



BELMORE SPORT & RECREATION PRECINCT

MASTERPLAN REPORT

20. MARCH. 2019
FINAL REPORT

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RELATED DOCUMENTS

ANALYSIS AND DOCUMENT REVIEW REPORT BY TYRRELLSTUDIO

MASTERPLAN VISION

**A park that opens up to the neighbourhood
with space for play, sports, relaxing and celebrating
on game day and every day.**

A new community hub at the heart of Belmore's largest park.

INTRODUCTION

The Belmore Sport and Recreation Precinct has a critical role to play in the open space context of the region.

The site is also well located near the Bankstown Rail Line, with Belmore Station at the western end of the site. Canterbury Road and Burwood Road also provide excellent vehicle access to the site.

This masterplan has been developed to prepare a long term plan for the design of the precinct. This report reviews the existing conditions of the site and proposes a new design for the parklands that focusses on providing a diversity of uses and spaces for the diverse community of Belmore. Public access and shared use of spaces is an important value to the masterplan, to allow the parklands to be used by the community while also allowing for its ongoing use by sports teams and clubs.

OPEN SPACE CONTEXT

THE ONE LARGE PARK IN BELMORE

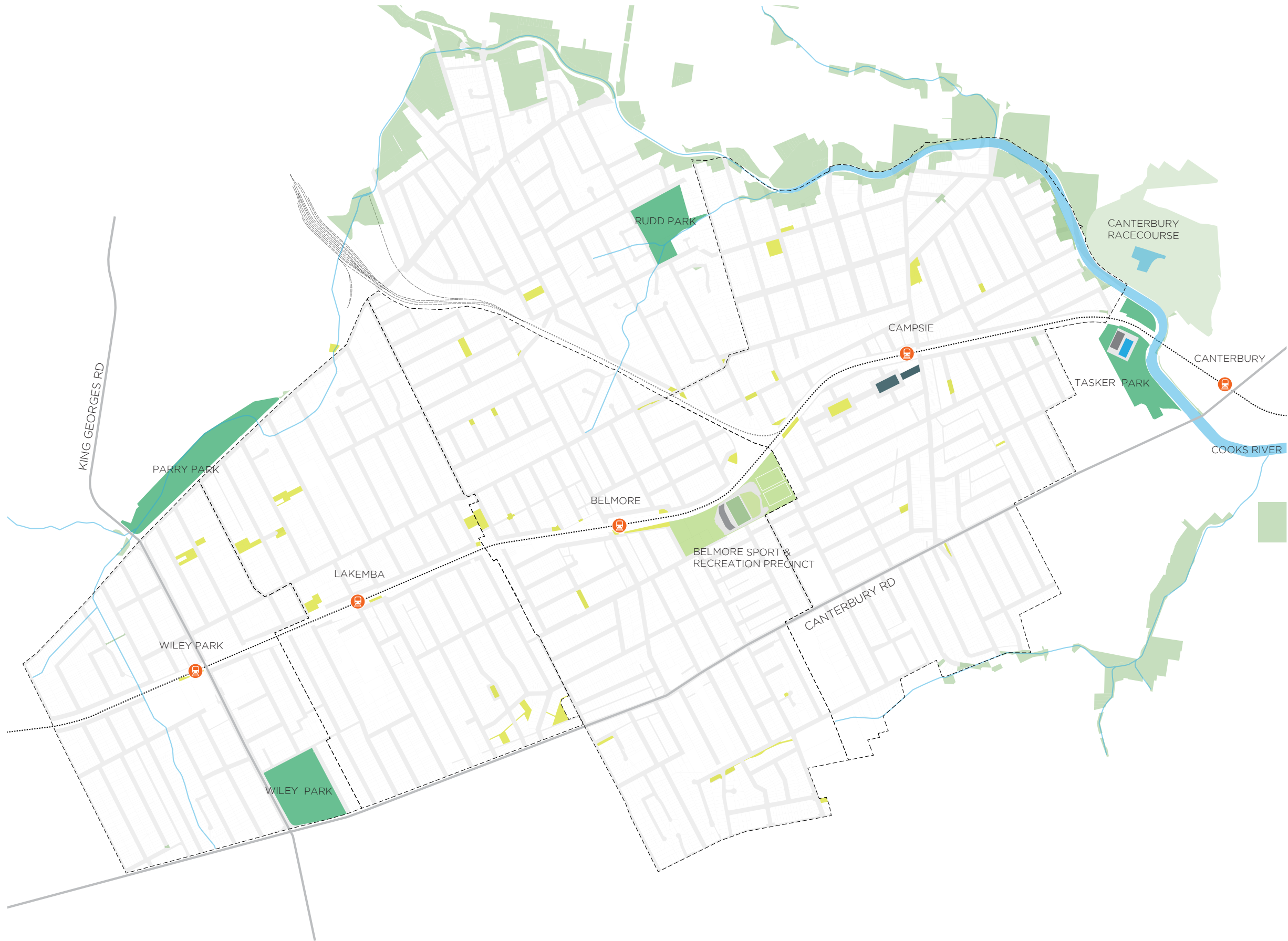
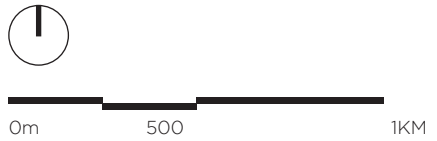
Belmore Sport and Recreation Precinct has a critical role to play in the open space context of the region. It is one of five large open spaces in the surrounding suburbs. Importantly, this site is the only large park in Belmore. As a result, the park must be high performing and maximise the opportunities for public use across the site.

The large parks nearby include: Parry Park, Rudd Park, Tasker Park and Wiley Park.

The site is also well located near the Bankstown Rail Line, with Belmore Station at the western end of the site. Canterbury Road and Burwood Road also provide excellent vehicle access to the site.

There are some small parks in Belmore, but most are very small and can not perform the open space services that the Belmore Sports and Recreation Precinct should provide.

- SMALL PARK + RESERVES
- LINEAR PARK
- LARGE PARK
- CIVIC PARK



THE SITE

BELMORE SPORTS AND RECREATION PRECINCT

Belmore Sports and Recreation Precinct is located within the City of Canterbury-Bankstown local government area, the site is approximately 13km south-west of the Sydney CBD. The eastern edge of the precinct defines the suburb boundary between Belmore and Campsie.

The site area is approximately 17.65ha with 11.14ha parkland space including the Belmore Sports Ground. The Site is bound by Redman Parade to the north, Loftus and Loch Street to the east, Edison and Palmer Street to the south and Myall and Burwood to the west.

Belmore comprises of local retail and commercial small business that runs along Burwood Road perpendicular to the railway line. Adjoining streets consist of 1-2 storey single detached houses on generous blocks, with some three storey apartment blocks overlooking Peter Moore Fields.



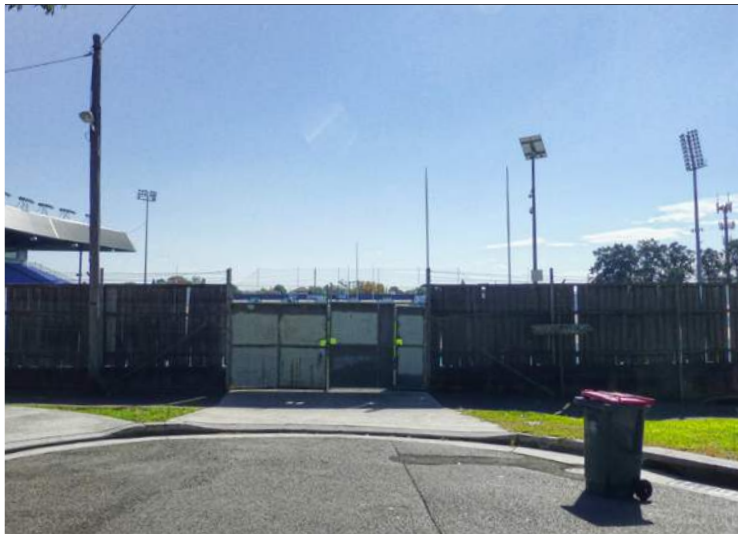
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BELMORE SPORT AND RECREATION PRECINCT



SUMMARY OF KEY SITE ISSUES

Our analysis of the precinct identified the following key issues.



1. ACCESS AND VISIBILITY

Views from local streets into the park are blocked. Pedestrian paths around the precinct are disconnected and poor quality.



2. FENCING AND SEPARATION OF SPACES

The precinct is fenced off into four separate spaces, due to lease arrangements. This restricts the way people move through the park.



3. FLOOD PRONE LAND

The precinct floods along Redman Parade and the railway line. This limits the use of Terry Lamb Reserve and the shared path along the rail line.



4. SAFETY

Pedestrian lanes are narrow. Poor visibility and low lighting make the precinct feel unsafe.



5. NOT ENOUGH USES OF GREEN SPACE

The precinct has large open green spaces. These could be given functions to support the parks use.



6. OPEN SPACE OFTEN EMPTY

The bowling club site is under-patronised. This site could be shared to make the most of the open space.

COMMUNITY ENGAGEMENT

SUMMARY OF COMMUNITY ENGAGEMENT

Who did we engage with?

Focus Groups

- Two focus groups were held as part of the process of planning for the Belmore Sport and Recreation Precinct (the precinct) involving a moderated discussion led by Elton Consulting and Tyrrell Studio.
- The first session on Monday 9 April 2018 involved a total of 12 residents of Campsie and Belmore. The purpose was to find out about what people living in Belmore and Campsie think about parks and recreation in their local area as an input to the master planning process for the precinct.
- The second session on 26 November 2018 involved 10 residents of Campsie and Belmore. The purpose was to explore participant feedback on the preferred master plan for the Belmore Sport and Recreation Precinct.

Key Stakeholders

Stakeholders were singled out for one on one or small group engagement meetings during the week of 7 – 11 May. Those invited are listed below.

Local Schools:

- Belmore Boys High School (registered and attended session)
- Belmore South Public School (registered and did not attend)
- All Saints Grammar
- Campsie Public School
- Wiley Park Girls High School

Community groups:

- Youth Off The Streets (registered and attended session)
- Barnardos (registered and attended session)
- Belmore Youth Resource Centre (registered & attended session)
- Belmore PCYC (registered and did not attend).

Other Key stakeholders:

- Canterbury Leagues Club
- Belmore Bowling Club
- Canterbury Hospital
- Canterbury Bankstown Bulldogs Football Club
- Sydney Olympic Football Club
- Watson's women's group.
- Council's Inter faith committee
- Council's ATSI committee
- Canterbury Bankstown Multicultural Inter-agency

Government Departments

Held on Tuesday 5 June 2018.

- Department of Planning and Environment (DoPE)
- Government Architect's Office Sydney Metro
- TfNSW
- RMS
- NSW Buses
- Sydney Trains
- NSW Police
- NSW Department of Health

PCG Meetings:

Regular Project Control Groups (PCG) were held throughout the Project. The PCG's role is to:

- Champion the project and raising awareness at senior level
- Approve strategies, implementation plan, project scope and milestones.
- Resolve strategic and policy issues.
- Drive and manage change through the organisation.
- Prioritise project goals with ongoing projects.

Have your say web page

Council's "have your say" web page has been live from 26 April 2018, with regular updates throughout the project. Over the project's total time there were:

- 1,800 views of the project (impressions)
- 1,357 views of the project front page (aware)
- 223 views of more than one project page (informed).
- 87 submissions received over the project time (54 participants)
- 121 project documents downloaded.

For exhibition period of the draft master plan there were:

- 802 views of the project page (aware)
- 801 views of the project info via Issuu viewing tool
- 137 viewers considered 2 or more pages (informed) and
- 75 submissions lodged (72 by 41 participants plus three direct submissions).

Campsie Food Festival stall

A stall was set up at Campsie Food Festival held on Saturday 12 May. The stall was open for 6 hours. Eighty two (82) interactions were recorded.

Media Releases

Media releases were issued to coincide with commencement of engagement and at milestones throughout the project.

Drop in sessions

Drop in sessions were held on Saturday 2nd June and Wed 6 June. The sessions were advertised via:

- Council's facebook page - The post reached over 10,200 people
- Council's website
- Councils have your say page
- Local newspapers (Torch and Express)
- An Nahar Arabic paper (31 May)
- The Daily Chinese Herald (31 May)
- The Greek Herald (30 May)
- Letterbox drop (refer to map for distribution area) - Approximately 850 community session notifications mail box delivered to nearby properties and business operators signage in Greek, Mandarin & Arabic.
- Letter to owners. Approximately 2,300 letters about the week's community sessions have been posted.
- Email to Project Control Group staff with a request to distribute to their networks
- Email to key stakeholders with a request to distribute to their networks
- Post on Councillor portal

Community Stakeholder Information Session

A community stakeholder information session was held on Thu 15 November at Belmore Youth Resource Centre. The session invited all stakeholders previously engaged with the project to review the draft masterplan and offer feedback.

Interpreters

- Research shows that most non English speakers now use apps (like Google translator) to change English to any other language.
- At drop in events info in other languages was available through printed flyers.
- Interpreters were not required at the drop in sessions as the need had not arisen at previous events or engagement. For example: When visiting 74 businesses in the Campsie area to evaluate the Campsie Food Festival, only one business owner presented a language challenge. The above mentioned translation app was successfully utilised.
- If language was noted as a barrier at the drop in sessions, the community member would be contacted to offer a one on one conversation with an interpreter present.
- Each focus group invited participants to bring family members to translate for them, however no-one took up the offer.

Hard to reach groups

- The focus group was sourced as a statistically representative sample of the Belmore and Campsie community. The focus group pulled in hard to reach people.
- Schools and youth groups attended the key stakeholder meetings covering off hard to reach youth.
- The drop in sessions were advertised in non-English language newspapers. The top three nationalities in Belmore are Greek, Chinese and Lebanese. The An Nahar Arabic paper, The Daily Chinese Herald and The Greek Herald were targeted.

Final Consultation Results

90% of respondents support the masterplan.

90% of respondents support the proposal for a new community hub in the park.

94% of respondents support controlled public access to the hill, behind the goal post ends of the Sports Ground and Peter Moore Fields when events are not being held.

93% of respondents support improved pedestrian and cycle links.

90% of respondents support the mix of active and passive uses in the parklands.

Positive support for the masterplan cited outcomes such as keeping and improving open space, the balance of active and passive recreation, opportunities for social events, opening up and activating the precinct.

Submissions that did not support the masterplan cited concerns of open green space disappearing, too much paving, too many new buildings, safety and parking.

A detailed consultation report has been prepared that summarises all consultation. Please refer to this report for further detail.

EARLY COMMUNITY ENGAGEMENT

QUIET GREEN SPACES

Our early community engagement revealed the following popular images, that have influenced the character of the masterplan.

