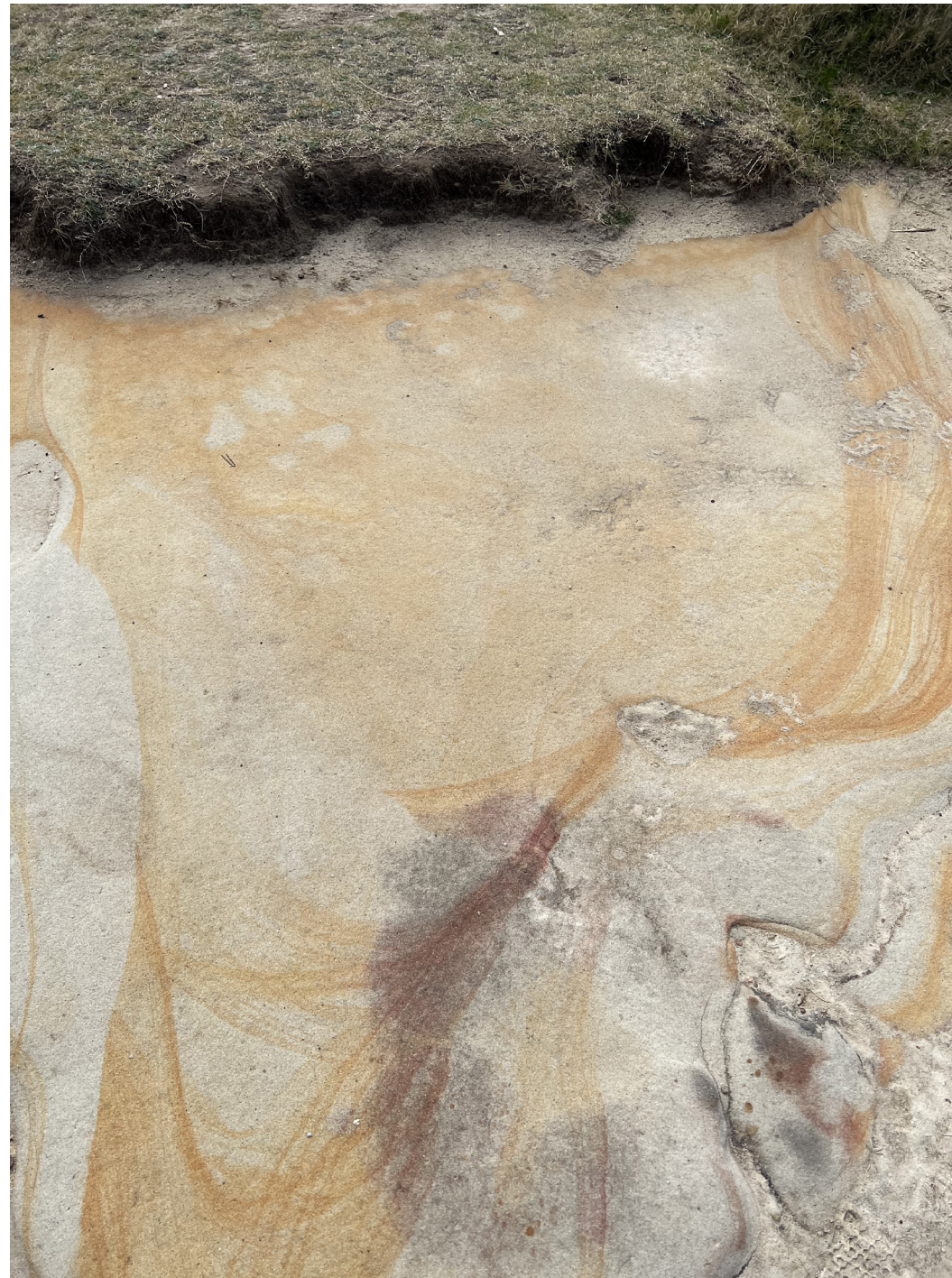




BURROWS PARK AMENITIES

CLOVELLY, BIDJIGAL / GADIGAL COUNTRY
NSW

SITE ANALYSIS AND SPORTSFIELD MASTERPLAN

RANDWICK CITY COUNCIL

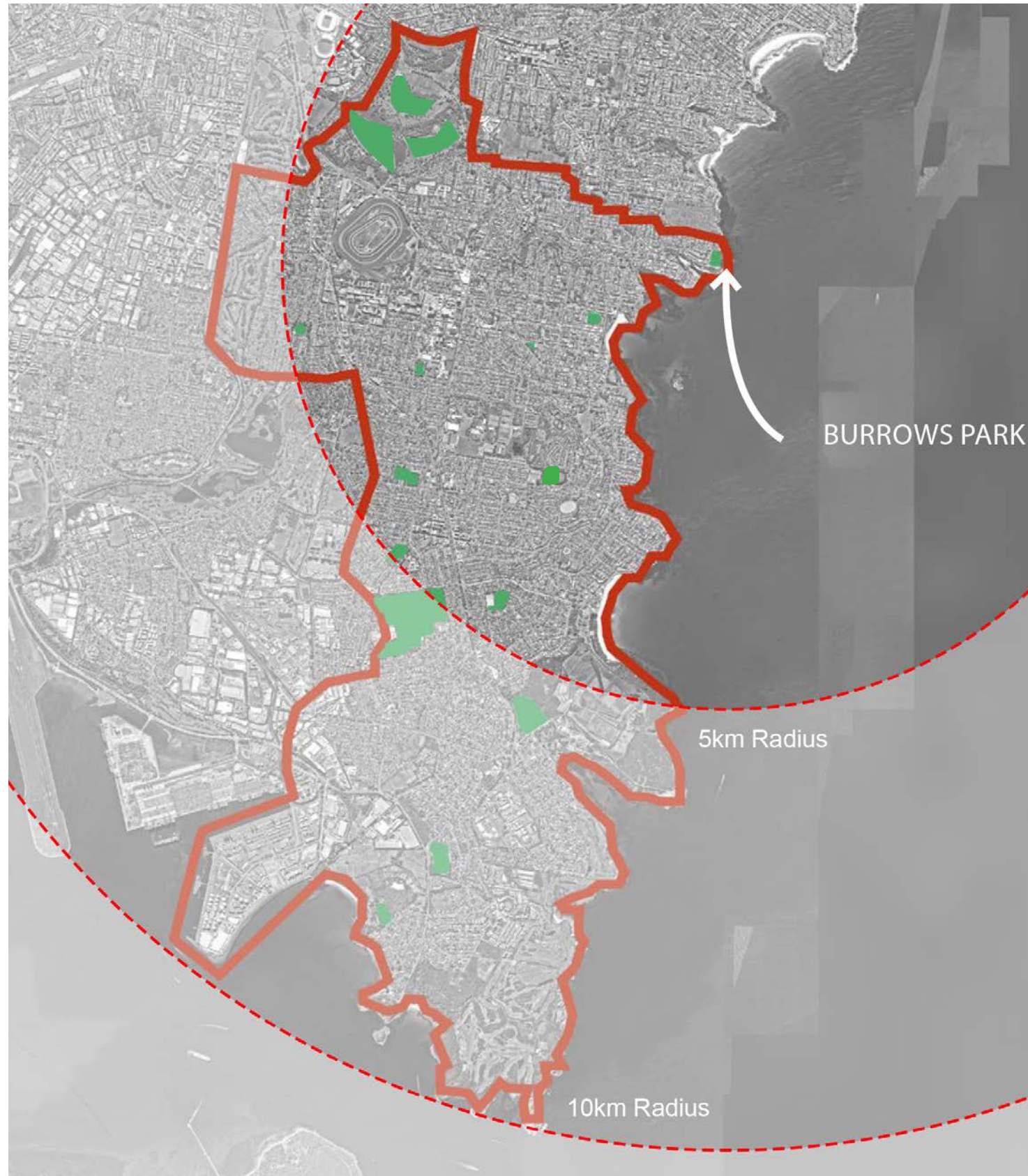
OCTOBER 2024

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bangawarra

TaylorBrammer

Site Analysis



■ PLAYING FIELDS LOCATED WITHIN RANDWICK LGA

- There are currently approx. 16 parks with the use of a sports field within Randwick's LGA, including Burrows Park.
- There are 3 other Rugby Sportsfields within a 5km radius
- There are 5 other Rugby Sportsfields within a 10km radius
- Despite a generous proportion of parklands within the Randwick LGA, there are few that have the capability for sportsfields.



- PEDESTRIAN SHARED PATH
- OFF ROAD SHARED BIKE PATH
- BONDI TO COOGEE COASTAL WALK
- SITE

- The site forms a node to popular walking and cycling routes including Bondi to Coogee and forms a key link to Clovelly Bay
- The site is reasonably well serviced by public transport, with bus stops at the top and bottom of Ocean road
- There is vehicle parking along Eastbourne Avenue, Ocean Road and Boundary Street.



- VEHICLE PARKING
- B BUS STOP LOACTIONS
- SITE



Photo Survey



1 VIEW OF SANDSTONE PLATEAU



2 VIEW OF SANDSTONE CLIFFS



SITE ANALYSIS AND ENVIRONS



3 VIEWS TO OCEAN STREET



4 VIEW TO MALABAR



6 VIEW TO CLOVELLY SURF CLUB



5 VIEW TO COOGEE

Existing Site



LEGEND

- Existing Retaining Wall
- Existing 1-3 Storey, Single Resi.
- Existing 3+ Storey, Multi Resi.
- Remnant Bushland
- Sandstone Cliffs considered part of Remnant Bushland
- Midland Scrub - Part of Existing Site Character



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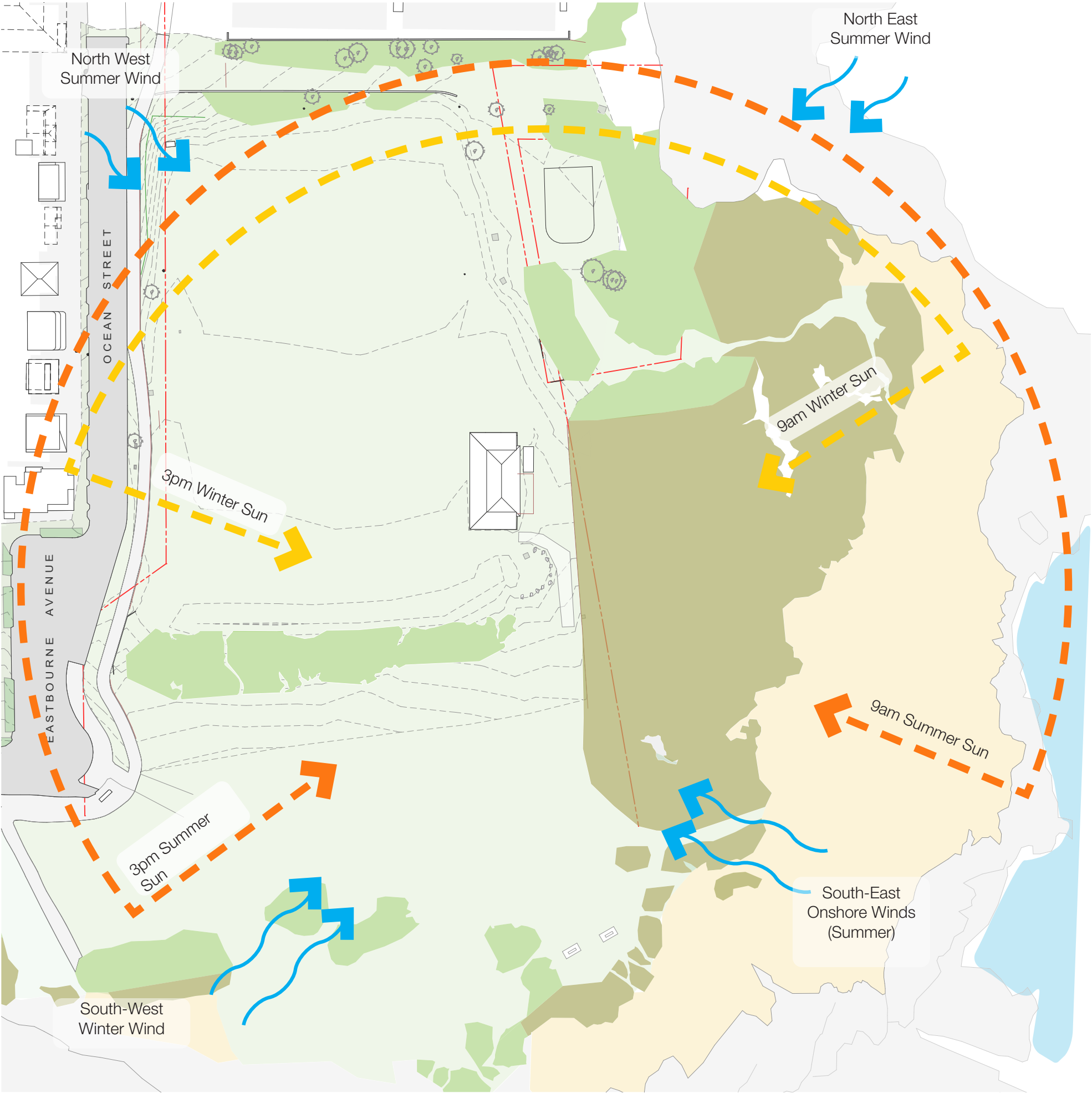


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Existing Site



Climate



- The sites longest edge sits on the North / South Axis. The address to the park enjoys sun midday to late afternoon.
- Existing established remnant bushland to the east help protect from onshore winds.
- The Existing building faces west and is exposed to hot afternoon sun in summer.



