



F.S. GARSIDE PARK GRANVILLE

November 2021
Exhibition Summary



**CITY OF
PARRAMATTA**



Current site

Exhibition of the proposed concept plans, parking changes and Review of Environmental Factors

F.S. Garside Park (located at the Corner of Alfred and Parramatta Road, Granville) provides much needed open space for its surrounding neighborhoods. The Park is bounded by Duck Creek in the east and historic records indicate it was previously a landfill site.

Across 2019/2020, Council facilitated community consultation activities to inform improvements to F.S. Garside Park. Council's landscape architects have now developed a concept plan that outlines proposed upgrades to the Park.

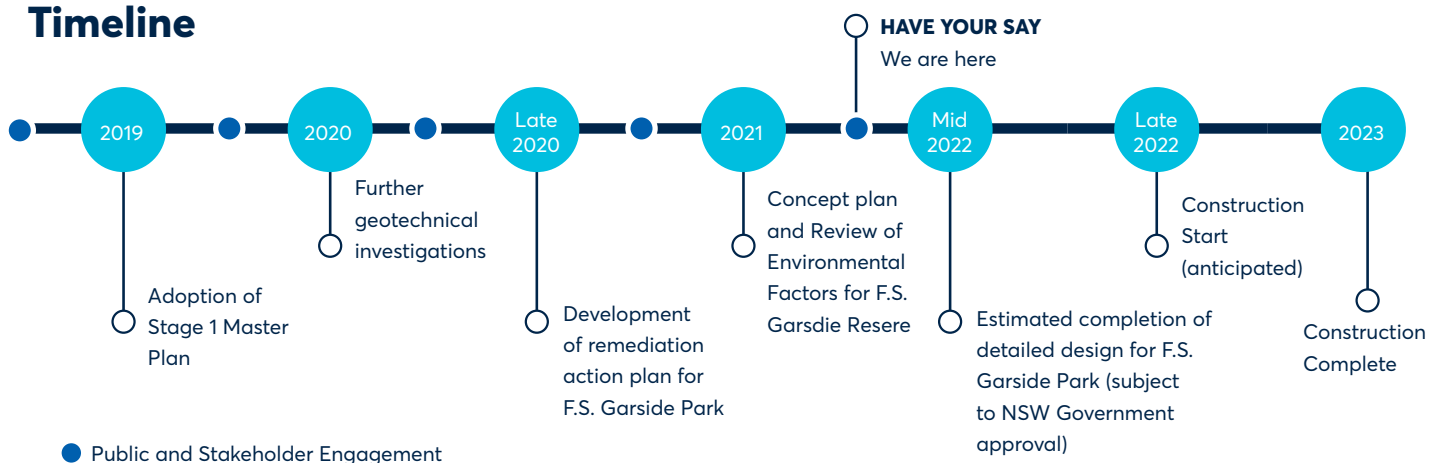
The proposed park improvements may result in some minor environmental impacts with respect to contamination, flooding; tree removal and management, traffic and parking, noise and air quality, water and stormwater quality, visual impacts and waste storage and disposal.

Council has a statutory responsibility under the NSW Environmental Planning and Assessment Act 1979 (EP&A Act) to undertake a Review of Environmental Factors (REF) to determine whether the proposed improvements to F.S. Garside Park identified in the concept

plan should be approved and progressed to construction.

The REF includes review and assessment of the technical reports, civil and engineering assessment and environmental studies that were conducted to inform the design of the proposed Park improvements. The REF also identifies the safeguards and environmental management measures required to upgrade the Park, minimise and or prevent impacts to public health, safety and comply with relevant environmental legislation.

Timeline



Parramatta Road Urban Amenities Improvement Program (PRUAIP)

The Parramatta Road Urban Amenities Improvement Program (PRUAIP) developed in 2013 identified the North Granville Master Plan site and its community facilities as key projects to improve North Granville's resident's liveability.

