

MAGDALA PARK, NORTH RYDE

MASTERPLAN REPORT

Adopted 24 August 2021



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Authors	Matthew Drury; Steve Masters; Eileen Yang,
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1.0

INTRODUCTION & CONTEXT

1.1 Introduction

Place Design Group has been engaged by the City of Ryde (Council) to develop a Masterplan for Magdala Park that will incorporate sporting, active recreations and passive uses.

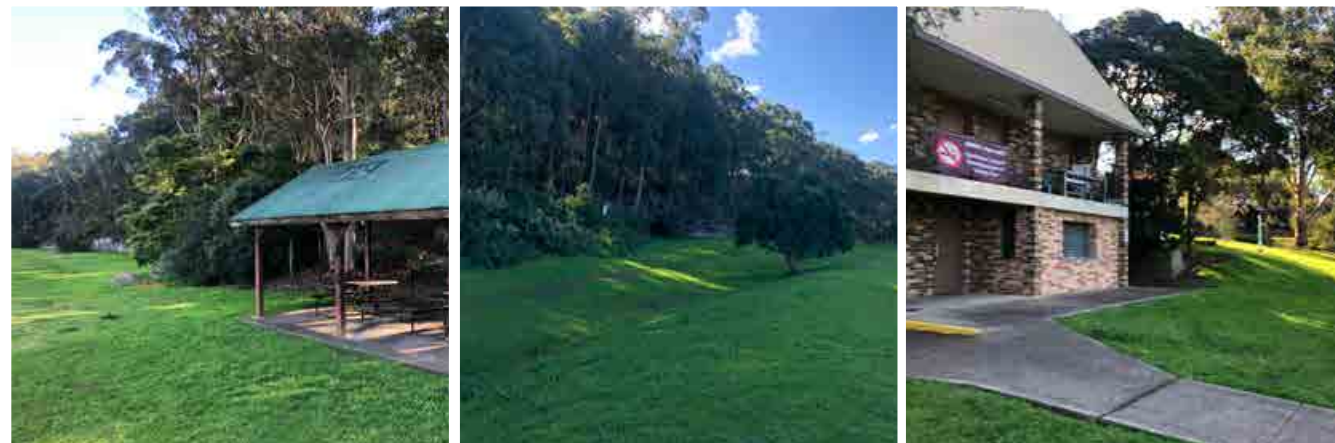
Magdala Park is 4.87 hectares in size and located within the suburb of North Ryde. It is bound to the north, south and west by Lane Cove National Park with the Lane Cove River forming the eastern boundary. The Park also has key linkages to bush tracks in the Lane Cove National Park, Buffalo Creek and Field of Mars Reserve while also including a section of the historic Great North Walk.

The goals of this Masterplan are to:

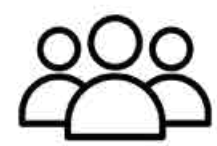
- Integrate the Park into their surrounding context,
- Improve the sporting, recreational and ecological functions of the Park,
- Identify improvement projects for Council so that the Park best services the future needs of the community,
- Make Magdala Park a sports hub for the City, provide facilities for other recreation pursuits and integrate the Park with the Lane Cove River and Lane Cove National Park,
- Demonstrate effective future provision, conservation, planning and development of facilities and services within the Park,

- Guide Council over the next 20 years on how the Park and the facilities and infrastructure will be improved and renovated with new facilities and uses introduced to provide a safe Park for the local community and visitors to Ryde to enjoy.
- Identify stages for implementation to allow for future inclusion in the Council's Delivery Plan.

This Masterplan will provide Council with the design guidelines and objectives for the future of the Park that incorporates the site's surrounding context, improves the sporting, recreation and ecological functions of the Park maximising it's potential for the local and broader community.



"An inclusive, activated sports destination for the Ryde community that takes advantage of it's natural surrounds."



An Inclusive Destination



Multi Sports Destination



Provide 'Connection to Country'



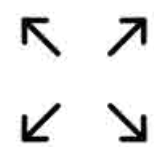
Improve Connections and Safety



Enhance the Natural Setting



Environmental Sustainability



Maximise the Site's Potential



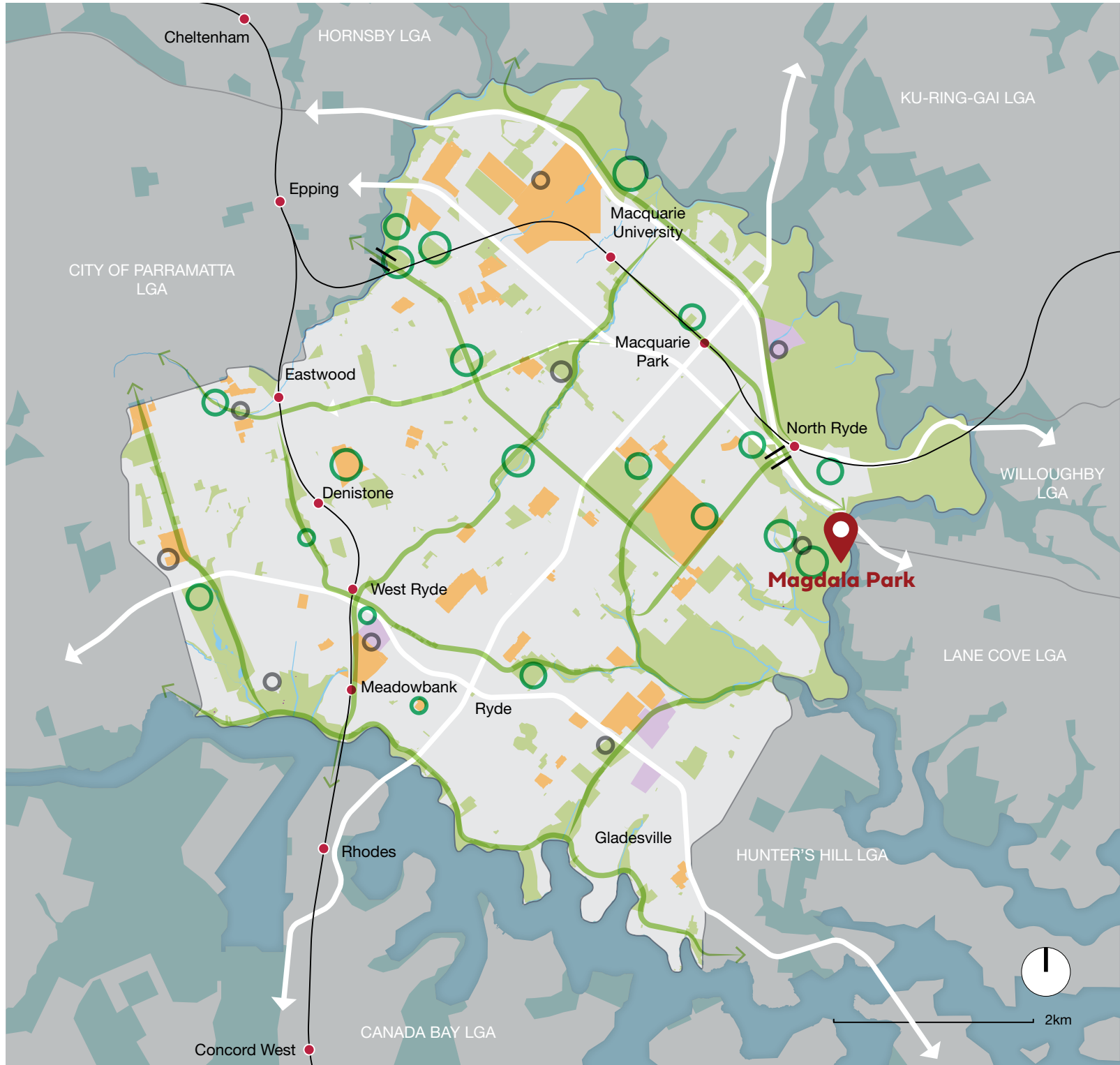
Offer Passive Recreation



Identity and Sense of Place

1.3 City of Ryde Community Context + Key Facts

- Third** oldest settlement in Sydney
- 116,302** residents in 2016
- 160,000** residents in 2031 = 38% increase
- 17,000** new dwellings by 2031
- 200ha** of natural areas
- 60** playing fields
- 50%** of City of Ryde's population were born overseas (2016)
- 42%** speak a language other than English at home
- 70%** of trips made by car



KEY

- | | | | |
|-------------------|------------------------|---|--|
| ● Railway station | ■ Green space | ■ Local industrial area | ○ Investigate new / expanded indoor recreation opportunity |
| — Railway line | ■ Education / hospital | ○ Investigate new / expanded public recreation & open space opportunity | — Investigate open space link |
| — Main road | | — Potential new bridge for cyclists / pedestrians | |

Existing City of Ryde Structure Plan

Source: Existing Structure Plan. Planning Ryde, Local Strategic Planning Statement (2020)

1.4 Key Challenges for City of Ryde Council

- + Ensuring park design and planting strategies draw on local landscape character
- + Adapting to the stresses of climate change on open space
- + Balancing structured and unstructured recreation facilities and spaces
- + Providing 1,500m² of open space within a safe and direct walking distance from every residence – 200 metres for high-density areas and 400 metres for low/medium-density areas
- + Optimising access to open space and recreation facilities by walking and cycling
- + Conserving and enhancing native flora, fauna and habitats
- + Providing natural connections across the City of Ryde, linking with other adjoining local Council areas

Source: Planning Ryde, Local Strategic Planning Statement (2020)



City of Ryde Open Space Structure Plan

Source: Integrated Open Space Plan (2012)

