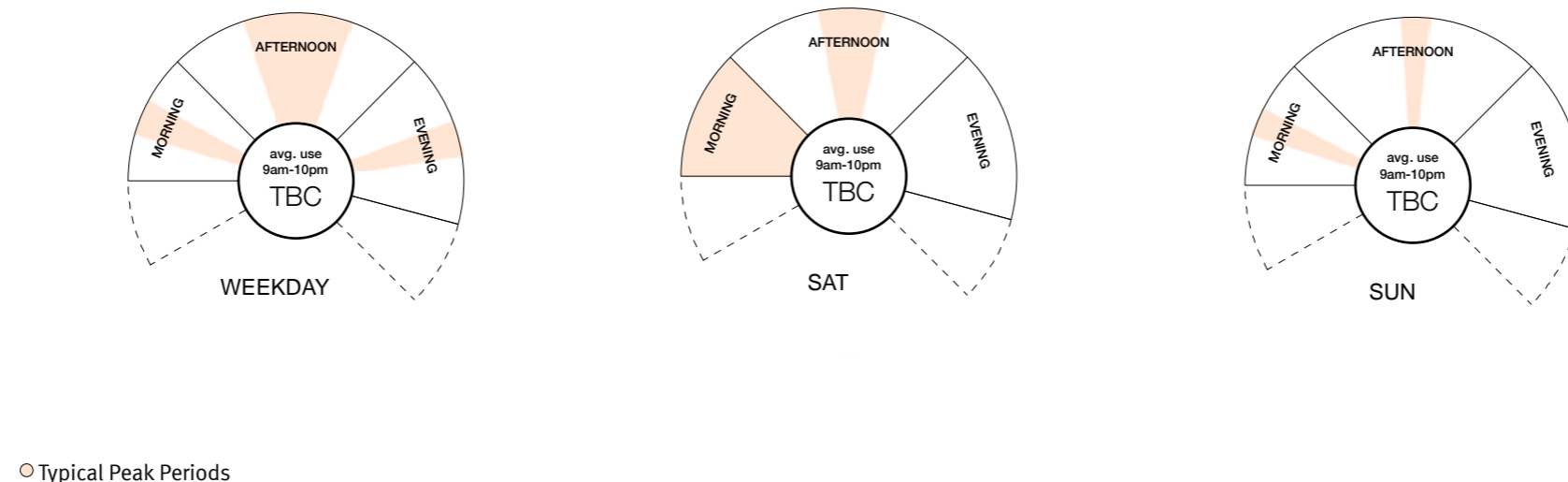
Site Analysis

Building Facilities- Clubs, Amenities & Kiosk

Indicative Plans



Usage assessment



North Rocks Tennis & Soccer Club Buildings

The tennis and soccer clubhouse buildings abut each other forming one built volume blocking the centre of the site. They have separate poorly defined entries. The tennis club, constructed primarily of brick, is a linear building running east west. The top level fronts the tennis courts to the north while the lower level fronts the tennis courts to the south. Accessibility is poor to both levels.

One of the main issues with this building is its location within the site. It abuts the soccer club building forming one building mass that blocks the east west connection through the park.

Access is an issue for the clubhouse building. It requires significant works to achieve compliance with the relevant standards. The non-compliant ramp grades and passage widths around the tennis court, inhibits wheelchair accessibility. Further inputs required by BCA and access consultants

Amenities Building & Kiosk

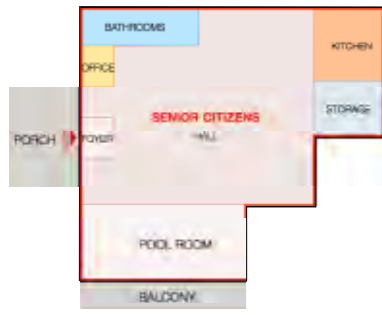
Newly constructed amenities building with lightweight kiosk constructed above, the building is positioned adjacent the sporting fields. Containing additional storage for the club and services for operating park flood lighting below.

Poor siting of the amenities building in relation to the existing clubhouse and surrounds creates a constricted ground plane, while exaggerating the separation of uses in isolated built forms.