The North Granville Community Facilities Master Plan identifies future community and recreational facilities required for the North Granville Precinct

including upgrades of F.S. Garside Park and Alfred Street Cycleway.

Stage 1 of the Master Plan was adopted by Council in December 2019 and is co-funded by the NSW Parramatta Urban Amenity Improvement Program and City of Parramatta Council.

Proposed F.S. Garside park Concept Plan

Map legend page 4



View the full concept plan and proposed parking changes for further details.

The concept plans and parking changes

Feedback collated from the community consultation has assisted to inform the detailed design of the proposed facilities. The Stage 1 of the master plan identifies the upgrade of F.S. Garside Park along with:

- Provision of play spaces and facilities for different ages and abilities.
- Southern half of Onslow Street converted to open space.
- Improving access and functionality to the playing field.
- Provision of a range of outdoor gathering spaces including picnic shelters, tables and seating.
- Reduction in concrete play surfaces and planting of mature trees to reduce urban heat and provide nature-based play.
- New parking arrangement for Gray Street and northern section of Onslow Street.
- Creating a separated cycle way along Alfred St to connect to the regional cycle way beneath the M4 viaduct.

Parking Changes to Gray and Onslow Streets

Conversion of the existing Onslow street car park to open space fulfils Council's adopted North Granville Community Facilities Masterplan and a requirement set by the NSW Government PRUAIP.

The draft concept plan identifies a reduction in car spaces from 71 to 52 (including 6 new disabled spaces) proposed for Gray street and further along Onslow Street, Granville. Council is also proposing to implement parking restrictions at F.S. Garside Park to enable equitable use/visitation whilst supporting evening sports training sessions and weekend game attendance. Review the detailed traffic plans for more information.

CONCEPT PLAN LEGEND

1. Irrigated natural couch turfed playing field with perimeter fencing, soccer dugouts and ball screen fencing
 2. Open air spectator bleachers
 3. Open air spectator bleachers with rear storage cages
 4. Covered spectator bleachers
 5. Public amenities building
 6. Electronic scoreboard
 7. Turfed spectator hill with access to district playground
 8. Stadium entry areas
 9. 1.8m high stadium perimeter fencing with manual sliding access gates
 10. Council controlled remote access electronic gate
 11. Maintenance and emergency vehicular access gates
 12. Above ground water tank for park and field irrigation
 13. Turfed soccer warm up / kick 'a' bout area
 14. Designated disabled parking spaces
 15. Restricted 2 hour parking Monday to Friday 8am to 6pm to parking bays in Onslow and Gray Street
 16. District size playground with nature play, climbing structures, flying fox, swings and play tower. Includes picnic facilities and BBQs
 17. Provisions for future pop-up canteen/cafe
 18. Separated two-way off road cycleway with turfed median, pedestrian pathway, tree planting and lighting
 19. Cyclist (priority) and pedestrian raised threshold crossing
 20. Fenced dog park (large dogs) with seating, lighting and drinking station
 21. Fenced dog park (small dogs) with seating, lighting and drinking station
 22. Pavilion storage room extension
 23. Table tennis table and basketball / mini-soccer partially fenced multi-use sports court with lighting, seating, shelters and drinking station
 24. Temporary pathway link from Onslow Street to Arthur Street
 25. Pedestrian access pathway with lighting
 26. Proposed fitness equipment
 27. Proposed fencing and planted buffer to road
- CONSTRUCTION OF RED DASHED AREA SUBJECT TO AVAILABLE FUNDS**
28. Precast concrete BMX pump track
 29. Creek embankment stabilisation works and bush regeneration including native tree, shrub and groundcover planting
 30. Permanent pathway link from Onslow Street to Arthur Street

F.S. Garside Park

F.S. Garside Park, with an area of approx. 0.96 hectares, is bounded by Parramatta Road, Alfred Street, Gray Street, Onslow Street and Duck Creek in Granville and forms an important recreational resource for the local and wider community. The Park comprises multiple allotments including four (4) Crown Reserves (comprising 14 lots), together with a further twenty four (24) lots, as well as a portion of the southern end of Onslow Street.

