

SUE SAVAGE AND REYNOLDS PARKS MASTER PLAN REPORT

FOR CITY OF PARRAMATTA

ADOPTED BY COUNCIL 13/06/2017

SUE SAVAGE AND REYNOLDS PARKS
MASTER PLAN REPORT

FOR CITY OF PARRAMATTA

ADOPTED BY COUNCIL 13/06/2017

CONTENTS

INTRODUCTION	4	MASTER PLAN	18
REGIONAL CONTEXT	5	DETAIL PLAN: PLAY PRECINCT	20
LOCAL CONTEXT	6	AMENITIES BUILDING AND GAMES COURT	21
LOCAL DEMOGRAPHICS	7	DETAIL PLAN: YOUTH PRECINCT	22
EXISTING SITE	8	SKATE AND BMX	23
INITIAL ANALYSIS	9	CIRCULATION	24
FLOODING	10	PATHWAYS	25
SITE SERVICES	11	ACTIVITY AND EXERCISE AREAS	26
MAINTENANCE	12	SECTION AA: SKATE PARK	27
ECOLOGY	13	SECTION BB: MULTI-USE COURT	28
PARK DESIGN OPPORTUNITIES	14	STAGING AND IMPLEMENTATION	29
DESIGN OPPORTUNITIES ILLUSTRATED	15	APPENDIX A: OPINION OF PROBABLE COSTS	31
COMMUNITY CONSULTATION	16	APPENDIX B: CONSULTATION OUTCOMES	39

01. INTRODUCTION

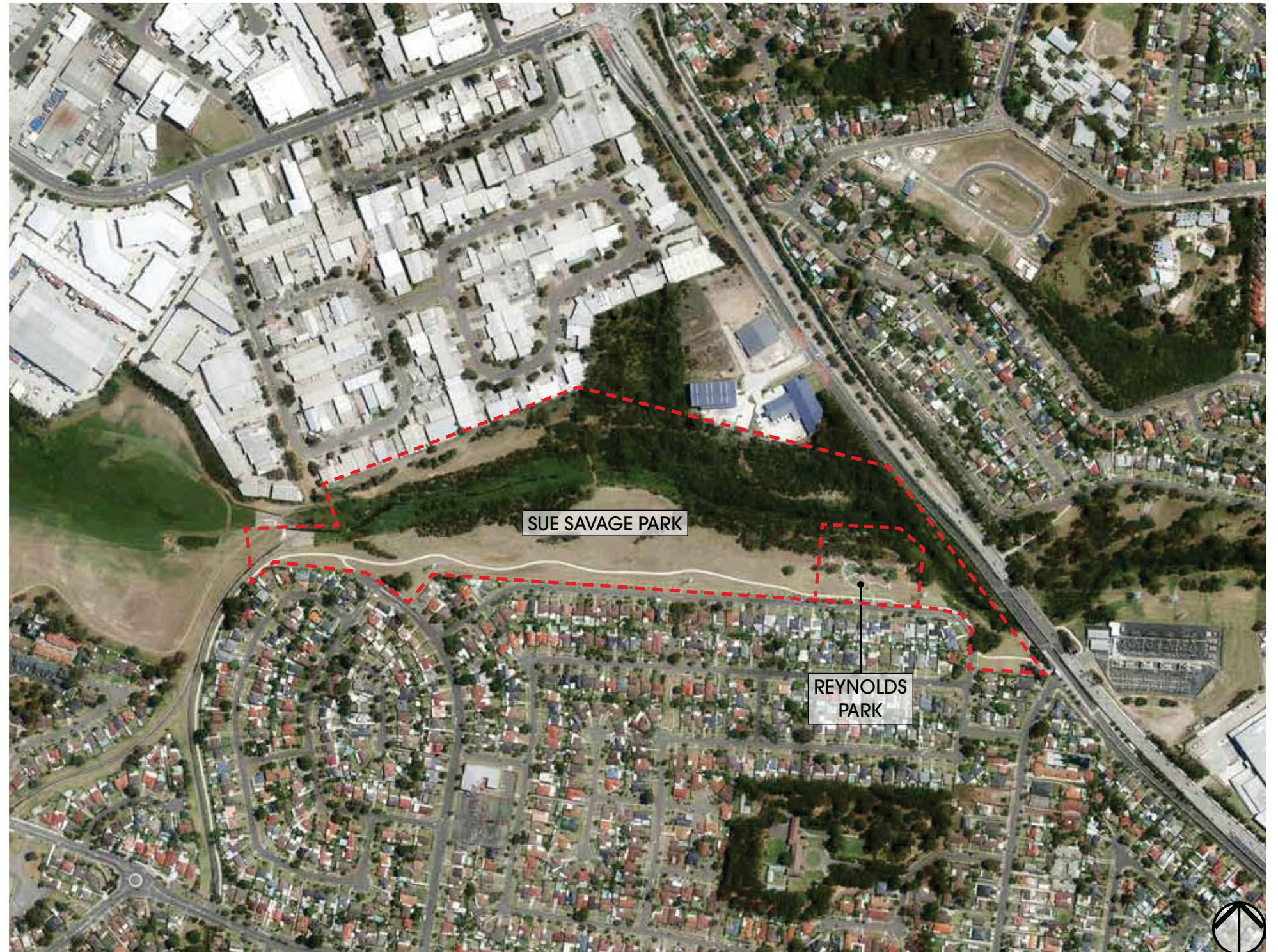
Consistent with national trends in changing recreation, within the City of Parramatta area, the community's use of recreation facilities has continued to evolve. The need for quality recreation spaces to meet the needs of the City's diverse communities remains consistent, therefore recreation opportunities must also evolve over time. There is a particular need to address the accessibility needs of our aging population.

In reviewing future community needs, there may be opportunities to upgrade those open space parcels which offer limited recreational uses to the community, in this case Sue Savage and Reynolds Parks.

This master plan outlines a future vision and working plan for the park to establish it as a unique and important recreation destination for the local area.

The vision is to create a dynamic and engaging park that optimises the potential of the rich local history, unique setting, intriguing topography, as well as satisfying a wide variety of social and recreational opportunities.

Recreation and casual sporting uses will be embedded into the park and provide a diverse range of structured and informal recreation opportunities, catering for increasing demand. The park will continue to develop a strong ecological framework strengthening its contribution to the regional green grid and the ecological value this represents.











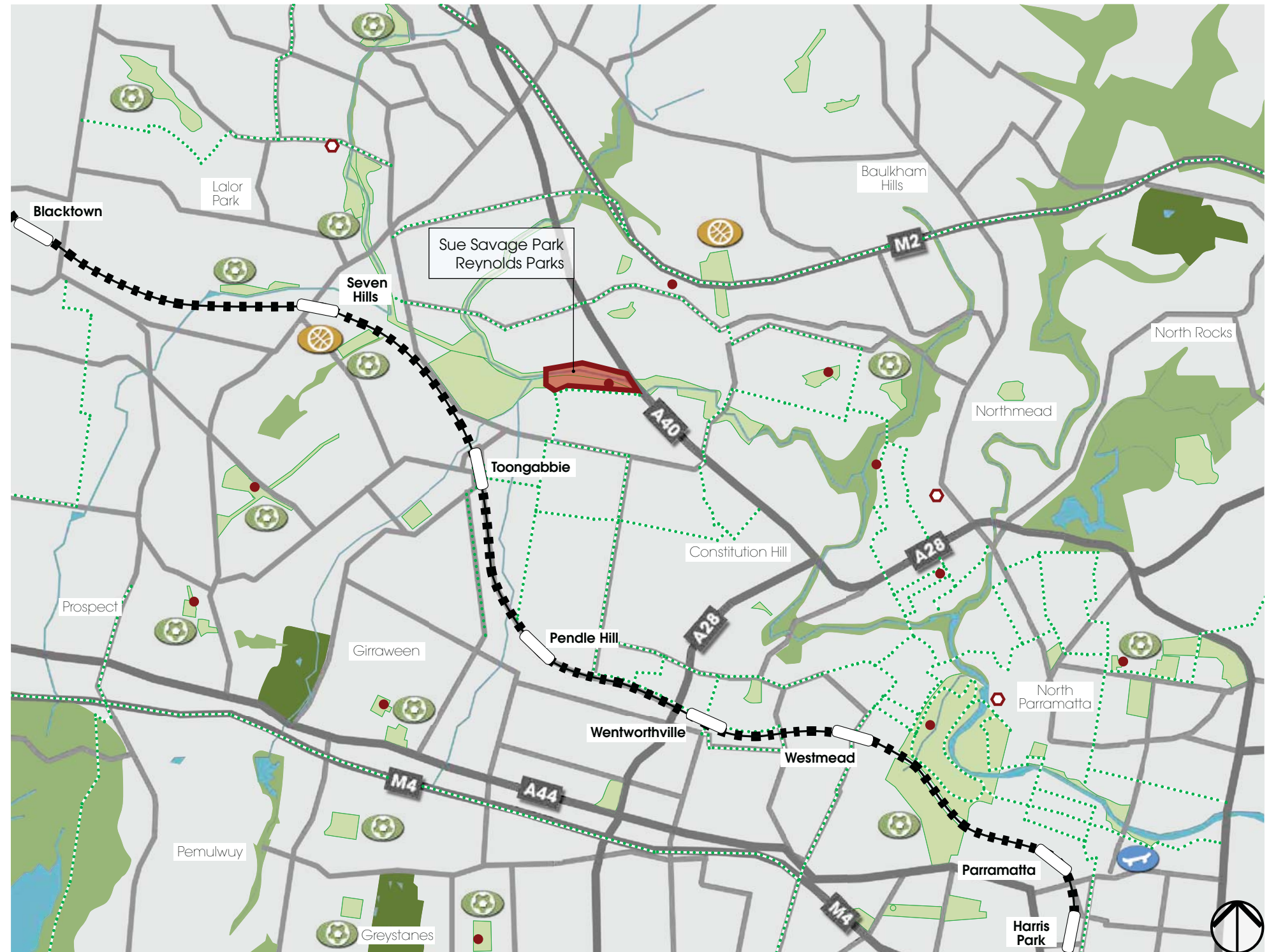
02. REGIONAL CONTEXT

Sue Savage and Reynolds Parks are located approximately 25 km west of the Sydney central business district and approximately 5.5km northwest of the Parramatta CBD. The Parramatta region hosts one of the largest centres in western Sydney and is now considered Sydney's Central City.

The parks form part of a much larger open space corridor following waterways, linking north to Bella Vista and Northmead and south-east into the Parramatta River corridor. The importance of this green network is highlighted in The Green Grid that is included within NSW Planning and Environment's 'A Plan for Growing Sydney'. Toongabbie Creek is identified as an important part of the overall Sydney metropolitan green grid and a core part of the 'Mountains To The Sea' link.

LEGEND

	Site Boundary		Train Stations
	Open Space		Playground
	Bushland		Men's Shed
	Golf Course		Sportsfield (Mixed)
	Cycle Route		Basketball Court
	Waterway		Skate Park
	Train line		



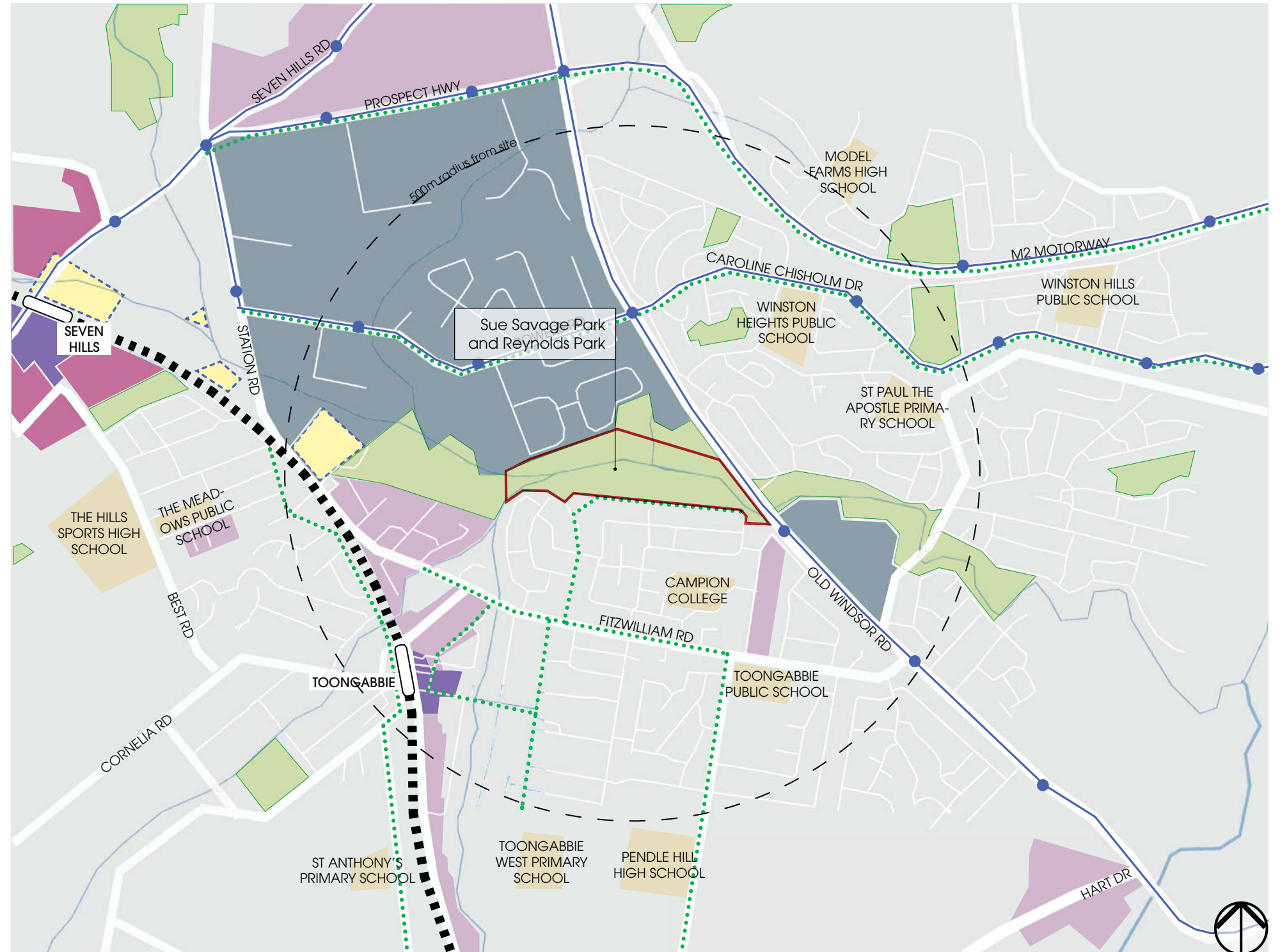
03. LOCAL CONTEXT

Sue Savage and Reynolds Parks together form a significant area of Council owned community land of approximately 17 hectares in size and are important public recreation facilities for the Toongabbie locality. The open space is bounded by Old Windsor Road to the east, industrial properties to the north, McCoy Park to the west and a residential area along Chanel Street to the south. Toongabbie Creek runs west to east through the park and a large portion of the adjacent open space is subject to flooding. The small tributary Burra Creek flows south, joining Toongabbie Creek in the middle of the park. Canalised Girraween Creek joins Toongabbie Creek at the western end of the park.

Within the local area, the parks form part of a larger linear park running along Toongabbie Creek and are a highly valued open space resource providing a cycleway/shared path, informal bush trails, native vegetation stands, open grassed areas, a semi-natural creek line, children’s playground and bike track, shelters, picnic and BBQ facilities.