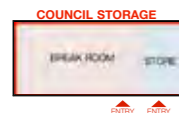
Site Analysis

Building Facilities-Seniors Centre, Pre-School & Childcare

Indicative Plans

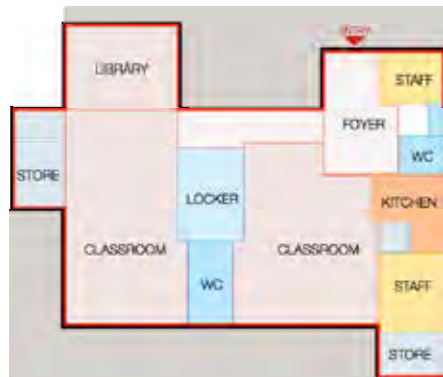


Ground Floor



Lower Ground Floor

North Rocks Senior Citizens Centre



Pre - School (under construction)



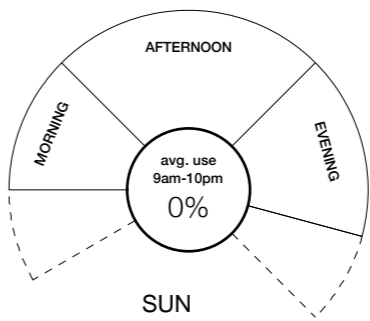
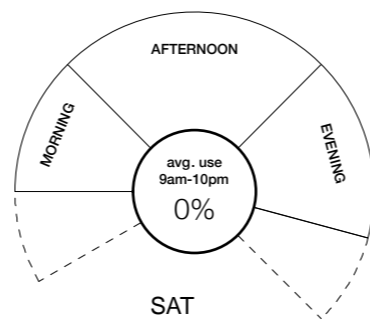
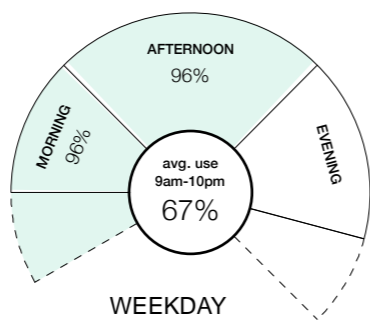
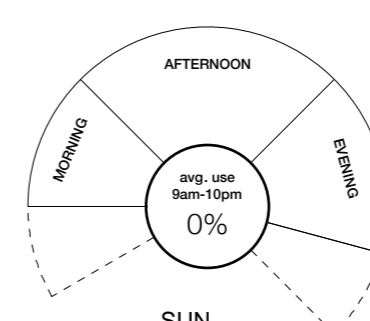
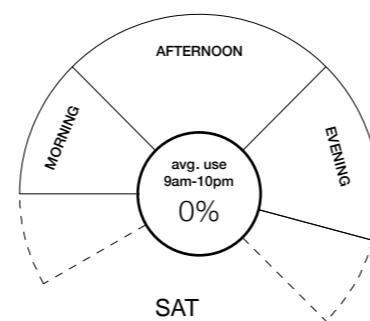
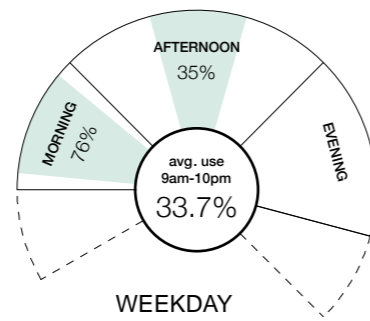
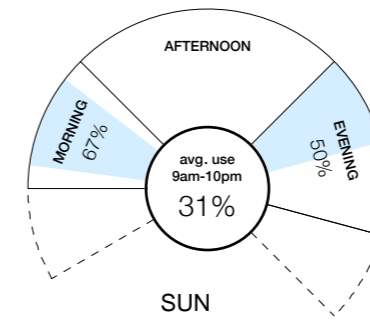
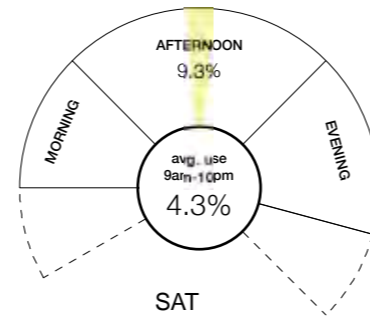
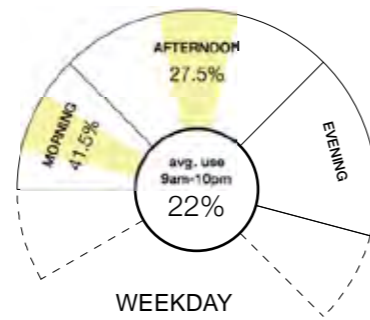
Childcare Centre

