



Blenheim Park

Masterplan - Masterplan Design Report

Prepared by NewScape Design_July 2020

NewScape

City of Ryde



1.1 Background Document Summary

| Category | Key Points |
|--------------------------|---|
| Access and Circulation | Improve pedestrian and cycle circulation across the site and to local destinations |
| | Consider broader open space network connections, including Lane Cove National Park and natural areas |
| | Review parking efficiency in the park and along Blenheim Road for commuters and park users with potential shared facilities |
| | Improve accessibility to key park facilities to increase inclusiveness for all visitors |
| | Encourage greater use of public transport |
| Character and Facilities | Improve facilities for existing park uses including dog off leash area, radio control car club, picnic and BBQ areas and basketball court |
| | Upgrade existing playground as core attraction of park, providing inclusive and diverse play experiences |
| | Design recreation facilities that can cater for increased future demand including multi-use facilities and flexible open green spaces |
| | Consider complimentary nature of some park facilities and avoid conflicts from incompatible user groups |
| | Cater for increased demand for youth play, lifestyle sports and self directed exercise |
| | Consider extending usage of park in certain areas beyond traditional day time use to meet increased future demand |
| Environment | Address flooding and catchment water quality issues through an integrated WSUD strategy |
| | Improve ecological value of park |
| | Future proof park from climate change impacts |
| | Provide noise attenuation along Epping Road park boundary |
| | Create a cohesive park planting palette which draws from the original Shale Sandstone Forest community |
| | Provide a mixture of shaded and open areas in the park that will work with seasonal change |

1.2 Site Analysis_Context



Legend

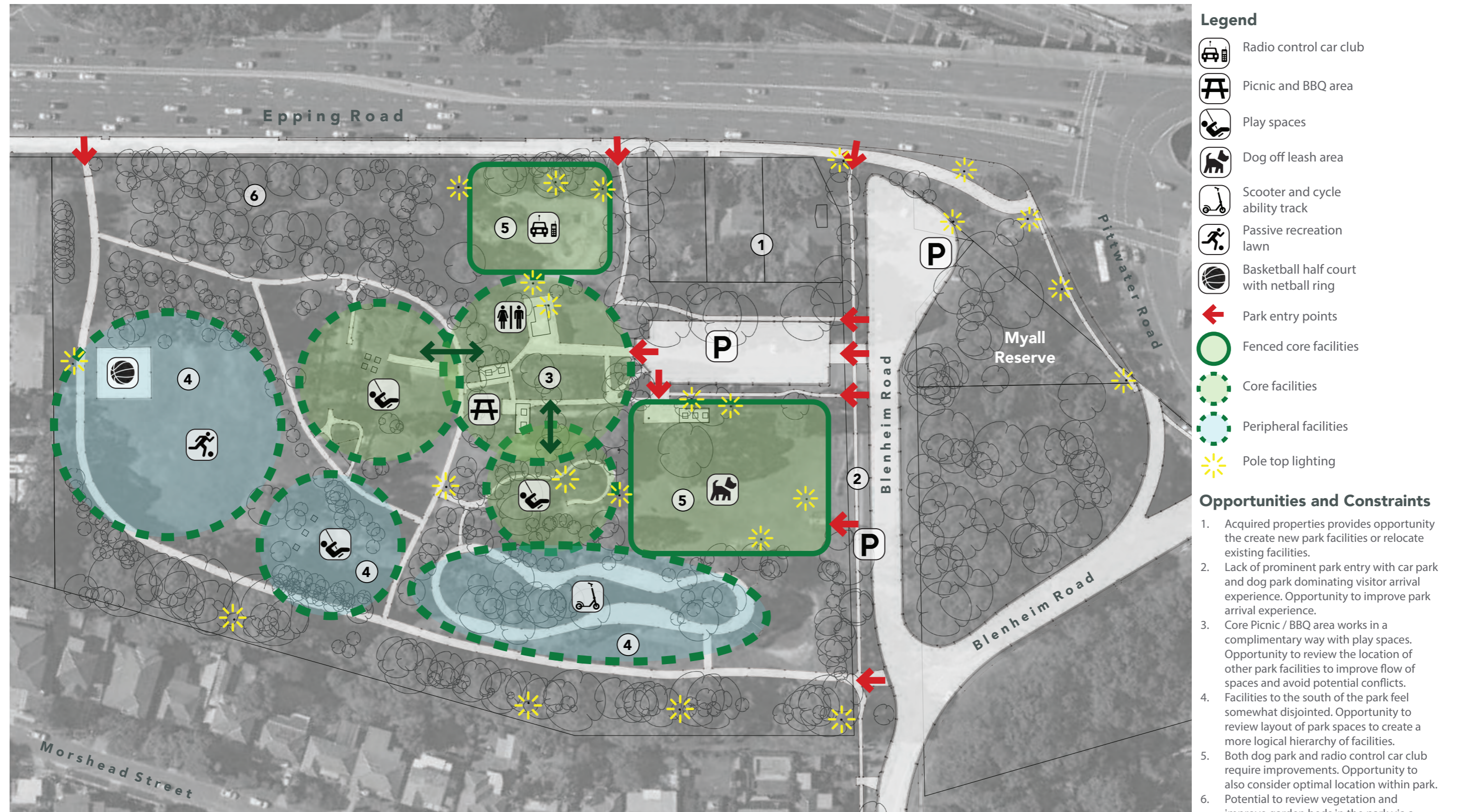
- ■ ■ Underground metro line
- · · Bus routes
- — — Pedestrian trails
- ▭ Main vehicular roads
- ▭ Secondary vehicular roads
- Cemetery
- Parks and reserves
- Regional bike routes
- Rivers and creeks
- Pages Creek catchment
- ← Park entry point
- M North Ryde metro station

Opportunities and Constraints

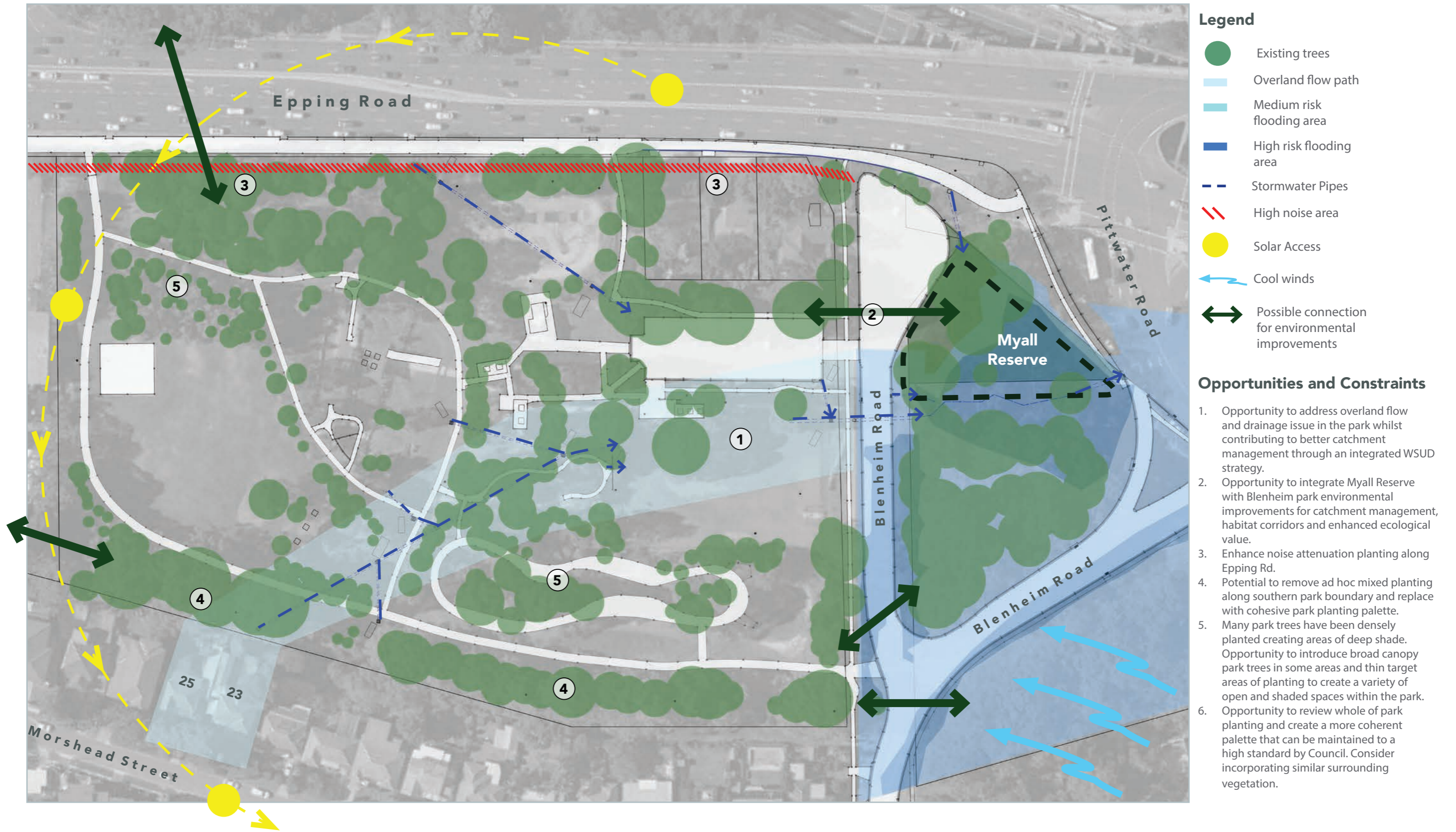
1. Blenheim Park's location provides opportunities to enhance links between North Ryde residential zones to south of Epping Road and public transport, high density residential and employment precincts to the north.
2. Opportunity to connect Blenheim Park to significant open space corridors towards Lane Cove River.
3. The park is part of the Pages Creek stormwater catchment and can contribute to improved catchment management.
4. Blenheim Park currently serves a large low residential area to the south with demand for park facilities predicted to rise significantly from new residents and workers in the North Ryde Station Precinct.
5. The park is located at a confluence of regional cycle routes, providing opportunities to enhance cycle facilities.



