MAJORS BAY RESERVE

FINAL CONCEPT PACKAGE

Prepared for Canada Bay Council

City of Canada Bay

MARCH 2022

place design group.

ACKNOWLEDGMENT OF COUNTRY

Place Design Group acknowledges the Wangal clan, one of the 29 tribes of the Eora nation and the traditional custodians of this land.

We pay respect to Elders past and present and extends this respect to all Aboriginal people living in or visiting the City of Canada Bay.

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CONTENTS

	#
1. RECREATION + OPEN SPACE PRINCIPLES	4
2. SITE ANALYSIS	6
3. OPPORTUNITY + CONSTRAINTS	22
4. FINAL CONCEPT DESIGN	29
5. PRECEDENT IMAGERY	31

1. RECREATION + OPEN SPACE PRINCIPLES

WHAT MAKES A SUCCESSFUL RECREATION/OPEN SPACE PRECINCT?

Recreation and open spaces must balance many competing objectives, consider many complex and varied unrelated uses, and perform as a complex system to be successful. The following principles outline key attributes for consideration in the master-planning of a successful community recreation and open space precinct:

ECOLOGICAL PERFORMANCE

The park should perform as a system to improve soil + water, to filter air, provide habitat and enhance biodiversity.

FIT FOR PURPOSE

The park should provide spaces which are considerate and function well for the proposed use. It should be tailored to respond to its users' needs.

VARIED SPACES + WAYFINDING

The park should offer a range of spaces to cater for the needs of a diverse range of age groups, cultures and genders. From informal and unstructured, to formal and programmed spaces. From small spaces providing refuge to larger spaces with expansive views over the landscape. Varying spaces/uses need to work together, have legibility and cohesiveness.

COMMUNITY IDENTITY

The Community should feel a sense of ownership of the park. The park's identity should represent the Community, resonate with the local character, while contributing to the community aspirations and evolving character of the local environment.

ACCESSIBILITY + CONNECTIVITY

Equitable access and inclusiveness is paramount to a successful open space. Universal design guidelines embrace the richness in uses. There should also be resolved and clear links between transport, active transport, facilities and services.

2. SITE ANALYSIS

COMMUNITY CONTEXT

As per Local Strategic Planning Statement: City of Canada Bay 2020

SPORTS + PLAYGROUNDS

142 recreation spaces.
150+ parks.
20 off-leash dog areas.
45 playgrounds.
40 sporting fields.
2 swimming centres.

Source: LSP, City of Canada Bay 2020

POPULATION

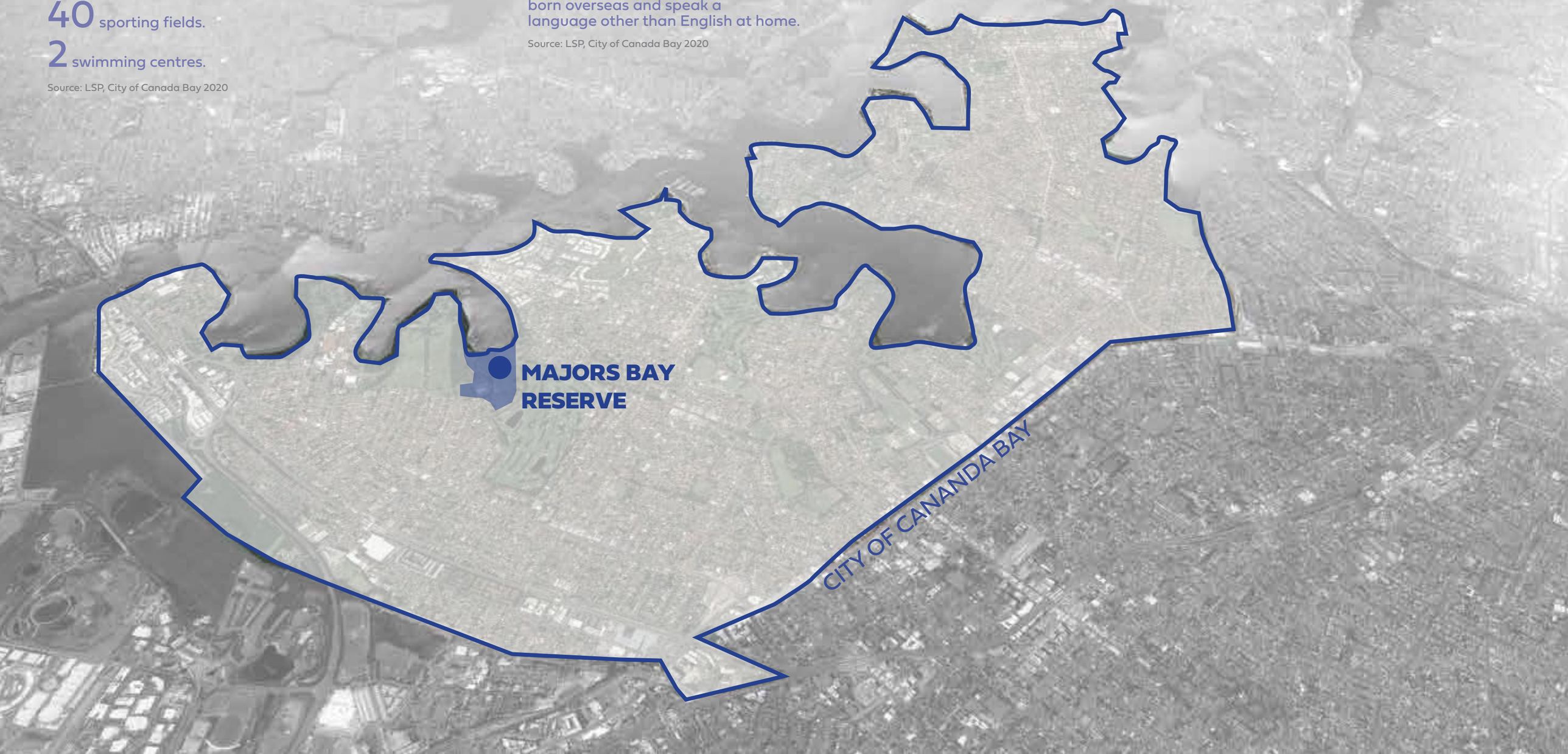
88,015 in 2016.
120,000 by 2036.
20% households with children.
40.8% born overseas and speak a language other than English at home.

Source: LSP, City of Canada Bay 2020

OPEN SPACE + VEGETATION

348 ha of open space - LSP
18.2% tree canopy cover.
36 kms of foreshore along the Parramatta River.

Source: LSP, City of Canada Bay 2020



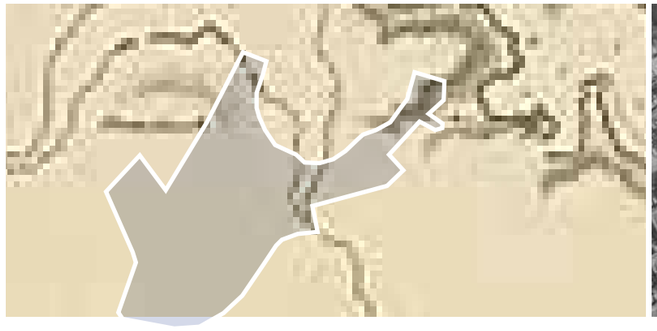
HISTORICAL EVOLUTION

This page illustrates the changes to Majors Bay over time.

For thousands of years prior to European settlement, the area was inhabited by the Wangal Peoples. The Wangal people have a deep connection to the land and landscape of the precinct of Canada Bay.

The pre-European vegetation communities included mangroves + salt-marsh flats. Arthur Walker Reserve was vegetated by Open Eucalyptus forest on deep clay soils of Wianmatta Shale.

1822



Survey of Port Jackson;
Source: State Library of New South Wales

Early settlement: 50 acres was granted to Isaac Nichols (convict transported in 1791), by Governor Hunter, it was named "Yaralla" and included Majors Bay Reserve + Arthur Walker Reserve.

1930

Aerial Photograph;
Source: City of Canada Bay Mapping Service

1840: Thomas Walker bought "Yaralla" at auction
1905: Concord Golf Links Limited brought 46ha of Yaralla Estate from the trustees of the Thomas Walker Estate. The Company leased 12ha of land which was extensively cleared

1961

Aerial Photograph;
Source: City of Canada Bay Mapping Service

1933: The northern edge of the golf course was reclaimed to create an access point between east + west Concord, Norman St was constructed.
1935: Land made available to Concord West Cricket Club
1955: Concord Council purchased Majors Bay reserve for 2,800 pounds from Concord Golf Club for reclamation and public recreation.

1972

Aerial Photograph;
Source: City of Canada Bay Mapping Service

1963-1969: Majors Bay Reserve used as a garbage disposal depot, which resulted in a loss of forest trees and extensive filling
1966: Concord RSL Club opened
1978: Concrete sea wall was constructed around the head of Majors Bay

1994

Aerial Photograph;
Source: City of Canada Bay Mapping Service

1980: Official opening of the sports oval, horse riding circuit and amenities building at Majors Bay Reserve (Ron Routley Oval by Ken Booth, the NSW Minister for Sport and Recreation
1981: Majors Bay Reserve was officially named by the geographical names Board
1985: Concord Foreshore Trail from Majors Bay Reserve to Rhodes Park opened

2009

Aerial Photograph;
Source: City of Canada Bay Mapping Service

1993: Over 1,000 tube-stock planted in the Reserve by local volunteers as part of the Federal Government's One Billion Trees program
1995: 12 Native trees planted and plaque installed to commemorate the 12 River Class Frigates that served during WII in Korea.