Usage assessment

- Religious (Liberty Baptist Church)
- Senior Citizens Club
- Riverside Drama Workshops
- Storage operated by council

- Pre School *
- *9am-2:45pm, operates only during school term

- Council Operated Daycare
- *7am-6pm, operates 49 wks/year



North Rocks Senior Citizens Centre

Large scale multi-use communal facility primarily used by the senior citizens club. Accessed via the car park behind the rear tennis courts the Senior Citizens Centre has a generous outlook into the reserve to the rear of North Rocks Park with shaded outdoor area to the north side. The building is in good condition and has many architectural characteristics representative of the era in which it was built.

The Senior Citizens Centre provides a vital facility in being an inclusive community venue for the aged population, assisting in combating isolation and loneliness. The building is well maintained however is under utilised by users, with the seniors occupying for 2.5 days per/week and the Baptist Church occupying Sundays.

NR Pre-School (under construction)

Newly constructed single-storey brick children's pre-school with new landscaping.

The buildings location prevents a clear site line between North Rocks park and John Wearn Reserve.

North Rocks Child Care Centre & Performance Shed

The childcare centre is a single storey linear brick building with large playground to the rear of the building. Internally the building possesses characterful internal roof trusses.

The performance shed is a corrugated metal clad shed situated in the centre of Wearn Reserve

Opportunities & Constraints

Constraints

Site Physical Constraints

- 1a Substantial grade change
- 1b Exposed to winds
- 1c Blue Gum High Forest and Habitat Trees
- 1d Building/fencing/retaining walls restricting circulation and connections

Use Conflicts

- 2a Conflict between cars and pedestrians on site
- 2b Dangerous/restricted access and egress
- 2c High Voltage overhead wires in use

Park Infrastructure

- 3a Very steep paths
- 3b Aging and poor quality



| Scale 1:2500 @ A3

Opportunities & Constraints

Environmental Opportunities

- 1a Blue Gum High Forest education and bush regeneration
- 1b WSUD education area

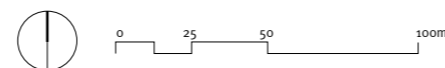
Community Facilities and Recreation Opportunities

- 2a Consolidate and Upgrade Community Hub
- 2b Rearrange courts and play to improve urban structure/ access/safety etc.
- 2c Clear barriers and open the connection between sites
- 2d Open sunny area opportunity for Youth space/ community garden etc.
- 2e Open sunny area opportunity for community garden

Access Opportunities

- 3a Rearrange and extend parking
- 3b Opportunity for reinforced legible access and connect North/South
- 3c Opportunity for alternate vehicular access
- 3d Connect Community Hub with rest of park activities
- 3e Opportunity for cross site connection East/West
- 3f Opportunity to extend recreation into Environmental area

Opportunities



| Scale 1:2500 @ A3

Consultation Outcomes & Way Forward

Community & Stakeholder consultation

Around 300 community members and park precinct stakeholders participated in Round 1 Engagement across three different engagement activities. These included:

- Community & Stakeholder Workshop
- Community Drop-in Session
- Online Survey

In addition, at the beginning of Round 1 Engagement, 1,500 post cards were letter box dropped to surrounding residents to inform them about the project and ways to participate in the different engagement activities.

The workshop and drop-in session focused on the North Rocks Park Precinct as a whole, while the online survey asked questions about North Rocks Park and John Wearn Reserve separately.

A separate investigation focusing on the provision of Library services in the surrounding area was conducted simultaneously to inform on the feasibility of the proposed relocation of the Carlingford Branch Library to North Rocks Park as per the Hills Shire Council plans prior to amalgamation.

In addition, a telephone survey and online survey to rate the community's preferred location for a future and improved library to service the Carlingford and North Rocks suburbs was performed. Across both surveys, the highest ranking preference was for the library to stay in its current location in Carlingford and be upgraded.

Recommendations provided in the study are in line with the survey results and advise on a full library facility to be developed in the Carlingford Town Centre as part of a larger community hub and North Rocks Park to include an ancillary "library type" facility such as a Library Link or learning Lab which has been considered for the Community Hub included in the Masterplan.

Social Infrastructure Needs Study Report provided in full Appendix 07

Following Round 1 Community Consultation a number of options were investigated by the Project Team and 2 Draft Masterplan options were prepared for consultation with key stakeholders who are regular hirers of North Rocks Park sport fields and facilities.

