

THORNDON PARK MASTER PLAN

*Report prepared by Tract Consultants in conjunction with Campbelltown City Council
June 2014*

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INTRODUCTION

Introduction

Purpose

At a meeting in July 2011, Council decided to prepare a Master Plan for Thorndon Park to enable further development within the Park to be more strategic in nature, to maximise the potential of the Park and to allow the community to take an active role in determining the future of the area. Part of the Council decision was for Staff to prepare a community engagement process that would maximise the Community's capacity to have an input into the Plan.

Thorndon Park is recognised as a major regional destination for residents, ratepayers and visitors to the Council area. It is one of Council's key regional parks, and provides active and passive recreation facilities for people of all ages and abilities.

Background

1857 - Construction commences on Thorndon Park, Adelaide's first reservoir.

1862 - Reservoir completed.

1977 - Reservoir decommissioned. Thereafter landscaped for use as a recreational park.

2001 - Potential faults to a bank of the reservoir identified and subsequently drained.

2002 - State Government decided to enhance the Reserve's role as a recreation park and habitat for local flora & fauna. Oxygen Landscape Architects were engaged to design and document its redevelopment.

- The new design included a series of lakes for water quality management and habitat area for water birds, enhancement of existing facilities and the installation of a new amphitheatre, playground, signage, furniture and pathways.
- Wildlife corridors linked the nearby Blackhill Conservation Park and River Torrens Linear Park.
- State Government proposed to sell-off portions of the land at the fringes of the site to cover the cost of the redevelopment, future upgrades and maintenance.
- State Government entered into an agreement with Council to transfer ownership of the Park, on the condition that the remaining land (after any sales) be rezoned as Regional Open Space, including within that a policy area for commercial development.

Introduction

2004 (May)

- Council provided greater guidance on the preferred direction for the commercial precinct to be established:

It should be located adjacent to Hamilton Terrace and:

- result in positive social, environmental and economic outcomes
- compliment and enhance the experience for all visitors to the park
- provide returns which significantly offset future maintenance costs of the park without prejudice to the previous objectives
- provide services having due regard to those already provided at the kiosk
- involve Council participation to the extent indicated by proper assessments of long term community benefit and potential risk exposure

2004 (October) - Construction of Works by designed by Oxigen completed.

2011

- In light of its Mission, Council engaged Hames Sharley & Tract Consultants to undertake a community consultation process and produce a new masterplan, building upon the previous work undertaken and guiding the future redevelopment of the Park. The scope includes interfaces with adjacent developable sites.

Introduction

Community Involvement



Council approved a four stage community engagement process to assist in the development of the Thorndon Park Master Plan:

Stage 1 – Identify a vision

Stage 2 – Develop several concept plan options based on the vision identified in Stage 1

Stage 3 – Identify the preferred concept plan from the options developed in Stage 2

Stage 4 – Identify the level of support for the final Master Plan

A total of 715 responses were received in regard to Stages 1-3 of the community engagement process. Participation ranged from providing a quick vote on visioning options in Stage 1 to detailed and lengthy participation by some people at the two day design charette (Stage 2). It should be noted that some participants may have provided response on more than one occasion at a variety of stages throughout the process. It is reasonable to assume that more than 300 different people participated in community engagement processes as presented.

Council thanks all residents, ratepayers and other stakeholders for participating in the preparation of a shared vision for Thorndon Park for future years to come.

Stage I Consultation

In late 2011 Council invited the Community to assist it to prepare a vision for the future of Thorndon Park with a 20 year outlook. A total of 230 people participated in the Stage I process by responding to a survey (71), providing a written response (6), attending a workshop (6), attending a Talking Point at Thorndon Park (138) or a stakeholder Talking Point (9).

Key outcomes from Stage I included:

- The community values the Park for its natural, native landscape, vast open space, and as a place for people to come together and enjoy for leisure and informal activity. It is a memory-making place and provides the community with an idyllic, natural oasis or retreat in an urban environment.
- The community's vision for Thorndon Park sought retention of what is valued and enhancements to make it even better for the community.
- The most frequently mentioned enhancements included improved cleaning and maintenance of the grounds and plants; facilities/activities that are all inclusive; facilities/activities for teenagers; additional barbecues, seating, shade, picnic areas and turning the kiosk into a fully functioning café; water activities and improvements to the water quality to allow for use of the lake; improvements to safety and security.
- The community were indecisive about commercial ventures in the Park;
- There was support for an improved response to environmental sustainability, with a range of initiatives suggested by participants.

Working with these outcomes the Council developed the vision and mission, design parameters, principles and constraints.

VISION & MISSION

Vision & Mission

The Vision:

‘Thorndon Park: a regional park in a natural setting providing quality experiences for people of all ages and abilities.’

The Mission:

‘To preserve, maintain and enhance Thorndon Park for generations to come.’



DESIGN PARAMETERS, PRINCIPLES & CONSTRAINTS

Design Parameters

The concept plans will need to address:

- The relationship between the Park and the area identified for the proposed hospitality/tourism precinct and preferred usages
- The relationship between the Park and the adjacent commercial area, and neighbouring residential areas
- Future use and opportunities within the commercial area giving regard to the Park and adjacent residential properties
- Coordinated public infrastructure (landscaping, footpaths, street lighting etc)
- The Park entrance and street frontage (and how the Park promotes itself to those travelling along adjacent streets)
- Traffic (private and public) and pedestrian management, access and linkages.

Design Principles

The concept plans will need to provide:

- A comfortable space that makes everyone feel like they belong regardless of age or ability
- A communal space that encourages families and friends to meet, socialise and enjoy each other's company

An energetic space that allows for leisure pursuits, both active and passive, for individuals and groups of people of all ages and abilities

- A natural landscape that enhances the existing topography with plantings used to segregate different uses, promote a sense of discovery and provide a haven for wildlife
- Spaces that are welcoming, well maintained, safe and secure for all visitors and caters for key Community events.
- Facilities/activities for teenagers
- Facilities that are all inclusive
- Space for revenue generating opportunities for Council within the Park