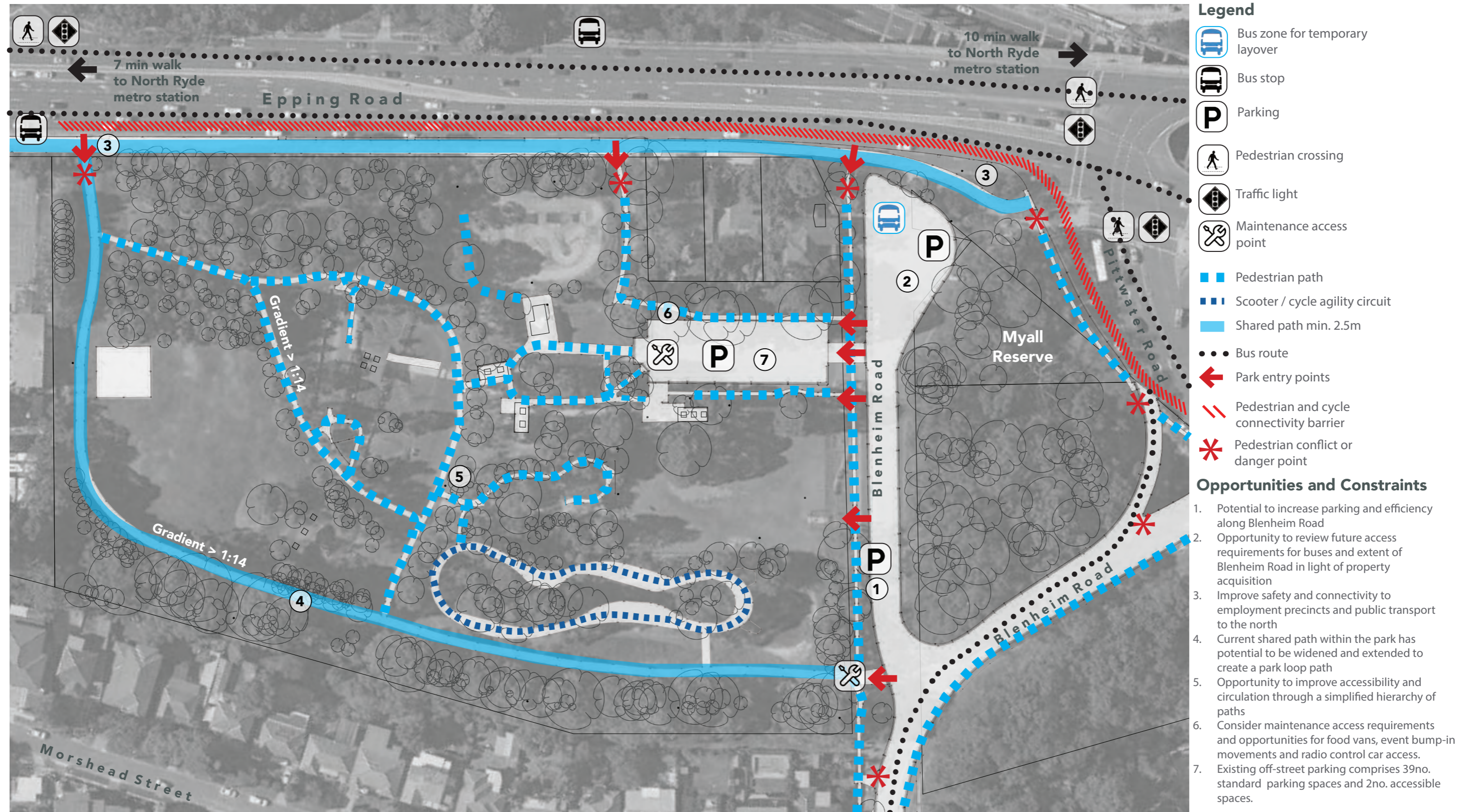
1.2 Site Analysis_Character and Facilities



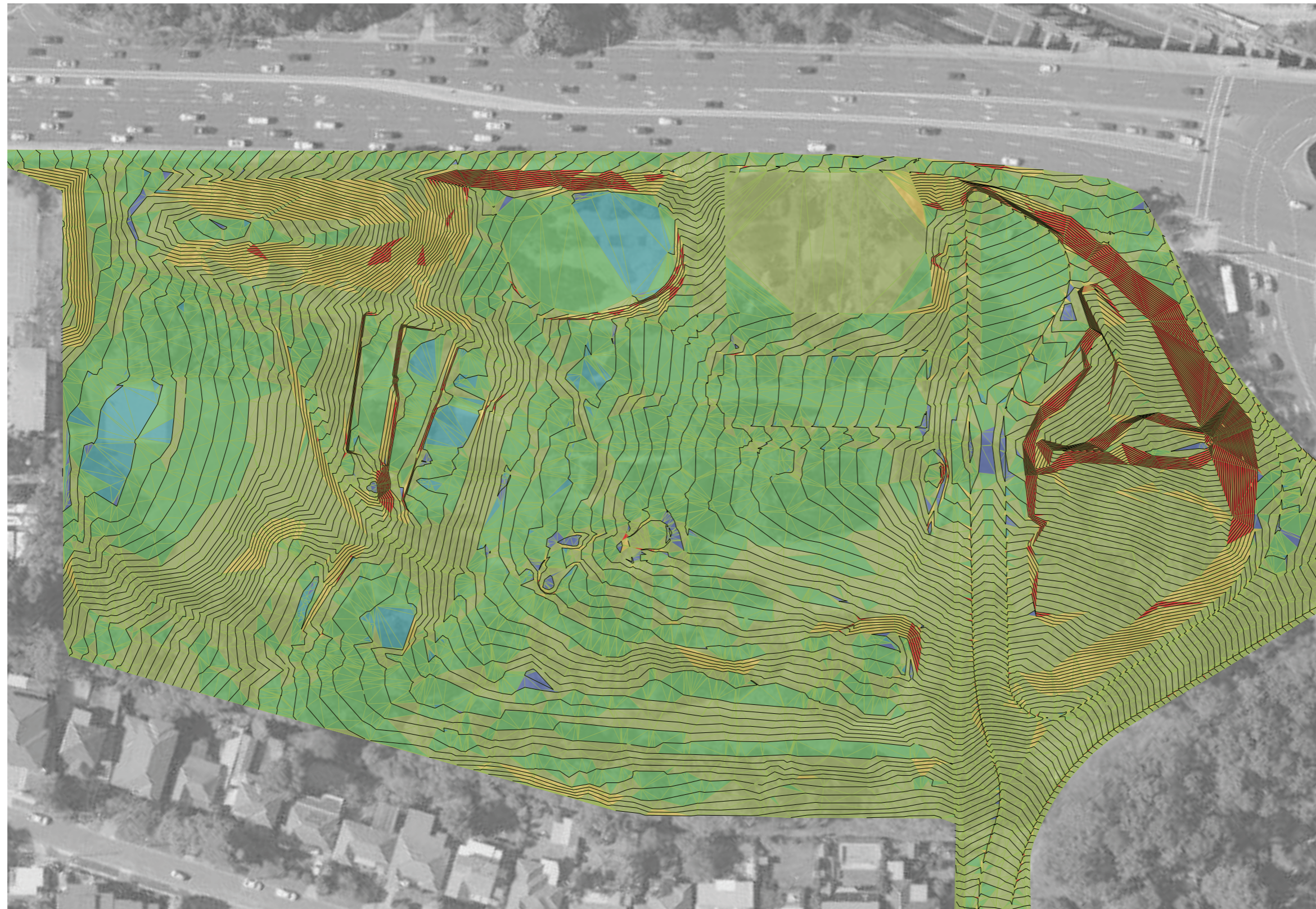
1.2 Site Analysis_Environment



1.2 Site Analysis_Access and Circulation



1.2 Site Analysis_Slope analysis



Legend

- Less than 1:100
- 1:100 - 1:40
Ideal for parking and recreation
- 1:40 - 1:14
Accessible with/out handrails and landings
- 1:14 - 1:5
Class 2 and Class 3 walking tracks
- 1:5 - 1:3
Erosion control measures needed
- Steeper than 1:3

Opportunities and Constraints

1. The site is relatively steep sloping up to the north west reaching an approximate elevation of 10m.
2. Large portions of available level areas are currently dominated by the dog park, car park and radio control car club.
3. Challenge providing disability access to north western half of park due to steep gradients.
4. Blenheim Rd access is quite steep sloping up to the south west reaching an approximate elevation of 6.5 m with a gradient of about 1:31.



