



# BELMORE SPORT & RECREATION PRECINCT

PREFERRED MASTERPLAN OPTION

12. OCTOBER. 2018



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## MASTERPLAN VISION

**A new community hub at the heart of Belmore's largest park.  
A park that opens up to the neighbourhood  
with space for play, sports, relaxing and celebrating  
on game day and every day.**



# 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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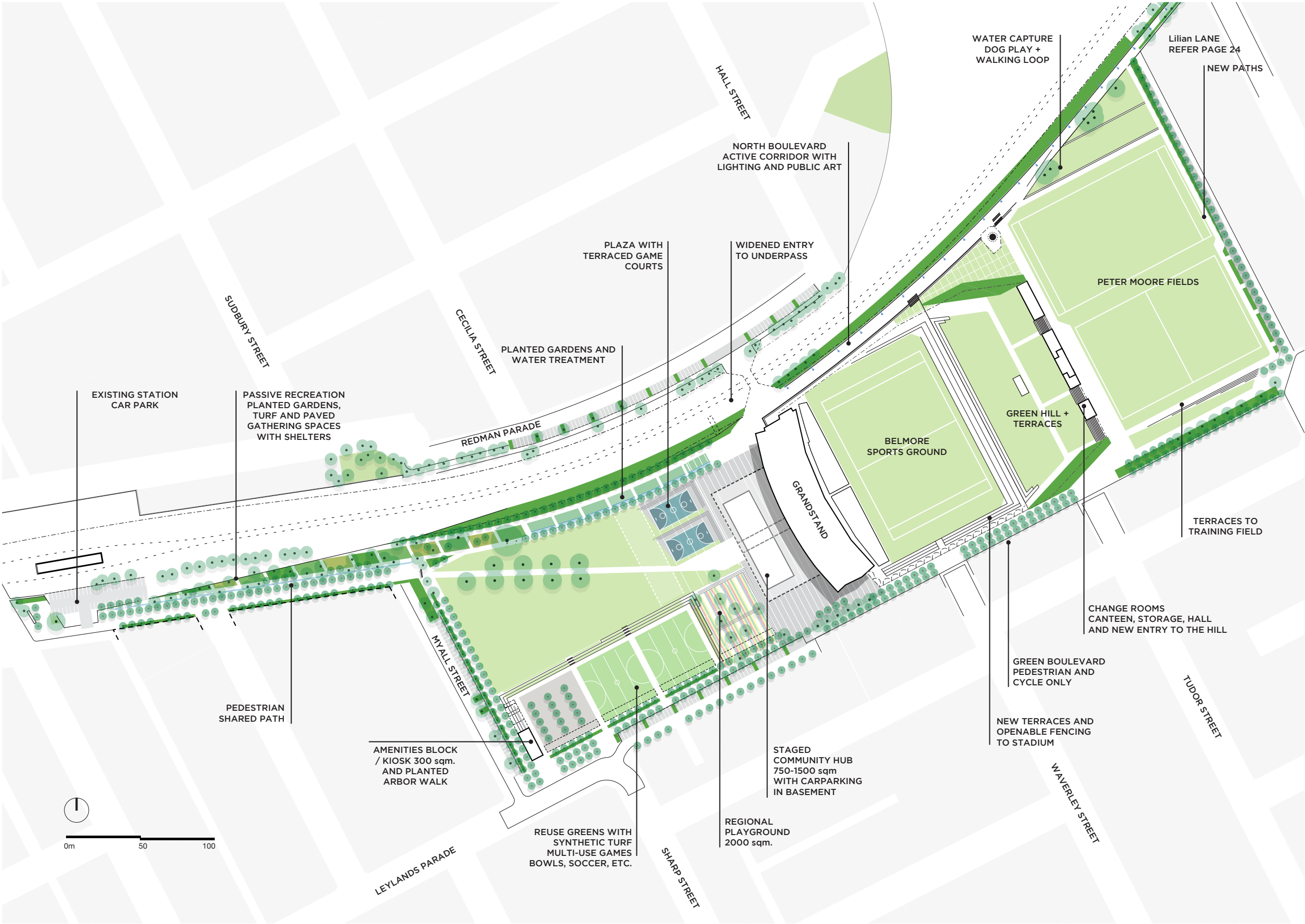
PREFERRED MASTERPLAN OPTION

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

New entrances and pathways connect the parkland to surrounding streets. Walking and cycling through the parkland will be along well-lit paths with good visibility. The parkland becomes a place for everyday use as well as for events and elite sports.

A new community hub will transform the parkland into a place for people. The building will include community spaces, café, amenities, indoor hall and court, affordable function spaces, 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 draft masterplan allows 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.





The 3D model below illustrates the key aspects of the masterplan. In the following chapter the masterplan principles are described, and the four sections of the parkland; Tobruk Ave, Terry Lamb Reserve, Belmore Sportsground and Peter Moore Fields are presented in detail.



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## ARTIST IMPRESSIONS



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



# SUMMARY OF KEY SITE ISSUES



# OPEN SPACE CONTEXT

## THE ONE LARGE PARK IN BELMORE

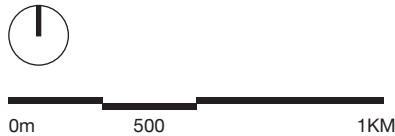
Belmore Sport and Recreation Precinct has a critical role to play in the open space context of the region. It is one of five large open spaces in the surrounding suburbs. Importantly, this site is the only large park in Belmore. As a result, the park must be high performing and maximise the opportunities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





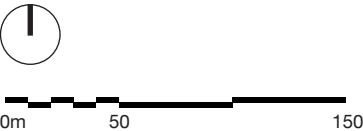
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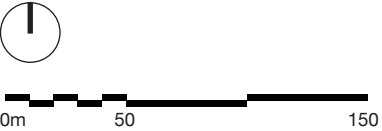
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BELMORE SPORT AND RECREATION PRECINCT

- 1 COTTERS ENTRANCE
- 2 PUBLIC AMENITIES
- 3 PODOCARPUS FALCATUS AVENUE
- 4 PLAYGROUND
- 5 LAWN BOWLS CLUB
- 6 STADIUM ENTRANCE
- 7 STADIUM GRANDSTAND
- 8 EDISON LANE CARPARK
- 9 TURF EMBANKMENT
- 10 SPORTING FACILITIES
- 11 PETER MOORE FIELDS
- 12 BASKETBALL HALF COURT
- 13 OFF LEASH DOG AREA





# 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

Our community engagement revealed the following popular images. They are grouped into four key themes: quiet green spaces, active spaces, community spaces and active spaces.

## QUIET GREEN 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



# SUMMARY OF COMMUNITY ENGAGEMENT

Our community engagement revealed the following top-ranked images. They are grouped into four key themes: quiet green spaces, active spaces, community spaces and active spaces.

## COMMUNITY SPACES



CAFE AND OTHER AMENITIES



COMMUNITY GARDENS



BBQ AMENITIES



DOG WALKING



OUTDOOR CINEMA



IMPROVED USE OF SPORTSGROUND

## PLAYGROUND SPACES



NATURE PLAY



WATER PLAY JETS



SHALLOW WATER PLAY



NATURE PLAY



CLIMBING ELEMENTS



NETS AND TURF MOUNDS

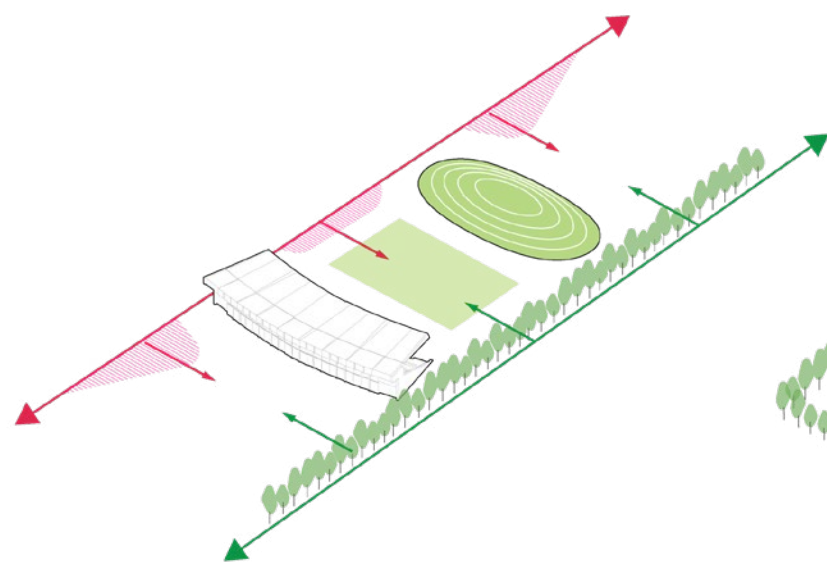


# DESIGN PRINCIPLES AND APPROACH



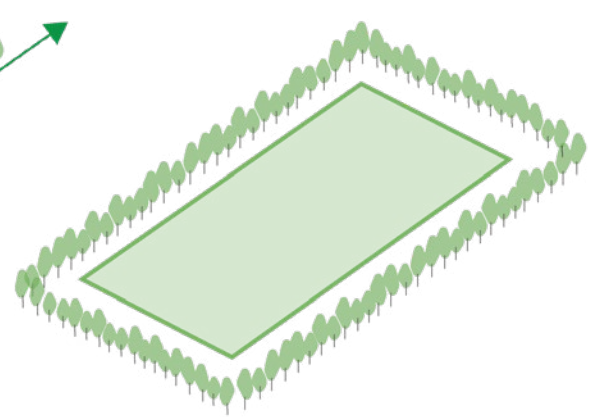
DESIGN PRINCIPLES

The following diagrams show the key objectives of the masterplan:



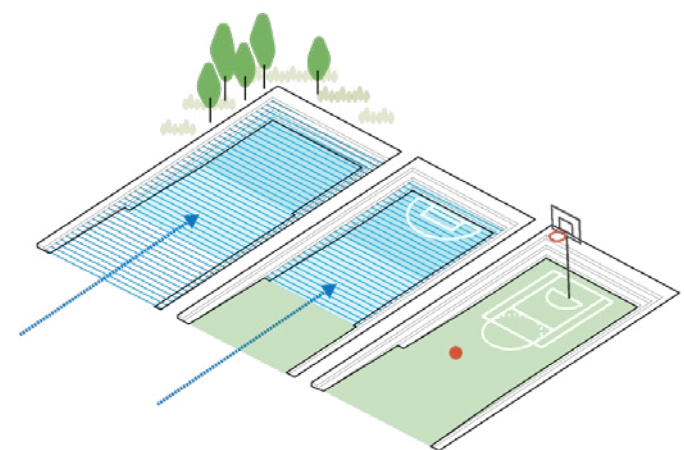
1. ACTIVE & GREEN CONNECTORS

ACTIVE CORRIDOR ALONG THE NORTH  
GREEN CORRIDOR ALONG THE SOUTH



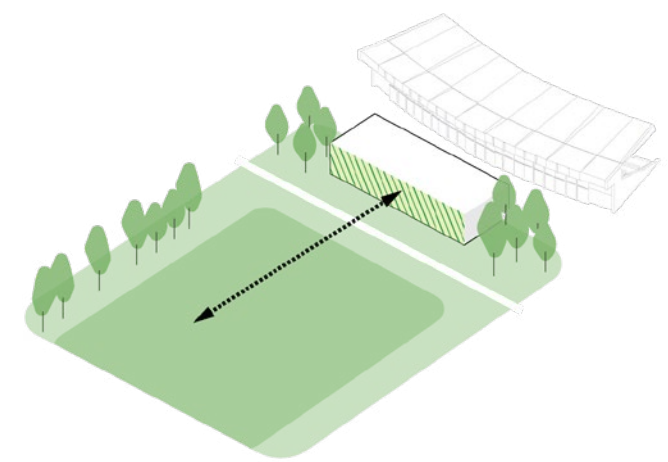
2. GREEN THRESHOLD

PLANT AVENUES OF TREES TO PARK  
BOUNDARIES AS A FORMAL EDGE AND  
SHADED PATHWAYS



3. A PARK THAT  
DEALS WITH FLOODING

COURTS AND PLAY SPACES DESIGNED  
TO COLLECT STORMWATER TO KEEP  
PATHS FREE OF FLOODING



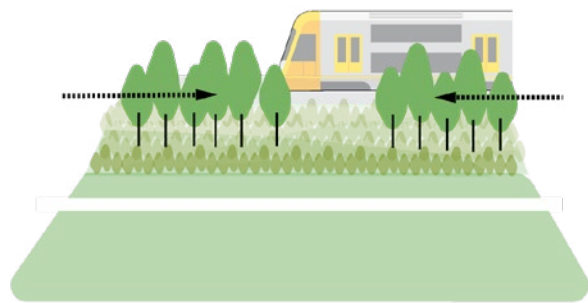
4. COMMUNITY HUB AS  
A NEW IDENTITY FOR THE PARK