2021

Aerial Photograph;
Source: City of Canada Bay Mapping Service

2019: Upgrades to the sporting precinct begin with a synthetic soccer field

SITE CONTEXT + EXISTING OPEN SPACES

LEGEND

- Major Road
- Site Boundary
- LGA Boundary
- Walking Distances
- Health
- Industrial/Mixed Use
- Education
- Public Open Space
- Private Open Space
- Train Line
- Train Station
- Public Ferry Wharf
- District Play Space
- Regional Play Space
- Local Play Space

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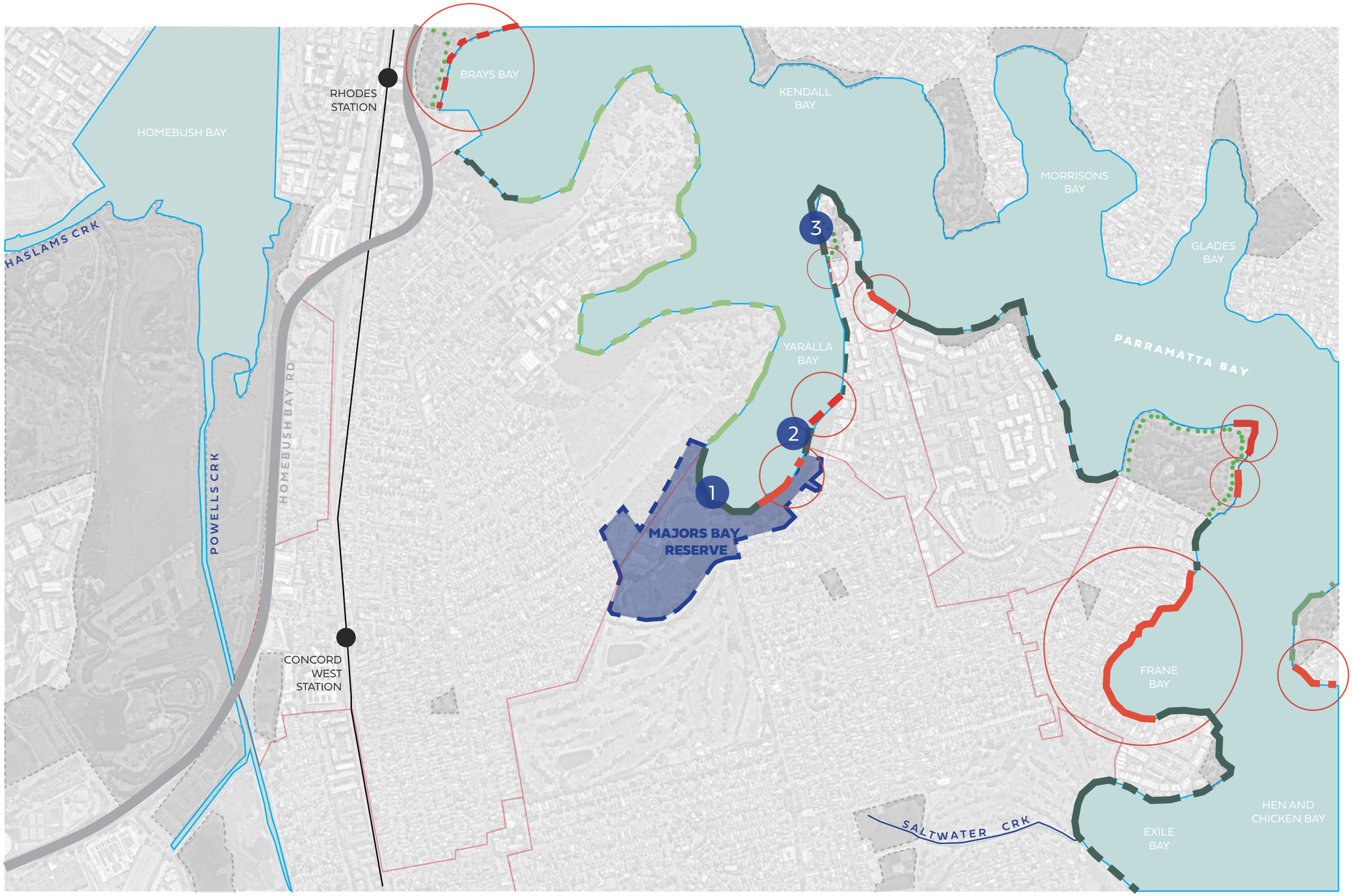
EXISTING OPEN SPACE MATRIX

REF #.	OPEN SPACE	PLAY EQUIPMENT	WATER PLAY	PICNIC TABLES	AMENITY BLOCK	BBQ	COMMUNITY GARDEN	SENSUAL GARDEN	SPORTING FACILITIES	OUTDOOR FITNESS	SWIMMING	CYCLE TRACK	WALKING TRACK	DOG AREA (UNLEASHED/ LEASHED)	ACCESS TO FORESHORE EDGE	CULTURAL MONUMENT	SIGNIFICANT VIEW	ECOLOGICAL ASSET
1.	McIlwaine Park	X		X								X	X		X			
2.	Rhodes Park		X	X		X	X	X					X			X		
3.	Wangal Reserve	X	X	X		X						X	X		X	X	X	
4.	Blaxland Riverside Park	X	X	X	X	X			X			X	X		X	X	X	X
5.	Lewis Berger Park									X		X	X			X		
6.	Wentworth Common	X		X	X											X	X	X
7.	Breakfast Point											X	X		X	X	X	
8.	Cabarita Park	X									X	X	X		X			
9.	Howse Park	X			X													
10.	Kendal Reserve	X		X										X				
11.	Concord West Playground	X			X	X						X	X					
12.	Bicentennial Park	X			X	X						X	X			X	X	X
13.	Warbrick Park	X			X													
14.	Bressington Park	X			X				X			X	X	X				
15.	Prince Edward Park	X													X			
16.	Edwards Park	X			X				X			X	X					
17.	Mason Park	X			X				X			X	X					X
18.	Greenlees Park								X									

FORESHORE CONNECTIONS

LEGEND

- Major Road
- Site Boundary
- LGA Boundary
- Existing Formal Foreshore Walk
- Existing Pathway Through Park
- Existing Informal Foreshore Walk (Investigate opportunities for improvement)
- No Foreshore Connection (Potential Connection)



Local Strategic Planning Statement: City of Canada Bay
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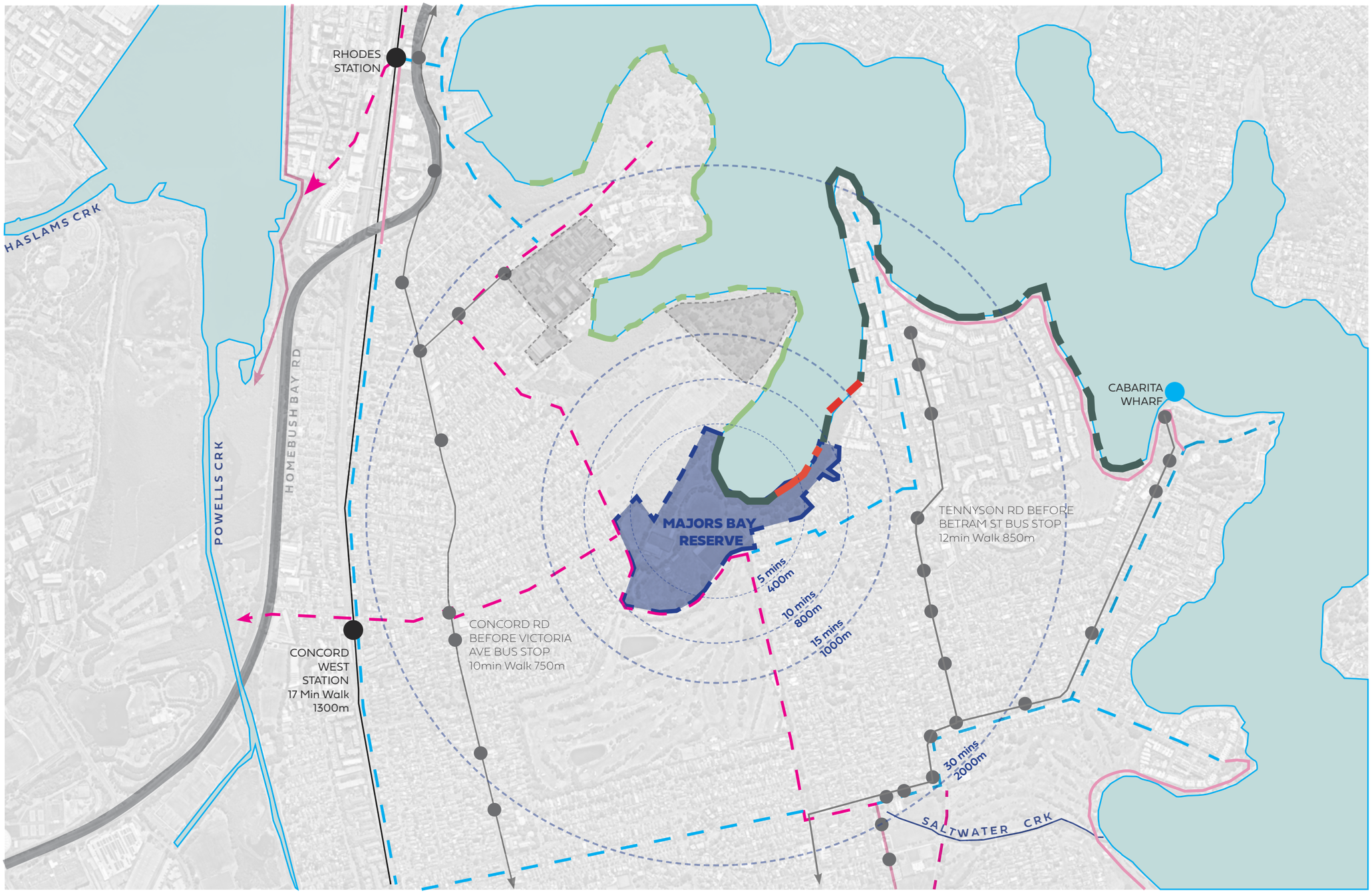
TRANSPORT + ACCESS