1.2 Site Analysis_Site Images



Existing Basketball half court with netball ring



Duplication of paths



Play spaces are spread across park site



Drainage issues along Blenheim Road



Park contains a series of stand alone and some outdated facilities



Bare ground in highly used areas of dog park



Commuter and business park workers parking along Blenheim Road



Radio control car track requires re-surfacing and facilities upgrade



Existing play space with natural bushland character



Non-compliant access from Epping Road



Duplication of paths creates a cluttered appearance to picnic area



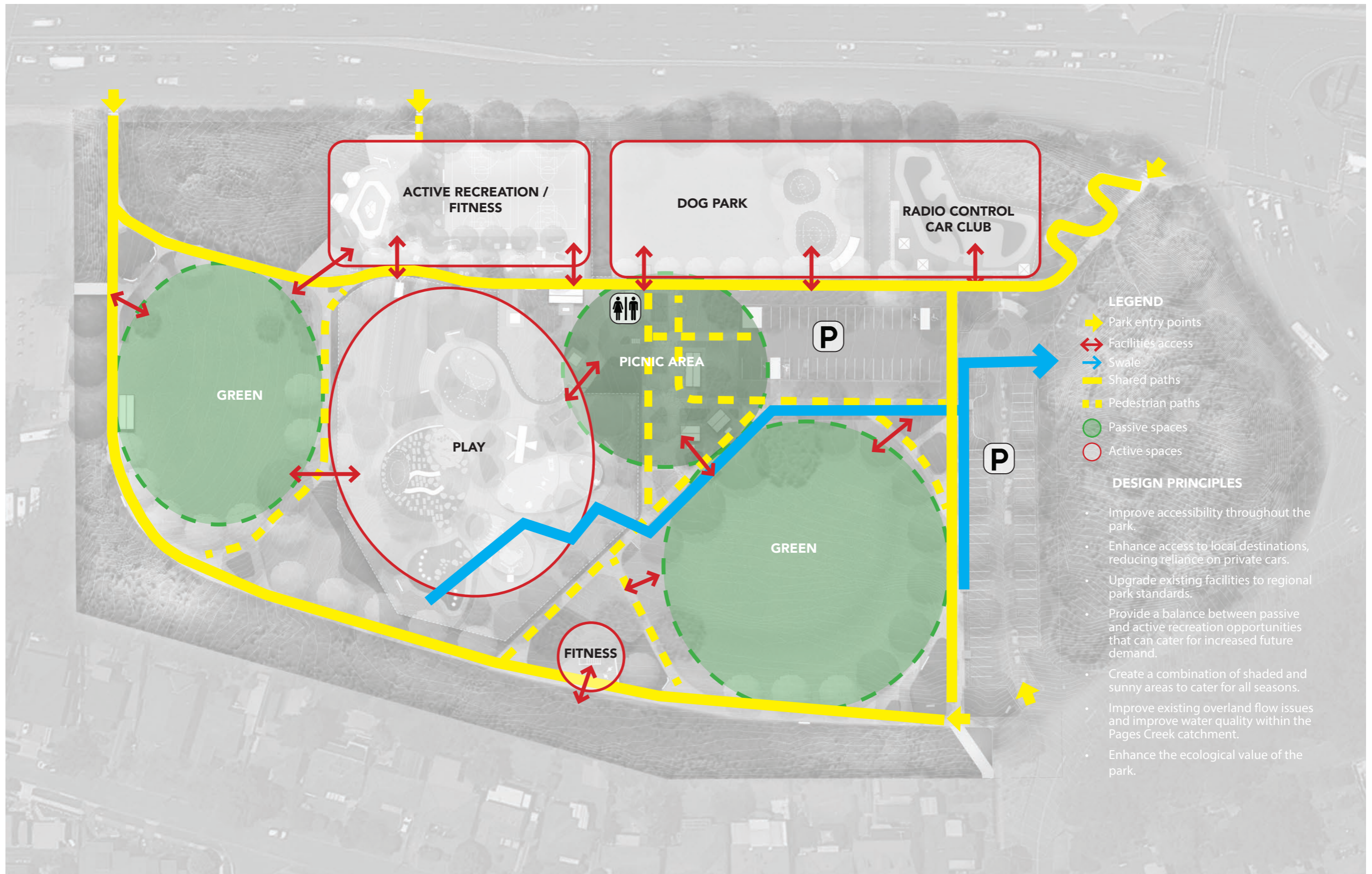
Fast moving cyclists create potential hazard to park users exiting from the park along Epping Road

1.3 Design Strategy_Green Parkland



- Legend**
- █ Shared path and fitness circuit
 - - - Pedestrian paths
 - P Parking
 - ♿ Existing toilets block
 - ➔ Main access
 - ↔ Spatial connections
 - ↔ Accessibility to park facilities
 - - - Indicative Park boundary
 - - - Swale
 - Fenced facilities
 - Active facilities
 - Passive facilities
- Pro**
1. Improved circulation and accessibility
 2. Improved park arrival experience
 3. Caters for increased future demand with a combination of multi-function active areas and open flexible spaces for active and passive recreation
 4. Allows for direct connection from corner of Epping and Pittwater Roads and potential future connection to open space corridor
 5. Allows toilet block to remain in current location
 6. New locations for dog park and RCCC to coincide with facility upgrades
 7. Brings RCCC closer to off-street car parking
 8. Reinforces Blenheim Park's character as green passive park
- Cons**
1. Similar sized dog park retained without significant expansion
 2. Requires modifications to Blenheim Road
 3. Re-location of existing facility to acquired property area

2.0 Design Strategy



2.1 Masterplan



2.2 Masterplan Views



View A: Looking north across Regional Playground



View B: Looking north-west through Nature Play in Regional Playground



View C: Looking north-west through Slides in Regional Playground



View D: Looking east across Social Space

2.3 Park Elements

PARK GREEN



Flexible open space providing relief from surrounding density and providing opportunities for active and passive recreation as well as large gatherings and events.

PICNIC AREAS



Provides spaces for different size gatherings, ideally located close to playgrounds and park greens to create a good flow between spaces and create surveillance site lines for carers

PLAY SPACES



An integrated, regional scale playground which caters for multiple age groups, abilities and interests. Opportunities to combine scooter circuit, natural play elements and equipment.

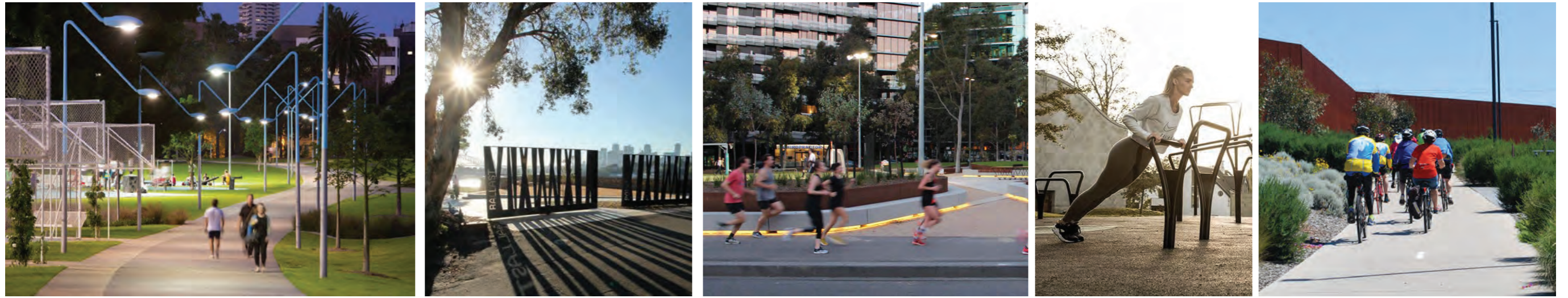
2.3 Park Elements

ACTIVE RECREATION



Highly active spaces offering multi-use courts, lifestyle sports and fitness opportunities.

LOOP PATH



Provides a clear hierarchy of circulation within the park with opportunity for fitness circuits, improved park entrances as well as a safe, well light thoroughfare for commuters.