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Hydrology



- Mapping provided by council shows that the eastern edge of the site is most impacted by flood events
- While it is noted that the PMF (Probable Maximum Flood) level occupies a large portion of the site, this event is typically theoretical and unlikely to actually occur.

LEGEND

- PMF (Probable Maximum Flood) Flood Event Extents
- 1% (1 in 100 year) Flood Event Extents



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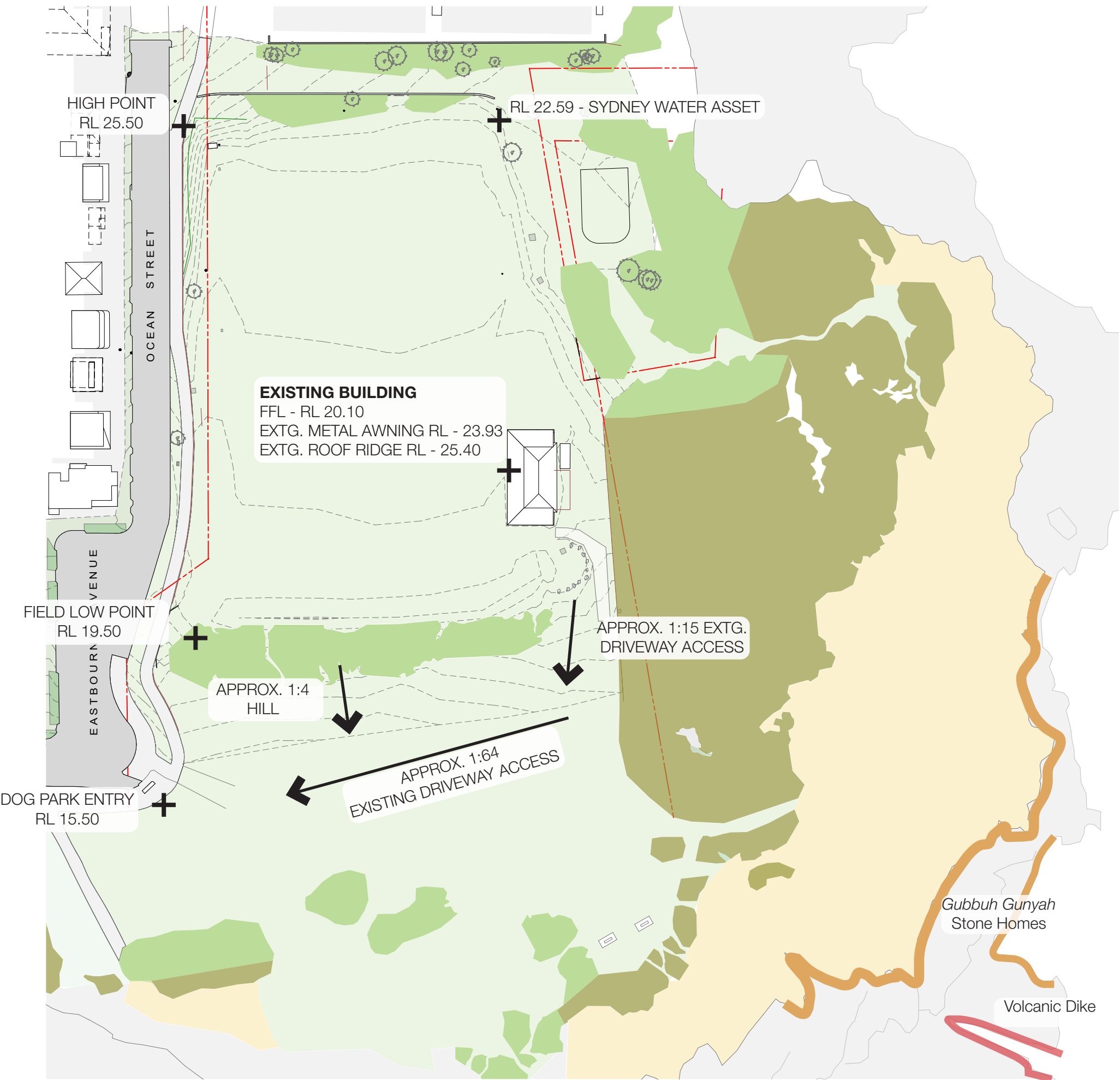
Ecology



Image provided by Randwick City Council providing extents of Remnant Bushland

- New Building line offset from remnant bushland - 3 metre zone required for firefighting access and protection of root zones
- Remnant Bushland - Mid Height Shrubbery is a disappearing and increasingly rare asset, in removing these habitats we are losing birds species
- Sandstone Cliffs considered part of the remnant bushland
- Area not considered Remnant Bushland - this is however a great asset to the site, acting as a buffer between the two uses of sports field and dog park.

Topography and Levels



- The site and existing building lies at a midpoint between the high and low points of the reserve, and is partially sunken into the landscape.
- The existing building is 5 metres tall in total, and closely relates to the highest point of the site.



LEGEND

- ← Gradients Across Site
- Distinct Coastal Edge and layers of stratum

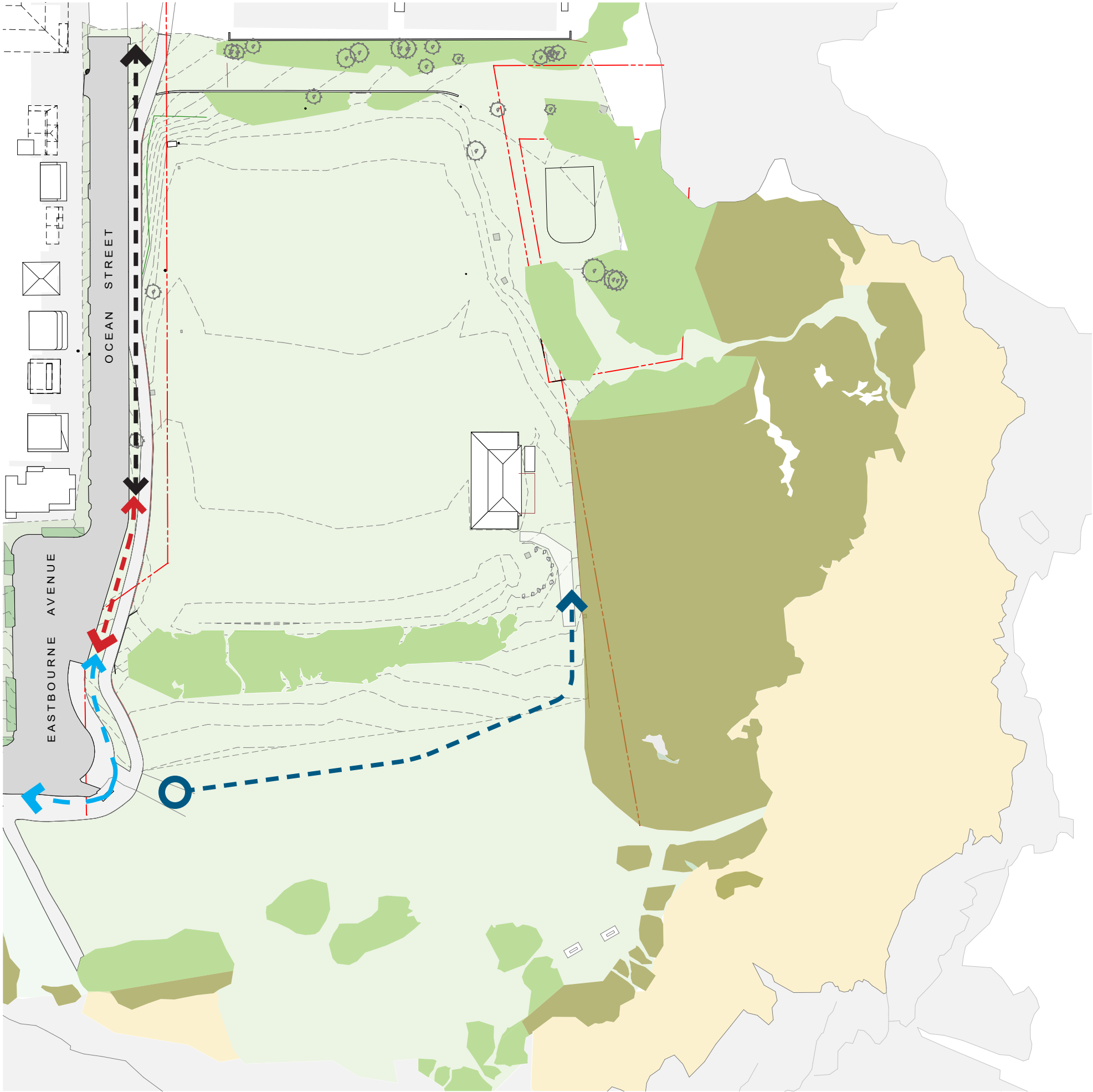


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Vehicular Access + Traffic



- Preliminary Traffic Report and surveying examined a 5 minute (400 metre) walking radius, encompassing Ocean St, Eastbourne Ave and Boundary St, with approx. 189 car spaces within this radius.
- At various times of the year, there is an occupancy rate of between 42% and 91% for these spaces, with occupancy typically lower in the winter months in which rugby league games are played.
- The typical amount of available parking spaces on Saturdays (85) is sufficient to accomodate the estimated parking demand (70 spaces) when games are being played, and could be additionally moderated by staggering game times at 15 minute intervals.
- Allowing for a conversative, high scenario, a peak activity period of players arriving and leaving would increase by a frequency of 1 instance per week during game season, but is not anticipated to increase overall traffic congestion.
- The Development is not anticipated to exacerbate any road safety issues.



LEGEND

Existing Emergency Vehicle access

Bus Zone

No Stopping

Approx. 75 car spaces

Remnant Bushland

Sandstone Cliffs considered part of Remnant Bushland

Midland Scrub - Part of Existing Site Character

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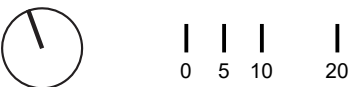
Pedestrian Access