They are grouped into four key themes:

- Quiet green spaces,
- Active spaces,
- Community spaces and
- Playground spaces.



SHADED AMPHITHEATRE



REFLECTIVE WATER



LAWN TERRACES



WATER TREATMENT



PLANTED FLOWER BEDS



WETLANDS

ACTIVE SPACES



RUNNING TRACKS



CYCLING PATHS



FITNESS EQUIPMENT



SHADED WALKS



MULTI-USE COURTS



EXERCISE EQUIPMENT

EARLY COMMUNITY ENGAGEMENT

COMMUNITY SPACES

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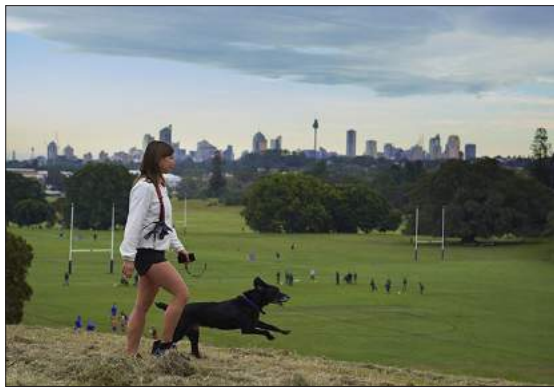
CAFE AND OTHER AMENITIES



COMMUNITY GARDENS



BBQ AMENITIES



DOG WALKING



OUTDOOR CINEMA



IMPROVED USE OF SPORTS GROUND

PLAYGROUND SPACES



NATURE PLAY



WATER PLAY JETS



SHALLOW WATER PLAY



NATURE PLAY



CLIMBING ELEMENTS



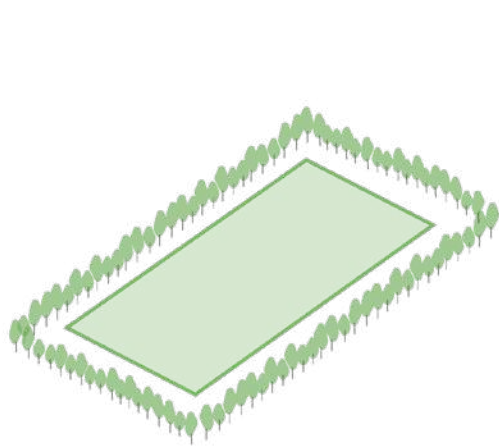
NETS AND TURF MOUNDS

MASTERPLAN DESIGN PRINCIPLES AND APPROACH

MASTERPLAN DESIGN PRINCIPLES

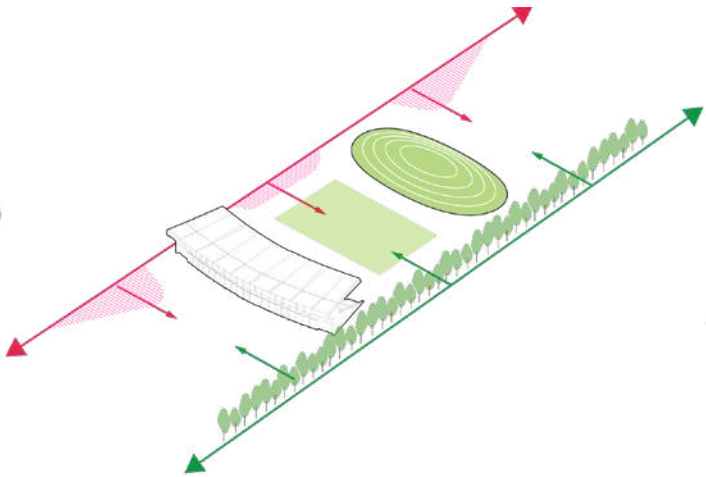
The following design principles were based on the site analysis, public consultation feedback and discussions with the community and stakeholders.

This process identified the issues and open space needs for the area and informed eight main design principles that guide the masterplan.



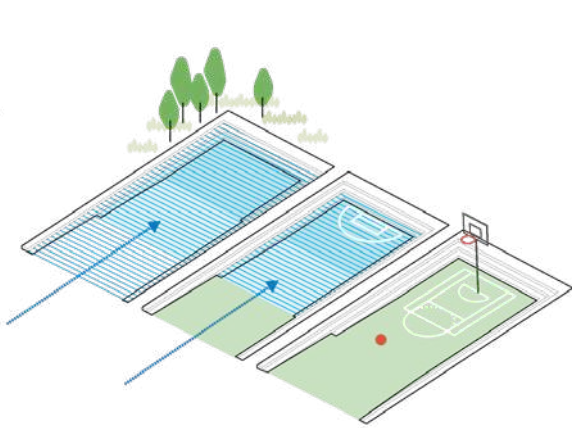
1. GREEN THRESHOLD

Avenues of trees and shaded pathways along park boundaries create a clear edge



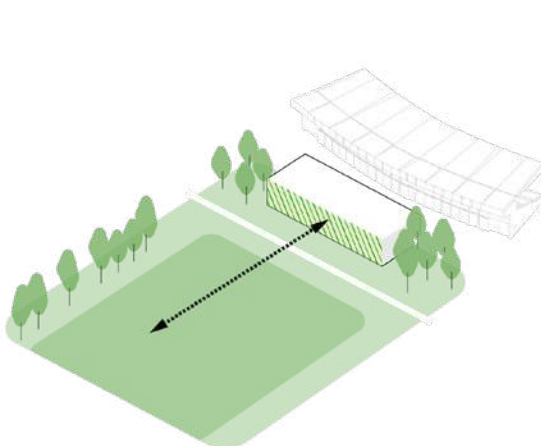
2. ACTIVE & GREEN CONNECTORS

Active corridor along the north, green corridor along the south



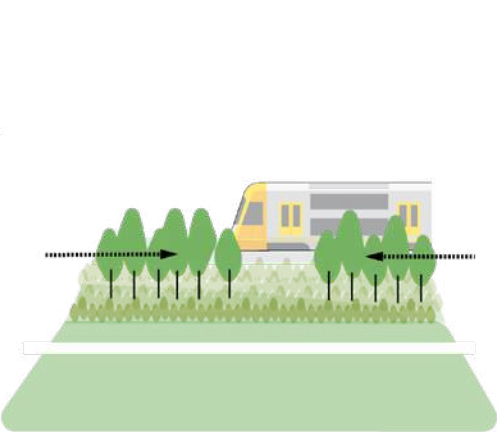
3. A PARK THAT DEALS WITH FLOODING

Courts and play spaces designed to collect stormwater to keep paths free of flooding



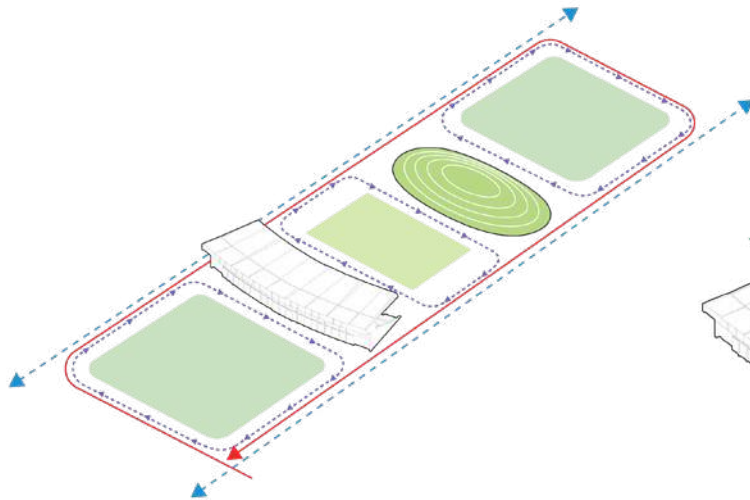
4. COMMUNITY HUB AS A NEW IDENTITY FOR THE PARK

Community hub or new frontage to the sports ground to create a new public face to the park



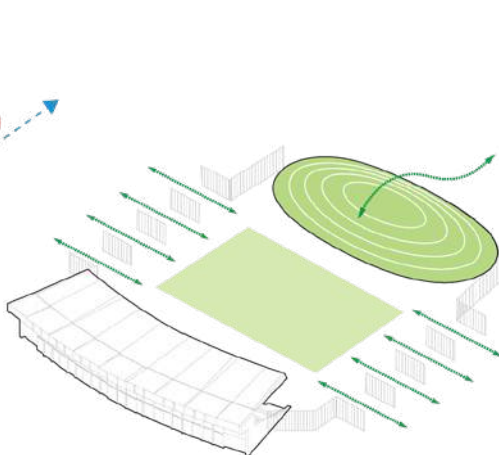
5. MULTI-PURPOSE EDGES

Park edges include planting, flood control and active uses including the backdrop of the rail line.



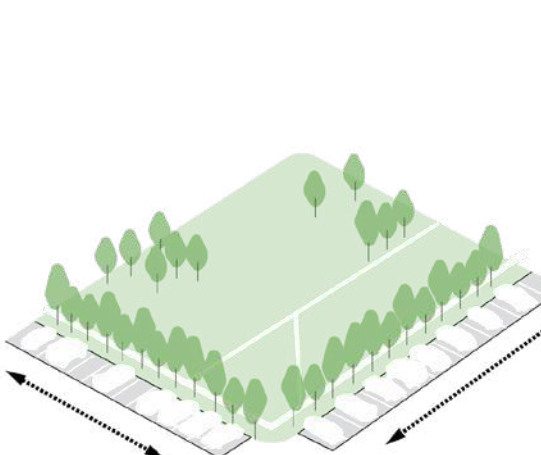
6. PATH NETWORK

A path network that connects key spaces



7. BALANCE PRIVATE SPORT AND PUBLIC ACCESS

A flexible design that works in everyday and event mode



8. ACCESS AND VIEWS

Car parking along edges and views into the park from all streets

DESIGN APPROACHES

INTERCULTURAL DESIGN

The masterplan responds to the cultural diversity of Belmore. The design process should continue inclusive consultation of cultural groups.

There are four major elements to the intercultural approach to the masterplan:



CONNECTION TO COUNTRY

Connection to the indigenous story of the land should be an important part to the future of Belmore. Three key steps include: an indigenous name for the Belmore precinct; a visible welcome to country on indigenous land; and a parkland that acknowledges the creek and indigenous woodland of the area.



CONNECTION TO WATER

Many cultures in Belmore have a strong connection to water. The park should include contact with water in the everyday use of the park.



COLOUR AND PATTERN

The parkland should have an identity and sense of community unique to Belmore. Colour, pattern and other culturally significant symbolism should be used to create a cultural connection for the diverse community of Belmore.



INCLUSIVE SPACES

The park should be welcoming to all and create a connection to history through culturally significant plantings such as arbours or community gardens. There should be good public access and visual connection through all parts of the park.

PUBLIC SPACE AND SPORTS FIELDS

The masterplans allows more public use of sports facilities.

There are three major elements to make the most of open space around the sports fields, to allow for both public and restricted uses.



A CENTRAL GREEN SPACE

Open space around sports fields can be used by the public as well as sports clubs as pictured at Henson Park.



ACTIVE EDGES

Edges of sports fields can be used for basketball, skating and walking loops as pictured at Redfern Park. These facilities are publicly accessible 99% of the time and closed on game days.



RETRACTABLE FENCES

Fences that are retractable allow access and views between sports fields and surrounding areas as pictured at Redfern Park. The fence is only closed on game days.

DESIGN APPROACHES

LANDFORM AND WATER

The masterplan identifies landform and water as important considerations in the parklands. Landform can create different spaces within the parkland, subtly defined within a united whole. Managing and revealing water within the landscape will help deal with stormwater and build cultural connections to the parkland.



TERRACES IN GRASS

Terraces between the bowling club and the park should provide gathering spaces and views over the park. The hill facing Peter Moore fields can also provide terraces for passive recreation and views across the sports fields.



PLANTING AND WATER TREATMENT

Planting beds are designed to collect and treat stormwater in the flood prone areas of the park. Paths are raised up to allow use after storm events, and programmed uses in the park are sited above these areas.



WATER STORAGE COURTS

Courts are sited to act as open water storage areas during storm events, minimising the need for tanks and slowing the run off through the parklands. Terraces around the courts can provide seating for games and gathering.

BUILDINGS IN THE PARKLANDS

The masterplan identifies a new community hub as a focus for the park, as well as a number of small support buildings in key locations.

The following attributes explain the key attributes of the community hub and other buildings.



PARKLAND VIEWS

The community hub will be an important building sited prominently in the park as a place to meet and gather. The building will face the park and open out onto its surroundings.



MULTI PURPOSE

The community hub should have flexible spaces that support different activities and community groups.



SITED IN THE LANDSCAPE

Change rooms, cafe and storerooms should be sited carefully to maximise green space and minimise the impact of buildings on the park.



LIGHTING AND PROJECTIONS

Buildings can bring life to the parkland at night with regular activities, events and celebrations that bring the whole community together.