LEGEND

- Sue Savage + Reynolds Parks
- Town Centre
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Industrial Zone
- Green Open Space
- Existing car park
- Bus route & Bus stop
- On-road cycle route
- Train line
- Train Station
- 500m radius from park (approx 10min walk)



04. LOCAL DEMOGRAPHICS

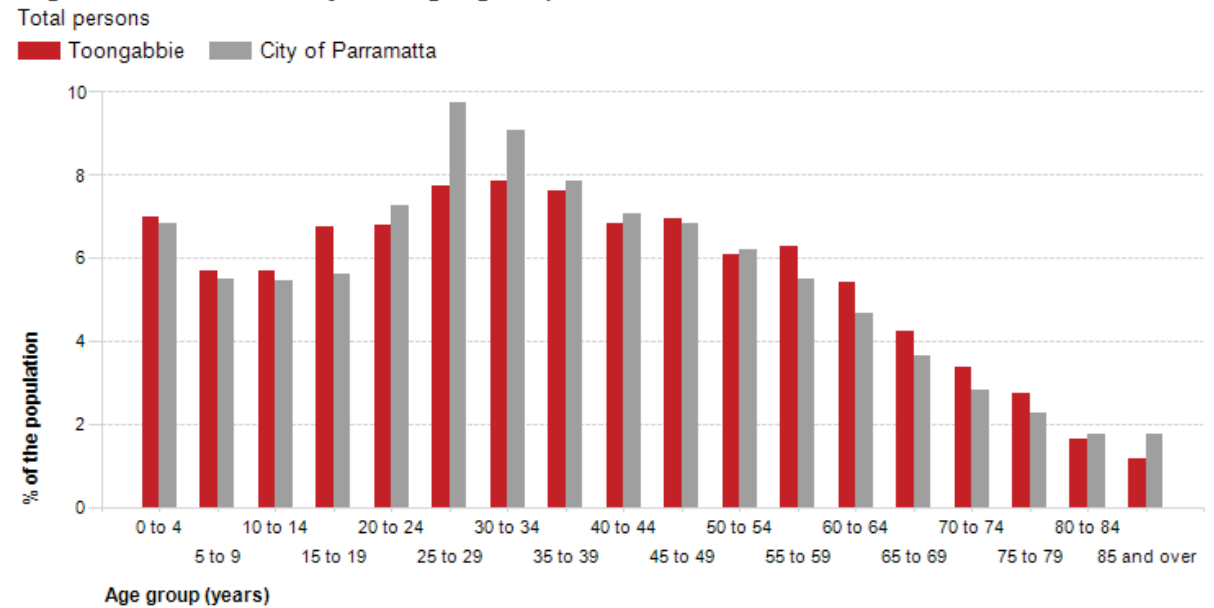
POPULATION AND AGES

- > 2011 Toongabbie population - 7,280
- > 2026 forecast population - 7,541 (0.24% increase), an increase of 200 households
- > Analysis of the age structure of Toongabbie shows that there is a higher proportion of both children (19 and younger) and older people (55 to 79) in Toongabbie than the wider City of Parramatta area
- > The largest service age group in Toongabbie is 'Parents and homebuilders', comprising 21.4% of the local population

ANCESTRY

- > 36.7% of Toongabbie residents were born overseas, with the top four countries as follows:
 - + India 7.7% (540 people)
 - + Sri Lanka 3.6% (252 people)
 - + China 3% (213 people)
 - + United Kingdom 3% (211 people)
- > 35.8% of Toongabbie residents speak a language other than English
 - + 59.9% speak English only
 - + 31% speak another language and English well
 - + 4.8% speak another language and English not well or not at all

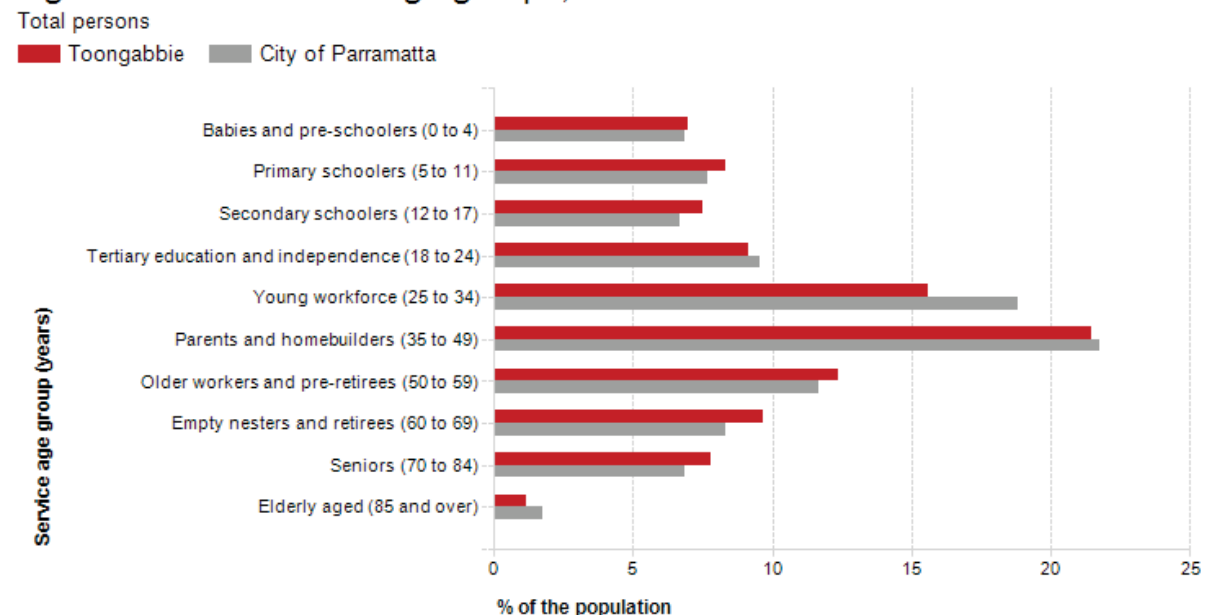
Age structure - five year age groups, 2011



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 (Usual residence data)
Compiled and presented in profile.id by .id, the population experts.



Age structure - service age groups, 2011



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 (Usual residence data)
Compiled and presented in profile.id by .id, the population experts.



* All statistics are from information gathered in 2011 census, as compiled by 'ID The Population Experts' and obtained from their website.

05. EXISTING SITE

The existing park is highly valued for the children's playground and as an informal open space with large open grassed areas. Significant stands of vegetation exist along Toongabbie Creek, particularly on the northern side of the creek. Native vegetation communities present include Cumberland Plain Woodland, Sydney Turpentine-Ironbark Forest and Cumberland Riverflat Forest vegetation communities, all of which are listed under the Biodiversity Conservation Act 2016 (replacing the Threatened Species Conservation Act 1995). The vegetation supports a high diversity of bird life and is highly valued by the local community for birdwatching activities.

Reynolds Park contains a basketball half-court, playground with a bike track, BBQ and several small shelters with tables and seats. The playground appears to be in good condition and is well-used by local families.

Sue Savage Park is primarily used for passive recreation, chiefly walking, cycling and fitness. A shared path runs under the electricity transmission lines and is well-used, connecting to the wider area.

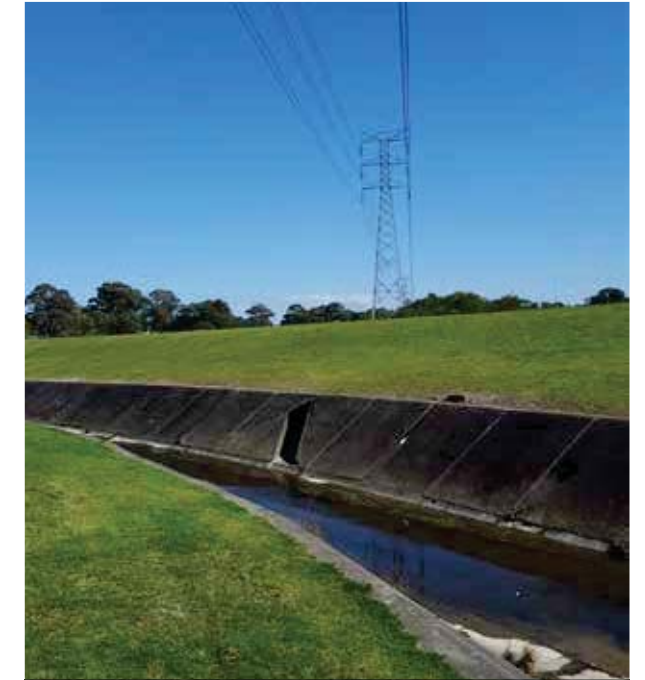
Toongabbie Creek runs west to east through the park with largely naturalised banks. The creek is fed from the west from a concrete spillway fed by canalised stormwater drains (Girraween Creek) running northeast and the continuation of Toongabbie Creek further west.



Toongabbie Creek riparian corridor



Community planting within park



Concrete stormwater channel



Open grassed area and mature trees



Avenue tree planting to Chanel St

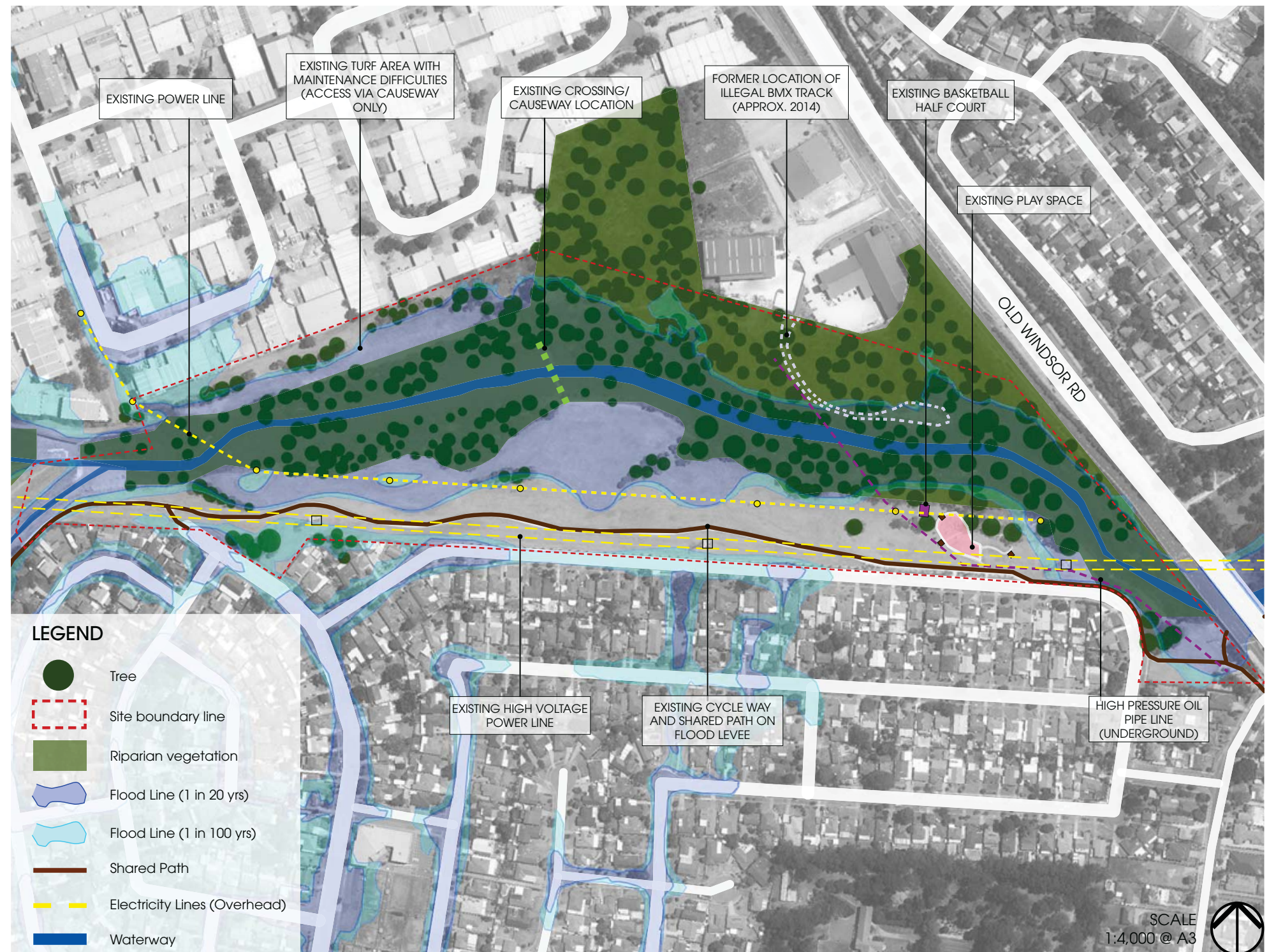


Basketball half-court and playground

06. INITIAL ANALYSIS

The key items and site issues identified during the site analysis phase were as follows:

- > Bike track facility and children's playground are well-maintained and popular amongst the local community
- > Large open grassed areas are generally under-utilised, with limited recreation opportunities
- > Large areas of the park are subject to frequent flooding with high velocity water flows
- > Overhead electrical transmission lines traverse the site west to east adjacent to Chanel St, with two large easements, one not currently being used for transmission
- > Shared path along Chanel St is located to the top of a flood levee protecting the residential area, with significant engineering constraints to development in this vicinity. Path is very exposed, with no shade along the park length due to overhead electrical transmission lines
- > Informal trails existing along riparian corridor, primarily to the rear of the playground, with secondary minor wear paths running along the interface of turf and riparian vegetation
- > Established tree canopy along Toongabbie Creek provides shade and enhances the landscape quality of park, creating a dense green backdrop to park
- > Toongabbie Creek is a naturalised creek channel with dense riparian vegetation through much of the site, fed by concrete stormwater channels to the western end of the park. Some weed invasion is evident along the creek
- > Flood levee topography limits passive surveillance from the residential area opposite
- > Shade/shelter provision throughout park is limited
- > Avenue tree planting along Chanel St has been severely pruned, with tops of trees removed
- > Formally recognised Aboriginal heritage site located within the park boundaries requires protection

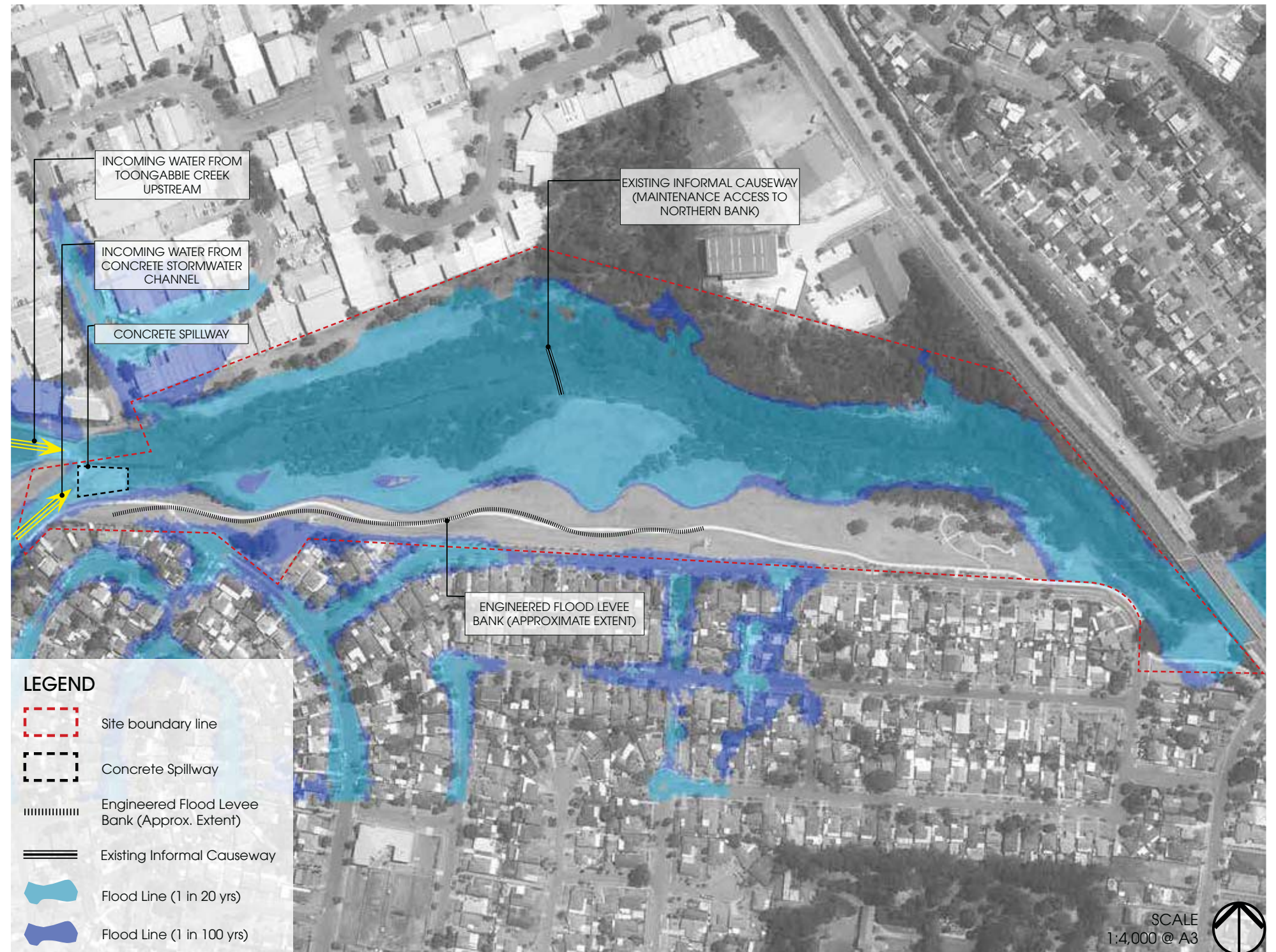


07. FLOODING

Much of the subject site is flood-prone, with high intensity flows making this the dominant constraint of the site. Key points to note:

- > High velocity water flows
- > High volume water flows
- > Minimal warning of flood events meaning potential danger to pedestrians / park users in low-lying areas of the park during or after rainfall within the catchment (not necessarily within the park boundaries)
- > Any proposed installations within the flood extents are likely to increase the risk of erosion during flooding
- > Existing shared path is located to the top of a flood levee bank which requires specific engineering consideration, specifically limited tree planting on banks and minimal excavation (none preferred)

All proposals for the site are to be reviewed by a flood engineer and coordinated to ensure erosion risks are minimised, new maintenance issues are not created and the safety of park users is maximised.



08. SITE SERVICES

A number of services are found both overhead and underground in Sue Savage and Reynolds Parks. These include:

ELECTRICAL

- > Two large transmission easements run through the park in an east-west corridor. Both easements are 30.48m wide and go through the same land parcels (Lot 89 DP237372, Lot 4 DP589814, Lot 13 DP 246608 and Lot 155 DP 259861)
- > Easement G133494, also known as U822997, in the south (closest to Chanel St) is currently in use, with three large pylons within the site area
- > Easement J846103, in the north (closest to Toongabbie Creek) currently has no visible transmission structures built.
- > A smaller easement for underground mains is located in the eastern end of Reynolds Park, linking Chanel St to an overhead power line running west through the park. This easement is 3.06m wide.