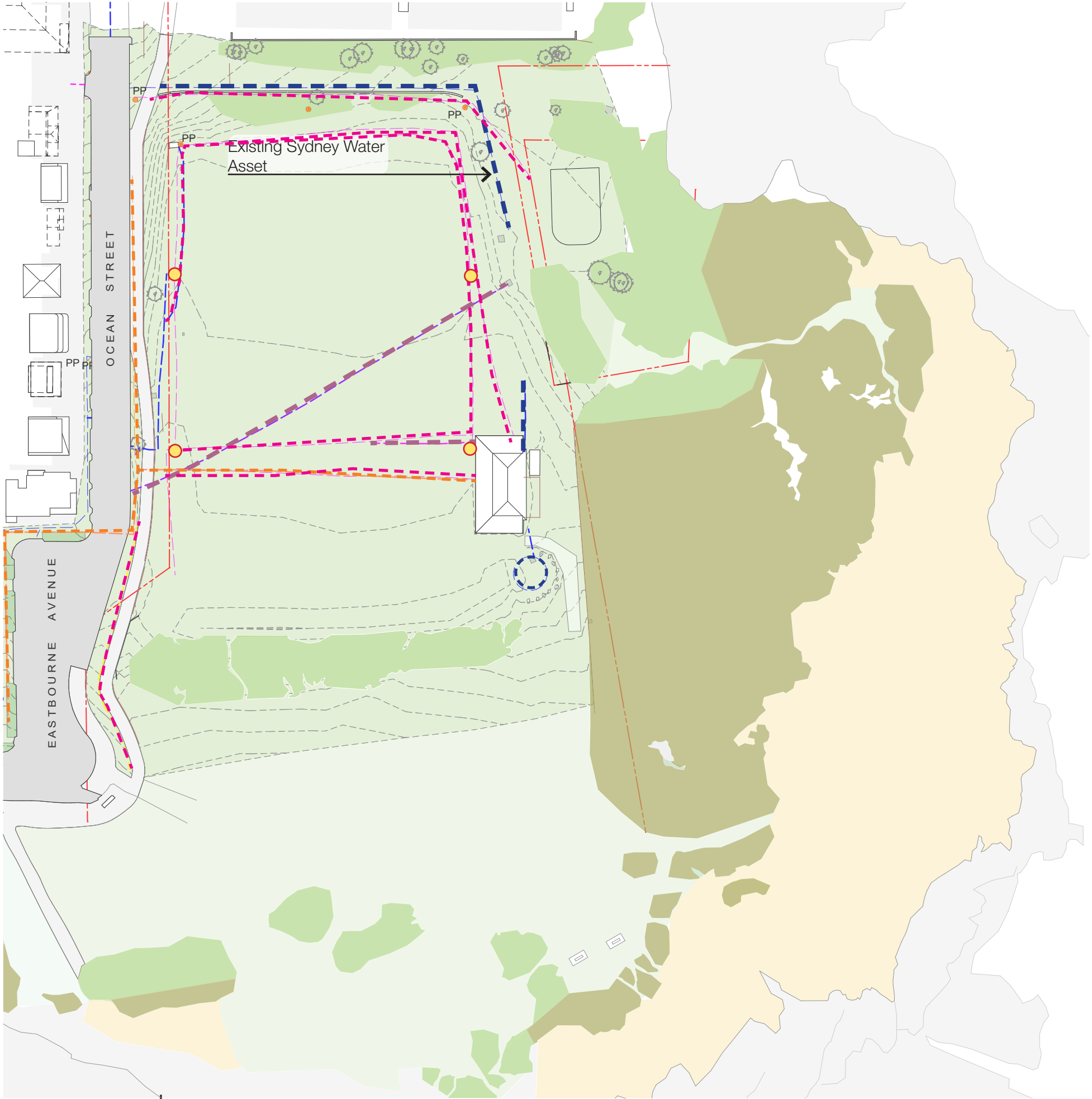
- The site is accessed via the existing footpath along Ocean Street and Eastbourne Avenue, as well as via stairs from Clovelly Bay
- The site acts as a through link to the cliffs to the east via the established paths through the remnant bushland.
- Whilst the footpath along Ocean Street is the main route for the Bondi to Coogee Walk, the remnant bushland and cliffs are often used as an informal detour
- Currently, there is an informal link between the dog park and Burrows Park Sportsfield at a grade of approximately 1:15.

- ➔ Pedestrian Entry Point
- ➔ Accessible Pedestrian Entry Point
- ⋯ First Nations Songlines
- ⋯ Bondi to Coogee Walking Route
- ⋯ Informal Pedestrian Route

- Remnant Bushland
- Sandstone Cliffs considered part of Remnant Bushland
- Midland Scrub - Part of Existing Site Character



Services



- There is a sydney water asset (supply water) running along the north and east of the site. Its route will need to be altered as part of the work.
- Further Liaising with Sydney water and a Water Services Coordinator will be required to determine impacts on this asset, as a result of the development.
- The site is well serviced by Electrical, Sewer and Water services as a result of the existing building.
- There is an underground tank to the south of the existing building that utilises stormwater to irrigate the field.
- An upgraded pump and pump room will be required
- 3 Phase power supply (40 amp) will be required

Boundary

Sewer

Underground Electrical

Gas

Water

Power Pole

Light Pole

Remnant Bushland

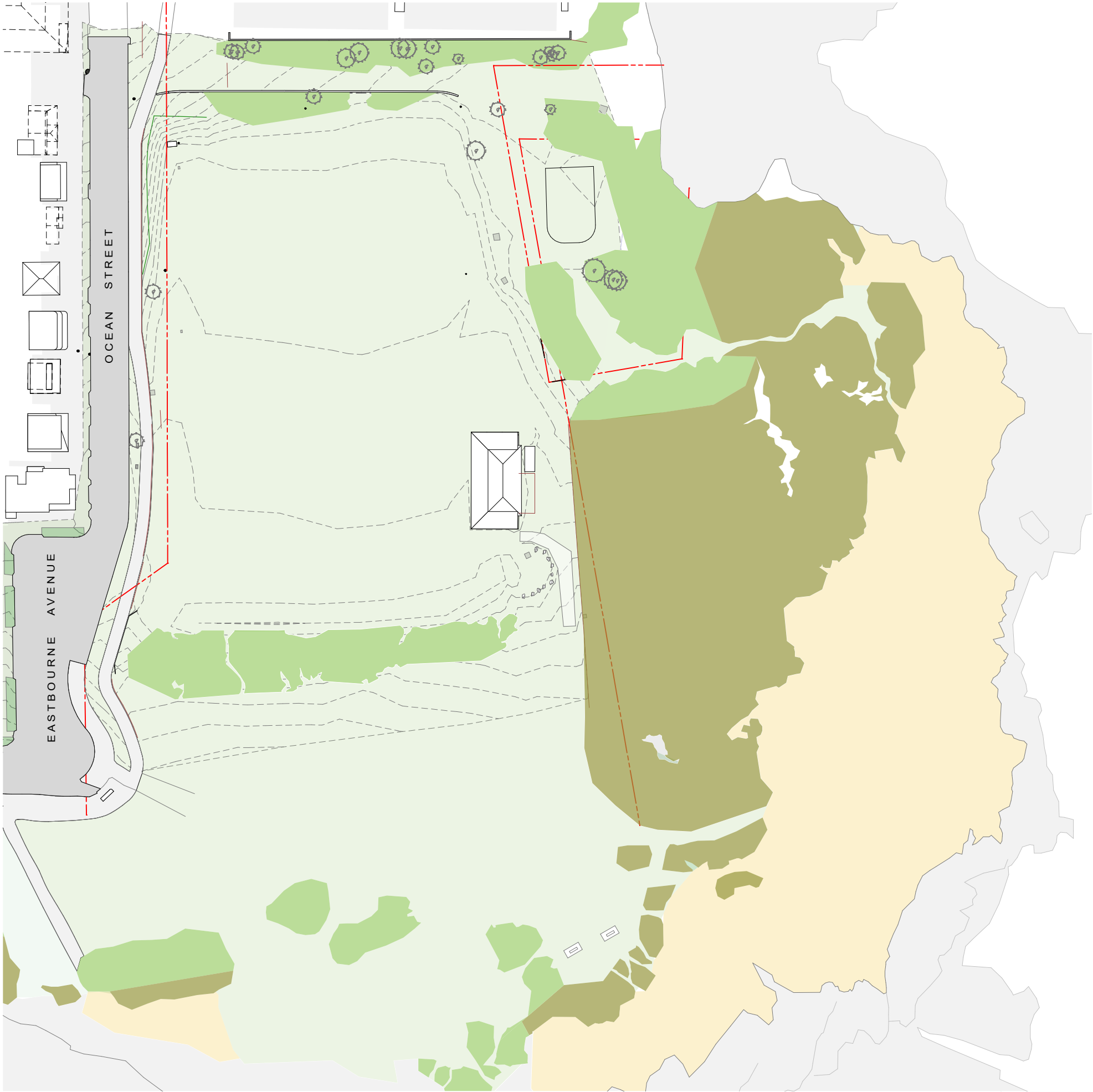
Sandstone Cliffs considered part of Remnant Bushland

Midland Scrub - Part of Existing Site Character



Masterplan

Masterplanning Principles



An emphasis on 'building less' in the landscape - reducing hardstand and maximising green and recreation space where possible



Addressing the design with environmental sensitivity, taking into account the sites unique history and ecology



Sporting amenities building to suit local associations



A Country centred approach that respects and strengthens first nations principles



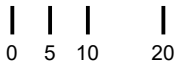
Reduce impact on neighbouring low-rise residential setting, including views into and through the site.



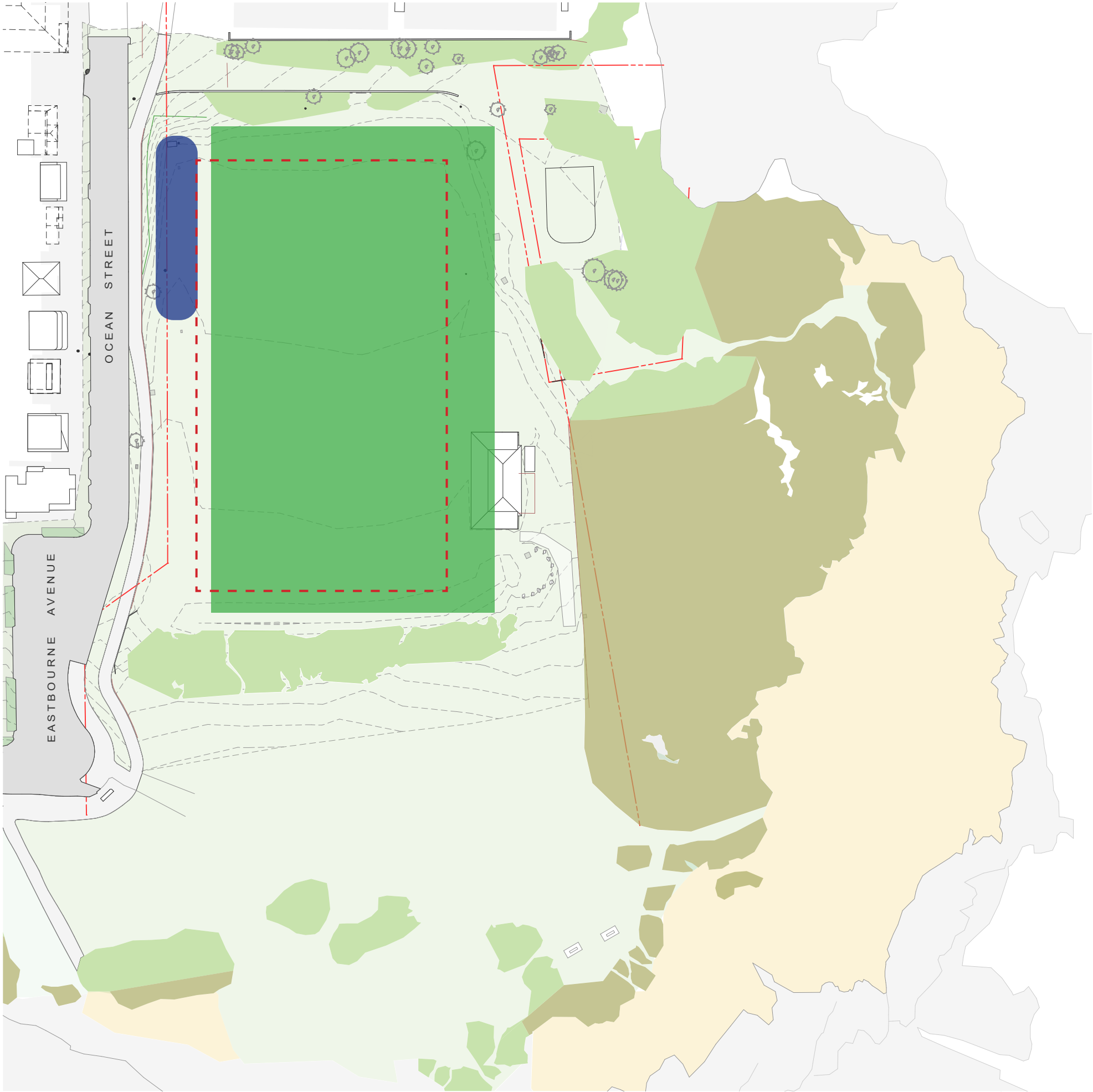
Pedestrian movements in and around the building and site (including accessibility)



Consideration of CPTED, safety and amenity of users including security lighting, sightlines



Siting Options - Option A



Opportunities

- Visually less prominent, retaining views to Ocean
- East facing, and therefore less likely to be impacted by hot afternoon sun
- Better serviced from Ocean street from an accessibility perspective