THE MASTERPLAN

FINAL MASTERPLAN

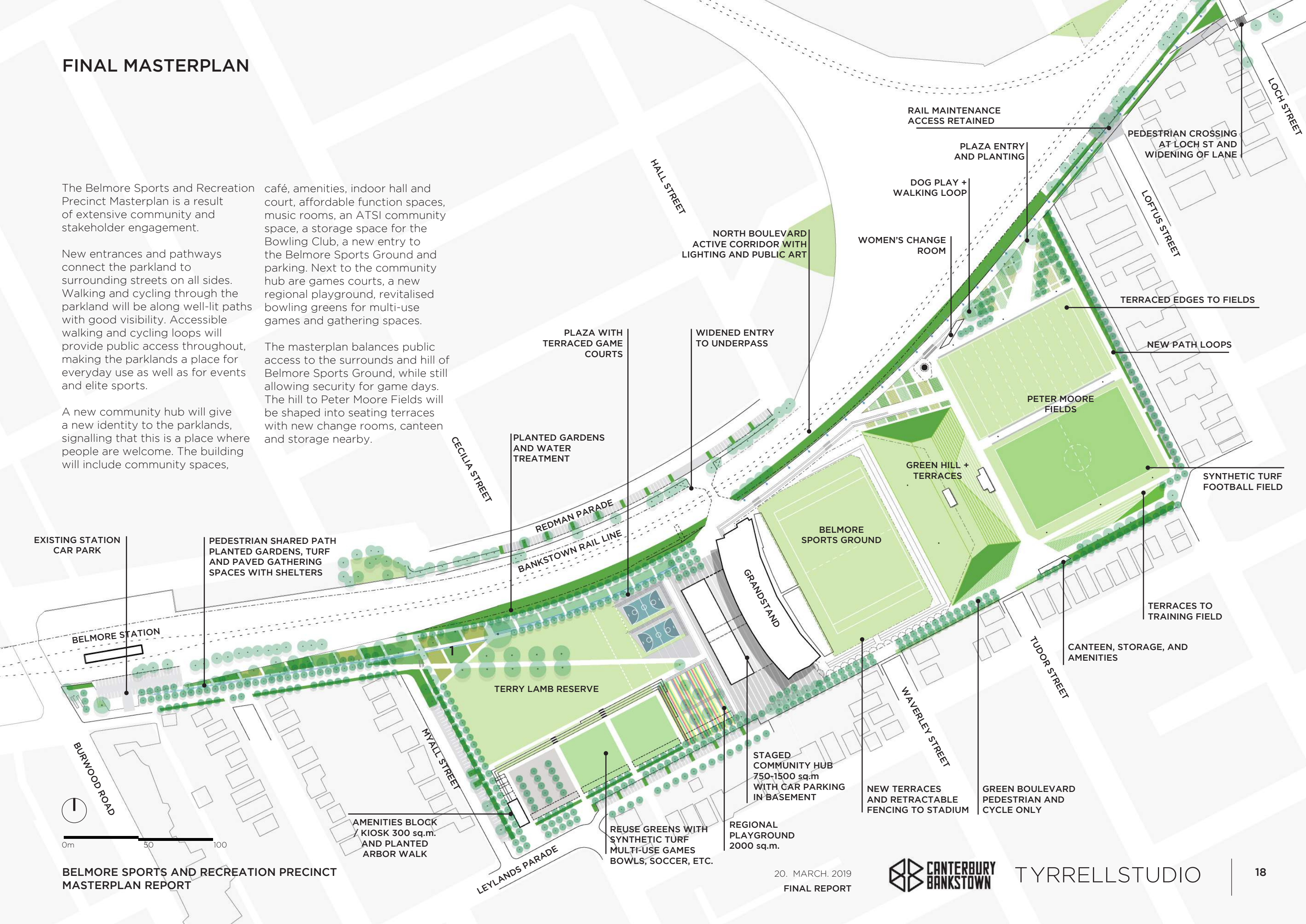
The Belmore Sports and Recreation Precinct Masterplan is a result of extensive community and stakeholder engagement.

New entrances and pathways connect the parkland to surrounding streets on all sides. Walking and cycling through the parkland will be along well-lit paths with good visibility. Accessible walking and cycling loops will provide public access throughout, making the parklands a place for everyday use as well as for events and elite sports.

A new community hub will give a new identity to the parklands, signalling that this is a place where people are welcome. The building will include community spaces,

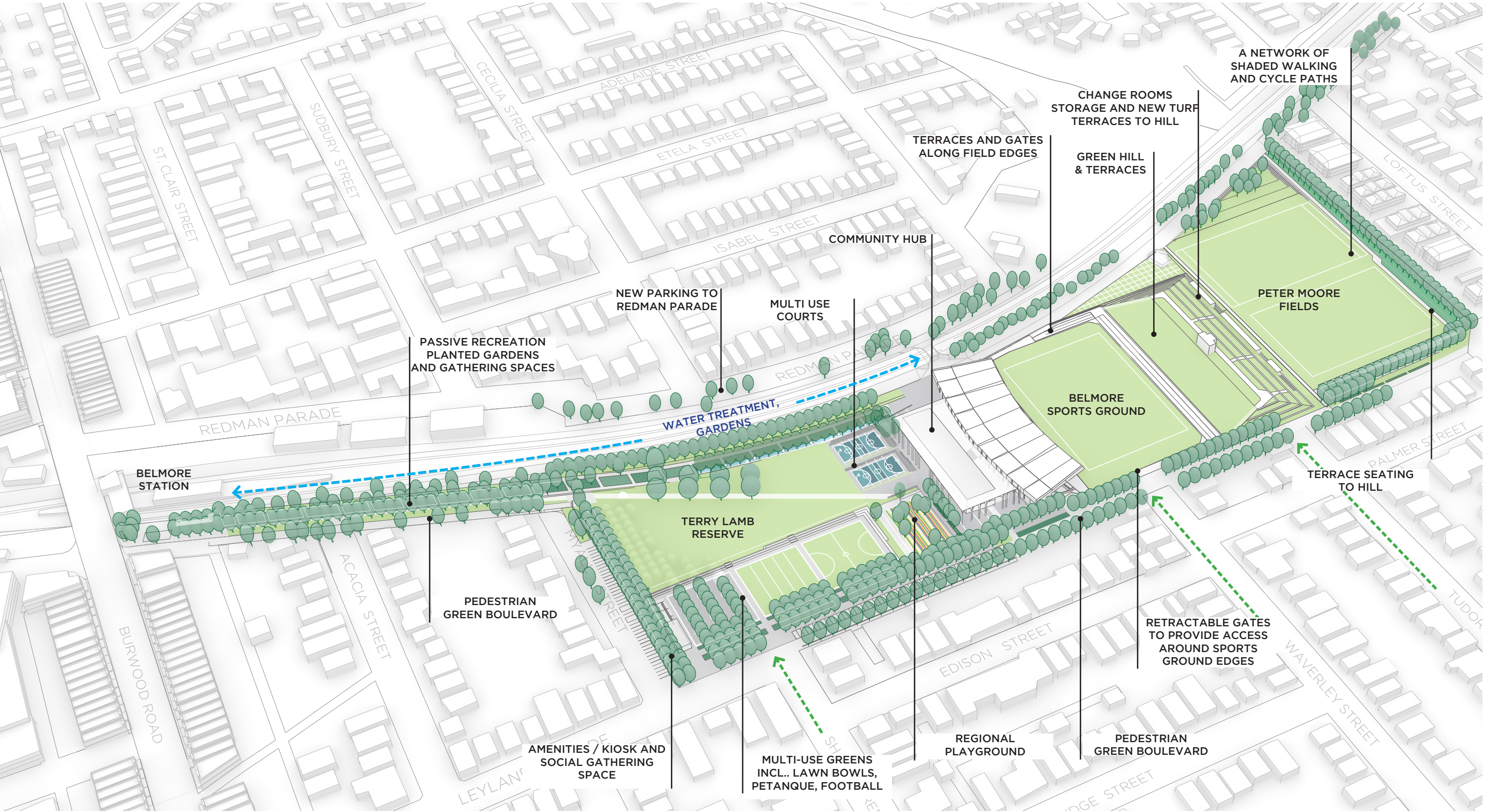
café, amenities, indoor hall and court, affordable function spaces, music rooms, an ATSI community space, a storage space for the Bowling Club, a new entry to the Belmore Sports Ground and parking. Next to the community hub are games courts, a new regional playground, revitalised bowling greens for multi-use games and gathering spaces.

The masterplan balances public access to the surrounds and hill of Belmore Sports Ground, while still allowing security for game days. The hill to Peter Moore Fields will be shaped into seating terraces with new change rooms, canteen and storage nearby.



MASTERPLAN

The diagram below illustrates the key aspects of the masterplan. The following chapter describes the masterplan principles and the four sections of the parkland; Tobruk Ave, Terry Lamb Reserve, Belmore Sports Ground and Peter Moore Fields in detail.



PHOTOMONTAGES

Terry Lamb Reserve will retain its large green open space with new public terraces facing the park from the Bowling Club site. Generous tree planting around the perimeter will frame the park and provide shaded walking paths. The shared cycle and walking path along the rail line connects to a linear parkland from the park up to Belmore Station.



PHOTOMONTAGES

A shaded cycle and pedestrian boulevard along the rail line creates a shaded link along the park's northern boundary. A generous band of planting beds will capture and treat storm water. A new community hub will create a new public face to the park together with multi-use courts and a playground.



PHOTOMONTAGES

The Bowling Club site will be transformed into public multi-use greens that can be used for games and social gathering, along with new amenities, kiosk, shade structure and generous terraced seating. The new community hub will provide affordable function space and storage space for the bowling club as well as a cafe, and other multi-use spaces. The bowling greens will be synthetic to allow for lawn bowls, futsal and other games.



PHOTOMONTAGES

A new plaza and garden entry at Peter Moore Fields provides a new civic arrival into the parklands from Lilian Lane including a dog play area, places to sit in the shade and clear views across the fields to the hill.



MASTERPLAN DETAILS: TOBRUK LANE

The Tobruk Lane area is a linear parkland from Belmore Station to Terry Lamb Reserve. The masterplan initiatives for this area include:

- An upgraded pedestrian and cycle corridor with planting and seating links the station to the parklands.
- New passive recreation gardens with new and existing trees provide spaces for gathering, potential areas for community gardens and native gardens.
- Small gathering spaces set within the planting allow for picnic space and gathering spaces, including seating tables and shade structures.
- A long term option that requires further study has the potential to provide one-way vehicle access from Tobruk Ave to Myall Street to provide parking and improved visual surveillance and access to this corridor.
- The public space at Belmore Station is an important area in this site. The existing carpark and rail easement land is shown in this masterplan. However, once station upgrade plans are provided to Council, this masterplan should be extended to the new station entry. Areas should aim to create a seamless pedestrian link to Burwood Road. Relocation of the car parking in this location should be considered along with a shared access agreement with rail easement land owners providing an extension to the public space along this corridor as well as maintenance access.



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MASTERPLAN DETAILS: TOBRUK LANE

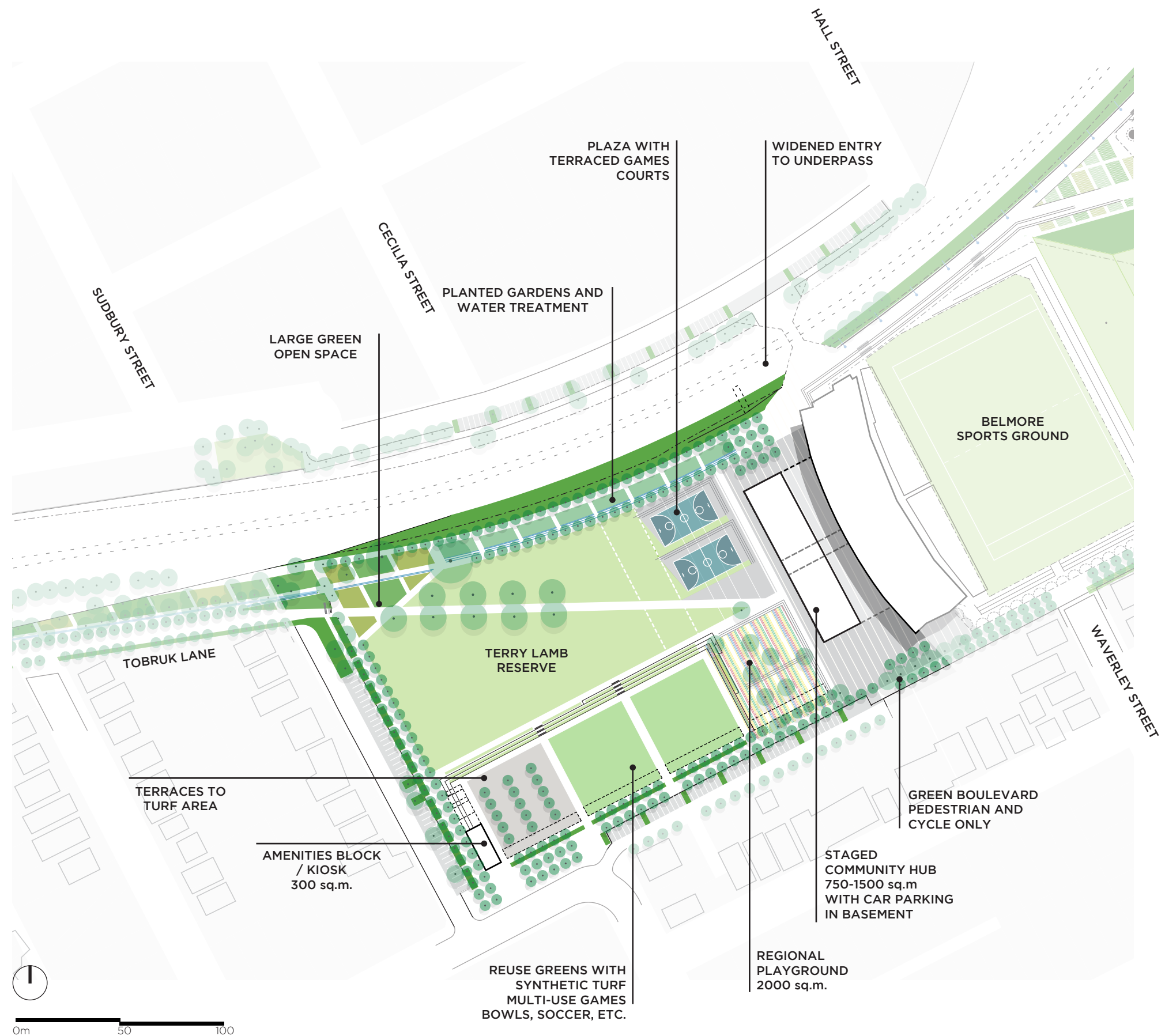
The following images show examples of the look and feel of paths, planting and activities that are proposed along Tobruk Lane.



MASTERPLAN DETAILS: TERRY LAMB RESERVE

The Terry Lamb Reserve area is a large green space bounded by Myall Street, Edison Lane and the Belmore Sports Ground. The masterplan initiatives for this area include:

- An upgraded pedestrian and cycle corridor with planting and seating links the station to the parklands along the rail edge. This space will be generously planted and lined with trees.
- The planting along this corridor provides flood storage during storm events. Raised paths are raised up above flood levels during minor storm events.
- A new community hub provides a new public face to the parklands and act as a new public interface to the existing grandstand.
- Two new games courts cater for well-lit, informal basketball games. They are sited to provide flood storage in storm events and are framed by concrete seating terraces.
- A new regional playground is located near the community hub near Edison Lane. This 2000sqm playground will provide sensory, nature, water and manipulative play, new tree planting, shade structures and play elements.
- The bowling club terraces is transformed into public terraces, including synthetic turf greens for informal games. This area includes a new planted arbour offering shade and views across the parklands.
- A new green boulevard provides a tree-lined edge to the park along Edison Lane, connecting pedestrians and cyclists from Leylands Parade to Evaline Street.
- A new amenities block and kiosk/cafe is sited on the corner of Leylands Pde and Myall St facing the greens.
- New concrete seating terraces with grass-lined landings connect the large open green space of the park with the bowling greens. Public access between the two will have no barriers.
- Existing large green open space is retained, along with the existing tree avenue and path alignment through the centre of the park.



