

OCULUS

Camellia-Rosehill Place Strategy Package A Integrated Master Plan Landscape Implementation Report

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NSW Department of
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Environment

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Executive Summary

Project description

New South Wales Department of Planning, Industry & Environment (DPIE), in collaboration with City of Parramatta Council (Council), industry, the community and State agencies, is leading the development of the Camellia-Rosehill Place Strategy and Master Plan for the Camellia –Rosehill Precinct (the Precinct). The Precinct is defined by Parramatta River to the north, Duck River to the east, the M4 Motorway to the south and James Ruse Drive to the west, all of which form physical boundaries to the Precinct.



Camellia-Rosehill Precinct

The Camellia Rosehill Precinct (the Precinct) is presently dominated by industrial activity, with large amounts of land also allocated to Rosehill Gardens Racecourse and stabling yards for Parramatta Light Rail and Sydney Metro. Its industrial legacy means that soils are heavily contaminated across most of the precinct.

Located in the geographic heart of Sydney, the precinct has an important strategic role in the Greater Parramatta and Olympic Peninsula (GPOP). Previous investigations have identified that the area should be retained for urban service land with a town centre, but that the costs of infrastructure and remediation should be carefully considered when making future land use decisions.

This Place Strategy and Master Plan is being prepared for the whole Precinct and draws on the substantial body of previous investigations, including ongoing collaboration with industry, the community and state agencies.

The overarching objective of the Place Strategy is to provide an integrated 20-year vision, which recognises the strategic attributes of the Precinct, guides future land use and infrastructure investment decisions and which can be delivered with the support of State and local agencies.

DPIE has engaged OCULUS to deliver technical studies for Package A - Integrated Master Plan, with the following scope of work: Undertake an open space assessment including documentation and evaluation of quantity and quality of existing public spaces and culminate in the preparation of a public domain strategy addressing green infrastructure, landscape elements, open space, public plazas, parks, movement, access and ground level activation.

An Enquiry by Design (EbD) process was undertaken to inform the preparation of the Place Strategy. The EbD was an interactive process which explored a number of master plan options for Camellia-Rosehill which could deliver the vision for the precinct, and resulted in a draft master plan which was the subject of public consultation as part of the Camellia-Rosehill Directions Paper. The draft master plan was further refined following exhibition of the Directions Paper and consideration of the submissions received.

Purpose of the report

This report provides a landscape and public domain assessment of the draft Master Plan developed following the Final Enquiry by Design workshop held on the 16th, 17th and 18th of June 2021, as well as supporting landscape principles and typologies.

Key findings

The Draft Master Plan was considered against the natural environment, landscape connectivity and open space / amenity, with the following general outcomes:

Natural Environment

The Draft Master Plan pays respect to the wetland area and foreshore riparian zones by conserving these areas as open space and introducing various points of recreational access to these spaces.

Specific targets for canopy cover are included in this report to embed this requirement into the Draft Master Plan.

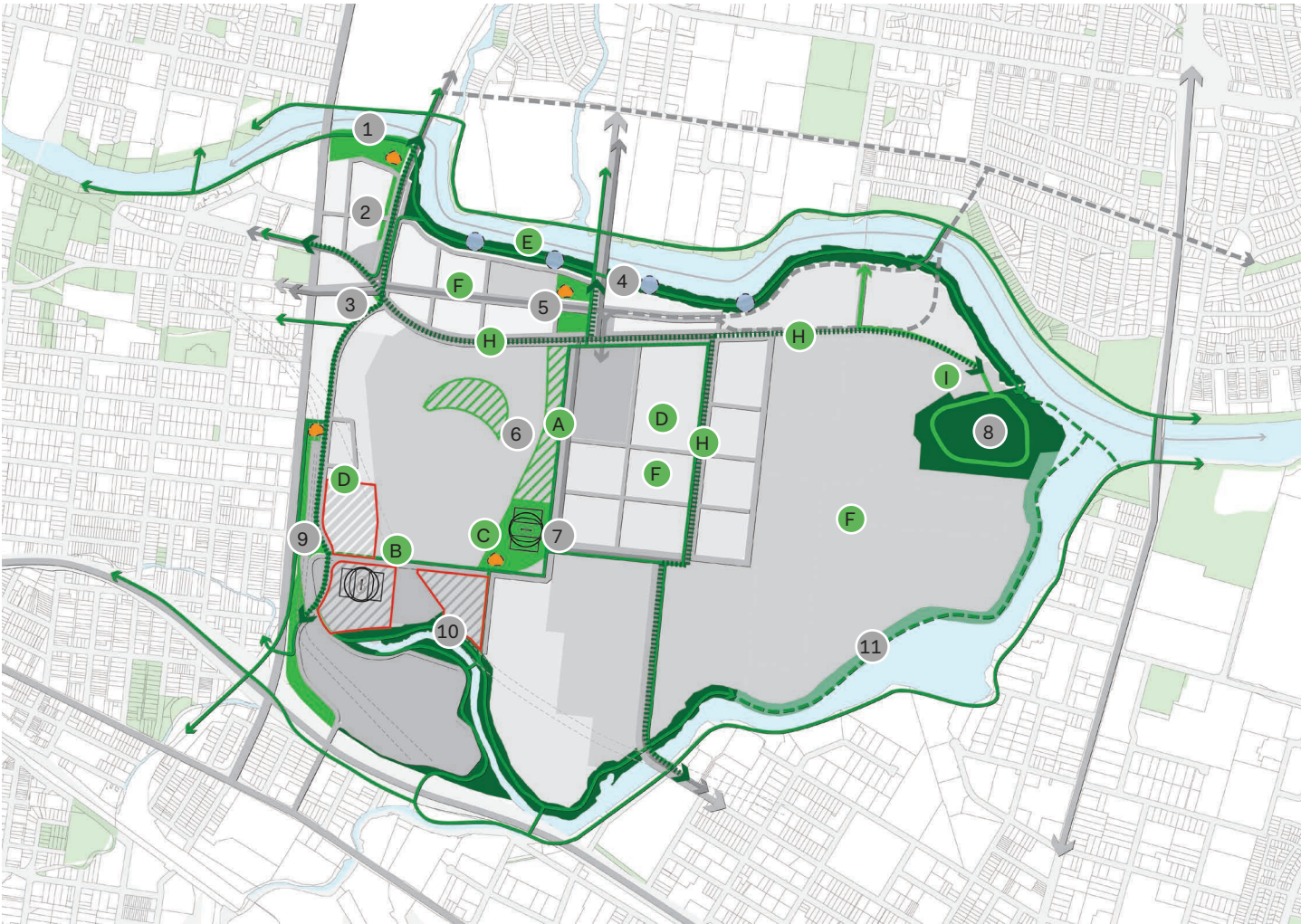
Landscape Connectivity

The Draft Master Plan identifies multiple active transport connections, including along Parramatta River and Duck Creek. All streets are to be considered as green streets and include specific green links with increased tree canopy and vegetation, including Grand Avenue and the primary North-South active transport connection.

Open Space and Amenity

A variety of open spaces and recreational opportunities are provided within the Draft Master Plan to meet the recreational demand of the future population. It is recommended that part of the Sydney Metro land south of the racecourse is utilised as open space for the provision of additional playing fields.

Draft Master Plan



Overview

The open space provision reflects the employment and residential uses. Two district level parks are proposed, one on the foreshore in the northwestern portion of the site and the other adjacent the racecourse, with the latter including sporting fields.

Additional local open space is located within the town centre area adjacent to the Paramatta Light Rail stop, and on the foreshore in the central portion of the site.

Foreshore links are proposed along the Parramatta River, Duck River and Duck Creek, providing connections to surrounding precincts and addressing missing links in the wider regional pedestrian and cycle network.

The opportunities for improvement are largely focused on providing additional open space to better align with Council's Infrastructure Strategy.