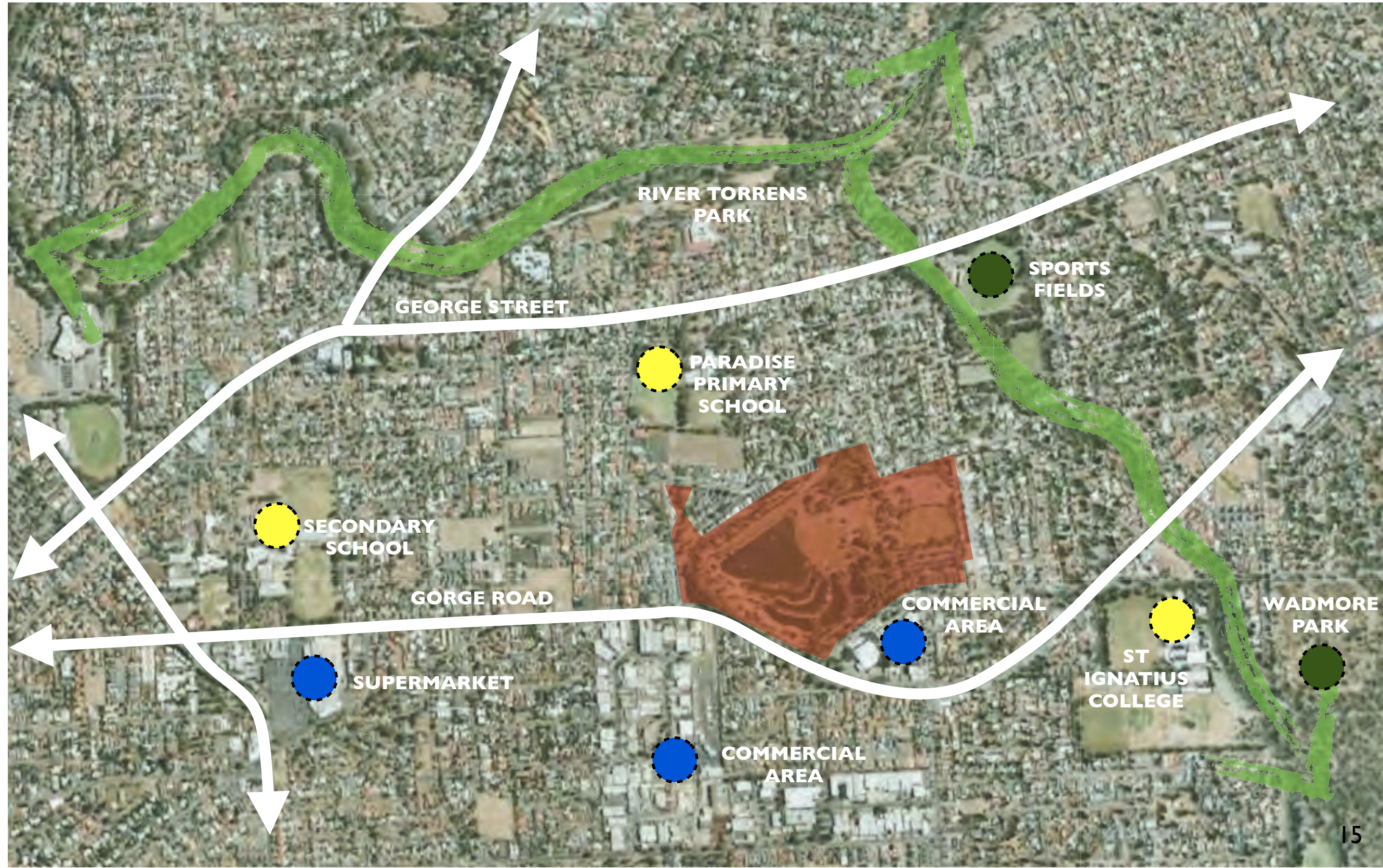
Design Constraints

- Retain but enhance the existing key components
- No Disney Land-type theme parks
- Provide a concept plan that, when implemented, is financially acceptable to the Community.

SITE CONTEXT & ANALYSIS

Site Context & Analysis

Neighbourhood Connections



Site Context & Analysis

Existing Park Arrangement



Site Analysis

Existing Park Arrangement



DESIGN RESPONSE

Stage 2 Consultation

Stage 2 of the Community Engagement process involved three engagements with the Community:

- A Design Charrette involved consultants (Tract and Hames Sharley) and Community members, who worked together for two sessions to come up with a range of concepts
- The Youth Advisory Committee worked with the consultants to provide a youth perspective on concepts
- A Talking Point at Campbelltown Celebrates enabled members of the Community to nominate their support for specific design elements

This information was brought together and then checked against the design principles, parameters and constraints to finalise three concept options for consideration by Council.

Design Charette

On 25th February 2012 a design charette was held with interested ratepayers and facilitated by consultant landscape architects and staff.

Options and ideas were workshopped for the future development of the park in the context of the vision, mission, design parameters, principles and constraints.



Design Charette - Outcomes

Based on the outcomes of the Charette process, 3 preliminary options were developed to guide the future direction of Thorndon Park.

The options ranged from subtle, small-scale improvements through to more extensive capital works, with some overlap between.

In all 3 options, it was noted that enhancement of the Park will potentially encourage rejuvenation of the commercial precinct across Hamilton Terrace, through appropriate mixed-use development that engages with and compliments it.

Design Charette - Outcomes

OPTION 1



A MINIMALIST 'MAINTENANCE & ENHANCE CURRENT FEATURES' OPTION

OPTION 2



A MID-LEVEL OPTION (OPTION 1 WITH ADDITIONAL FEATURES)

OPTION 3



AN ELABORATE VISION WITH NEW ACTIVITIES AND SUBSTANTIAL PROPOSED CHANGES TO THE COMMERCIAL PRECINCT

Stage 3 Consultation

An extensive promotional strategy invited participation from the broad community and a range of government agency stakeholders to provide feedback on the 3 draft concept options endorsed by Council. Various mechanisms were used to encourage feedback.

A total of 340 people provided a response during the community engagement period by responding to a survey (179), providing a written response (14), or providing a response as part of a Talking Point with a group/organisation or Council Advisory Committee (142). Responses were also received from two State Government agencies and an additional three owners/tenants in the commercial area.