LEGEND

- Site Boundary
- Train Line
- Train Station
- Public Ferry Wharf
- Bus Route
- Bus Stop
- Existing On-road Cycle Route (LSP, 2020)
- Existing Off-road Cycle Route (LSP, 2020)
- Proposed Future Cycle Route (LSP, 2020)
- Existing Foreshore Walk
- Existing Informal Foreshore Walk
- Proposed Future Foreshore Connection



Local Strategic Planning Statement: City of Canada Bay
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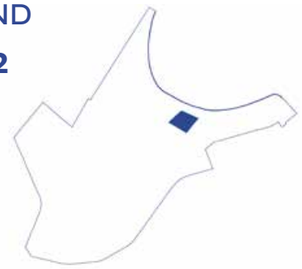
SCALE STUDY

PLAYGROUNDS

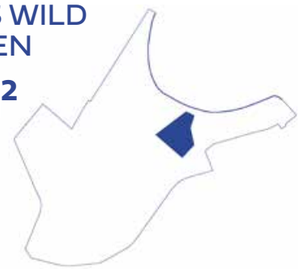
BUNGARRIBEE PLAYGROUND

APPROX.
1665 m²



THE IAN POTTER CHILDREN'S WILD PLAY GARDEN

APPROX.
5384 m²

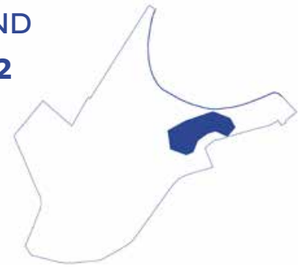


GOSFORD LEAGUES CLUB PLAYGROUND

APPROX.
8541 m²

LIZARD LOG PLAYGROUND

APPROX.
8274 m²



PICNIC AREA

GREEN PICNIC AREA BUNGARRIBEE

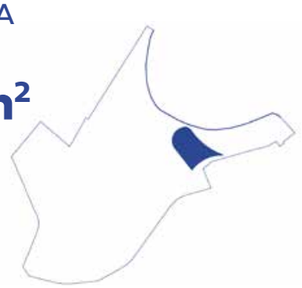
APPROX.
5384 m²

PRIRRAMA PARK PICNIC SHELTERS

APPROX.
3785 m²

TAMARAMA BEACH

APPROX.
6148 m²



LIZARD LOG PICNIC AREA

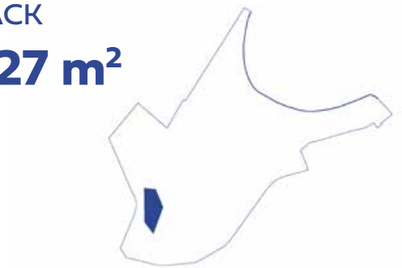
APPROX.
9553 m²

SCALE STUDY

PUMP TRACK

GLADSTONE PUMP TRACK

APPROX.
5127 m²



SHOALHAVEN HEADS

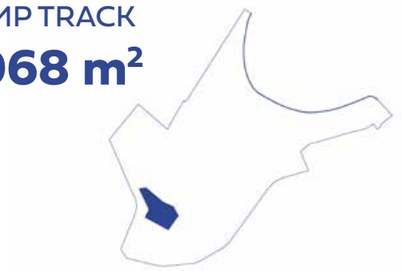
APPROX.
3211 m²

LEUMEAH

APPROX.
2456 m²

BARDEN RIDGE PUMP TRACK

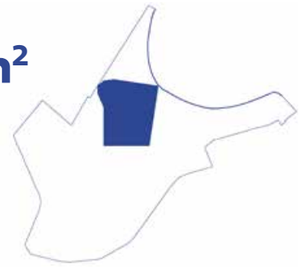
APPROX.
3068 m²



DOG PARK

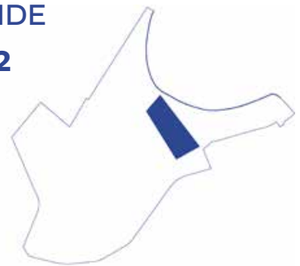
SHALE HILLS

APPROX.
19030 m²



PITYARILLA DOG PARK ADELAIDE

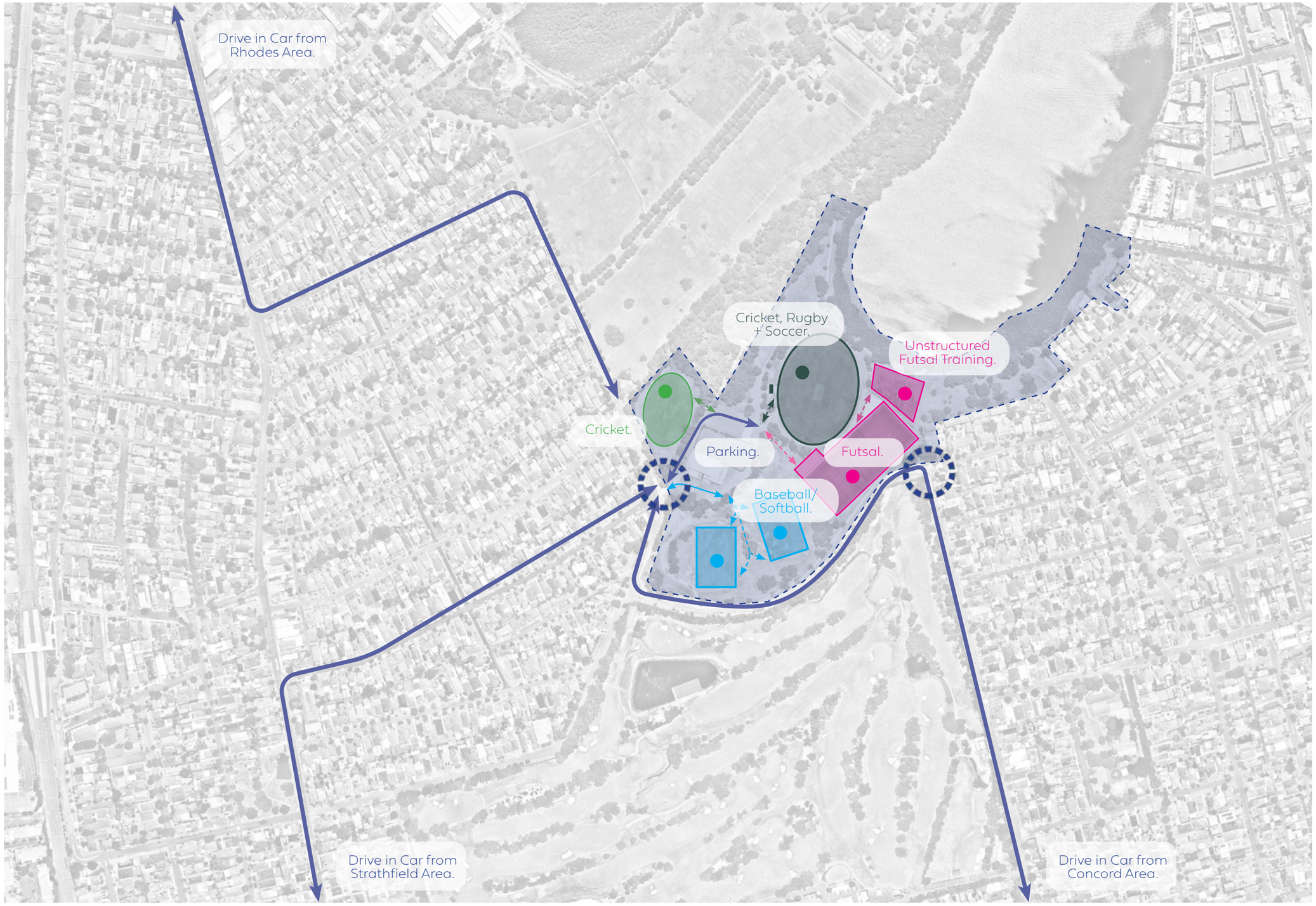
APPROX.
6948 m²



PROFILED EXISTING USER EXPERIENCE

USER PROFILE

WHO ARE THEY?	Sport Players
WHEN DO THEY VISIT?	Weekend for games + night training during the week
HOW DID THEY ARRIVE?	Drive



LEGEND

- Driving Route
- Walking Route within Reserve - Cricket
- Walking Route within Reserve - Cricket, Rugby + Soccer
- Walking Route within Reserve -Futsal
- Walking Route within Reserve -Baseball/ Softball
- Entry Point