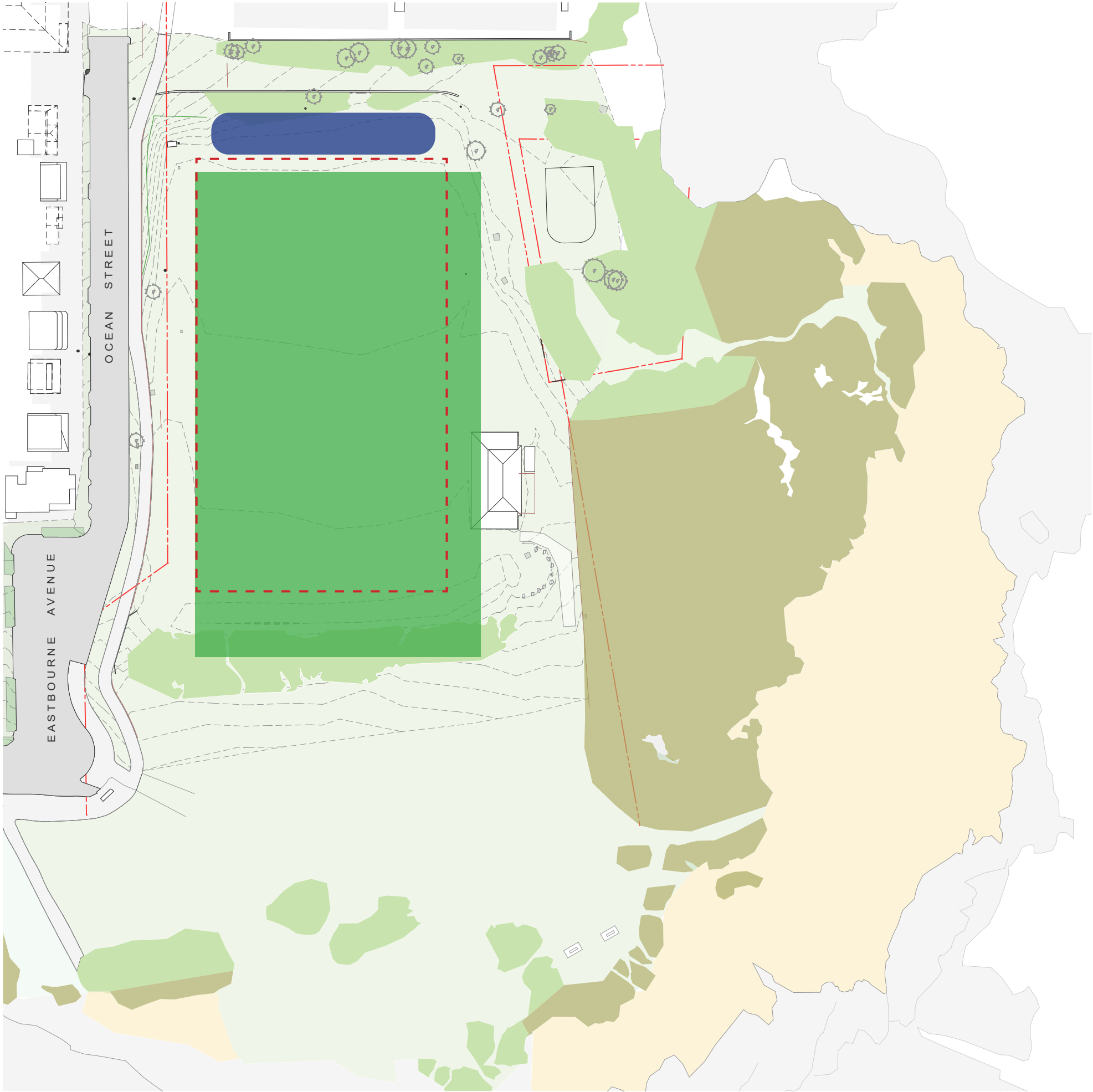
Constraints

- Sitting within flood zone at 1 in 100 level events
- Bulk of buildings spectator area sited off centre from sports field as a result of lessening impact along Ocean Street
- CPTED issues with respect to visibility from the street to the buildings eastern frontage
- Excavation close to Ocean Street likely required
- Additional excavation and relocation of pits required for Regulation sized sportsfield
- Sportsfield lighting pushed east and impacting on fauna in remnant bushland
- Construction work closest to residents on Ocean Street

LEGEND

- Existing Sports Field Boundary
- Proposed Building
- Proposed Sports Field Area

Siting Options - Option B



Opportunities

- Visually less prominent, retaining views to ocean
- Opportunity for trafficable rooftop garden, extension of footpath
- South facing and therefore least likely to get glare

Constraints

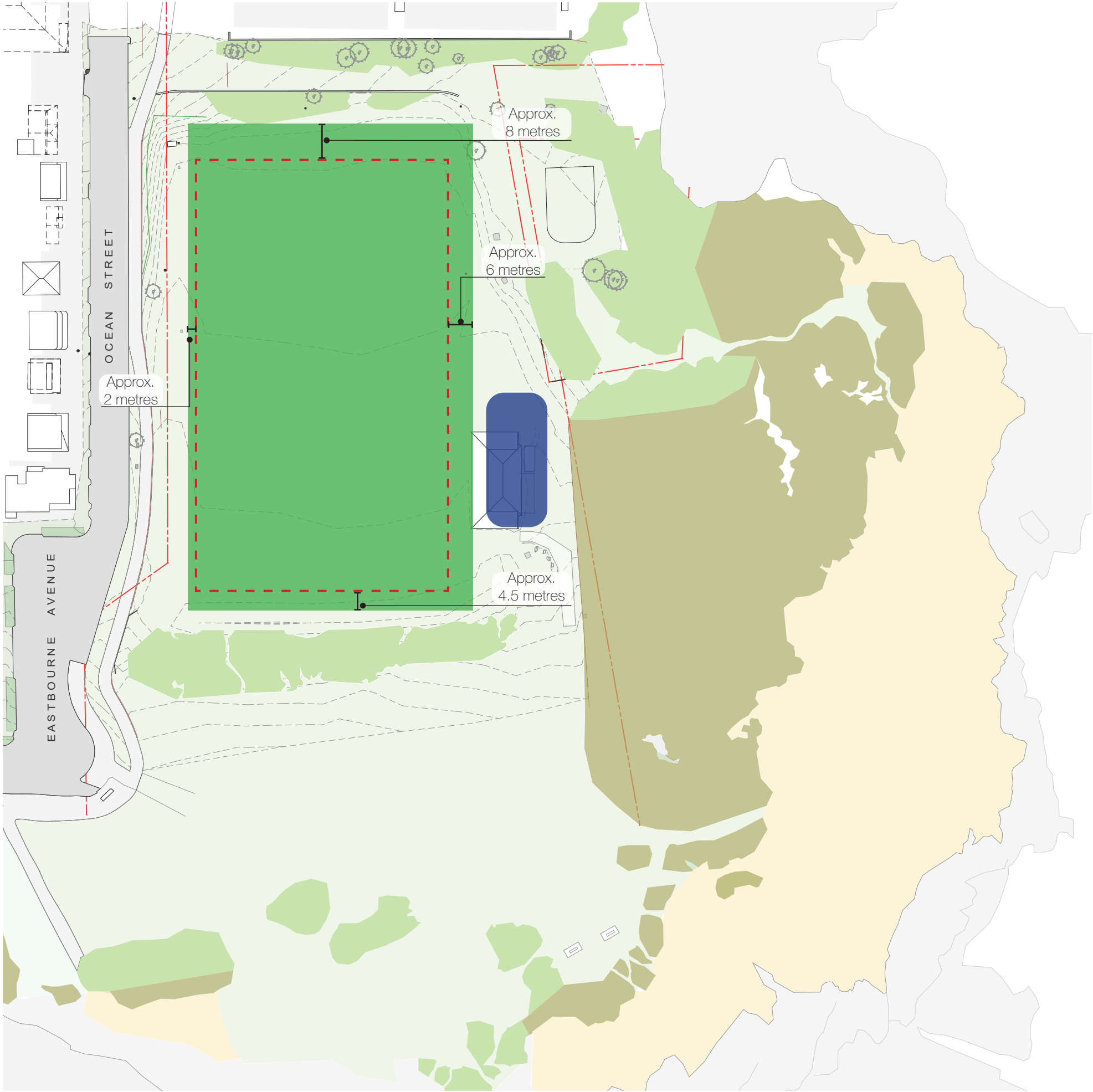
- Sited facing short edge of playing field - not ideal for spectating
- Furthest run for emergency vehicle access and wheelchair access
- Buildability issues with respect to working with existing heritage sandstone retaining wall
- Sportsfield would need to push south, thereby significantly impacting bushland scrub at southern end of the field

LEGEND

- Existing Sports Field Boundary
- Proposed Building
- Proposed Sports Field Area



Siting Options - Option C (Preferred)



Opportunities

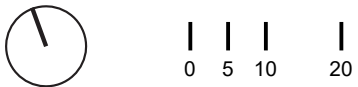
- Well serviced by existing underground services
- Well sited in terms of emergency vehicle and wheelchair access
- If sited similarly to the existing building, retains views.
- Opportunities to connect with and extend remnant bushland planting
- Pushes sportsfield lighting further west and away from remnant bushland fauna

Constraints

- Sportsfield pushes west, creating a retaining wall along the north and west boundary
- Remnant bushland adds constraint on how large the building can be
- Visually the most prominent from Ocean Street, however this is somewhat mitigated by it's distance from the street. Care to be taken to settle the building into its context to minimise visual impact
- A building in the round - will need consideration from all four sides

LEGEND

- Existing Sports Field Boundary
- Proposed Building
- Proposed Sports Field Area



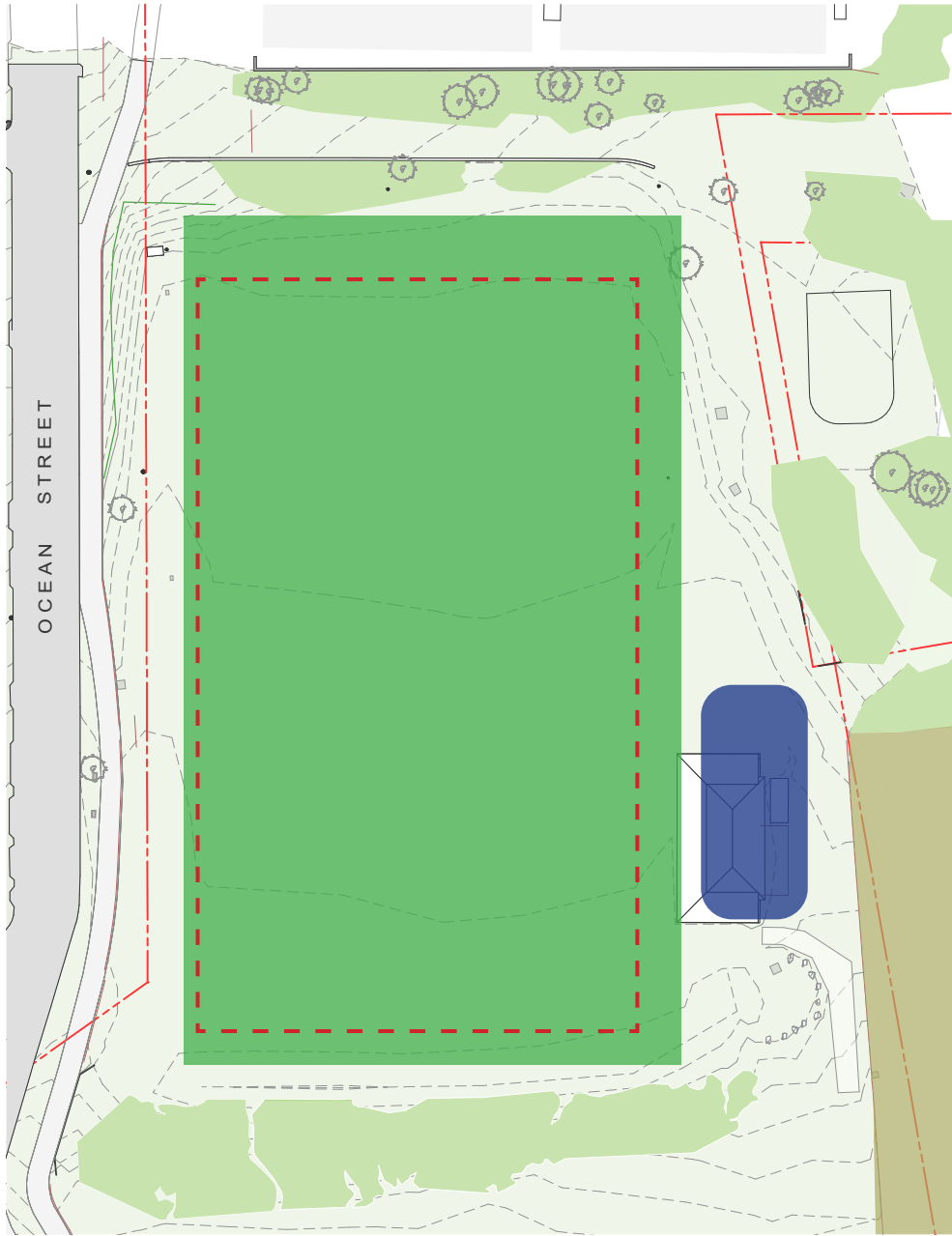
Siting Options - Summary



Option A



Option B



Option C



Masterplanning Principles - Country Led Design



The use of Colours found within the stratum of the site



The sites unique character informing ideas about spaces for Gathering + Ceremony



Site's distinct character as a clue to the buildings form
"Country is telling you what the building wants to be"