Stage 3 Outcomes

Council received an extensive report on the Stage 3 community engagement outcomes and resolved to use Concept Plan 2 (the mid-range approach) as the basis for the Thorndon Park Master Plan with the following changes:

- Relocation of the Teenage Adventure Playground to another location away from the children's playground and picnic areas
- Inclusion of water play and wading pool – ensuring a component of the water play is suitable for persons of all abilities (including those in a wheelchair)
- Additional shade structures over the barbecues and picnic tables that are not under trees
- Inclusion of outcomes to the investigations on proposed traffic flow changes, opening of Jon Street, and the commercial/retail mix on Hamilton Terrace
- Inclusion of treatment to Hamilton Terrace to enhance the pedestrian realm, regardless of any change in the traffic flow proposal as a result of the further investigation
- Inclusion of other suggested improvements that do not detract from the key direction provided in Concept Plan 2, such as improved toilets for persons with a disability that includes adult changing facilities, provision of an environmentally friendly accessible toilet near the water tower, extension to the perimeter walking track, etc.

THE MASTERPLAN

MASTERPLAN RATIONALE

This document shall be read in conjunction with the *Thorndon Park Masterplan* drawing prepared by Tract Consultants in conjunction with Hames Sharley. The below numbered points correspond to those recorded on the plan drawing.

As noted on the plan drawing, the Masterplan is intended to provide a level of detail sufficient to guide the general design principles and intended capital works. Exact alignments and micro-siting of all works, in particular proposed pathways, furniture and plantings, is to be determined as part of a future detailed design package.

01 Establish through connection from adjacent northern parkland

A secondary entry point is provided at Reservoir Road to allow residents in the immediate area easy access into the Park. The pathway would pass around the small existing playground and descend to the water tower via a series of switchbacks. Pedestrians will be rewarded with outstanding views over the main lake as one exits the Protected Vegetation Zone and into the park proper.

02 Upgrade existing and install additional park furniture

Furniture includes: bench seats, picnic tables (see No. 06), drinking fountains, rubbish and recycling bins, signage, toilets, BBQs, shade structures, lighting (see No. 10) and any other miscellaneous functional items that may be required. All existing furniture that is in an unsatisfactory condition would be replaced as a priority, followed by the remainder as they become unserviceable, to ensure consistency across the park. Some existing items may be relocated at the time of their replacement, to service areas of higher use or to take advantage of a new vista created by the reconfiguration of the Park. Additional furniture will be installed in other locations to complement the stock already on site.

03 Establish protected vegetation zone

A vegetation zone wrapping around the west and northern boundaries of the Park will be created, to create a safe zone for flora and fauna in an area that is not heavily trafficked by park users due to the steep grade. The zone may be fenced for protection of flora and fauna within, as well as to signify to park users that they are entering a conservation area. Public access is allowed, subject to basic controls in regards to keeping on walking tracks, litter, etc.

04 Fencing along Gorge Road & Hamilton Terrace

The existing chain mesh fencing along Gorge Road and Hamilton Terrace will be upgraded with a more suitable alternative. This fencing may exclude pedestrian access except at gateways, or may simply exclude illegal vehicular access. The type and purpose of the fencing is subject to further discussion and agreement with Council and other key stakeholders.

05 Event Space

An open lawn area is to be maintained immediately south of the Pungangga Pavilion, suitable for large public gatherings, private hire, night markets, concerts, etc. Flood lighting is to be provided to facilitate evening events. This area is ideally located for events due to its proximity to the Pungangga Pavilion, main plaza and kiosk area, existing BBQs, picnic facilities and the carpark.

06 Upgrade and install additional picnic facilities

See 02. Key areas to receive additional picnic facilities include: around the existing BBQs, kiosk and main plaza, lawn fronting the main lake and on the island. These locations have been chosen due to their proximity to existing places where food is consumed (eg. kiosk, BBQs) or where **people would like to consume food with outstanding vistas in the background. Several other locations within treed areas have also been chosen, to provide a sense of enclosure within a bush-like setting. All picnic tables will be installed in areas of sufficient shade provided by trees and/or additional small shelters.**

07 Upgrade surface of kick-about space

The surface of the existing oval will be upgraded to allow for the comfortable playing of ball games and other activities. This area will continue to act as an overflow carpark as required, as well as to accommodate an expanded events as may be required. Floodlights are provided to facilitate evening events.

08 Install fitness stations, suitable for all abilities

Two fitness stations will be constructed roughly at either end of the main pedestrian spine, to provide residents with an opportunity to supplement their outdoor exercise using outdoor gym equipment. Some components will be suitable for people of all abilities.

09 Upgrade existing kiosk

The existing kiosk will be upgraded (and expanded if necessary) with up-to-date facilities, to ensure its on-going viability and to improve the visitor experience.

10 Upgrade all park lighting and establish core routes

Refer No. 02. All lighting within the Park will be updated to more energy efficient and aesthetically-attractive fixtures. Core routes will be established to and from areas to be used at night, to improve safety and discourage people from venturing into inactive areas of the Park after dark. These core routes include: the main pedestrian link connecting Hamilton Terrace to Ozone Parade and pathways to and from the amphitheatre, Event Space and carpark.

11 Upgrade carpark

The existing carpark will be upgraded to improve its capacity, safety and accessibility. Upgrade Works will be carried out sensitively to protect the existing trees as much as possible.

12 New main pedestrian entry

A new main pedestrian entry will be established on Hamilton Terrace, near Stradbroke Road. The entry will feature new signage, feature paving, shrub planting, seating and lighting. The revitalised entry will celebrate the park within the wider precinct and provide visitors with a sense of what is to be discovered beyond.

13 Upgrade & reconfiguration of plaza around kiosk

The existing plaza around the kiosk will be reconfigured into a more integrated space, to celebrate the heritage structures and to provide a focal gathering point for the Park. The pavement treatment will accommodate changes in levels to ensure access to people of all abilities.

14 Establish formal main path

A semi-formal avenue of native tree planting, feature shrub planting and paving will be established to form a main pedestrian spine through the park, connecting Hamilton Terrace to Ozone Parade. Many prime functions of the Park branch off this spine, including the kick-about area, kiosk, the Pungangga Pavilion, the rotunda, picnic facilities, basketball courts and fitness stations. The establishment of this path will create a distinctive sense of approach as one enters the park, with a gently-meandering vista to the main plaza.

15 Upgrade amphitheatre with essential services

Power, water, shelter and other essential services will be provided at the amphitheatre to support a more expansive program of arts events, such as community theatre and moonlight cinema. New toilets may be located to the rear, for easy, safe and well-lit access during events.