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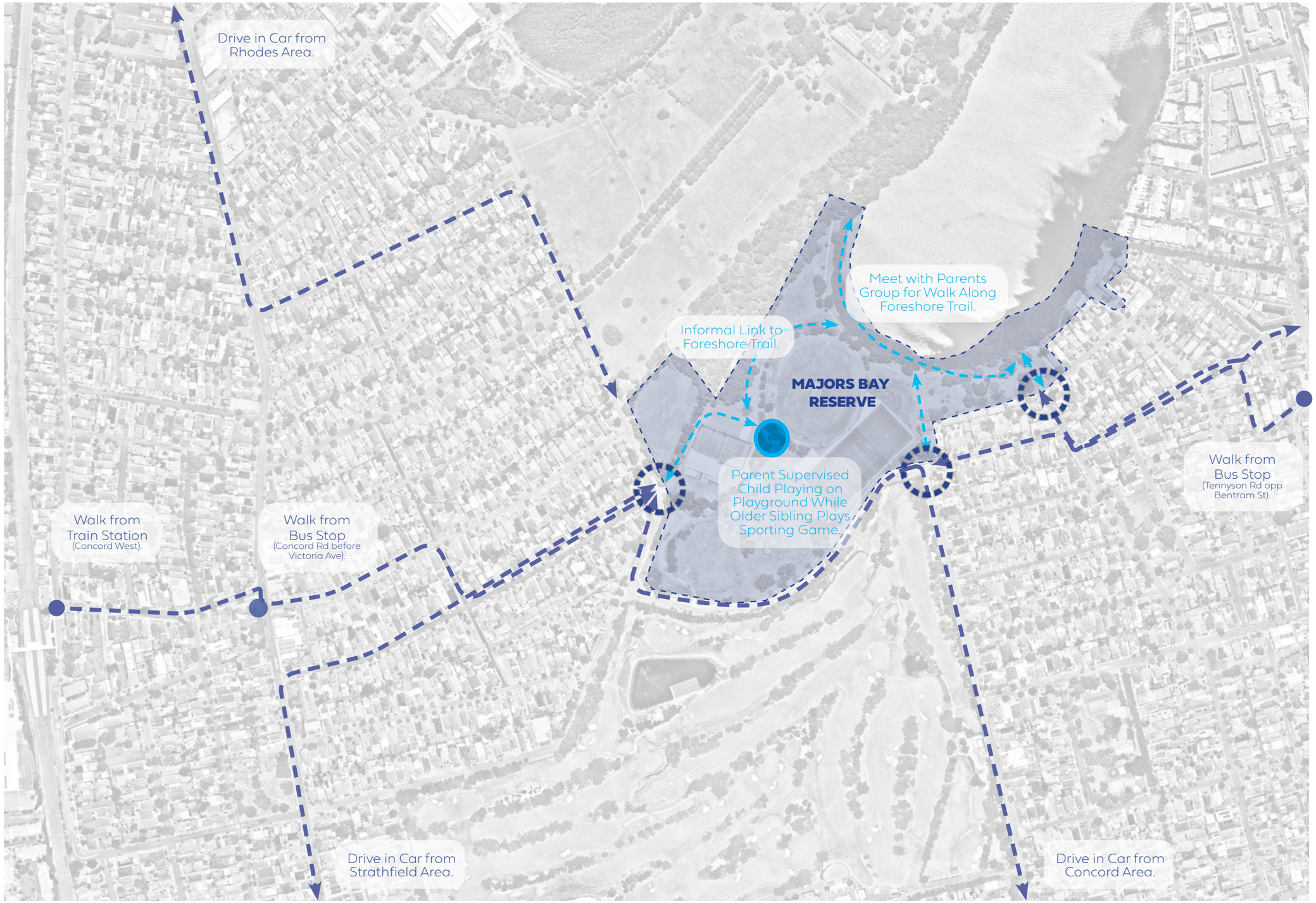
PROFILED EXISTING USER EXPERIENCE

USER PROFILE

WHO ARE THEY?	Single Parent with Pram
WHEN DO THEY VISIT?	During a Weekday for Parent's Group
HOW DID THEY ARRIVE?	Public Transport or Drive



LEGEND

- Walking Route from Public Transport
- Walking Route within Reserve
- Entry Point

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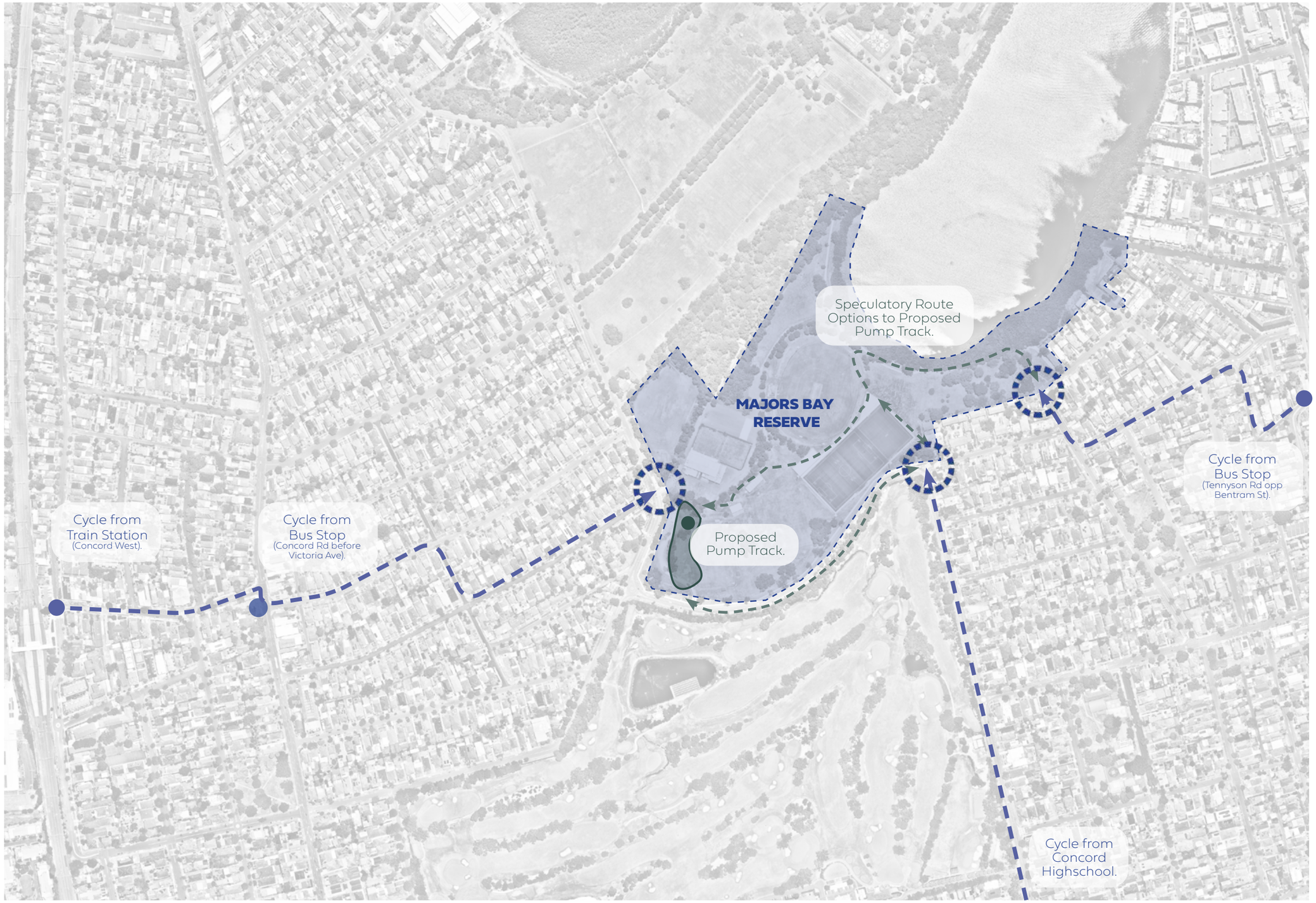
PROFILED EXISTING USER EXPERIENCE

USER PROFILE

WHO ARE THEY?	14 yr old bmx enthusiast
WHEN DO THEY VISIT?	After school + weekends
HOW DID THEY ARRIVE?	Ride from school or from public transport



LEGEND

- Cycling Route from Public Transport
- Cycling Route within Reserve
- Entry Point

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PROFILED EXISTING USER EXPERIENCE

USER PROFILE

WHO ARE THEY?	Cyclist
WHEN DO THEY VISIT?	Early Saturday mornings
HOW DID THEY ARRIVE?	Ride from near-by suburbs

LEGEND

- Driving Route
- Existing On-Road Cycling Route
- Proposed Future On-Road Cycling Route
- Cycling Route within Reserve
- Driving Route within Reserve
- Entry Point