Retention and strengthening of links through remnant bushland to connect back to country

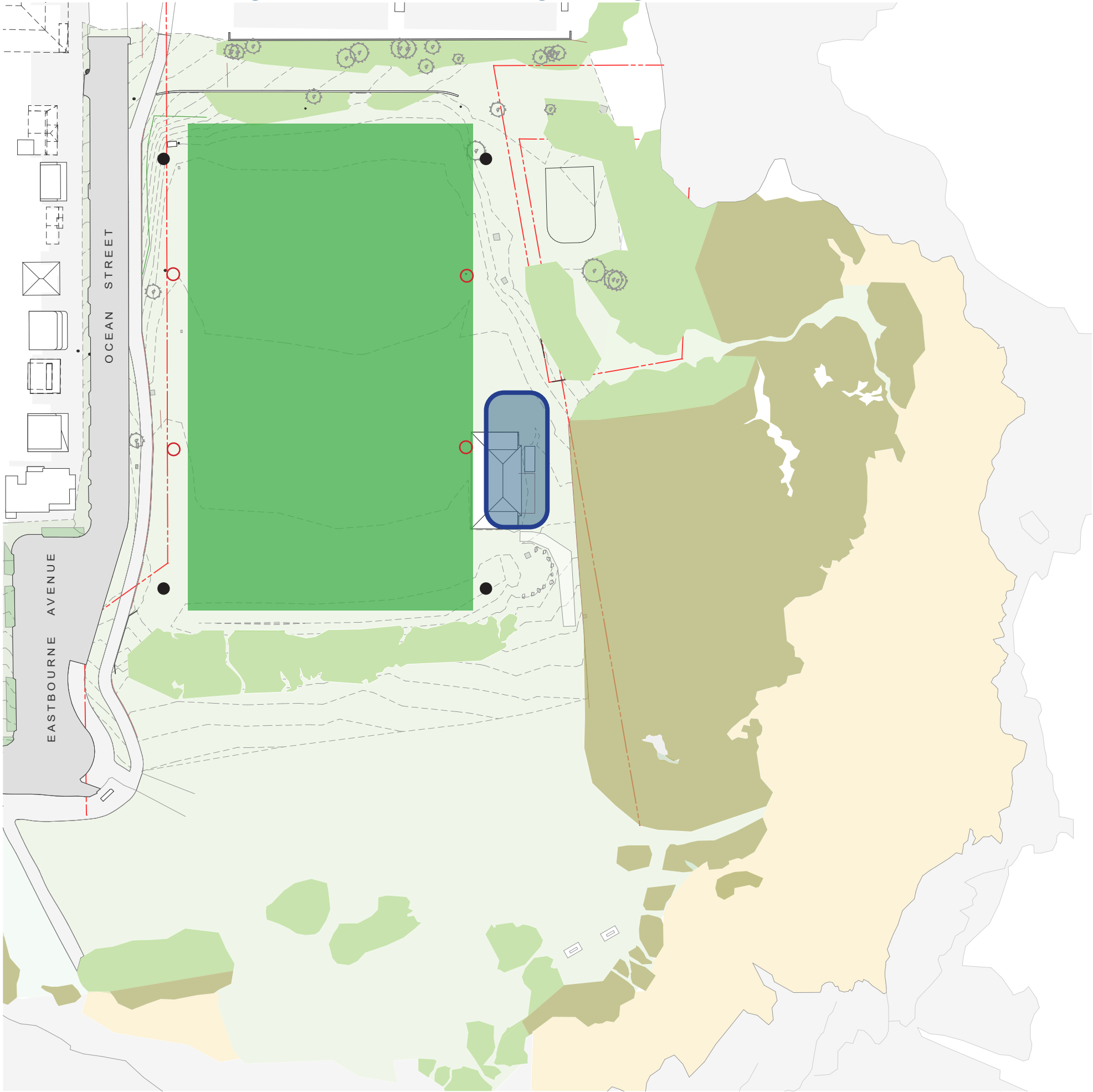


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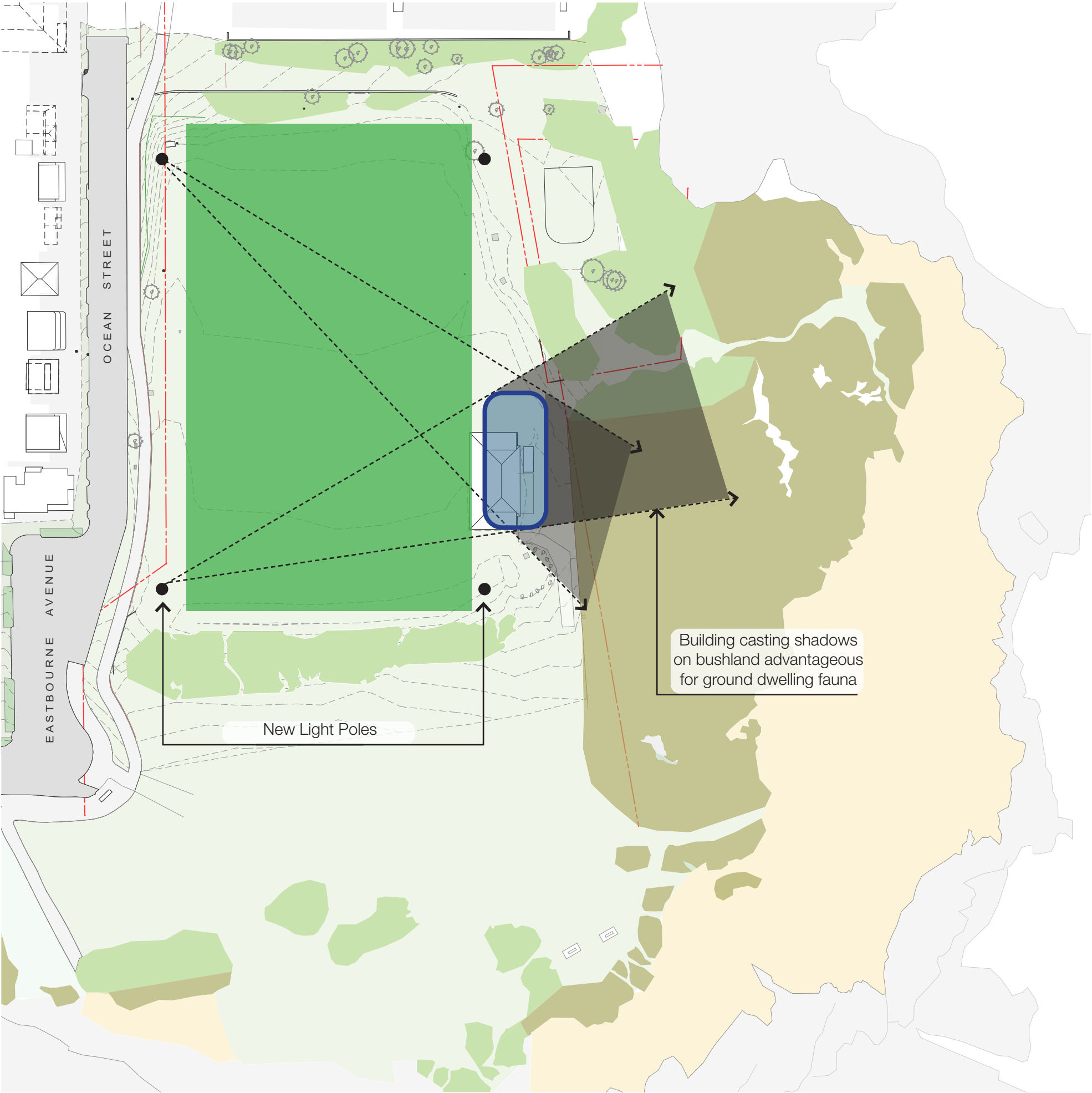
Masterplanning Principles - Lighting



- Minimum four light poles required
- Lighting to utilise 'Smart Lighting' which can be programmed to lower lux levels when the field is not being used, but retain a safe level of amenity and supervision at night.
- Lighting to be designed to minimise light spill and mitigate any impacts to the biodiversity of the surrounding bushland.

- Existing Light Poles (to be removed)
- New Light Poles

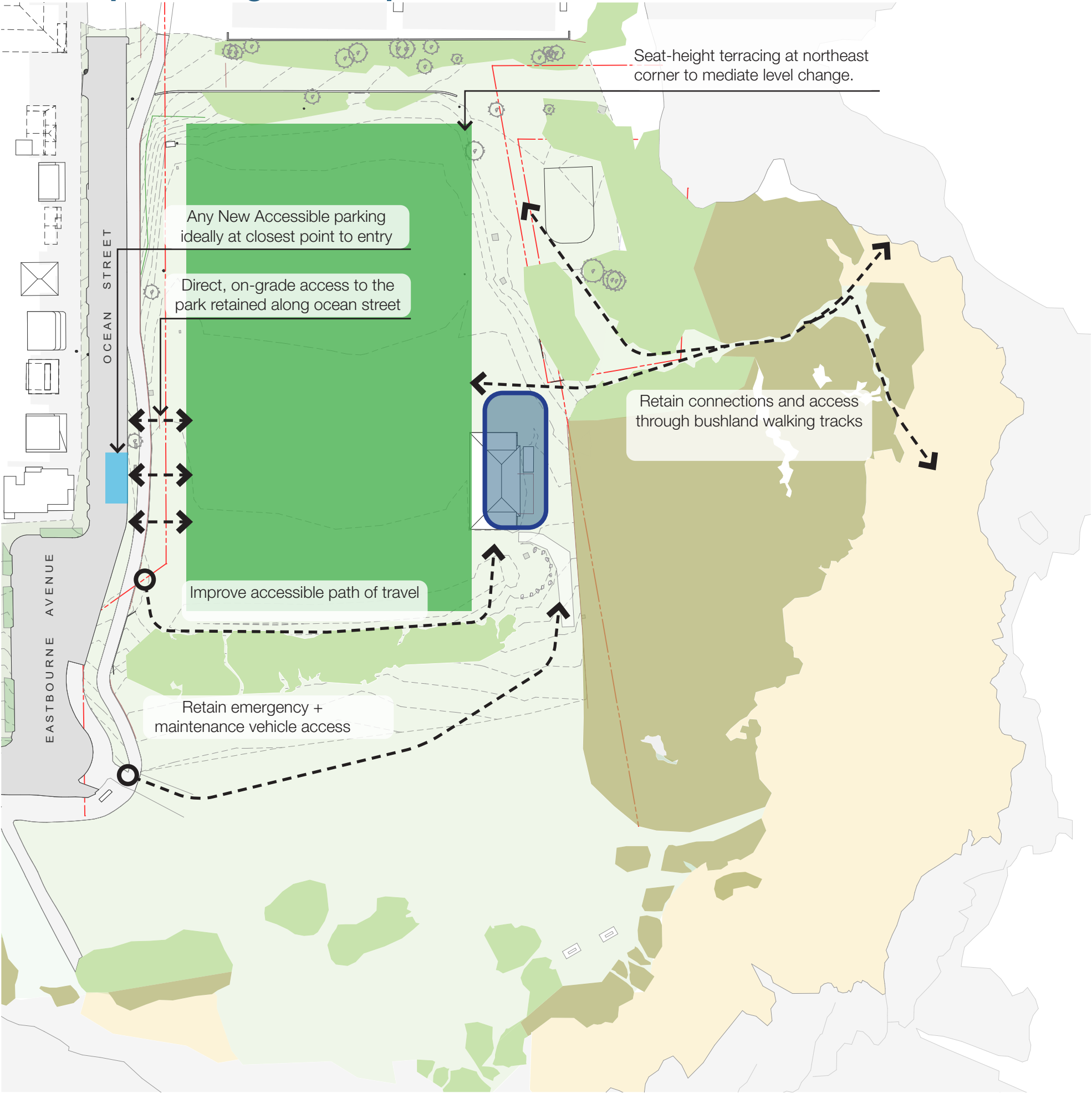
Masterplanning Principles - Climate + Ecology