MASTERPLAN DETAILS: TERRY LAMB RESERVE

The following images show examples of the activities and character of areas that are proposed at Terry Lamb Reserve

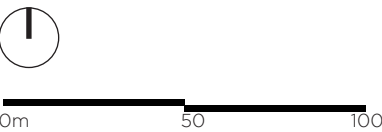
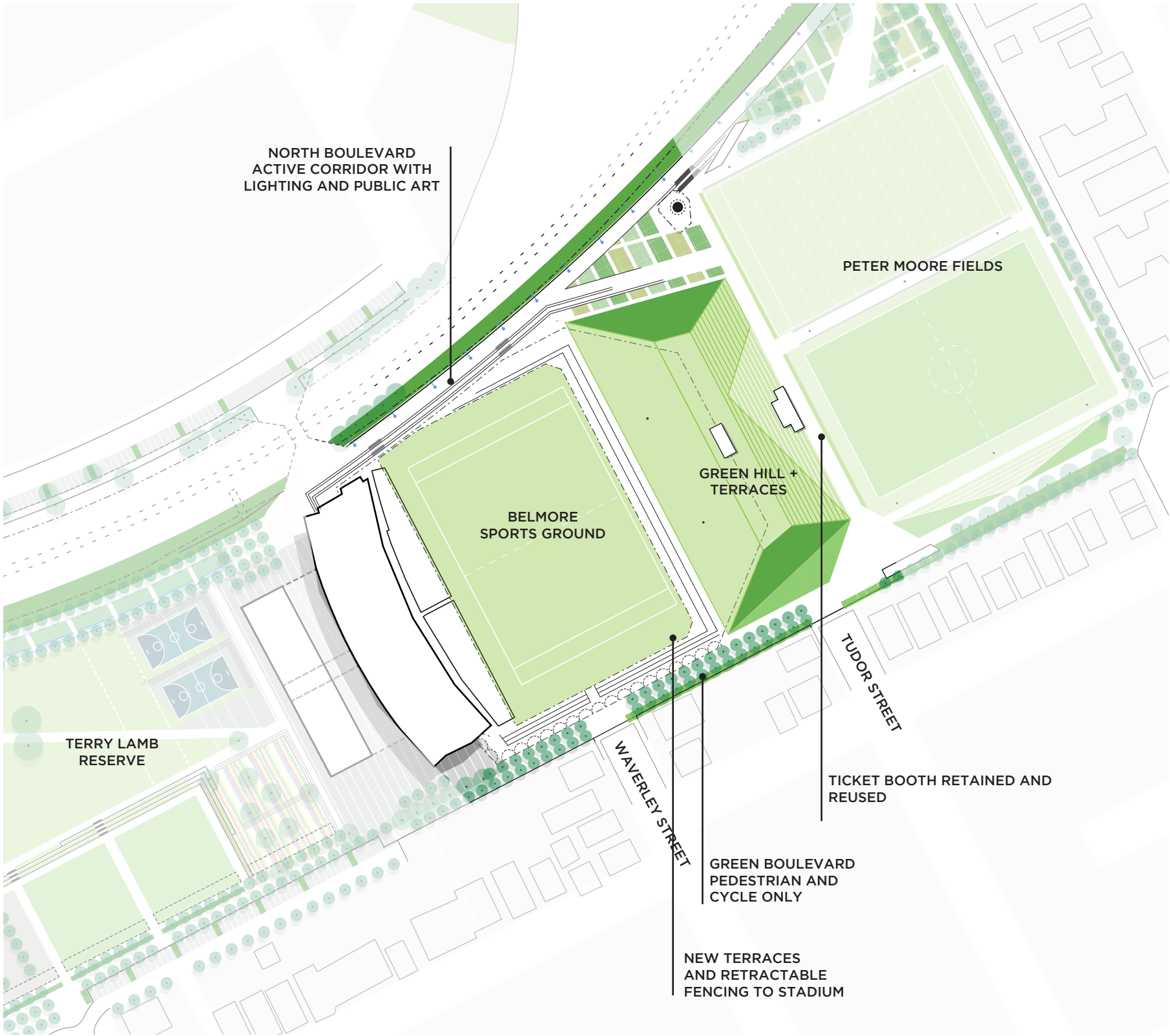


MASTERPLAN DETAILS: BELMORE SPORTS GROUND

The Belmore Sports Ground is the sports stadium between Terry Lamb Reserve and Peter Moore Fields. The masterplan initiatives for this area include:

- An upgraded, well-lit pedestrian and cycle corridor along the rail line with concrete terraces connecting up to the field level of the Sports Ground. Accessible 1:20 walkways will be provided to connect this corridor to Peter Moore Fields between the Sports Ground and the existing Communication Tower.
- New concrete terracing to the southern, northern and western edges of the sports field improves accessibility and seating capacity.
- A new green boulevard provides a tree-lined edge to the park along Edison Lane, connecting pedestrians and cyclists from Leylands Parade to Evaline Street.
- New fencing is provided along the edges of the Sports Ground.
- The fencing along the southern and northern edges is fully retractable or retractable as gates to allow public access around the concourse of the sports field. On game days or events the stadium can be

- secured.
- The Hill landform is re-sculpted to provide a bold clear shape (minor earthworks only).
- New fencing to the stadium runs up and around the hill and behind the scoreboard.
- There is potential for a new amenities block and path network along the top of the hill.
- New planted edges to the northern and southern ends of the hill create a landmark view when seen from Tudor Street or from the rail line.



MASTERPLAN DETAILS: BELMORE SPORTS GROUND

The following images show examples of the character of paths, planting and activities that are proposed around the Belmore Sports Ground.



MASTERPLAN DETAILS: PETER MOORE FIELDS

The Peter Moore Fields is the sports fields between the Belmore Sports Ground and the residential housing on Loftus Street. The masterplan initiatives for this area include:

- An upgraded pedestrian and cycle corridor along the rail line will be well lit and have concrete terraces connecting up to the field level of the Sports Ground. Accessible 1:20 walkways will be provided to connect this corridor to Peter Moore Fields between the Sports Ground and the existing Communication Tower.
- A new green boulevard provides a tree-lined edge to the park along the southern edge connecting pedestrians and cyclists from Leylands Parade to Evaline Street.
- The Hill landform is re-sculpted to provide a bold clear shape (minor earthworks only). Concrete terraces with grass landings allow for passive recreation, picnic space and views over the sports field.
- New planted edges to the northern and southern ends of the hill create a landmark view when seen from Tudor Street or from the rail line.
- The ticket booth building is retained and re-purposed.
- New supporting services buildings are carefully sited around the edges of the sports fields to maintain visual access into the area from the cycle and walking paths along the northern and southern edges. These buildings will provide a new women's change room, canteen, amenities block and maintenance storage room.

- New synthetic turf surface is provided to Peter Moore Fields South. This allows high volume use for Sydney Olympic FC, as well as public use when not being used by the club. As a result the security fencing around the Peter Moore Fields precinct is removed.
- The existing OSD tank under Peter Moore Field South is reused, and a new stormwater tank along the base of the hill investigated.
- New walking and cycling paths around the periphery of the fields provide connected loops for recreation and exercise.
- A new entry plaza and garden area is provided to the north-east corner, improving the entry experience to the parklands when arriving from Campsie.
- The off leash dog park is improved and re-sited to recede into the overall design and not act as a barrier to use of the park.
- New terraces to the southern edge of Peter Moore Field South provide space for viewing and using the field. The terraces help the green boulevard provide an accessible 1:20 connection from Tudor Street to Thorncraft Pde.
- Peter Moore Field North is slightly regraded to provide a new terrace seating edge along the northern sideline and improve stormwater detention of the field.



MASTERPLAN DETAILS: PETER MOORE FIELDS

The following images show examples of the character of paths and activities that are proposed at Peter Moore Fields.

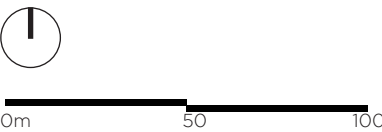


MASTERPLAN DETAILS: LILIAN LANE

Lilian Lane is the pedestrian and cycle link between the Peter Moore Fields and Loch Street. It runs between the residential housing on Loftus Street and the rail line. The masterplan initiatives for this area include:

- An upgraded, well-lit pedestrian and cycle corridor along the rail line with improved surfacing.
- A new pedestrian crossing at the intersection of Anglo Road and Loch Street.
- Retractable bollards limiting vehicle access from Loch St or Loftus St, while still allowing maintenance access to the rail line.
- A new plaza and garden entry at Peter Moore Fields provides a new civic arrival into the parklands from Lilian Lane.
- There is a long term opportunity to improve the entry into Lilian Lane at Loch Street by widening its entry at Anglo Road, through the acquisition of the corner residential lot.

LONG TERM POTENTIAL ACQUISITION SITE



MASTERPLAN DETAILS: COMMUNITY HUB

The community hub is a multi-storey facility that provides a new public face to the park. The community hub is an important part of the masterplan as it addresses public concerns about a lack of community facilities in the park, along with the impression that private use of Belmore Sports Ground, Peter Moore Fields and the Belmore Bowling Club is limiting public use of the parklands.

The community hub is sited carefully to address Terry Lamb Reserve and includes community spaces, café, amenities, indoor hall and court, affordable function spaces, music rooms, an ATSI community space, a storage space for the Bowling Club, a new entry to the Belmore Sports Ground and parking. Next to the community

hub are games courts, a new regional playground, revitalised bowling greens for multi-use games and gathering spaces.

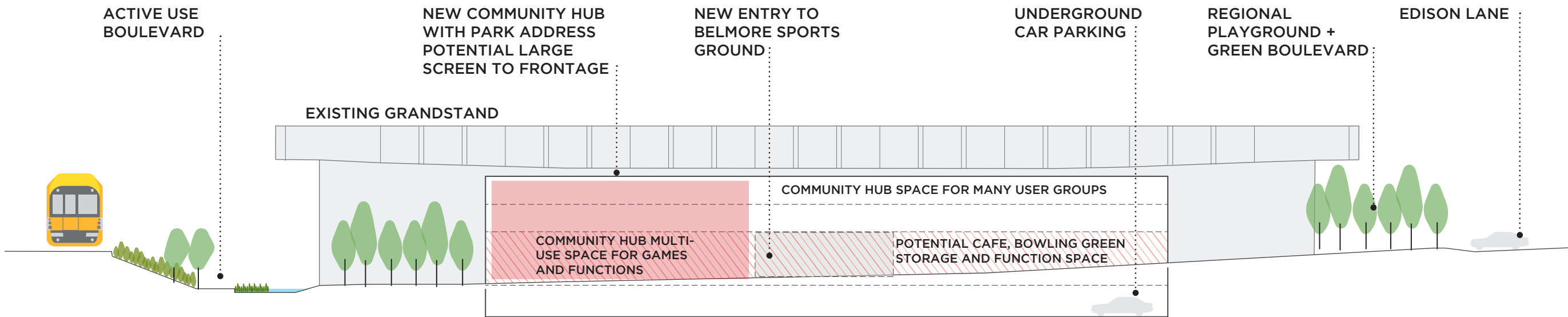
The parkland is a major opportunity site for a new community hub as it gives the community access to facilities while using and activating the parklands. Incidental users of the park will have the opportunity to see and learn about community offerings. The parkland's proximity to Belmore Station, shops and Belmore Sports Ground makes this an ideal location for a major community hub.

The amount of parking provided in the community hub requires further traffic planning assessment, but initial planning allows for one

basement floor of parking for 50-100 spaces for users of the community hub, along with 50 restricted spaces in the shared entry plaza between Belmore Sports Ground and the new community hub. The plaza parking would be used by the Canterbury Bankstown Bulldogs admin and players on training days and would be in a restricted area. This shared plaza space would become the main event entry into the Belmore Sports Ground on game days. A generous new civic entry through the community hub into the shared plaza and grandstand will also be provided.

The siting and form of the community hub is critical to its success in changing the image of the park from private to public.

The elevation below shows the community hub as seen from Terry Lamb Reserve with the Belmore Sports Ground grandstand behind. The community hub should provide two to three storeys to provide a new face to the park that is of a scale suitable to act as a new facade to the grandstand. The new entry through the community hub into the grandstand should be a generous civic scale, allowing for large volumes of people on game days.



MASTERPLAN DETAILS: COMMUNITY HUB

The section below shows a view through the entire parklands, looking north towards the rail line.

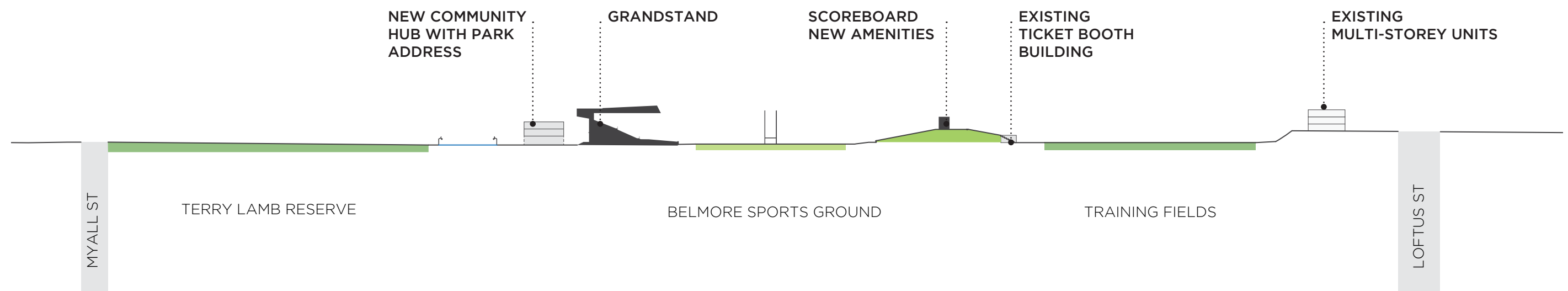
The location and siting of the community hub in relation to the grandstand is important. The community hub should be developed in a way that allows the two structures to complement each other and read as one single facility when seen from Terry Lamb Reserve.

The community hub should sit comfortably in front of the grandstand and provide a new atrium space between grandstand and community hub. The atrium should be a shared plaza that will be used as an entry concourse on game days and has potential to be used for secure parking by the

Canterbury Bankstown Bulldogs or other users of the fields, for events or training. On game days this area should not be used for parking.

With carefully planning, the community hub has the potential to be staged over time and built across a number of years. This allows for the management of funding as well as limiting the impact on stakeholders and park users for extended periods of time. Smaller portions of the community hub could be developed progressively, however, careful planning should be undertaken up front in order to develop a sustainable long-term strategy that will allow for a multi-storey community hub that achieves the principles of the masterplan in the long term.

Further studies are recommended including detailed planning for basement car parking, structural design for long term staging, flood storage, community facility needs, potential for the co-location of nearby community groups and consolidation of facilities.



KEY ASPECTS OF THE MASTERPLAN

The following diagrams illustrate the key moves and responses within the masterplan for each of the following aspects:

- The Hill and edges to Belmore Sports Ground
- Flooding
- Street Edges and Car Parking
- Buildings
- Security
- Pedestrian and Cycle Circulation

THE HILL AND EDGES TO BELMORE SPORTS GROUND

This diagram below illustrates the key features of the masterplan to allow controlled public access to the Belmore Sports Ground and the hill.