16 Upgrade & extend existing playground

The existing playground will be retained and progressively upgraded with new equipment, undersurfacing and shade structures. There is potential for part of space to be styled as a pretend zoo, featuring animal play sculptures and other appropriately themed equipment and landscape treatments. Improvements will ensure aspects of the playground remain accessible for users with all abilities. The playground will maintain its focus on young children and be extended northwards, next to a water play area. The present location is well-used and enjoys excellent visual amenity to the lake. By extending the playground immediately north, this well-loved part of the park will maintain its focus on children's play.

17 Construct teenage recreation area

Older children and teenagers are catered for with their own dedicated space in the east side of the Park. This location enjoys immediate proximity to the kick-about and basketball courts, two activities that older children are likely to partake in. By separating the older children from the younger, each group is able to enjoy their own space without impinging on the comfort and safety of the other.

18 Create secondary pedestrian entries into park

Several secondary entries have been created around the Park's edges, to allow easy access into it from surrounding streets. These entries include two off Reservoir Road, one off Ozone Parade and two off Hamilton Terrace. Each entry will be appropriately paved and include seating for waiting.

19 Incorporate parcel into parkland

The small parcel on the corner of Hamilton Terrace and Gorge Road will be re-zoned as public open space and subsumed into the Park. A secondary entry point will be created at this location (see above No. 18).

20 Develop north-east corner into a passive recreation area

The area will be formally incorporated into the Park and developed into a passive recreation area, including a circular walking track/boardwalk through and around vegetation zones and additional open lawn. This revegetation can be designed to handle heavy surface drainage in this low point in the Park.

21 Construct basketball rings

Basketball rings and/or other sporting rings/line markings will be constructed adjacent to the Teenage Recreation Area (see No. 17). The courts will be appropriately softened with vegetation to ensure the amenity of the main plaza is not impinged upon.

22 Convert Hamilton Terrace, between Gorge & Stradbroke Roads, into a shared zone for pedestrians and vehicular traffic

An enhanced public realm will be created by converting Hamilton Terrace, between Gorge & Stradbroke Roads, into a shared zone for pedestrians and vehicular traffic. A continuous paving treatment, with only subtle change in level from footpath to carriageway for drainage will:

- physically and visually connect the Park to the possible future mixed-use development triangle opposite, in anticipation of future built form
- celebrate the Park interface and create a sense of arrival
- encourage motorists to slow down for crossing pedestrians

Judicious placement of bollards will protect pedestrian-only areas where required. High quality street furniture and plantings will complete the renewed public interface between Park and future mixed-use development.

23 Consider zone changes

Subject to a future Development Plan Amendment, the parcel of land bounded By Hamilton Terrace, Gorge Road and Stradbroke Road may be re-zoned to facilitate mixed use re-development.

As part of any re-development proposal, consideration may be given to opening Jon Street at Gorge Road, and its intersection with Hamilton Terrace may form a high quality pedestrian square.

24 Provide Infrastructure for water re-use to assist in long-term environmental management of the park

Subject to the outcome of comprehensive water quality tests and reviews, infrastructure may be built to allow for water re-use from the ponds to irrigate various areas across the Park and/or for other environmental benefits where treated water may be used in lieu of potable water.

25 Introduce water activities on to the lake

Subject to the outcome of comprehensive review, the main lake (Pond 1) may be open to public access for water activities, such as paddle boats and canoes. In this instance, a lockable hiring shed may need to be constructed on the west side of the lake, alongside a rescue/first aid hut. This location for built form has the least visual impact on the highly valued views around the lake, to the water tower and across the ponds/vegetation areas immediately to the south.

26 Upgrade heritage buildings to accommodate additional community facilities

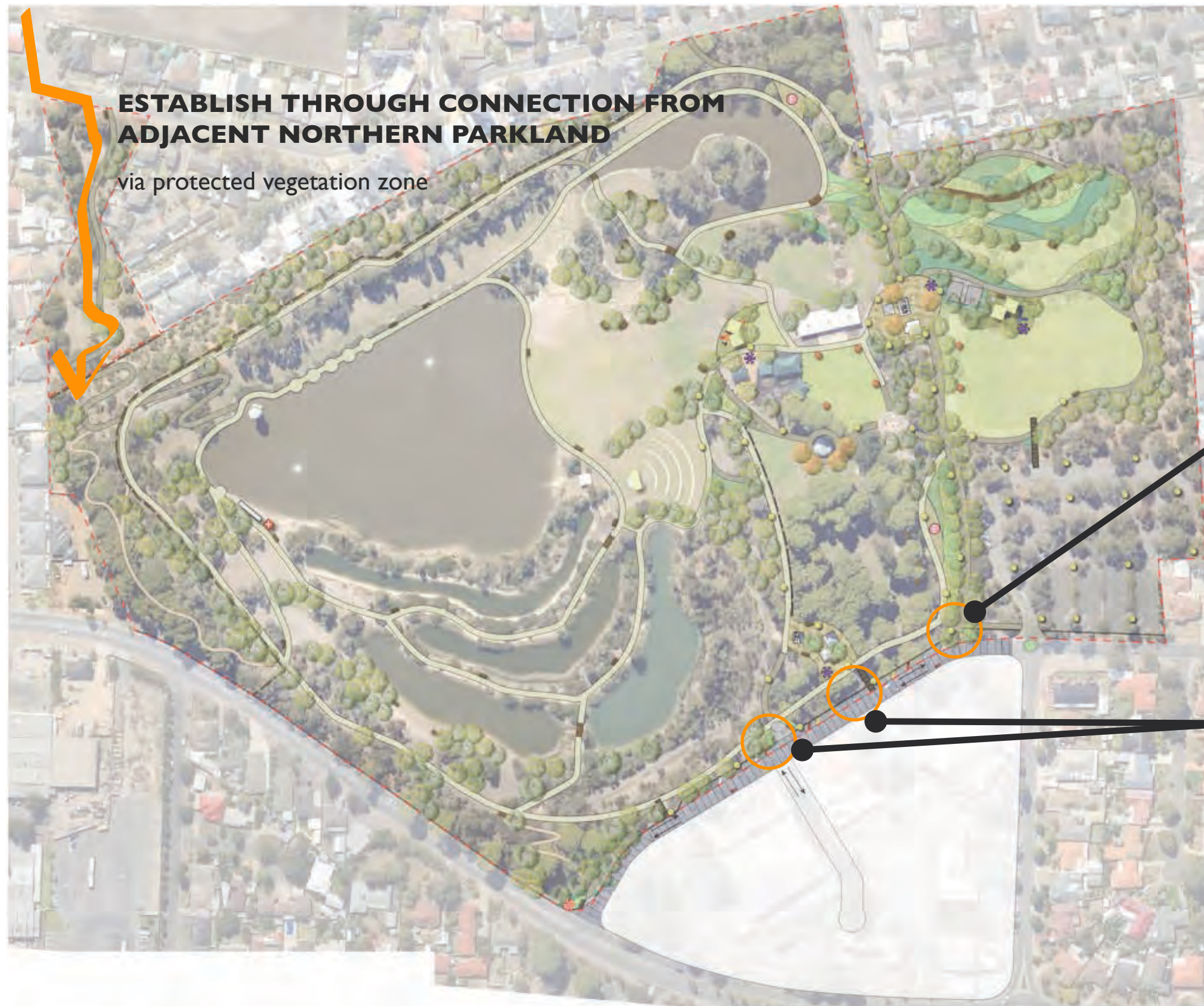
The existing heritage buildings will be upgraded where possible to meet the needs of people with all abilities, and may include one or several community uses such as an educational resource centre, art gallery and museum. A reconfigured plaza will celebrate these buildings and provide adequate outdoor space to complement the interior uses.

