



SALT PAN CREEK RESERVE CONCEPT MASTERPLAN

MASTERPLAN REPORT

Final Report MAY 2018

For:



By:



environmental
partnership

with:



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- A. Public Domain Indicative Order of Costs
- B. Heritage Report by GML
- C. Ecological Report by ELA

Document Control

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SALT PAN CREEK RESERVE, RIVERWOOD

INTRODUCTION

1.0 INTRODUCTION

1.1 Background

In May 2016 Council appointed Environmental Partnership (NSW) Pty Ltd (EP) Landscape Architects to coordinate preparation of the Salt Pan Creek Open Space Masterplan.

As indicated on Figure 1.1 the Salt Pan Creek open space is a 45.3ha site comprising the existing McLaughlin Reserve and Whitmarsh Park sites (15.9ha) to the north of the M5 corridor and the former Salt Pan Creek landfill site (29.4ha) to the south of the M5.

The masterplan seeks to provide a long term vision for the integrated open space that can guide its ongoing enhancement and rehabilitation, and ultimately its expanded community use and enjoyment by the community.

The development of the masterplan has involved a multi-disciplinary team including specialist inputs in the following areas:

- Heritage Management
- Godden Mackay Logan
- Ecological Management
- Eco Logical Australia

In addition the study team was assisted by the specialist inputs of Coffey who has advised throughout the masterplan process providing advise on issues including site remediation, landfill capping, and environmental management.

This report provides a summary of the study process and outcomes and details the recommendations for ongoing development and improvement of the open space.

1.2 Project objectives

The commissioning of the Salt Pan Creek Open Space Masterplan recognised that a coordinated vision for enhancement and management of Salt Pan Creek Reserve was required to guide long term enhancement.

The project brief identified the following required outcomes for the project:

- a concept Master Plan to coincide with the issuing of the (EPA) closure of the tip license and the subsequent capping of the site.
- a concept to guide the capping process of the landfill site to ensure compatibility future uses
- consideration of environmental impacts on Riverwood wetlands to the west of the site (including saltmarsh and EEC) and to the waterway of Salt Pan Creek
- consideration of traffic and access considerations: access to the site, parking provision and potential impact on local traffic
- consideration of leachate production, treatment and disposal that will be ongoing
- Consideration of potential uses:
 - sporting grounds
 - play spaces
 - amenities including toilets
 - active recreation facilities e.g. shared paths, skate ramps, off leash dog parks
 - passive recreation areas
 - interpretive and sensory uses
 - inclusion of public art
 - opportunities to include environmental education/ protection
 - uses that complement the existing natural forms and environment

Prop Key	Address	Owner
425109	RIVERWOOD NSW 2210	City Of Canterbury Bankstown
425228	NARWEE NSW 2209	The State Of New South Wales
425405	PUNCHBOWL NSW 2196	Crown Land
425406	NARWEE NSW 2209	Roads & Maritime Services
425616	NARWEE NSW 2209	Roads & Maritime Services
425719	RIVERWOOD NSW 2210	The State Of New South Wales
425720	RIVERWOOD NSW 2210	The State Of New South Wales
431521	48 Kentucky Road	NSW Land & Housing Corporation
437852	59 Moxon Road	Private Owner
440204	PUNCHBOWL NSW 2196	City Of Canterbury Bankstown
449119	RIVERWOOD NSW 2210	City Of Canterbury Bankstown
449583	RIVERWOOD NSW 2210	City Of Canterbury Bankstown
450679	37 Belgium Street	City Of Canterbury Bankstown
473285	PUNCHBOWL NSW 2196	City Of Canterbury Bankstown
473738	61 Moxon Road	Private Owner



Figure 1.1: Aerial Map



Figure 1.2: Land Ownership



SALT PAN CREEK RESERVE, RIVERWOOD

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

2.1 The masterplan vision

The development of the Masterplan has responded to the following guiding vision and planning principles:

....a destination parkland providing for multiple recreational uses that engage a broad cross section of community, and that celebrates the Salt Pan Creek location and setting...