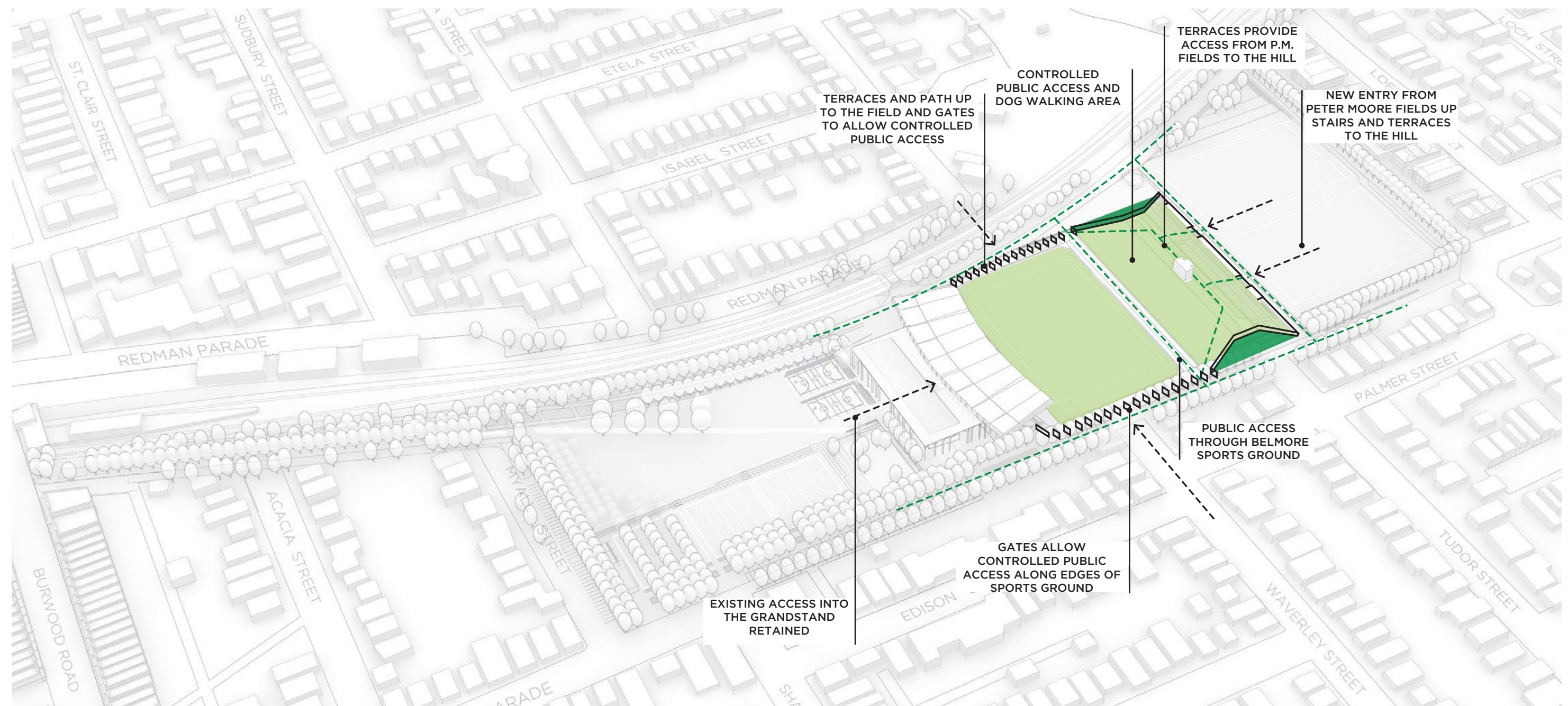
The Belmore Sports Ground can be secured during games, events or private training sessions. Secure access is to the grandstand and the shared plaza between the grandstand and community hub.

At other times the hill and paths around the Sports Ground field can provide public access and shared public space. Retractable gates along the full length of the north and south edges of the Belmore Sports Ground allow public access and views across the field. This will also allow the public to comfortably watch training days and community days when the sporting teams allow.

The hill from the Peter Moore Fields side is transformed into grass terrace that is publicly accessible at all times from the Peter Moore Fields side. This space can be used for gathering, picnics and viewing over the sports fields.

The fence line of the Belmore Sports Ground is relocated to run along the top of the hill, allowing the Peter Moore Fields side of the hill to be opened to the public.

The northern and southern ends of the hill are highly visible from Tudor Street and the rail line. These ends should be reformed into a bold sculptural landform and planted with groundcovers. The removal of the existing Casuarina trees will open views and make the area feel safer and more public.



WATER SENSITIVE URBAN DESIGN AND FLOOD MANAGEMENT

The diagram below illustrates the key features of the masterplan that manage and treat stormwater across the site.

The Belmore Sports and Recreation Precinct is sited on a former creek-line that is now a major stormwater main line. The site experiences significant flooding during rain events and, due to its siting along a creek, receives a high volume

of run-off from the surrounding streets. The siting of the parklands upstream of the rail line also impacts flooding as the culvert under the rail line is undersized for the flood volumes (to limit flooding to residential areas north of the rail line). As a result, low-lying areas of the park experience flooding during storm events.

Flood studies undertaken previously by Council as well as Jones Nicholson suggest that the volume of stormwater during flood events is so large that a hybrid approach to managing stormwater is required. While on site detention (OSD) tanks can provide support, they cannot be relied upon as a viable single solution.

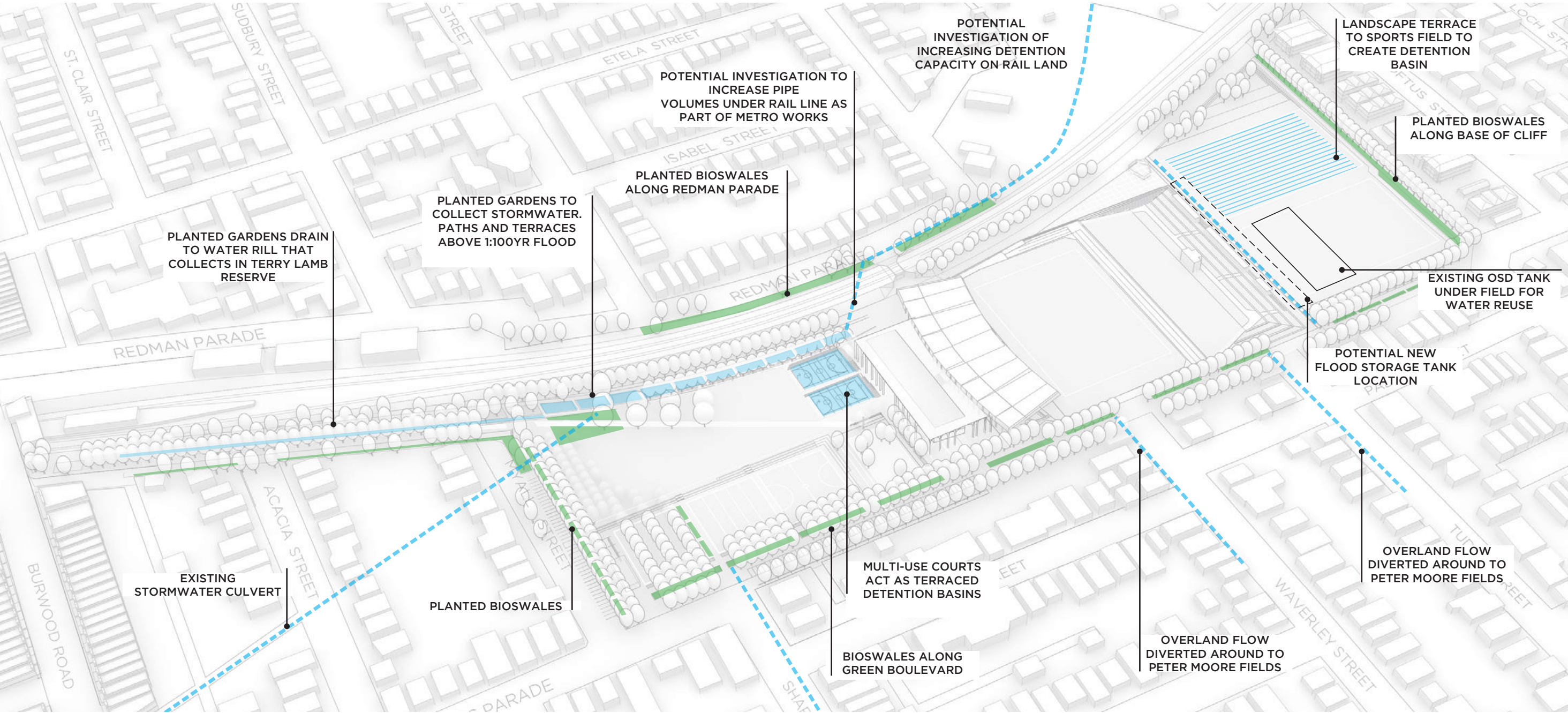
The masterplan includes the following features:

- Bioswales along Myall Street, Edison Lane and the green boulevard along the southern edge of the parklands filter and detain run-off from streets upstream of the park.
- Potential to reuse an under-utilised OSD tank under Peter Moore Fields.

- Potential new flood storage tank along the base of the Peter Moore Fields hill.
- Multi-use courts in Terry Lamb Reserve are sunken with terraced edges, acting as open flood storage basins during storm events.
- Planted gardens along the rail line edge of Terry Lamb Reserve act as flood storage basins during storm events. Paths around them are built above flood levels to allow

use during and after minor storm events.

- Bioswales along Redman Parade.
- Regrading of Peter Moore Field North and a new terraced sitting edge to the north will improve the field's stormwater detention capacity.



STREETS AND CAR PARKING

The diagram below illustrates the proposed changes to car parking and shared access areas.

Additional perpendicular parking along Myall Street and Edison Lane. Formalised parking along Redman Parade will dramatically increase the

volume of parking provided along this edge.

A basement carpark to the community hub is proposed to allow for the increased requirement generated by use of the community hub. Detailed traffic and parking analysis should be undertaken to

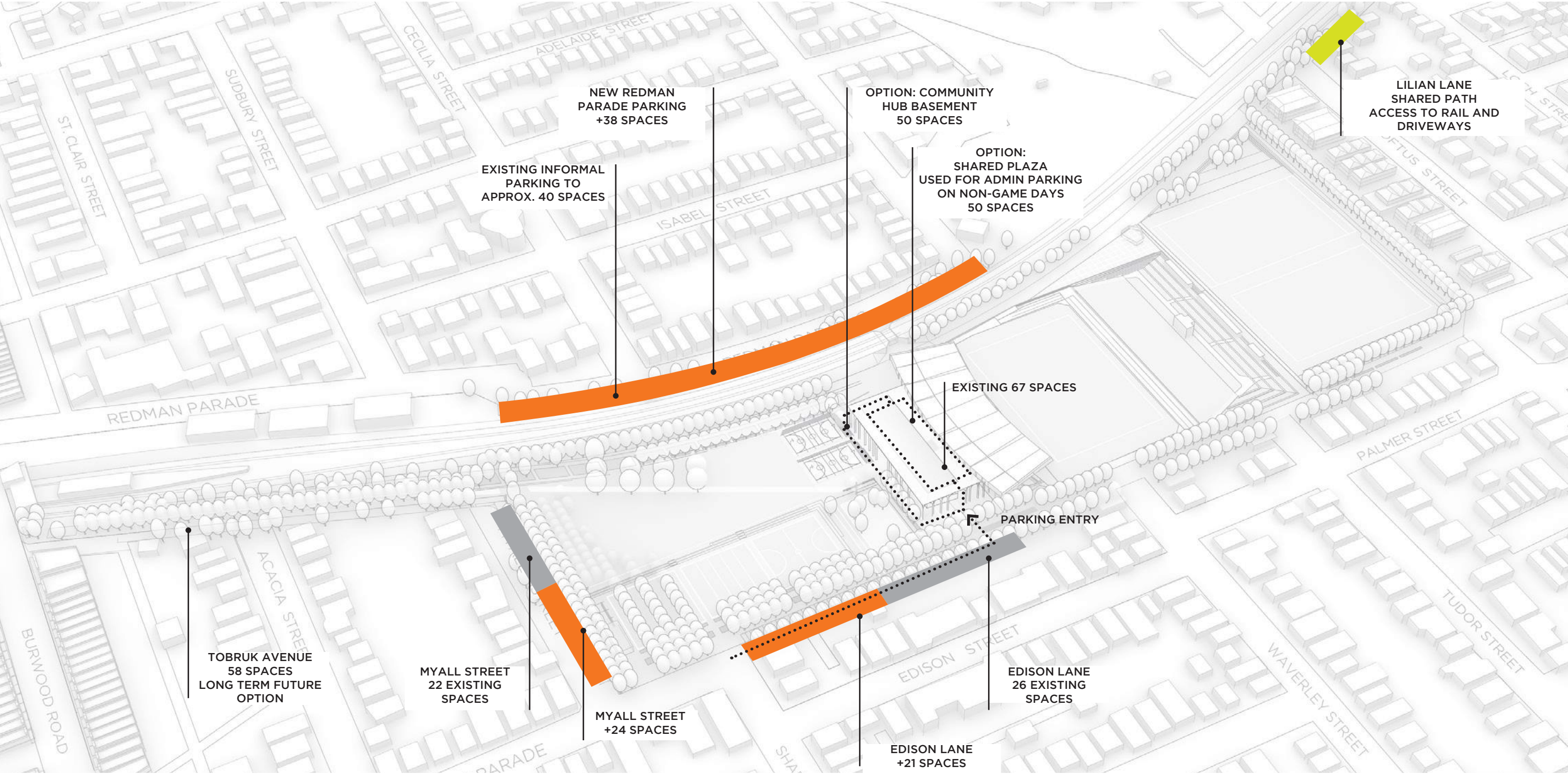
determine suitable car parking numbers. The footprint of the community hub currently allows for approximately 50 spaces directly under the building.

A new shared plaza between the community hub and the Belmore Sports Ground will allow for 50 car

spaces for use by the Canterbury Bankstown Bulldogs during training days, or other users of the stadium. During game days or major events parking should not be allowed in the shared plaza. Parking entry to the community hub and shared plaza would be from Edison Lane, as currently occurs.

The estimated parking allowed by these initiatives would result in 271 car spaces available directly adjacent to the site. The existing parking available is approximately 155 car spaces. This results in a net gain of 116 car spaces for the parklands.

In addition, approximately 58 car spaces may be available if Tobruk Ave was extended to Myall Street as a one-way lane with parking along its length. This is a long term option beyond the phasing of works of this masterplan.