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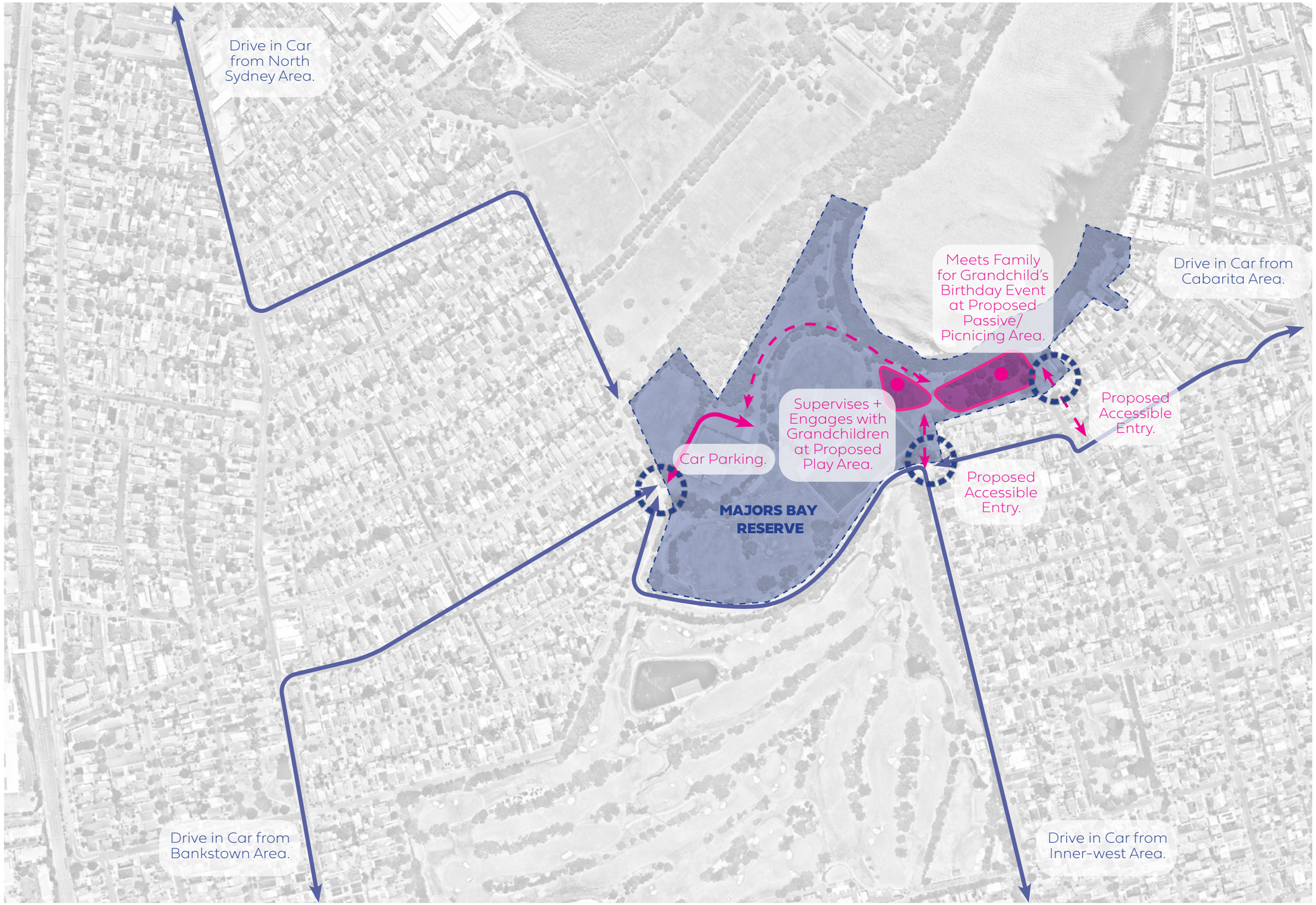
PROFILED EXISTING USER EXPERIENCE

USER PROFILE

WHO ARE THEY?	Nana at an extended family picnic event
WHEN DO THEY VISIT?	Special event on the weekend
HOW DID THEY ARRIVE?	Driven by carer or by taxi from regional area



LEGEND

- Driving Route
- Walking Route within Reserve
- Drving Route within Reserve
- Entry Point

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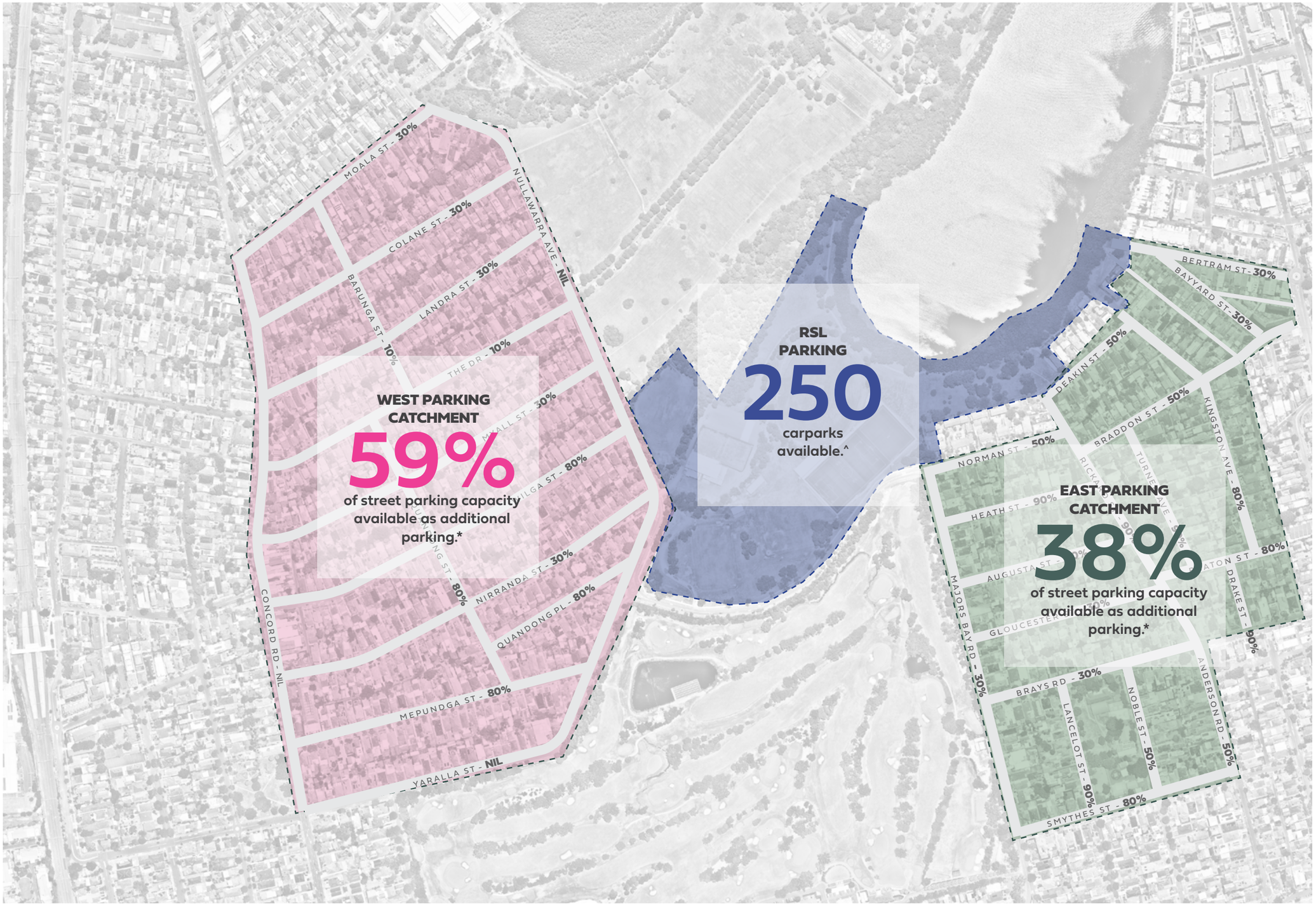
EXISTING PARKING ANALYSIS



LEGEND

- Site Boundary
- West Parking Catchment. Approx. 511323m²
- East Parking Catchment Approx. 336960m²

Catchment:
Streets within a 10min walking radius to the project site.

Sources:
*Street parking capacity taken from Google Maps Street View Analysis (Images taken May 2021)

^Nearmap analysis 21.10.21

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3. OPPORTUNITY + CONSTRAINTS

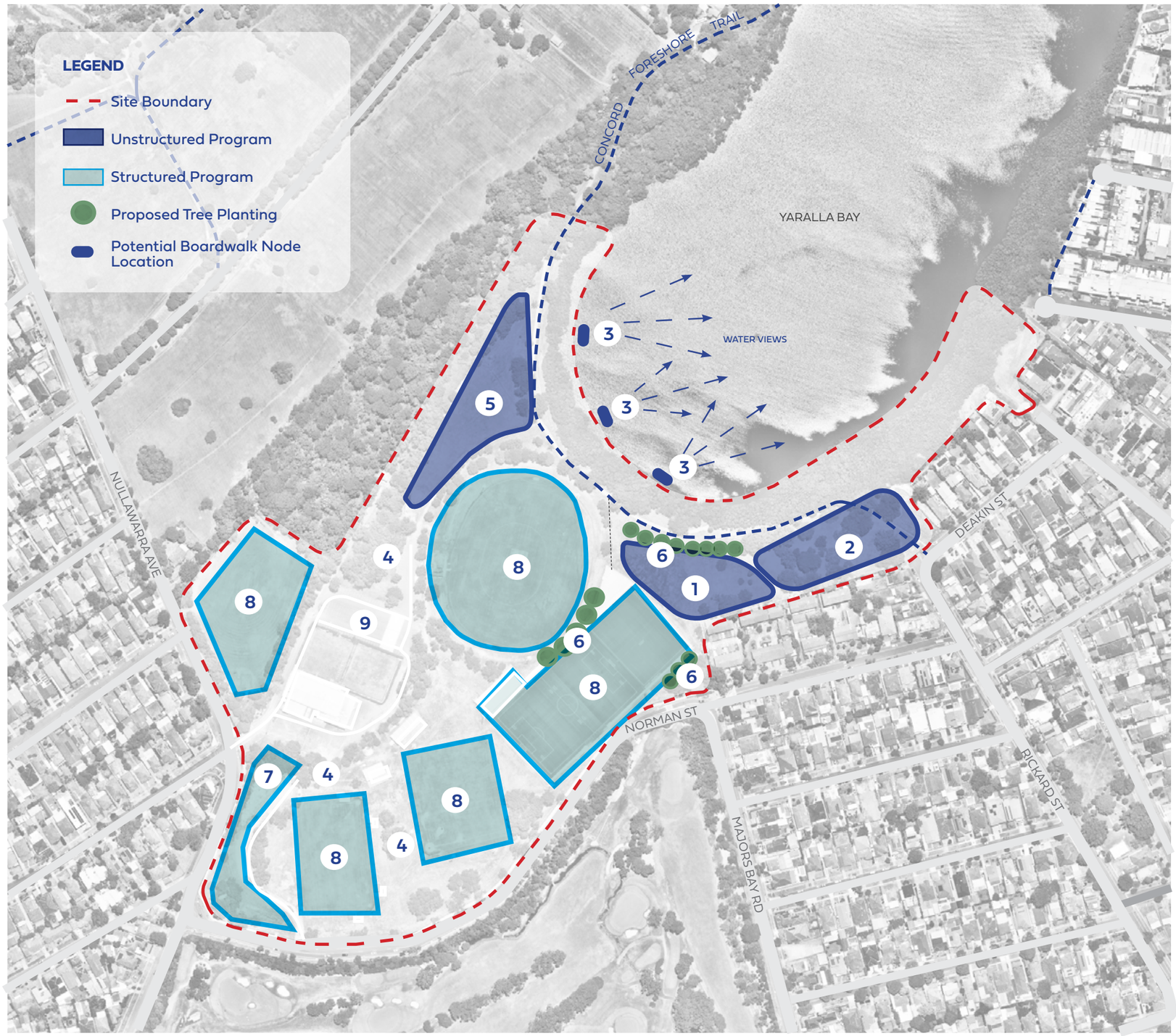
LAYOUT + USES I OPPORTUNITIES + CONSTRAINTS