DOG PARK



Upgrade dog park facilities to include agility elements, circuits, open grass areas, dog water bowls and waste amenities.

2.3 Park Elements

WSUD



Address flooding issues and contribute to improved catchment management (Pages Creek).

PLANTING



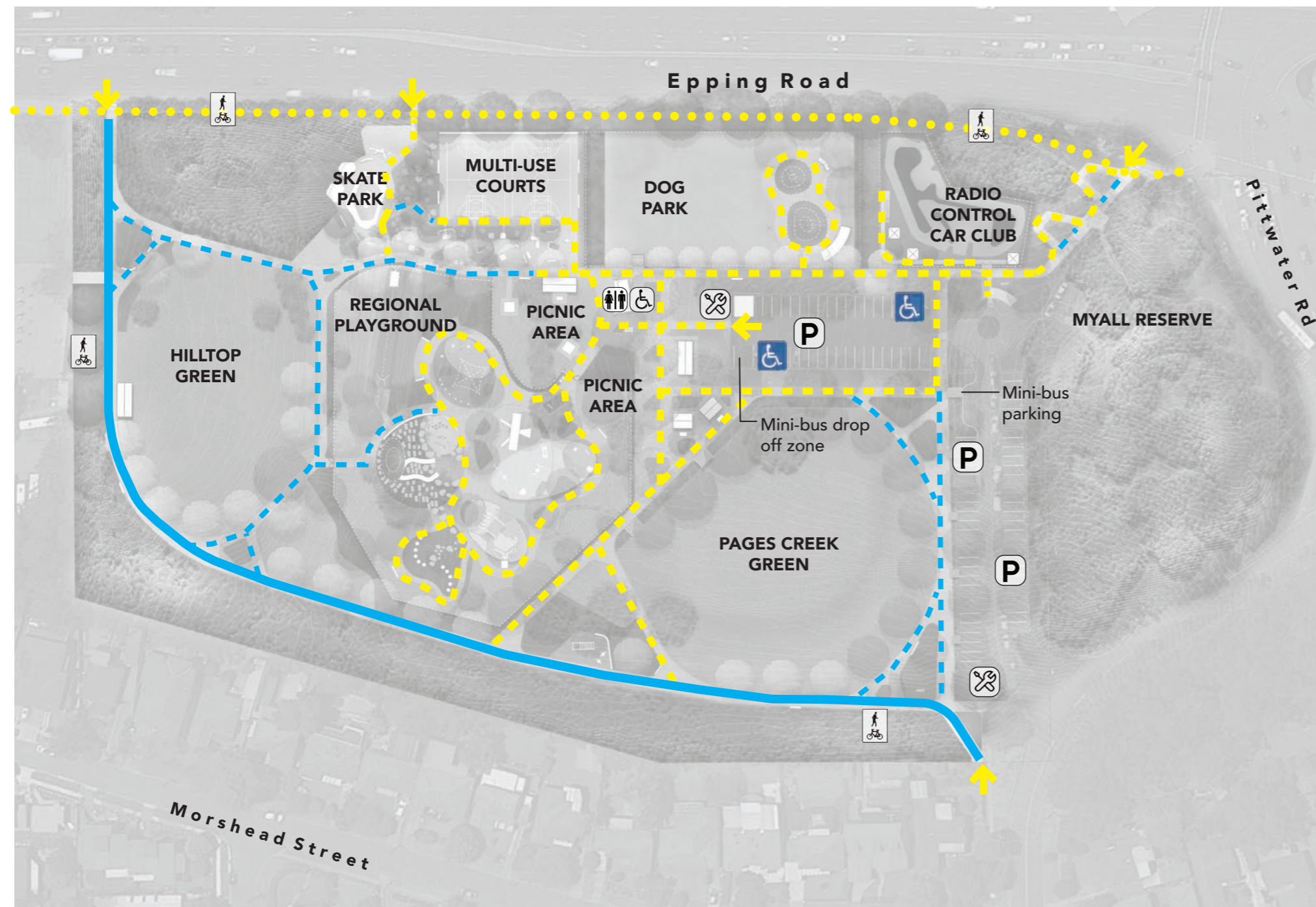
Provide a cohesive planting with contemporary native mixes of shrubs and groundcovers, broad canopy park trees and clumps of densely planted natives to achieve improved bio-diversity and habitat corridor connections.

PARK FURNITURE



Park furniture_Improve park amenity with a palette of high quality park furniture. Provide incidental seating (low walls etc) as well as seating for different size groups. Provide more cycle parking to encourage less car use.

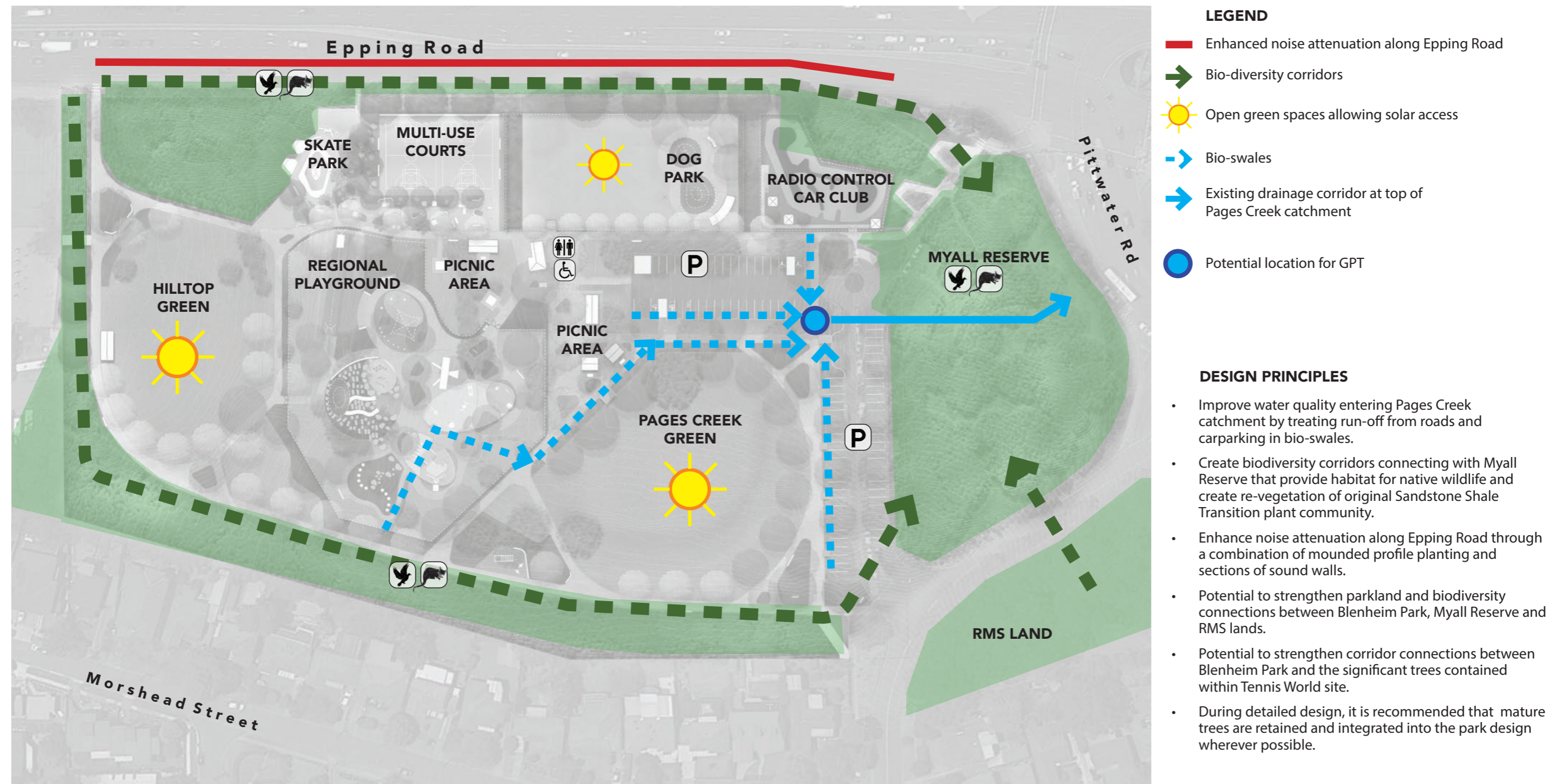
2.3 Park Elements_Access and Circulation



- LEGEND**
- Main park entry points
 - Existing shared path
 - Proposed 3.0m wide shared paths (non-DDA compliant)
 - Proposed 2.5m wide pedestrian paths (DDA compliant)
 - Proposed 2.5m wide pedestrian paths (non-DDA compliant)
 - Maintenance vehicle access

- DESIGN PRINCIPLES**
- Increase the footprint of the Park through the inclusion of acquired properties and recommend the formal incorporation of the north section of Blenheim Road (road reserve positioned immediately adjacent to and to the east of the Park).
 - Improve parking efficiency by integrating the north section of Blenheim Road into the park, optimising parking configuration and enhancing accessible parking elements.
 - Improve connectivity to commercial / residential precincts and public transport to the north with an enhanced shared path link and new park entry at the corner of Epping and Pittwater Road. Recommend future consideration be given to potential pedestrian/cycle bridge across Epping Road towards Metro station precinct.
 - 2.5m wide accessible paths to be provide from key park entrances and car parking to all main park attractions and amenities.
 - Simplify hierarchy of paths to create easy circulation to park amenities with universal access provided to all key park facilities.
 - Create strong through site links to encourage greater less reliance on cars for commuting and increased passive surveillance within the park, improving public safety.
 - Provide access for Council maintenance vehicles to all areas of the park to allow for effective ongoing maintenance.
 - Ensure widths of paths can accommodate future increased demand in park use.
 - Recommend future consideration to be given to improving connectivity between the Park, the surrounding residential area (to the south), public transport and active transport routes (to the north) and Tennis World site (to the west).