COMMUNITY BUILDINGS AND AMENITIES

The diagram below illustrates the proposed new and removed buildings within the parklands.

The masterplan consolidates multiple community uses into a new community hub. This building will face the park and appear as a new building frontage to the Belmore Sports Ground grandstand.

The existing amenities block is in poor condition and deemed unsafe. Its removal will open up the connection between Belmore Station and Terry Lamb Reserve.

The existing bowling club building will also be removed, opening up views and allowing access into the park from Leylands Parade and Sharp Street. The removal of poorly-sited buildings

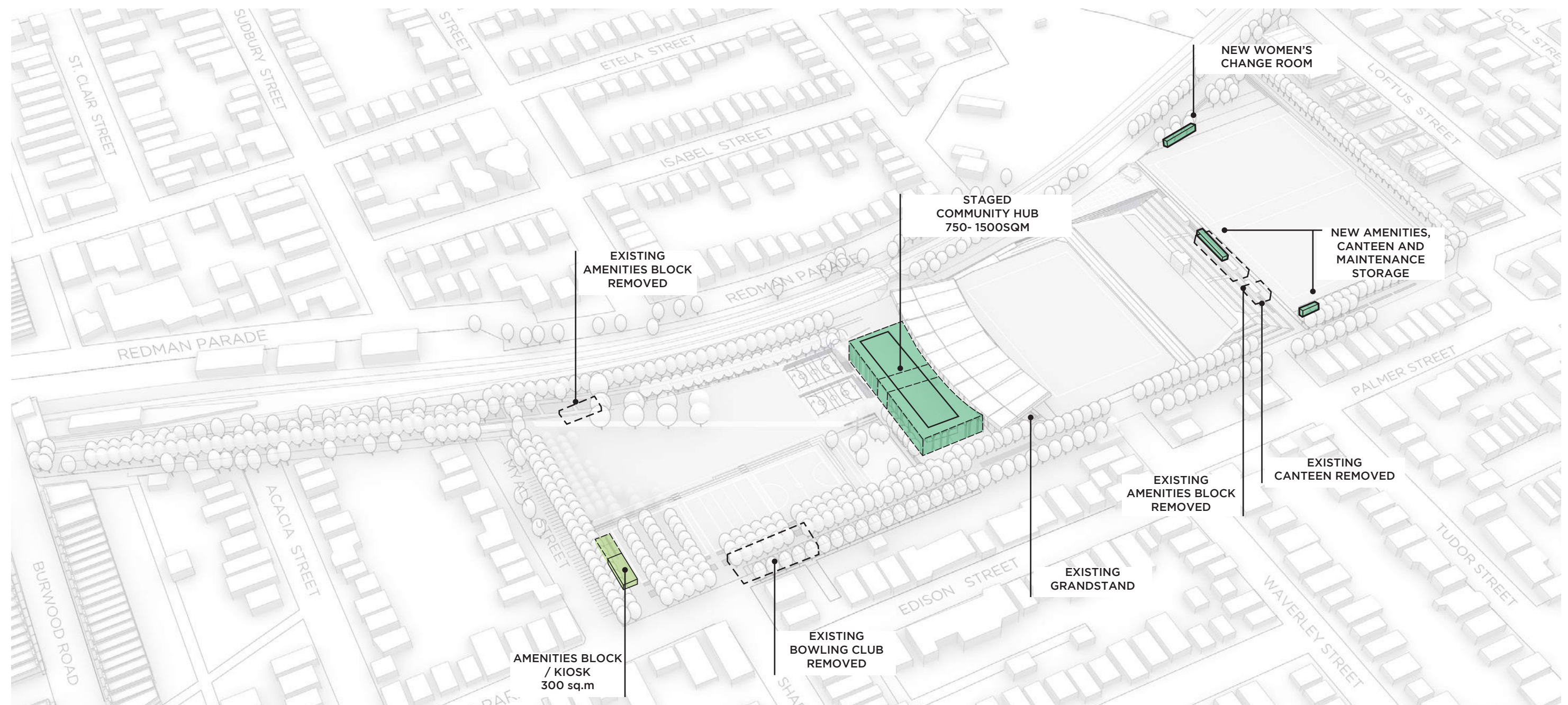
is an important aspect of the masterplan. The decisions are based on feedback from community members who did not use or know about the park due to poor access and sight-lines.

New amenities for the parklands will be consolidated in either a small kiosk building on the corner of Myall Street and Leylands

Parade, or within the community hub near the regional playground.

New women's change rooms, canteen, amenities, maintenance and storage will be located in small, buildings situated around Peter Moore Fields. It's important that these buildings are set within the landscape along cycling and walking paths, to limit the chance

of blocking views into the park, particularly from the northern shared path along the rail line and the southern entry into the Park from Tobruk Ave and Thorncraft Parade.



SECURITY

The diagram below illustrates the key features relating to security and safety throughout the parklands.

Security protection can be assisted by the careful placement of trees, planting and changes in level, in order to minimise clutter within the parklands. This approach reduces the need for security bollards and other elements whose sole purpose is security and access-related.

A clear grid of trees surrounding the park provide a green threshold to the park, and also act as security protection to the community hub and parklands.

Bollards are provided where cul-de-sacs connect to the walking and cycling paths around the park. Many of these will be retractable to allow for service access.

The community hub will act as a new boundary to the Belmore Sports Ground with a restricted access shared plaza between the community hub and grandstand.

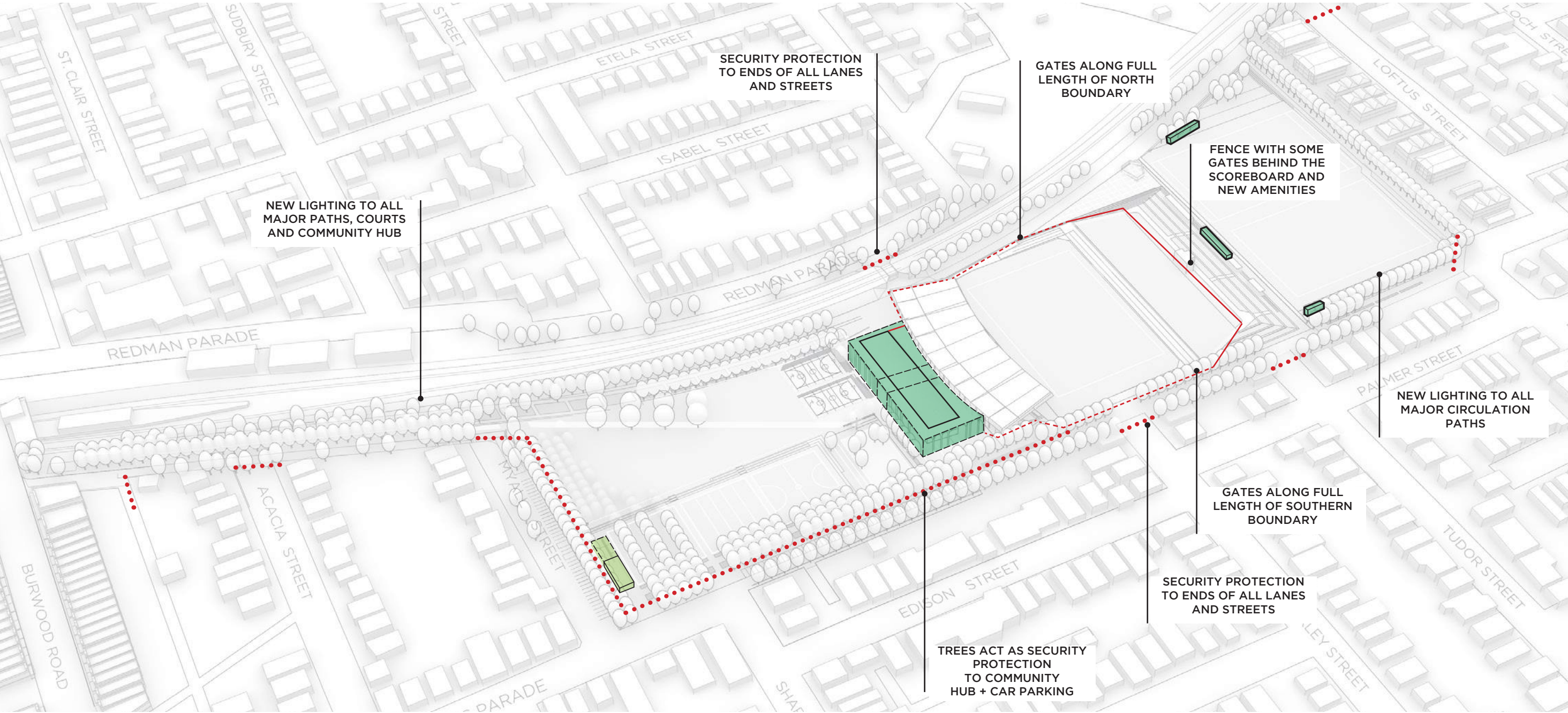
New gates along the full length of the north and south boundaries act as fencing, while being able to remain open to allow public access on non-event days. Fencing around the Belmore Sports Ground

is located along the re-formed edges of the hill. The visual impact of the fencing will be minimised by planting along the edges of the landform. The fence on the eastern edge sits on the ridge of the hill, behind the scoreboard and new amenities. This allows the eastern edge of the hill to be publicly accessible from Peter Moore Fields.

The transition of Peter Moore Fields south to synthetic turf, allows the security fencing to these fields to be removed. The increased volume of use that synthetic turf allows means this field should be usable to the public when Sydney Olympic are not using it.

New public lighting along the major paths, games courts and community hub will improve

security and promote use of the park into the evening. Increasing use of the park by many different community groups is an important measure for managing the security of the parklands.



CIRCULATION

The diagram below illustrates the circulation network of pedestrian and cycle paths throughout the parklands.

A new major pedestrian and cycle path will be provided along the northern edge of the parklands, along the rail line edge. This “Belmore Campsie Shared Path” should connect from Belmore Station, to Campsie Station and

Anzac Mall, Campsie, beyond the scope of this project.

This path builds upon the concept of a linear walking and cycling corridor along the Bankstown to Sydenham rail corridor, as discussed in TYRRELLSTUDIO’s concept report produced for the Government Architect NSW. This corridor has also been referred to as the “Greenway South West” - a

linear park with connected walking and cycling routes as well as passive gathering spaces, games courts, planting, seating, dog play and access to other parklands including the sports fields.

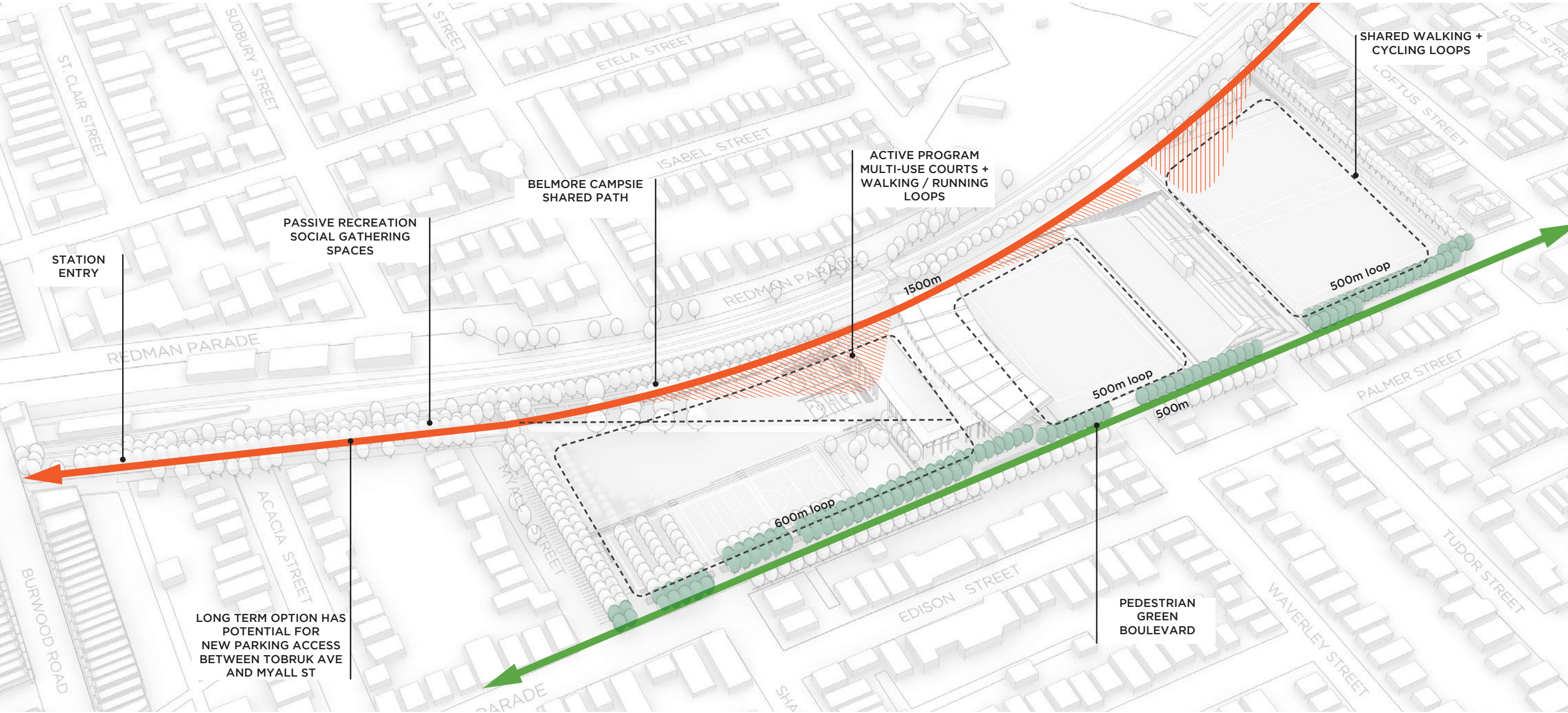
A new green boulevard creates a public promenade to the southern edge of the parklands. This pedestrian and cycle path will be generously planted with trees

and planter beds to make a green edge to the park. This boulevard will link Leylands Parade (from the Belmore Shops at Burwood Road), to Evaline Street, Campsie. This corridor has been previously proposed in TYRRELLSTUDIO’s Open Space and Fine Grain Study of Belmore and Campsie, developed for the Government Architect NSW. These two corridors are Green Grid links in the

Belmore and Campsie areas, linking to the Cooks River beyond.

These two corridors join a network of accessible shared paths that allow walking and cycling throughout the parklands. Publicly accessible loops will connect around the edges of Terry Lamb Reserve, Belmore Sports Ground and Peter Moore Fields, together creating a network of nearly 3.5km

of walking and cycling paths around and through the precinct.