Landscape Provision

- 1 District Park (2.4ha)
- 2 Local Park (0.3ha)
- 3 Local Park (0.13ha)
- 4 Linear foreshore park (10.2ha)
- 5 Local park (1.6Ha)
- 6 Potential for publicly accessible private open space (6.4ha)
- 7 District park (3.9ha)
- 8 Wetland (9.9ha)
- 9 Local linear park (4.0ha)
- 10 Linear foreshore park (11.3ha)
- 11 40m Riparian Buffer
- ← Proposed Active Transport connection
- ← Potential long term Active Transport connection

Opportunities

- A Convert additional racetrack land to open space (2ha)
- B Convert racetrack / Metro land to open space (7.6ha)
- C Locate sportsfields in district park(s)
- D Indoor recreation centre within entertainment, urban services area or district parks
- E Fitness stations along green links
- F 35% canopy cover target for mixed use, urban services, entertainment and industrial
- G 45% canopy cover target for open space
- H Emphasise green links / streets
- I Provide an active transport connection along Grand Ave and to the wetlands and footpath/ boardwalk
- Play spaces to be included in all parks

Landscape Principles

The following landscape and public domain principles are to be considered in the development of the precinct and were used as a means of critiquing the draft Master Plan within this report. These have been organised under the following broad categories:

The Natural Environment



Open Space and Amenity



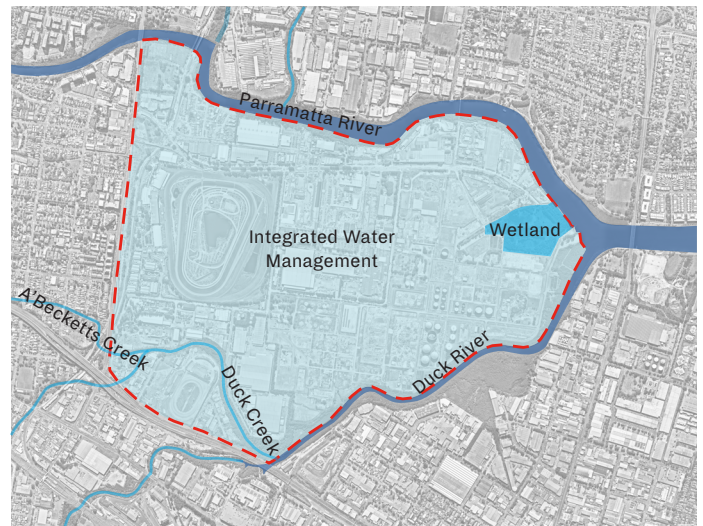
Connectivity



The Natural Environment

Water

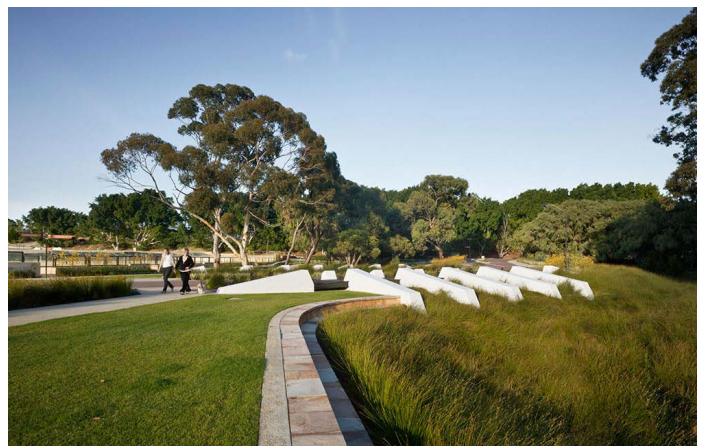
- + Provide environmentally sensitive interfaces to creeks and rivers, including the following riparian buffers:
 - Parramatta River: 40m
 - Duck River: 40m
 - Duck Creek: 40m
 - A'Becketts Creek: 10m
- + Provide recreational opportunities associated with the foreshore, river and wetlands. These may include:
 - Boardwalks and walking paths
 - kayak / boat launching facility
- + Provide wetland protection and enhancement, including buffers as indicated above and controlled public access to environmentally sensitive areas including wetlands and mangroves.
- + Incorporate Water Sensitive Urban Design / Integrated Water Management, including:
 - Stormwater detention and treatment in streets
 - Stormwater detention and treatment in development sites
 - Consideration of high ground water levels, saline soils, flooding and contamination in the application of WSUD elements
- + Provide passive irrigation to street trees.
- + Use precinct recycled water for irrigation.



Water Considerations



Parramatta River



WSUD interventions

Vegetation and Ecology

- + Protect and enhance existing riparian zones & wetland ecological communities, including the wetlands in the north-east of the site.
- + Provide nature-based recreational opportunities.
- + Increase vegetation cover and biodiversity including the use of local plant species.
- + Use a precinct-wide recycled water system for landscape irrigation. The desired greening of the precinct will be dependent on this.
- + Provide passive irrigation to street trees.
- + Consider green cover* targets/controls within town centre/mixed use areas that are to be met across public and private land. including the following:
 - every apartment site provide a minimum 35% site area as green cover.
- + Consider setting native/endemic species targets for private developments.
- + Consider incentives to encourage revegetation or restoration of surplus / unused private land with native / endemic species.
- + Integrate planting strategies with remediation strategies.
- + New local and district public open spaces should be complemented by generous open space buffers to the ecologically significant wetland and Parramatta / Duck River riparian corridors (noting that these will need to balance ecological function / connectivity requirements).

* Green cover is defined as living organisms growing in soil which have stems, leaves, and roots. Green cover is open to the sky and can be located in common areas or within private open space such as balconies or roof tops. Green cover includes deep soil areas, planting on structure (rooftops, podiums, planters) and planting such as lawn and gardens in communal open space.



Parramatta LGA Vegetation Significance Map
Parramatta City Council, 2015



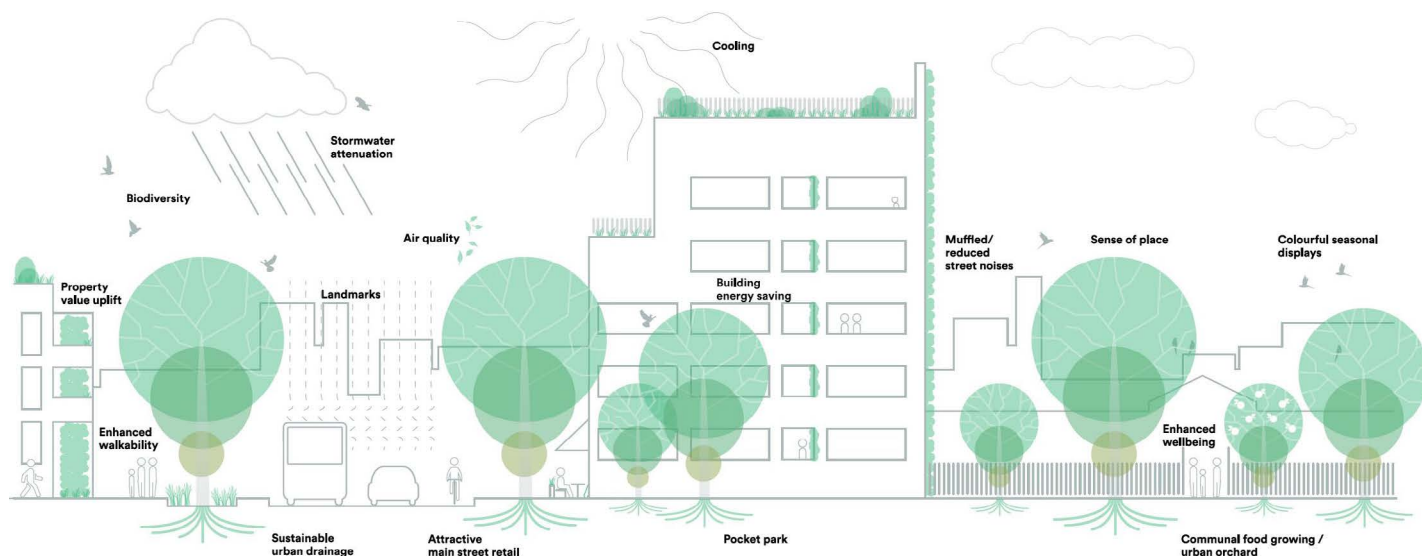
Protect and enhance the wetlands

Tree Canopy Cover

- + There is currently only 10% site wide existing tree canopy cover (based on 2016 data), including streets, wetlands, riverside planting, and planted buffers to the racecourse.
- + Implement strategies to achieve the following minimum Urban Tree Canopy Cover Targets detailed in the adjacent table based on evidence based land use targets provided by Department of Planning.
- + Retain existing mature trees where possible.
- + New trees should be planted across the site where they will provide the greatest ecological value, pedestrian amenity and reduction in urban heat island effect.
- + Provide generous setbacks to new streets to maximise capacity to accommodate large canopy trees for shade and wildlife habitat.



Existing canopy cover



The benefits of trees, *Greener Places Draft Guide*, GANSW

Typology	Minimum Tree Canopy Target	
Development category		
Apartments and Mixed Use < 1500m ² site area	15% site area	
Apartments and Mixed Use 1500m ² + site area	20% site area	
Industrial	25% site area	
Entertainment, Urban Services, Schools	25% site area	
Streets	Overhead Power lines	Underground Power
Existing Residential Streets	40% canopy cover	50% canopy cover
Existing Industrial Streets	35% canopy cover	45% canopy cover
New Residential Streets (with underground power)		70% canopy cover
New Industrial Streets (with underground power)		60% canopy cover
Public Open Space	Park wide target	
Open spaces without sports courts and fields	45% canopy cover	
Open spaces with sports courts and fields	45% canopy cover - Target only applies to areas outside the courts and fields. Where possible, the area without courts and fields should exceed the 45% minimum to compensate for the areas without canopy	

Additional tree canopy targets by land use. Note further investigation is required for land uses not covered in the above table.