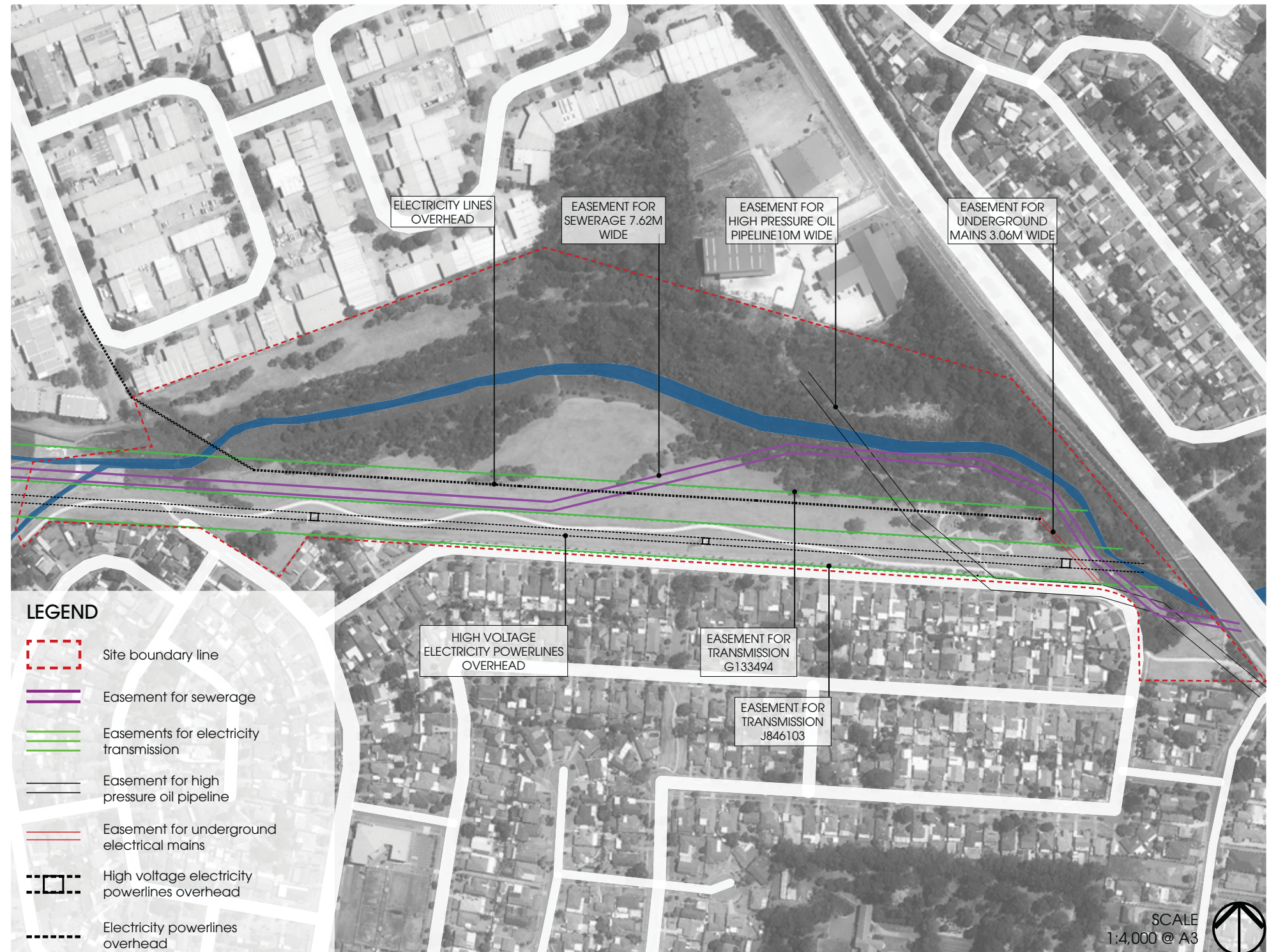
SEWER

- > A sewerage easement runs through the park, following Toongabbie Creek in the eastern portion of the site. This easement is 7.62m wide.

OIL

- > An 10m wide easement for a high pressure oil pipeline runs south-east from the industrial site in the north towards Chanel street and Old Windsor Road. The easement passes close to the existing playground and appears to pass under one of the existing picnic shelters.

The current master plan has been submitted for review to Endeavour Energy and received 'in principle' agreement in January 2017 to those parts of the proposal affecting Lot 89 DP237372 , Lot 13 DP246608 and Lot 155 DP259861. No work is to commence within any electrical easement until 'Formal Approval' is granted by Endeavour Energy.



09. MAINTENANCE

The existing maintenance schedule for Sue Savage and Reynolds Parks runs on approximately a 4-week cycle, with additional fortnightly maintenance around the shared path / cycleway.

From meetings with council staff and observations on site, we have identified the following maintenance issues to be considered during preparation of the master plan.

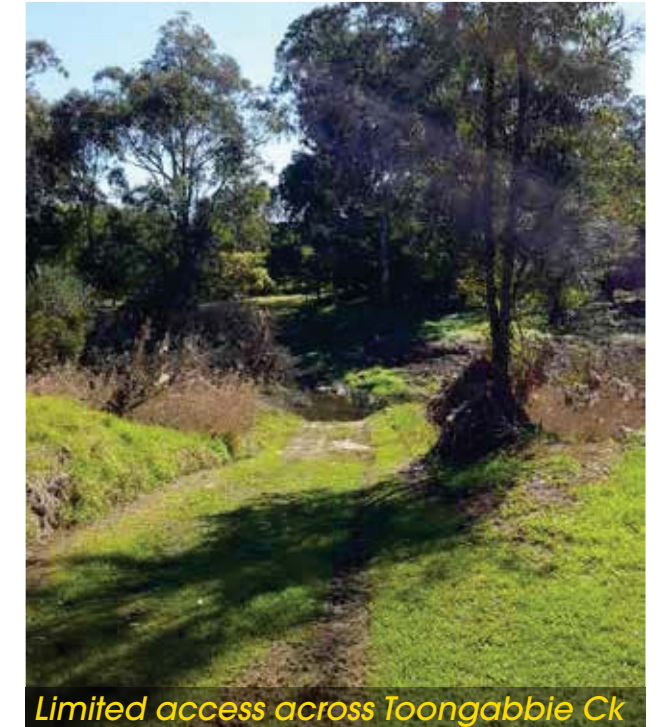
- > Open grass area to the northern side of Toongabbie Creek (adjacent industrial area) can only be accessed across the spillway which poses a major constraint for the maintenance team. The flooding of the creek is frequent and often occurs with little warning, creating a safety issue and unpredictability for scheduling.
- > The frequent flooding of Toongabbie Creek creates further maintenance issues, encouraging the spread of weed species and distribution of rubbish throughout the riparian area
- > Flood volume and velocity creates potential erosion problems throughout the park. Currently, the banks appear to be well-stabilised but periodic issues can occur which may trigger stabilisation requirements.
- > Avenue of trees along Chanel St are located within electricity transmission easement and are subject to pruning to limit size of trees. This could influence overall health and longevity of the trees, increasing maintenance demand.



Rubbish in Toongabbie Creek



Creekline subject to weed infestations



Limited access across Toongabbie Ck



Creek banks subject to erosion



Trees within easement require pruning



Flood hazard to much of the parks

10. ECOLOGY

Sue Savage and Reynolds Parks contain important habitat areas which contribute to the greening of Toongabbie as well as the larger Parramatta Green grid network. The existing vegetation communities are classified as Cumberland Plain Woodland and Sydney Turpentine Ironbark Forest. These communities are identified and protected within the Biodiversity Conservation Act 2016 (replacing the Threatened Species Conservation Act 1995) and must be managed accordingly.

CUMBERLAND PLAIN WOODLAND

- > Critically endangered ecological community
- > The Cumberland Plain Woodland sites are characteristically of woodland structure, but may include both more open and more dense areas, and the canopy is dominated by species including one or more of the following: *Eucalyptus moluccana*, *Eucalyptus tereticornis*, *Eucalyptus crebra*, *Eucalyptus eugenioides* and *Eucalyptus maculata*¹
- > The understorey is generally grassy to herbaceous with patches of shrubs, or if disturbed, contains components of indigenous native species sufficient to re-establish the characteristic native understorey¹
- > The Cumberland Plain Woodland includes regrowth which is likely to achieve a near natural structure or is a seral stage towards that structure¹

SYDNEY TURPENTINE-IRONBARK FOREST (STIF)

- > Endangered ecological community
- > The structure of the community was originally forest, but may now exist as woodland or as remnant trees²
- > Characteristic tree species include: *Syncarpia glomulifera*, *Eucalyptus globoidea*, *Eucalyptus resinifera*, *Eucalyptus paniculata*, *Angophora costata*, and *Angophora floribunda*²

¹ Cumberland Plain Woodland - endangered ecological community listing, NSW Scientific Committee - final determination

² Sydney Turpentine-Ironbark Forest - endangered ecological community listing, NSW Scientific Committee - final determination

CUMBERLAND PLAIN WOODLAND



Eucalyptus moluccana
(Grey Box)



Eucalyptus tereticornis
(Forest Red Gum)



Eucalyptus crebra (Narrow-leaved Ironbarks)



Eucalyptus maculata
(Spotted Gum)

SYDNEY TURPENTINE-IRONBARK FOREST



Syncarpia glomulifera
(Turpentine)



Eucalyptus globoidea
(White Stringybark)



Eucalyptus resinifera
(Red Mahogany)



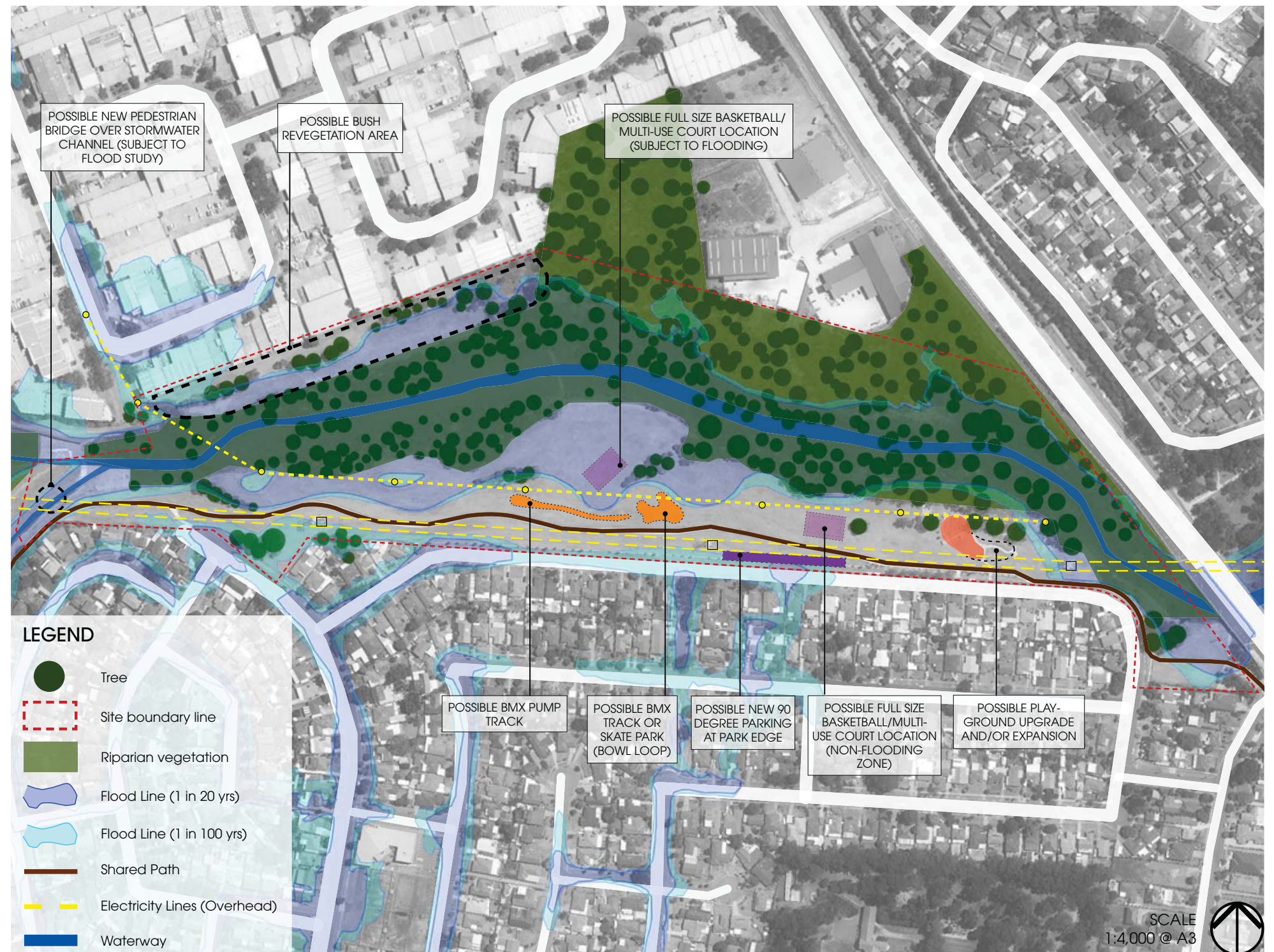
Eucalyptus paniculata
(Grey Ironbark)

11. PARK DESIGN OPPORTUNITIES

A number of design opportunities were identified prior to community consultation in order to stimulate discussion and provide an opportunity for the local community to provide feedback and help shape design outcomes. The feedback provided has helped to shape the evolution of design ideas and development of the master plan.

These opportunities identified are shown at right, with key points listed below:

- > Option for playground upgrade and/or expansion.
- > Opportunities for new 90-degree parking at park edge along Chanel St
- > Possible public toilet and/or other amenity facilities in the parks
- > New youth facilities, investigating BMX pump track and skate park options
- > Possible new sports and fitness facilities such as full size basketball court, multi-use court, and/or fitness equipment
- > Option for new pedestrian bridge over stormwater channel to link to McCoy Park basin off-leash dog area
- > New picnic settings and/or shelters
- > Bush revegetation to the northern bank of Toongabbie Creek, adjacent to industrial estate



12. DESIGN OPPORTUNITIES ILLUSTRATED

To aid community consultation, the design opportunities were illustrated with supporting imagery to describe possible design outcomes.

The images for the BMX and/or skate facilities were particularly important in describing possible facilities and their methods of use to the community. General concerns were raised regarding motorcross / dirt bikes currently using the park and whether any new skate / BMX facilities would be likely to encourage further use.



Bridge crossing



Full size basketball or multi-use court



90° off-street car parking



BMX track



Skate park (also suitable for BMX)



Playground upgrade / expansion

13. COMMUNITY CONSULTATION

OPEN DAY

A community consultation session was undertaken on site on Thursday 6th October 2016, with several council staff and GroupGSA staff in attendance. Many local residents attended, chatting with the project team, completing user surveys and adding stickers to the consultation boards to support their preferred activities.

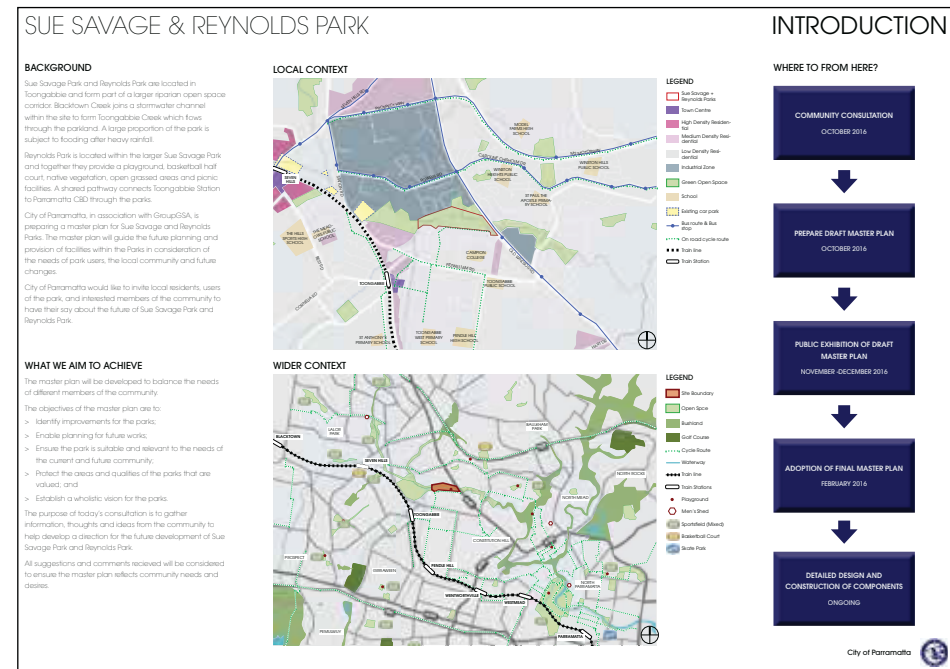
Respondents to the visitor survey answered many questions about their use of the existing park as well as identifying what they would like to see included in the master plan for the parks. A total of 48 visitor surveys were completed during the open day.

ONLINE SURVEY

An online survey was established to replicate the hard-copy visitor survey handed out at the open day and to reach a wider audience. Introductory emails were sent to various local community groups inviting them to participate and to share the survey with their community contacts.

City of Parramatta also shared the survey links with local schools, encouraging students to respond and help shape the youth-focussed aspects of the park.

Large numbers of people completed the survey online, with a total of 101 responses.



Printed boards for Community Consultation session on 6th October 2016

COMMUNITY CONSULTATION OUTCOMES

The most popular current activities carried out in the park are walking, visiting the playground, cycling and relaxation. Current park use is spread evenly throughout the day, with 37% of park users spending 1hr to 2hrs in the park, highlighting the opportunity to provide facilities to encourage longer stays.

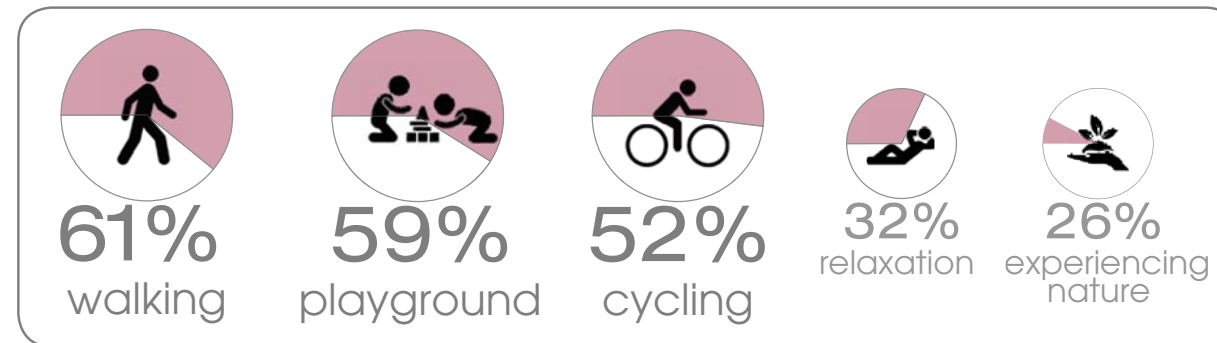
The overall trend for the community consultation outcomes were requests for improvements to the existing playground precinct and for a new youth facility. The most desired activities for the park master plan were skate/BMX facilities, public toilets, picnic/BBQ, additional shade and expanded playground.

When asked to list suggested improvements to existing facilities, the most popular responses were: improved walkways, toilets, improved BBQs, bench seats, drinking water stations, new, larger shelters and fitness stations.