COMMUNITY HUB OR NEW FRONTAGE  
TO THE SPORTS GROUND TO CREATE A  
NEW PUBLIC FACE TO THE PARK



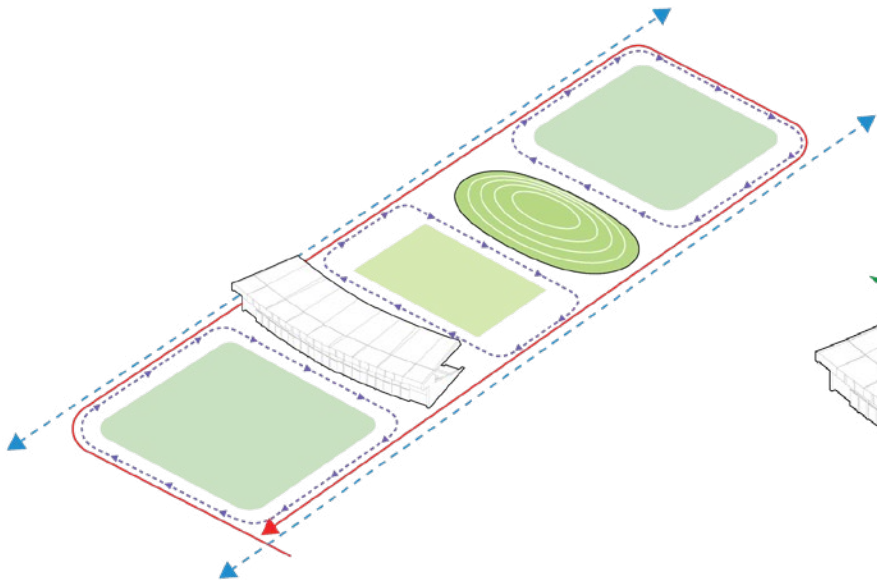
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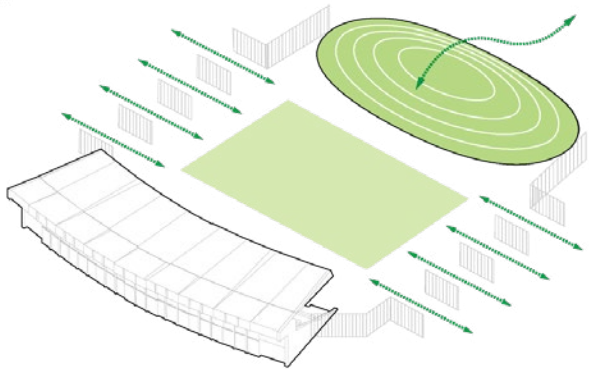
5. MULTI-PURPOSE EDGES

PARK EDGES INCLUDE PLANTING, FLOOD CONTROL AND ACTIVE USES WITH THE TRAINS SLIDING PAST IN THE BACKGROUND



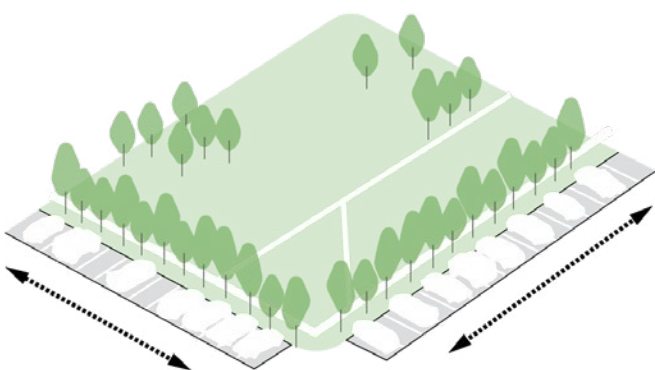
6. PATH NETWORK

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



# APPROACH TO INTERCULTURAL DESIGN

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

The following images show examples and ideas for an intercultural approach to the masterplan:



## 1. CONNECTION TO COUNTRY

- AN INDIGENOUS NAME FOR THE BELMORE PRECINCT
- A VISIBLE WELCOME TO COUNTRY ON INDIGENOUS LAND
- A PARKLAND THAT ACKNOWLEDGES THE CREEK AND INDIGENOUS WOODLAND OF THE AREA

## 2. CONNECTION TO WATER

- MANY CULTURES IN BELMORE HAVE A STRONG CONNECTION TO WATER
- INCLUDE CONTACT WITH WATER IN THE EVERYDAY USE OF THE PARK

## 3. COLOUR AND PATTERN

- USE COLOUR AND PATTERN TO HELP TO BUILD CULTURAL CONNECTION FOR THE DIVERSE COMMUNITY OF BELMORE
- DEVELOP A UNIQUE IDENTITY AND A SENSE OF OWNERSHIP FOR THE PARK
- ENSURE THE PARK IS WELCOMING TO ALL

## 4. INCLUSIVE SPACES

- COMMUNITY GARDENS ARE A CONNECTION TO HISTORY
- CULTURALLY SIGNIFICANT PLANTINGS SUCH AS ARBOURS
- PROVIDE GOOD VISIBILITY BETWEEN USES AND OPPORTUNITIES FOR PEOPLE WATCHING



# APPROACH TO PUBLIC SPACE AND SPORTS FIELDS

The masterplans allows more public use of sports facilities.

The following images show examples and ideas for making the most of spaces around the sports fields:



## 1. A CENTRAL GREEN SPACE

**HENSON PARK OPENS THE HILLS AS AN INFORMAL DOG PARK AND PUBLIC OPEN SPACE**

**CONCURRENTLY USED BY NEWTOWN JETS AND AFL TEAMS TO TRAIN AND PLAY**



## 2. ACTIVE EDGES

**BASKETBALL, SKATE AND WALKING LOOPS WITHIN THE FENCED AREA OF REDFERN PARK**

**PUBLICLY ACCESSIBLE 99% OF TIME  
CLOSED DURING GAME DAY ONLY**



## 3. OPENABLE FENCES

**BROAD FENCES THAT ARE OPENABLE TO ALLOW ACCESS AND VISUAL CONNECTION INTO REDFERN PARK**

**ONLY CLOSED DOWN ON GAME DAYS**



# APPROACH TO LANDFORM AND WATER

The masterplan makes more usable space and deal with stormwater and flooding.

The following images show examples and ideas of landform and water treatment within the masterplan:



## 1. TERRACES IN GRASS

**TERRACES BETWEEN THE BOWLING CLUB AND THE PARK CAN PROVIDE SOCIAL GATHERING SPACES AND VIEWS OVER THE PARK**

**THE HILL FACING PETER MOORE FIELDS CAN ALSO PROVIDE TERRACES FOR PASSIVE RECREATION, DOG WALKING AND VIEWING OF EVENTS ON SPORTS FIELD AREAS**



## 2. PLANTING AND WATER TREATMENT

**PLANTING BEDS ARE DESIGNED TO COLLECT AND TREAT STORMWATER ALONG FLOOD PRONE AREAS**

**PATHS, PASSIVE RECREATION AND THE REGIONAL PLAYGROUND COULD BE CO-LOCATED ALONG THIS EDGE**



## 3. WATER STORAGE COURTS

**COURTS THAT SIT IN FLOOD PRONE AREAS CAN OPERATE AS TEMPORARY WATER DETENTION AREAS**

**TERRACES AROUND THE COURTS CAN PROVIDE SEATING FOR GAMES AND RAISE NEARBY PATHWAYS ABOVE FLOOD LEVELS**



# APPROACH TO BUILDINGS IN THE PARKLANDS

The masterplan uses the new community hub as a focus for the park as well as smaller support buildings in key locations.

The following images show examples and ideas of how buildings might function in the masterplan:



## 1. PARKLAND VIEWS

A BUILDING WITH VIEWS OF GREENERY AND GOOD CONNECTIONS BETWEEN INDOORS AND OUTDOORS.



## 2. MULTI PURPOSE

FLEXIBLE SPACES FOR DIFFERENT ACTIVITIES



## 3. SITED IN THE LANDSCAPE

CHANGEROOMS, CAFE AND STOREROOMS CAN BE CONCEALED AGAINST THE HILL TO MAXIMISE USE OF GREEN SPACE.

IMPACT OF FENCING AROUND IS REDUCED AS THE BUILDINGS CAN ACT AS THE FENCELINE



## 4. LIGHTING AND PROJECTIONS

BUILDINGS THAT ACTIVATE AND ILLUMINATE THE PARKLAND AT NIGHT.