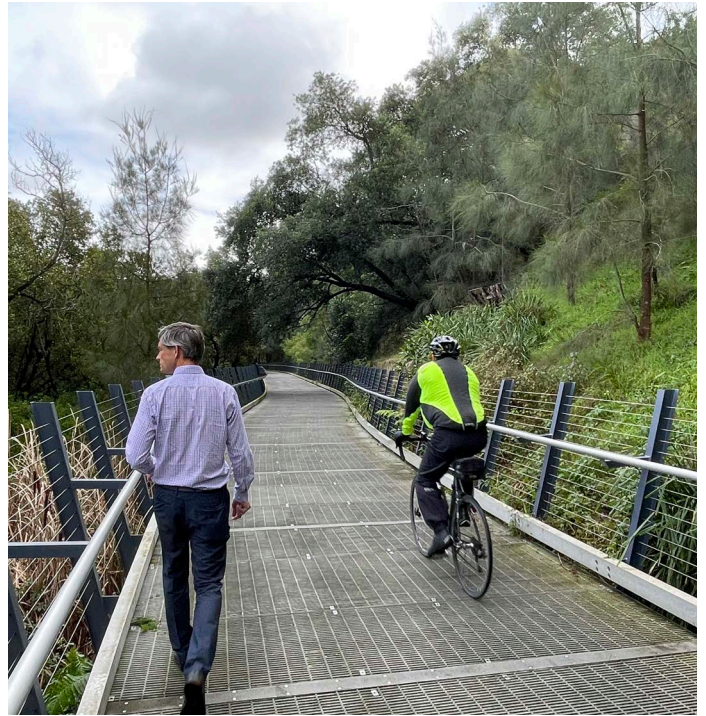
Contamination and Remediation

- + Integrate landscape treatments with remediation strategies, considering the following:
 - soil depth requirements in relation to any capping layer thicknesses
 - the provision of trees in open space, including options for excavation versus mounding up
 - potential tree root penetration into contaminants and whether tree pits need to be lined
 - In streets, may be able to work with desire to isolate services from contaminants by excavating out trench full width of road reserve and lining to create a barrier to contaminants and contaminated ground water. Would require positive drainage and be expensive though.
 - the potential for using areas under streets to store contaminated material
 - the need to restrict public access to mangroves due to contaminants around the trees(through the use of boardwalks for example)
 - using synthetic playing surfaces versus grass to reduce capping depth
 - the ability to retain existing trees located in contaminated areas

Landscape Connectivity

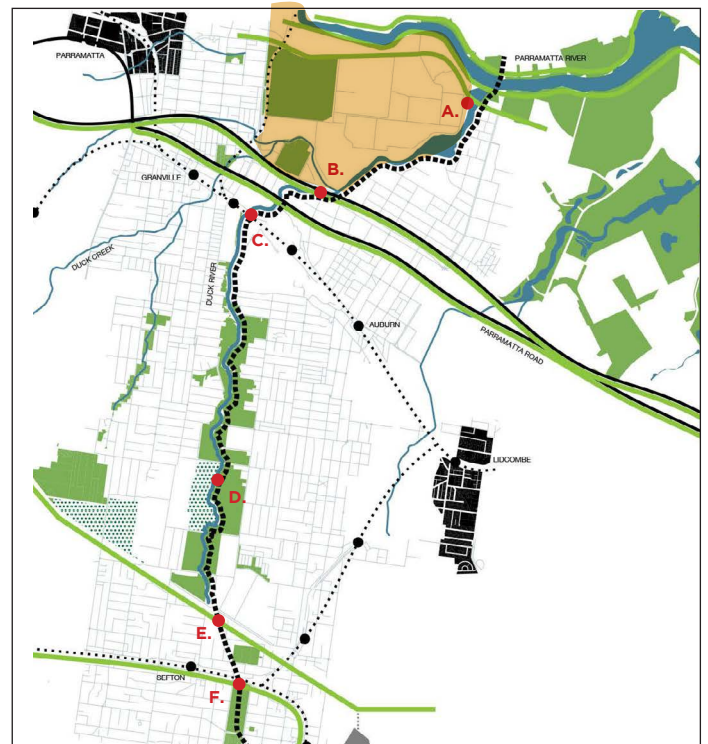
Connectivity

- + Integrate the two Priority Projects identified in the Sydney Green Grid and Paramatta Ways into future development of the precinct ie. Duck River Priority Project and Parramatta River Foreshore Priority Project. Refer to next page for details.
- + Establish Grand Ave as a key east-west green link.
- + Establish a new north-south street through the centre of the precinct as a key green link.
- + Provide active transport links in the following locations, and in line with City of Parramatta plans:
 - along Parramatta River, Duck Creek and A'Becketts Creek
 - along the former railway line to west of precinct,
 - along Colquhoun/Shirley Streets and
 - along new north-south street connecting with Carnarvon St across Duck River to S and across P'amatta River to N
- + Provide footpaths along both sides of all streets.
- + Maximise public transport accessibility & integration (ferry, bus, light rail).
- + Bridge barriers to connectivity (rivers, major roads).
- + Consider precinct access and entries.
- + Ensure the Town Centre is in a highly connected location.

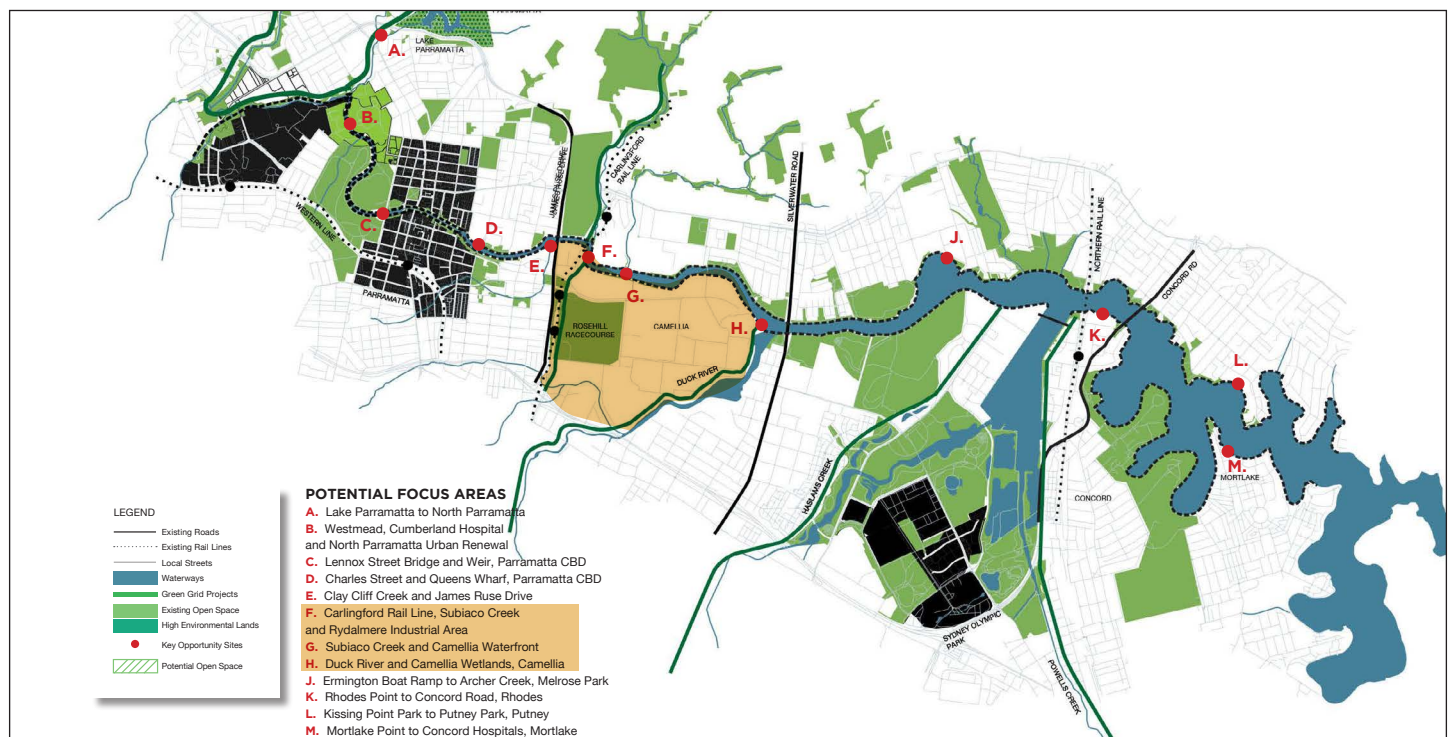


The Green Grid

- + GANSW *Sydney Green Grid* identifies a network of green space connecting key areas across the Greater Sydney Region.
- + The Camellia-Rosehill site is bounded by two Priority Projects identified in the *Sydney Green Grid*, which should be integrated into future development of the precinct:
 - Duck River Priority Project
 - Parramatta River Foreshore Priority Project
- + The Duck River Priority Project also identifies Grand Avenue within the site as part of a Green Grid project.