1.5 Sports and Recreation Strategy

Goal 1 - To Make the Most of What We Have

Goal 2 - Equitable Access for All

Goal 3 - We understand and response to the needs of our Diverse Community

Goal 4 - Our Facilities are fit for purpose

Goal 5 - We provide inclusive and accessible sport and recreation

Goal 6 - Our community will be aware of our facilities and programs

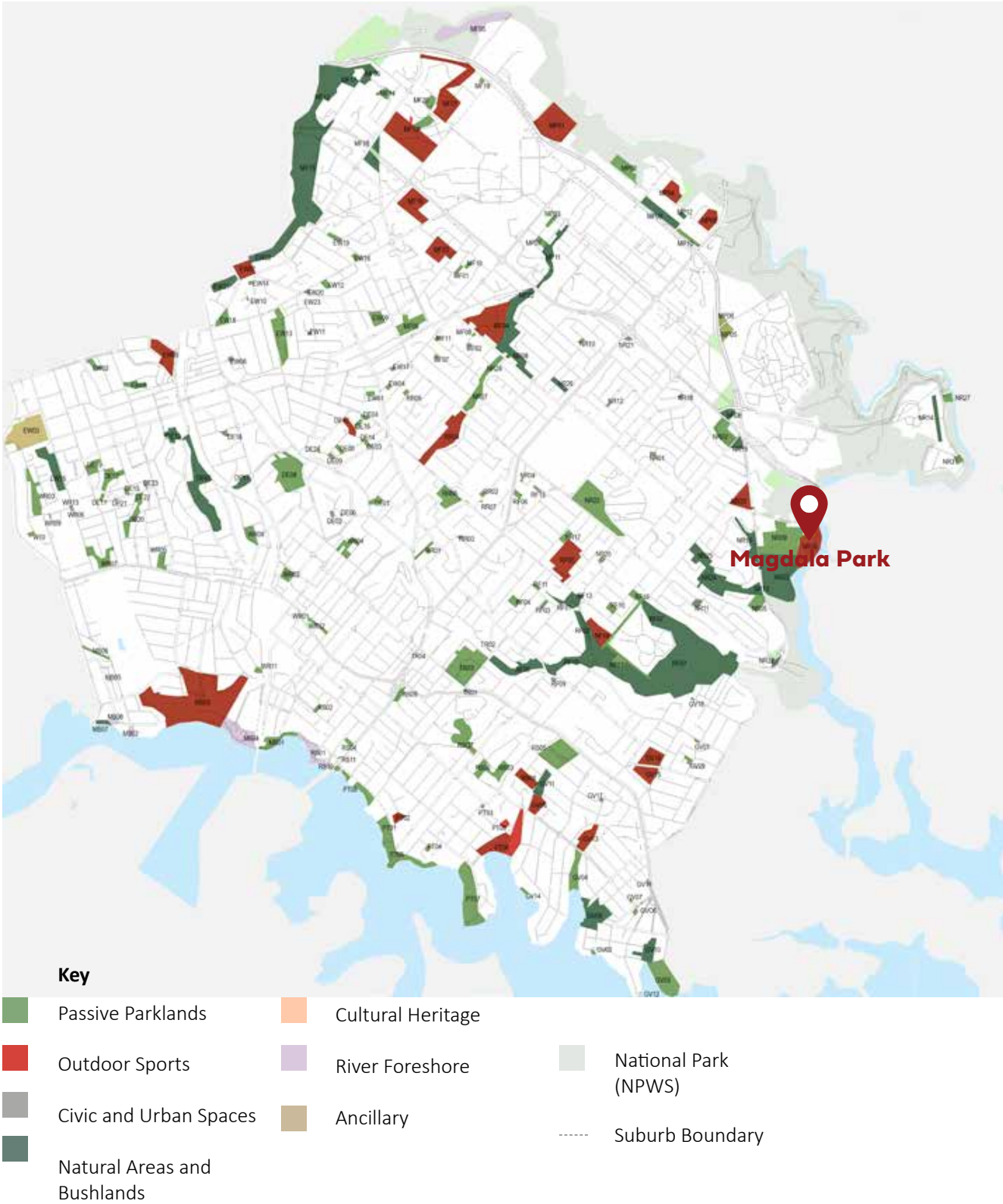
Goal 7 - Sustainable management of facilities and Sport

Magdala Park: 27 hours of use per week in Winter

City of Ryde Recreation Assets		Quantity
Soccer Pitches (Senior)		37
Soccer Pitches (Junior / Mini)		9
Baseball (Senior)		6
Baseball (Junior)		8

Recreation Asset	Participation Rates	2016	2021	2031
Baseball	0.4%	460	489	542
Running	9.1%	10,465	11,134	12,331
Soccer	6.5%	7,475	7,953	8,808
Walking (bush)	4.8%	5,520	5,873	6,504

Source: City of Ryde Sports and Recreations Strategy (2017)



Open Space Setting

Source: Integrated Open Space Plan (2012)

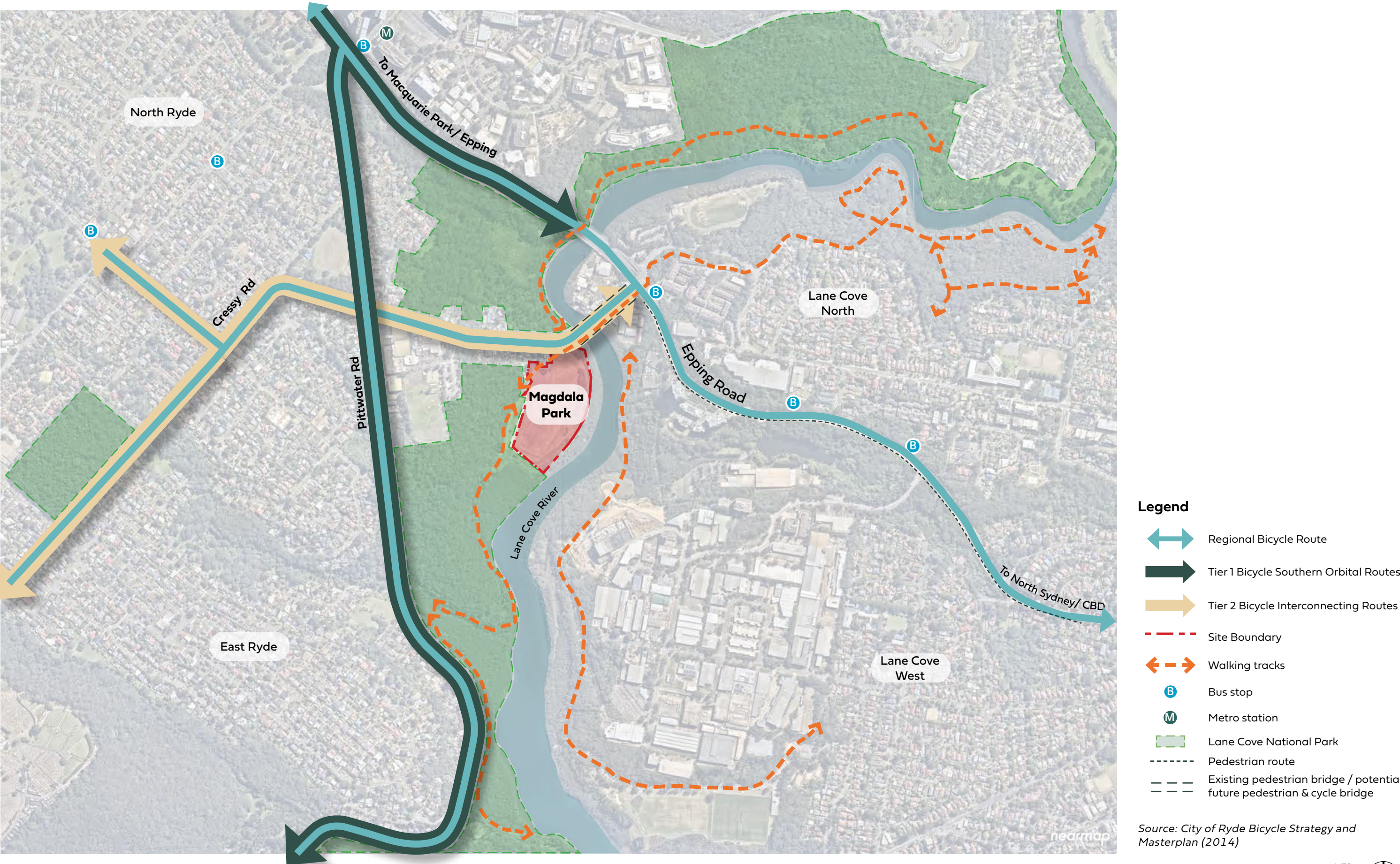
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SITE ANALYSIS