27 Reconfigure on-street parking

Consideration could be given to providing angled parking along Hamilton Terrace that is configured in such a fashion to maximise the number of spaces, easy access and safety of motorists and pedestrians.

Thorndon Park 2014 - A Shared Vision - Final Master Plan

Upgrades - Entries



Thorndon Park 2014 - A Shared Vision - Final Master Plan

Upgrades - Vegetation



Thorndon Park 2014 - A Shared Vision - Final Master Plan

Upgrades - Pathways & Access



UPGRADE ALL PARK LIGHTING & ESTABLISH CORE ROUTES

that lead directly to the nightmarket
spaces, amphitheatre & event marquee.

RE-DESIGN HAMILTON TERRACE

to improve pedestrian connectivity and slow
traffic. Enhance pedestrian realm through
high quality street furniture, paving, and
softscape treatment

ESTABLISH FORMAL MAIN ENTRY/EXIT PATH

Enhance avenue of semi-
formal tree planting, feature
shrub planting and paving. To
integrate into green link south
of Hamilton Terrace

Thorndon Park 2014 - A Shared Vision - Final Master Plan

Upgrades - Carparking



Thorndon Park 2014 - A Shared Vision - Final Master Plan

Upgrades - Facilities & Program



UPGRADE & INSTALL ADDITIONAL PICNIC FACILITIES

near kiosk and around edge
of open lawn fronting the
main lake

UPGRADE EXISTING AND INSTALL ADDITIONAL PARK FURNITURE

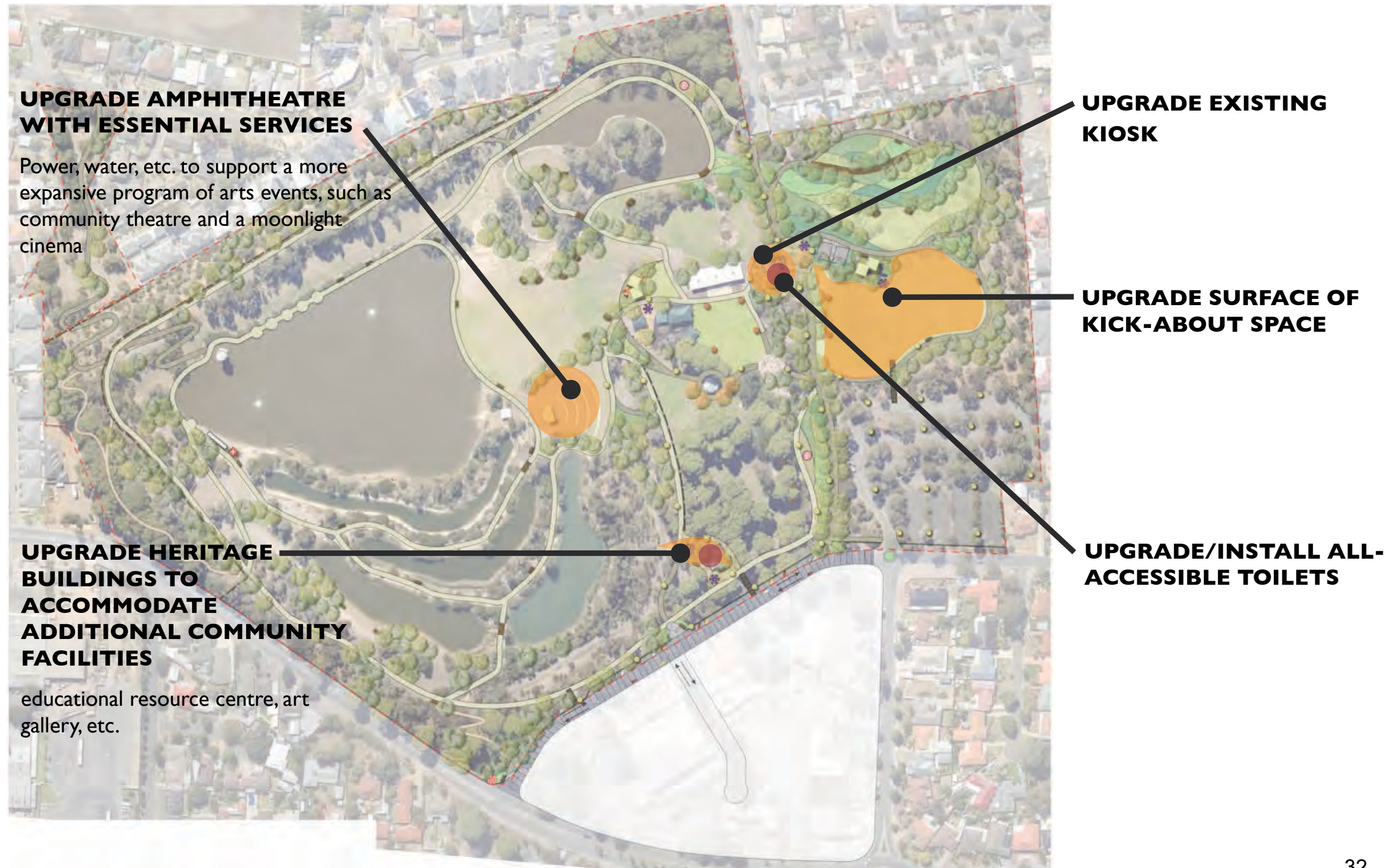
Bench seats, drinking fountains,
rubbish and recycling bins