Duck River Priority Project, *Sydney Green Grid*, GANSW



Parramatta River Foreshore Priority Project, *Sydney Green Grid*, GANSW

Open Space and Amenity

Open Space Provision

- + Provide open space and social infrastructure in accordance with City of Parramatta's *Community Infrastructure Strategy*.
- + Consider increasing the accessibility and public use of existing private open space (e.g. racecourse).
- + Create a new foreshore park along Paramatta River.
- + Consider Heritage in the design of public spaces.
- + Incorporate Connection to Country in the design of public spaces and connections, including:
 - Engaging with local land councils on design decisions
 - Including Indigenous businesses, artists and consultants as part of the design process
 - Considering opportunities for Indigenous engagement, education, training & employment associated with landscape construction, restoration and maintenance
- + Public road frontages to be provided to all open spaces to maximise accessibility, permeability and activation whilst minimising the potential for privatisation and edge effects, with the exception of the wetland open space (which is physically constrained by private land ownership and would require additional land purchases to provide public road frontage).

Public Domain Amenity

- + Provide a comfortable and pedestrian friendly public domain & street network.
- + Consider transitions & provide buffers if required between land uses, including buffers between streets and open spaces and industrial uses.
- + Incorporate public art and interpretation, including Indigenous storytelling.
- + Implement best practice social and environmental sustainability across the public domain.
- + Consider Transport for NSW's *Movement and Place Framework* in any street and connection designs.



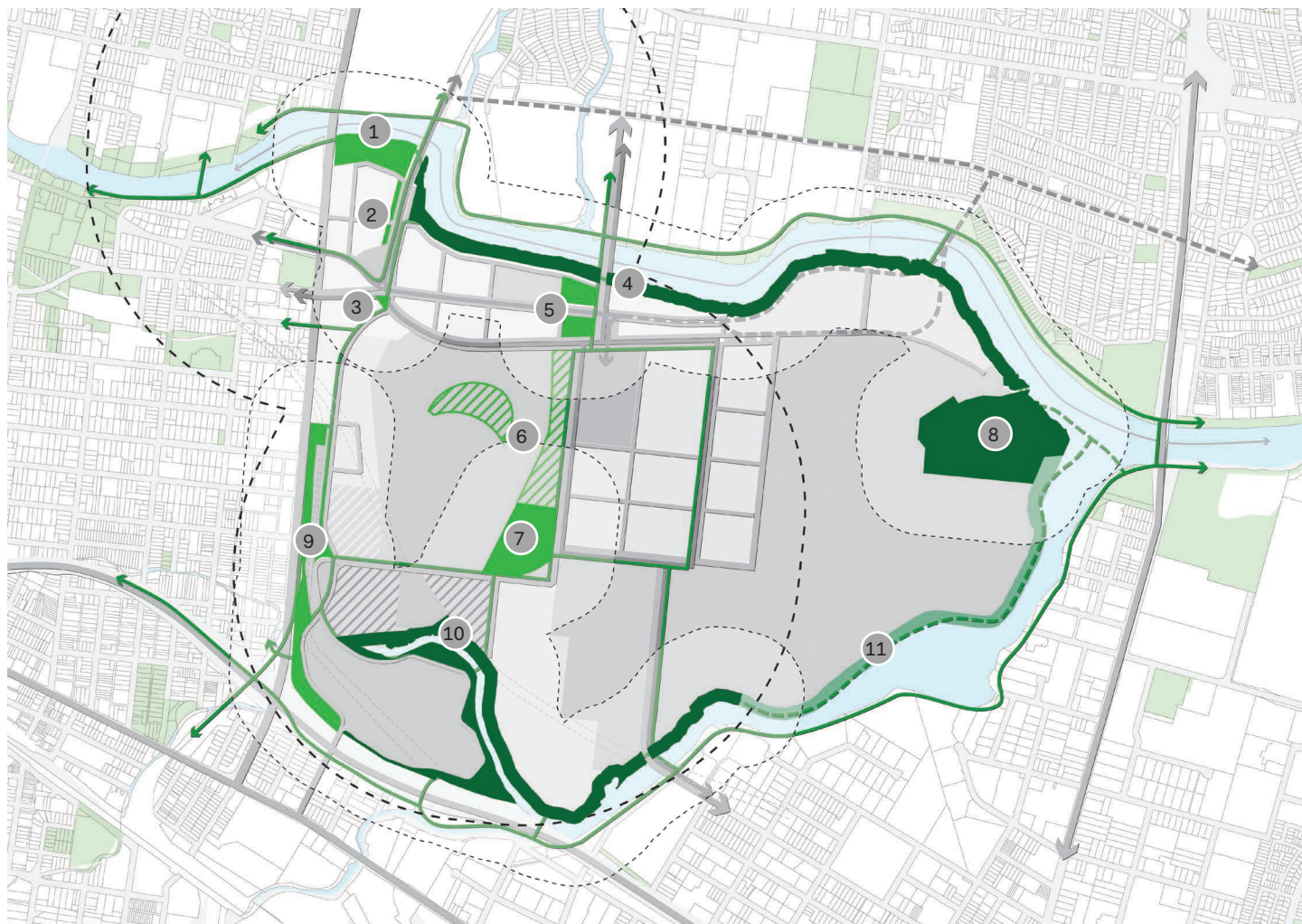
Draft Master Plan

Overview

The open space provision reflects the employment and residential uses. Two district level parks are proposed, one on the foreshore and the other within what is currently racecourse land, with the latter including sporting fields. Additional local open space is located within the town centre area adjacent to the PLR stop, and on the foreshore in the northwestern portion of the site. Foreshore links are proposed along the Parramatta River and Duck Creek, providing connections to surrounding precincts and addressing missing links in the wider regional pedestrian and cycle network.

Opportunities for improvement have been identified and are largely focused on providing additional open space to better align with Council's *Community Infrastructure Strategy*.

Landscape Provision



Landscape Provision:

- + Provision of natural areas exceeds CoP benchmark targets
- + Sports fields to be located in southern District Park
- + Foreshore links provided along Parramatta River, Duck River and Duck Creek

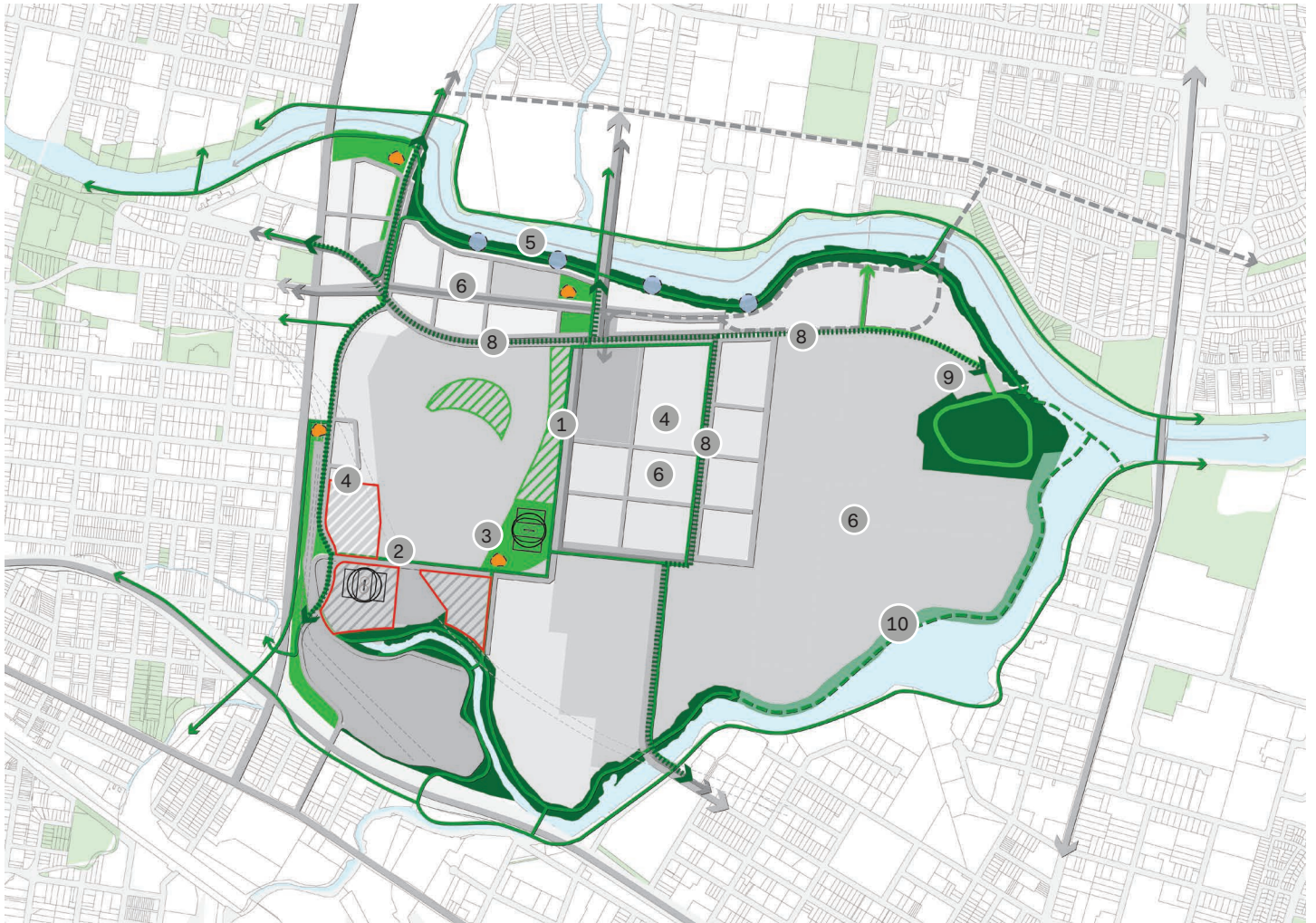
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- 7 District park (3.9ha)
- 8 Wetland (9.9ha)
- 9 Local linear park (4.0ha)
- 10 Linear foreshore park (11.3ha)
- 11 40m Riparian Buffer