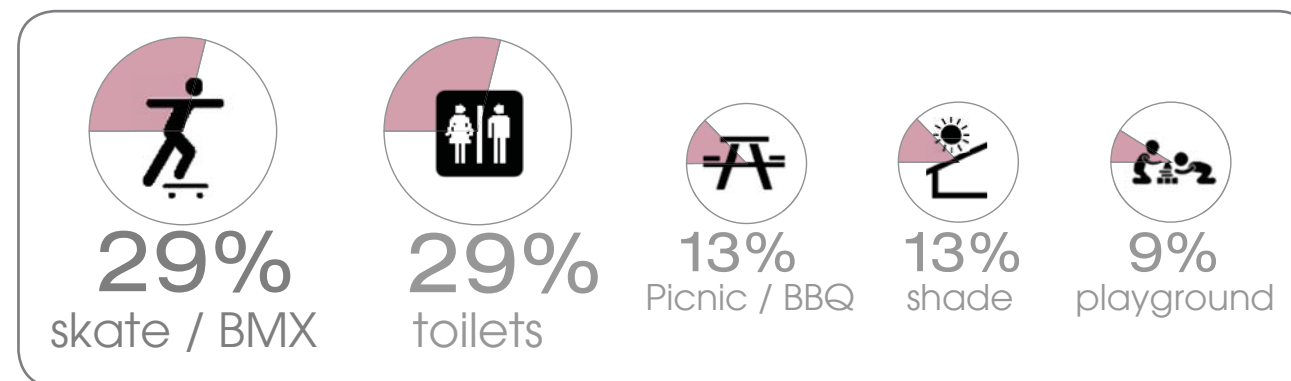
Overall, the community consultation process highlighted the importance of the park to the local community and suggested that along with general upgrades to the youth and recreational facilities, improvement works should be focused on the provision of amenity facilities and circulation network.

Refer to Appendix A for detailed consultation outcomes.

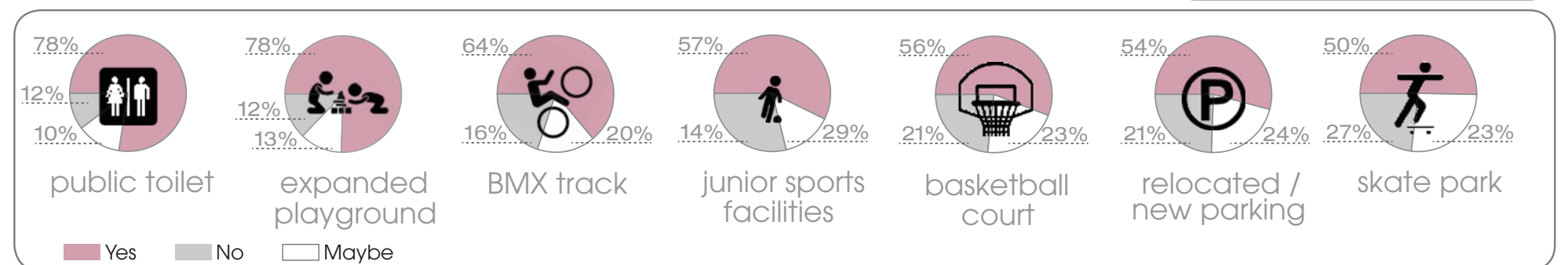
Q: Which of the following activities do you do in the park?



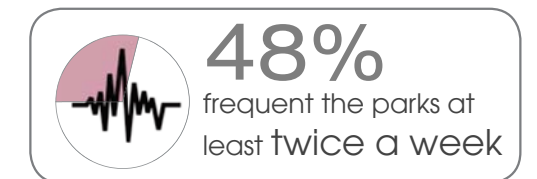
Q: What activities or facilities do you think should be provided in the park?



Q: Would you support the following activities / facilities?



Park usage data from surveys



Q: What would you like in the park? (sticker board)



14. MASTER PLAN

The master plan seeks to create a design that reflects community needs and desires whilst creating a safe and durable park environment.

The popular playground has been retained as existing and will be supported with the addition of a new games court. A new youth precinct has been proposed to provide additional recreation opportunities for older children and to allow for mixed-age families to use the park together. A public toilet has been proposed to facilitate extended stays within the park.

The existing established ecological communities are to be protected and expanded, with a large bush revegetation area proposed to the north of Toongabbie Creek. A new bush walking trail will be established within this area, with large-format stepping stones allowing access across Toongabbie Creek during low flows.

- (A) NEW PEDESTRIAN ACCESS**
Move existing fence line and provide safety balustrade to allow pedestrian access over existing stormwater from northern section of Sue Savage Reserve (north of Toongabbie Creek)
- (B) REVEGETATION AND BUSH TRAIL**
Existing open grass area to be revegetated to extend existing Cumberland Plain Forest and Sydney Turpentine Ironbark Forest communities with informal bush walking trail linking Tucks Road and east through the northern section of Sue Savage Park
- (C) EXISTING SPILLWAY**
Concrete spillway at interface of concrete channel and Toongabbie Creek retained with no changes. Pedestrian access discouraged due to danger of extreme flooding
- (D) BUSH TRAIL CROSSING**
Proposed large format stepping stones to allow pedestrian crossing of Toongabbie Creek during low flows. No access during flood events

- (E) EXISTING FOREST**
Existing Cumberland Plain Forest and Sydney Turpentine Ironbark Forest and adjacent riparian corridor vegetation to be protected and retained with minimal disturbance other than low-impact bushland regeneration.
- (F) FITNESS AREA**
New fitness zone created to flat area above 1:100 year flood line. Static exercise equipment installed to extend fitness opportunities for local residents and visitors from shared path.
- (G) SKATE / BMX / SCOOTER PARK**
New youth facility will be created to provide physical recreation opportunities for older children within Sue Savage Park. The facility will be designed to cater for skateboards, BMX and scooters to ensure suitability for a wide range of age groups and users. Two viewing areas are provided, including a large shelter for shade. Shade trees are proposed outside the main electricity transmission easement G133494 (U822997).
- (H) MULTI-USE COURT**
Full-sized basketball court (28 x 15m) and non-standard netball court (24.5 x 15.25m) with fixed basketball goal posts. Low retaining wall approx 450mm high retains slope above and allows an informal seating wall across full length of court.
- (I) NEW PARKING BAYS**
14 new 90° off-street parking bays. with five existing trees to be removed. Install new low retaining wall if necessary.
- (J) AMENITIES BUILDING**
Proposed amenities building approximately 6x6m. Provision for 2 accessible cubicles or 1 accessible + 2 ambulant cubicles plus narrow maintenance / store room.
- (K) NEW PLAYGROUND (GAMES COURT)**
Reuse existing hardstand from basketball half-court for creative games. Apply thermoplastic games markings (e.g. Snakes and Ladders, Chess/Chequers and Twister)





15. DETAIL PLAN: PLAY PRECINCT

LEGEND

-  Existing Tree
-  Proposed Tree
-  Existing Grassed Area
-  New Planted Area
-  New Concrete Path



16. AMENITIES BUILDING AND GAMES COURT

A new amenities building is proposed to allow for longer stays and improve the overall offering of the park. During the community consultation phase, an amenities building was one of the most popular items requested, with 78% of survey respondents supporting the idea. Many respondents mentioned that the playground was excellent and they'd like to stay longer but couldn't because of the lack of facilities.

Detailed design is required for the building, however a footprint of 6x6m has been allocated to allow for two accessible cubicles or one accessible cubicle + two ambulant cubicles, with additional space for storage / maintenance to the rear of the building. It is proposed that cubicle doors face the street, increasing opportunities for casual surveillance and limiting the possibility of anti-social behaviours.

The amenities building has been located within an electrical transmission easement J846103 which appears not to currently be in use. 'In principle' agreement has been obtained from Endeavour Energy as part of the master plan in January 2017. Formal approval must be obtained prior to any construction works being carried out. A high pressure oil pipeline easement runs between the playground and proposed location, limiting proximity to the playground area. A connecting pathway links the playground to the new youth precinct past the amenities building.

An existing basketball half-court is proposed to be converted into a games court by removing existing linemarking and applying new games markings. An Aboriginal heritage site has been identified in the vicinity so there are no other works proposed in this area aside from the removal of the existing basketball goal post.



Typical amenities building typology. Image by Landmark Pro



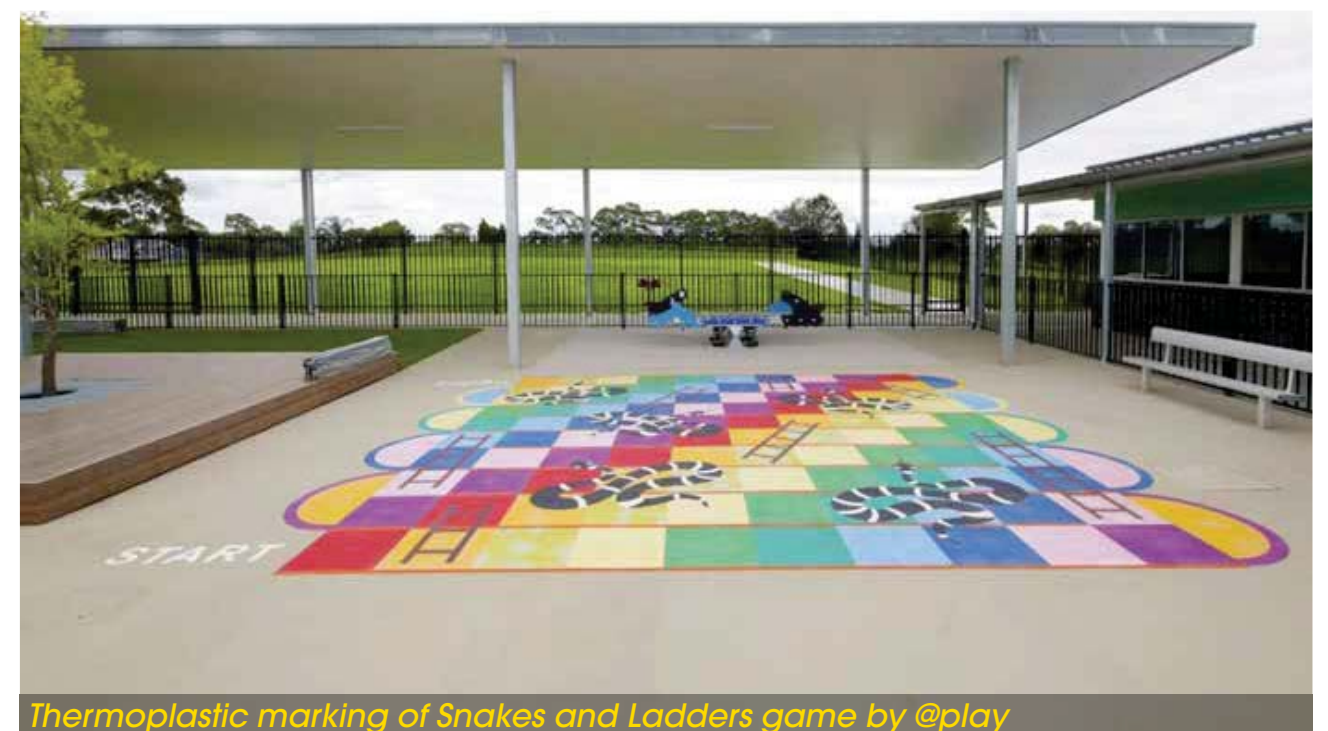
Existing half-court changed to games court (new markings)



Marking by @play



Spiral game marking by @play

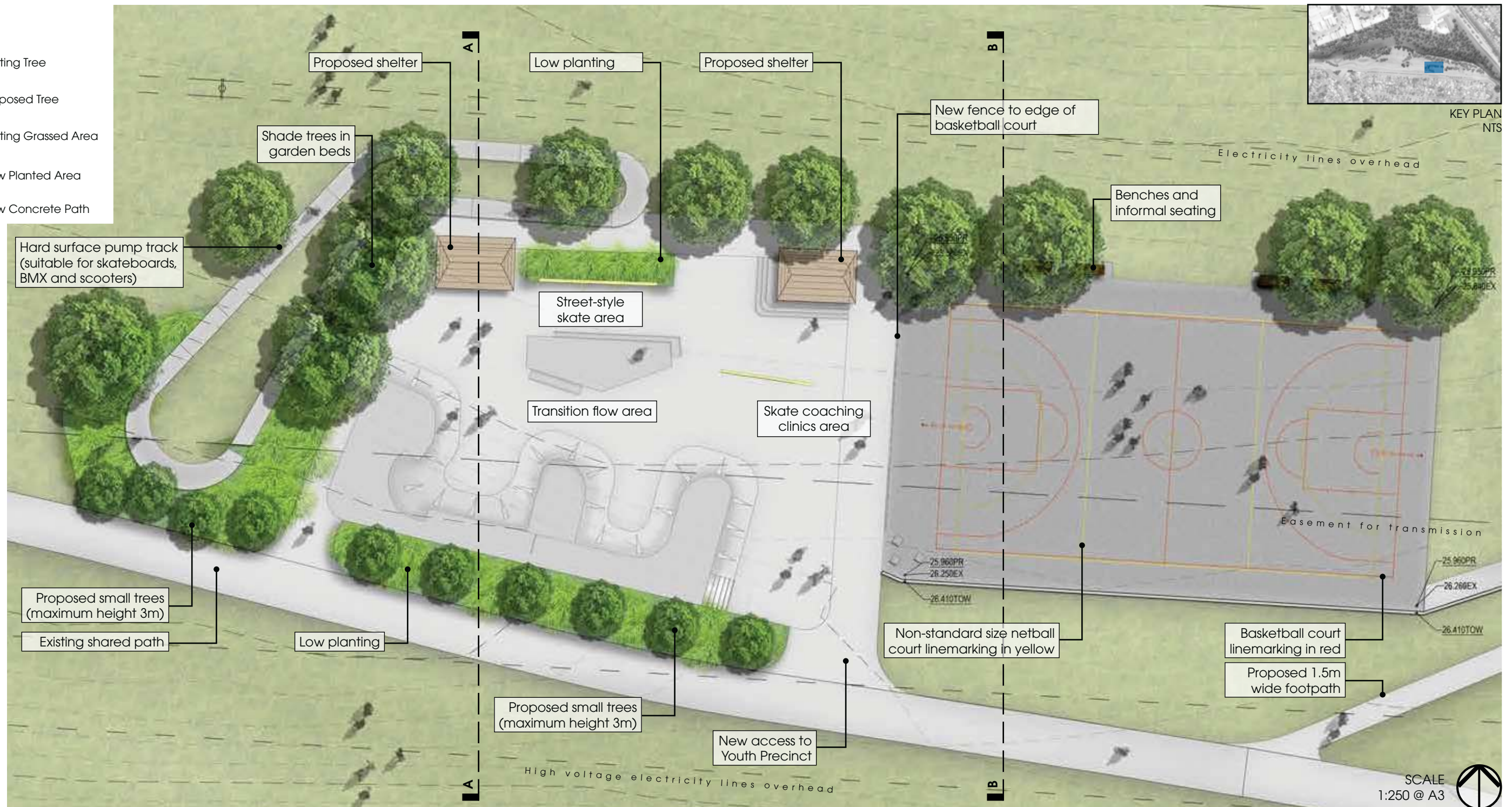


Thermoplastic marking of Snakes and Ladders game by @play

17. DETAIL PLAN: YOUTH PRECINCT

LEGEND

-  Existing Tree
-  Proposed Tree
-  Existing Grassed Area
-  New Planted Area
-  New Concrete Path



SCALE
1:250 @ A3 

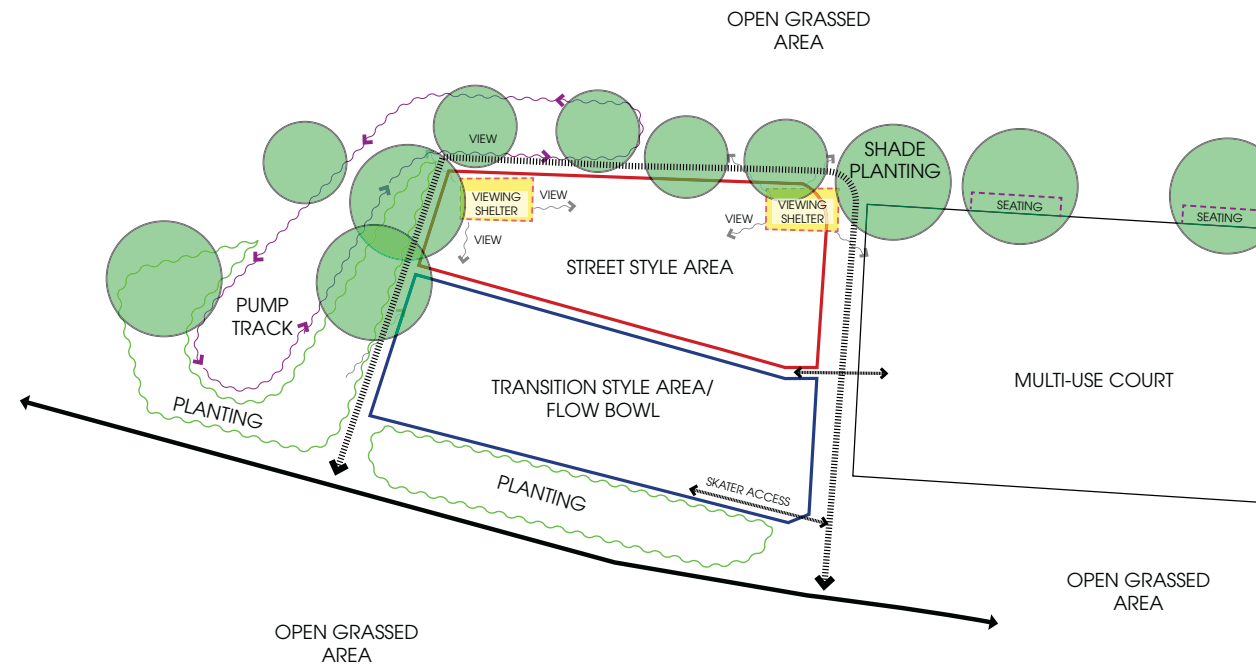
18. SKATE AND BMX

The proposed Youth Precinct is located to the west of the new amenities building and connected by a footpath. It sits on the open grassed area and requires only minor change to the existing landform. It is a freely accessed public facility that caters for the youth in the local community. This precinct comprises a local sized skatepark for skaters, scooters and BMX riders to ride in a safe and inclusive environment. It also includes a multi-use court that optimises both informal and formal recreation experience. The focus of this Youth Precinct is not large scale events but rather spaces that provide young people the opportunities to play and socialise within the local neighbourhood to complement facilities located within the wider region.