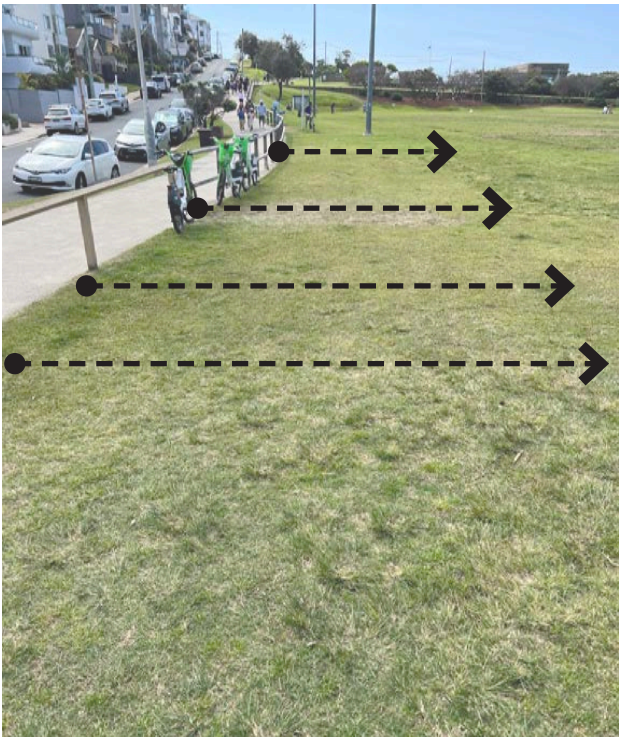
- Retention of existing remnant bushland considered critical
- Minimising cut and fill where possible
- Preferred Building location helps block artificial light that would otherwise adversely effect Flora and Fauna in the Remnant Bushland



Masterplanning Principles - Access + Levels



Retain Connections through bushland walking tracks



New field can retain flush, level access from Ocean Street

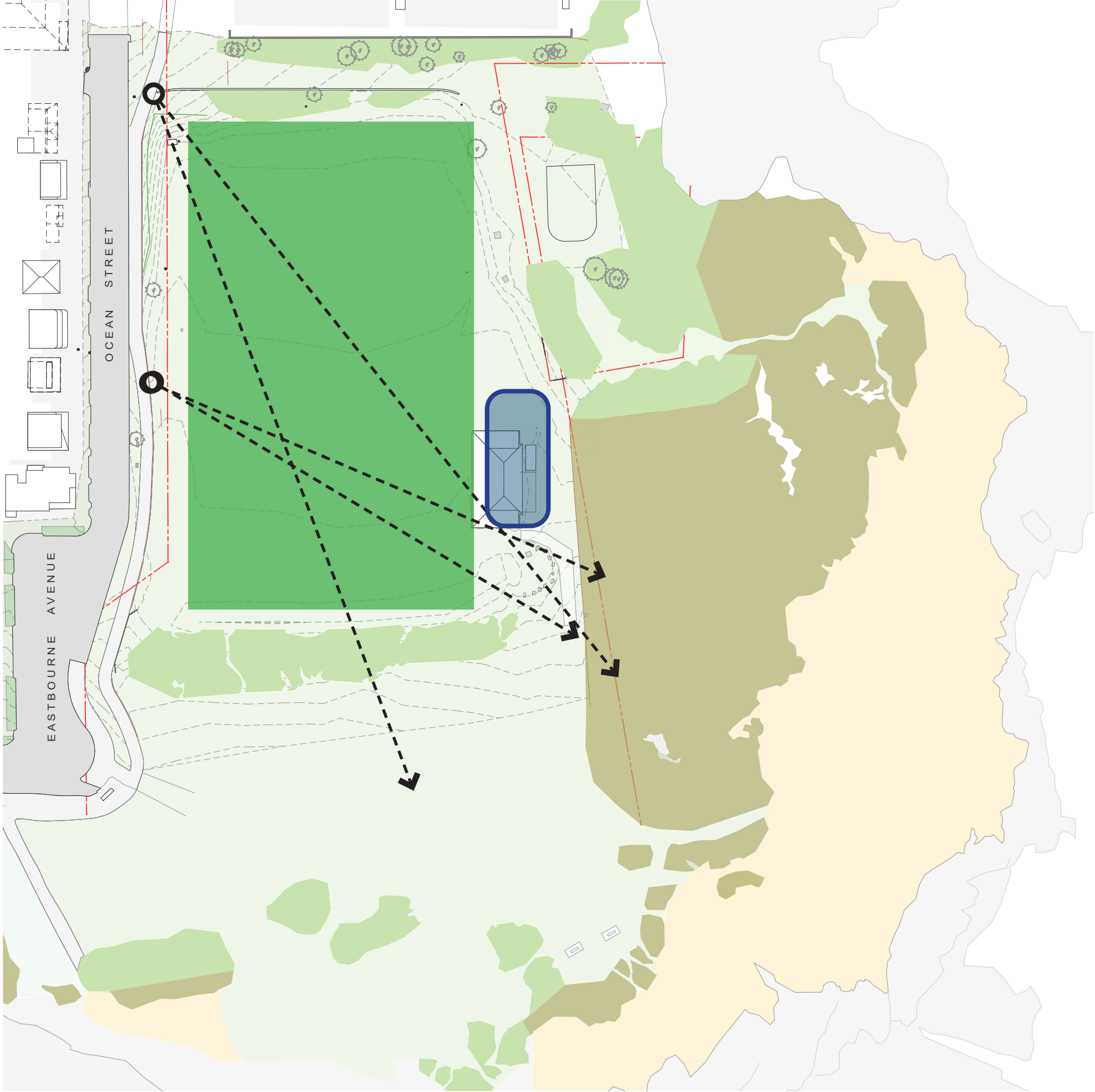


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Masterplanning Principles - Sightlines



- The new building will work to mitigate any sightlines and view loss, and improve them where possible.

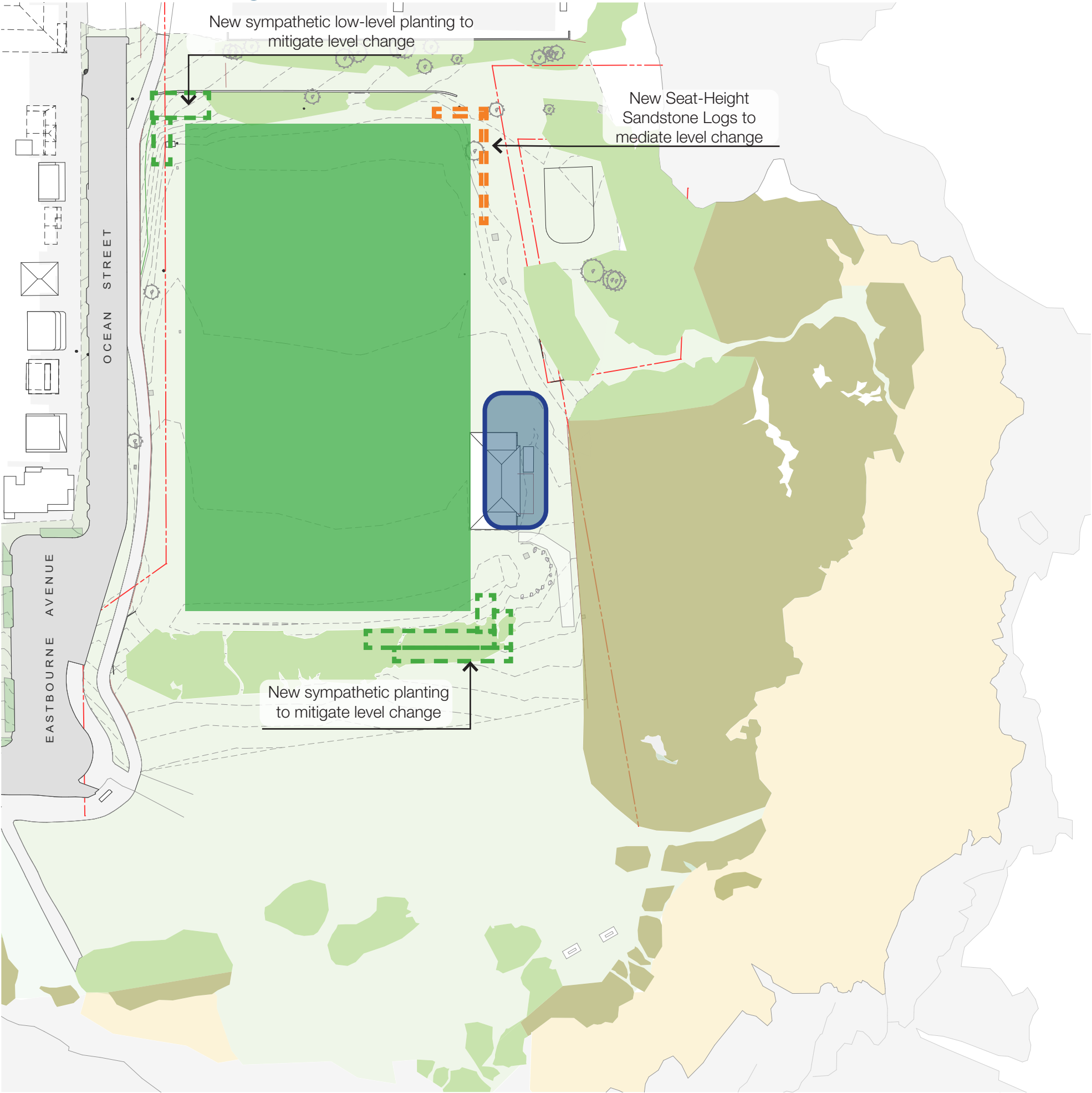


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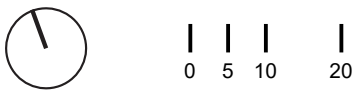


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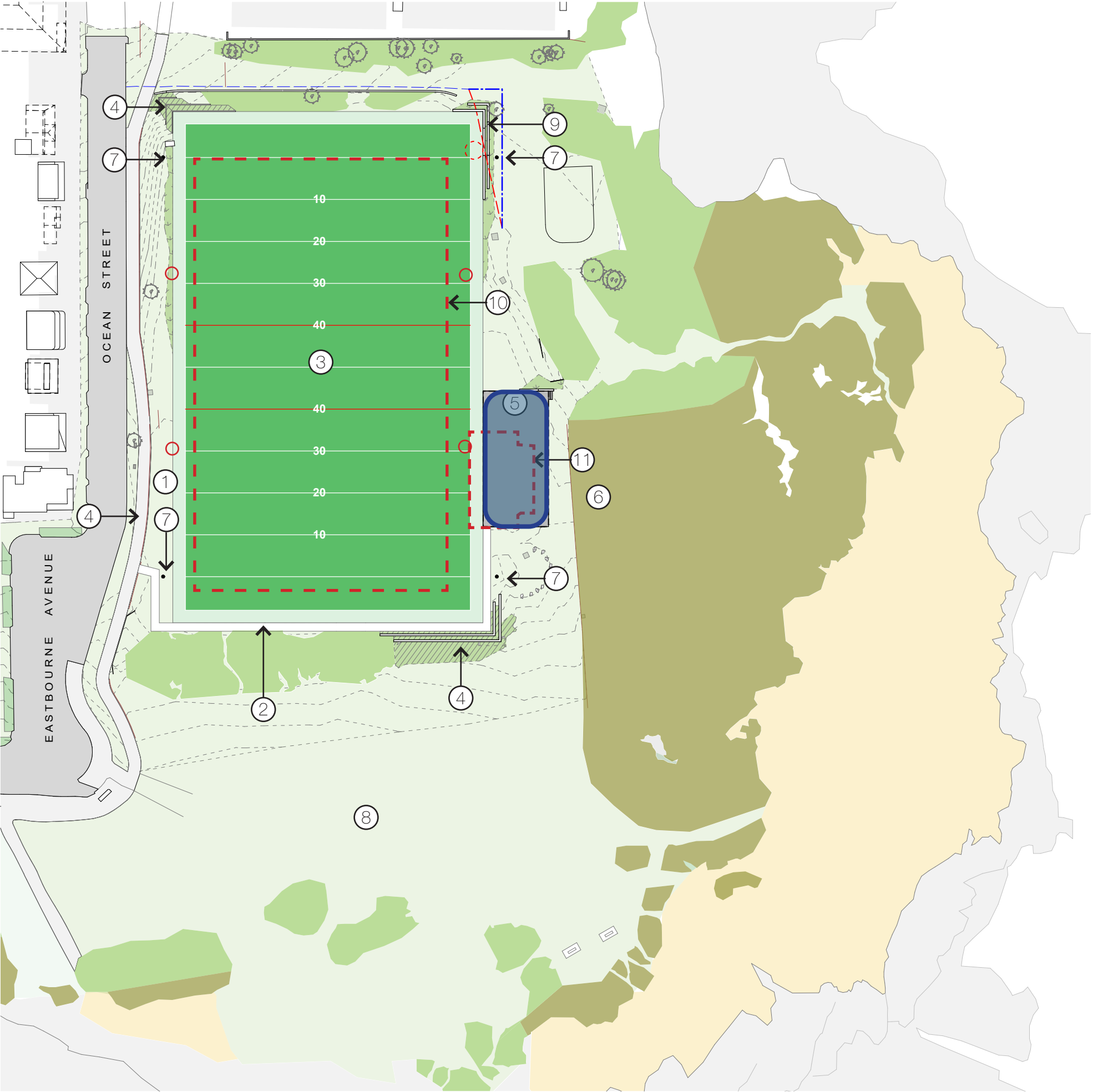
Masterplanning Principles - Safety + Amenity