F.S. Garside Park has a natural turf playing field with player dugouts, spectator seating and a pavilion with change rooms and amenities, a local playground, 'unofficial' dog park and on-street parking in the surrounding streets. A community

building located on Onslow Street has recently been demolished.

The site is prone to regular flooding, with the playing field acting as a detention basin during flood events. In addition, the site was historically used as a landfill site and recent testing has confirmed that parts of the site are contaminated, leading to the NSW EPA designating F.S. Garside Park as James Hardie legacy site No. 49. As a precautionary safety measure, the 'unofficial' dog park, reserve at Duck Creek and sections of the soccer field were fenced and closed to public access.

In early 2019, the NSW State Government provided funding to City of Parramatta Council to

plan for and construct upgrade and improvement works to FS Garside Reserve, together with a new cycleway along Alfred Street, adjacent to the western side of the Reserve.

Irrespective of the upgrade and improvement works, the City of Parramatta has an obligation to remediate the site and a Remediation Action Plan that complements the proposed upgrade works will ensure that the remediation is based on the future needs of the park and the Granville community.

The scope of the proposed works includes, but is not necessarily limited to, the following:

- Demolition of the existing playground, sportsfield, and the storage and amenities building, seating on the western side of the playing field, bitumen sealed parking and road carriageway at the southern end of Onslow Street;
- Site Remediation and Validation;
- Tree Removal and Management;
- Flood Mitigation Works;
- Site Preparation/Bulk Earthworks;
- Construction of a new playground with nature play, climbing structures and flying fox etc, together with new canteen and an amenities buildings adjacent to the new playground;
- Construction of a new couch turf Sportsfield, including new irrigation and drainage systems, including installation of an aboveground rainwater tank to service the irrigation system;
- Construction of an additional storage space to the eastern end of the existing amenities building at the southern end of the playing field;
- Installation of and connection to utility infrastructure;
- Landscaping works including mass tree planting and surface treatments;
- Installation of public domain furniture;
- Construction of various fences and balustrades;
- Installation of public domain lighting;
- Installation of information / regulatory and wayfinding signage;
- Stormwater management works;
- Returning the southern end of Onslow Street to open space youth precinct and dogpark and construction of a cul-de-sac at the new termination of Onslow Street;
- Construction of new parking along Onslow Street and Gray Street, including signage;
- Construction of a new raised threshold priority cyclist/ pedestrian crossing on Gray Street, connecting to the Alfred Street cycleway.

About the Review of Environmental Factors

This planned park upgrade requires development consent under part 4 of the NSW Environmental and Planning Assessment Act, 1979. Council is required to examine and take into account all impacts or potential impacts resulting from implementing the proposed upgrade to F.S. Garside Park..

In order to meet that requirement, a range of technical studies and site investigations have been undertaken, and a Review of Environmental Factors (REF) has been prepared by an independent consultant.

The REF has considered contamination, flooding, tree removal and management, traffic and parking, noise and vibration, air quality, water and stormwater quality, visual amenity, and waste management and minimisation impacts.

For each environmental impact/risk, the REF has identified a corresponding public health and safety requirement, mitigation or environmental protection measure.