Stakeholder interviews included representatives of North Rocks Seniors Club, Tennis Centre and Sports Clubs.

North Rocks Park Precinct

North Rocks Park key findings

Overall, the community loves the park facilities and they are used by all age groups for sporting and community and cultural uses at a district and neighbourhood level. The community values how multi-purpose and diverse the park is now, and would like to see this strengthened in the future.

John Wearn Reserve key findings

Overall John Wearn Reserve is not as well known as North Rocks Park, and is mainly used for neighbourhood passive recreation, again by all age groups, however there was a focus on improving facilities for youth and include additional recreational uses.

Stakeholder Interviews key findings

Overall the different stakeholders were supportive of the big moves included in the Masterplan options regarding internal re-configuration & circulation as it was considered to promote better wayfinding, legibility and safety.

The Seniors representatives recognized benefits of co-locating the Seniors club in the Community Hub having only showed concern with provision for dedicated storage and office areas and hiring arrangements for internal areas to be shared.

Sports representatives were supportive of the sports facilities, namely rearrangement into one active sports axis, new buildings/storage areas and shared amenities. The main concern was that across both options there were no obvious benefits for the tennis players although the proposed arrangement for the Tennis Club/shop was considered a good outcome. Upgraded lighting and sport fields surface was also required to maximise the utilisation of this area.

All Stakeholders revealed a preference for keeping and upgrading the existing Don Moore Community Centre and locating the cafe in the Community Hub.

Round 1 Consultation Outcomes Report provided in full Appendix 08

Round 2 Consultation Outcomes Report provided in full Appendix 09

Masterplan options & way forward

A workshop with CoP, including a number of Councillors was held on 10 April to discuss the 2 Masterplan options, Stakeholder's feed-back and way forward.

The discussion also focused on analyzing Probable Cost Estimates for both options and opportunities for Stage 1 Works to be funded through Stronger Communities Funds.

Outcomes of the workshop identified Stage 1 works should focus on John Wearn Reserve and upgrade lighting on NRP sports fields.

These works are to be funded by NSW Government Stronger Communities Fund.

The Masterplan works are to include:

North Rocks Park

- A new Don Moore Community Centre, with provision for Out of School Hours Care (OSHC) and access from Farnell Ave.;
- Keep existing tennis courts;
- Keep existing playground location;
- Senior Citizens Club demolition - Senior Citizens Space to be accommodated in new Community Building;
- Soccer & Tennis club demolition – Clubs, change rooms, kiosk, amenities and storage to be accommodated in new sport axis along sport fields;
- 100Lux Levels for Sport Fields (to Soccer Play AS) and 200 Lux Levels for Tennis Courts;
- Dedicated viewing rooms (sheds) on Tennis Courts;
- Include dedicated toilets to Tennis Club, assuming reduced players room area.
- Higher fence to North Rocks Road and new fence to Blue Gum High Forest;
- Cafe to be incorporated in the New Community Building (not next to Sport Fields).
- No right of way to be included between New Pre-school & Existing Lot.

John Wearn Reserve:

- Proceed with option 1 Build On overall arrangement.
- Allow for an extended Child Care Centre
- Allow provision of a public toilet.

Public Exhibition of the DRAFT Master Plan report

Public Exhibition Outcomes provided in Appendix 10



“A Multifunction District Community Hub”