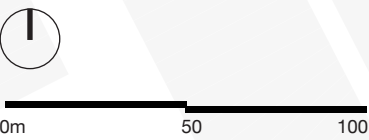
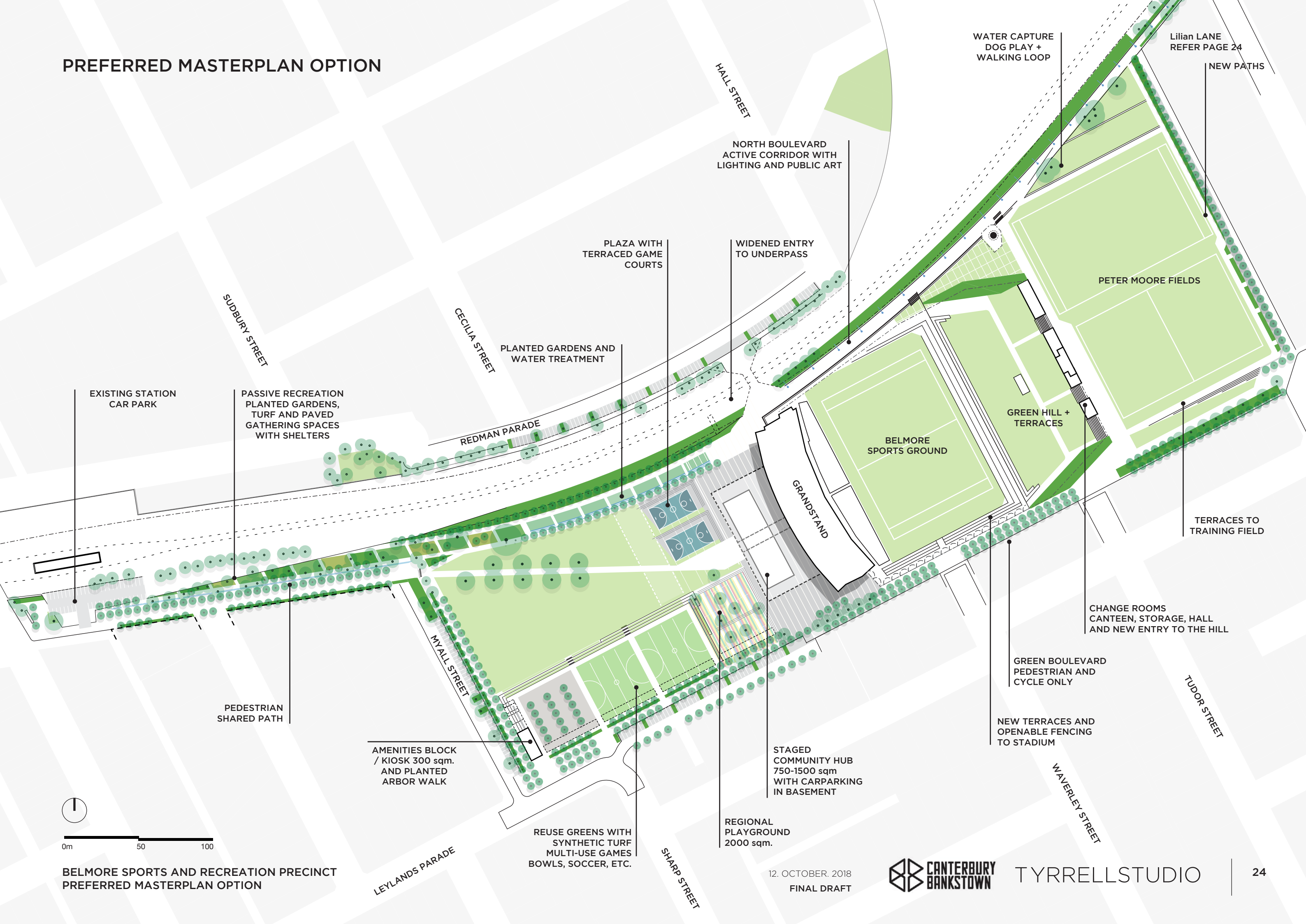
WEEKLY ACTIVITIES OF USER GROUPS AND CELEBRATIONS THAT BRING THE WHOLE COMMUNITY TOGETHER.



# THE MASTERPLAN



PREFERRED MASTERPLAN OPTION



BELMORE SPORTS AND RECREATION PRECINCT  
PREFERRED MASTERPLAN OPTION

12. OCTOBER. 2018  
FINAL DRAFT



TYRRELLSTUDIO



TOBRUK LANE





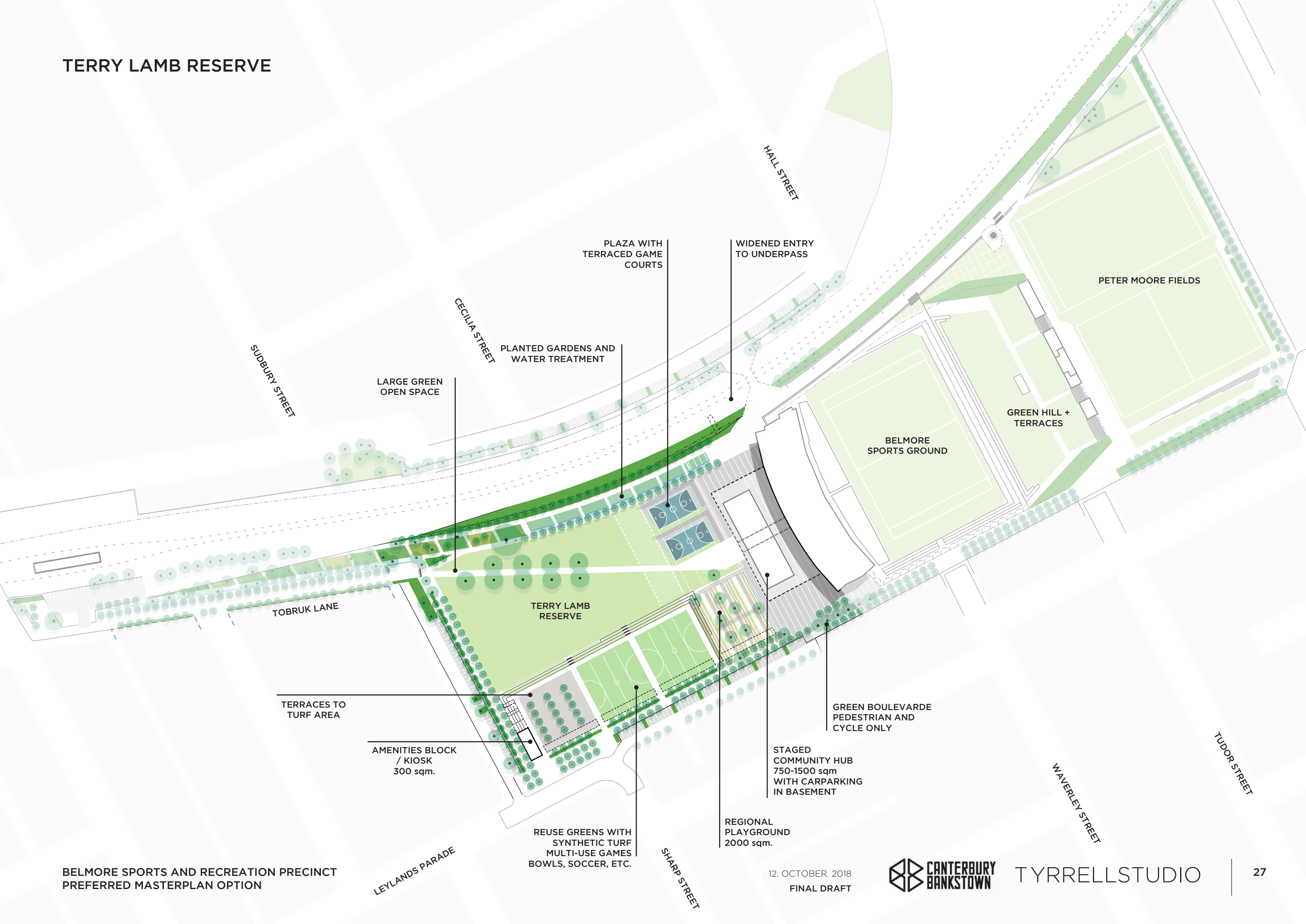
TOBRUK LANE

The following images show examples of paths, planting and activities that are proposed along Tobruk Lane:





TERRY LAMB RESERVE





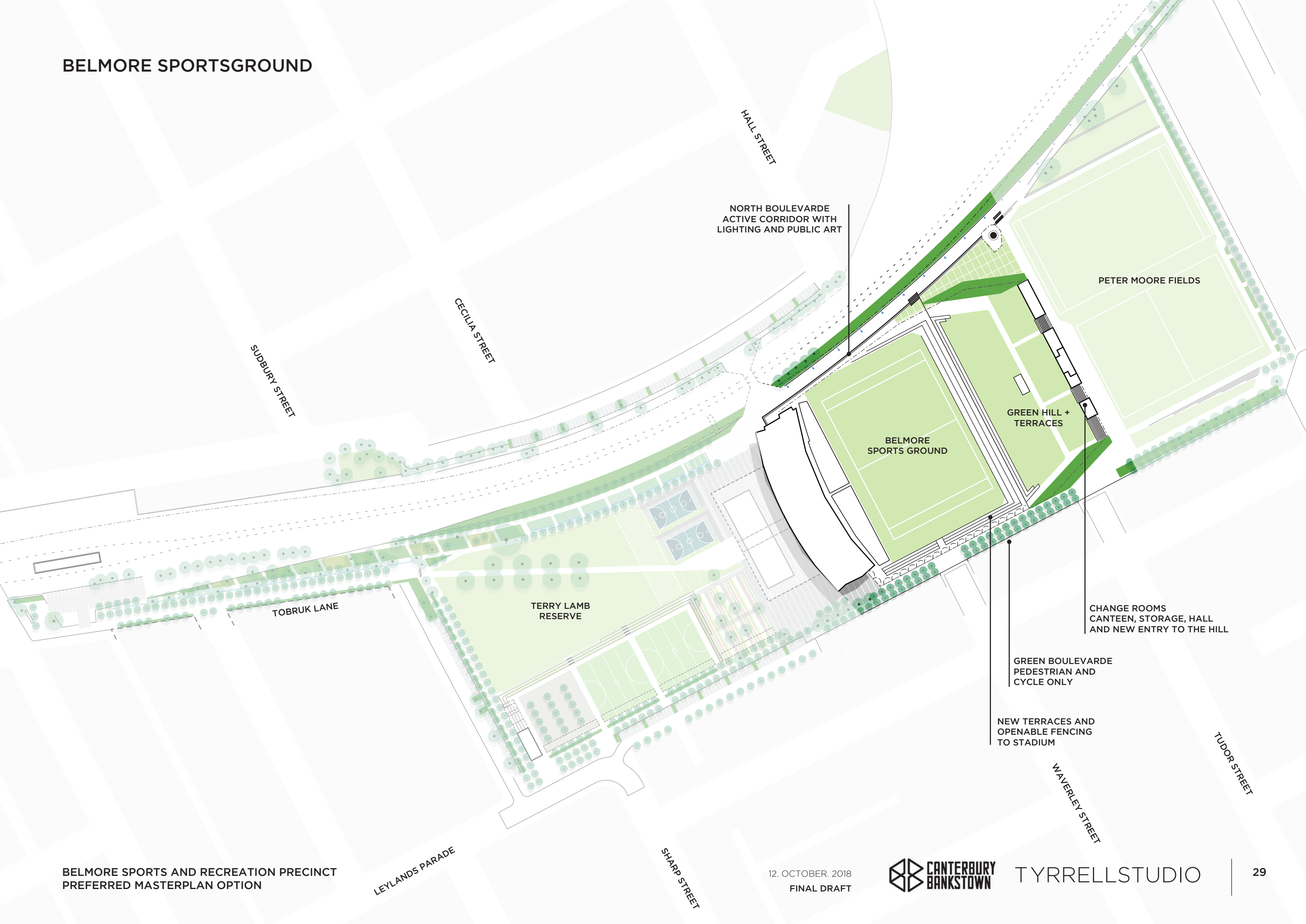
TERRY LAMB RESERVE

The following images show examples of activities that are proposed at Terry Lamb Reserve:





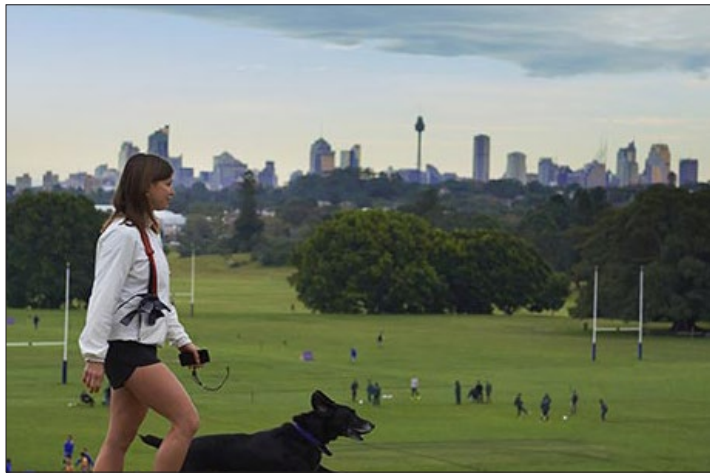
BELMORE SPORTSGROUND





## BELMORE SPORTSGROUND

The following images show examples of paths, planting and activities that are proposed around the sportsground:





PETER MOORE FIELDS





PETER MOORE FIELDS

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

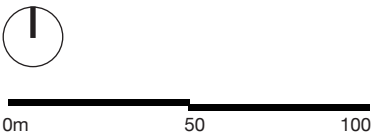
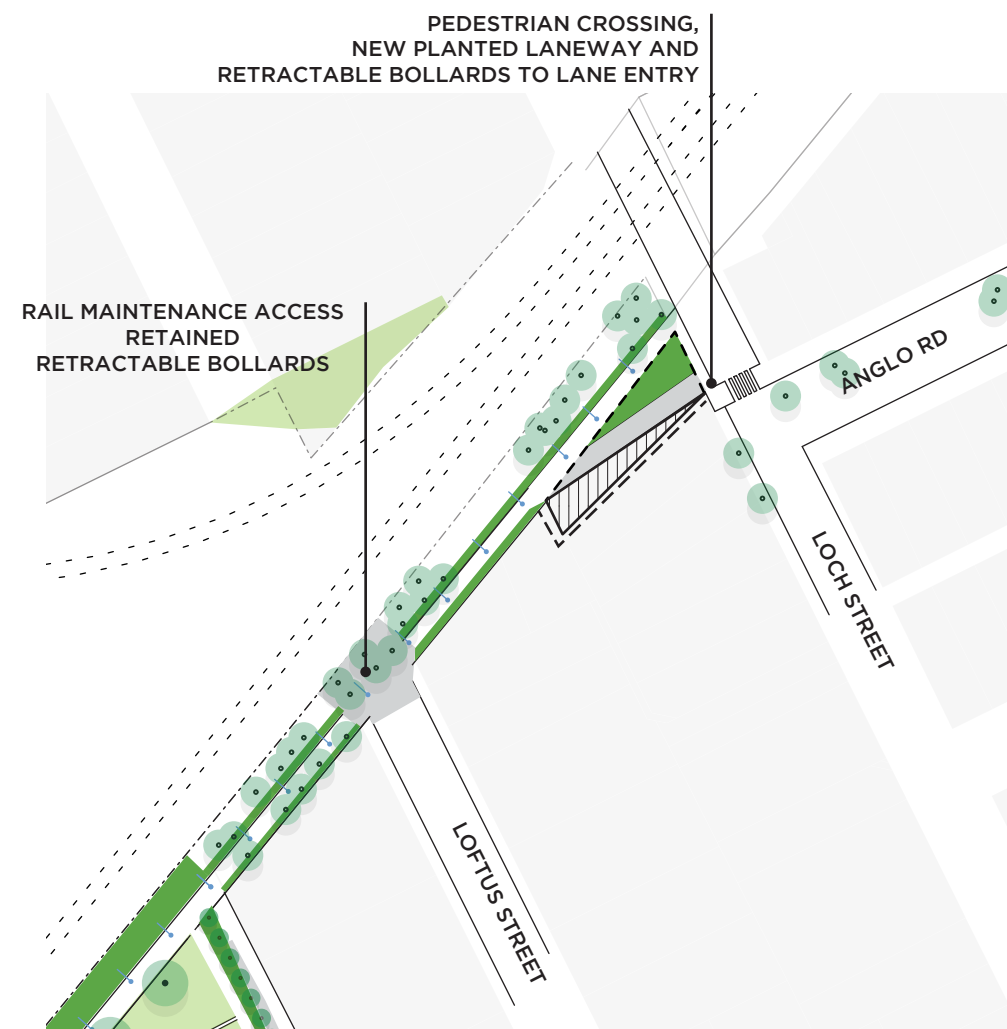




LILIAN LANE

Lilian Lane has the opportunity to provide an improved shared cycling and walking path. A new pedestrian crossing will be provided at the intersection of Anglo Road and Loch Street.

There is a long term opportunity to improve the entry into Lilian Lane by widening its entry at Anglo Road, through the acquisition of the corner residential lot.

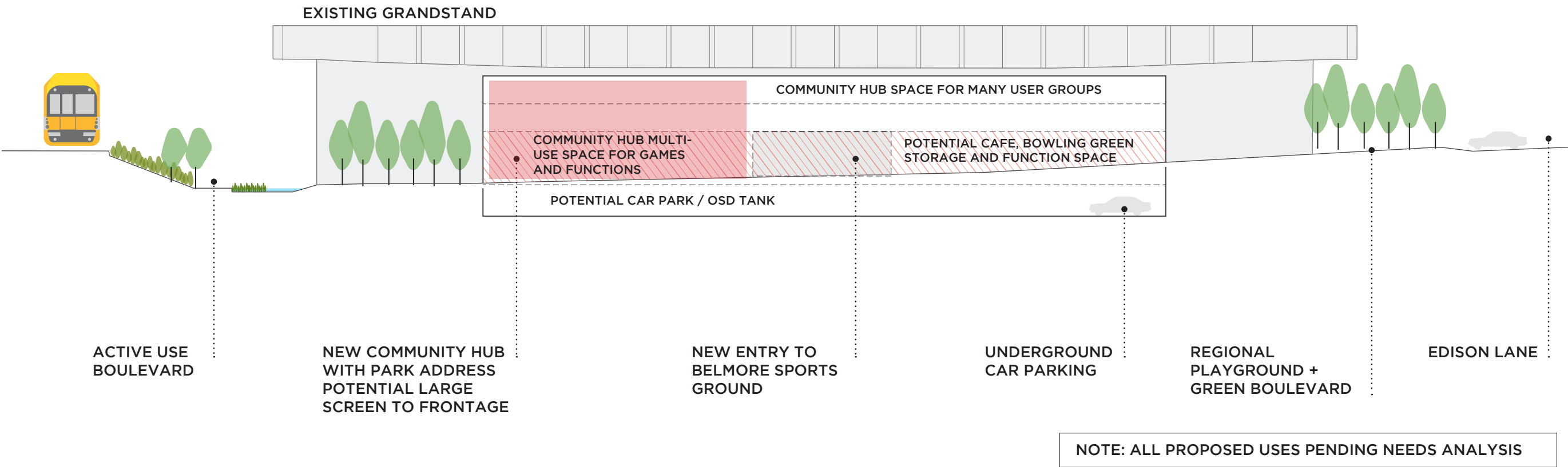


LONG TERM POTENTIAL ACQUISITION SITE



COMMUNITY HUB

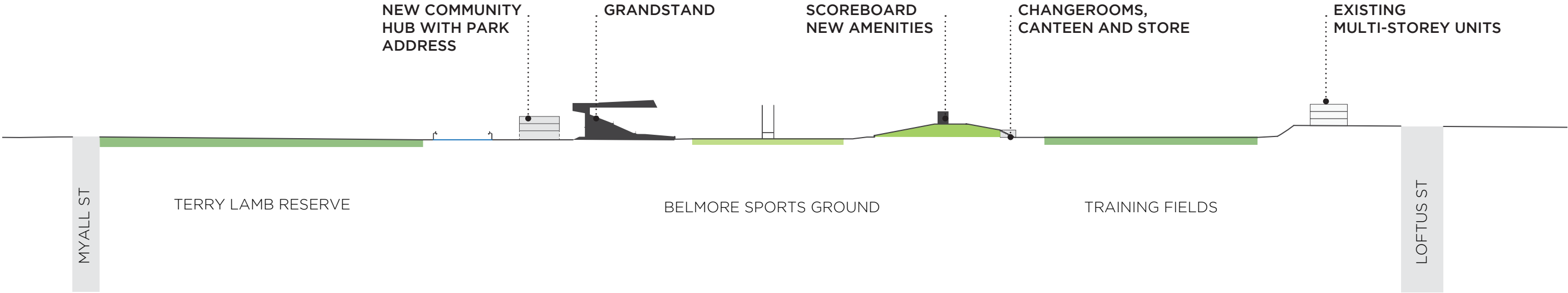
The following section shows a possible arrangement for the community hub building:





# COMMUNITY HUB

The following section shows the location of the community hub building in relation to the grandstand. The community hub will become a new face to the park. It will sit comfortably in front of the grandstand and provide a new entry into an atrium space between grandstand and community hub. This atrium will be used as an entry concourse on game days and has potential to be used for secure parking when the field is being used for training.