2.3 Park Elements_Environment



2.3 Park Elements_Environment

Indicative Planting Palette

BIO-DIVERSITY
CORRIDOR



Persoonia linearis
(Narrow-leaved Geebung)



Acacia longifolia
(Sydney Golden Wattle)



Lomandra longifolia
(Mat-rush)



Imperata cylindrica
(Blady Grass)



Bursaria spinosa
(Sweet Bursaria)



Banksia spinulosa
(Hairpin Banksia)



Themada australis
(Kangaroo Grass)



Eucalyptus crebra
(Narrow-leaved Ironbark)



Eucalyptus punctata
(Grey Gum)



Elaeocarpus reticulatus
(Blueberry Ash)



Grevillea johnsonii
(Graceful Grevillea)



Hakea sericea
(Bushy Needlebush)

Planting within the bio-diversity corridors within the park will be derived from the Shale Sandstone Transition (SST) plant community which is thought to have originally existed on site and species found in the Lane Cove National Park and Nature Reserve. Existing planting within the corridors will be enhanced through mid and lower storey planting providing important protection for a number of small native animals. The planting list also includes fruiting and flowering species that will attract native animals (particularly birds) as an important food source.

The enhancement of existing corridors within the park will link with existing pockets of vegetation and open spaces including Myall Reserve, Bundara Reserve and the broader Pages Creek Catchment, creating a network of habitat corridors.

PARK PLANTING



Persoonia linearis
(Narrow-leaved Geebung)



Westringia fruticosa
(Coastal Rosemary)



Lomandra longifolia
(Mat-rush)



Ficinia nodosa
(Kobbly Club-rush)



Doryanthes palmeri
(Spear Lily)



Dianella revoluta
(Blue Flax Lily)



Ficus rubiginosa
(Port Jackson Fig)



Jacaranda mimosifolia
(Jacaranda)



Livistona australis
(Cabbage Tree Palm)



Tristaniopsis laurina
(Water Gum)



Angophora costata
(Smooth-barked Apple)



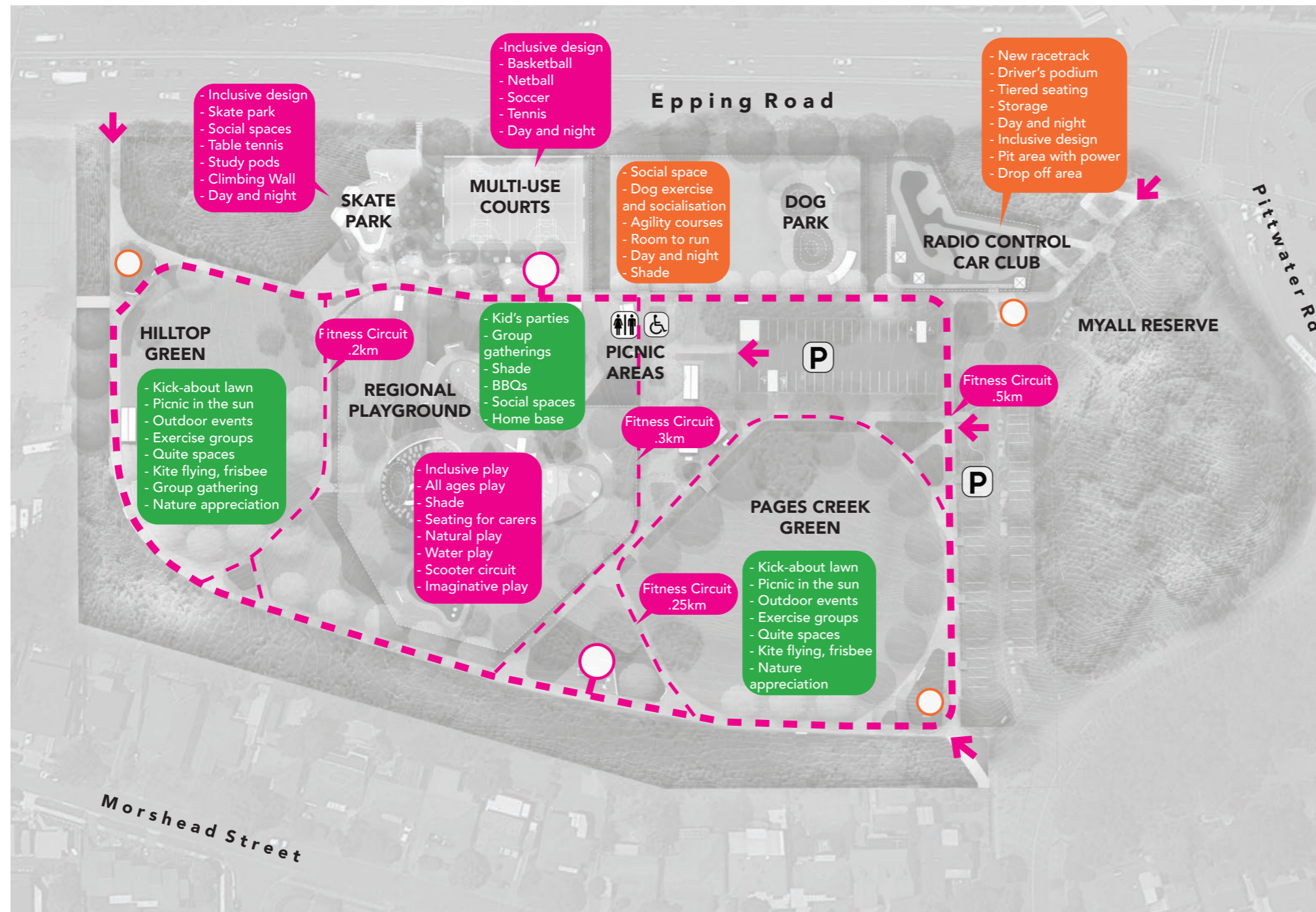
Elaeocarpus reticulatus
(Blueberry Ash)

In contrast to the Bio-diversity corridors, the park planting will be more structured in character with limited mid-storey planting to ensure adequate site lines throughout the park. Species used will be predominantly native with some SST plants providing a link with the bio-diversity corridors.

Park tree planting will be spaced to ensure leaf litter is reduced and understorey planting is allowed to thrive. New broad canopy park species (such as *Ficus rubiginosa*) will be introduced to the park in key areas to identify park entrances and nodes.

Jacaranda mimosifolia are proposed along the central pedestrian spine linking the playground, picnic areas and dog park. The Jacarandas will create a striking avenue providing seasonal colour as well as dappled shade.