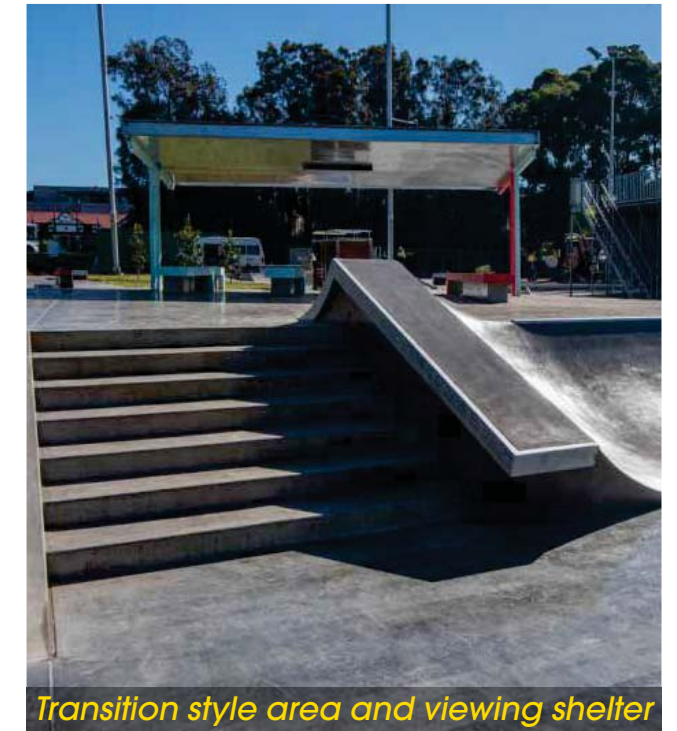
The skatepark, in the eastern end of the Youth Precinct, contains a variety of elements that can be used by all, targeted at beginner to intermediate skill levels. The range of elements cater for differing user styles which include a transitional style open flow bowl and a street plaza style area with rails and ramps. The adjacent BMX pump track loop gives an alternate option and is designed to suit BMX riders at all skill levels while being suitable for skateboards. Two shelters are located to the north of the precinct to provide both gathering and viewing opportunities.

In the east of the precinct, a new multi-use court allows informal basketball/netball use with one full-size basketball court and one non-standard netball court. The flat court space between the skatepark and multi-use court creates opportunities for skate coaching clinics and small events.

An expert review of the Youth Precinct design was carried out by skate park and youth design-focused specialist firm En:Locus in January 2017. The current master plan represents the outcome of this review as well as the original design principles and community feedback from early consultation. Detailed design will be carried out by a specialist firm prior to installation. Crime Prevention Through Environmental Design (CPTED) principles to be adopted in the detailed placement and design of youth facilities.



Youth precinct activity diagram



Transition style area and viewing shelter



Street style area



Hard surface pump track loop suitable for BMX and skateboarding

19. CIRCULATION

EXISTING

The existing circulation network within Sue Savage and Reynolds Parks is to be supplemented and improved with new path connections. The dominant connecting path is the existing 3m wide shared path linking Parramatta CBD with Toongabbie Station which is proposed to extend to Bankstown CBD in the future.

A network of small paths link the playground with the shared path and provide a small learn-to-ride loop for children. An informal bush trail currently runs behind the playground along the edge of the riparian vegetation, emerging onto turf towards the centre of the park. An informal wear path runs along the turf at the edge of the riparian corridor, providing a shaded walk for pedestrians.

PROPOSED

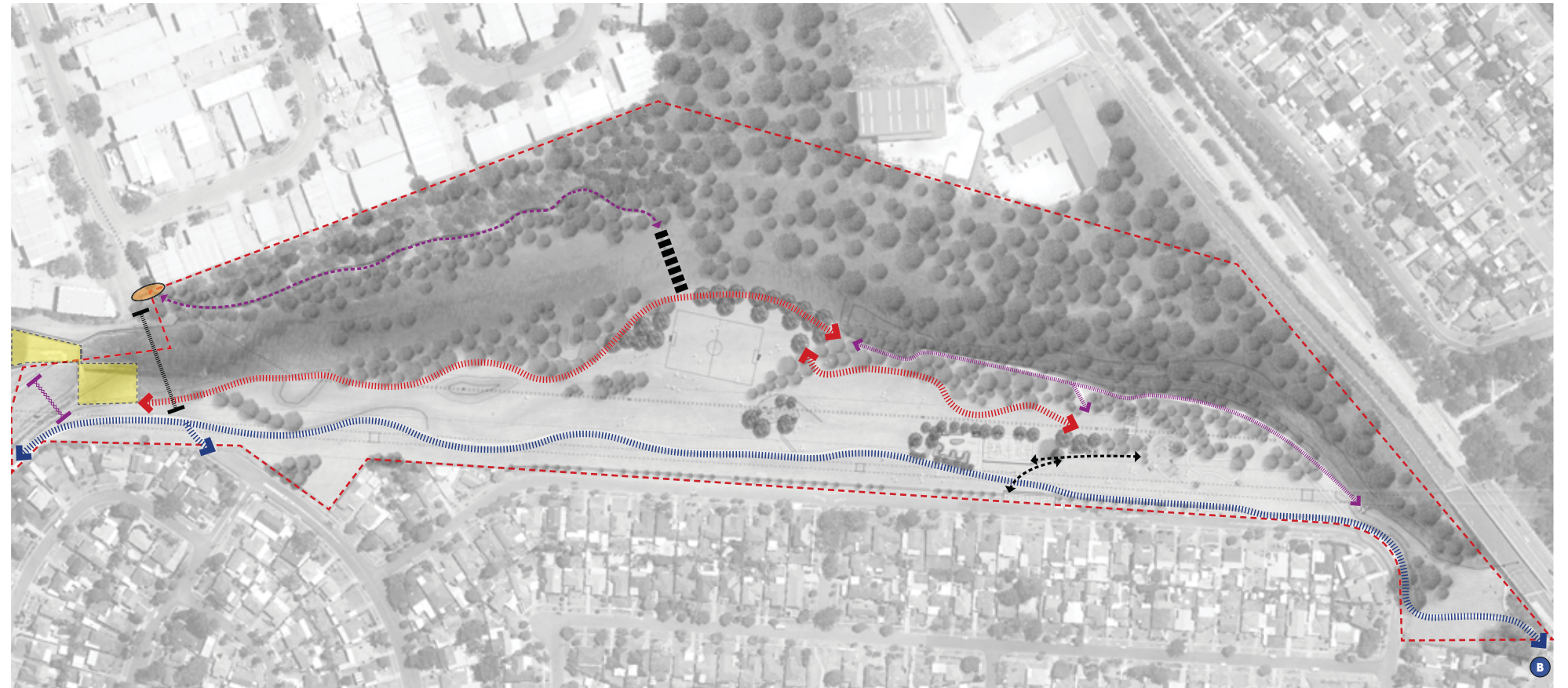
Two locations for bridge crossings were explored as part of the master plan design process although they were not considered to be viable given the engineering constraints.













TUCKS RD ALIGNMENT

The base of any bridge structure is required to be a minimum of 500mm above the 1:100 year flood level. The width of the Toongabbie Creek riparian corridor and flood extents would result in a bridge length of approximately 75m in this location, making the bridge financially unfeasible given the location and relative low demand.

MCCOY PARK BASIN CONNECTION

For the shared path to McCoy Park basin link, the bridge would require to link to the top of the basin structure. At this location, the top of basin level is approximately 3m higher than the existing shared path opposite, resulting in a visually obtrusive structure and potentially creating problems with the overhead high voltage electricity transmission easement.



LEGEND					
	SITE BOUNDARY LINE		EXISTING BUSH TRAIL RETAINED (INFORMAL PATH)		INSTALL TO FENCING TO ALLOW PATH ACCESS TO TUCKS ROAD OVER STORMWATER HEADWALL (ACCESSIBLE DURING FLOOD EVENTS)
	BRIDGE OPTION 1 (NOT VIABLE) MCCOY PARK BASIN TO SHARED PATH		NEW BUSH TRAIL		JOHNSTONS T-WAY BUS INTERCHANGE
	BRIDGE OPTION 2 (NOT VIABLE) TUCKS ROAD ALIGNMENT		NEW CREEK CROSSING (STEPPING STONES) ACCESSIBLE ONLY DURING LOW FLOWS		NEW PATH TO CONNECT EXISTING PLAYGROUND WITH NEW AMENITIES BUILDING, YOUTH PRECINCT AND NEW PARKING BAYS
	EXISTING 3M WIDE SHARED PATH (LINKS TOONGABBIE STATION WITH PARRAMATTA CBD)		EXISTING WEAR PATH ALONG EDGE OF RIPARIAN CORRIDOR RETAINED (INFORMAL PATH)		EXISTING SPILLWAY RETAINED - NO CHANGES PROPOSED TO ACCESS DUE TO FLOOD/DROWNING RISK



20. PATHWAYS

The existing spillway at the junction of the concrete stormwater channel and Toongabbie Creek is often used by local residents to access the McCoy Park basin dog off-leash area. Given the risk for flash flooding and high velocity flows (often with little warning) this is a high risk activity which should not be encouraged. At this stage, a bridge crossing is considered unfeasible but public access to this area should be discouraged to minimise risk.

A new bush trail is proposed to the northern side of Toongabbie Creek, linked to the existing bush trail across a series of large-format stepping stones to allow pedestrian access across Toongabbie Creek during low flows. This path is proposed to connect to Tucks Rd over the existing stormwater outlet to allow safe access to higher ground during flood events (preventing people getting stuck on the northern side of Toongabbie Creek).

The existing bush track behind the playground and informal track along the edge of the riparian corridor are both to be retained as existing. Although the paths are used frequently, the pedestrian volumes are not high and there is minimal damage to the turf in this area. The potential impact of a new hard surface path to change water flows during flood events is high and risks causing additional erosion and damage.

New concrete paths are proposed to link the existing playground, new amenities building, new youth precinct facilities and existing shared path. These paths are all proposed outside the 1:100 year flood level to minimise potential for erosion and damage to works.



Existing spillway used often to cross to McCoy Park basin dog off-leash area



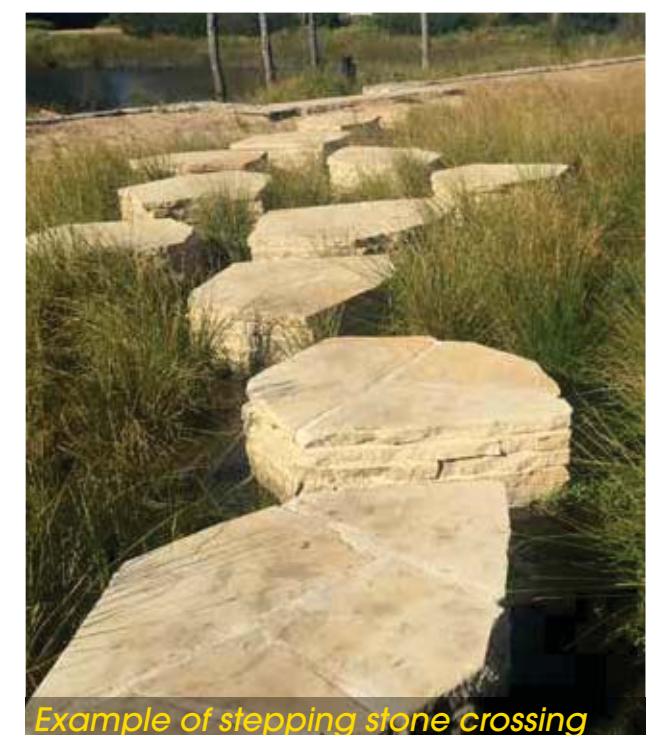
Connecting turf path to McCoy Park



Possible path link to Tucks Road



New informal bush trail north of creek



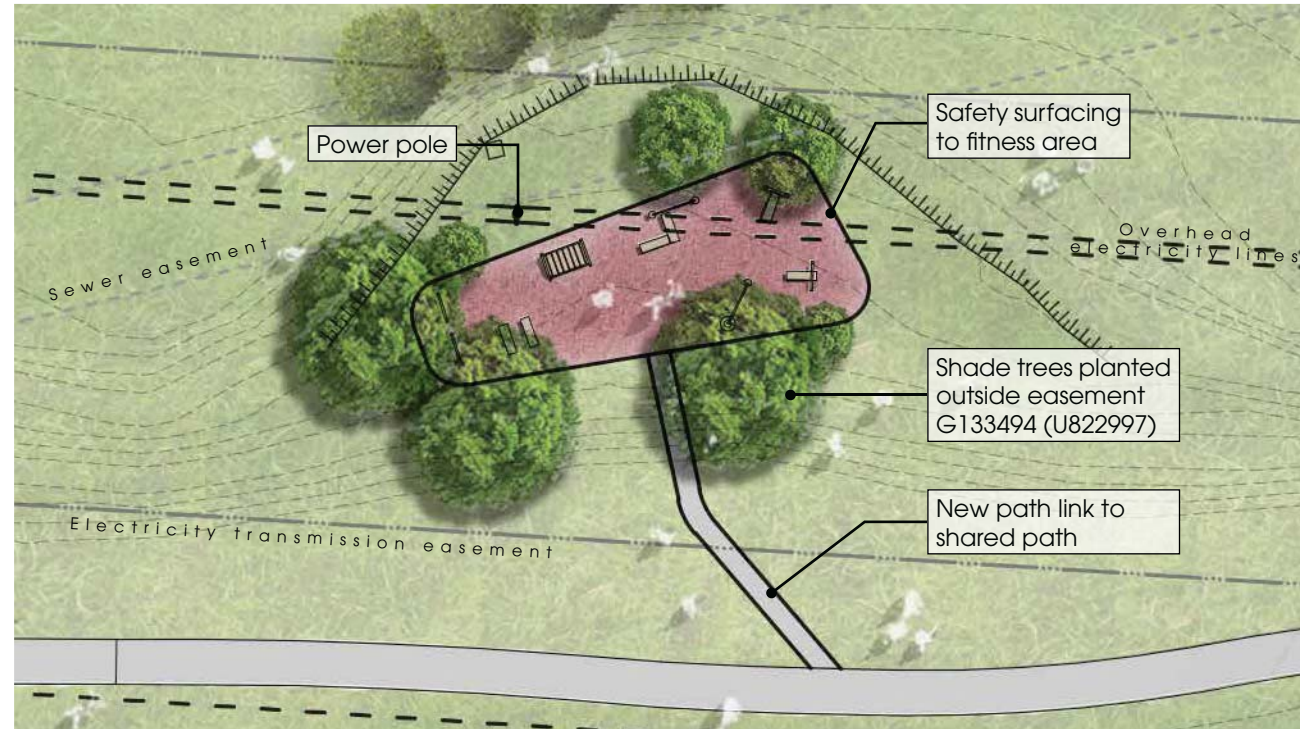
Example of stepping stone crossing

21. ACTIVITY AND EXERCISE AREAS

One of the outcomes of the community consultation info day was an overwhelming request for fitness stations. This was reflected in the sticker board, receiving 17.5% of the total number of stickers distributed. Interestingly, the fitness stations received less enthusiasm from the online survey which may reflect the use patterns of this types of equipment - it is typically used by those who exercise in the area already, primarily local residents.

The master plan includes a single fitness site, located in an existing platform area below the shared path but above the 1:100 year flood zone. Static equipment (rather than moveable pieces) have been chosen to ensure durability and ongoing maintenance viability. Timber is suggested as the preferred material to prevent equipment heating up on hot days and posing a danger to users.

The ground surfacing in the fitness area is proposed to be rubber soffitall to give a firm but cushioned surface under equipment. The rubber surface is highly durable and allows a high level of use with minimal maintenance demands. An alternative option which may be suitable for less popular locations is soffitall mulch but this material does not give as stable a footing so is generally not preferred by users. Mulch will require regular topping up to ensure an adequate depth and may wash away in a high rainfall/flood event.