## ARTIST IMPRESSIONS



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

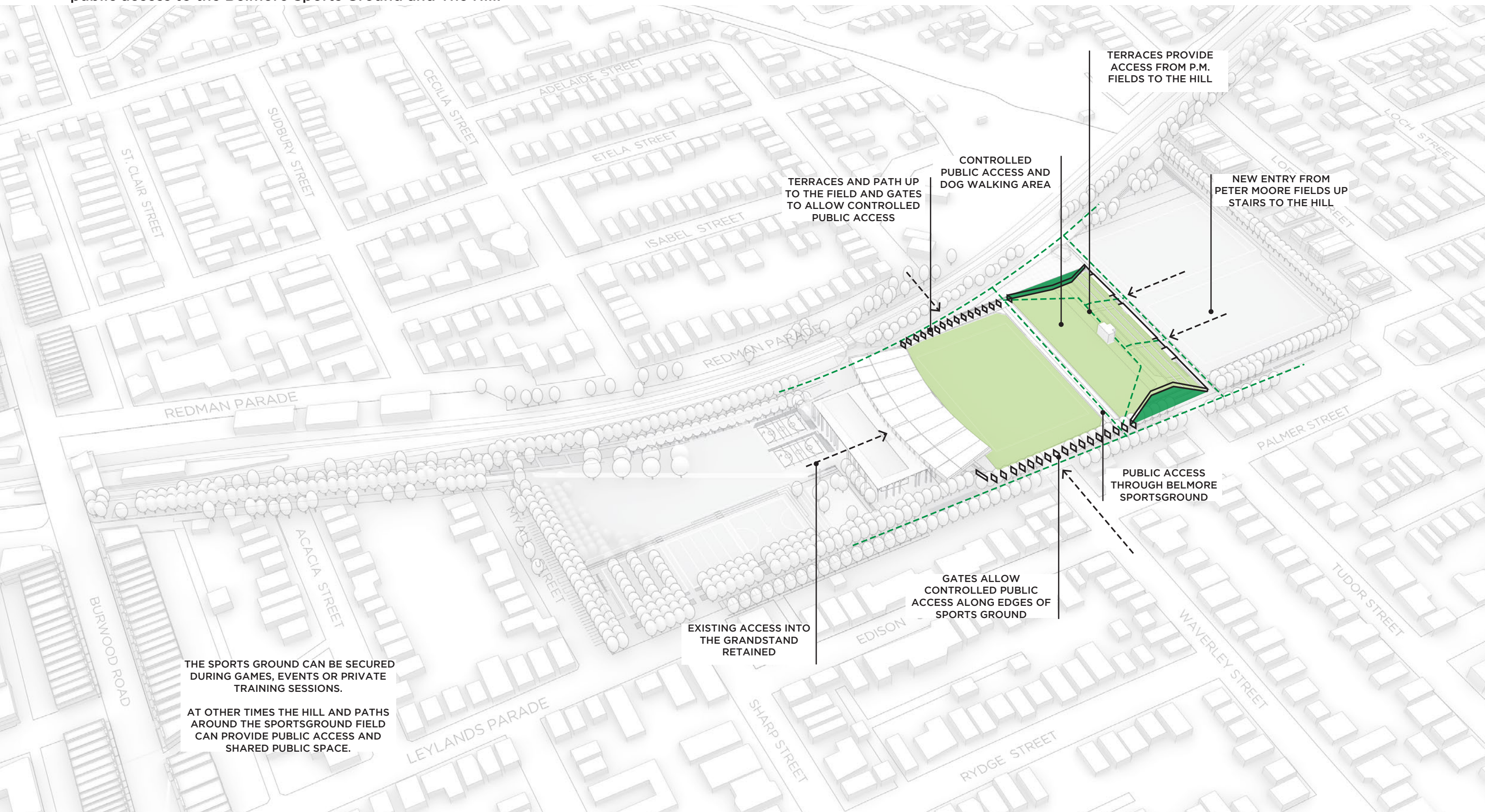


## KEY ASPECTS OF THE MASTERPLAN



# THE HILL AND EDGES TO BELMORE SPORTS GROUND

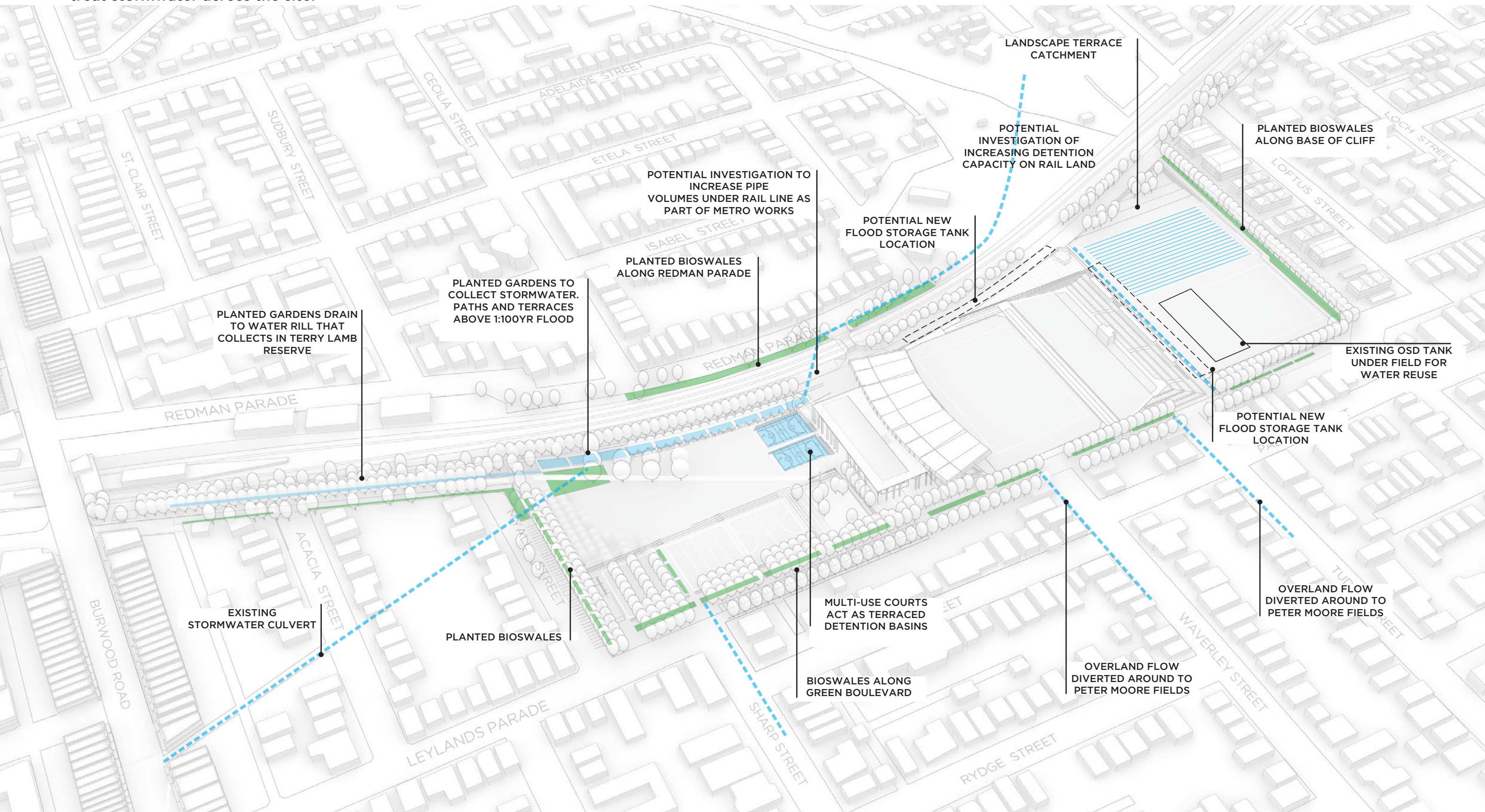
This diagram illustrates the key features to allow controlled public access to the Belmore Sports Ground and The Hill.





# FLOODING

This diagram illustrates the key features to manage and treat stormwater across the site.





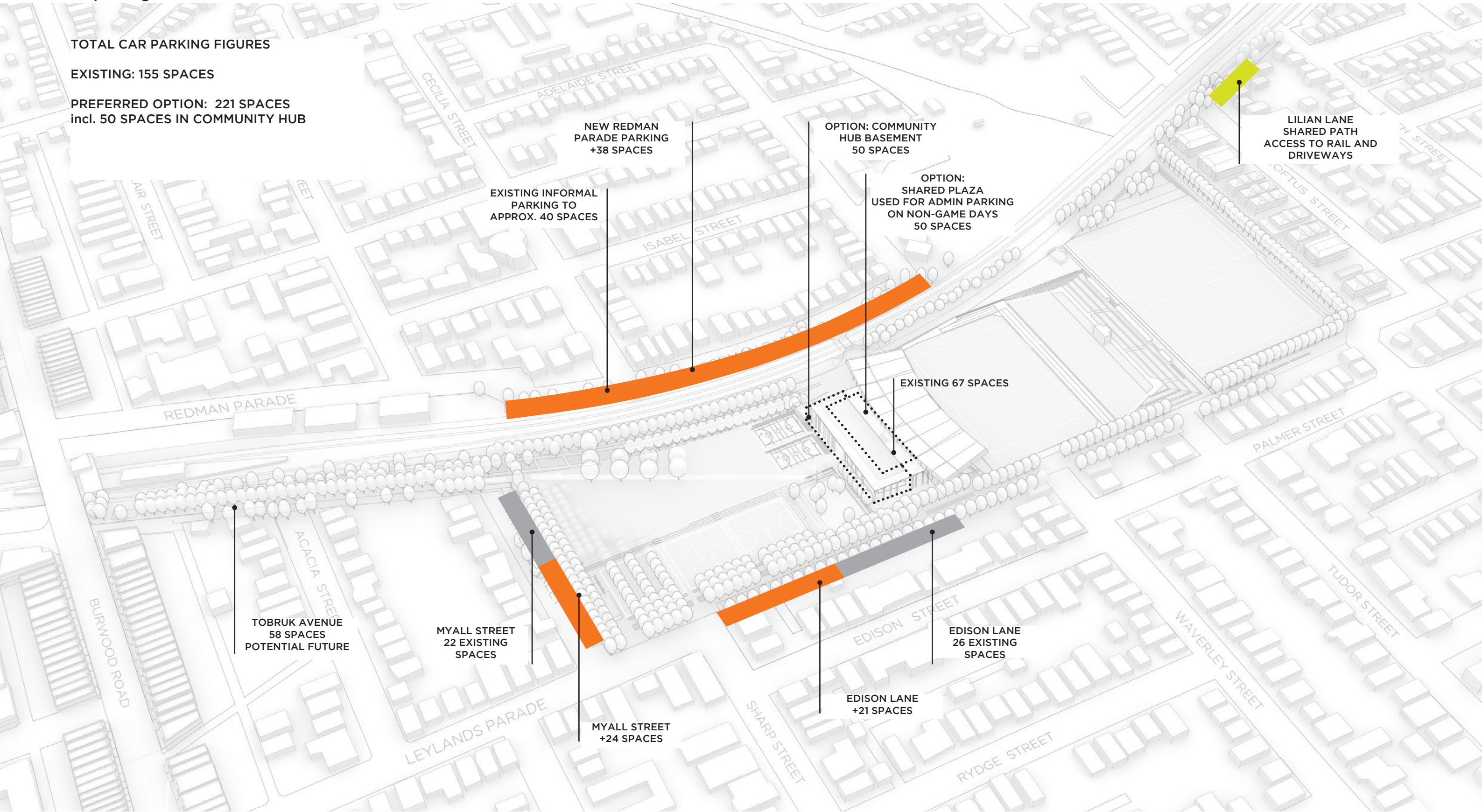
# STREET EDGES AND CAR PARKING

This diagram illustrates the proposed changes to carparking and shared access areas.

## TOTAL CAR PARKING FIGURES

EXISTING: 155 SPACES

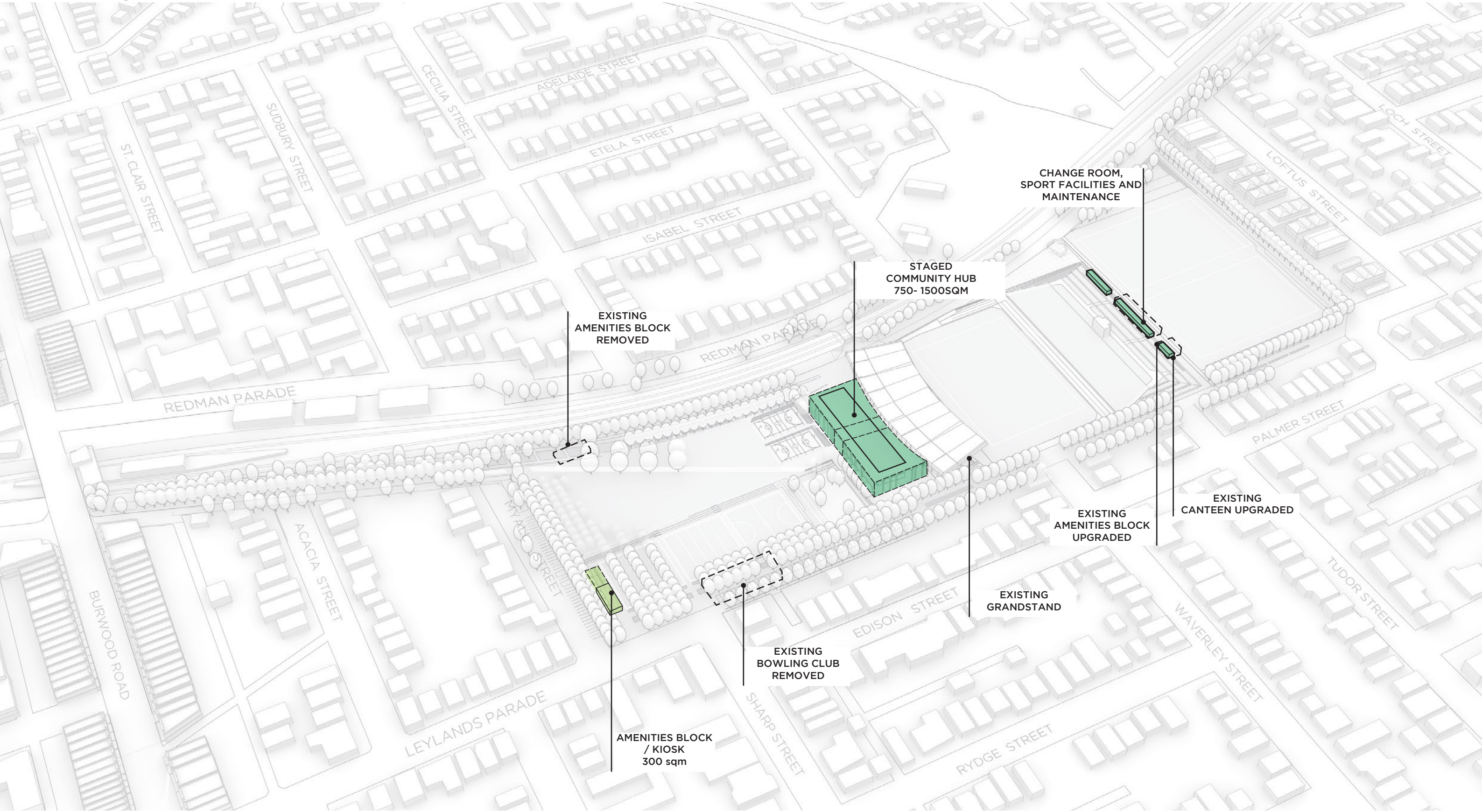
PREFERRED OPTION: 221 SPACES  
incl. 50 SPACES IN COMMUNITY HUB