2.3 Park Elements_Visitor Experience



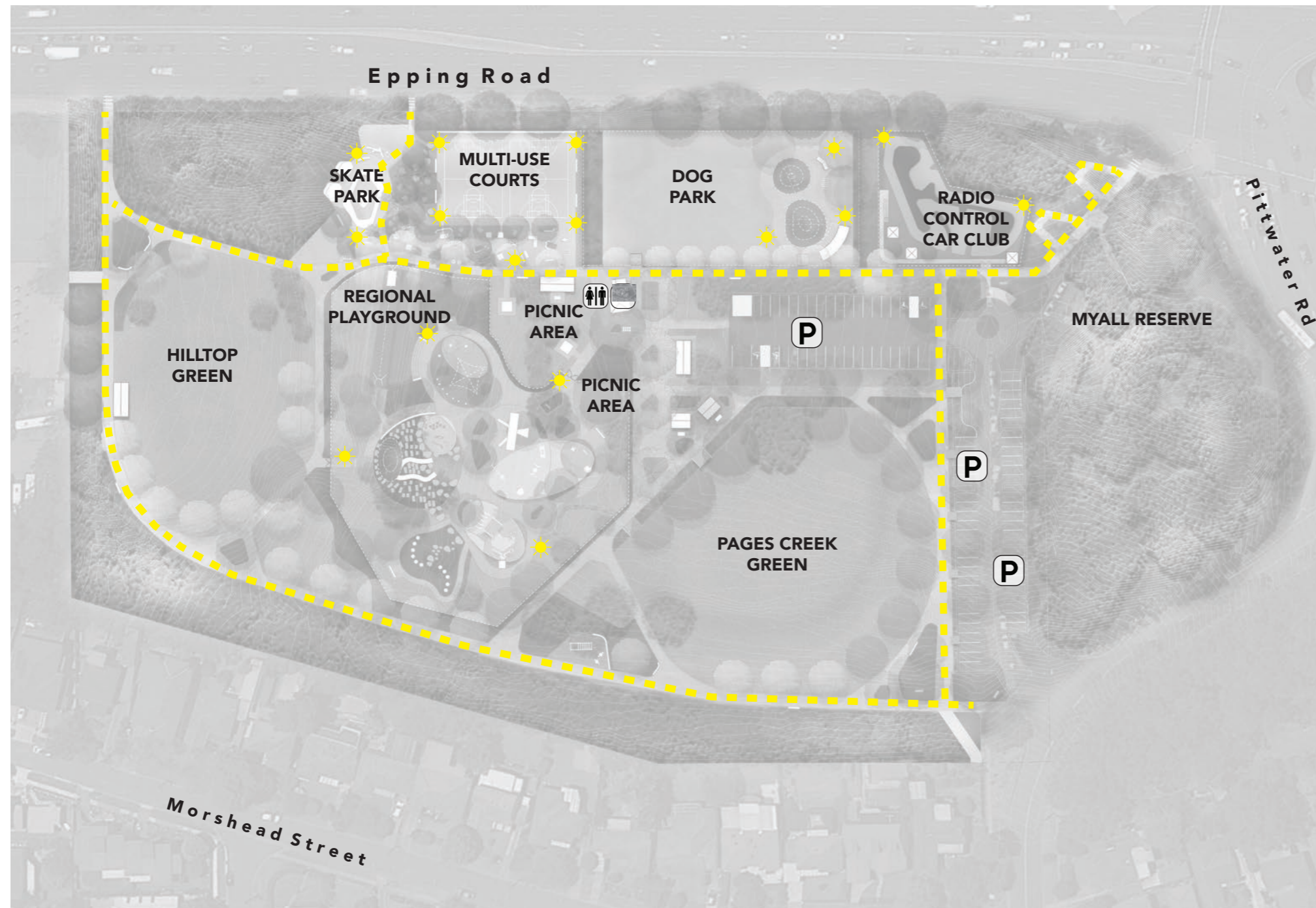
LEGEND

- Fitness stations
- Park entrance markers
- Main park entry points
- Special interest facilities
- Passive park spaces
- Active park spaces



DESIGN PRINCIPLES

- Provide a new park facilities that can cater to all age groups and fill gap in provision for teenagers and young adults.
- Enhance park arrival experience.
- Enhance picnic and BBQ facilities at core of park site and close to car parking, creating a home base from which to enjoy other park attractions.
- Locate facilities to avoid cross over of user groups to reduce the likelihood of conflict.
- Provide a variety of open flexible spaces and highly programmed spaces as well as spaces for passive activities and relaxation.
- Improve accessibility of park amenities for all members of the community to create a more inclusive environment.

2.3 Park Elements_Lighting and Night Use



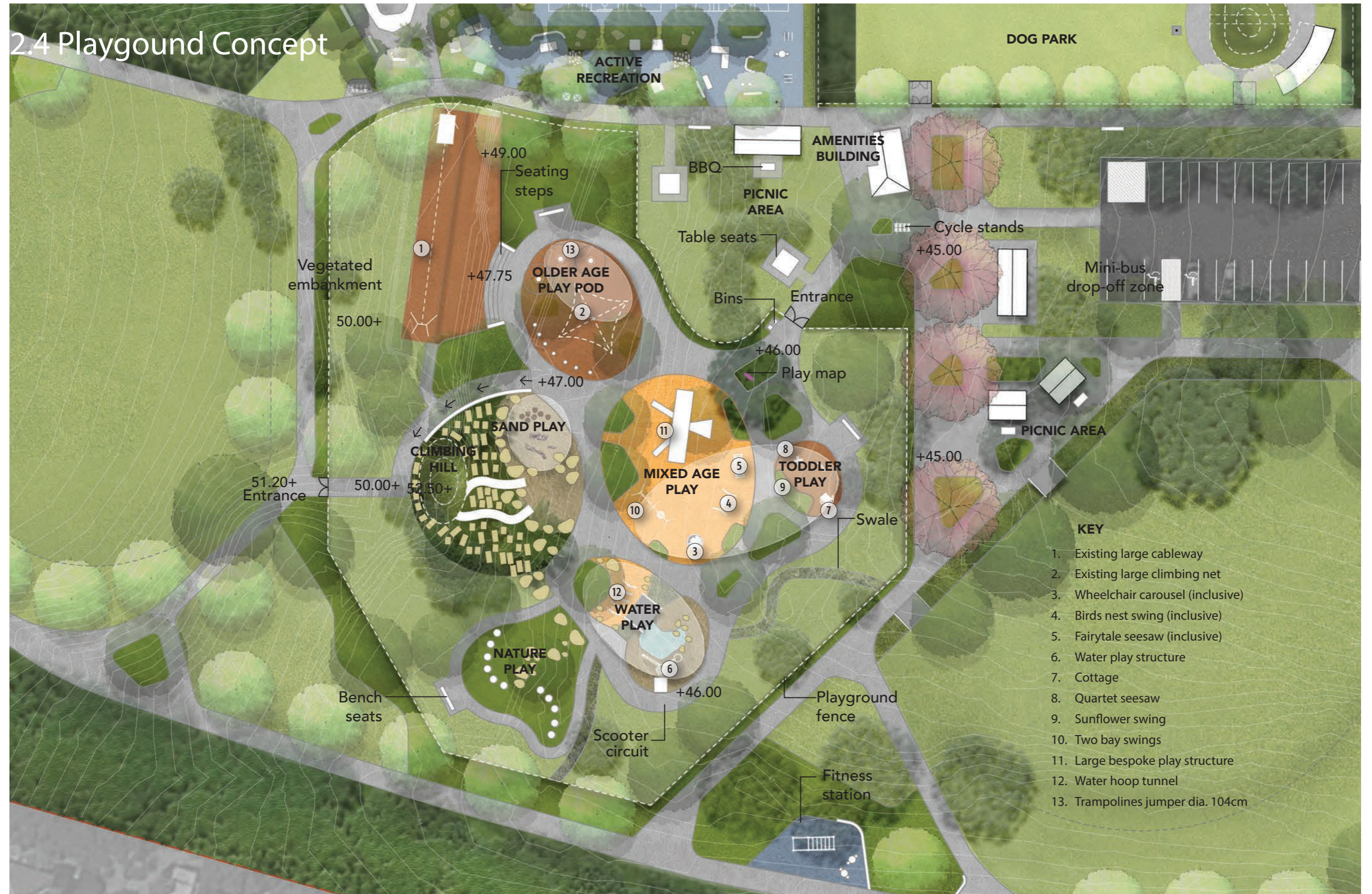
LEGEND

-  Column flood lighting
-  Pole top pedestrian lighting

DESIGN PRINCIPLES

- Accommodate increased park usage through lighting of some park facilities.
- Consolidate flood lighting along Epping Road to avoid creating light spill to adjoining residential properties.
- Create safe pedestrian and cycle routes through the park to encourage greater usage by pedestrians and cyclists to improve passive surveillance.
- Replace existing pole top lighting which is not properly aligned with footpaths.
- Consider combining CCTV with column lighting to provide additional safety.
- Hours of operation for lighting to be in accordance with Council's park lighting policy.