- ← Proposed Active Transport connection
- ← Potential long term Active Transport connection
- 200m access to open space
- 800m access to district open space

Open Space Provision

Open Space	Target (City of Parramatta)	Draft Master Plan Provision
All open space (active + passive)	72ha (based on site population)	43.7ha (+ 6.4ha publicly accessible private open space within the racecourse)
Parks	24ha	12.3ha
Local parks	Minimum size 0.3ha, within 200m of all residential areas	1x foreshore local park of 1.6ha plus multiple smaller local parks provided (6ha total)
District parks	1 District Park - 2ha to 10ha size, within 800m of all residential areas	2 x district parks provided (6.3ha total)
Pocket / local play space	Within 250m from all residential areas	Play spaces to be located within local park and foreshore park
District play space	1 District play space, up to 2km from all residential areas	District play to be located within district park(s) to meet requirement
Natural areas	24ha	31.4ha
Linear foreshore park		Publicly accessible portions only: Parramatta River = 10.2ha (40m width) Duck Creek = 11.3ha (40m width)
Regional wetland park		9.9ha
Sporting spaces	24ha	Up to 7ha (covered under 'Parks')
Sportsfields	2 x sporting fields, approx 2ha each	1x combined sports field (2soccer+ 1 cricket) provided within District park
Outdoor courts	2 for residential, include as best practice for workers	To be located within district park(s) to meet requirement
Fitness equipment	2 for residential, include as best practice for workers	To be located within linear parks and/or district parks to meet requirement
Indoor recreation centre	1 for residential, include as best practice for workers	To be located within entertainment area, urban services area or district parks.

Additional Landscape Opportunities



- 1 Acquire additional portion of the racetrack along the eastern edge and convert to public open space to increase overall open space provision and provide north-south open space connection (3.8ha)
 - 2 Provide additional open space with sports fields within the racetrack land and/or the Metro land (up to 11.6ha available)
 - 3 Sports fields to be located in southern district park. Include outdoor courts as part of one or more district park(s).
 - 4 Include indoor recreation centre within entertainment area, urban services area or district parks (Location TBD).
 - 5 Include fitness stations along green links
 - 6 35% canopy cover target for mixed use, urban services, entertainment and industrial
 - 7 45% canopy cover target for all open space
 - 8 Emphasise green links / streets
 - 9 Provide an active transport connection along Grande Ave to the wetlands and footpath/ boardwalk around the wetlands
 - 10 Providing an active transport connection along Duck River will provide an additional 6.2ha of 'Natural area' open space.
-  Play spaces to be included in all parks
 -  Sports fields (combined cricket/2 x soccer fields)
 -  Fitness stations along Parramatta River linear park

Landscape Typologies

A variety of landscape typologies will provide a site-specific landscape response and a range of recreational opportunities to workers, visitors and residents.

The provision of open space and recreational amenity should be in accordance with City of Parramatta's *Community Infrastructure Strategy* (July 2020). Key guidance from this strategy is outlined against the various typologies in the following pages.

Potential landscape typologies for Camellia-Rosehill include:

- + District Park
- + Local Park
- + Play Spaces
- + Sporting Spaces
- + Linear Foreshore Park
- + Wetland
- + Urban Park / Plaza
- + Communal Open Space
- + Private Open Space - Racecourse
- + Green Links

For further information regarding the open space and recreational targets and benchmarking used, refer to *Social Infrastructure Strategy - Part 2 Scenario Testing* (Cred Consulting).

District Park

Description*:

Serves a catchment of multiple suburbs and multiple communities, of less than one local government area. Supports diverse uses and provides a range of recreation activities for individuals, small and large groups. Destigmational by nature, district parks create a hub of activity, supporting community gatherings and extended stays for picnic, play, and other activities.

Typical components: Larger land parcel with multiple facilities.

Typical facilities: Five or more embellishments, e.g. toilets and carparking.

Typical size: >2ha-5ha.

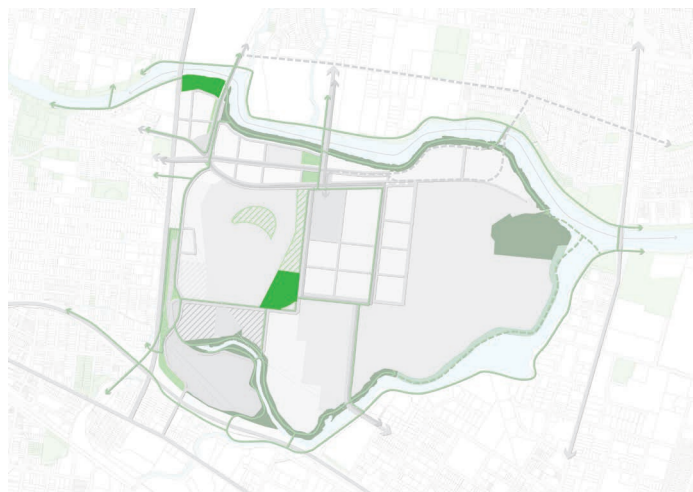
Provision:

Two district scale parks are provided within the Draft Master Plan, one directly east of the Racetrack and one adjacent to the Parramatta River. There is also the longer term option for an additional park to be considered within existing racecourse and Metro land.

The Draft Master Plan layout ensures that all residential areas meet the target for being within 800m of a District Park.

District Parks will house the sports fields required for the precinct, as well as district play spaces.

* City of Parramatta's *Community Infrastructure Strategy* (July 2020)



Local Parks

Description*:

Serves a neighbourhood. Provides elements or facilities suitable for passive enjoyment of outdoors and nature, spaces to gather and interact and/or to encourage individual and group based active recreation. Located within residential areas.

Typical components: Small land parcel with some facilities.

Typical facilities: One or more embellishments, e.g. circuit pathways play space and picnic facilities.

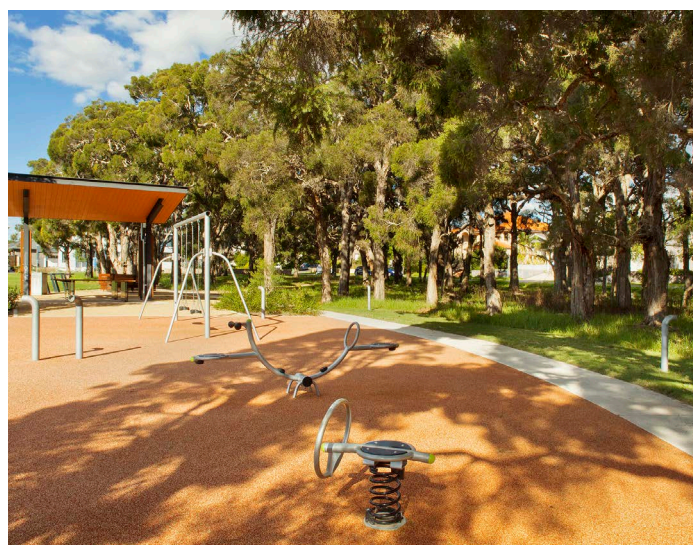
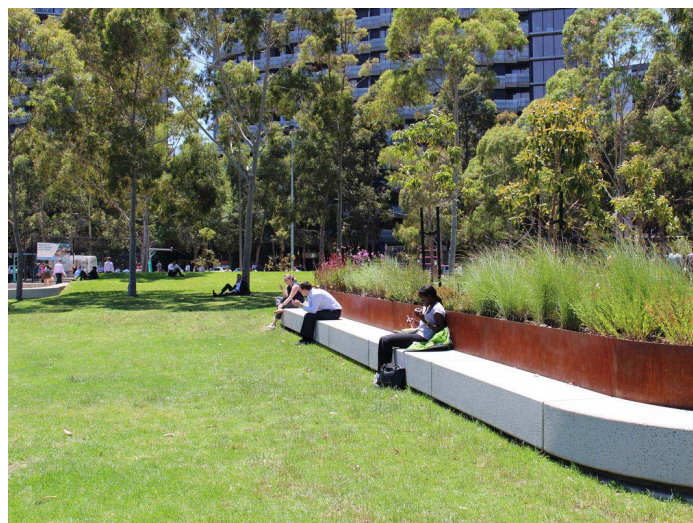
Typical size: >0.3ha-2.0ha.