BUILDINGS

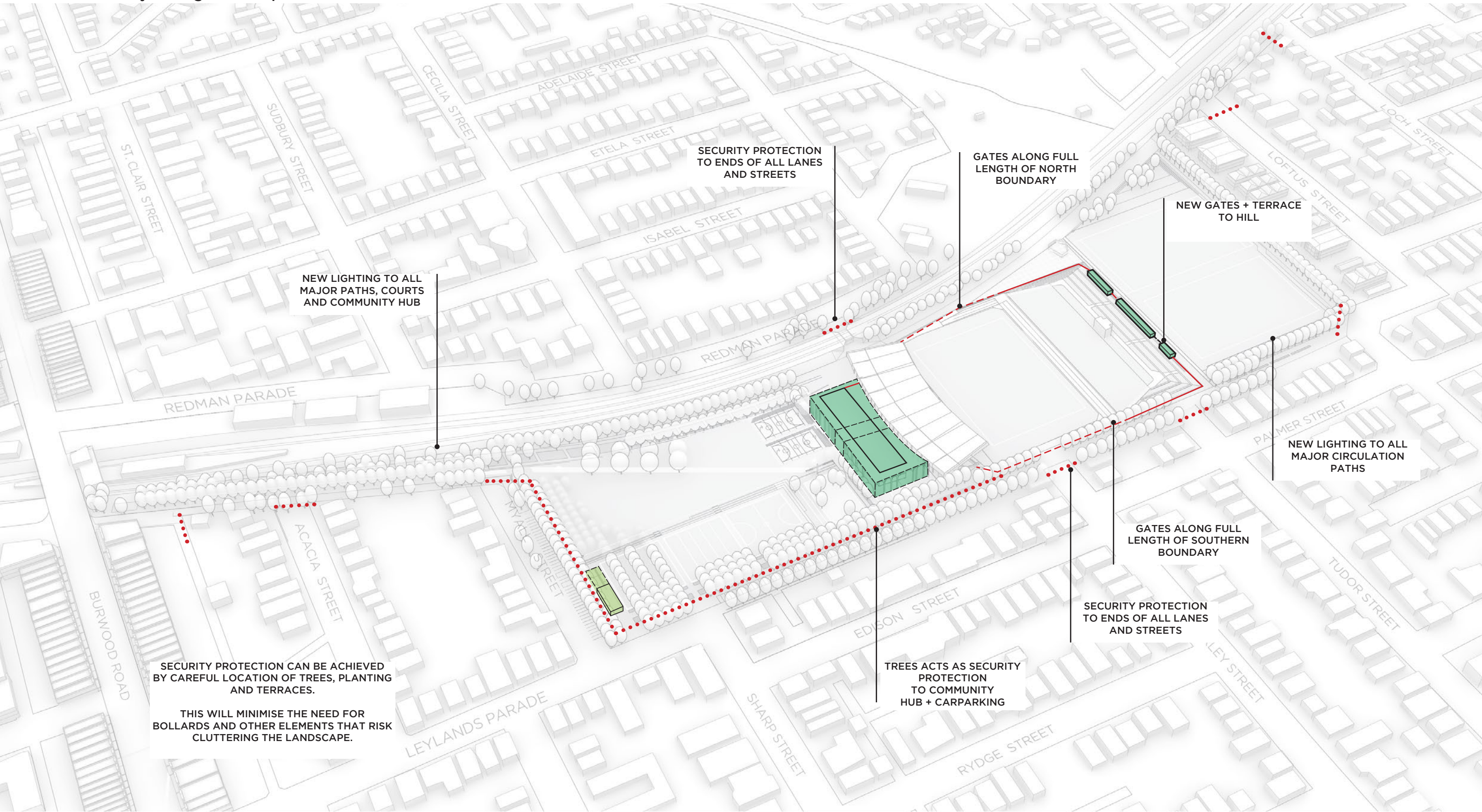
This diagram illustrates the proposed new and removed buildings within the parklands.





# SECURITY

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





CIRCULATION

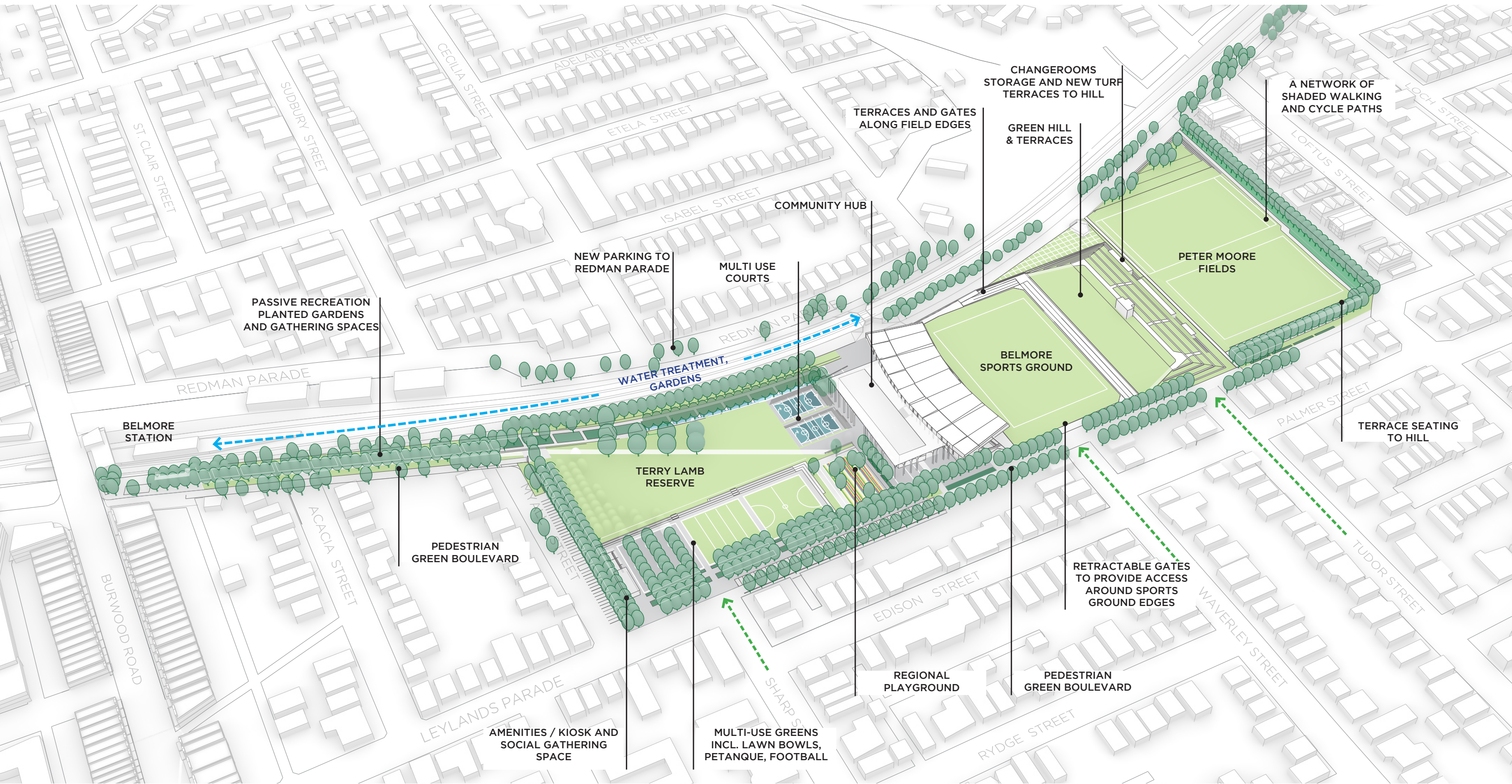
This diagram illustrates the circulation network of pedestrian and cycle paths throughout the parklands.





PREFERRED MASTERPLAN OPTION

This 3D model illustrates the key moves in the masterplan.  
The following pages outline the key features of the masterplan including community uses, access, flooding, parking and circulation.





# MASTERPLAN COSTING AND ACTION PLAN



# MASTERPLAN COSTING AND ACTION PLAN

The stage shown in this plan outlines the prioritised actions for the Belmore Sports and Recreation Precinct Masterplan. Stage 1 prioritised actions to be investigated in the short term (1-5 years), Stage 2 represents actions to be investigated in the medium term (5-10years) and Stage 3 are long term priorities to be investigated in the long term (10-20years).

The costing for ths stages  
STAGE 1: \$45,124,732  
STAGE 2: \$7,298,342  
STAGE 3: \$19,770,691





## APPENDIX A: SITE ANALYSIS



# OPEN SPACE CONTEXT

## THE ONE LARGE PARK IN BELMORE

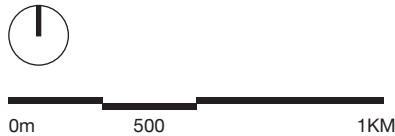
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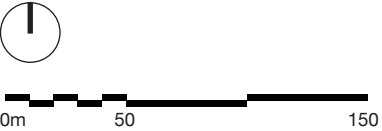
- SMALL PARK + RESERVES
- LINEAR PARK
- LARGE PARK
- CIVIC PARK





BELMORE SPORT AND RECREATION PRECINCT

- 1 COTTERS ENTRANCE
- 2 PUBLIC AMENITIES
- 3 PODOCARPUS FALCATUS AVENUE
- 4 PLAYGROUND
- 5 LAWN BOWLS CLUB
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- 13 OFF LEASH DOG AREA





# SITE ANALYSIS

## PARK PRECINCTS

Belmore Sport and Recreation Precinct contains a mixture of distinct and contrasting precincts that establish a patchwork of conflicting spatial sequences and landscape characters.

Five distinct precincts have been identified within the site, these include:

- Acacia Lane
- Terry Lamb Reserve
- Belmore Lawn Bowls Club
- Belmore Sportsground
- Peter Moore Fields.

ACACIA LANE

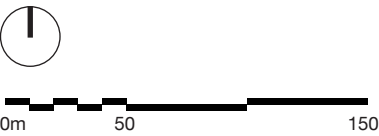
TERRY LAMB RESERVE

LAWN BOWLS CLUB

BULLDOGS STADIUM

PETER MOORE FIELDS

LILIAN LANE





SITE ANALYSIS

TERRY LAMB RESERVE

Terry Lamb reserve has a local park quality with a generous open lawn and basic park amenities including a toilet block and playground. The area contains a patchwork of various vegetation species and planting structures that overall portray a mixed landscape character.