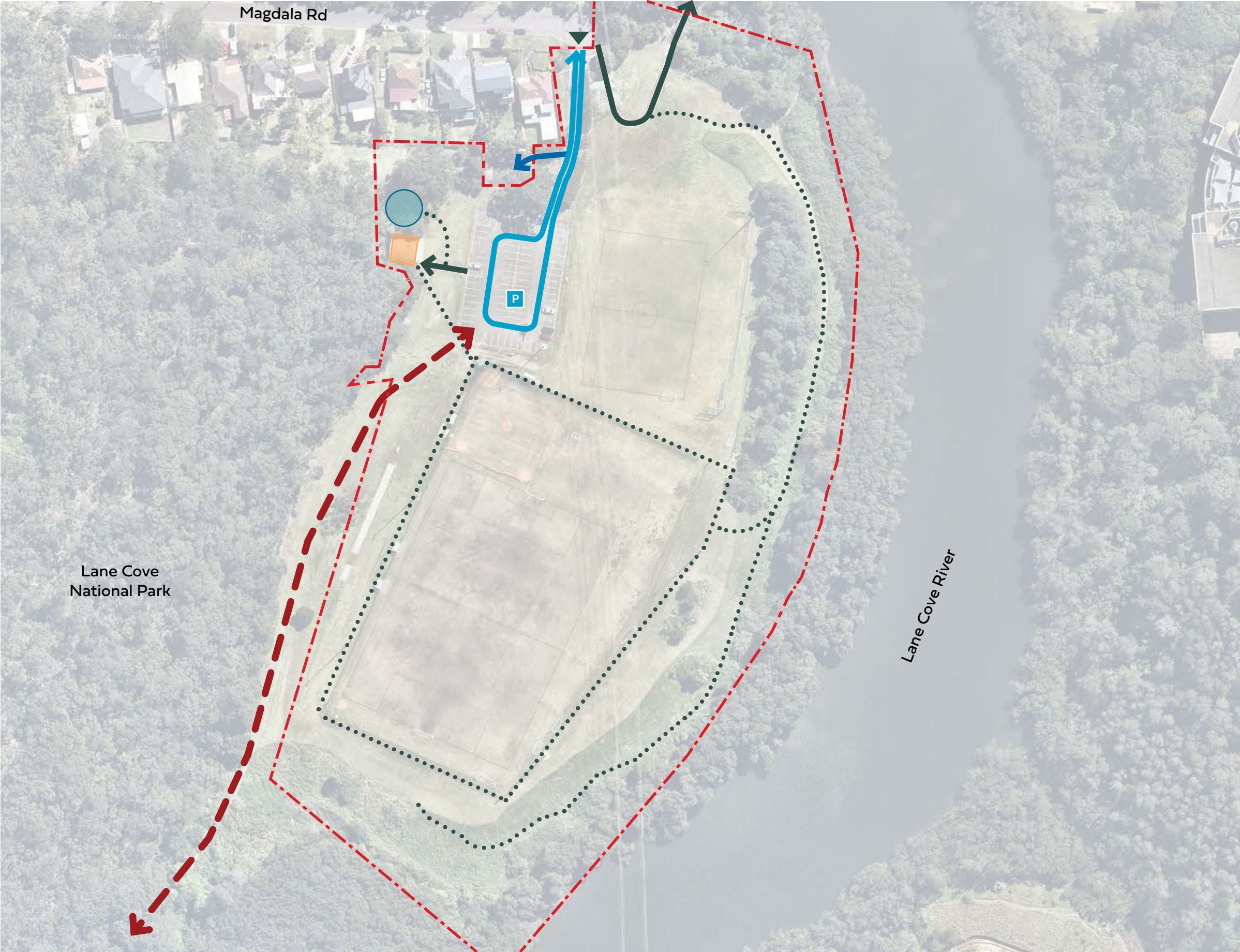
2.1 Site Context



2.2 Site Context - Transport + Connections

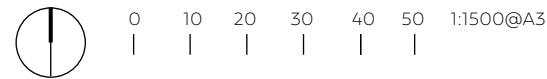


2.3 Existing Circulation + Access



Legend

- ▼ Entry
- ➡ Primary Pedestrian Circulation (Existing pedestrian path from Magdala Rd via pedestrian bridge over Lane Cove River to Epping Rd)
- Secondary Pedestrian Circulation (informal track)
- .-.- Site Boundary
- ↔ Great North Walk route (informal track)
- ➡ Vehicular Movement
- ➡ Sydney Water Vehicle Access
- P Car Park
- Playground
- Amenities Building



2.4 Current Layout + Uses



Legend

- Site Boundary
- Soccer (Senior and Junior)
- Baseball (Senior and Junior)
- Sports Field Lighting Pole Location
- Playground
- Car Park
- Amenities Building
- Sydney Water
- Great North Walk Track
- Overhead Power Lines
- Power Stanchion