Static fitness equipment example

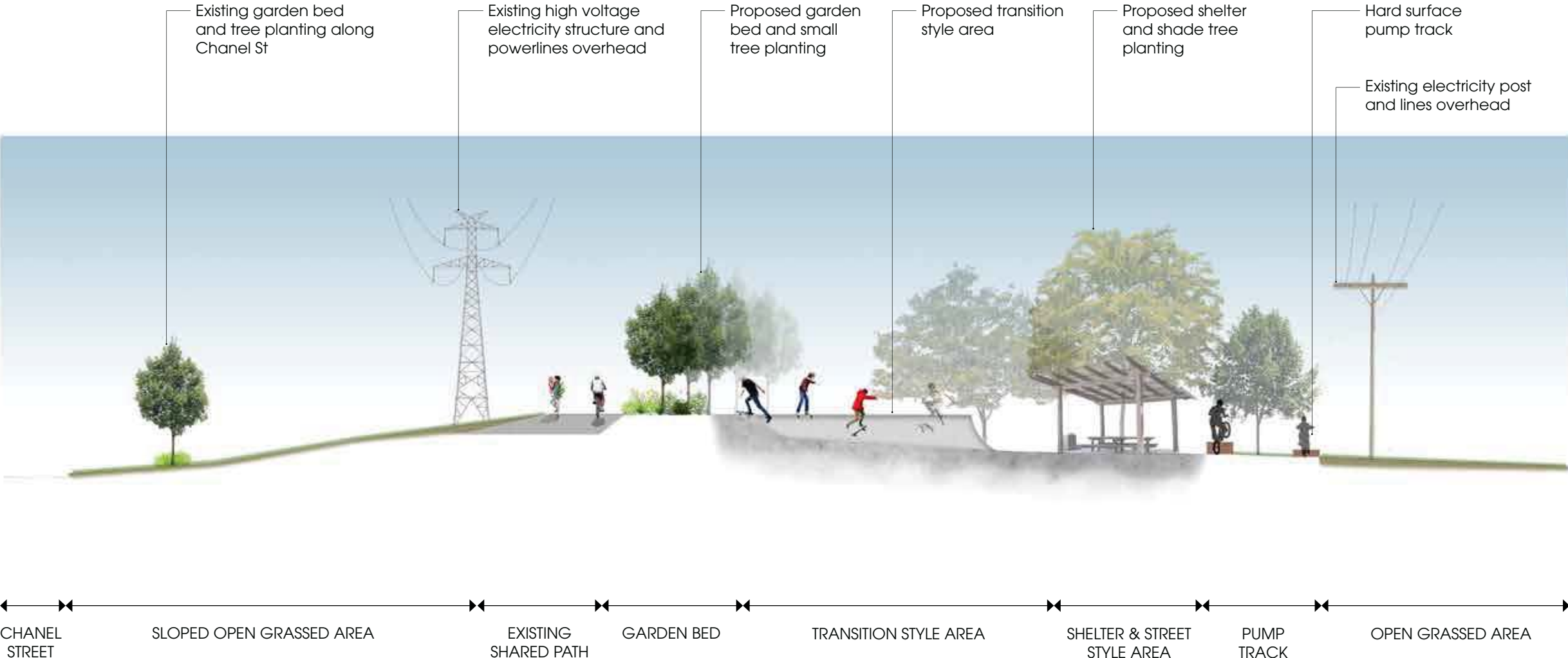


Static fitness equipment (metal) with soffitall mulch



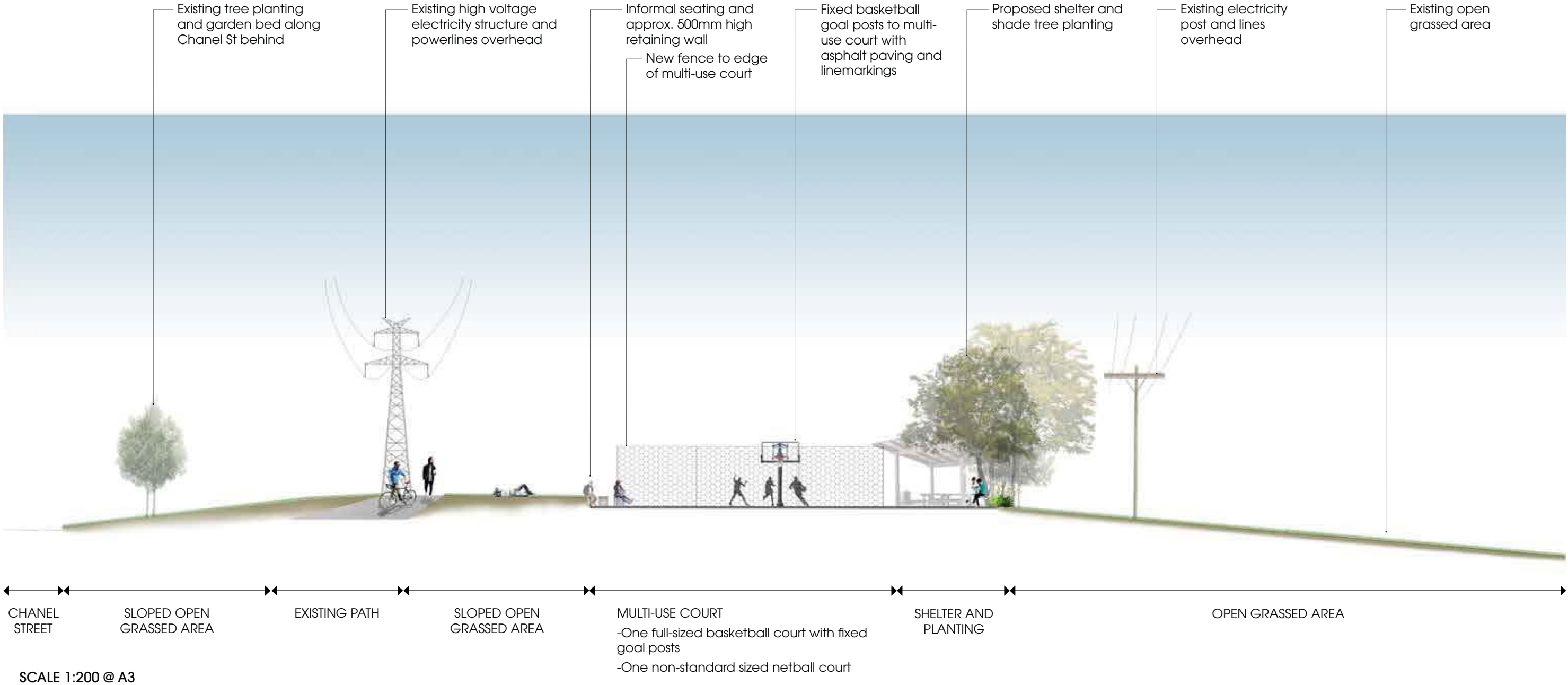
Static fitness equipment (timber) with rubber soffitall

22. SECTION AA: SKATE PARK



SCALE 1:200 @ A3

23. SECTION BB: MULTI-USE COURT



24. STAGING AND IMPLEMENTATION

The master plan is intended to be implemented in stages to suit local population growth and meet local residents' needs.

It is anticipated that the Plan will be implemented over the next 5-10 years. This will be dependant on Council priorities and budget allocations. The following list provides suggested timeframes only.

STAGE 1

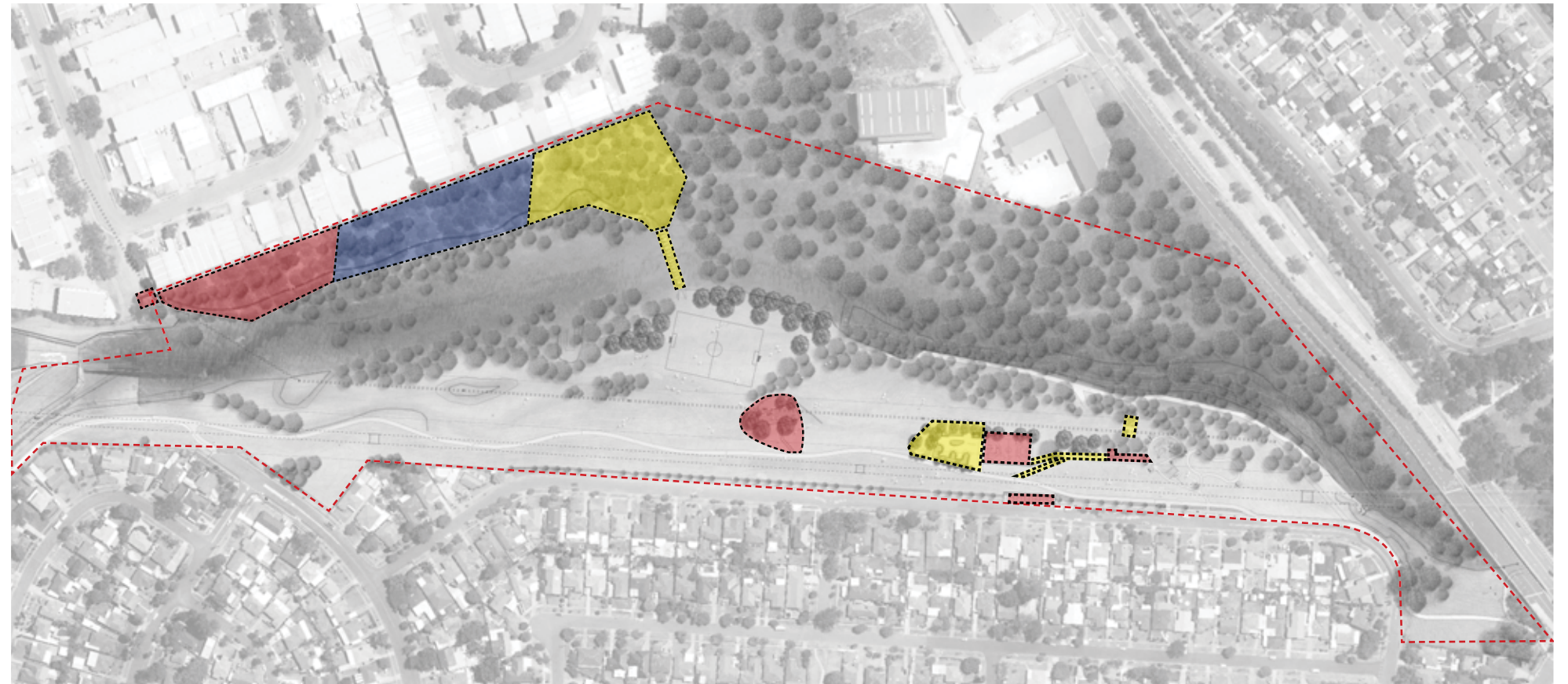
- > Establishment of revegetation and bush trail (while limiting access)
- > Outdoor fitness equipment site
- > New amenities building and paved path to existing playground
- > New off-street parking bays (90 degrees) with two existing trees to be removed
- > Pedestrian access to new off-street parking bays
- > Multi-use court (one full-sized basketball court with fixed basketball goal posts and one non-standard netball court)

STAGE 2

- > Establishment of revegetation and bush trail (while limiting access)
- > Bush trail crossing with large format stepping stones to allow public access once revegetation area is partially established

STAGE 3

- > Establishment of revegetation and bush trail
- > Pedestrian access to the northern section of Sue Savage Park (north of Toongabbie Creek)
- > New playground (games court) and removal of the existing basketball goal post
- > Skatepark precinct and BMX pump track
- > Viewing area (seating and elevated shelter) and general landscaping
- > Paved path between Youth Precinct and the new amenities building



LEGEND

- SITE BOUNDARY LINE
- STAGE 1
- STAGE 2
- STAGE 3



APPENDIX A: OPINION OF PROBABLE COSTS

OPINION OF PROBABLE COSTS

Sue Savage and Reynolds Parks Draft Master Plan

Prepared for City of Parramatta

MAY 2017

GROUP USA

COST BREAKDOWN OF WORKS		SUBTOTAL
STAGE 1		
1.00	Demolition and Site Preparation	\$ 370,587.50
2.00	Circulation paths and Parking	\$ 55,675.00
3.00	Amenities building and Shelter	\$ 770,375.00
4.00	Multi-use court	\$ 136,187.50
5.00	Fitness station	\$ 100,062.50
6.00	Informal soccer field	\$ 16,250.00
7.00	Bush revegetation	\$ 330,000.00
STAGE 1 SUBTOTAL		\$ 1,779,137.50
STAGE 2		
1.00	Demolition and Site Preparation	\$ 378,125.00
2.00	Circulation paths & crossings	\$ 5,000.00
3.00	Bush revegetation	\$ 378,125.00
STAGE 2 SUBTOTAL		\$ 761,250.00
STAGE 3		
1.00	Demolition and Site Preparation	\$ 281,875.00
2.00	Circulation paths & crossings	\$ 26,562.50
3.00	Games court	\$ 4,625.00
4.00	Skate park	\$ 1,033,593.75
5.00	Bush revegetation	\$ 281,875.00
STAGE 3 SUBTOTAL		\$ 1,628,531.25
TOTAL PROJECT COST ESTIMATE		\$ 4,168,918.75

Excludes costs outside construction such as council & authority fees and professional design & consultancy fees

All figures ex. GST

ITEM	STAGE 1	GENERAL NOTES	QTY	UNIT	RATE	LINE TOTAL
1.00	Demolition and Site Preparation					
1.01	Remove existing trees	Remove trees from the new car parking area	2	PER/UNIT	\$ 1,000.00	\$ 2,000.00
1.02	Tree protection fence if necessary	Allow 10m long tree protection fence per tree	60	lm	\$ 18.00	\$ 1,080.00
1.03	Removal of existing timber fence	Remove existing timber fence for new parking bays	18	lm	\$ 15.00	\$ 270.00
1.04	Removal of existing garden beds and planting	Remove existing garden beds and planting for new parking bays	100	m2	\$ 50.00	\$ 5,000.00
1.05	Removal of kerb and gutter	Saw cut road and remove concrete kerb and gutter to off-street parking	18	lm	\$ 50.00	\$ 900.00
1.06	Regrading / trim earthworks	Minor adjustments of levels as required. Allowance for paths, fitness and parking areas	1161	m2	\$ 20.00	\$ 23,220.00
1.07	Clear vegetation from site	Removal of grass and weeds by hand from area for revegetation	4800	m2	\$ 55.00	\$ 264,000.00
					Subtotal	\$ 296,470.00
					25% contingency	\$ 74,117.50
					Revised subtotal	\$ 370,587.50
2.00	Circulation paths and Parking					
2.01	Concrete path	1.5m wide pedestrian access to new amenities building (from playground), fitness station and new off-street parking bays	80	lm	\$ 160.00	\$ 12,800.00
2.02	Asphalt path	1.5m width pedestrian access between existing shared path and multi-use court	8	lm	\$ 75.00	\$ 600.00
2.03	Relocate existing fence (at Tucks Rd adjacent industrial)	Demolish existing chain mesh fence and install new 1800mm high chain mesh fence to create space for a new access path	13	lm	\$ 80.00	\$ 1,040.00
2.04	Safety balustrade (at Tucks Rd adjacent industrial)	Steel/aluminium balustrade 1200mm high (pool fence type) installed to top of existing concrete headwall to create access path adjacent	20	lm	\$ 250.00	\$ 5,000.00
2.05	Informal bush walking trail	1200mm wide mulched surface (forest/chipped mulch type)	150	lm	\$ 25.00	\$ 3,750.00
2.06	Asphalt car parking & road interface	90° off-street parking bays (allow 7). Includes interface with saw cut road surface adjacent	150	m2	\$ 110.00	\$ 16,500.00
2.07	Low retaining wall	Allowance for low concrete retaining wall if necessary	10	lm	\$ 200.00	\$ 2,000.00
2.08	Kerb and gutter	New kerb to off-street parking	40	lm	\$ 65.00	\$ 2,600.00
2.09	Signage	New car parking signage	2	PER/UNIT	\$ 125.00	\$ 250.00
					Subtotal	\$ 44,540.00
					25% contingency	\$ 11,135.00
					Revised subtotal	\$ 55,675.00
3.00	Amenities building and Shelter					
3.01	Amenities building	Small amenities building approx 6mx6m, including public toilets and store room	1	PER/UNIT	\$ 500,000.00	\$ 500,000.00
3.02	Picnic shelter style 1	Small picnic shelter approx 4mx4m	1	PER/UNIT	\$ 35,000.00	\$ 35,000.00
3.03	Picnic shelter style 2	Large picnic shelter approx 8mx4m	1	PER/UNIT	\$ 65,000.00	\$ 65,000.00
3.04	Picnic table setting	Timber and aluminium table and two bench seats	3	PER/UNIT	\$ 2,500.00	\$ 7,500.00
3.05	Seat	Timber and aluminium seats with armrests and back (includes footing) along path	2	PER/UNIT	\$ 2,000.00	\$ 4,000.00
3.06	Tree planting	200L Shade tree planting in picnic area	6	PER/UNIT	\$ 800.00	\$ 4,800.00
					Subtotal	\$ 616,300.00
					25% contingency	\$ 154,075.00
					Revised subtotal	\$ 770,375.00

4.00	Multi-use court						
4.01	Asphalt basketball/netball court	Allowance for non-standard netball court and full-sized basketball court	650	m2	\$	75.00	\$ 48,750.00
4.02	Linemarking to basketball/netball	Dual line-marking basketball and netball	300	lm	\$	5.00	\$ 1,500.00
4.03	Basketball goal posts	Fixed standard goal posts	2	PER/UNIT	\$	2,000.00	\$ 5,500.00
4.04	Sports fencing	Approx 3m high galvanised steel and rubber coated chain mesh fence between multi-use court and skate park	15	lm	\$	300.00	\$ 6,000.00
4.05	Low retaining wall/informal seating wall	Approx. 450mm high in-situ concrete walls, class 2 finish across full length of court	40	lm	\$	600.00	\$ 25,500.00
4.06	Informal seating	Approx. 500x500x500mm concrete seating cubes	6	PER/UNIT	\$	1,000.00	\$ 7,500.00
4.07	Bench seat	Timber and aluminium seats with armrests and back (includes footing)	4	PER/UNIT	\$	2,000.00	\$ 9,500.00
4.08	Tree planting	200L Shade tree planting in garden beds	4	PER/UNIT	\$	800.00	\$ 4,700.00
						Subtotal	\$ 108,950.00
						25% contingency	\$ 27,237.50
						Revised subtotal	\$ 136,187.50
5.00	Fitness station						
5.01	Fitness equipment	Static exercise equipment	8	PER/UNIT	\$	2,000.00	\$ 16,000.00
5.02	Wetpour Rubber	Supplied by Synthetic Grass & Rubber - Chameleon Cover	280	m2	\$	210.00	\$ 58,800.00
5.03	Tree planting	200L Shade tree planting in garden beds	7	PER/UNIT	\$	750.00	\$ 5,250.00
						Subtotal	\$ 80,050.00
						25% contingency	\$ 20,012.50
						Revised subtotal	\$ 100,062.50
6.00	Informal soccer field						
6.01	Field markings	Informal soccer field marking	300	lm	\$	20.00	\$ 6,000.00
6.02	Goals	Informal feature goal posts (sculptural to prevent use by formal sporting clubs)	2	PER/UNIT	\$	2,000.00	\$ 4,000.00
6.03	Tree planting	45L native tree planting around soccer field and riparian area	20	PER/UNIT	\$	150.00	\$ 3,000.00
						Subtotal	\$ 13,000.00
						25% contingency	\$ 3,250.00
						Revised subtotal	\$ 16,250.00
7.00	Bush revegetation						
7.01	Additional weeding	Allowance for additional weed removal	4800	m2	\$	5.00	\$ 24,000.00
7.02	Planting	Local provenance plant stock. Allowance for 10 tubestock plants per m2, includes suitable compost and mulching	4800	m2	\$	50.00	\$ 240,000.00
						Subtotal	\$ 264,000.00
						25% contingency	\$ 66,000.00
						Revised subtotal	\$ 330,000.00
						STAGE 1 TOTAL	\$ 1,779,137.50