2.4 Playground Concept



- KEY**
- 1. Existing large cableway
 - 2. Existing large climbing net
 - 3. Wheelchair carousel (inclusive)
 - 4. Birds nest swing (inclusive)
 - 5. Fairytale seesaw (inclusive)
 - 6. Water play structure
 - 7. Cottage
 - 8. Quartet seesaw
 - 9. Sunflower swing
 - 10. Two bay swings
 - 11. Large bespoke play structure
 - 12. Water hoop tunnel
 - 13. Trampolines jumper dia. 104cm



2.5 Playground Elements



Climbing hill with slides, sandstone slabs and planting



Natural play with water and dry creek bed



Inclusive play elements



All ages play elements



Learn to ride / scooter circuit

2.5 Playground Elements



Large bespoke play element to be key drawcard of regional playground

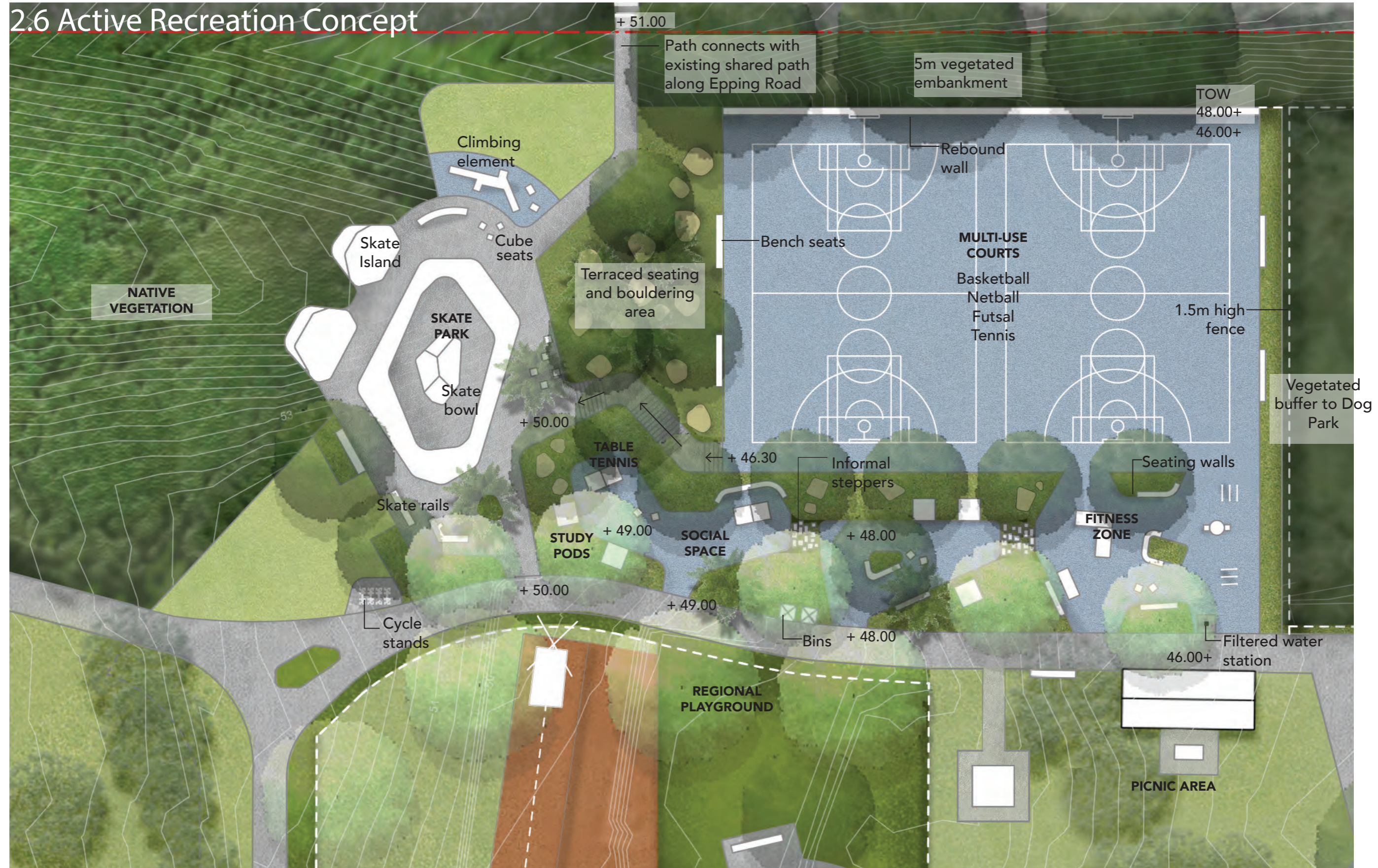


Seating spaces



Sand play

2.6 Active Recreation Concept



2.7 Active Recreation Elements



Rebound wall



Multi-use court



Fitness zones



Table tennis



Climbing element



Fitness zones

2.7 Active Recreation Elements



Skate park



Curved wall profile for skaters

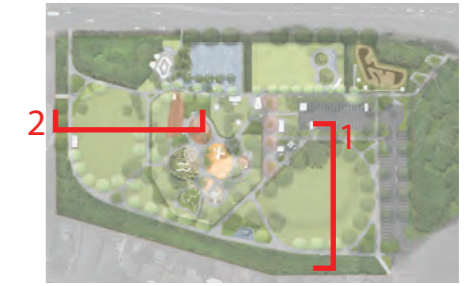


Study pods



Social spaces

2.8 Site Sections



Section 01

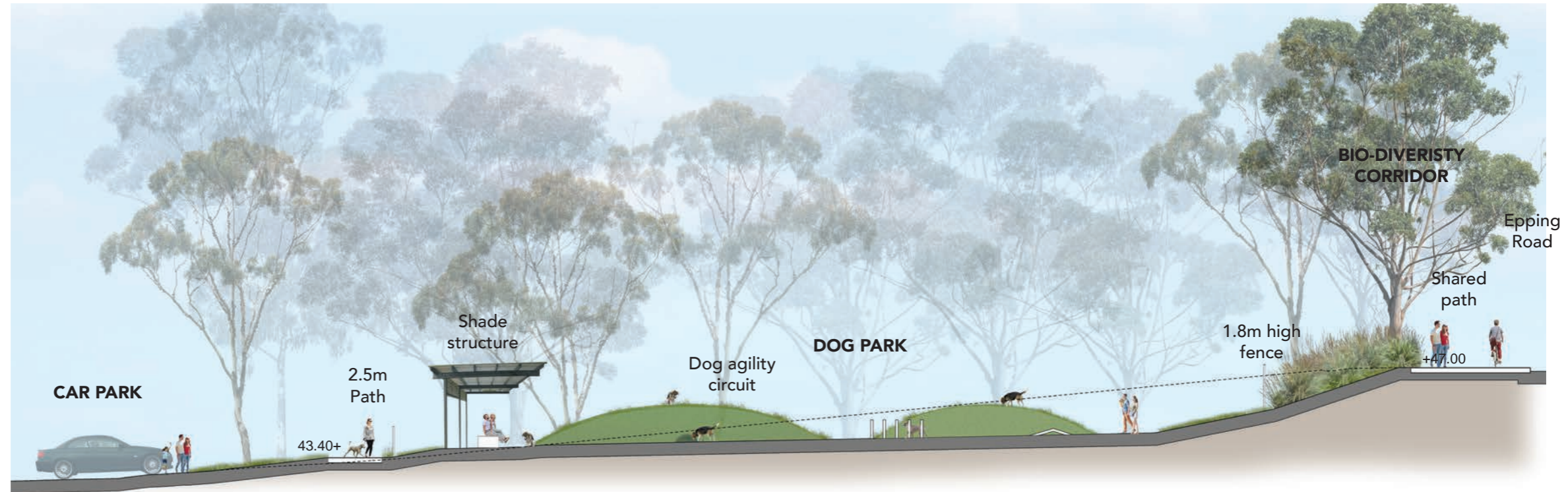


Section 02

Not to Scale

159_MP200_ SITE SECTIONS 01

2.8 Site Sections



Section 03



Section 04

Appendices_ Background Document Review

| Document | Key Points | Masterplan Opportunities | Category |
|--|---|--|--------------------------|
| Blenheim Park Masterplan_Stage 1 Community Consultation Report March 2019 | Acquired Properties; Public keen to see what is going to be done with the site. Suggestions include youth area, basketball and sport courts, BMX track, skate park etc. Some suggestion for PCYC indoor sports complex. | Potential to re-locate facilities or provide new facilities on acquired properties site. | Character and Facilities |
| | Basketball Courts; More half or full size courts and upgrades to facilities. | Consider additional basketball courts or basketball facilities as part of multi-use court spaces. | Character and Facilities |
| | Connectivity; Improvements to pedestrian and cycle connectivity and access to public transport | Improve pedestrian and cycle connectivity across site and to local destinations, considering existing barriers to connectivity. | Access and Circulation |
| | Dog Off Leash Area; Popular facility, improvements to maintenance and facility including drainage, surfacing, dog waste disposal, irrigation, seating for minders, agility and play equipment and potential lighting improvements to increase operation hours, better dog bowls and potential for separate small dog and large dog areas. | Consider best location for dog off leash area and design best practice facility. | Character and Facilities |
| | Filtered water stations would be welcomed. | Locate water stations. | Character and Facilities |
| | Outdoor fitness equipment would be welcomed. | Incorporate elements for self guided exercise in Masterplan design. | Character and Facilities |
| | Improved maintenance would be welcomed. | Consider maintenance implications through design and reduce potential for failure or vandalism. | Character and Facilities |
| | Improved accessibility to park facilities is desired to increase inclusiveness of park. | Review site levels and gradients for accessibility and any existing and future barriers to the park being enjoyed by the whole community. | Access and Circulation |
| | Improve acoustic mitigation of traffic noise along Epping Road park boundary. | Review options for noise mitigation along Epping Road and look at locating suitable facilities close to north eastern boundary | Character and Facilities |
| | Investigate opportunities to incorporate other informal sport and active recreation activities including; a scooter and bike track, BMX track and community garden, kick about space, small skate park, table tennis tables, tennis, hit up wall, petanque/boules piste and Cinema in the Park. | Incorporate new youth and informal sports facilities in Masterplan. Need to balance this with preserving passive and flexible open space. | Character and Facilities |
| | Review parking provision for workers and commuters along Blenheim Road. | Potential to increase parking efficiency and consider shared parking for commuters and park users (at different times). | Access and Circulation |
| | Review parking and accessibility arrangements for radio control car club on race days. | Potential to improve accessibility for club members. | Access and Circulation |
| | Improve hierarchy and safety of path networks. | Potential to improve and simplify path network in park. | Access and Circulation |
| | Increase picnic, BBQ and seating amenity within the park. | Consider extents and layout of picnic and BBQ amenities to cater for a range different user groups. | Character and Facilities |
| Playground is a popular facility, suggested improvements include; updated equipment, improved safety (site lines), water play, adventure play, nature play, modern swings, trampolines, equipment for all ages and an upgrade to the sandpit and play area for younger children. Greater separation from dog off leash area also suggested. | Consider different age groups and experiences in re-design of play spaces to be guided by the 'Everyone Can Play' toolkit. | Character and Facilities | |