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2.5 Existing Site



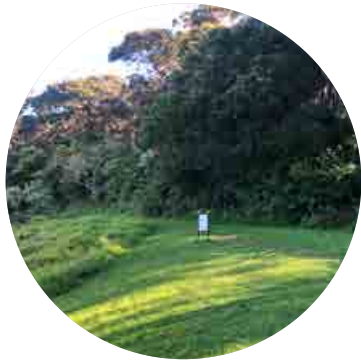
Existing playground



Existing amenities building



Existing car park



Connection to Lane Cove National Park



Pedestrian site entry



Junior sports field



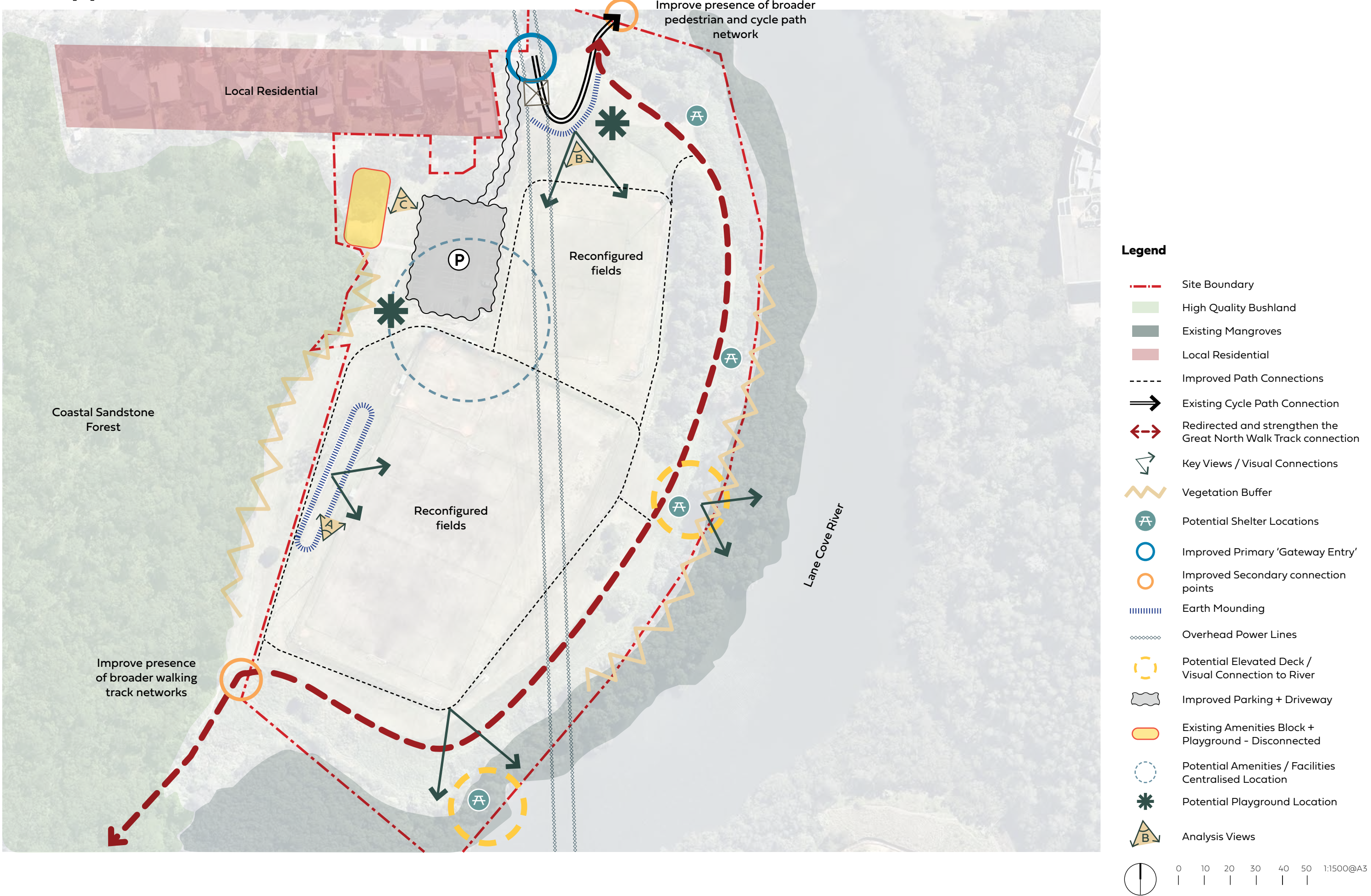
Mangrove edge



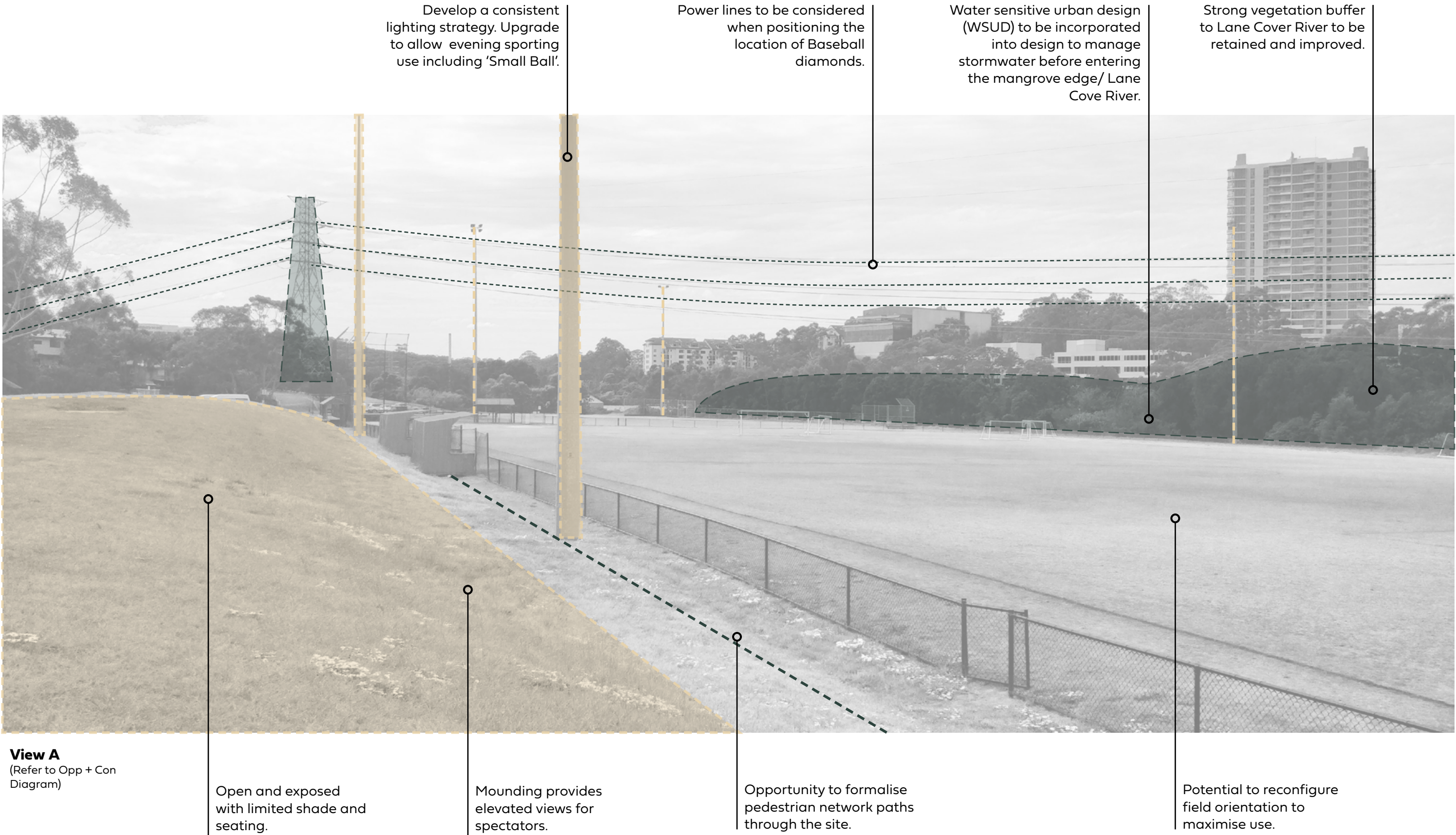
Senior sports field



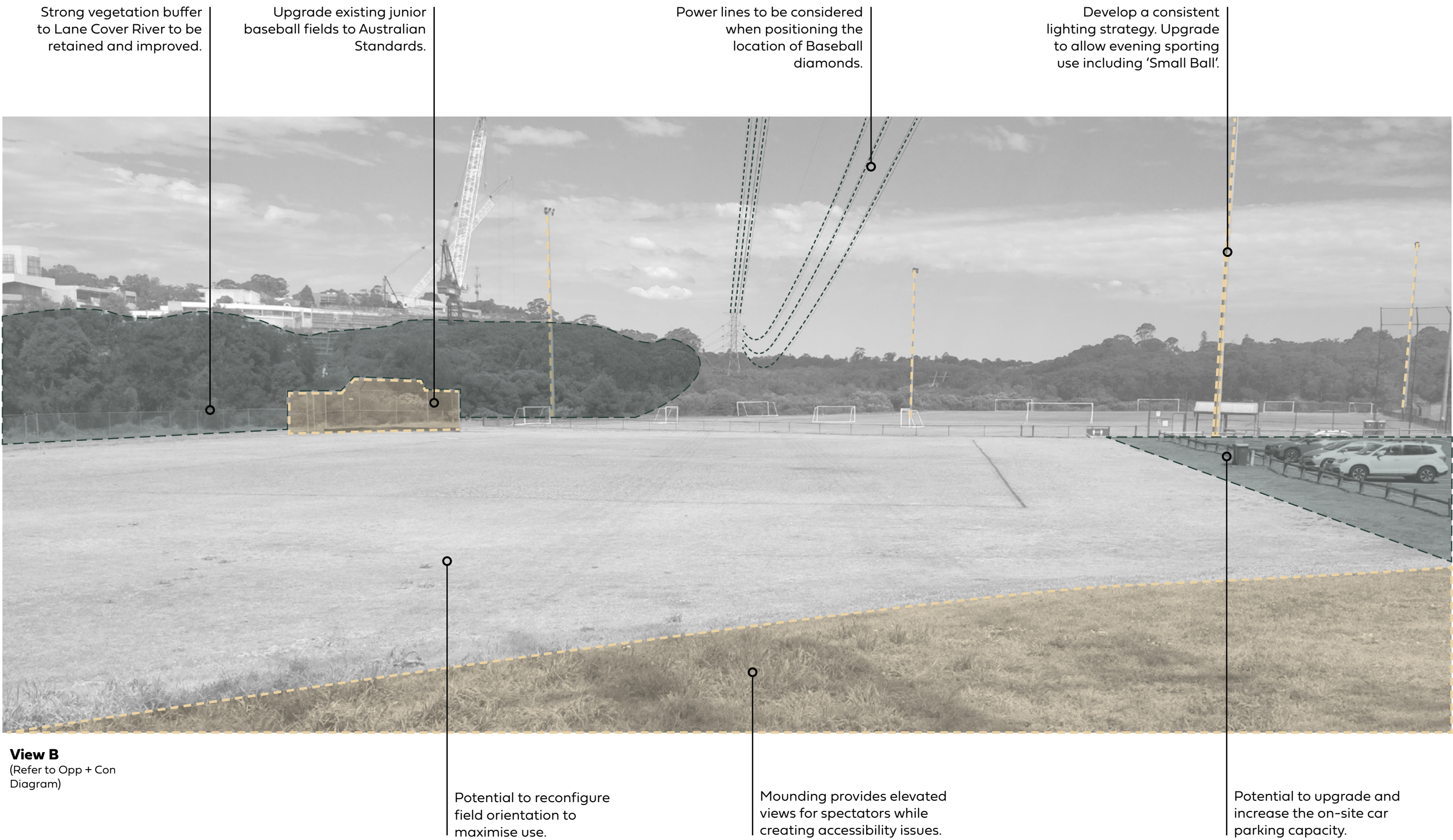
2.6 Opportunities + Constraints



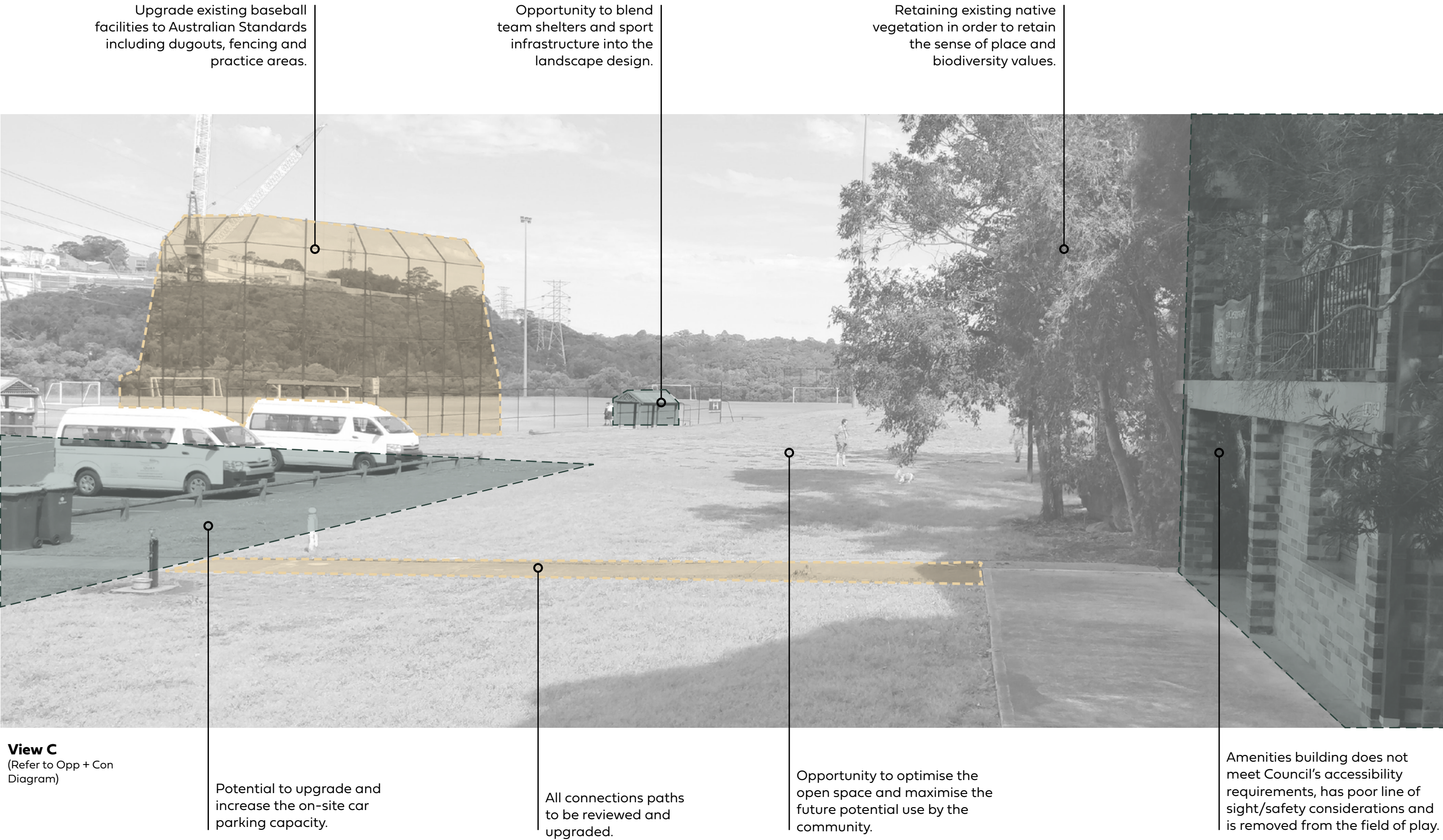
2.7 Analysis Overlay Image



2.7 Analysis Overlay Image



2.7 Analysis Overlay Image



2.8 Selection of Community Feedback





3.0

MASTERPLAN

3.1 Overall Masterplan

The Magdala Park Masterplan has been designed to maximise the site’s recreational potential, both active and passive. Taking into account the site’s unique location, community feedback and natural surroundings, the Masterplan design aims to cater for a wide range of users.

Magdala Park will become a sporting hub for the local and broader community with the inclusion of 1x primary baseball field, 4x secondary baseball fields, batting cages + pitching den, 2x senior soccer fields, 1x small soccer field, new amenities building and spectator seating. This will be accompanied by an enlarged car park, new ‘nature-based’ playground, formalised path networks (including the Great North Walk route), picnic shelters and native vegetation that ties into the local environment.

The Masterplan has been designed to provide a safe, inclusive and activated space for the enjoyment of the local community and visitors. The site provides flexibility for unstructured recreation as well as allowances for formal sport.

Due to the site’s location bound by National Park and the Lane Cove River, the site has the ability to operate in the evening without severely disturbing local residents. This means the lighting levels required for evening baseball use can be accommodated (subject to future lighting report at a later stage).

Furthermore, in order to accommodate the increase sporting use and field layout, retaining along the eastern boundary will be required before sloping away to the Lane Cove River. To counteract the impact of field water run off, bio-buffer planting has been introduced to help manage stormwater before running into the mangrove edge / river.