ITEM	STAGE 2	GENERAL NOTES	QTY	UNIT	RATE	LINE TOTAL
1.00	Demolition and Site Preparation					
1.01	Clear vegetation from site	Removal of grass and weeds by hand from area for revegetation	5500	m2	\$ 55.00	\$ 302,500.00
					Subtotal	\$ 302,500.00
					25% contingency	\$ 75,625.00
					Revised subtotal	\$ 378,125.00
2.00	Circulation paths & crossings					
2.01	Informal bush walking trail	1200mm wide mulched surface (forest/chipped mulch type)	160	lm	\$ 25.00	\$ 4,000.00
					Subtotal	\$ 4,000.00
					25% contingency	\$ 1,000.00
					Revised subtotal	\$ 5,000.00
3.00	Bush revegetation					
3.01	Additional weeding	Allowance for additional weed removal	5500	m2	\$ 5.00	\$ 27,500.00
3.02	Planting	Local provenance plant stock. Allowance for 10 tubestock plants per m2, includes suitable compost and mulching	5500	m2	\$ 50.00	\$ 275,000.00
					Subtotal	\$ 302,500.00
					25% contingency	\$ 75,625.00
					Revised subtotal	\$ 378,125.00
STAGE 2 TOTAL						\$ 761,250.00

ITEM	STAGE 3	GENERAL NOTES	QTY	UNIT	RATE	LINE TOTAL
1.00 Demolition and Site Preparation						
1.01	Clear vegetation from site	Removal of grass and weeds by hand from area for revegetation	4100	m2	\$ 55.00	\$ 225,500.00
					Subtotal	\$ 225,500.00
					25% contingency	\$ 56,375.00
					Revised subtotal	\$ 281,875.00
2.00 Circulation paths & crossings						
2.01	Pedestrian crossing over Toongabbie Creek	Large format stepping stones to allow pedestrian crossing	60	m2	\$ 300.00	\$ 18,000.00
2.02	Informal bush walking trail	1200mm wide mulched surface (forest/chipped mulch type)	130	lm	\$ 25.00	\$ 3,250.00
					Subtotal	\$ 21,250.00
					25% contingency	\$ 5,312.50
					Revised subtotal	\$ 26,562.50
3.00 Games court						
3.01	Remove existing basketball goal post	Removal of existing basketball goal post	1	PER/UNIT	\$ 300.00	\$ 300.00
3.02	Game markings	Apply thermoplastic games markings (e.g. snakes and ladders, chess/chequers and twister)	40	m2	\$ 85.00	\$ 3,400.00
					Subtotal	\$ 3,700.00
					25% contingency	\$ 925.00
					Revised subtotal	\$ 4,625.00
4.00 Skate park						
4.01	Regrading / earthworks	Adjustments of levels as required. Earthworks as required to prepare for skate park and pump track installation	770	m2	\$ 50.00	\$ 38,500.00
4.02	Viewing shelter	Approx 3mx5m	2	PER/UNIT	\$ 10,000.00	\$ 20,000.00
4.03	Picnic table setting	Timber & aluminium table and two bench seats	2	PER/UNIT	\$ 6,000.00	\$ 12,000.00
4.04	Bins	Parramatta council standard recycle bins and waste bin unit	1	PER/UNIT	\$ 2,500.00	\$ 2,500.00
4.05	Bench seat	Timber and aluminium seats with armrests and back (includes footing)	4	PER/UNIT	\$ 2,000.00	\$ 8,000.00
4.06	Skate park and Pump track	Allowance for concrete surfacing and variety of skate equipment, includes rails and ramps etc.	870	m2	\$ 750.00	\$ 652,500.00
4.07	Garden beds and planting	Includes compost, mass planting and mulching. Allowance for 4 x 200mm pots and 4 x 150mm pots per sq.m	245	m2	\$ 300.00	\$ 73,500.00
4.08	Irrigation to garden beds	Drip irrigation system	245	m2	\$ 35.00	\$ 8,575.00
4.09	Tree planting	200L Shade tree planting in turf	13	PER/UNIT	\$ 800.00	\$ 10,400.00
4.10	Small tree planting	25L Small trees/ large shrub planting in garden beds	15	PER/UNIT	\$ 60.00	\$ 900.00
					Subtotal	\$ 826,875.00
					25% contingency	\$ 206,718.75
					Revised subtotal	\$ 1,033,593.75
5.00 Bush revegetation						
5.01	Additional weeding	Allowance for additional weed removal	4100	m2	\$ 5.00	\$ 20,500.00
5.02	Planting	Local provenance plant stock. Allowance for 10 tubestock plants per m2, includes suitable compost and mulching	4100	m2	\$ 50.00	\$ 205,000.00
					Subtotal	\$ 225,500.00
					25% contingency	\$ 56,375.00
					Revised subtotal	\$ 281,875.00
STAGE 3 TOTAL						\$ 1,628,531.25

**APPENDIX B:
CONSULTATION
OUTCOMES**

PARK VISITORS SURVEY

During the community consultation phase, a visitor survey was distributed to locals to gain an understanding of their views towards the parks.

The park visitors survey results have been compiled from surveys collected during the open day at Reynolds Park. A total of 48 responses were collected.

Q1: DO YOU OR YOUR FAMILY USE SUE SAVAGE AND/OR REYNOLDS PARK? IF NOT, WHY DON'T YOU USE THE PARK?

The majority of respondents and their families use the park (94%). Of the 6% who don't use the park, reasons included:

- > "it's across the road and it's not what we want"
- > "no children"
- > "if I don't have grandkids with me"

Q2: HOW LONG DO YOU USUALLY STAY IN THE PARK?

A majority of respondents (37%) use the park from 1 hour to 2 hours, with a further 31% using the park from 30mins to 1 hour.

Duration of stay	Respondents (no.)	Respondents (%)
Less than 30 mins	3	6%
30 mins to 1 hour	15	31%
1-2 hours	18	37%
2-3 hours	7	14%
3+ hours	4	8%
Not applicable	0	0%
No boxes ticked	2	4%

Q3: HOW OFTEN DO YOU USE THE PARK?

A majority of respondents (29%) used the park daily, with a significant number (25%) using the park 2 to 4 times per week.

Frequency	Respondents (no.)	Respondents (%)
Daily	14	29%
2-4 times per week	12	25%
Weekly	7	14.25%
Monthly	6	12.5%
Less often than monthly	3	6.25%
Skipped	6	12.5%

Q4: WHO DO YOU USUALLY COME TO THE PARK WITH?

Most of the respondents come to the park with their children (77%) and friends (43.8%), with many also coming with grandchildren (25%). A large portion of respondents provided more than one response to this question.

Who?	Respondents (no.)	Respondents (%)
Alone	11	23%
Friends	21	43.8%
Dog	8	16.7%
Children	37	77%
Grandchildren	12	25%
Other *	4	8%
No boxes ticked	2	4%

*Other specified:

- > Wife
- > Husband
- > Daughter/son-in-law
- > Family

Q5: WHEN DO YOU MAINLY VISIT THE PARK?

Respondents tended to interpret this question in one of two ways, with most answering in more than one category. The most commonly mentioned visiting times were as follows.

Visitation	Respondents (no.)	Respondents (%)
TIME OF DAY		
Early morning	14	12.7%
Late morning	11	10%
Afternoon/Evening	38	34.5%
DAYS OF WEEK		
Weekends	28	25.4%
Weekday	19	17.3%

Q6: WHICH OF THE FOLLOWING ACTIVITIES DO YOU DO IN THE PARK?

Respondents commonly listed more than one activity.

Activity	Respondents (no.)	Respondents (%)
Cycling	82	37.2%
Playground	26	11.8%
Basketball	7	3.2%
Other informal sports	11	5%
Walking	35	15.9%
Dog walking	12	5.4%
Relaxation	24	10.9%
Experiencing nature	18	8.2%
Other (please specify)	5	2.2%

*Other activities mentioned:

- > "eating. we bring snacks and drink which makes little ones think it's a picnic"
- > "listen to the bellbirds. Rare in Sydney"
- > exercise
- > jogging
- > "exploring the park, wild lives, birds and snakes"

Q7: WHAT ACTIVITIES OR FACILITIES DO YOU THINK SHOULD BE PROVIDED IN THE PARK?

Many respondents expressed a desire for an upgrade of the playgrounds, a public toilet, multi-used courts, a fitness station for all ages as well as improved picnic areas.

PLAY

- > expand the play area
- > shade cloth for play equipment
- > nature play experience

ACCESS AND CIRCULATION

- > concrete steps pathway to concrete pad
- > more car park space
- > bike track/walking track
- > bush/bird walks
- > a bridge across the creek so we can walk further to Seven Hills

NATURAL AREAS

- > bush area rejuvenated

NEW FACILITIES / IMPROVED AMENITY

- > Public toilets/lockup toilets
- > outdoor gym/for all ages
- > fitness stations along walkway/cycleway
- > more shaded picnic benches
- > landscaped gardens
- > more BBQs
- > sheltered table and chairs
- > steps to access large grassed area for football/soccer,kites,dogs
- > lights
- > water feature in summer, like Curtis Oval
- > skate park
- > informal open space
- > basketball courts
- > field
- > BMX for the kids
- > leash free area(accessible and gated) i.e. Westleigh (Hornsby council) next to Ruddock park

Q8: WOULD YOU SUPPORT THE FOLLOWING ACTIVITIES/FACILITIES?

A majority of respondents advocated expanded playground (63.2%) and a public toilet (56.2%). Some respondents disagree with a skate park (29%) or BMX track (23%), and half of respondents did not express their opinions on a new parking (50%) or a new full size basketball court (50%).

	Respondents							
	Yes		No		Maybe		No boxes ticked	
BMX track	19	39.6%	11	23%	11	23%	7	14.6%
Skate park	17	35.4%	14	29%	8	16.6%	8	16.6%
Junior sports facility	24	50%	7	14.6%	9	19%	8	16.6%
Basketball court (full size)	19	39.6%	8	16.6%	9	19%	12	50%
Expanded playground	31	63.2%	3	6.25%	5	10.4%	9	19%
Public toilet	27	56.2%	13	27%	5	10.4%	3	6.25%
Relocated/new parking	22	46%	5	10.4%	9	19%	12	50%

Q9: CAN YOU SUGGEST ANY IMPROVEMENTS THAT SHOULD BE MADE TO THE PARK OR THE FACILITIES PROVIDED?

Many respondents suggested the improvement and addition of toilet, the expansion of the playground, improvement and additions to the walkway network, as well as improved BBQ and picnic facilities (including shade, seating and tables).

PLAY

- > shade sails over play area
- > playground to cater to older kids
- > nature play experience
- > Bindi spray around playground
- > more swings
- > longer bike path for kids
- > climbing equipment for 2 years old
- > more protection gaps in fort (dangerous)
- > integrated play areas (multi-use)

ACCESS AND CIRCULATION

- > formed bushwalking tracks
- > more trees along walkway for summer
- > bridge across creek
- > off street parking
- > walking bridge to seven hills
- > concrete steps for entering / exiting concrete basin

MAINTENANCE / MANAGEMENT

- > bush areas cleaned up
- > lights in the park police the fire crackers

NEW FACILITIES

- > informal open space
- > BBQ
- > fitness stations
- > safe drinking water stations
- > more bench seats
- > longer basketball court
- > more shelter
- > skate park
- > BMX track
- > non-motorised BMX
- > public toilets
- > landscaped gardens
- > greater multi age group activities
- > dog off leash area
- > more picnic huts

Q10: DO YOU HAVE ANY FURTHER COMMENTS ABOUT SUE SAVAGE PARK OR REYNOLDS PARK?

Responses to this question demonstrated that there is a high degree of goodwill towards the park in the community, with people generally seeing it as a valuable open-space asset and a family-friendly environment. Additional comments tended to focus on design and management aspects of the park as well as the provision of additional facilities.

PLAY

- > cut back grass 2 meters away from play equipment
- > please don't remove the existing playground, bike track and circuit surrounding the playground

ACCESS AND CIRCULATION

- > footbridge to tucks
- > needs parking

MAINTENANCE / MANAGEMENT

- > clean up the creek
- > snake warning signs
- > keep the motorbike riders out of the park
- > general upkeep of bush areas
- > boom gates when it floods to stop cars driving through the water and pushing the water in the residence yards
- > don't overcrowd the park

NATURAL AREAS

- > would hate if the natural features are disturbed
- > increase of bushland
- > allow the creek to meander would also add further dimensions
- > do not encourage any noisy activity that will drown out the bell birds

NEW FACILITIES / IMPROVED AMENITY

- > build a community hall for education purpose and indoor sport use for local community, social party
- > more seating, shelter and bins
- > improve gardens
- > bigger picnic and bbq area in Sue Savage
- > consider noise at night re skate park
- > if the park Sue Savage does meet Reynolds Park at the playground can't it be sign posted at both ends

ONLINE SURVEY

Along with park visitors survey, an online survey was prepared for all user groups and general community to gain an understanding of their views towards the parks.

The online survey has been established through SurveyMonkey (an online survey) for data collection and analysis. A total of 107 responses were collected.

Q1: DO YOU OR YOUR FAMILY USE SUE SAVAGE AND/OR REYNOLDS PARK? IF NOT, WHY DON'T YOU USE THE PARK?

The majority of respondents and their families use the park (97.2%). Of the 2.8% who don't use the park.

	Respondents (no.)	Respondents (%)
Yes	104	97.2%
No	3	2.8%

Q2: HOW LONG DO YOU USUALLY STAY IN THE PARK?

A majority of respondents (34.91%) use the park from 1 hour to 2 hours, with a further 33.02% using the park from 30mins to 1 hour.

Duration of stay	Respondents (no.)	Respondents (%)
Less than 30 mins	4	3.77%
30 mins to 1 hour	35	33.02%
1-2 hours	37	34.91%
2-3 hours	16	15.09%
3+ hours	6	5.66%
Not applicable	8	7.55%
No boxes ticked	2	4%

Q3: HOW OFTEN DO YOU USE THE PARK?

A majority of respondents (33%) used the park weekly, with a significant number (21.4%) using the park 2 to 4 times per week.

Frequency	Respondents (no.)	Respondents (%)
Daily	22	21.4%
2-4 times per week	24	23.3%
Weekly	34	33%
Monthly	14	13.6%
Less often than monthly	3	2.9%
Skipped	6	5.8%

Q4: WHO DO YOU USUALLY COME TO THE PARK WITH?

Most of the respondents come to the park with their children (38.5%) and friends (26.2%), with many also coming alone (8.6%) or with other groups (8.6%). A large portion of respondents provided more than one response to this question.

Who?	Respondents (no.)	Respondents (%)
Alone	16	8.6%
Friends	49	26.2%
Dog	21	11.2%
Children	72	38.5%
Grandchildren	5	2.7%
Other *	16	8.6%
No boxes ticked	8	4.3%

*Other specified:

- > Spouse
- > Siblings
- > Skatepark
- > friends
- > Commute/cycle
- > Husband
- > Family
- > Wife

Q5: WHEN DO YOU MAINLY VISIT THE PARK?

Respondents tended to interpret this question in one of two ways, with most answering in more than one category. The most commonly mentioned visiting times were as follows.

Visitation	Respondents (no.)	Respondents (%)
TIME OF DAY		
Early morning	24	10%
Late morning	28	11.7%
Afternoon/Evening	68	28.3%
DAYS OF WEEK		
Weekends	75	31.3%
Weekday	38	15.8%
NOT APPLICABLE	7	2.9%

Q6: WHICH OF THE FOLLOWING ACTIVITIES DO YOU DO IN THE PARK?

Respondents commonly listed more than one activity.

Activity	Respondents (no.)	Respondents (%)
Cycling	58	18%
Playground	66	20.5%
Basketball	22	6.8%
Other informal sports	17	5.3%
Walking	59	18.3%
Dog walking	26	8%
Relaxation	25	7.8%
Experiencing nature	22	6.8%
Not applicable	3	0.9%
Other (please specify)	24	7.5%

*Other activities mentioned include:

- > football
- > Skating x2
- > have lunch
- > Socialising with other park users jogging
- > Running x3
- > BMX thing
- > You need to put in a skatepark!

- > Bmx skate park
- > Soccer. Wildlife walks.
- > pokemon :)
- > Roller skating
- > Pokemon Go
- > eat hot chips with me friends and have a good time
- > bbq
- > Chill and chat
- > meeting people
- > Ride a scooter
- > Football and scooter riding
- > Soccer Scooters

Q7: WHAT ACTIVITIES OR FACILITIES DO YOU THINK SHOULD BE PROVIDED IN THE PARK?

Many respondents expressed a desire for an upgrade of the playgrounds, a public toilet, multi-used courts and a fitness station for all ages. Some feedback include:

PLAY

- > Playground facilities.
- > More facilities for the grandkids
- > Shelter, playground including flying fox. BBQ area. Soccer and basketball
- > Swings, football grounds, children's activities, skate park, barricades to prevent motorcycle entry.
- > Expanded playground would be great catering for varying age groups. i.e. flying fox, large slide, something similar to the park area at Newington would be lovely. - A playground that 'blends in' with the natural surroundings. The new playground at Parramatta park is an example of this. - Public toilet would be handy! - The gumtrees provide shade for picnicing but the playground is very hot and quite empty in summer during the day. Some integrated shade over the play area would be beneficial
- > Water play. More shade. Lighting

NATURAL AREAS

- > Facilities for families/exercising/nature walks
- > The most important things are trees for beauty/nature and shade in summer. Flower beds or pretty plants. Places for children to play including play equipment. A water fall/fountain, not a weird/ugly modern one but something classically lovely. Public toilets

ACCESS AND CIRCULATION

- > Solar lighting for the footpath & cycleway. Maintained nature trail through brush. Enclosure or other deterrent to keep motorbikes/trail bikes off areas where children play.
- > Something for 10yrs of age and above. Please build a bridge connecting the bike track that runs along the canal (parallel to Greenmeadows Crescent) to the other side which leads to the football/ cricket oval. (Off leash dog area). Thanks
- > bridge over the creek

MAINTENANCE AND MANAGEMENT

- > Rainwater tank if any shelter area is built, or a linked rain catching structure, to direct water for future bush-regeneration establishment. PLEASE NOTE in 1997-99 experiments to reduce erosion of the compacted clay soil were made, and the benefits and outcomes of this needs to be documented with Council, in awareness of the surface runoff from hardpaved and track compacted areas.