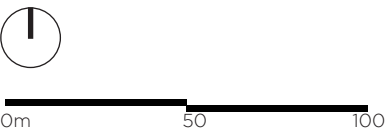


MASTERPLAN ACTION PLAN

MASTERPLAN ACTION PLAN

The stages shown in this plan outline the prioritised actions for the Belmore Sports and Recreation Precinct Masterplan.

- Stage 1 prioritises actions to be investigated in the short term (1-5 years),
- Stage 2 represents actions to be investigated in the medium term (5-10years)
- Stage 3 are long term priorities to be investigated in the long term (10-20years).

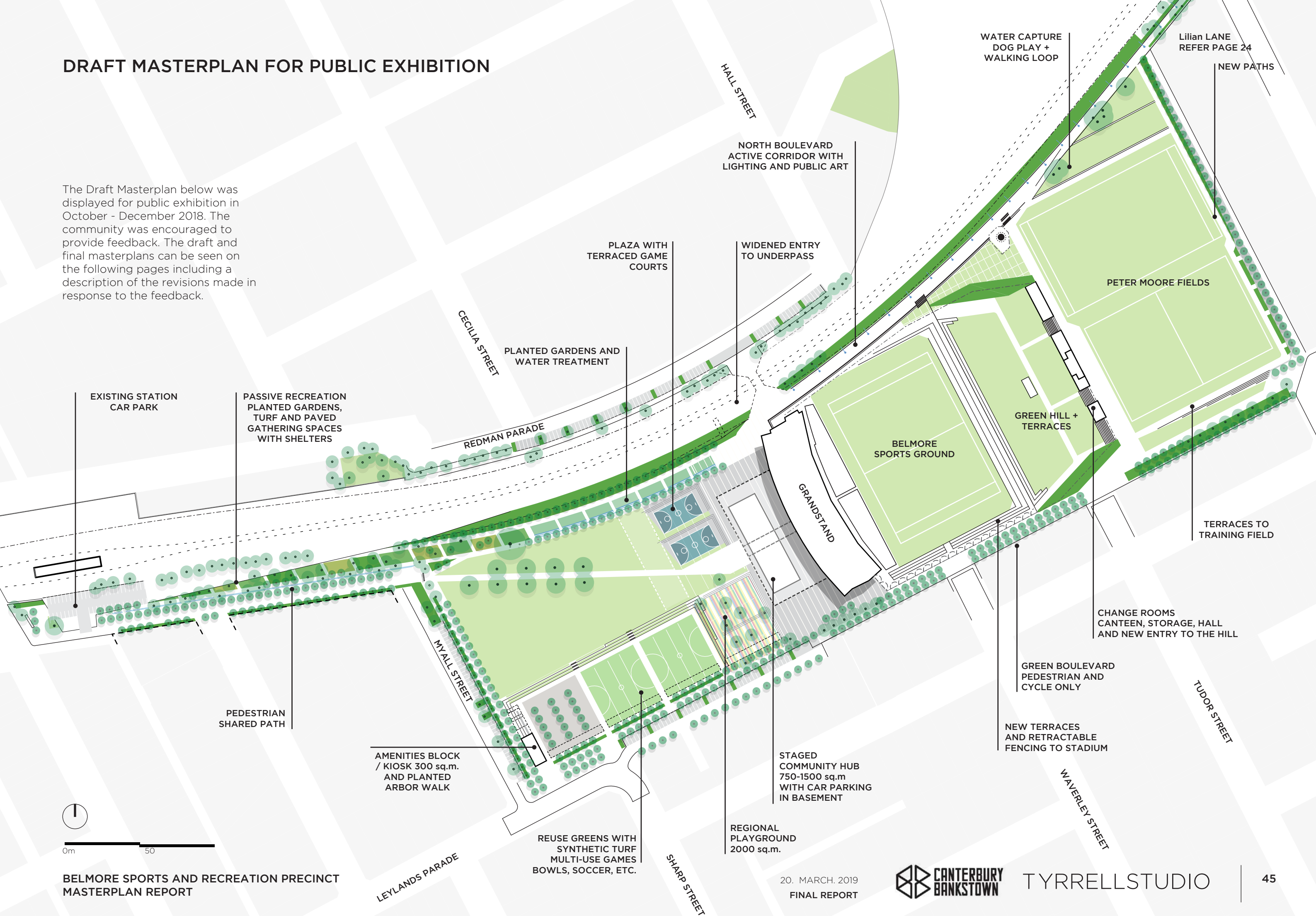


MASTERPLAN REVISIONS

The following chapter outlines the changes that have occurred in the masterplan from the Draft Masterplan that was last presented to Council and put on public exhibition throughout October-December 2018.

These changes respond to the feedback from Council, stakeholders and community consultation.

The Draft Masterplan below was displayed for public exhibition in October - December 2018. The community was encouraged to provide feedback. The draft and final masterplans can be seen on the following pages including a description of the revisions made in response to the feedback.



FINAL MASTERPLAN

The Belmore Sports and Recreation Precinct Masterplan is a result of extensive community and stakeholder engagement.

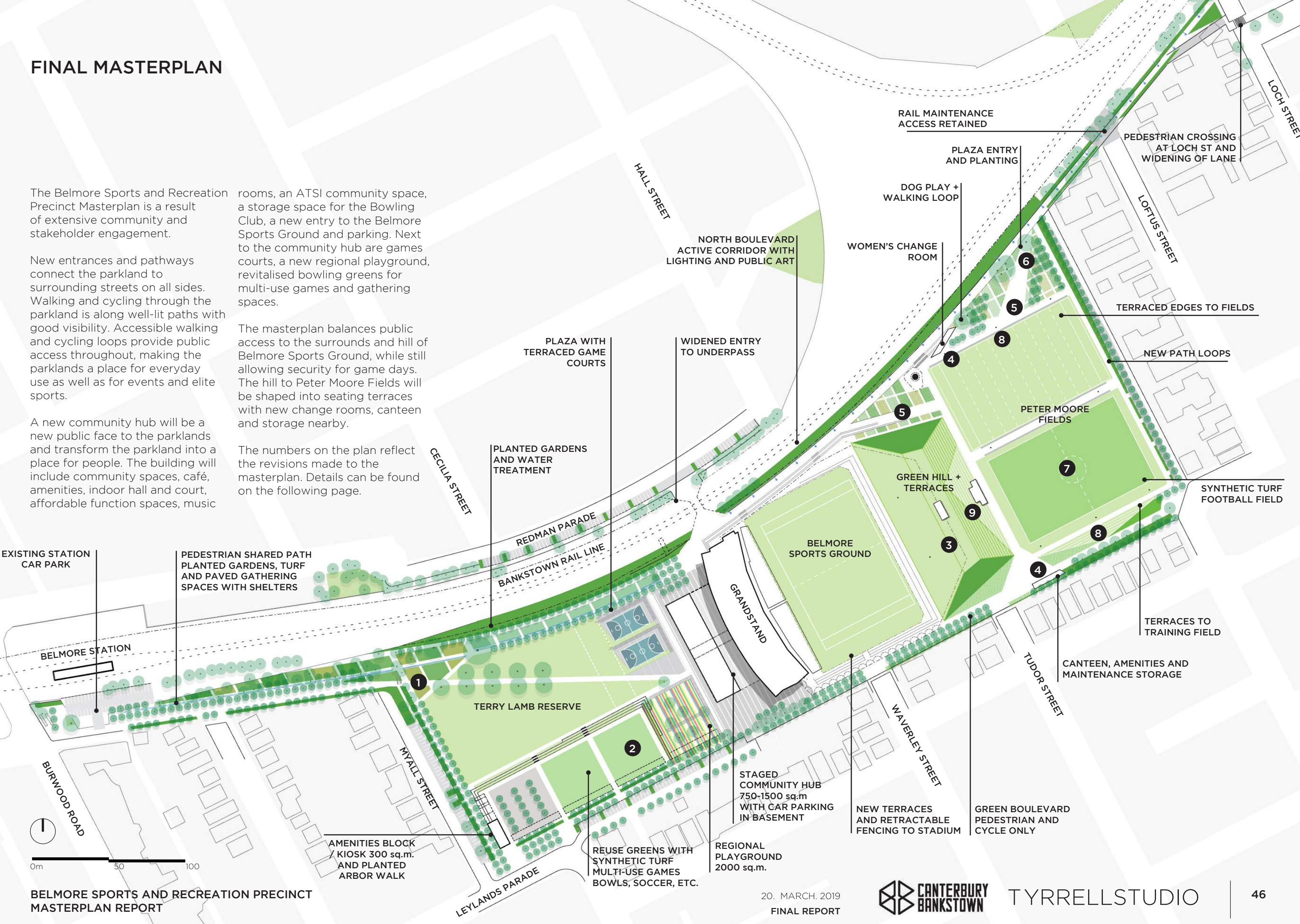
New entrances and pathways connect the parkland to surrounding streets on all sides. Walking and cycling through the parkland is along well-lit paths with good visibility. Accessible walking and cycling loops provide public access throughout, making the parklands a place for everyday use as well as for events and elite sports.

A new community hub will be a new public face to the parklands and transform the parkland into a place for people. The building will include community spaces, café, amenities, indoor hall and court, affordable function spaces, music

rooms, an ATSI community space, a storage space for the Bowling Club, a new entry to the Belmore Sports Ground and parking. Next to the community hub are games courts, a new regional playground, revitalised bowling greens for multi-use games and gathering spaces.

The masterplan balances public access to the surrounds and hill of Belmore Sports Ground, while still allowing security for game days. The hill to Peter Moore Fields will be shaped into seating terraces with new change rooms, canteen and storage nearby.

The numbers on the plan reflect the revisions made to the masterplan. Details can be found on the following page.



SUMMARY OF CHANGES IN THE FINAL MASTERPLAN

Through the final phase of consultation, the Draft Masterplan was publicly exhibited. The Draft Masterplan was very well received by the community and stakeholders, with over 90% of feedback being in support of the Masterplan and its key features.

As a result, there are only a few revisions to the Masterplan since the Draft Masterplan was exhibited. The numbers can be found on the plan on the previous page.

NUMBER	ITEM	REASON
1	Additional planting and paths at Cotter Entrance	Further refinement of the design to create a clear entrance into the park that complements the heritage character of the entry and Avenue.
2	Bowling Greens sports lines removed.	These courts are intended to be for community use, for informal use and low key non-competitive events. Some members of the community thought the lines meant these courts were intended for competitive sports, so the lines have been removed to prevent this confusion.
3	Belmore Sports Ground hill fence alignment changed.	Feedback from consultation included the desire to use the side of the hill facing Peter Moore Fields publicly and be outside the fence of the Sports Ground. This idea reinforces the design principles of balancing sports and community uses. This change would not impact the usable size of the hill for Belmore Sports Ground. A new amenities block has been added on the Belmore Sports Ground side, adjacent to the main screen.
4	Change rooms, Canteen, Amenities and Storage rooms around Peter Moore Fields adjusted.	Feedback from consultation included the desire to use the side of the hill facing Peter Moore Fields more publicly. The buildings have been relocated from the base of this hill to maximise connection between Peter Moore Fields and the hills. The supporting buildings have been carefully sited near the fields while not impacting the major pedestrian and cycle paths or sight lines through the area.
5	Access to Peter Moore Fields from the Belmore-Campsie Shared Path along the rail line is accessible and cycle-able.	Feedback was received regarding disabled access and continuous cycle access from the rail line shared path into Peter Moore Fields. This has been provided from the north-east corner of the site near the dog park. A 1:20 walkway between the Belmore Sports Ground and the Communications Tower allows access from the west into Peter Moore Fields from the north side.

NUMBER	ITEM	REASON
6	Improved entry to the park from Campsie and improved off leash dog park.	The masterplan has been revised to provide an improved entry into the parklands from Lillian Lane at Peter Moore Fields. A planted grid of trees, planted garden and plaza space provides a generous civic entry into the park from this corner. This area has an off leash dog park carefully sited so that it complements the space but does not create a barrier between the rail line shared path and Peter Moore Fields.
7	Peter Moore Field South changed to a synthetic turf football field.	Feedback was received regarding the need for a synthetic football field at Peter Moore Fields South. The increased volume of use that a synthetic field can accept will allow this field to be shared by Sydney Olympic FC and the community. This will allow the closed fences to this area to be removed and the field to be shared in a managed way.
8	Improved seating, terraces and planting along the southern edge of Peter Moore Field South and North	Together with point 7, a refinement to seating and terrace arrangement along the southern edge of Peter Moore Field South has been made. This will allow for improved viewing and use of the field. Concrete terraces and planting will formalise the slope and an improved green boulevard will connect the parkland along its southern edge to Thorncraft Parade and Evaline St.
9	Terraced grass to the Peter Moore Fields Hill	In conjunction with feedback from point 4, the Peter Moore Fields Hill has been refined to have concrete terrace retaining walls with grass areas between them for informal viewing over the sports fields and passive use. The hill will be maintained as a large green area available for public use.

TABLE OF SUBMISSIONS AND RESPONSES

The following chapter tables the feedback from stakeholders and community consultation and Council's response..

TABLE OF SUBMISSIONS AND RESPONSES

Attachment B: Public exhibition of BELMORE SPORTS AND RECREATION PRECINCT MASTERPLAN - SUBMISSIONS AND COUNCIL REPOSE

Name	Comments received from residents	Council Response
Resident	Do not need an additional concrete building than is currently provided. It currently has nice, open and green spaces	No additional green open space will be utilised. The proposed multipurpose community Hub is proposed to be located on existing paved area behind the existing grand stands.
Resident	There is concerned about how this proposal would affect residents that have backyards backing onto Edison lane. In particular, the strategies for parking and safety when events are on.	Noted - The masterplan recommends an additional 116 parking spaces. Safety during events will be improved with clear sightlines, improved lighting and passive surveillance with more people in the park.
Resident	<ul style="list-style-type: none"> Additional cycle paths with smooth surface suitable for roller-skating. The precinct should have dedicated cycle paths The masterplan should have bicycle rack facilities Wider paths should be considered for walking and riding to prevent risk of elderly and general public being injured. 	<ul style="list-style-type: none"> The masterplan incorporates this with an upgraded pedestrian and cycle corridor with planting and seating links the station to the parklands along the rail edge. A new green boulevard will provide a tree lined edge to the park along Edison Lane and provide pedestrian and cycle connection from Leylands Parade to Evaline Street. The masterplan will investigate dedicated two way cycleway along the Bankstown to Sydenham rail corridor link. Circulation will be further considered in detailed design phase. Noted – Recommended in the masterplan. As per above comments
Resident	<ul style="list-style-type: none"> The need for more grass, more trees and less concrete and buildings. The inclusion of Community garden featuring native plants, bush foods, and indigenous crops Incorporate existing trees, plant additional larger shade trees. More organic and natural looking spaces and planting. More generous curved shaded 	<ul style="list-style-type: none"> The large green open space will be retained, along with the existing tree avenue and path alignment through the centre of the park. Noted - The masterplan recommends inclusive spaces that should be welcoming to all. The Masterplan can accommodate these uses, though would be part of separate Council initiative. The existing tree avenue and path alignment through the centre of the park will be retained. The aim is to create a connection to history through culturally significant plantings such as arbours or community gardens. New passive recreation gardens with new and existing trees provide spaces for gathering, potential areas for community gardens and native gardens.