Not only has the user experience for players been elevated but spectators, walkers, joggers and passive users as well. This has been designed through a new arrival experience off Magdala Road, improved traffic flow through the car park, improved connections to the wider path network, a sense of arrival through the new amenities building, viewing decks overlooking the adjacent mangroves, new BBQ and picnic facilities as well a dedicated perimeter track that ties into the Great North Walk.

Overall, this Masterplan has been developed with future longevity in mind, maximising the site’s recreational use, while catering for a wide range of local community users and visitors.



3.2 Magdala Park North



Legend

- 1B

Primary football field B (56x100m) with 3m run off
- 2

Secondary football field (50x70m) with 3m run off
- 3

Primary baseball with permanent dirt pitching mound and bases (100m home run arc)
- 4

Secondary baseball field (60m home run arc)
- 5

Proposed amenities building (anticipated size 225m2). Designed to include 4 x changerooms, umpire room, canteen and public toilets. Meeting room to be included subject to investigation and discussions with user groups. Large awning over the building + forecourt area (anticipated 85m2 of covered social space)
- 6

Entry forecourt area with stone paving
- 7

Enlarged car park from 71 to 118 spaces
- 8

Accessible path network
- 9

'Nature-based' local playground with climber, swings and rocker. Shade provided by spreading tree canopy
- 10

Great North Walk track
- 11

Terraced spectator seating
- 12

2x Batting practice cages with short pile synthetic grass surface
- 13

1x Bullpen for pitching practice with short pile synthetic grass surface and storage cage
- 14

Baseball dugout - lightweight fenced structure with roof, seating and scoring facilities
- 15

Proposed picnic shelters
- 16

Feature viewing deck cantilevered over planting. Fibre Reinforced Plastic (FRP) with balustrade.
- 17

Native Bio-buffer planting to help manage stormwater before running into the mangrove edge / Lane Cove River
- 18

Mass planted areas with large trees
- 19

Retaining to sports field edge
- 20

New tree lined entrance path with widened vehicle access
- 21

Upgraded park entry with signage, planting and paths
- 22

Sports field lighting
- 23

Bicycle parking
- 24

Filtered water station
- 25

Maintenance access ramp
- 26

Access path, kayak ramp and basic kayak storage rack subject to environmental impact assessment. Levels and path layout subject to detailed design development.
- 27

5mins parking bay for kayak loading/unloading subject to traffic assessment



3.3 Magdala Park South



Legend

- 1A Primary soccer field A (64x105m) with 3m run off
- 1B Primary soccer field B (56x100m) with 3m run off
- 2 Soccer technical area / coaches box
- 3 Primary baseball field with permanent dirt pitching mound and bases (100m home run arc)
- 4 Secondary baseball field (60m home run arc)
- 5 Accessible path network
- 6 Great North Walk track
- 7 Spectator seating
- 8 Baseball dugout - lightweight fenced structure with roof, seating and scoring facilities
- 9 Feature viewing deck cantilevered over planting. Fibre Reinforced Plastic (FRP) with balustrade.
- 10 Native Bio-buffer riparian planting to help manage stormwater before running into the mangrove edge / Lane Cove River
- 11 Existing mounding along perimeter to be flattened allowing for soccer pitch
- 12 Retaining to sports field edge
- 13 Sports field lighting
- 14 Protected mangroves along Lane Cove River
- 15 Low retaining/seating wall to maintain mound levels



3.4 Perspective Views



Looking south from car park edge

3.4 Perspective Views



Looking west from viewing deck

3.5 Design + Activation Strategy

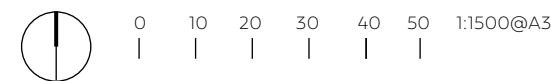


Design Principles

- Enhance park arrival experience with proposed car park enhancements and feature entry statements such as new amenities building and pedestrian forecourt.
- Provide spaces for gathering and spectating.
- Create a safe environment for families to utilise play equipment with shelters and kick-about spaces adjacent.
- Introduce a series of accessible paths to ensure equal access to all main park elements.
- Provide a variety of open spaces which facilitate sport throughout the seasons and also passive recreation during off peak times.
- Connect Magdala Park with the wider active transport and pedestrian networks (i.e Great North Walk, cycle paths etc).
- Passive water management strategies such as bio-swales and dry creek beds to mitigate pollutants entering the river.

Legend

- Site Boundary
- Car Park Arrival
- Community Facilities
- Entry Forecourt
- Passive Turf Area
- Active Sport Field
- Training/Warm-up areas
- Spectator Seating
- Bush Walking Tracks



3.6 Circulation Strategy

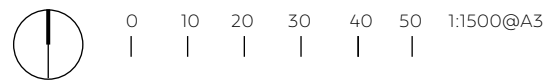


Design Principles

- Connect Magdala Park with the wider active transport and pedestrian networks (i.e Great North Walk, cycle paths etc).
- Provide a recognisable hierarchy of paths to help navigation and wayfinding throughout the park.
- Ensure equal access is achieved to all major site interventions.
- Level or accessible access to playing fields.
- Improved arrival experience with high quality paving finishes, open sight lines and direct routes to key site locations.
- One way car park circulation to reduce congestion at peak times.
- Sufficient access for Council maintenance + emergency vehicles to all necessary areas of the park. Vehicle access between northern and southern fields located adjacent bullpen.

Legend

- Site Boundary
- Existing Cycle Path Connection
- Pedestrian Circulation
- Vehicular Circulation
- ↔ Key Views / Visual Connections
- Path access to fields
- ~ Vegetation Buffer
- Improved Primary 'Gateway Entry'
- Improved Secondary connection points



3.7 Lighting Strategy

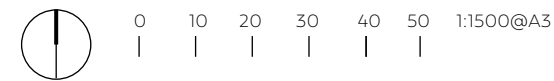


Design Principles

- Relocate and upgrade field lighting to avoid clashes with proposed layout and level changes.
- Create a safe pedestrian experience at night with a series of lighting interventions on all key path networks in conjunction with Council's Park Lighting Policy.
- Incorporate lighting into walls, buildings and paving where appropriate to reduce additional clutter withing the landscape.

Legend

- Site Boundary
- X Existing Sports Field Lighting Pole to be removed
- Indicative Sports Field Light Pole Location (subject to future lighting report)
- Inground Lighting
- Pole Top Light, 5m High
- Post Lighting
- ◐ Wall Lighting
- Sports Fields to be lit to Australian Sports Fields Standards



3.8 Signage and Wayfinding Strategy



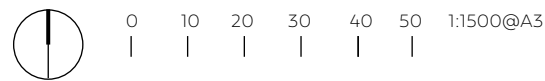
Design Principles

- Identifying key architectural and natural features, as well as points of interest, decision points, and service only zones that will be incorporated into a landmark hierarchy framework.
- Creation of a place naming strategy based on the surrounding and on site structures and landmarks.
- Collate an understanding of user and visitor journeys with particular focus on their mode of transport and their specific needs within the space.
- Mapping the common and necessary links that will occur across the site ensuring logical and timely information is provided at decision points physical route between the points.
- Developing a suite of appropriate and informative wayfinding interventions that work in harmony with the park environment.
- Council to liaise with Crown Lands – NSW Department of Planning, Industry and Environment to ensure consistency between Park and Great North Walk wayfinding signage.

Legend

- Site Boundary
- Entry Signage (Vehicular)
- Identity Signage
- Primary Signage (Map based Pedestrian)
- Secondary Signage (Directional/Post)

Refer to 3.13 Landscape Character Images for precedent images.



3.9 Climate Change and Resilience Planning

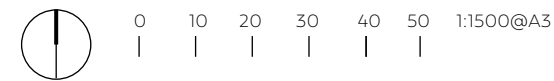


Design Principles

- Human induced climate change will continue to cause increased impacts on both our natural and man-made environments. Events such as extreme rainfall, storms and floods, coupled with long term sea level rise will have impacts on our urban infrastructure, including parks, into the future. Council recognise these facts and have implemented the *Ryde Resilience Plan 2030*.
- This Masterplan considers the Park’s long term future and sustainability, aiming to mitigate environmental damage while adding to the vital urban ecosystem and biodiversity.
- Magdala Park is in a fortunate position that the current field levels are approx. 11 metres above the adjacent Lane Cove River and sea level rise impact will be slight. However, climate change resilience analysis has been undertaken to understand how the Park will accommodate projected sea level change. As verified by *NSW Government Coastal Planning Guidelines (2010)* a level rise benchmark figure of 40cm by 2050 and 0.9m by 2100 has been adopted.
- The Masterplan has taken into consideration the Bush Fire Prone Vegetation Buffer (refer to Appendix 4.8). Construction and materiality of the amenities building to be further considered during detailed design and Development Application process.

Legend

- Site Boundary
- Current Sea Level
- 2100 Projected Sea Level
- Stormwater flows
- ◇◇◇ Bio-buffer planting



3.10 Canopy Cover Calculations



Existing



Proposed

Design Principles

- Plant large native canopy trees throughout the Park to provide shade and amenity for users.
- Plant large trees in / adjacent the carpark to reduce heat and provide shade.
- Retain and protect existing significant trees.
- Protect the mangroves along the Lane Cove River, including installing a bio-buffer along the western edge to capture nutrient run-off from sports fields.
- On the southern side of the Park and adjacent the National Park, planting density will be increased with new trees as this area is degraded.
- A variety of plant types, species and sizes are proposed to strengthen the biodiversity of the site and provide habitat for local fauna. This also includes mid-storey and under-storey plants.