INCORPORATE PARCEL INTO PARKLAND

and create a new pedestrian
entry with a visual marker to
welcome visitors to the park
precinct

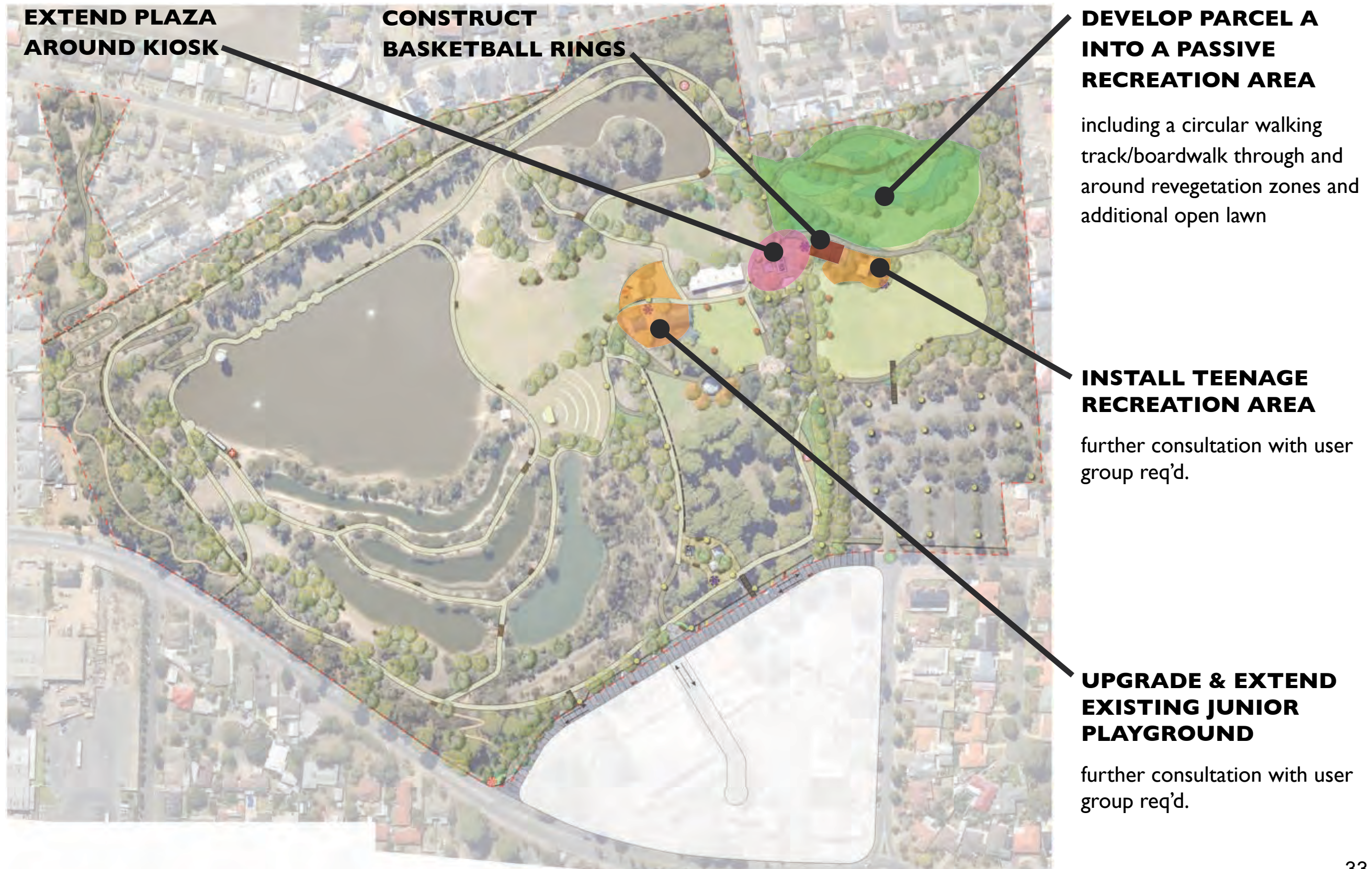
Thorndon Park 2014 - A Shared Vision - Final Master Plan

Upgrades - Facilities & Program



Thorndon Park 2014 - A Shared Vision - Final Master Plan

Upgrades - Facilities & Program



Thorndon Park 2014 - A Shared Vision - Final Master Plan

Upgrades - Water



**INTRODUCE BOATING
ACTIVITIES ONTO LAKE
AND CONSTRUCT BOAT
SHED AND ASSOCIATED
INFRASTRUCTURE**

**CONSIDER WATER RE-
USE TO ASSIST IN LONG-
TERM ENVIRONMENTAL
MANAGEMENT OF THE
PARK**

pending outcome of quality
analysis and review



WORKS PROGRAM
Refer to attached Works Program for detailed estimate of costs.
Refer to attached 'Rationale' document for further detail on each item.