- Minimal retaining walls and planted edge to north-west corner of the site
- No additional fencing or balustrades required
- Minor regrading of turf to accommodate sportsfield



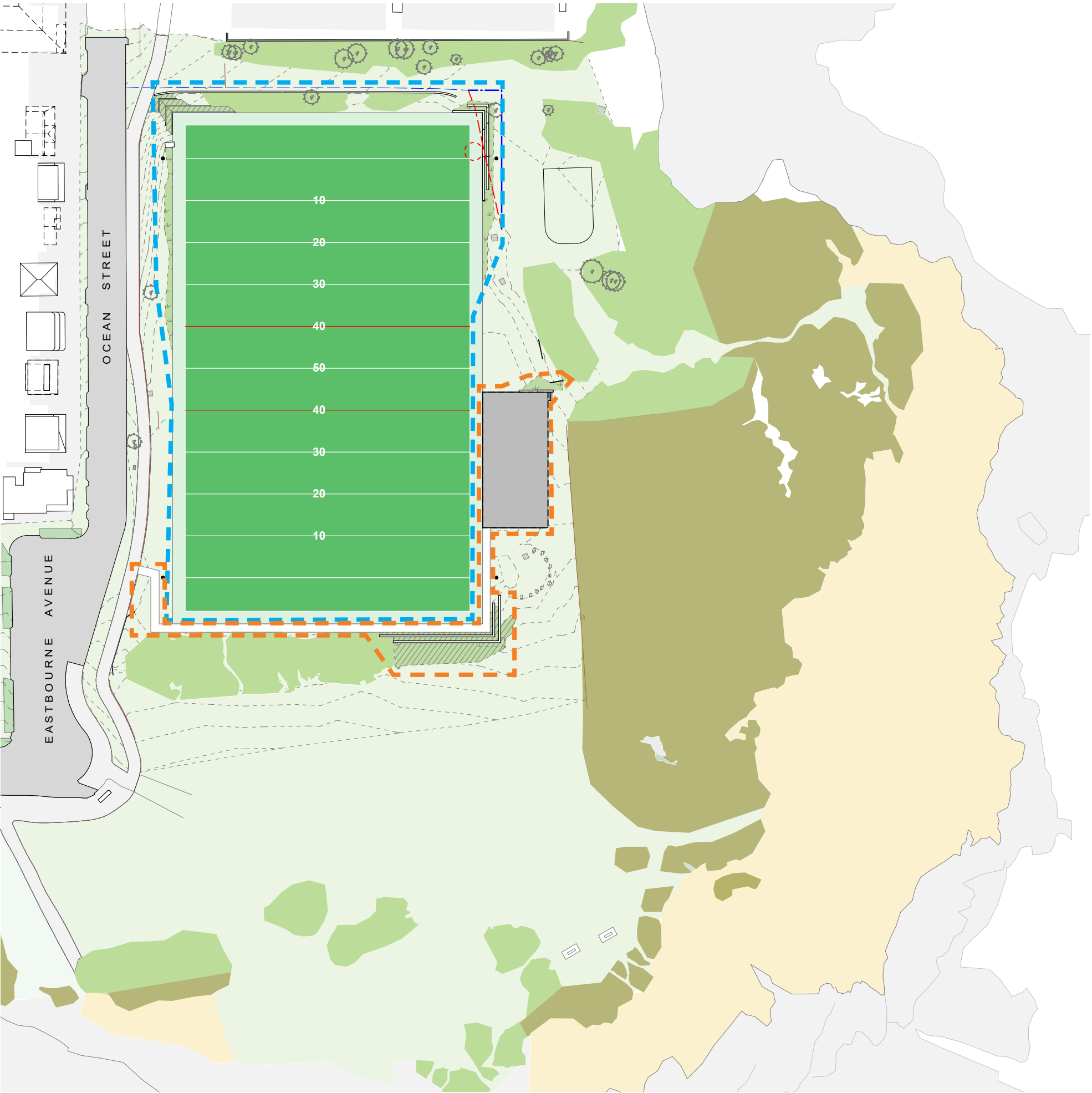
Masterplan



- 1. Level access Retained along Ocean Street
- 2. New Accessible pathway from Ocean Street to new building
- 3. Regulation Sized Rugby Sportsfield, including try lines and dead ball zone
- 4. Sympathetic Planting and landscape terracing - new planting areas to be replaced to match existing conditions at a minimum
- 5. New Building to accommodate upgraded sportsfield.
- 6. Retention of Existing Remnant Bushland Planting
- 7. New Sportsfield Lighting
- 8. No impact to existing dog park with proposed masterplan. Dog Park improvements subject to further community consultation.
- 9. New Seat-height Sandstone log terracing to mediate level change.
- 10. Existing field size dashed in red.
- 11. Existing building outline

- Remnant Bushland
- Sandstone Cliffs considered part of Remnant Bushland
- Midland Scrub - Part of Existing Site Character
- New Planting
- New Sportsfield
- New levelling fill with grass
- Existing Light Poles (to be removed)

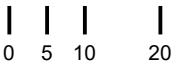
Masterplan - Staging



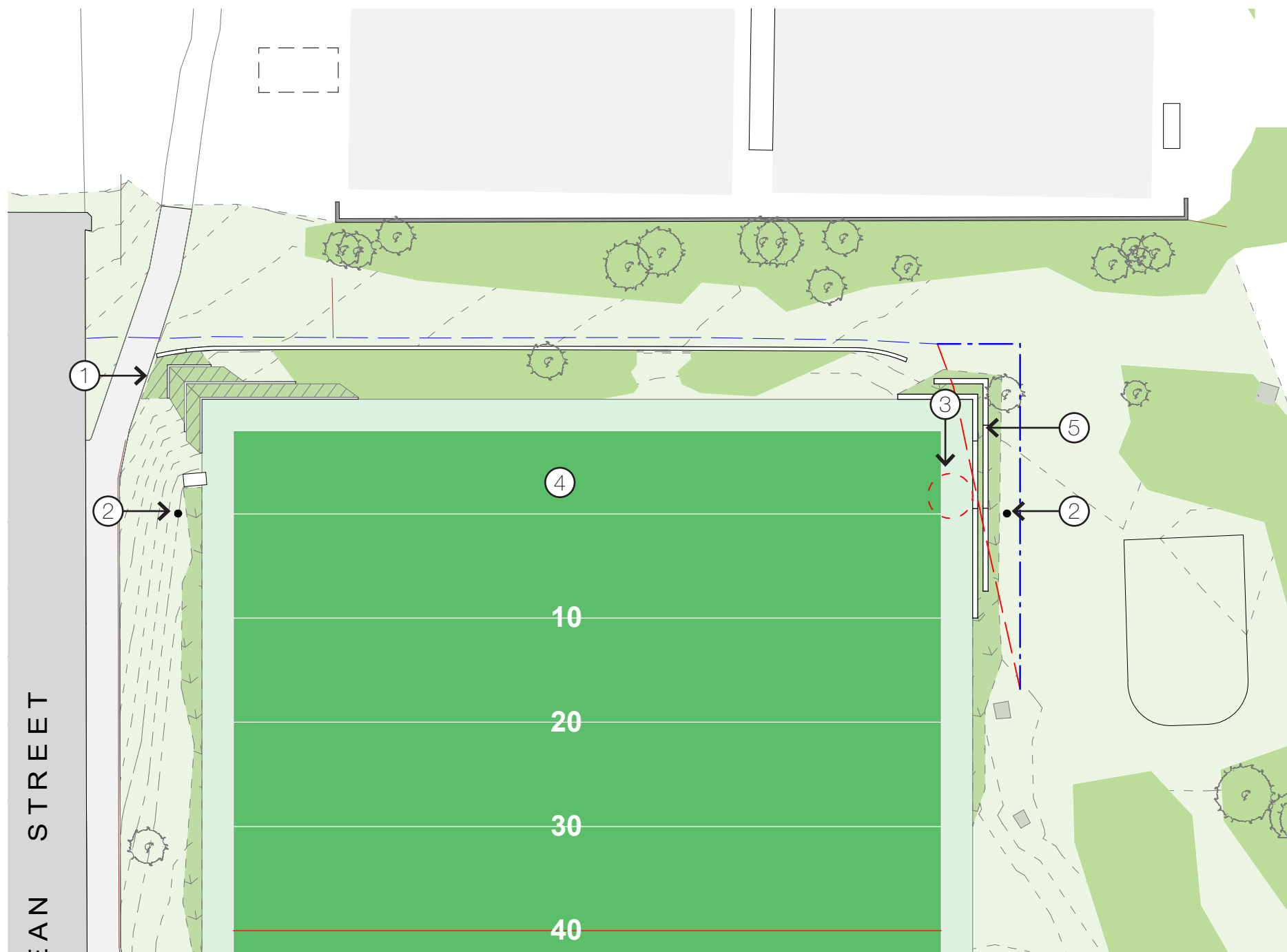
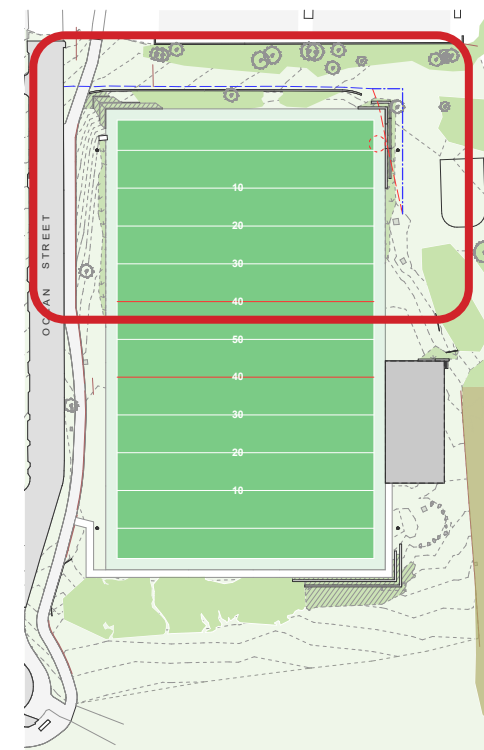
Stage 1 - New amenities building including landscaping immediately around the building, and a new accessible path to the street to comply with AS1428.1



Stage 2 - New sportsfield with new lighting and sandstone terracing to mitigate level changes.