Approximate Canopy Calculations

- Existing: **16.1%** of overall site
- Proposed: **33.2%** of overall site

Legend

- Site Boundary
- Tree Canopy Cover

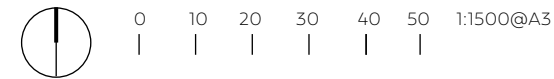


3.11 Planting Strategy



Legend

- Site Boundary
- Existing Bush/Mangroves
- Feature Trees
- Revegetation Trees
- Shade Trees
- WSUD Planting
- Plaza Feature Planting
- Native Mixes
- Riparian Zone



3.12 Planting Palette

Indicative Planting Palette



Flindersia australis



Melaleuca quinquenervia



Angophra hispida



Banksia 'Birthday Candles'



Anigozanthos 'Yellow Gem'



Lomandra fluviatilis



Westringia fruticosa 'Flat'n'Fruity'



Doryanthes excelsa



Goodenia ovata



Ozothamnus turbinatus



Chrysocephalum apicalitum



Eremophila debilis



Syzygium australe



Correa 'Dusky Bells'



Correa 'Dusky Bells'



Liriope muscari 'isabella'



Myoporum parvifolium

Planting Character



Playground planting



WSUD planting



Amenities Building forecourt



Buffer planting



Avenue planting towards amenities building



Planting adjacent shelters

3.13 Landscape Character Images

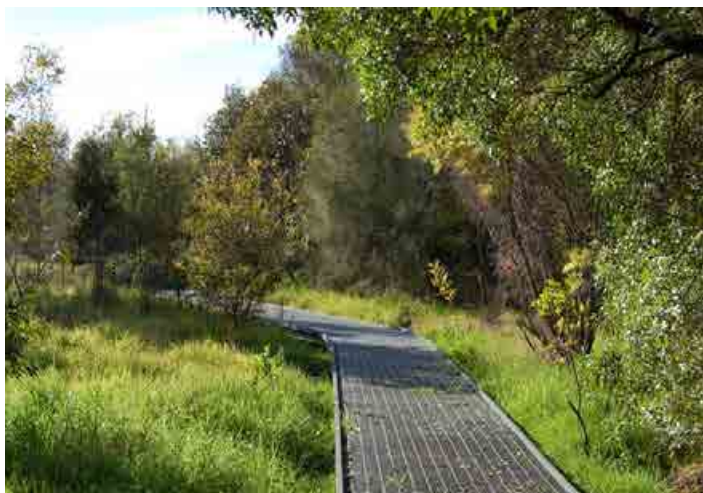
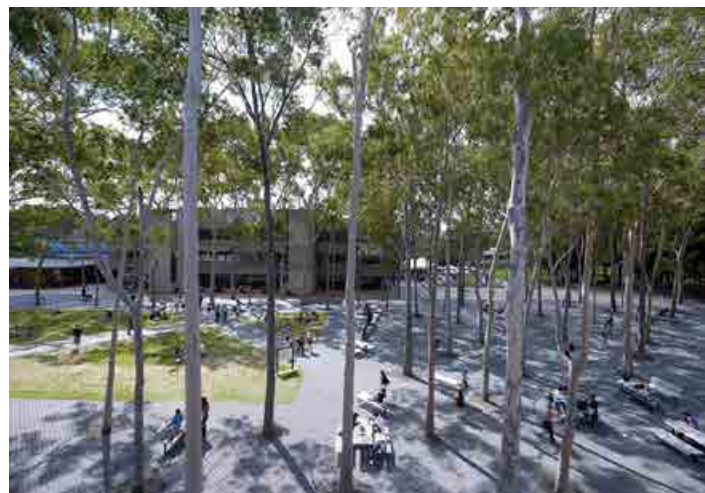
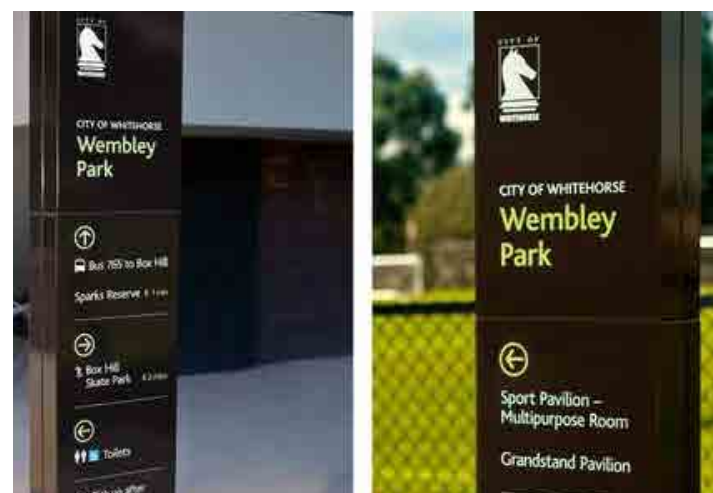
Materials



Furniture



Wayfinding and signage



3.14 Staging Strategy



- Legend**
- Site Boundary
 - Stage 1 - All field works, southern & eastern vegetation/pathway improvements, baseball infrastructure.
 - Stage 2 - Amenities
 - Stage 3 - Car park
 - Stage 4 - Playground