Cotters Entrance defines the western entrance Terry Lamb reserve along with a formal avenue of Podocarpus falcatus trees. The formal avenue draws you towards the Bulldogs Stadium past other park facilities found within the precinct. This detracts from the reserve being used to its full potential.

The area lacks a clear entrance threshold partly due to the siting of The Belmore Bowling Club along the Southern edge of the precinct. Significant level change between the Bowling club and reserve furthermore divide the precinct.



- OPEN LAWN AREA
- MIXED MATURE TREES
- PODOCARPUS FALCATUS AVENUE
- LAWN BOWLS CLUB
- PLAYGROUND



STORM WATER DRAIN + PUBLIC TOILET BLOCK



PODOCARPUS FALCATUS AVENUE



PLAYGROUND



BELMORE BOWLS & RECREATION CLUB



SITE ANALYSIS

BELMORE SPORTS GROUND

Belmore Sports Ground is located within the centre of the site. The private sporting complex consists of a large stadium grandstand, high quality NRL football field, large turf embankment and numerous sporting amenities located underneath the stadium and around the perimeter of the playing field.

The scale of the stadium is unsympathetic to its surrounding context, adjoining streets consist of single story detached dwellings which create a strong visual and spatial conflict compared to the large stadium. This naturally detracts from the local fine grain character of the site.

The highly constructed private structure is also fenced off from the public further disconnecting the area from the adjoining open space. Poor legibility through to Peter Moore Fields further establishes uncertain pedestrian routes fragmenting the site



- SHARED PATH
- UNDERPASS CONNECTION
- CASUARINA PLANTING
- TURF STADIUM EMBANKMENT
- SPORTS PLAYING FIELD
- STADIUM GRANDSTAND
- CARPARK



STADIUM FRONT ENTRANCE



STADIUM GRANDSTAND



RESIDENTIAL STREET THRESHOLD



CASUARINA PLANTING



SITE ANALYSIS

PETER MOORE FIELDS

Peter Moore Fields has a similar character to Terry Lamb Reserve although poorly connected and dominated by two sports fields. Entry into the area is confusing and poorly identified. The space feels disconnected from the site due to significant fencing and private sporting facilities.

The northern edge of the area is furnished with an off leash dog area along with a basketball half-court which is accessible via Lilian Lane. The area is in good quality however is unsuitable for large or active dogs and is significantly disconnected from the rest of the site, from this passive surveillance is very restricted making the space feel very isolated and insecure.

- SHARED PATH
- OFF-LEASH DOG AREA
- PETER MOORE FIELDS
- OPEN SPACE
- BASKETBALL HALF-COURT
- EMBANKMENT PLANTING
- SPORTING FACILITIES
- COMMUNICATIONS TOWER



EMBANKMENT PLANTING



PETER MOORE FIELDS - SOCCER PITCH



OPEN SPACE - PLANTING



BASKETBALL AND OFF-LEASH DOG AREA



SITE ANALYSIS

LILIAN LANE

Lilian Lane situated along the northern edge of the precinct acts as a key through site connection that runs parallel with the railway corridor. The northern entry at Loch street has a weak interface and poor signage, back fence boundaries and adjoining railway corridor also create an unwelcoming and unsafe pedestrian experience.

The area consists of a thin turf strip, fragmented vegetation and asphalt walkway. The pathway is unclear whether it is vehicular or pedestrian, this creates pedestrian confusion and uncertainty within the area. Overall the location has a poor quality landscape character, that feels isolated from the rest of the precinct.



- LINEAR PARK AREA
- PEDESTRIAN PATH
- SHARED VEHICULAR PATH



LILIAN LANE FACING NORTH



LILIAN LANE FACING SOUTH



LOCH STREET ENTRANCE



ADJOINING RAILWAY CORRIDOR



SITE ANALYSIS

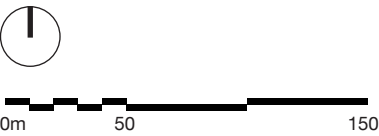
ACCESS + CIRCULATION

Due to the site containing the Belmore Sports Ground there is currently a mixture of restricted and public access found across the site.

The northern edge of the precinct offers a key through-site shared path running in an east to west direction connecting Loch street and Belmore Station, this serves as a primary through site connection.

The site currently lacks any strong north to south connectivity due to the adjoining back fence residential and railway easement found along the northern and southern boundaries.

- KEY NODES
- MINOR PATHS
- MAJOR PATHS
- VEHICULAR ACCESS
- STAFF AND PLAYERS ONLY
- RESTRICTED PUBLIC





SITE ANALYSIS

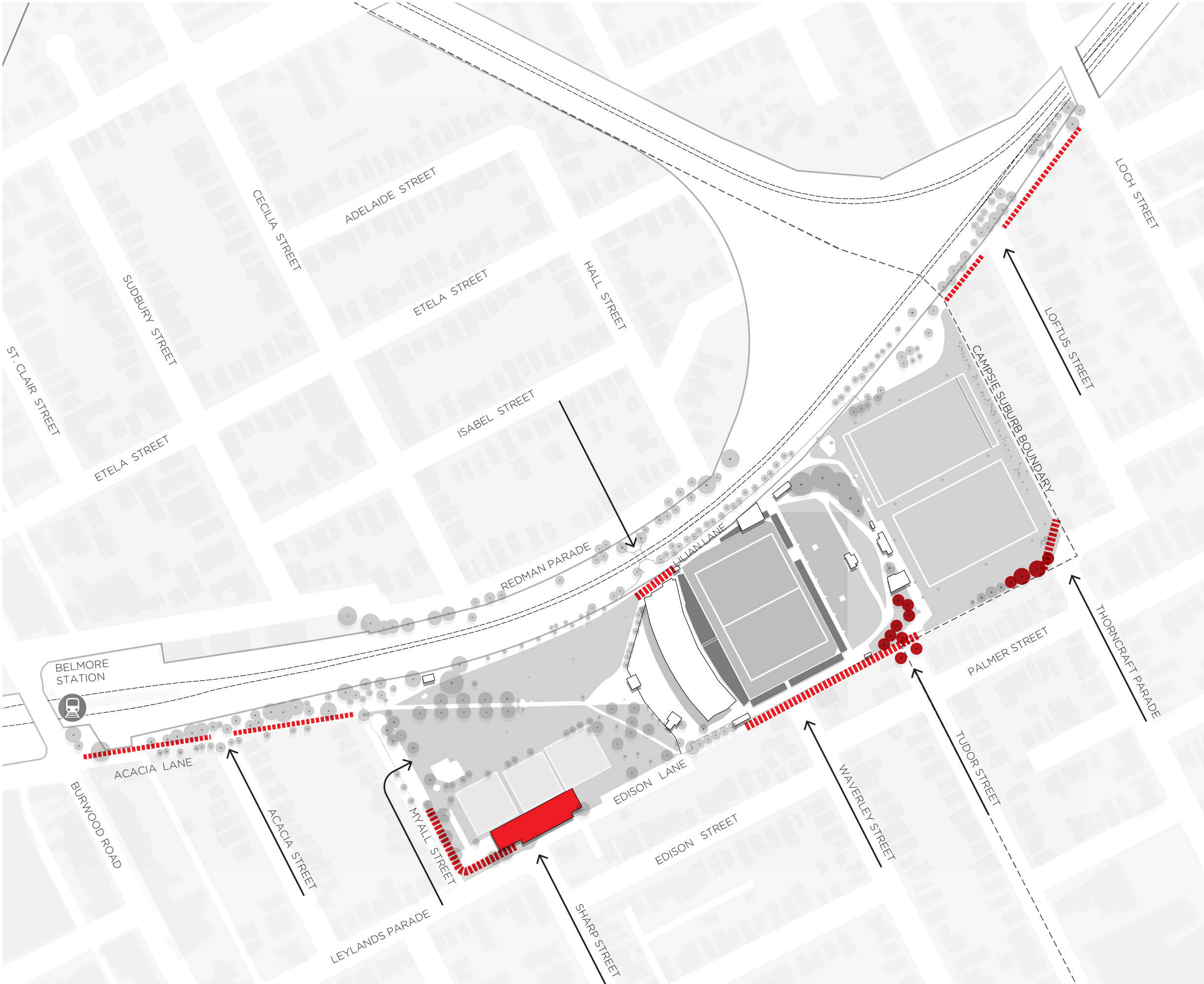
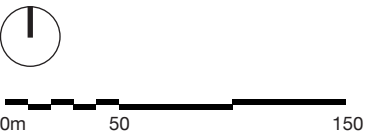
BARRIERS TO ACCESS + VISIBILITY

Current visual access into the site is very poor and non existent in some places. This is primarily due to adjoining built form alignments, railway infrastructure and excessive boundary and interior fencing.

Visual access from the northern edge of the site is non existent due the elevated railway corridor. The corridor acts as a walled edge with physical entry found only at the underpass located in between Lilian Lane and Redman Parade. Visual access within the underpass entry is immediately blocked by the Belmore sportsground stadium as highlighted in the adjacent diagram.

Visual access from the southern edge of the site is similar to the northern edge, non existent in some parts. All key visual connections into the site are blocked or disjointed by built form, fencing and vegetation. With no key visual connections into the site the site has little to no relationship with the surrounding context, this creates a disjointed public space that does not promote public accessibility.

- BUILT FORM BARRIER
- FENCE / WALLED EDGE
- VEGETATION





SITE ANALYSIS

VISUAL APPROACH TO SITE



SHARP STREET

Visual access from the southern approach of Sharp Street is blocked by the Belmore Bowling and Recreation Club. The building creates a strong visual barrier into the site from the southern entrance.



ENTRY TO THE SPORTSGROUND

The northern entrance of Lilian Lane is visually disrupted by the northern boundary of the Belmore sportsground. Significant level change along with building alignment and back fences create an impervious visual approach into the site.



WAVERLEY STREET

A confusing mixture of barbed wire chain link and wooden paling fencing establish a cluttered and non cohesive visual barrier from the southern entrance of Waverley street. The combination is in poor condition that deters from the surrounding visual street character.



# SITE ANALYSIS



## SAFETY AND SECURITY POTENTIAL ISSUES AND OPPORTUNITIES

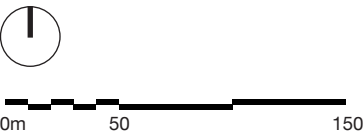
Key security and safety issues found on site exist as a result of poor visual access and passive surveillance, these issues have formed as a result of staged spatial development and built form alignments that create isolated and uncomfortable areas for site users.

Currently both the northern and southern fringes of the site are heavily enclosed and isolated due to back fence boundaries and railway infrastructure, these areas are very narrow/tight and are in poor condition. These areas lack solar access and can feel uncomfortable during the day, night time activation through lighting is very poor and non-existent in most parts, which in some cases has attracted criminal behaviour within the site.

Other areas of potential safety and security risk include:

- Redman Parade underpass.
- Terry Lamb Reserve toilet block.
- Northern end of Acacia Street.
- Belmore Sportsground Stadium.
- Western edge of Peter Moore Fields.

-  UNDERPASS/TOILET BLOCK
-  PEDESTRIAN SAFETY RISK





SITE ANALYSIS

ACCESS + CIRCULATION



TERRY LAMB RESERVE

A strong paved axis with defined tree avenue provides a strong connection from Cotters Entrance to the Belmore Sports Ground.



PETER MOORE FIELDS

Access into Peter Moore Fields is unclear and hesitant, A series of fences and steep slopes along the southern edge combine to create a disorientation pedestrian experience.



Lilian LANE

Lilian Lane situated along the northern edge of the site provides the only east-west through site connection. Poor passive surveillance, spatial quality and enclosure combine to create an uncomfortable pedestrian experience.