- 01 ESTABLISH THROUGH CONNECTION FROM ADJACENT NORTHERN PARKLAND**
via protected vegetation zone
- 02 UPGRADE EXISTING AND INSTALL ADDITIONAL PARK FURNITURE**
bench seats, drinking fountains, rubbish and recycling bins, signage, toilets, BBQs, shade structures. Micro-siting to future design detail.
- 03 ESTABLISH PROTECTED VEGETATION ZONE**
with controlled public access.
- 04 FENCING ALONG GORGE RD & HAMILTON TERRACE**
To future design detail.
- 05 EVENT SPACE**
For markets, concerts, function hire and other events.
- 06 UPGRADE & INSTALL ADDITIONAL PICNIC FACILITIES**
around existing BBQs, on island, around edge of open lawn fronting the main lake and in other key locations to future design detail. To be positioned around trees for shade.
- 07 UPGRADE SURFACE OF KICK-ABOUT SPACE**
for ball games.
- 08 INSTALL FITNESS STATIONS, SUITABLE FOR ALL ABILITIES**
- 09 UPGRADE EXISTING KIOSK**
- 10 UPGRADE ALL PARK LIGHTING AND ESTABLISH CORE ROUTES**
as marked that lead directly to the (night)market spaces, amphitheatre and Pungangga Pavilion.
- 11 UPGRADE CARPARK**
to improve capacity, safety and accessibility. Sensitively work around existing trees to be retained.
- 12 NEW MAIN PEDESTRIAN ENTRY**
new signage, feature shrub planting, feature paving, seating.
- 13 UPGRADE & RECONFIGURATION OF PLAZA AROUND KIOSK**
- 14 ESTABLISH FORMAL MAIN PATH**
enhance avenue of semi-formal tree planting, feature shrub planting and paving.
- 15 UPGRADE AMPHITHEATRE WITH ESSENTIAL SERVICES**
power, water, etc. to support a more expansive program of arts events, such as community theatre and a moonlight cinema.
- 16 UPGRADE & EXTEND EXISTING PLAYGROUND**
for young children.
- 17 CONSTRUCT TEENAGE RECREATION AREA**
Adjacent to kick-about space & basketball rings.
- 18 CREATE SECONDARY PEDESTRIAN ENTRIES INTO PARK**
- 19 INCORPORATE PARCEL INTO PARKLAND**
and create a new secondary pedestrian entry with a visual marker to welcome visitors to the park precinct.
- 20 DEVELOP NORTH-EAST CORNER INTO A PASSIVE RECREATION AREA**
including a circular walking track/boardwalk through and around revegetation zones and additional open lawn.
- 21 CONSTRUCT BASKETBALL RINGS**
- 22 CONVERT HAMILTON TERRACE, BETWEEN GORGE AND STRADBROKE ROADS, INTO A SHARED ZONE FOR PEDESTRIANS & VEHICULAR TRAFFIC.**
Enhance pedestrian realm through high quality street furniture, paving and softscape treatment. Investigate increasing parking spaces.
- 23 CONSIDER ZONE CHANGES**
subject to a future Development Plan Amendment.
- 24 PROVIDE INFRASTRUCTURE FOR WATER RE-USE TO ASSIST IN LONG-TERM ENVIRONMENTAL MANAGEMENT OF THE PARK**
pending outcome of quality analysis and review.
- 25 INTRODUCE WATER ACTIVITIES ON THE LAKE**
pending outcome of comprehensive review(s). Lockable storage and rescue/first aid hut on west side of lake (see plan).
- 26 UPGRADE HERITAGE BUILDINGS TO ACCOMMODATE ADDITIONAL COMMUNITY FACILITIES**
educational resource centre, art gallery, museum, etc.
- 27 RECONFIGURE ON-STREET PARKING**
to maximise number of spaces, access and safety.

GENERAL NOTES:

- This Masterplan is intended to provide a level of detail sufficient to guide the general design principles and intended capital works. Exact alignments and micro-siting of all works, such as pathways, furniture, lighting and plantings, is to be documented as part of a future detailed design package.
- Drinking fountains, rubbish & recycling bins to be installed at key pedestrian intersections, park entries, plazas, wherever picnic facilities are located and near event spaces. Exact locations to future detailed design.
- All Works to comply with relevant design standards and guidelines, including: Building Code of Australia, Australian Design (inc. disability access) Standards and Crime Prevention Through Environmental Design Guidelines.
- Further consultation to occur with disability access groups & playground users to ensure specific requirements are met.
- Additional BBQ locations subject to future detailed design.
- Signage to be provided as follows, to future detailed design.
 - Directional, Distance & Cultural Heritage Signage, at regular intervals on perimeter walk and at key features and park facilities
 - Flora/Fauna Signage, at key habitat areas and wherever unique species can be viewed
- Public/community artwork will be considered for incorporation throughout the park.

COSTINGS

Thorndon Park Master Plan - Cost Estimation Breakdown

Stage 1 - 1 to 3 years

		Staff Estimation				
Element No	Comment	Total Cost	New Capital	Renewal & Replacemen	Operating	Comment
02. Park Furniture	allowance for sculptures \$25,000 each and additional picnic tableat \$5,500 each and park benches @ \$2500 each	\$ 125,000	\$ 125,000	\$ -	\$ -	4sculpture + 10 park benches
04. Fencing - Hamilton Tce	Supply & install Fencing to Protected Vegetation Zone - 1.8m high black cyclone mesh 386m @ \$95	\$ 37,050	\$ -	\$ 37,050	\$ -	
05. Event Space	6 flood light @ \$3,000 each + power upgrade of \$250,000 (included as part of lighting upgrade)	\$ 18,000	\$ 18,000		\$ -	However it is recommended that power be upgraded prior to any light work
07. Upgrade kick-about space	Supply & install grass seeding, inc. cultivation & amelioration of site topsoil to 250mm depth (night market zone & kick-about space only) 10,000sqm @ \$25 sqm.	\$ 100,000	\$ -	\$ -	\$ 100,000	Supply & install grass seeding, inc. cultivation & amelioration of site topsoil to 250mm depth (night market zone & kick-about space only) 10,000sqm @ \$10 sqm.
09. Upgrade Kiosk	this is assumption only. It may vary depending on the final requirements eg space, kitchen requirement etc. The split is based on possible extention of the kiok to 100sqm from 60sqm	\$ 750,000	\$ 300,000	\$ 450,000	\$ -	
10. Park Lighting, Core Routes	Supply and install pedestrian pole lights (3m high) - inc. ground GPO, 3 phase power connection, metering and authority requirements	\$ 385,000	\$ 385,000	\$ -	\$ -	Supply and install pedestrian pole lights (3m high) - inc. ground GPO, 3 phase power connection, metering and authority requirements
10. Park Lighting, Core Routes	transformer & power board upgrade	\$ 260,000	\$ -	\$ 260,000	\$ -	transformer & power board upgrade and some trenching allowance
13. Plaza around Kiosk	total: 1700 sqm @ \$155 - 600sqm replacement ,1100 sqm new	\$ 212,500	\$ 137,500	\$ 75,000	\$ -	Could be reduce to \$125sqm
19. Incorporate S/E cnr	Utilise assumption from the consultant.	\$ 40,000	\$ 40,000	\$ -	\$ -	change the proposed footpath alignment
21. Basketball Rings	Supply & install Basketball half-courts - inc. bitumen surfacing, linemarking, hoops- 2 courts @ \$25,000 each	\$ 56,600	\$ 56,600	\$ -	\$ -	
22. Shared zone Hamilton Tce - road pavement	Supply & install Hamilton Terrace road paving treatment - vehicle grade coloured exposed aggregate insitu concrete or unit pavers. Loading to accommodate buses. 2000 sqm @ \$260/sqm	\$ 360,000	\$ -	\$ 360,000	\$ -	Supply & install Hamilton Terrace road paving treatment - vehicle grade coloured exposed aggregate insitu concrete or unit pavers. Loading to accommodate buses. 2000 sqm @ \$180/sqm. Different surface treatment (no requirement to change the based)
22. Shared zone Hamilton Tce - pedestrian paving treatment	Supply & install Hamilton Terrace road paving treatment - vehicle grade coloured exposed aggregate insitu concrete or unit pavers. Loading to accommodate buses. 800 sqm @ \$220/sqm	\$ 72,000	\$ -	\$ 72,000	\$ -	Supply & install Hamilton Terrace road paving treatment - vehicle grade coloured exposed aggregate insitu concrete or unit pavers. Loading to accommodate buses. 800 sqm @ \$180/sqm
27. Parking - Hamilton Tce	250sqm @\$125/sqrr	\$ 31,250	\$ -	\$ 31,250	\$ -	
Total		\$ 2,447,400	\$ 1,062,100	\$ 1,285,300	\$ 100,000	\$ -