3.15 Site Elevation - AA

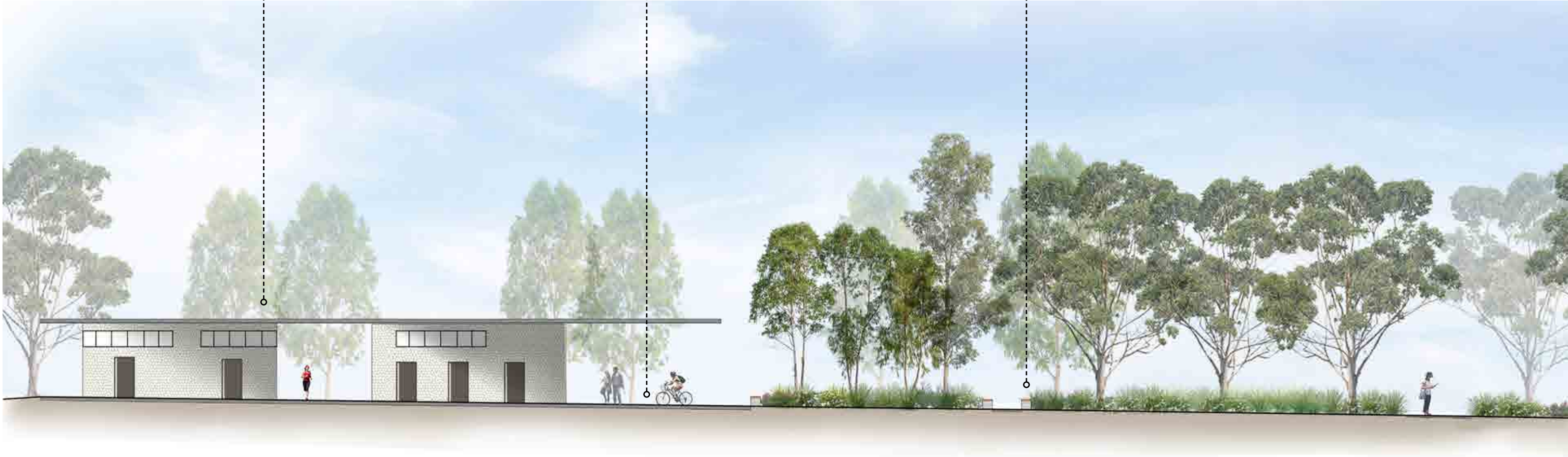
Amenities building blocks



Open Plaza



Concrete seating



AMENITIES BUILDINGS + OPEN PLAZA

ENTRY FORECOURT + NATIVE VEGETATION

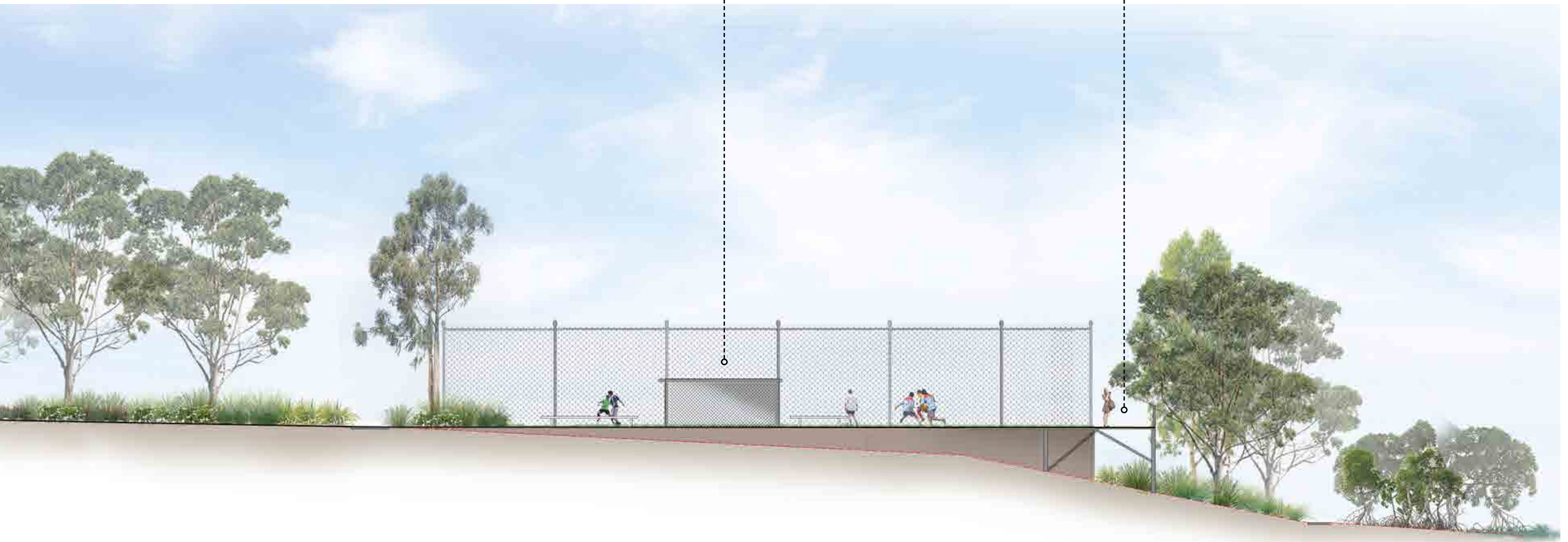
Baseball field



FRP viewing Platform



Key Plan



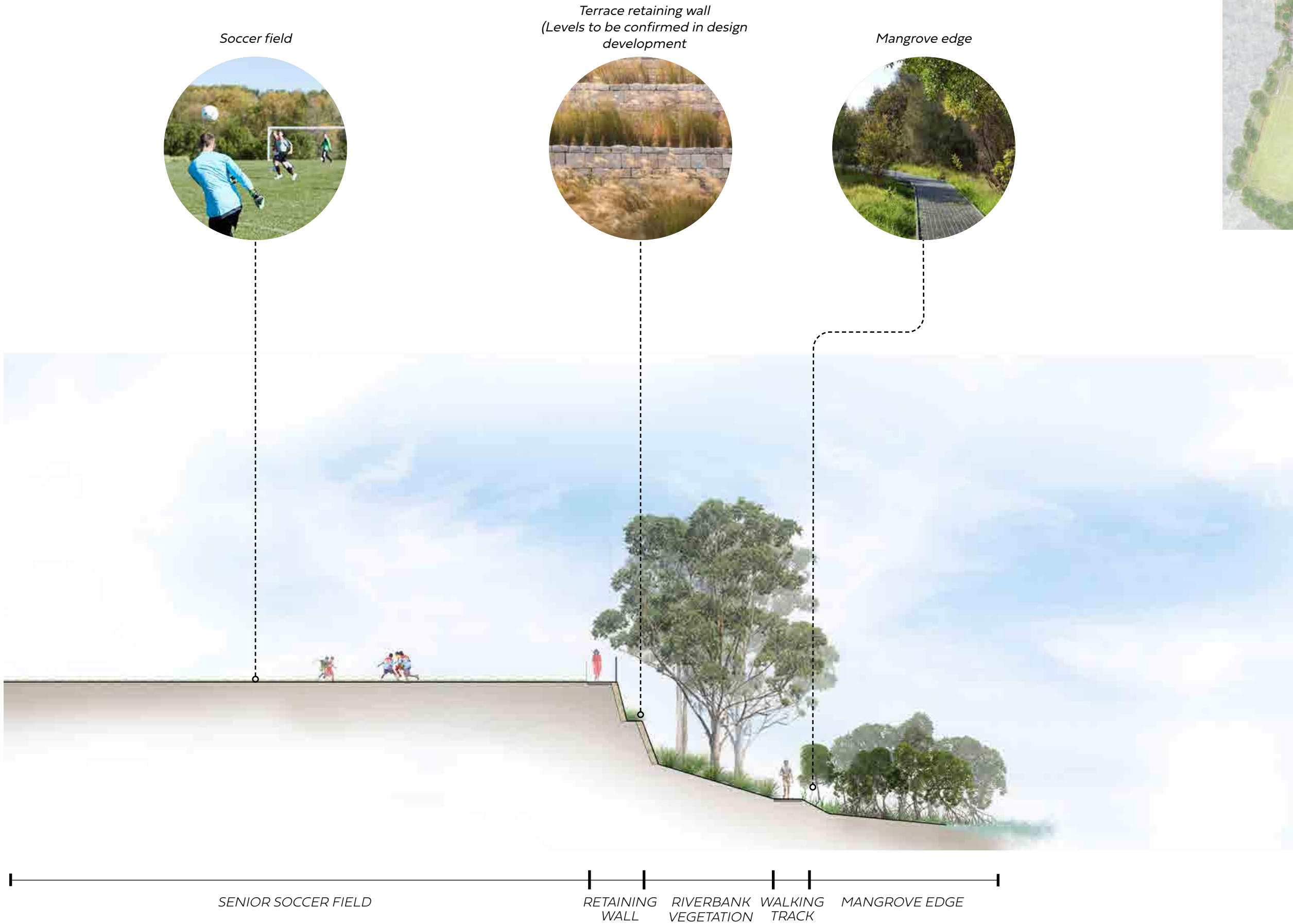
JUNIOR BASEBALL FIELD + DUGOUT

FRP VIEWING
PLATFORM

RIVERBANK
VEGETATION

MANGROVE WALK

3.16 Site Elevation - BB



3.17 Site Elevation - CC

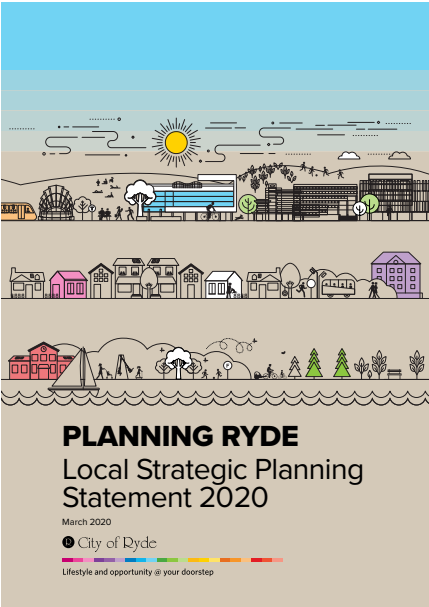


Key Plan

4.0

APPENDICES

4.1 Strategic Documents



- + Greater Sydney Commission Greater Sydney Regional Plan – A Metropolis of Three Cities (2018)
- + Greater Sydney Commission Our Greater Sydney 2056 North District Plan (2018)
- + City of Ryde Planning Ryde Local Strategic Planning Statement (2020)
- + Ryde Local Environmental Plan (2014)
- + City of Ryde 2028 Community Strategic Plan (2018)
- + City of Ryde Integrated Open Space Plan (IOSP, 2012)
- + City of Ryde Sport and Recreation Strategy 2016 - 2026 (2017)
- + City of Ryde Synthetic Surface Action Plan 2016 – 2026 (2017)
- + City of Ryde Children’s Play Implementation Plan (2013) and Update (2019)
- + City of Ryde Biodiversity Plan (2016)
- + City of Ryde Bicycle Strategy and Masterplan (2014)
- + City of Ryde Generic Plan of Management - Sports Grounds (2020)
- + City of Ryde Generic Plan of Management - Parks and General Community Use (2020)
- + City of Ryde Draft Generic Plan of Management – Natural Areas (under development)
- + City of Ryde Generic Plan of Management for Sportsground, Parks, Natural Areas, General Community Use (2001)
- + Lane Cove National Park Plan of Management (2016)
- + City of Ryde Draft Resilience Plan 2030 (under development)
- + City of Ryde Disability Inclusion Action Plan (2017)
- + NSW Government Department of Primary Industries Office of Water, Guidelines for riparian corridors on waterfront land (2012)
- + Lane Cove River Coastal Management Plan
- + Parramatta River Masterplan – Duba, Budu, Barra (2019)
- + Football NSW Field Markings and Equipment.
- + Baseball Australia Club Facility Resource Guide
- + Relevant stormwater, drainage and flood surveys, mapping and modelling as supplied by Council.

4.2 Precedent Scale Comparison



Magdala Park, North Ryde

- + 1x Senior soccer field
- + 1x Junior/mini soccer field
- + 2x Senior/Intermediate baseball diamonds
- + 2x Junior baseball diamonds



Bill Mitchell Park, Tennyson Point

- + 1x Senior soccer field
- + 1x Junior/ mini soccer field
- + 2x Cricket fields



ELS Hall Park, Marsfield

- + 2x Senior soccer fields
- + 1x Senior baseball diamond
- + 1x Junior baseball diamond
- + 1x Rugby oval
- + 2x AFL Junior ovals
- + 2x Cricket fields



Westminster Park, Gladesville

- + 1x Senior baseball diamond
- + 1x Senior soccer field
- + 1x Cricket field

4.2 Precedent Scale Comparison



Greenway Park, Cherrybrook

- + 2x Senior baseball diamonds
- + 2x Junior baseball diamonds
- + 1x Cricket fields



Rowland Park, Daceyville

- + 3x Senior soccer fields
- + 3 x Junior/ mini soccer field
- + 1x Cricket fields



Grantham Reserve, Blacktown

- + 1x Senior baseball diamond
- + 1x Junior baseball diamond
- + 2x Rugby fields