OPPORTUNITIES

1. High profile nature/adventure park to provide a 'destinational' attraction along the foreshore. Work with Indigenous consultant in the spirit of advocating for Aboriginal knowledge advised as part of the Connecting with Country framework created by Government Architect NSW.
2. Open lawn, shade amenity and proximity to water making it ideal for picnics and passive recreation.
3. Boardwalk nodes to enhance outlook to bay.
4. Retain established trees to provide passive solar amenity.
5. Dog park should be formalised to better define the area and improve passive surveliance.
6. Improved shade amenity with tree plantings to the periphery of sporting fields.
7. Reuse of fill from existing dog park (5) for a BMX pump track to the maintenance surveillance south western portion of the site. Highly visible from the street and surrounding residential properties.
8. Retain existing use of sporting facilities

CONSTRAINTS

1. Conflict of use with football club currently utilising area for unstructured program.
7. Collisions are a risk at the pump track, to be managed by separating jump track and pump track.
8. High solar access creates user discomfort
9. Carpark temporarily congested at peak times of use (weekends)



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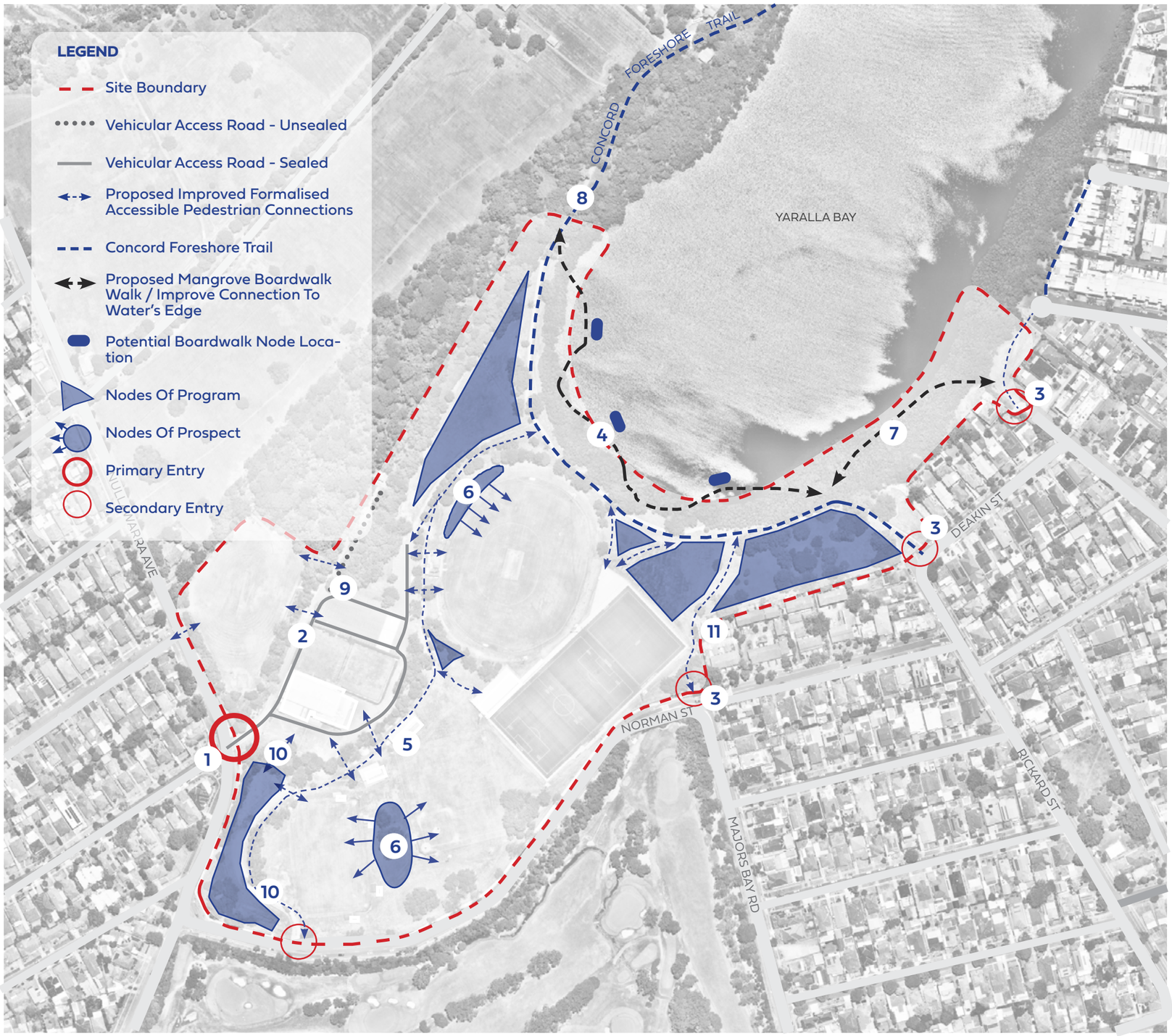
INTERNAL CIRCULATION + ACCESS | OPPORTUNITIES + CONSTRAINTS

OPPORTUNITIES

1. Improve the sense of arrival at Nullawarra Ave entry with planting and signage.
2. Enhance connectivity + accessibility to improve Arthur Walker Reserve presence within the broader precinct.
3. Improve street connections by establishing new arrival points with signage and way-finding.
4. Improve connections to water's edge and enhance views of the water and the surrounding parkland.
5. Formalise connection and improve accessibility to sporting, facilities and amenities.
6. Improve spectator's experience with upgrading seating and shading options at high-points in the precinct.
7. Improve connections + accessibility to the existing Concord Foreshore Trail.
8. Formalise agreement and access to foreshore edge of adjacent Yaralla Estates with Land owners and Trustees.
9. Level/flat entry path, suitable for accessible entrance.
10. Maintain maintenance/ambulance access points to inner precinct.

CONSTRAINTS

4. Estuarine mangrove forest inhibits visual access to bay.
9. Community regeneration planting and levels constraints access to Arthur Walker Reserve.
11. Tight access point.



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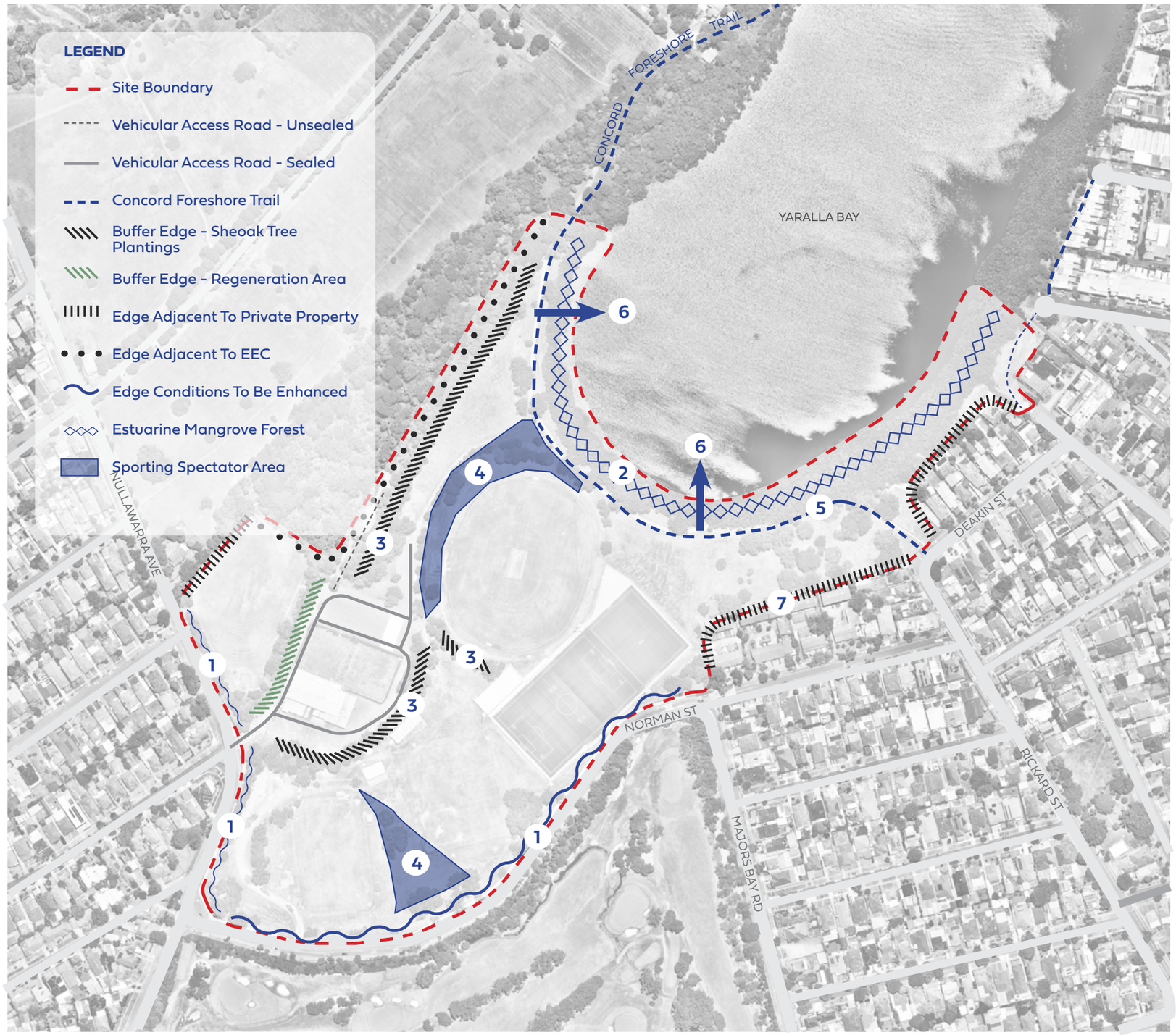
EDGE CONDITIONS | OPPORTUNITIES + CONSTRAINTS