Provision:

Local Parks should be located within the residential and mixed use areas and may contain local play spaces to service the residential community.

Several Local Parks are provided within the Draft Master Plan to meet the target for all residential areas to be within 200m of open space.

* City of Parramatta's *Community Infrastructure Strategy* (July 2020)



Play Spaces

Description*:

Pocket play spaces

Typically refers to play spaces that cater to residents within the immediate area of the site, about 250m or a 5-minute walk from people's homes. They have a small range of facilities and amenity and are generally suitable for a targeted age range (for example, up to 5 years of age).

Provision of equipment typically accommodates younger users and is small in size. Provision of shade at these sites should be considered against Council's Playgrounds Policy criteria.

Local play spaces

Typically refers to play spaces that are within close proximity to local residents and are about 500m or a 5-10-minute walk from people's homes. They often have a range of facilities, with around 5 or more options targeted towards 0-12 year olds. Provision of shade at these sites should be considered against Council's Playgrounds Policy criteria.

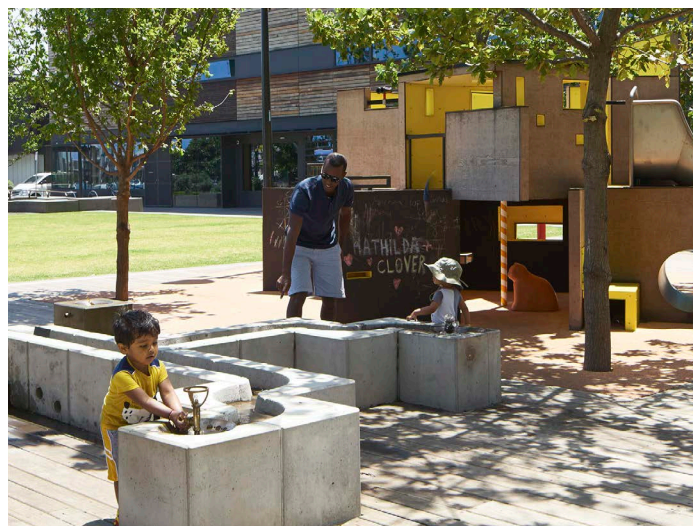
District play spaces

Typically attract people from a wider catchment and are located on larger parcels of land and often co-exist with other facilities. They have a larger range of facilities, or have custom designed play opportunities for different age groups and abilities (cater for ages 0-5, 6-12 and 13+). They are up to 2km or a 5-10 minute drive from people's homes.

Provision:

Play spaces should be provided in all local and district parks, with a minimum of one district play space provided and located to best serve the wider residential population (up to 2km).

* City of Parramatta's *Community Infrastructure Strategy* (July 2020)



Sporting Spaces

Description:

Sportsgrounds*:

Sportsgrounds are defined as outdoor green open space that can support formal sporting activities which consist of organised sport, training, and competition based activities by sporting clubs, schools and others.

Additional sporting facilities:

Sporting facilities in addition to green sportsfields include outdoor courts, fitness equipment and indoor recreation centres.

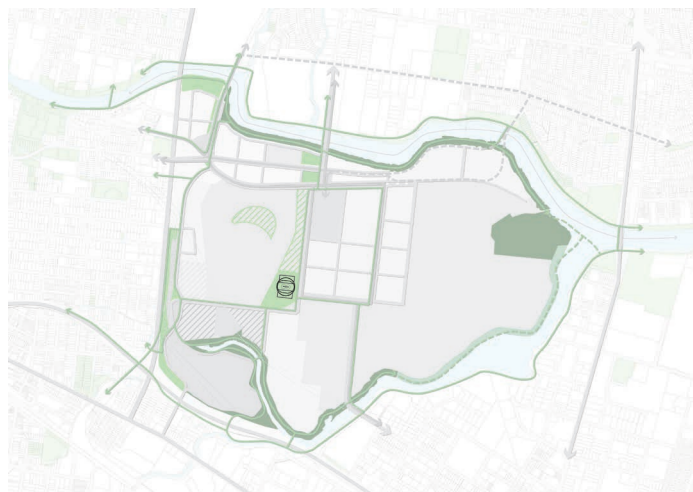
Provision:

1-2 district level sportsfields should be provided to meet Council's open space provision recommendations. The central district park provides the space for sportsfields, with additional land within the racecourse and Metro land identified as an opportunity to provide more open space for sports fields.

Outdoor courts, fitness equipment and an indoor recreation centre should be provided to service the recreational needs of the workers within the precinct as well as the residential population.

All sporting facilities are ideally located on or adjacent to active and public transport links.

* City of Parramatta's *Community Infrastructure Strategy* (July 2020)



Urban Park / Plaza

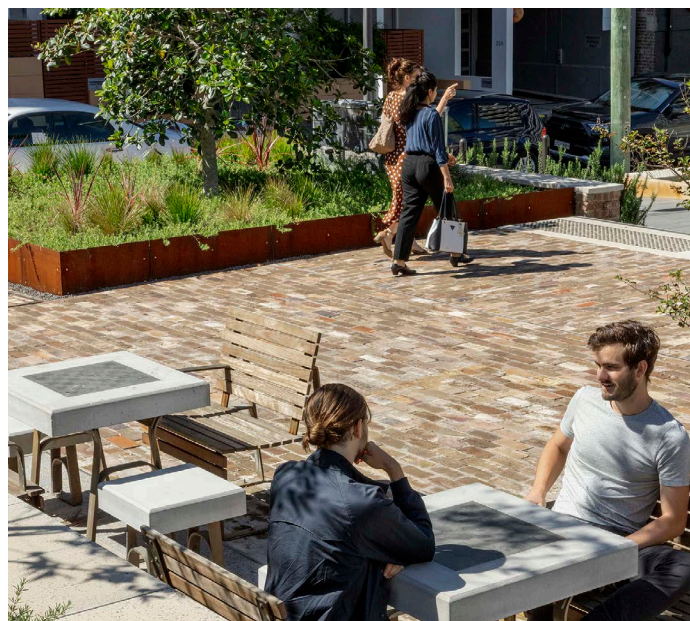
Description:

Urban parks and plazas provide engaging civic spaces for use within a high density residential or mixed use precinct, consisting of flexible spaces and a mix of hard and soft surfaces that cater to the everyday activity of residents, visitors and workers as well as larger community events and gatherings.

Provision:

It is recommended that an urban park / plaza forms the focal point to a mixed use town centre, associated with the light rail station and/or other community facilities as a multi-purpose hub for the precinct.

As land is at a premium within town centre and mixed use sites, additional urban open space and recreational facilities may be provided on top of community facilities or public car parking structures in addition to the central urban park.



Linear Foreshore Park

Description:

Linear parks provide the opportunity for passive recreation through walking, running, cycling and relaxing. These parks should provide a high level of pedestrian amenity, greening and connection to their context. Linear parks should form part of a wider open space network connecting destinations and/or forming recreational circuits through precincts.

The widths of foreshore linear parks may vary depending on their use, from relatively narrow corridors through vegetation to wider expanses that provide adjacent usable open space.