Costings

Stage 2 - 4 to 9 years

Element No	Comment	Total Cost	New Capital	Renewal & Replacemen	Operating	Comment
03. Vegetation Zone	Supply & install garden beds - inc. cultivation & amelioration of site topsoil to 150mm depth, plants, 75mm depth mulch. 11,000 sqm @ \$40/sqm	\$ 165,000	\$ -	\$ -	\$ 165,000	Supply & install garden beds - inc. cultivation & amelioration of site topsoil to 150mm depth, plants, 75mm depth mulch. 11,000 sqm @ \$15/sqm. Assumption there is no cost to the mulch
04. Fencing - Gorge Rd	Supply & install Fencing to Protected Vegetation Zone - 1.8m high black cyclone mesh 410m @ \$95	\$ 38,950	\$ -	\$ 38,950	\$ -	Supply & install Fencing to Protected Vegetation Zone - 1.8m high black cyclone mesh 410m @ \$95
06. Picnic Facilities - near water snake	Supply & install bench seats (as shown around Fitness Circuit & Lake). 10 @ \$5,500 and 5 benches	\$ 73,000	\$ 73,000	\$ -	\$ -	
08. Fitness Stations	Supply & install bench seats (as shown around Fitness Circuit & Lake) 10 units @ \$2,500 each	\$ 31,600	\$ 31,600	\$ -	\$ -	
11. Upgrade car park	10500sqm @\$75/sqm	\$ 651,000	\$ -	\$ 651,000	\$ -	10500sqm @\$62/sqm
12. New Main Entry	Utilise assumption from the consultant.	\$ 75,000	\$ 75,000	\$ -	\$ -	
14. Formal Main Path	Supply and install feature paving - 125mm thick coloured exposed aggregate concrete and/or stone @ \$155/sqm	\$ 125,550	\$ 65,100	\$ 60,450	\$ -	
16. Upgrade Playground	Supply & install Playground - Young Children - upgrade and extend + 2 shade sail @ \$20,000 Assume 30% use for existing play equipment	\$ 140,000	\$ 110,000	\$ 30,000	\$ -	
18. Secondary Entrance - Ozone Pde	Utilise assumption from the consultant.	\$ 40,000	\$ 40,000	\$ -	\$ -	
18. Secondary Entrance - Hamilton Tce	Utilise assumption from the consultant.	\$ 40,000	\$ 40,000	\$ -	\$ -	
20. NE Corner vegetation	Supply & install timber boardwalk for 100m @\$ 450; Supply & Install bench seats 2 units @ \$ 2,500; supply garden beds, plants, 75mm mulch 5,000 sqm @ \$40 sqm	\$ 150,000	\$ 50,000	\$ 100,000	\$ 100,000	Supply & install timber boardwalk for 100m @\$ 450; Supply & Install bench seats 2 units @ \$ 2,500; supply garden beds, plants, 75mm mulch 5,000 sqm @ \$20 sqm
24. Water Re-use	estimation only depending on extend of work eg full recycle scheme or not	\$ 750,000	\$ 750,000		\$ -	
25. Water activities	boat house with service connection. This is assumption only	\$ 300,000	\$ 300,000	\$ -	\$ -	boat house with service connection. This is assumption only
Total		\$ 2,580,100	\$ 1,534,700	\$ 780,400	\$ 265,000	

Costings

Stage 3 - 10+ years

Element No	Comment	Total Cost	New Capital	Renewal & Replacemen	Operating	Comment
01. Connect to Reservoir Rd	Supply & install new concrete paths - 125mm thick, plain grey broom finish @ \$110 + allowance for retaining	\$ 128,000	\$ 128,000	\$ -	\$ -	
06. Picnic Facilities - near main entry	Supply & install picnic tables (as shown around central lawn & kiosk area) and additional allowance of 5 @ \$5,500 each + gym equipment (5) at \$2,500 each and bin \$1100 each	\$ 73,000	\$ 18,000	\$ 55,000	\$ -	
06. Picnic Facilities - on/near 'island'	Supply & install 3 picnic tables @ \$5,500 each bin \$1100 each	\$ 18,700	\$ 18,700	\$ 0	\$ -	
08. Fitness Stations - near main entry		\$ 31,600	\$ 31,600	\$ -	\$ -	
Ampitheatre	\$250/m	\$ 100,000	\$ 100,000	\$ -	\$ -	upgrade power and water, TBD, assumption for trenching \$250/m
17. Teenage Rec Area	Supply & install Playground with shade structure - Teenagers	\$ 190,000	\$ 190,000	\$ -	\$ -	
26. Heritage buildings	Allowance only. Require further details	\$ 300,000	\$ -	\$ 300,000	\$ -	
Total		\$ 841,300	\$ 486,300	\$ 355,000	\$ -	

Total Cost		\$ 5,868,800
Additional Cost		
Civil/Structural for paving and Hamilton Terrace		
Civil/Structural Engineers for toilets - sewer and drainage connections		
Electrical Engineers		
Traffic Engineers		

Supporting Documentation

Stage 1 – Community Engagement Outcomes Report (Parts A and B)

Stage 2 – Community Engagement Outcomes Report

Stage 3 – Community Engagement Outcomes Report

Documents are available from Council's website www.campbelltown.sa.gov.au/tpmp