OPPORTUNITIES

1. Enhance passive surveillance by under-pruning and removing under-scrub to improve visual and physical connectivity in and out of site.
2. Improve connection to water's edge and Estuarine mangrove forest.
3. Improve accessibility to sporting facilities and amenities by formalising buffer planting.
4. Improve spectator's experience by upgrading seating and shade options at high points in the precinct.
5. Improve connections + accessibility to the existing Concord Foreshore Trail.
6. Install boardwalk access point at 'breaks' in Estuarine mangrove forest

CONSTRAINTS

2. Estuarine mangrove forest inhibits visual access to bay.
6. Estuarine mangrove forest is a sensitive and valuable community that requires protection in all proposed foreshore works.
7. Retain sense of privacy for adjacent private residents.



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ECOLOGICAL VALUES + CONSTRAINTS

OPPORTUNITIES

1. Strengthen and enhance Estuarine mangrove forest connections along foreshore corridor.
2. Potential for regeneration efforts to restore remnant Sydney Turpentine-Ironbark Forest (currently classified as an ecologically endangered community) dominated by exotic shrubs and groundcovers in the understorey, as well as strengthen corridor connections to assist vegetation of the community located within the golf course.
3. Diverse mix of resident, nomadic and migratory species confined to the continuum of mangrove forest extending from Brays Bay Reserve to Majors Bay. These forests provide the most important foraging, roost and shelter habitats for waterbirds, shorebirds and other fauna. Opportunity to retain and restore bird attracting plantings to provide habitat for small birds (The fauna of City of Canada Bay LGA: 2013-2014).
4. Enhance valuable green spaces, soften the harshness of urbanisation and create an attractive setting. This can also increase the value of residential properties nearby and provide a retreat for those wishing to escape suburbia.
5. Opportunity to consider the width of existing she-oak strips to improve currently thin canopy connection and provide habitat corridor for understorey birds to move between.

CONSTRAINTS

1. Rubbish dumping along foreshore walking track
2. Works pose potential threat to EEC's Sydney Turpentine-Ironbark Forest Swamp Oak Floodplain Woodland through weed encroachment, impact of unleashed dogs on birds. This community provides valuable habitat that needs to be protected.
3. Works pose potential threat to Estuarine mangrove forest through boardwalk construction. This community provides valuable habitat that needs to be protected.
5. Estuarine Swamp Oak Forest is subject to various degrees of weed invasion, i.e. Woody Lantana left in clumps. However, indiscriminate removal of weeds such as Lantana may result in the local extinction of fauna species
6. Mudflat known to contain toxins. Physical engagement with mudflat is to be limited.
7. Storm water pipes releasing potentially contaminated water into bay and compromising water quality and experience/aesthetic of a proposed mangrove boardwalk.
8. Suspected contaminated fill. Current orders apply to limit disturbance of soil below 500mm. Soil and Environmental Analysis required.

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4. FINAL CONCEPT DESIGN

FINAL CONCEPT DESIGN

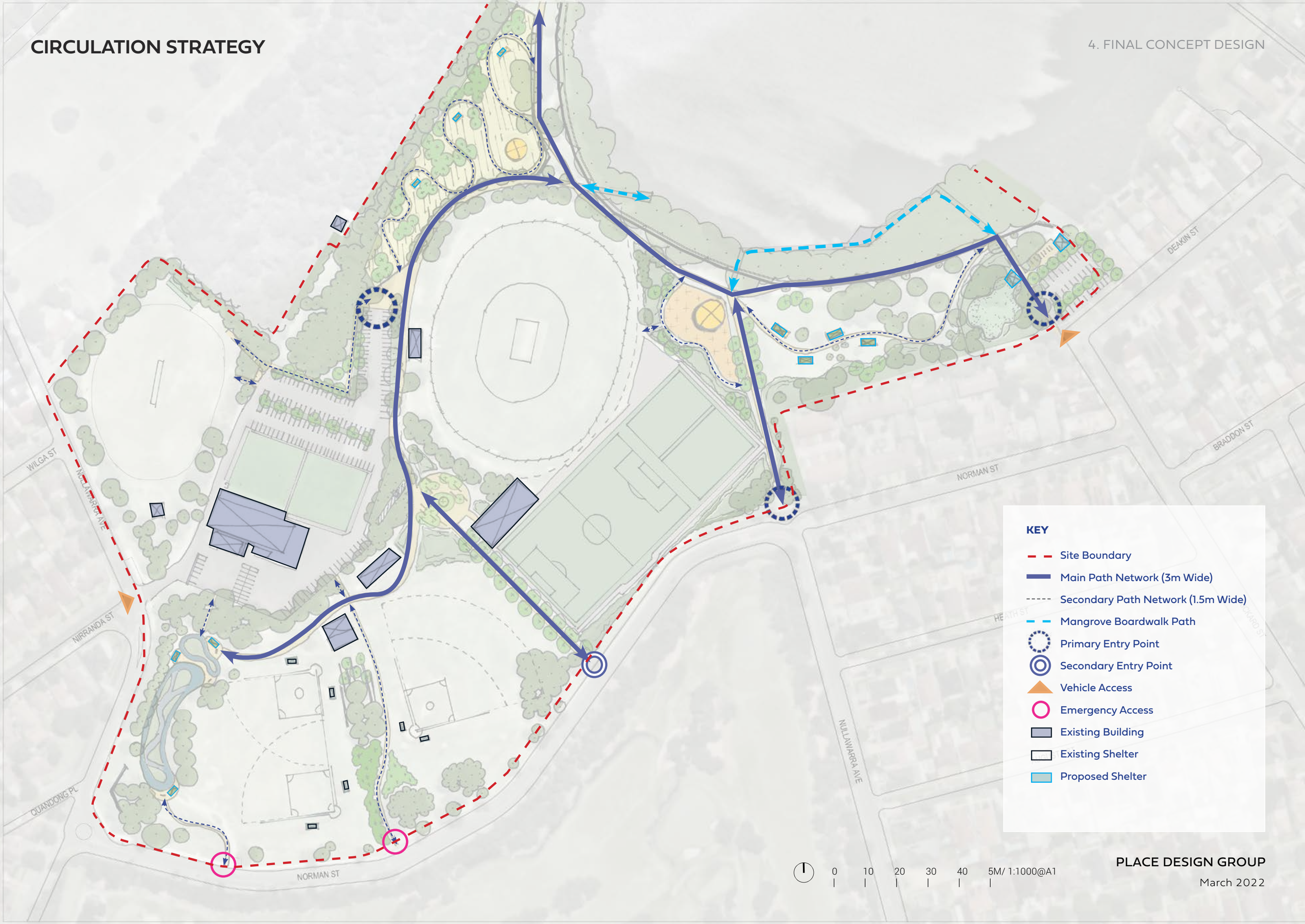
KEY

- Existing Shelters
- Proposed Shelters
- Existing Trees
- Proposed Trees
- Existing Futsal/Lawn Bowls Playing Surface
- Turf
- Softfall
- Adventure Play
- Existing Buildings
- Massplanting

LEGEND

1. Existing Foreshore Walk
2. Existing Seawall
3. Adventure Play
4. Wayfinding Tower
5. Mangrove Boardwalk Path
6. Cycle Service/Storage Area
7. Car Park With WSUD Planting
8. Family Play With Tower
9. Custom Picnic Shelters
10. Fenced Dog Park
11. Path Connects To Existing Pathway
12. Access Ramp To Arthur Walker Reserve
13. Enhanced Buffer Planting
14. Carpark Tree Planting In Median
15. Key Node
16. Key Pedestrian/Cycle Entry
17. Avennue Tree Planting
18. Junior Pump Track
19. Intermediate Pump Track
20. Entry Statement
21. Emergency Access
22. Terrace Bleachers
23. Incidental/Informal Play
24. Proposed Future Boardwalk Path