Appendices_ Background Document Review

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|---|--|---|--------------------------|
| Blenheim Park Masterplan_Stage 1 Community Consultation Report March 2019 | Users of the radio control car track would like to see upgrades to the race track surface, the drivers stand (including disability access) and spectator area. Other requested areas for consideration include better access to power, work/pit area, improved lighting, fencing and parking. | Opportunity to review best location for track with major upgrade of facilities. | Character and Facilities |
| | Many respondents appreciate the trees and natural environment within the Park which provide relaxation and shade benefits, however, the general maintenance of the trees and gardens could be improved. Give consideration to planting more native trees, shrubs, grasses and ground covers to provide native habitat and corridor connections. Plant additional trees to reduce the traffic noise from Epping Road. | Opportunity to improve ecological value of park and create a coherent palette of species. | Environment |
| | Many respondents would like to see more natural shade and shaded picnic areas in the Park as well as shade structures over the playground areas. | Provide a mixture of shaded and open areas within the park that cater for different uses and seasonal change. | Environment |
| | Some respondents would like to see the toilet facilities upgraded, with better lights and a greater level of cleanliness. | Consider future upgrades or replacement to toilets and opportunity to include additional amenities that may support other activities in the park. | Character and Facilities |
| Everyone Can Play_NSW Govt. (Draft 2019) | Can I get there; Consider location, layout, signage, wayfinding and accessibility to ensure everyone can find their way to, in and around the play space. | Review location and accessibility of play spaces. Consider whole of site wayfinding experience. | Access and Circulation |
| | Can I play; The play experience, including the equipment and surfacing, should allow everyone to experience a variety of challenging and engaging play opportunities in a way that suits them. | Provide a diverse and inclusive play experience for different age groups and abilities. | Character and Facilities |
| | Can I stay; Consider safety, facilities, landscape and the wider environment to ensure everyone can stay at the play space for as long as they would like. | Design for complimentary facilities around playspace to make them safe for children and comfortable for minders. | Character and Facilities |
| | Avoid duplication of facilities in local area | Review accessible facilities available in local area. | Character and Facilities |
| City of Ryde 2028 Community Strategic Plan | Population increase and higher density apartment living will result in additional demand on services (including open spaces). | Consider impacts on park from higher usage and how Masterplan can cater for higher demands | Character and Facilities |
| | Population demographic likely to change; 40% increase in children to teenagers predicted and people reaching the retirement age will increase by 60%. | Develop facilities which can cater for different user groups | Character and Facilities |
| | Greater Sydney to be a 30 minute city from jobs and services. | Consider future context of park from residential to urban? | Character and Facilities |
| | Climate change adaptation; increased heat and frequency of extreme weather events. | Design for future climate conditions including flooding, shade and water shortages. | Environment |
| | Multi-cultural, embracing cultural diversity. | Consider cultural differences in recreation use | Character and Facilities |
| | Roads in Ryde currently at congestion / capacity. Greater access to public transport. | Promote greater access to public transport and improved pedestrian and cycle connectivity | Access and Circulation |

Appendices_ Background Document Review

| Document | Key Points | Masterplan Opportunities | Category |
|---|---|---|--------------------------|
| City of Ryde Sports and Recreation Strategy 2016 - 2026 | Sports trends may mean people use self-directed exercise rather than structured sports. | Blenheim Park may need to cater for more active uses into the future. | Character and Facilities |
| | 'Lifestyle' sports are on the rise such as rock climbing, BMX and skate boarding. | Balance catering for specific activities with future flexibility. | Character and Facilities |
| | Role for parks in supporting local schools to increase sports participation for students. | Opportunity to build upon existing school and community group uses. | Character and Facilities |
| City of Ryde Sports and Recreation Strategy 2016 - 2026 | Trends towards higher demand for park uses during after hours times, requiring additional lighting. | Design park for 24hr life cycle and consider impacts to adjacent residents. | Character and Facilities |
| | Trends towards greater flexibility in facilities such as multi-use courts to meet higher demands | Explore opportunities to create multi-use facilities that can meet increased park demand. | Character and Facilities |
| | Increase in use of parks by personal trainers. | Consider appropriate areas for personal training or group training. | Character and Facilities |
| | Increased population and loss of traditional backyards will increase demands on existing open space. | Explore way in which the park can be future proofed to meet demands of higher population and increased usgae. | Character and Facilities |
| | In future, residents of North Ryde area will have a higher capacity to pay fees for recreation facilities. | Opportunity to fund some facilities or maintenance from user fees. | Character and Facilities |
| Integrated Open Space Plan 2012 | Identifies 'Principle Recreation Link' from Blenheim Park to Lane Cove River Bushland Reserve | Opportunity to improve connectivity between the site and Lane Cove River open space corridor. | Access and Circulation |
| | Residential area to the west of park identified as having a shortage of open spaces | Lack of local open space implies that the park needs to cater for a range of uses that are not available anywhere else for local residents. | Character and Facilities |
| | Identifies major roads as being barriers to access for Blenheim Park | Consider strategies to improve connectivity across Epping and Pittwater Roads. | Access and Circulation |
| Northern District Plan 2018 | Improve pedestrian and cycle accessibility to transition Macquarie Park and North Ryde from a Business Park to urban centres | Opportunity to improve connectivity across Epping Road and improve access to public transport. | Access and Circulation |
| | Site forms part of a significant catchment draining into Sydney Harbour | Consider the parks role within the broader catchment with opportunity to treat stormwater on site and reduce velocity during storm events. | Environment |
| Northern Ryde Traffic and Parking Study | 69% residents use private cars to commute to work, 19% bus and 3% by train | Explore opportunities to provide additional park and ride facilities and access to public transport to reduce commuter reliance on cars. | Access and Circulation |
| | Blenheim Road very busy during commuting peak times with queuing during AM peak. Additional left hand lane has been proposed by RMS at Pittwater / Epping Road intersections. | Consider pedestrian and cycle safety during peak hours. Incorporate RMS design into Masterplan. | Access and Circulation |
| | Currently unrestricted parking within the park inside Blenheim Park. The occupancy rate for these car parking spaces is high 83-94% at 1pm on weekday. | Opportunity to increase efficiency of parking and provide additional spaces for commuters. | Access and Circulation |
| | Key recommendations include; additional left turn lane at Epping / Pittwater Road, extension of bus lane down Blenheim Road, No entry to Warwick and Clarence Streets during AM peaktime. | Coordinate with Council for any planned traffic projects that may affect the site. | Access and Circulation |
| City of Ryde Bicycle Strategy | Confluence of regional path (RR04) at Blenheim Park. | Opportunity to improve crossing at Epping and Pittwater Roads and compliant access from Epping Road into park. | Access and Circulation |
| | Bicycle parking facilities may encourage greater use of public transport through park and ride. | Opportunity to locate bicycle secure parking in park. | Access and Circulation |

Appendices_ Background Document Review

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|-----------------------------|---|---|-------------|
| Ryde Biodiversity Plan 2016 | Myall Reserve (adjacent to Blenheim Park) is classified as Coastal Shale-Sandstone Forest. | Opportunity to clear invasive weeds and revegetate. | Environment |
| | The site is identified as a bio-diversity connectivity corridor, linking to Pages Creek, Lane Cove River, Lane Cove National Park and Magdala Park | Opportunity to link Blenheim Park with Myall Reserve and borader creek corridor. | Environment |
| | The site is susceptible to the 'edge effect' which describes the increased disturbance observed in creek lines and drainage reserves where the length of edges vulnerable to invasive weeds is disproportionately high to the area of vegetation. | Consider creating clear maintenance boundaries between the park and surrounding areas where invasive weeds may be introduced. | Environment |
| | Generally, the site is considered to have low conservation significance. | Opportunity to introduce endemic species to increase ecological value of park. | Environment |

Appendices_ Project Staging