## SITE ANALYSIS

## TOPOGRAPHY

The site is situated within a natural basin with the highest points located around the perimeter of the site falling in a east-west, west-east and south-north direction. The central low point is located within the underpass in Lilian Lane on the northern edge of the site.

Over time the precincts landscape has been significantly manipulated due to built form and infrastructure developments, from this several significant level changes occur on site. Key level changes occur along the railway corridor: up to 4m height difference than ground level. The level change creates a significant barrier along with flooding issues to the adjoining northern context.

Sport playing fields have also introduced large flat surfaces and Large stadium embankments located within Peter Moore Fields and the Belmore Sportsground. Other key level changes include the Terry Lamb Reserve and Belmore Bowling Club interface situated along the south-west corner.

----- 0.5M CONTOURS

## HIGH POINT

LOW POINT





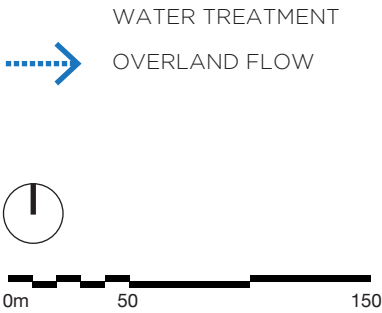
# SITE ANALYSIS

## FLOODING

Significant overland flow effects the northern edge of the site draining north through Redman Avenue into the freight line easement. 2014 saw a significant flood occur with a substantial part of the site being effected by flash flooding and water damage.

The following summarised recommendations have been provided by hydraulic engineers Jones Nicholson.

- Isolated local improvements within the Belmore Sportsground precinct may improve current situations found on the eastern and southern boundary however they may not improve the western boundary or northern flooding.
- Localised hydraulic improvements should be incorporated with downstream improvements to achieve overall significant results.





# SITE ANALYSIS

## FLOODING

From the flooding analysis, hydraulic engineers, Jones Nicholson have the following recommendations for investigation in the masterplan.

### 1. Belmore Sports Ground (Southern Side)

- a. The proposed regrading Edison Lane (between Waverley & Tudor Sts) is a feasible option for the localised flooding, however it is recommended that the current levels are reduced rather than raised. Raising the levels/grading will potentially effect neighbouring properties.
- b. Rerouting of the stormwater to avoid/by-pass BSG. This will require the diversion of the existing pipeline to divert flows to the system between BSG & Peter Moore Field. This will minimise the flood effects within BSG.

### 2. Belmore Sports Ground (Eastern Side)

- a. The recommendations outlined by Cardno in regards to Peter Moore Field North are feasible. Reducing the levels further (creating a localised basin) may improve the situation further, but this is dependant on the surrounding pipeline levels.
- b. Regrading of the footpath/connection between BSG and Peter Moore Field. This will encourage the flows to the north

### 3. Belmore Sports Ground (Western Side)

- a. Based on the information provided by the Cardno report, there are no options to improve flooding on this side of BSG. The outcomes from the flood modelling are also inconclusive given the Legend provided on the output plots. The area is shown as grey which is a difference of “-0.2m to 0.2m”, so the proposed options could either make the flooding better by 0.2m or worse by 0.2m.
- b. From my analyses, the only way improvements will be achieved within Terry Lamb Reserve is to improve the flood situation in Redman Parade and its surrounds. There may be some options to improve flooding for smaller events by creating little ponds and basins.

### 4. Belmore Sports Ground (Northern Side)

- a. Any improvements made in and around Redman Parade and Lark Street will have a benefit to the eastern, southern and western sides of BSG. To further determine what can be done, I would like to request any pipe information available for the connection between Lark Street down to the Cooks River. This will provide a better understanding of the capacity and potential for downstream improvements.
- b. There is the potential to create a basin around Lark Street in the current Sydney Trains land between rail lines. This basin could take the upstream flows and reduce the impact of flood on Terry Lamb Reserve as well as Peter Moore Field and BSG.



## REDMAN PARADE UNDERPASS

The underpass located along Redman Parade is the lowest point on-site at +19.5m. This is a significant constraint as it is the only direct northern connection found on site.

In October 2014 extreme weather conditions saw the precinct inundated with flood waters, significant damage occurred within the Belmore Sportsground along with adjoining areas.



## LILIAN LANE

During extreme weather events the key pedestrian thoroughfare is inundated with flood water restricting pedestrian connectivity through the site.

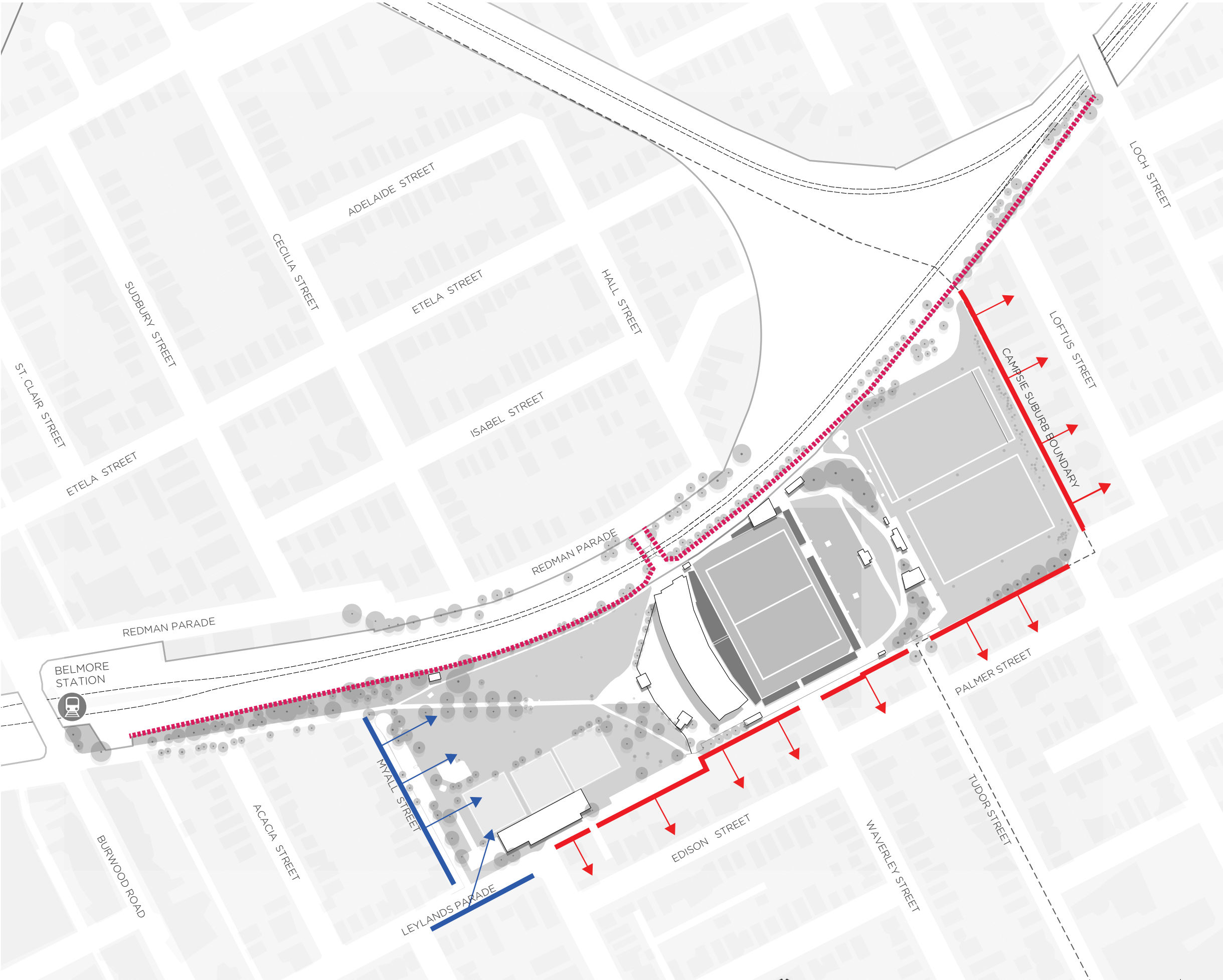


SITE ANALYSIS

EDGE CONDITIONS

Site edge conditions consist of weak and illegible thresholds due to adjoining property boundaries and dwelling orientation. The majority of the sites interface is directly connected to fine grain residential dwellings, these back fence barrier's create an unwelcoming and unsafe environment for pedestrians that use the site.

Along with creating an unsafe environment key entry points into the site are obstructed and unclear, this effects the overall identity of the park. Future development should investigate methods in addressing these issues in order to establish better connectivity and identity within the precinct.





SITE ANALYSIS

EXISTING LAND USE +  
EDGE CONDITIONS



POOR TRANSITION AREAS

Significant visual and spatial transitions are situated along the southern interface of the site. These areas create illegible or unsafe conditions for pedestrians.

MEDIUM DENSITY RESIDENTIAL

Medium density apartment blocks create a strong barrier along the eastern boundary of Peter Moore Fields. Significant natural level change further separates the site from its surrounding context.

ADJOINING REAR FENCES

Rear fence edges envelop the open space along the southern edge of the site. These create unsafe pedestrian conditions along with restricting wider connectivity to the surrounding context.



SITE ANALYSIS

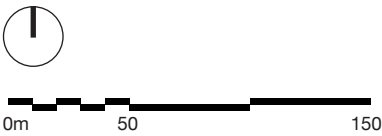
PARKING +  
VEHICULAR ACCESS

Designated street parking is located along the western and southern edge of the site at Myall Street and Edison Lane.

The car park located at Edison Lane situated between the Bowling club and the stadium is of poor quality; dominated by asphalt and bordered by back fences. The car park is poorly visible from Leylands Parade which constrains vehicular access into the site and Belmore Sports Ground.

Belmore Sports Ground has a private carpark that dominates the front interface of the stadium. Having a carpark sited in front of the stadium detracts from pedestrian permeability along with the overall landscape character of the site.

- CAR PARKING
- CAR CIRCULATION
- LANES AND STREETS
- RESTRICTED VEHICLE ACCESS





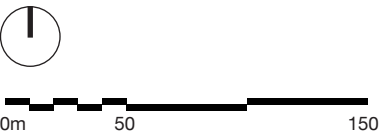
SITE ANALYSIS

VEGETATION

Vegetation found on site consists of a variety of indigenous and introduced tree species. The landscape character in parts resembles that of the Turpentine-Ironbark forest which would have once covered the undulating landscape.

Aesthetically the landscape character is good within parts of Terry Lamb Reserve the landscape is well maintained and communicates visual and spatial integrity, however Belmore Sportsground and Peter Moore fields lack this visual and spatial quality due to the high manipulation of each landscape within these areas.

- MIXED NATIVE
- EUCALYPTUS
- SYNCARPIA
- AVENUE PLANTING
- CASUARINA
- LOPHOSTEMON
- MIXED PLANTING





SITE ANALYSIS

TREE SPECIES



COTTER ENTRANCE

Cotter Entrance contains a formal entrance structure along with a mature avenue of trees both combine to establish a strong aesthetic landscape character.



TERRY LAMB RESERVE

Terry Lamb Reserve contains a good cultural landscape character which is reflected in the landscape structure, recent upgrades are non cohesive and detract from areas of the landscape.



PETER MOORE FIELDS

Due to significant land works Peter Moore Fields lacks any significant vegetation within the area is concentrated around the perimeter and consists of a variety of poor quality native and introduced species.



# 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.





TYRRELLSTUDIO