Work with the site's landfill history

- Recognise the landfill profile as a determining baseline for design
- Implement required leachate and gas management measures
- Maintain necessary access to environmental management

Activate the edge

- Provide a permeable, comfortable, friendly park edge
- Enable a high level of use across day / evening
- Encourage development of appropriate density, orientation, and use adjoining the park to assist activation
- Encourage positive addresses and access to residential development edge

Connect, loop and experience

- Integrate paths with broader recreational access systems
- Provide multiple pedestrian entry points to parklands
- Create a diversity of loops and routes
- Link experiences with the access network

Water in the landscape

- Integrate the element of water beyond Salt Pan Creek to enhance the environment and character of the landscape
- Harvest drainage from surrounding public domain
- Treat in bioremediation ponds
- Use for field irrigation
- Interpret the former creek line in the park landscape

Multiple integrated recreational roles

- Regional sports function (football)
- Multi-use district sports function
- Destination family play
- Integrated landscape experiences - topography / water
- Local promenading

Dispersed vehicular access and parking

- Dual vehicular entry / egress points
- Enable modal management of through access
- Provide dispersed parking serving recreational nodes

Demonstrating sustainability

- Provide a solar power generation node
- Integrate water collection, treatment and harvesting
- Integrate on site nursery / plant propagation during park development



Figure 2.1: Overall Masterplan

The site masterplan opposite is referenced to the key elements below. The masterplan proposals are illustrated and explained on the precinct plans on following pages.

The illustrations on this page also illustrate the potential outcomes for several key recommendations.

Circulation & Parking

- 1 Upgraded entry from Wiggs Road
- 2 New entry from Kentucky Road
- 3 Parking areas - McLaughlin Fields
- 4 Parking areas - Salt Pan Parklands
- 5 2.5-3m Shared access / maintenance perimeter path to east edge
- 6 Shared access / maintenance perimeter path to creek edge
- 7 Shared pedestrian cycle access loop
- 8 Secondary pedestrian paths
- 9 Regional access links across / along Salt Pan Creek
- 10 M5 underpass upgrade integrating potential public art programme
- 11 Event secondary vehicular access from Kentucky Road

Active Recreation

- 12 NPL Football Stadium and stand
- 13 Supporting Football Fields
- 14 Multi-purpose playing field areas
- 15 Public amenities facilities (toilets and change rooms)
- 16 Skate Bowl/Parkour Facility
- 17 BMX Track Circuit
- 18 Adventure Playground
- 19 Local Community Play Space

Informal Recreation

- 20 Amphitheatre/viewing areas
- 21 Open grassed gathering, event, informal game and picnic space
- 22 Open grassed informal game and picnic space
- 23 Transitional open space to new residential housing

Sustainability

- 24 Stormwater harvesting and water quality wetlands
- 25 Solar Power Generation or vegetation Biobanking zone
- 26 Revegetation of embankments

Viewing points and public art

- 27 Earth Mounding/Landscape visible from M5
- 28 Hilltop Iconic Artwork and Lookout
- 29 Viewing point to Salt Pan Creek corridor



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Figure 2.2 Illustrative views of Masterplan proposals

EXECUTIVE SUMMARY

Summary implementation costs

The costs summary below provides an indication of overall implementation costs for the concept proposals outlined in this report. Overall implementation costs are envisaged in the order of \$80 million including design and contingencies