TABLE OF SUBMISSIONS AND RESPONSES

	pathways and open spaces. Area is massively dominated by sportsfields.	<ul style="list-style-type: none"> Noted - To be considered in detailed design phase. The masterplan incorporates a significant number of additional trees.
Resident	<ul style="list-style-type: none"> Needs to have additional parking and how will the overcrowding of surrounding streets be impacted. Timed car parking spaces at 2 & 4hrs, to discourage commuters and allow for visitors on weekdays. Parking at Peter Moore fields like in the past, however public transport is sufficient and local pubs are nearby with easy access to buses and trains Concerned about traffic flow with major events between Belmore & Campsie. 	<ul style="list-style-type: none"> The masterplan recommends an additional 116 parking spaces. It is however recommended to conduct further carparking and traffic study in order to inform the future implementation of the Masterplan. Noted – The Masterplan recommends to conduct further carparking and traffic study at the detailed phase for the project. As per above comments Noted – The masterplan recommends to conduct further carparking and traffic study at the detailed phase for the project.
	The provisions for one hundred percent (100%) renewable energy for community hub with solar power generation onsite where possible.	Noted - It is recommended to conduct further detailed needs analysis and for the Community hub during design phase.
Resident	<ul style="list-style-type: none"> Open up Peter Moore fields to the public What is the future of the car park behind Belmore Stadium. This should have public access 	<ul style="list-style-type: none"> The masterplan recommends Public access and shared use of spaces. This is an important value to the masterplan, to allow the parklands to be used by the community while also allowing for its ongoing use by sports teams and clubs. Noted. A new entrance space between grandstand and community hub. The entrance is recommended to become a shared plaza that will be used as an entry concourse on game days and has potential to be used for secure parking by the Canterbury Bankstown Bulldogs or other users of the fields, for events or training. On game days this area is not recommended for parking. There will also be parking along Edison Lane and Community Hub will be public parking.
Resident	<ul style="list-style-type: none"> The need for improved Open public toilets with improved lighting; 	<ul style="list-style-type: none"> The masterplan recommends the removal of the existing amenities block, which is in poor condition and deemed unsafe will open up the connection between Belmore Station and Terry Lamb Reserve.

TABLE OF SUBMISSIONS AND RESPONSES

	<ul style="list-style-type: none"> Amenities blocks to be in closer proximity to the playground. Safety by design principles to be applied to the toilet facility. 	<ul style="list-style-type: none"> New amenities for the parklands will be consolidated in either a small kiosk building on the corner of Myall Street and Leylands Parade, or within the community hub near the regional playground. All safety in design principles will be considered during the detailed design phase.
Resident	What are the plans for this precinct to manage groundwater and runoff.	Yes - the masterplan incorporates WSUD and flood management, with plans for future detailed hydraulic modelling.
Resident	<ul style="list-style-type: none"> There are aspects of the arts precinct which had the backing of the Labor federal Govt which included the need for a cultural Hub which is currently lacking. An opportunity to support Arabic calligraphers work on building exteriors and feature walls. 	<ul style="list-style-type: none"> Noted. The New community hub will support arts uses. It is recommended to conduct further detailed needs analysis and for the Community hub during design phase. Further to this, Canterbury Bankstown Council are in the process of developing a Cultural Plan (Creative CBCity). Noted. An important aspect of the masterplan is to use colours and patterns within the parklands that reflect the cultural diversity of Belmore. To be investigated during design phase
Resident	<ul style="list-style-type: none"> Will the masterplan incorporate the following; <ul style="list-style-type: none"> (i) Skate ramps (ii) BBQ facilities (iii) Bird bath in park (iv) More drinking fountains in Terry Lamb Reserve (v) All non-smoking (vi) Seating areas for families and youth (vii) Additional tables and chairs (viii) The inclusion of swimming pool facility especially for kids 	<ul style="list-style-type: none"> There is not a dedicated skate park as part of the masterplan, however the terraces and edges of the basketball courts and terraces should allow for this. To be considered in detailed design phase Not currently included – To be considered in detailed design phase To be considered in detailed design phase To be considered in detailed design phase To be considered in detailed design phase To be considered in detailed design phase Not currently included - Council is currently reviewing the strategy “Leisure and Aquatic Draft Strategic Plan”
Resident	<ul style="list-style-type: none"> What are the associated costs Council needs to be cautious on expenses to ensure that it is fair on rate payers. There are no specific innovative mechanisms that are being explored. Could this precinct be built sooner? 	<ul style="list-style-type: none"> Costs will be determined at concept design stage Noted - The Masterplan will also inform future grant submissions, discussions with the NSW Government as part of the future planning under the Sydenham to Bankstown precinct planning and future Council S94 (S117) Plan reviews The stages shown in this plan outline the prioritised actions for the Belmore Sports and Recreation Precinct Masterplan. The Masterplan will also inform future grant submissions, discussions with the NSW Government as part of the future planning under the Sydenham to Bankstown precinct planning and future Council S94(S117) Plan reviews

TABLE OF SUBMISSIONS AND RESPONSES

Resident	<ul style="list-style-type: none"> ▪ The need for shade for kids to play ▪ The opportunity for water interaction in summer e.g. water spouts ▪ A good playground for children ▪ Water fountains and refill facilities 	<ul style="list-style-type: none"> ▪ New regional playground will include shade. The masterplan incorporates a significant number of additional trees. The masterplan also adheres to Canterbury Bankstown's playground strategy ▪ Noted – to be investigated in detail design ▪ Noted – to be investigated in detail design ▪ Noted – to be investigated in detail design
	<ul style="list-style-type: none"> ▪ A larger community hub with high-class indoor seating for interactive events to cater for 100-250 people. ▪ The need for additional community facilities ▪ A multipurpose facility with different size rooms and kitchens ▪ The need for a public library in the Community Hub. 	<ul style="list-style-type: none"> ▪ The masterplan recommends for a detailed needs analysis to be undertaken. The building will include community spaces, café, amenities, indoor hall and court, affordable function spaces, music rooms, an ATSI community space, a storage space for the Bowling Club, a new entry to the Belmore Sports Ground and parking. ▪ No public library incorporated into the masterplan - a detailed needs analysis will need to be undertaken
Resident	<ul style="list-style-type: none"> ▪ Crossings of Lilian Lane - Loch St and Tobruk Ave-Bridge road must be improved. ▪ Improvement of walking experience from Belmore Railway Station/Metro to parklands 	<ul style="list-style-type: none"> ▪ Recommended in the masterplan ▪ Masterplan includes generous walking and cycle paths connecting Belmore Station to the parklands. The pathways are well-lit with gardens and passive recreation along their length.
Resident	<ul style="list-style-type: none"> ▪ Improved Selective (spot) lighting for outdoor park areas for night events. ▪ The use of Markets in Terry Lamb Reserve on days/evenings the sports ground is being used for major event ▪ Increase the amount of functions and events within this precinct for families. ▪ The opportunity to hold various festivals and food markets 	<ul style="list-style-type: none"> ▪ The masterplan recommends for improved lighting to promote potential night time economy. To be considered in detailed design phase. ▪ The masterplan can accommodate this use, though this would be part of a separate Council initiative. ▪ The masterplan can accommodate this use, though this would be part of a separate Council initiative. ▪ The masterplan can accommodate this use, though this would be part of a separate Council initiative.
Resident	<ul style="list-style-type: none"> ▪ Renovate Belmore Sports ground and bring the dogs back more often. 	<ul style="list-style-type: none"> ▪ Upgrades to Belmore Sportsground are outside the scope of the masterplan, however new fences and terraces on the edges of the field are provided. ▪ Outside the scope of this masterplan

TABLE OF SUBMISSIONS AND RESPONSES

	<ul style="list-style-type: none"> ▪ Increase the frequency of Canterbury Bulldogs games to be held at this site. ▪ Implement the original State Govt plans of development along the rail corridor to increase the population density. The flow on will be people utilizing the park and or shopping areas that will most likely follow ▪ Provide a link to park from Collins Street across Burwood Road? 	<ul style="list-style-type: none"> ▪ Outside the scope of this masterplan ▪ Not in current scope of works
Resident	<ul style="list-style-type: none"> ▪ Needs to be friendly for old people and cater for ageing population ▪ Facilities for the elderly/disabled/blind/small & big kids ▪ Lots of uses for elderly ▪ Accessible parking to be included 	<ul style="list-style-type: none"> ▪ Recommended in the masterplan ▪ Recommended in the masterplan ▪ Recommended in the masterplan ▪ The masterplan recommends an additional 116 parking spaces. This will include additional accessible parking spaces It is however recommended to conduct further carparking and traffic study in order to inform the future implementation of the Masterplan
Resident	<ul style="list-style-type: none"> ▪ Lack of facilities for dog owners ▪ Inclusion of Dog waste bins ▪ A Dog friendly café 	<ul style="list-style-type: none"> ▪ The Masterplan incorporates a fenced dog play area and the potential for part of the hill to be a dog walking area on non-game days ▪ Noted - To be considered in detailed design phase ▪ Noted - To be considered in detailed design phase
Resident	Inclusion for synthetic turf to Peter Moore Field.	Noted - Recommended in the masterplan
Resident	<ul style="list-style-type: none"> ▪ There is a need for more Soccer than lawn bowls. ▪ Increase use at Terry Lamb Reserve with basketball & futsal. ▪ Run more programs with bulldogs (currently once a week) 	<ul style="list-style-type: none"> ▪ Recommended in the masterplan. ▪ The masterplan incorporates Multi-use courts. ▪ Noted. The Masterplan accommodates many community groups sharing facilities including the bulldogs.
Resident	<ul style="list-style-type: none"> ▪ Improve lighting and security to the entire precinct ▪ Security fencing along edges 	<ul style="list-style-type: none"> ▪ Recommended in the masterplan.

TABLE OF SUBMISSIONS AND RESPONSES

		<ul style="list-style-type: none"> One of the main aims of the masterplan is to make all areas publicly accessible utilising alternatives to security fencing such as increased use, better sightlines, lighting and tree planting. Belmore Sportsground is able to be secured at night and on game days.
Resident	<ul style="list-style-type: none"> A new Café that should be opened for breakfast, lunch and after school The Community hub will need a café with bowling green areas; 	<ul style="list-style-type: none"> The masterplan can accommodate this and recommends a potential café adjacent to or included in the community Hub. However, this will need to be investigated at detailed design phase and through a needs analysis. The masterplan recommends a café in the community hub and kiosk in bowling green areas.
Resident	There should be no building on Myall Street edge	Noted. The kiosk on Myall Street is small and concealed within a generous green boulevard.
Resident	Is there an opportunity for the Bowling club to be renovated as there is a need for the Bowling club to stay	The bowling greens will be renovated and transformed into synthetic greens to be shared by the community and bowling club. The existing building siting closes the park off from the community which has been identified as a key issue discouraging use of the park. Storage space for bowls and other games will be investigated in detailed design for the community hub.
NSW Dept. Planning and Environment	Masterplan should deliver and complement the “Bankstown to Sydenham Open Space Corridor” Sydney Green Grid in line with South and Eastern City District Plans (GSC, 2018).	Noted – Recommended in the masterplan.
NSW Dept. Planning and Environment	Masterplan should coordinate with revised Draft Sydenham to Bankstown Urban Renewal Corridor Strategy (DPE, 2017). Strategy identifies a potential linear park with continuous pedestrian and cycle links along the railway line (known as GreenWay Southwest) as a key piece of infrastructure to support future growth in the corridor. The Department is currently developing a concept plan for the GreenWay Southwest linear park.	Noted – Recommended in the masterplan
	Change shared walking cycle paths to a two-way dedicated cyclepath to cater for increased active transport demands from growing community.	Council supports the cycle and walking paths along Sydenham to Bankstown Corridor and will investigate a 2-way dedicated cycle path in future design stages.
	Cycleway to respond to flooding and/or include an alternative route during flood events.	The masterplan recommends WSUD along the active transport route including raised pedestrian and cycle paths so they are still usable in minor storm events.

TABLE OF SUBMISSIONS AND RESPONSES

	Consider and respond to future metro station and corridor works.	Noted. Council will coordinate works with Sydney Metro as plans become available.
Sydney Metro	Need to seek approval for works between Burwood Road and Myall Street on land owned by RailCorp.	Noted. The masterplan is not currently showing any works to this area, however and important future study is to work with Sydney Metro to coordinate works along the rail line and at the Station. Council looks forward to exploring potential of this area with Sydney Metro in future stages, once further information is made available.
	Sydney Metro Syd to Bankstown Upgrade anticipates realignment of station infrastructure in vicinity of Myall Street. See indicative location of services building.	Noted. This has been considered in the masterplan. Council looks forward to exploring potential of this area with Sydney Metro in future stages, once further information is made available.
	Consider potential final location of services building in masterplan.	Noted. This has been considered in the masterplan. Council looks forward to exploring potential of this area with Sydney Metro in future stages, once further information is made available.
Campsie/ Belmore RSL	As a major stakeholder, there is concern over the traffic flow with major events between Belmore and Campsie. How will this be controlled	Noted. Masterplan recommends to conduct further carparking and traffic study at the detailed phase for the project.
	Is there a link to the park area from Collin Street and Burwood Road	Noted. The Open Space and Fine Grain Studies we prepared for the Government Architect. Outside the scope of this project
Sydney Olympic	Supportive of the precinct master plan. As the only NSW NPL 1 club in the council area there is a requirement to maintain facilities to the highest level in the pathway for local footballers from local clubs. Therefore the need for an artificial pitch for Peter Moore Field should be incorporated to maximise use all season round. Furthermore a financial contribution could be discussed further to ensure the synthetic field is realised, provide free use to the local schools to use the field during school hours and opportunity to conduct football program and generally activate the area for the community, reducing crime and improving security to the precinct	Recommended in the masterplan.

RECOMMENDATIONS FOR FUTURE STUDIES

The following chapter outlines the recommendations for future studies or reviews to be conducted following the adoption of the Final Masterplan.

A number of aspects of the Masterplan are recommended to have further studies conducted in order to inform the future implementation of the Masterplan.

These include:

- Car parking and Traffic Study
- Detailed Hydraulic Modelling
- Playground Design Needs Assessment
- Belmore Station Entry and Tobruk Ave Car Park coordination
- Detailed Needs Analysis for Community Hub



TYRRELLSTUDIO