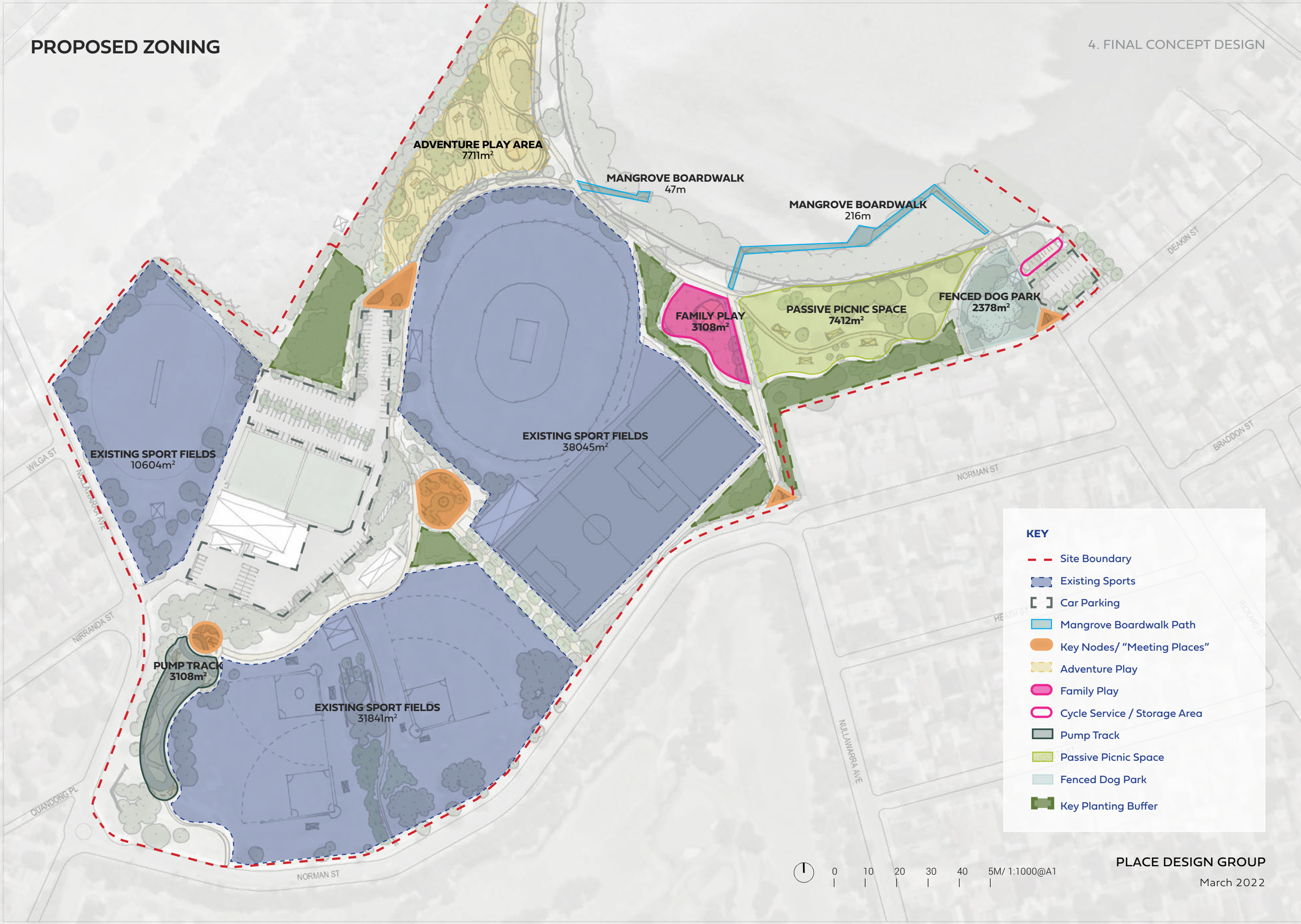
CIRCULATION STRATEGY



PLACE DESIGN GROUP

March 2022

PROPOSED ZONING



PLACE DESIGN GROUP

March 2022

5. PRECEDENT IMAGERY

PUMP TRACK | PRECEDENT IMAGERY

KEY

APPROX AREA: 3108m2

PASSIVE PICNIC/KICK ABOUT ZONE | PRECEDENT IMAGERY

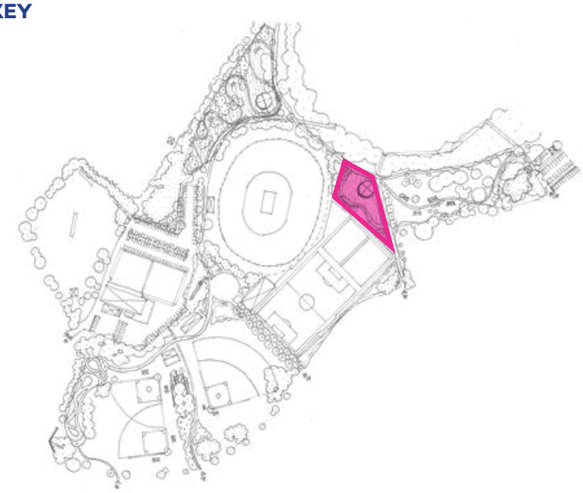
KEY

APPROX AREA: : 7412m2

KEY

APPROX AREA: 7711m2

KEY



APPROX AREA: 1621m2

PRECEDENT IMAGES | KEY NODES / "MEETING PLACES"

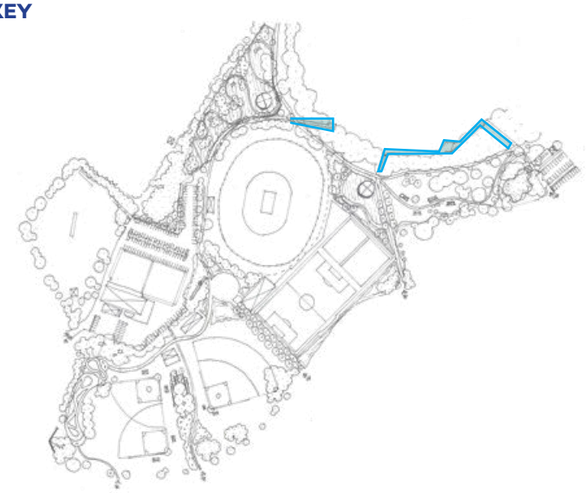
KEY

APPROX AREA: 2009m2

KEY

APPROX AREA: 2378m2

KEY



APPROX AREA: 100m

KEY

Rymill Park / Murlawirrapurka
Shared Pathway

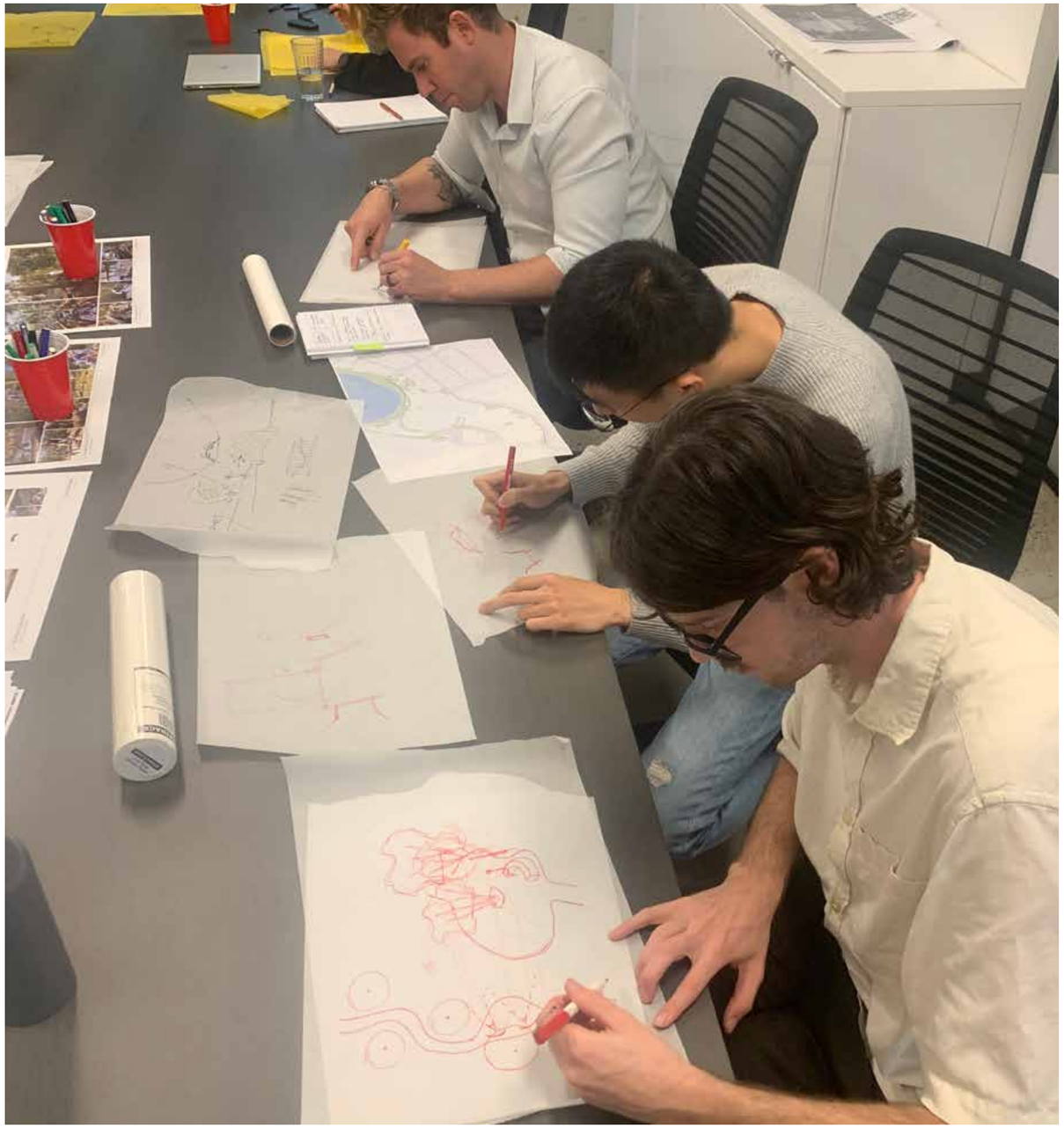
RAIL TRAIL

Welcome to
Girramay
Country
Girramay Traditional Owners

Waterloo
Park
Legend

BONNES ET BELLES
L Y A DE FORT

INTERNAL DESIGN CHARRETTE SESSION



place
design
group.

City of
Canada Bay