NEW FACILITIES / IMPROVED AMENITY

- > Skatepark. This park is lacking activities for teenagers
- > A skatepark would be great, specifically a BMX oriented park as there isn't one in Sydney and it'll definitely draw the crowd of every BMXer in Sydney being in such a great central location like Toongabbie
- > A good skatepark (port Macquarie has the best we have seen) or a BMX track would be awesome
- > Skate Park. There's nothing for older kids to do & it would suit the bike track feel of the place

- > A skatepark with the facilities for bmx, skating and scootering
- > Skatepark (definitely), BMX track, BBQ areas, picnic shelters, soccer goals, tennis courts etc.
- > Skate Park, BMX track, toilets, dog park, more BBQs and picnic shelters, bubbler
- > Skatepark for older kids next to the younger kids because lots of parents and kids usually drive to baulkhill skatepark
- > Skate park and better basketball court
- > I believe a skatepark would be the best idea, they're a great place to have fun, be active and social and make friends
- > Pump track. Not bmx (too specific) asphalt mix pump track can be used by all cyclists, not just bmx bikes. Asphalt mix very robust construction in flood prone situation. Also a MTB skills apparatus section could be added
- > More facilities for bike riding, more shaded areas at the playground.
- > A water park and a real bmx track would be fantastic for the park. Also a bbq and toilets would be fantastic as that is a must so we can stay longer.
- > More shelter Dog park, enclosed
- > It needs toilets!! Water park area would be a great addition
- > Toilets! Would be such a great park to have children's parties or catch ups with other parents but unless they are happy to use the bush for toileting it makes it difficult.
- > A TOILET !!! Exercise stations with instruction signs. Some kind of mini or full soccer field. Definitely more seats and tables. Parking. NOT a skate park please
- > toilets!!!! things for older kids. Skateboard/bmx track??
- > Toilets are a must... We would use the park a lot more if there were toilets there. More undercover areas.... More seating/picnic tables. A water play area would be

amazing..... And an upgrade to the bike track. And a skate area that is also able to be used by bikes, like the photo on the face book post.

- > Reynolds park needs toilets. I requested toilets and bbq facilities 2 years ago. The bbqs went in which is great. Still needs toilets. We would stay longer if there were toilets. There will need to be more tables if toilets go in as all tables are taken as it is. Would be good to get an adult exercise area too.
- > Toilets - we usually walk to the park with our three-year-old and if she were to have an emergency we would have a long walk home.

FEEDBACK BY EMAILS

- > It would be great if some toilets were added as there are no public ones nearby. Also a shade cloth would make it more usable over summer. If you wanted to add a skate park or BMX track for older kids that would be great too but please don't take away what is currently there'
- > toilet facilities: Reynolds Park has been redeveloped so nicely and then set up with BBQ facilities which encourage families stay longer, but we usually can't stay too long without facilities being available, for both children and adults
- > more shade and picnic shelters: in the heat of summer, the trees that line the playground at Reynolds park do not offer much / any shade,

Q8: WOULD YOU SUPPORT THE FOLLOWING ACTIVITIES/FACILITIES?

A majority of respondents advocated a public toilet (86.2%) and a BMX track (71.6%). Some respondents disagree with a skate park (29%) or a full size basketball court (16.6%).

	Respondents					
	Yes		No		Maybe	
BMX track	68	71.6%	11	11.6%	16	17%
Skate park	51	53.1%	22	29%	23	16.6%
Junior sports facility	50	56.2%	11	14.6%	28	19%
Basketball court (full size)	51	57.3%	18	16.6%	20	19%
Expanded playground	72	77.5%	13	6.25%	8	10.4%
Public toilet	81	86.2%	4	2.7%	9	10.4%
Relocated/new parking	47	51.7%	22	10.4%	22	19%

Q9: CAN YOU SUGGEST ANY IMPROVEMENTS THAT SHOULD BE MADE TO THE PARK OR THE FACILITIES PROVIDED?

Many respondents suggested the improvement and addition of toilet, the expansion of the playground, improvement and additions to the walkway network, as well as improved BBQ and picnic facilities (including shade, seating and tables). These feedback include:

PLAY

- > Shaded play area in the playground. Shade cloth over equipment.
- > More seating around playgrounds.
- > Some form of water play for the hot days. Perhaps some way to link the children's park to the creek nature.
- > Playground area needs more BBQ's and seating.
- > Shade over the playground areas. More table and chair options. More bbqs.
- > An expanded playground suitable for toddlers at Sue Savage.
- > More things for little kids under 5

NEW FACILITIES AND IMPROVED AMENITY

- > better lighting for use during winter evenings
- > An extended bike track with lights, more signs, pretend play eg petrol pump like the Sydney park bike track would be amazing. More nature play elements would be good eg like the big stone lizard in caber park or a natural rock based water play area like at Putney park would be fun. Please think about shade for any new equipment etc. I

can't go to many parks in summer with my kids as it's just too hot and they burn too easily. A small toilet block would be so helpful. There isn't a public toilet anywhere even in short driving distance.

- > I feel more shade and BBQ facilities would be a great addition to the Playground area.
- > adding a skatepark would be really good cause the closest skatepark is a pretty far trip so having a skatepark in toonie would be good cause there is alot of local riders and the skatepark would get used very well plus and add some fun into the community
- > A skatepark :) but I think a special skatepark, one built with a lot of thought for the layout, one that we can have competitions at to raise money for the community or charities
- > A nice skatepark for the residents of toongabbie, seven hills and Blacktown to visit, convic build great parks, something like the one on their homepage would look amazing <http://convic.com>. Make a good and decent size skatepark with lights
- > A simple park like bega skatepark would be great, with a few medium quarter pipes and a couple good sized box jumps with curved transitions similar to a quarter pipe and mellow landers like a bank, there are a lot of skateparks in Australia but most of them are either bank to bank or quarter to quarter style box jumps which are not ideal for learning tricks, the bank to banks don't give you enough pop and the quarter to quarter landing ones are hard to be fun and comfortable with
- > Toilets! And parking can be an issue when it is busy. It is a nice area so I guess making sure it stays clean and usable. Bubblers. Maybe a roll of garbage bags/dog bags to encourage cleanliness.
- > Rest room. Too many mums ,dads and young kids are taking too much risk by using near bush as rest room. Everyday someone is there using the barbee with kids but no loo, which is stupid . Thank you.

- > I would recommend an outside gym with activity stations along the existing bike path.
- > I believe that there should be gym equipment like pull up bars and the 2 gym bars
- > Running water and toilets are essential, there is a lot of space and an extra sporting facility like a bmx track would be a fantastic addition although a parking area would be required if it's to be used for meets and competitions.
- > There a lot of grass space that could fill a decent size skatepark and could minimize the amount of lawn mowing and loose dirt
- > More parking would be great as it's hard to park along there safely at times. Toilets would also be great and allow for us to stay there longer with ours kids.
- > More to do for older kids age 10 and up that don't really want to play on yhe playground equipment due to being too old
- > Reynolds park needs toilets. I requested toilets and bbq facilities 2 years ago. The bbqs went in which is great. Still needs toilets. We would stay longer if there were toilets. There will need to be more tables if toilets go in as all tables are taken as it is. Would be good to get am adult exercise area too.
- > Companies such as this can be contracted to build a proper pump track: velosolutions.com
- > More seating benches
- > Toilets are definitely needed.

ACCESS AND CIRCULATION

- > A bridge over the creek to connect Sue Savage with McCoy park to provide the opportunity of for future expansion of facilities ie improve the amenity of the whole area

- > If you can build a crossing bridge to other site. it would be ideal for people doing cycling and mountain biking and easy acces to Seven Hills and Winston Hill commuting by bike without riding the busy Station Road. Some people works in Industrial area, they can ride bike to work. bridge across creek

NATURAL AREAS

- > Cover the canal up some how or at least put a fence all the way around it, it is dangerous when it floods when we get heavy rain.
- > Beautification of the park; more trees and flowering plants or flower beds would be wonderful. A water feature/ fountain, but something classically attractive not an ugly/ weird modern thing.
- > Bush regeneration and cleaning up the creek. Bridge and bike track to link through to McCoy Park.
- > Bush regeneration, picnic shelters, bubblers, public toilets, bush walking tracks.
- > The original "memory line" of the creek needs to be excavated and re-established as a "billabong" sidestream, planted with Paperbark, Sheoak and Sedges. Please engage with Bushcare group.

MAINTENANCE AND MANAGEMENT

- > If there is going to be spaces for older kids it should be separate from the younger kids space so that there isn't overlap and potential for accidents.
- > I would oppose bmx track as it attracts motor bikes & as I live opposite the park, the Rangers/Police cannot catch the bikes that get there now. Also the amount of dust & dirt it would generate. I would also like to know whereabouts in the park, the suggested developments would be constructed.

- > everything needs to be clean and well maintained.
- > Get rid of the bikes. Make another track for them. Keep the park for nature and families.
- > I think if you were to improve the playgroud, I think you should have a younger kids area and an older kids area because I feel like the parents wouldn't have to worry so much about their younger children getting hurt, and the older kids will have a lot more fun. The playground in Cathy Freeman park in Sydney Olympic Park is a great example of this. Fun for both older and younger kids, even though the playground is separated.
- > i live opposite the reynolds park it has become so popular that parking has become dangerous, cars are parked well down into the bend and double lines creating a unsafe area for kids crossing
- > Toilet that are like the ones in Caber Park where they locked and when you try to open them then they unlock. And are only usable,from say 8 am til 7 pm to reduce vandalism.

Q10: DO YOU HAVE ANY FURTHER COMMENTS ABOUT SUE SAVAGE PARK OR REYNOLDS PARK?

Responses to this question demonstrated that there is a high degree of goodwill towards the park in the community, with people generally seeing it as a valuable open-space asset and a family-friendly environment. Additional comments tended to focus on design and management aspects of the park as well as the provision of additional facilities.

PLAY

- > some spinning play structures, the kids love them.
- > We have loved going there with the 2 areas of play equipment for different ages and the bike track. If it gets bigger maybe a fence around the playground??

ACCESS AND CIRCULATION

- > The additional traffic in and out of the estate here - it is already a nightmare trying to turn on to Fitzwilliam Road during morning and afternoon peak hours.
- > Could link better with cycle routes to increase visitors without increasing traffic.
- > Parking needs to be addressed & patrols by Council Rangers on weekends would be appreciated.

MAINTENANCE / MANAGEMENT

- > tricky at night, high voltage powerlines are risky

NATURAL AREAS

- > I oppose any large scale development, with the popularity of Units and Town Houses in the area, I feel it is vital to have a space like this park kept as natural as possible. Many families do not have adequate outside space for their children.
- > would be nice not to have so many bindies
- > I think we should plant more trees around the park or maybe an adventure park would be pretty cool
- > Garden
- > The previous regeneration of original canopy trees (Eucalyptus amplifolia - Cabbage Gum, Paperbark and Wattles) needs to be retained, expanded, and not cut into for new building works. Shade trees need to be added, from local indigenous list, and be established before works (or in pockets) to shade future and more of the playgrounds. Thank you
- > maintain feeling of open space
- > I would hate to see Bmx etc spoiling this beautiful peaceful oasis. Don't want this haven for wild birds affected by noisy rowdy people who will not respect it or care for it. Thats my opinion.

NEW FACILITIES / IMPROVED AMENITY

- > Reynolds park please put a skate park so or the kids in the wider community have to travel far for the closers skate park (parramatta) so if putting a skate park in Reynolds park will bring the wider community closer and more exciting
- > Thank you for allowing suggestions for these works, a nice skatepark to rival 5-dock and campbelltown parks will really be amazing
- > The area doesn't have a community centre near by. Be awesome to see areas along Toongabbie cleaned up and a boardwalk put in.
- > Definitely add a Skate park and a BMX track because there is nothing of the sort in the area that is close or convenient in the area + 1
- > Such a great long strip of land that could be much better used. Big Skatepark definitely needed in the area - nothing like that anywhere close.
- > I use Reynolds park with my kids and it is great but for needing the toilet. We would go more frequently with a skate park.
- > Very useful facility, improved recently with good cooking facilities, still could use a toilet
- > Display Information around the Park about the history of Toongabbie as a 3rd Settlement in Australia History.
- > These parks are so well loved by families and have an amazing facilities for a range of ages! We are planning to have our son's 2nd birthday party there and it would be amazing to have the additions of toilets.
- > If this park had toilets people would stay and use the park for a lot longer. I have wanted to have my sons birthday parties there in the past but have(n't) been able to due to lack of toilets.

- > I go there nearly every day and would love to see a skatepark for older kids and possibly younger kids growing up.
- > With all that open space there should be something to keep the older children in the area occupied. Skate park would be perfect considering everyone now travels to jasper rd park to take the older kids to the skate park and the younger ones have plenty of playground equipment to play on. There is something for everyone at Jasper rd and now that park is becoming more popular as it caters for the entire family
- > Any new addition to our local park would be a bonus for our family and also our friends that visit for play dates
- > The pump track could be one of several activity facilities made available for public use in the park(s)
- > It will need some more shade tables like are already at Reynolds park
- > The area is a great open space and it would be good to see it developed for further recreational activities and perhaps picnic facilities but you have to be concerned about vandalism and some of the people that might be attracted to the area after dark. Would our neighbourhood remain safe?
- > boom gates when it floods to stop cars driving through the water and pushing the water in the residence yards
- > don't overcrowd the park
- > They should get a new skate park x6
- > BMX things

OTHER COMMENTS

- > We love Reynolds park so much. Thanks for putting time and effort into making it even better
- > It's really awesome that you're getting the public's opinion on improvements to the park, best council ever thanks parramatta city!
- > Our family really enjoy riding our bikes to Reynolds Park and using the playground there. I think the playground equipment is well suited to different ages although it can get very hot there in the summer. I also really like that there is a lot of open grassy areas for various open use play (soccer/other games).
- > there is so much land to put to good use so it will be great. Parramatta parks new stuff is awesome but this is local for us .thank you
- > As a newer resident to the area, I am very excited about the interest the council has taken in maintaining and developing the park. I think it is important to develop community interest in the park.
- > We love Reynolds park and are regular users of particularly the bike/walking track so appreciate any improvements made to it.
- > It is a great park that can cater to various ages but with a few improvements it can be used by more and for more uses.
- > It's a great park that can be made even better!
- > There's so much room there and so much potential for a great community area/areas. I'm glad that something will happen with it
- > Thank you for your consideration!
- > No. Thanks for considering more sporting type facilities that would interest older kids.

POSTER RESULTS

As part of the community consultation open day, image boards were prepared asking the question 'What would you like in the park?'. Community members were given three stickers and encouraged to place them on their favourite images. A total of 153 stickers were placed on the image boards.

The items in the following table have been arranged in order from most popular to least popular. Refer to layout on opposite page for original order and relevant images.

Activity	Stickers (no.)	Stickers (%)
Small picnic shelters	1	0.6%
Mix of large and small shelters	12	7.8%
Outdoor ping pong table	2	1.3%
More BBQs	9	5.8%
Multi-use games court	2	1.3%
Expanded multi-use games court	8	5.2%
Playground upgrade/ expansion	21	13.7%
Nature play experiences	13	8.4%
Skate park	0	0
Skate park (also suitable for BMX)	12	7.8%
BMX pump track	13	8.4%
Half court with integrated youth precinct	5	3.2%
New bridge crossing over canal	10	6.5%

Activity	Stickers (no.)	Stickers (%)
90 degree parking to park edge	7	4.5%
Informal open space	11	7.2%
Fitness station/s suitable for all ages	27	17.6%



0.6%

Small picnic shelters



7.8%

Mix of large and small shelters



1.3%

Outdoor ping pong table



5.8%

More BBQ's



1.3%

Multi-use games court



5.2%

Expanded multi-use games court



13.7%

Playground upgrade / expansion



8.4%

Nature play experiences



0

Skate park



7.8%

Skate park (also suitable for BMX)



8.4%

BMX pump track



3.2%

Half Court within integrated youth precinct



6.5%

New bridge crossing over canal



4.5%

90° parking to park edge



7.2%

Informal open space



17.6%

Fitness station/s suitable for all ages



CONTACT US

SYDNEY

Level 7, 80 William Street
East Sydney NSW 2011 Australia
T +612 9361 4144
F +612 9332 3458
E sydney@groupgsa.com

BRISBANE

Level 2
101 Edward Street
Brisbane QLD 4000 Australia
T +617 3210 2592
F +617 3229 8580
E brisbane@groupgsa.com

MELBOURNE

15 Easey Street
Collingwood VIC 3066 Australia
T +613 9416 5088
F +613 9416 5099
E melbourne@groupgsa.com

PERTH

Level 1, 191 St. Georges Terrace
Perth WA 6000 Australia
T +61 8 6313 2125
E GSAPerth@groupgsa.com

GOLD COAST

Level 4, Suite 45
194 Varsity Parade
Varsity Lakes QLD 4227 Australia
T +617 3036 4200
E goldcoast@groupgsa.com

SHANGHAI

Room 407, No. 71,
West Suzhou Road
Jingan District, Shanghai, PRChina
T +86 21 5213 6309
E shanghai@groupgsa.com

BEIJING

F2-S01-R09, Soho 3Q Guanghualu SOHO2
N.9 Guanghualu
Chaoyang District, Beijing, China
T +86 (0)10 5327 4697
E beijing@groupgsa.com

HO CHI MINH

1st Floor, 39 Hai Bà Tr ng
B n Nghé, District 1
Ho Chi Minh City, Vietnam
T +84 8 3827 5385
F +84 8 3827 5386
E HCMC@groupgsa.com

HANOI

2nd Floor, 5A/111 Xuan Dieu Street, Quang Tay
Ward, Tay Ho District
Ha Noi , Vietnam
T +84 8 3827 5385
F +84 8 3827 5386
E HCMC@groupgsa.com

WWW.GROUPGSA.COM

ARN 3990