Overall Costs Summary

COSTS SUMMARY	Order of costs estimate	Indication of escalation per annum -average 6%
McLaughlin Fields		
0.1 Preliminaries	\$4,511,285.23	\$270,677.11
0.2 Demolition and earthworks	\$608,542.50	\$36,512.55
0.3 Access and parking works	\$2,225,195.00	\$133,511.70
0.4 NPL Stadium	\$5,402,500.00	\$324,150.00
0.5 Supporting fields	\$1,070,000.00	\$64,200.00
0.6 Facilities and Furniture	\$315,000.00	\$18,900.00
0.7 Planting and revegetation	\$2,286,155.00	\$137,169.30
0.8 Establishment	\$15,000.00	\$900.00
Subtotal	\$16,433,677.73	\$986,020.66
Whitmarsh Reserve		
0.1 Solar Facility installation	\$3,900,000.00	\$234,000.00
Subtotal	\$3,900,000.00	\$234,000.00
Salt Pan Parklands		
0.1 Preliminaries	\$11,891,961.44	\$713,517.69
0.2 Demolition and earthworks	\$21,855,350.00	\$1,311,321.00
0.3 Access and parking works	\$4,297,745.00	\$257,864.70
0.4 Amenities	\$7,684,195.00	\$461,051.70
0.5 Fields	\$2,250,000.00	\$135,000.00
0.6 Adventure Play precinct	\$1,363,000.00	\$81,780.00
0.7 Wetland	\$3,732,800.00	\$223,968.00
0.8 Facilities and Furniture	\$481,000.00	\$28,860.00
0.9 Planting and revegetation	\$7,332,683.00	\$439,960.98
0.10 Establishment (12 months)	\$30,000.00	\$1,800.00
Subtotal	\$60,918,734.44	\$3,655,124.07
Total concept Estimate	\$81,252,412.17	\$4,641,144.73

Action Plan

Capping of the landfill and establishment of the final landform that will enable the facilities overlain to be implemented and then opened for use is the key driver of sequencing. As the earthworks are progressed this will unlock the ability to develop facilities, taking into account such factors as the criteria this page.

The action plan highlights critical actions to initiate the implementation process from which the detailed sequencing will emerge (refer to section 7.0 for full detail):

- 1 Investigations and management
- 2 Remediation
- 3 Access

Criteria for staging of implementation

Due to the extensive scope of park improvements envisaged by the masterplan it will be necessary for works to be staged over an extended time period. The potential staging indicated on the following page responds to a series of criteria for Salt Pan Creek Parklands aimed at addressing immediate needs and achieving optimum short term benefit, all the time working towards the long term realisation of the masterplan.

Ultimately the availability and source of funding will influence how priorities are applied to the implementation of works. However the following criteria seek to provide guidance to Council when decisions are needing to be made regarding priorities in achieving the optimum benefit for expenditure.

Address immediate needs related to safety and environment

Initial priorities shall be directed towards addressing any current safety issues for the community and in meeting EPA obligations around tip closure. In particular this will focus on making good of landfill capping, drainage and leachate and gas management and addressing current access / safety concerns around the M5 underpass and existing boardwalk crossing of Salt Pan Creek.

Enable vegetation structure to be initiated and developed

Building on the capping works required for tip closure, address additional filling to enable the planting structure of the parklands to be initiated and for establishment of that planting to commence

Build on existing community use of trail network

Within zones where finished levels have been established implement shared and supporting paths that will enable the community to more effectively access and use the site for trail based recreation and fitness.

Provide experiences that build awareness of and connection to the parkland

Plan and implement temporary events and other activations within the parklands area to build awareness and expectation of the future park. Involve community in initial planting works.

Link park evolution to evolution of adjoining residential community

Stay in close liaison with State Government over the programme of development to Riverwood LUIIP to leverage the progression of the development and arrival of new residents to area. Focus new park improvements where they can be accessed by new community for maximum usage. Integrate new entry works south of M5 as appropriate with the urban renewal project.

Develop sports facilities as funding opportunities arise

Liaise with organisations and government regarding funding of major sports facilities such as the NPL facility.



Figure 2.10 Earthworks Priorities

Filling and earthworks priorities

The earthworks priorities define the areas of most importance to the Salt Pan Parklands south of the M5. These integrate the assumption that the lowest priority items may not be ultimately be able to be implemented based on budget or material availability. Rational for these priorities in provided in section 7.0 of this report:

- 1 Capping generally and establish field platforms:
- 2 Transition filling to eastern boundary
- 3 Western embankments to riparian corridor
- 4 Feature and spectator mounding