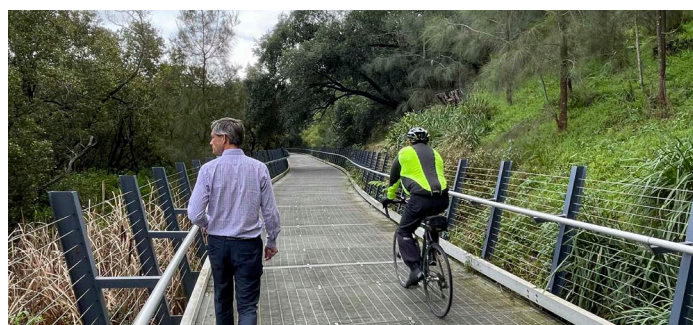
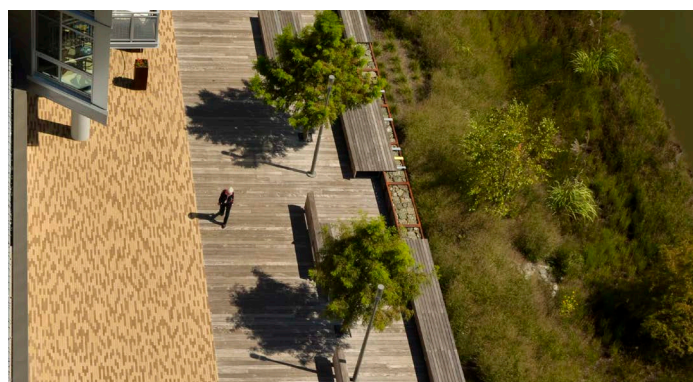
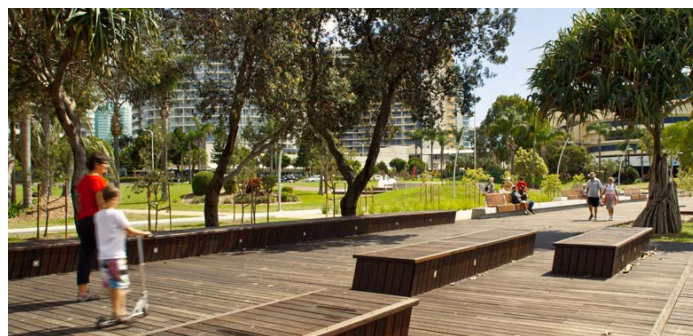
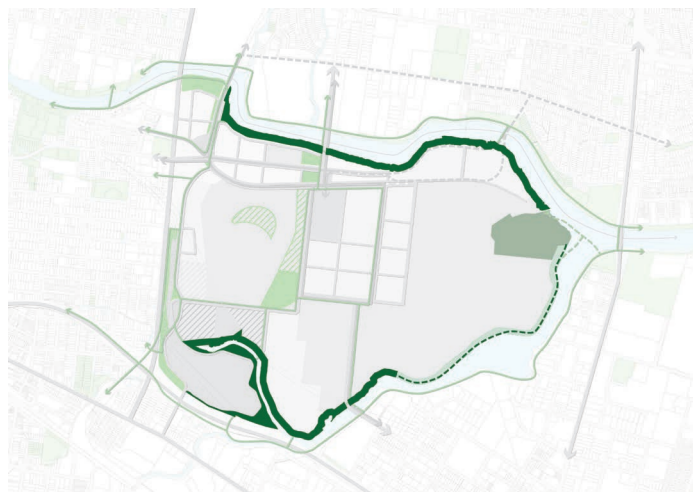
Provision:

The riparian buffer requirements and visual and ecological amenity provided by the creeks and rivers surrounding the site provide the ideal context for linear foreshore parks. While identified as linear parks, public access and landscape treatments will need to consider contamination amongst existing mangroves.

The Draft Master Plan delivers a linear foreshore park for the majority of the frontage with Parramatta River, consistent with the GANSW *Sydney Green Grid* priority project.

Duck Creek also provides a secondary linear park associated with an active transport link.

There is a long term opportunity for public access along the west side of Duck River (dashed on the adjacent plan), however this would not occur in the short to medium term due to the pipeline hazard and Viva site. An active transport connection is anticipated to be delivered on the eastern side of Duck River.



Wetland

Description:

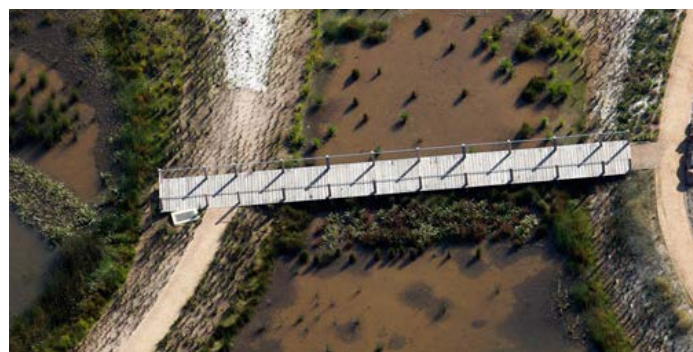
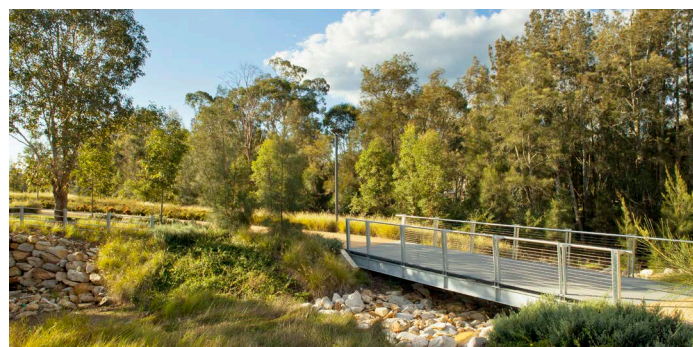
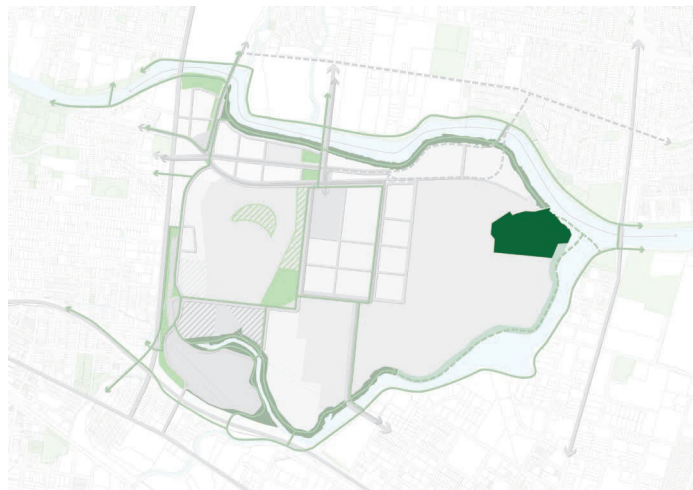
Wetlands, water bodies and riparian zones provide the opportunity to combine ecological conservation and restoration with nature-based passive recreation such as walking and bird watching.

Care must be taken so as not to introduce risks to the ecology of these spaces with any new interventions. Wetlands may also be supported by adjacent open space and water treatment to enhance their ecological and recreational benefits.

Provision:

The wetlands in the northwest of the site may be utilised for nature-based recreation in conjunction with the foreshore linear park. The existing location and size of the wetlands must be retained, and may be increased further to provide greater buffers and resilience to the mangroves and other wetland vegetation.

Contamination and ecological sensitivities must be taken into account when providing boardwalk and/or other means of access to the wetland area.



Communal Open Space

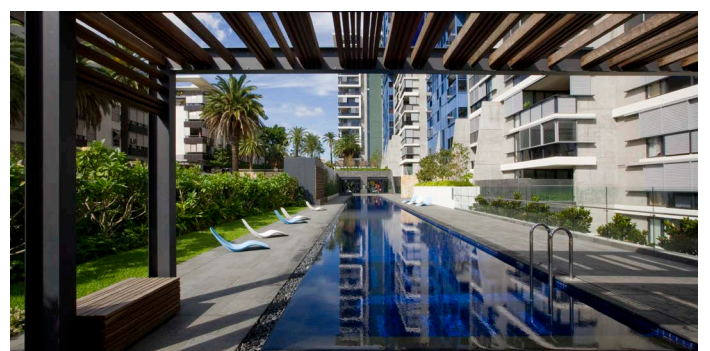
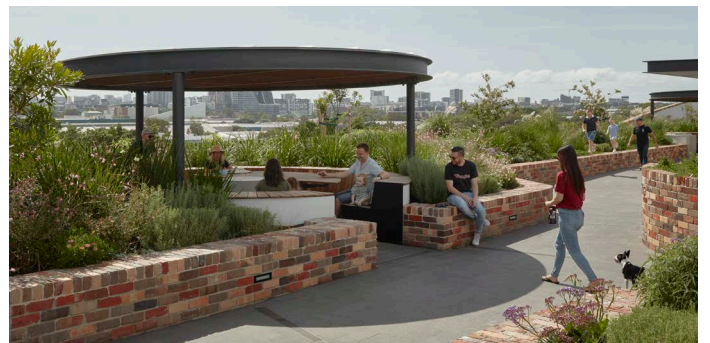
Description:

Private communal open space provides amenity to residents within medium to high density residential or mixed-use settings. These spaces can often have a high level of amenity and may include podium gardens, pools, gathering areas, play spaces and barbecue / picnic facilities that support the recreational needs of the residents in addition to the wider public open space provision.

Provision:

Communal open space is to be delivered in accordance with State Environmental Planning Policy (SEPP) 65 and the Apartment Design Guide (or the Design and Place SEPP once released).

Within private development, consideration should be given to the public benefit of projects, with the opportunity for some ground level private open space to be made publicly accessible for the wider benefit of the local community.