Masterplan Detail Plan - North



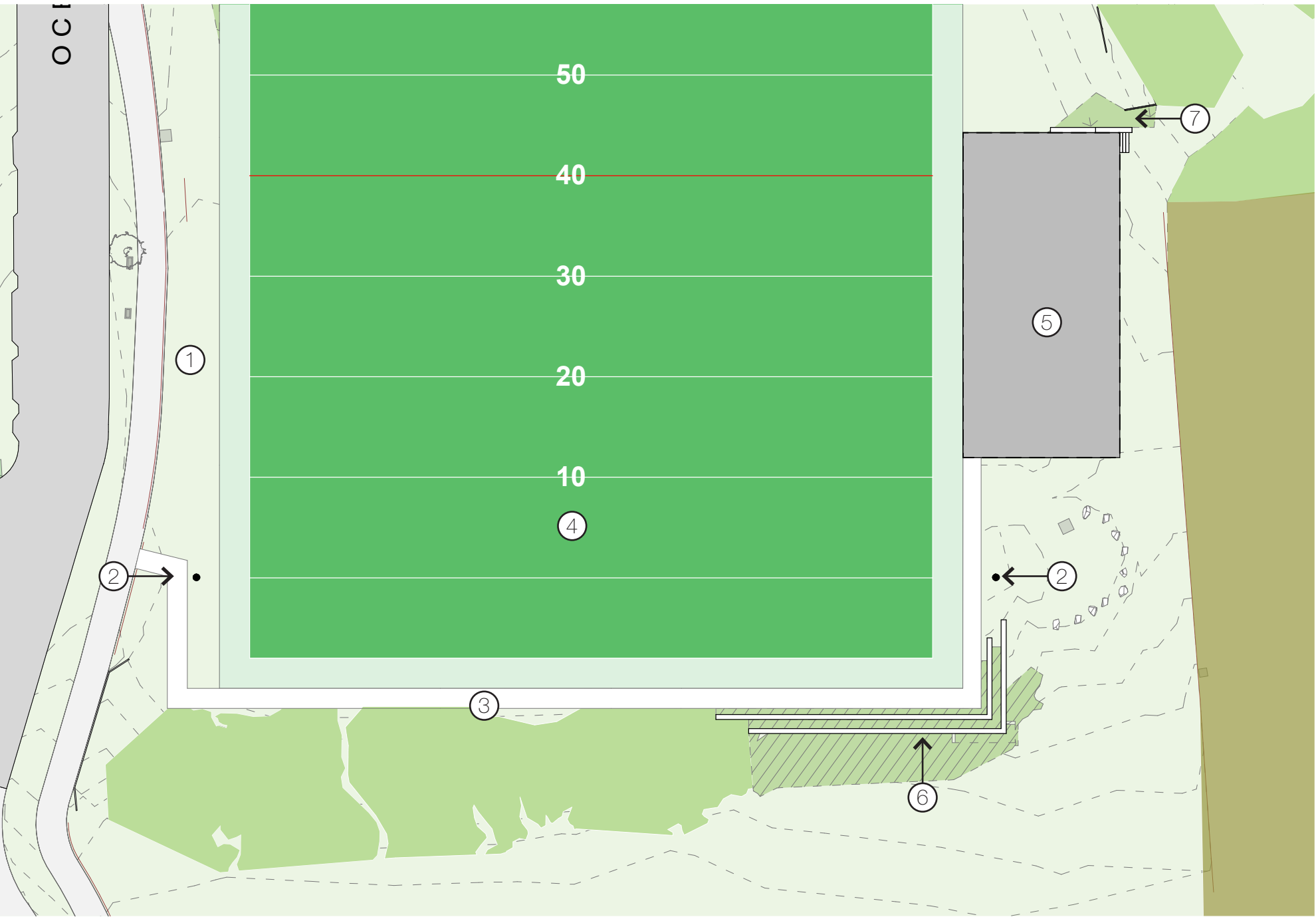
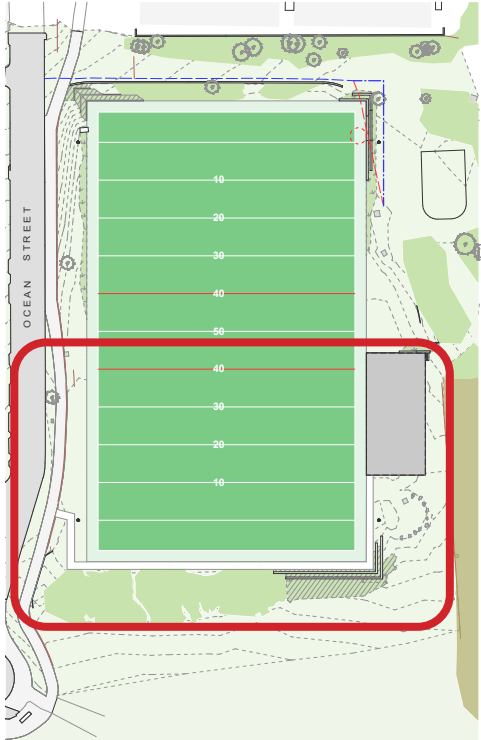
1. Landscape terracing with sympathetic planted species
2. New Sportsfield Lighting
3. Existing Tree to be removed
4. New Regulation Sized Rugby Sportsfield
5. New Seat-Height Sandstone Log terracing to mediate level change

-  Remnant Bushland
-  Sandstone Cliffs considered part of Remnant Bushland
-  Midland Scrub - Part of Existing Site Character
-  New Planting
-  New Sportsfield
-  New levelling fill with grass



0 1 2

Masterplan Detail Plan - South



- 1. Gentle, on-grade access at bottom of Ocean Street retained
- 2. New Sportsfield Lighting
- 3. New Accessible Footpath
- 4. New Regulation Sized Rugby Sportsfield
- 5. New Amenities Building
- 6. New planted terracing to mediate level changes
- 7. New levelling fill with grass

- Remnant Bushland
- Sandstone Cliffs considered part of Remnant Bushland
- Midland Scrub - Part of Existing Site Character
- New Planting
- New Sportsfield
- New levelling fill with grass



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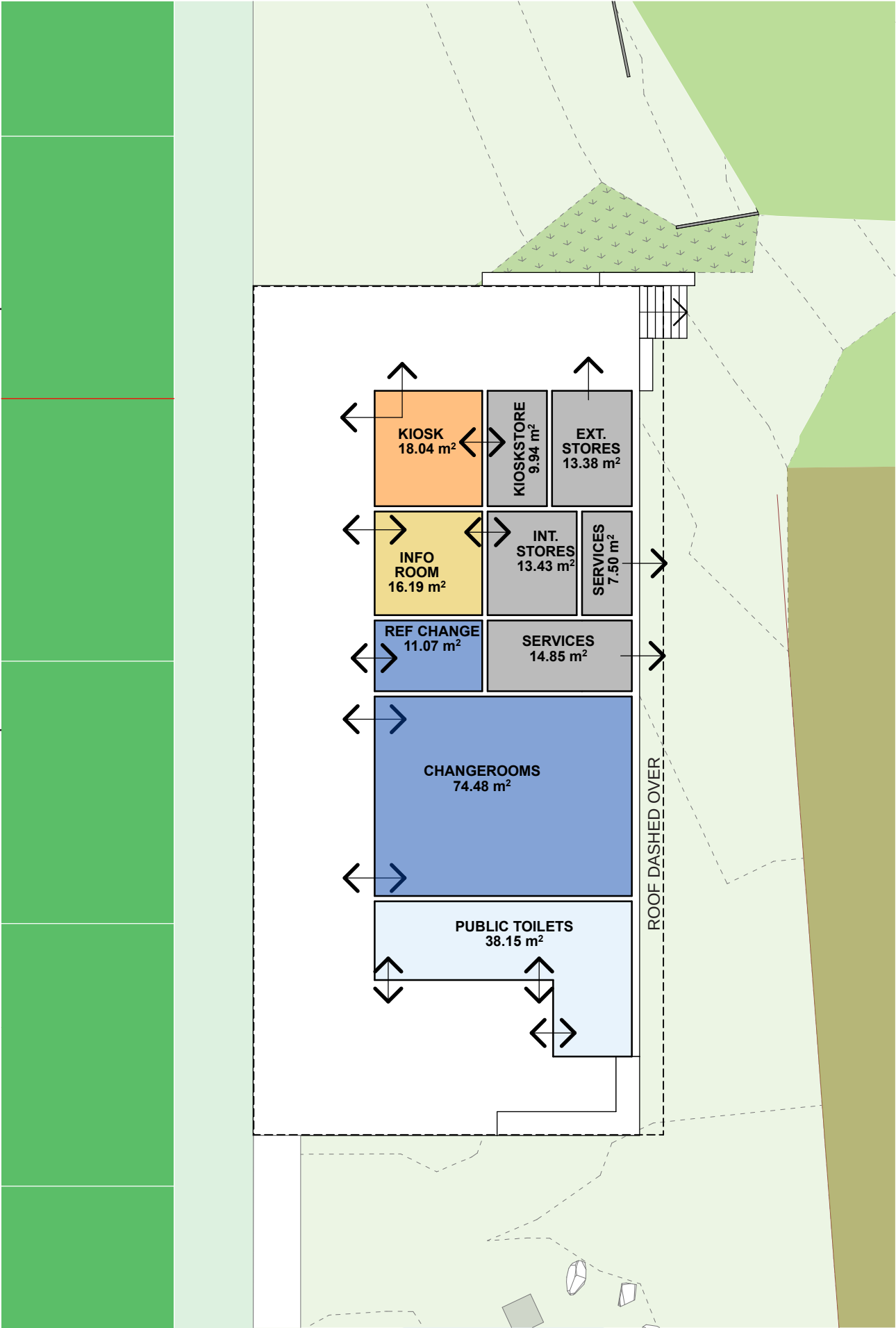
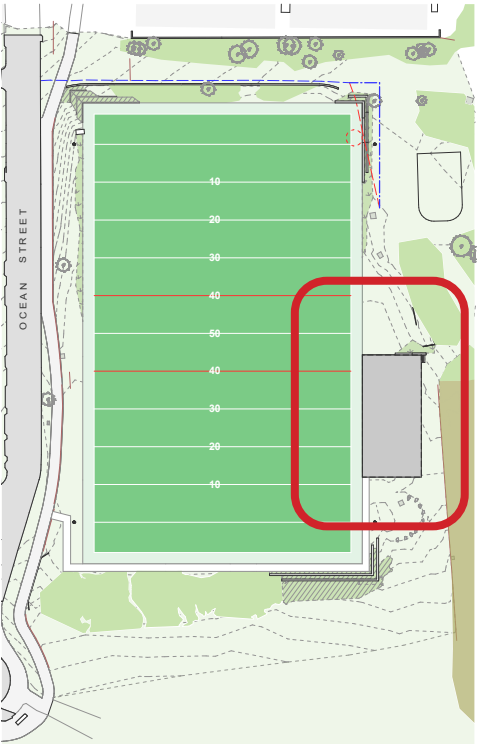


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Masterplan Detail Plan - Proposed Building

New stairs and fill where required to tie into existing levels

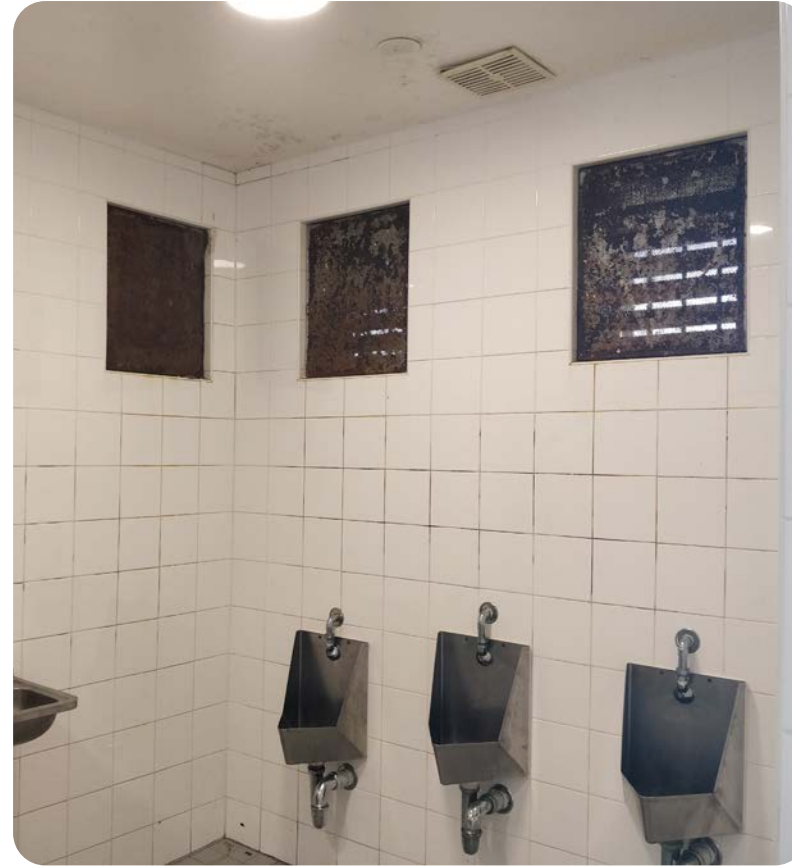
Flush Transition between building edge and playing field



- Remnant Bushland
- Sandstone Cliffs considered part of Remnant Bushland
- Midland Scrub - Part of Existing Site Character
- New Planting
- New Sportsfield
- New levelling fill with grass



Existing Building



- Existing building is generally in poor condition - it is likely that rooms do not meet National Construction Code requirements for natural light and in some instances ventilation as well.
- Bligh Tanner have undertaken a desktop visual assessment of the existing building both internally and externally, and have identified multiple cracks within the brickwork
- The existing awning purlins in particular have advanced rusting and weathering - it is noted within the structural report that it may be unsafe under high winds
- If the building were to be retained and adapted for new program, it would likely require significant structural work including wall demolition, new lintels for roof support and potentially new or adapted roof framing.