4.3 Site History

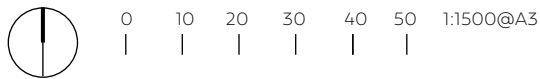


Source: SIX Maps NSW

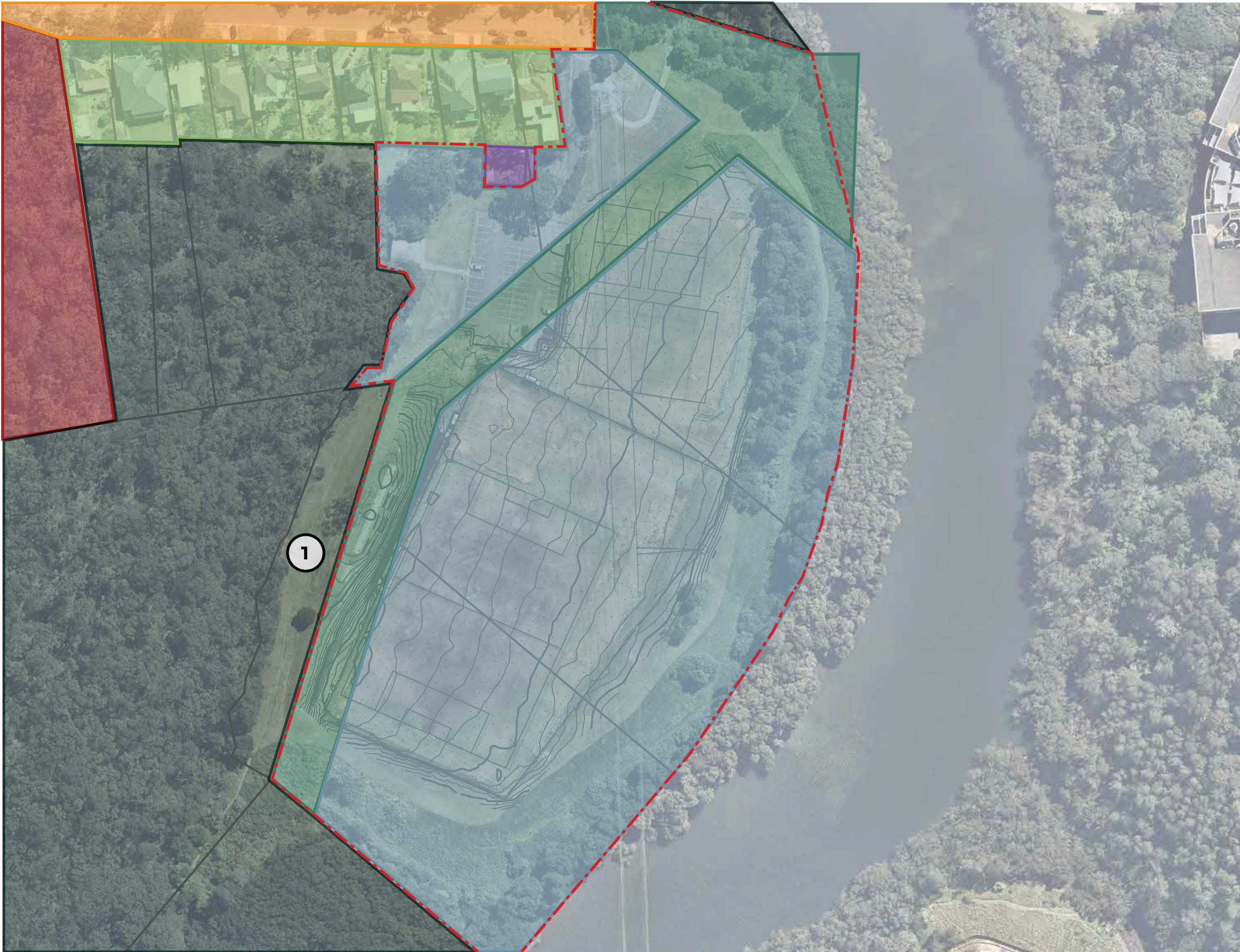
Source: City of Ryde Library Services

Timeline

- + 1804 - Establishment of Field of Mars Common to assist with breeding stock owned by the early settlers
- + 1874 - Resumption of the Field of Mars Common
- + 1958 - Transferred to the Municipality of Ryde
- + 1959-1970 - Use as a sanitary depot for the disposal of garbage
- + 1980 - Road closure gazetted
- + 1981 - Construction of sports fields
- + 1985 - Construction of amenities block completed
- + 1996 - Baseball diamond was cleared
- + 1999 - Field levelled and graded
- + 2009 - Mini field graded

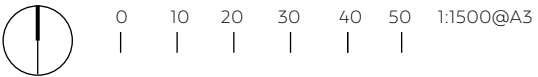


4.4 Zoning / Land Ownership Plan



Legend

- City of Ryde community land
- National Parks Wildlife Service
- City of Ryde - Road Reserve
- Sydney Water
- Private Residential
- North Ryde RSL
- Closed Road
- 1 Note: Area along western boundary owned by NPWS. However, section of parkland is currently maintained by City of Ryde.



4.5 Vegetation Communities



Legend

- Estuarine Mangrove Forest
- Urban Native and Exotic Cover
- Coastal Sandstone Gully Forest
- Coastal Enriched Sandstone Dry Forest
- Coastal Shale - Sandstone Forest



4.6 Biodiversity Values Map



Legend


 Biodiversity Values





4.7 SEPP Coastal Management



Legend

 Coastal Wetlands

 Coastal Wetland Proximity Area

 0 10 20 30 40 50 1:1500@A3

4.8 Bush Fire Mapping



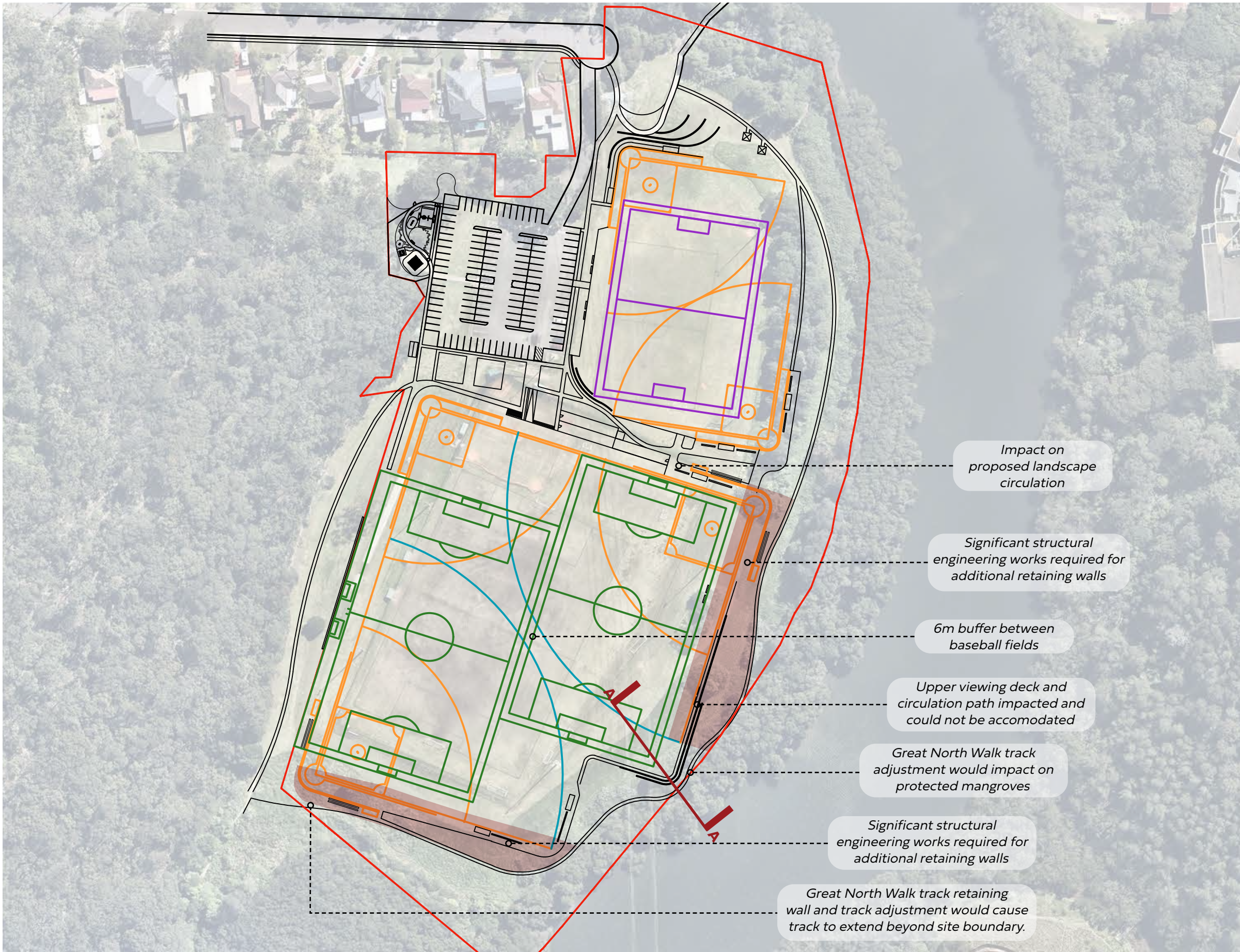
Legend

Vegetation Category 1

Bush Fire Prone Vegetation (BFPV) Buffer

0 10 20 30 40 50 1:1500@A3

4.9 Senior Baseball Field Layout Alternative



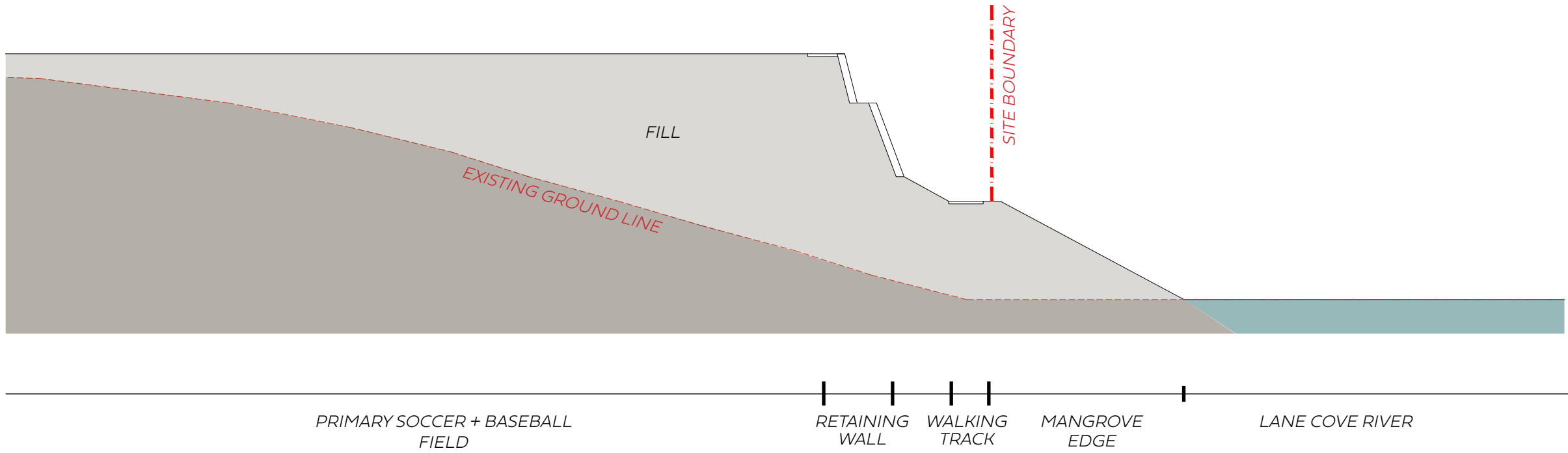
- Inclusions:**
- + 1x Primary A soccer (64x105m) with coaches boxes
 - + 1x Primary B soccer (56x100m)
 - + 1x Secondary soccer (50x70m)
 - + 2x Primary baseball (95m arc)
 - + 3x Secondary baseball (60m arc)
- Note:**
- 2 x Senior Baseball fields were investigated (95m arc) but not deemed feasible due to:
- Site/size constraints (topography)
 - Significant costs/engineering feasibility of retaining works
 - Disassociation of main field (southern field) from supporting infrastructure,
 - Not able to accommodate other masterplan elements eg. circulation paths (inc. Great North Walk) etc.
 - Impacts on protected mangrove
 - Reduces tree canopy and bio-buffer around the southern sports field

Legend

- Site Boundary
- Primary Soccer
- Secondary Soccer
- Primary Baseball
- Secondary Baseball
- Additional Retaining Required



4.10 Site Section AA - Senior Baseball Field Layout Alternative



4.11 Site Section BB - Kayak Ramp



Key Plan



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