Private Open Space - Racecourse

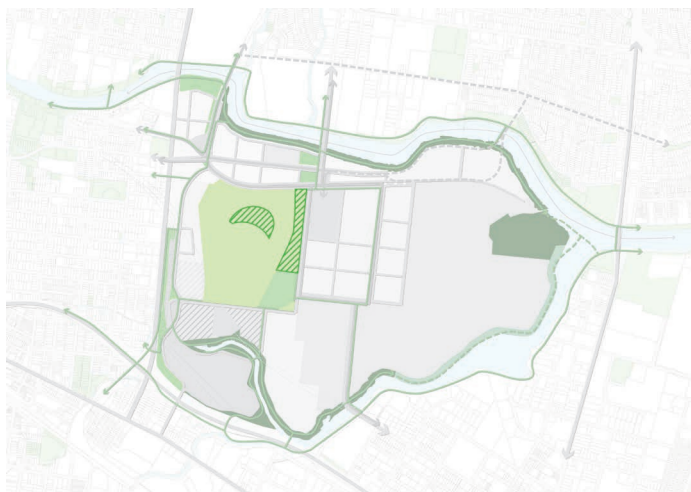
Description:

The Rosehill Gardens Racecourse is an entertainment venue hosting 25 race meetings a year. Outside of horse racing, the large site can host a number of events and conventions. The site is currently fenced off to the public.

Provision:

The opportunity exists to open up part of the racecourse to the public when it is not in use for racing or other paid events, including some of the space within the centre of the racetrack and along the eastern edge of the racetrack and along the eastern edge.

With regard to meeting open space benchmarks however, these areas would not be considered as contributing to overall public open space given their private ownership and access restrictions. It is recommended that the eastern portion be considered for purchase and conversion into publicly-owned open space to increase the overall open space provision.



Green Links

Description:

Green links include heavily treed or vegetated streets and pedestrian and cycle connections. These links provide connectivity for both vegetation and people while assisting with wayfinding and a connection to place.

Provision:

Green links should be provided to connect destinations and key pieces of vegetation and open space.

The disused rail corridor along the west of the site provides one such opportunity for a green active transport link, along with Grand Avenue and the proposed central north-south active transport link that continues across Duck River to the south and Parramatta River to the north.

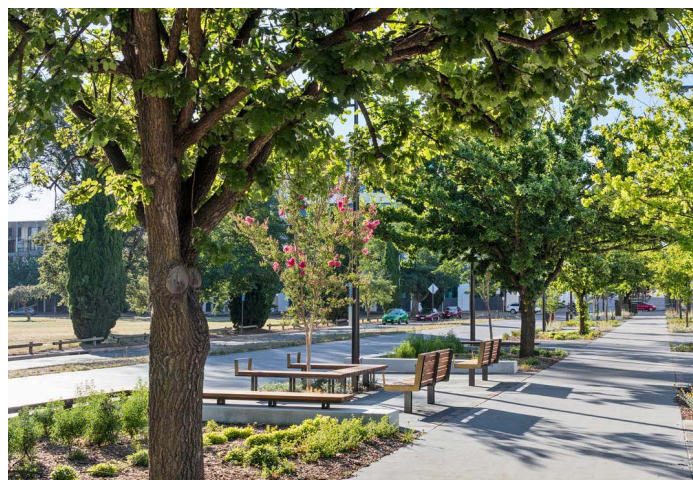
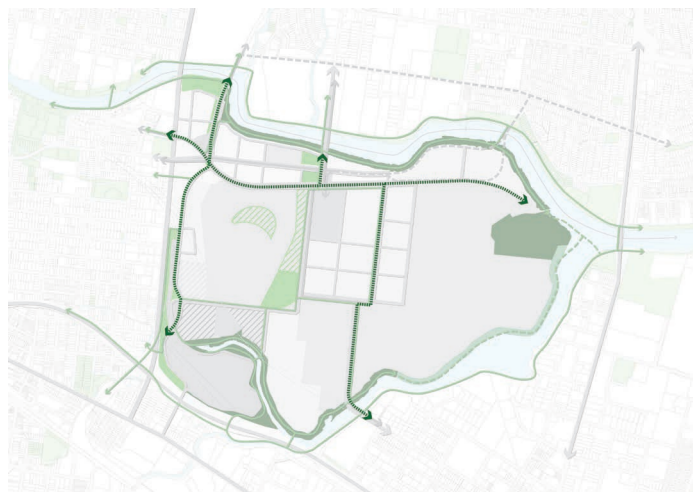
Grand Avenue:

Grand Avenue provides the opportunity to create a significant green avenue as a primary east-west connection through the precinct.

The Heritage Implementation Report provides a clear overview of the avenue's history and significance as well as offering key recommendations that should be implemented, including:

- + Create a "grand avenue" for people and centrepiece of the locality, rather than a freight route.
- + Conserve and add to artistic interventions.
- + Conserve rail crossing and tracks as evidence of the use of rail in the area.
- + Conserve treed character and enhance with further plantings.
- + Interpret the historical use of Grand Avenue as a tramway.

As part of the Draft Master Plan, the avenue is edged by a number of land uses including the racecourse, mixed use town centre, urban services, open space and industrial. The avenue should maintain a consistent 'grand avenue' character throughout these zones, including footpaths and a shared path while also responding to its context. Built form and setbacks should provide a strong edge to the avenue while allowing for trees in verges to add to the treed character.



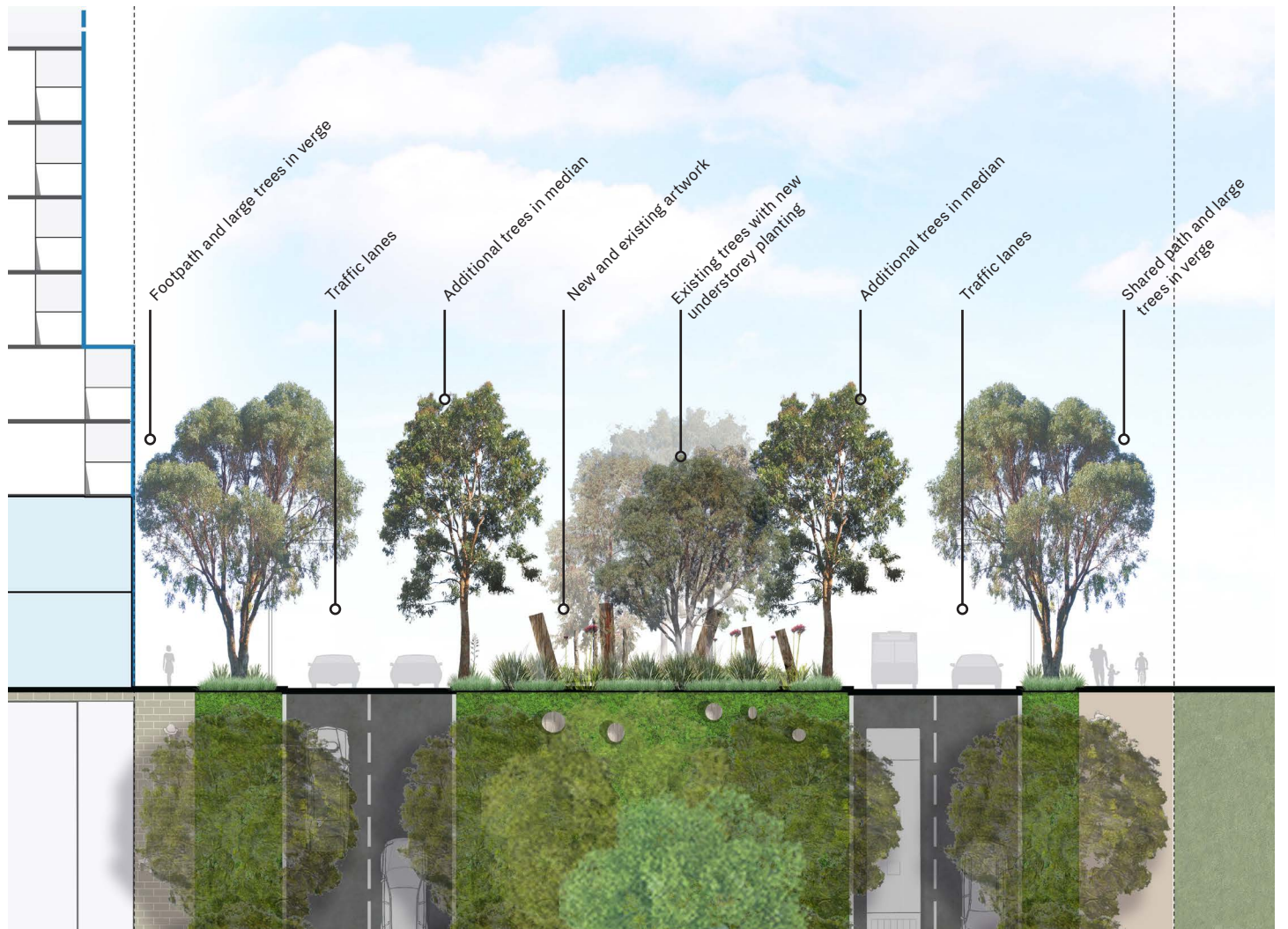
Existing artistic interventions and treed character of Grand Ave to be conserved and enhanced.



Grand Avenue provides a key east-west boulevard connecting multiple land uses

Grand Avenue

existing median art work locations



Indicative Grand Avenue proposed section