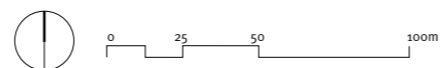
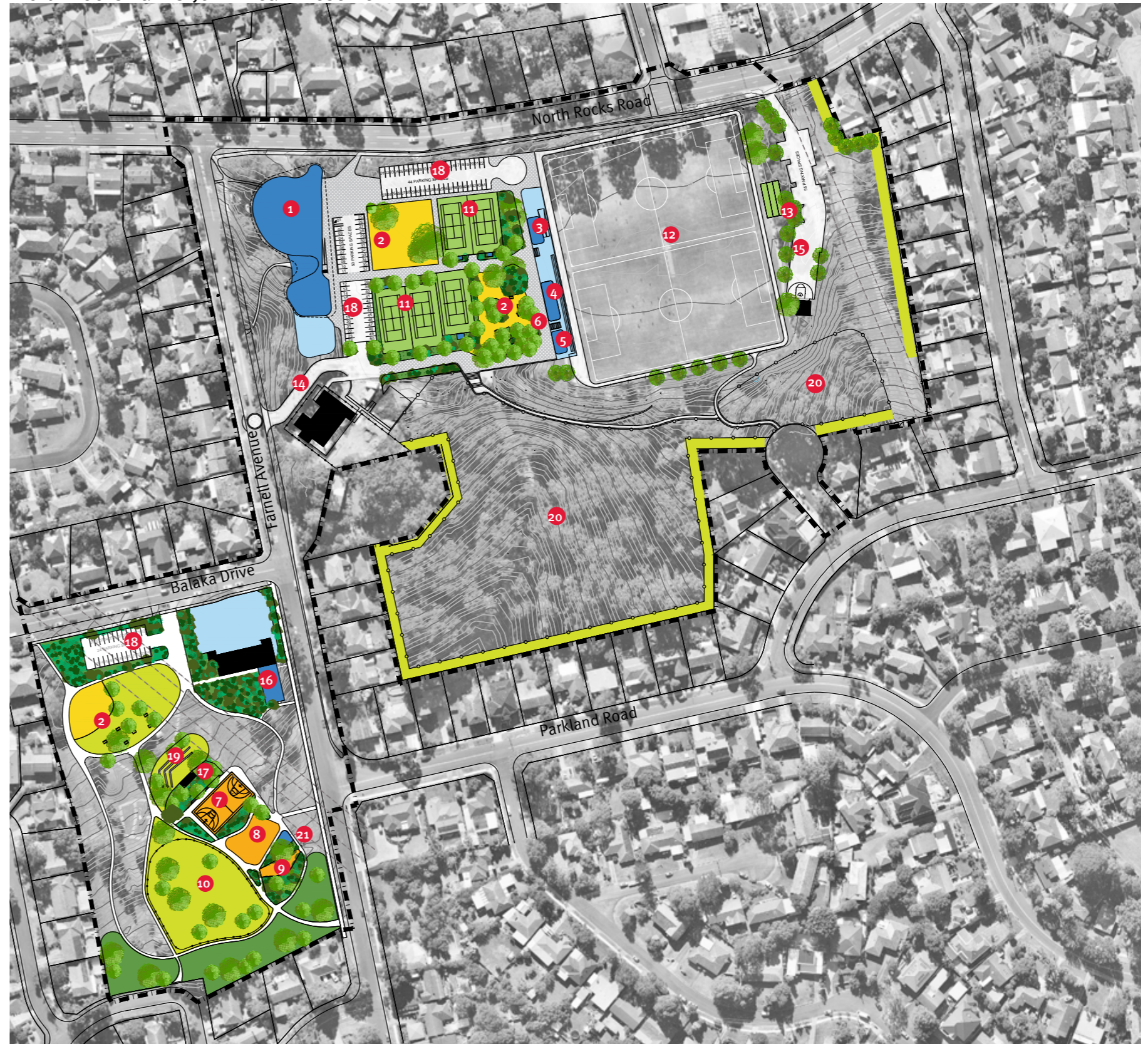
North Rocks Park Precinct will be a “Multifunction District Community Hub” co-locating multiple uses and celebrating the precinct as a recreation and leisure destination with environmental assets in a bushland setting/environment

North Rocks Park and John Wearn Reserve provide complementary services being accessible, structured and legible, promoting a safe and welcoming environment. Council provision of community facilities and open space seeks to maximize utilisation of facilities through flexibility, co-location and response to best practise benchmarking. This approach contributes to an active, multi-generational and diverse community encouraging social cohesion.

North Rocks Park Precinct Masterplan

- 1 New multipurpose community centre & co-located senior citizens space
- 2 Playground/Picnic
- 3 New Tennis Club & Amenities
- 4 New change rooms & Referee room
- 5 New Sports Club
- 6 Storage for sport facilities
- 7 Basketball/Netball
- 8 Skate Area
- 9 Exercise Station
- 10 Off-Leash Area
- 11 Existing Tennis Courts
- 12 Reconditioned Sport Fields
- 13 Relocated Cricket Nets
- 14 New vehicular access
- 15 New Parking area/Multipurpose courts
- 16 Extended Long Day Care
- 17 Shed/Amphitheater
- 18 Car parking
- 19 Spectator seating
- 20 Biobanking Area
- 21 Park Amenities

North Rocks Park & John Wearn Reserve



| Scale 1:2500 @ A3