Overview of Impact/Risk	Overview of Safeguards & Management Measures
<p>Contamination</p> <p>Historic records show that F.S. Garside Park operated as a local landfill / tip during the 1920s and early 1930s and environmental investigations have confirmed that the site requires remediation in order to be suitable for ongoing use as community open space.</p> <p>A Remediation Action Plan (RAP) has been prepared by Greencap, with the primary objective of reducing the human health and environmental risk posed by the contamination to an acceptable level and ensuring that the site is suitable for ongoing use as public open space.</p> <p>Once remediated, in order to ensure the ongoing integrity of the remedial works, the City of Parramatta will be responsible for operating and managing the park through the implementation of a Long Term Environmental Management Plan (LTEMP). This will also ensure that notification and enforcement mechanisms are complied with, including the inclusion of an 'environmental hazard' notification on the Section 10.7 Planning Certificate and registration of the site as an asset on the Dial-Before-You-Dig Database.</p>	<ul style="list-style-type: none"> • Council has engaged <i>Greencap</i> to develop a remediation action plan to inform the upgrade and design of the concept plan. • The site is to be remediated in accordance with the 'cap and contain' strategy set out in the Remediation Action Plan for Proposed F.S. Garside Park prepared by Greencap. All remediation work shall be carried out in accordance with the guidelines made or approved by the NSW EPA under s.105 of the Contaminated Land Management Act, 1997. • A procedure will be followed for unexpected finds to ensure qualified assessment is undertaken to determine appropriate actions in accordance with regulations. • In order to ensure the ongoing management and integrity of the remedial works, a Long-Term Environmental Management Plan (LTEMP) is to be prepared and implemented <p><i>Please see REF Appendix E Remediation Action Plan pg 161 for more information.</i></p>

Overview of Impact/Risk	Overview of Safeguards & Management Measures
<p>Flooding</p> <p>F.S. Garside Park, together with the surrounding streets, is currently significantly impacted by flooding and the sportsfield acts as a flood detention basin during significant rain events.</p> <p>However, flood modelling undertaken for both Duck Creek and the local catchment confirms that there will be no significant impact to the surrounding commercial and residential properties as a result of the proposed improvements to the park..</p>	<ul style="list-style-type: none"> • Civil and Flood Modelling Engineers were engaged to understand potential impacts resulting from the proposed improvements to the park. • The flood modeling studies show that there is no significant impact to the surrounding commercial and residential properties as a result of the proposed improvements to the park. • Proposed park improvements was designed to maintain the flood storage across the park and minimise flood levels in existing commercial and residential areas. <p><i>Please see REF Appendix C - Civil Drawings Package pg 96 identifies the Civil Engineering requirements to ensure upgrade of the Park does not impact surrounding properties.</i></p>
<p>Tree Removal and Management</p> <p>An independent arboricultural development impact assessment report was completed to assess the health and longevity of the existing trees to understand if they could withstand the proposed remediation.</p> <p>Remediation works entails removing the contaminated material, installation of a marker layer and a capping layer as identified by the Remediation Action Plan and in accordance with the NSW EPA requirements.</p> <p>Remediation may also involve altering the soil up to the base of the tree which can affect the health and or structure of the tree.</p> <p>The proposed remediation works may significantly impact the fine root structure of the existing mature trees and cause the trees to die over a long period of time.</p> <p>Many of the existing trees are clumped together, which reduced their canopy spread, health and longevity.</p> <p>Due to the significant soil contamination and remediation activities required, 249 trees at F.S. Garside Park will be removed. There are 9 weeping fig trees located on Parramatta Road which will be retained.</p> <p>The western embankment of Duck Creek is proposed to be managed through a bush regeneration and bank stabilisation program.</p>	<ul style="list-style-type: none"> • Before the commencement of works, Tree Protection Zones (TPZs) must be established around all trees to be retained. Tree protection must be installed and maintained in accordance with AS 4970 Protection of Trees on Development Sites. • To renew the tree canopy and potential habitat for local fauna, one hundred and twenty eight (128) new trees will be planted as part of the park upgrade. • Although this will not replace all the trees removed, the new trees proposed and their location have been strategically chosen to create optimal tree canopy coverage and ensure long term tree health at this site. It is anticipated that the new tree plantings will provide a similar canopy spread when mature. <p><i>Please see REF Appendix D Arboricultural Development Impact Assessment Report pg 109 for more information.</i></p>

Overview of Impact/Risk	Overview of Safeguards & Management Measures
<p>Traffic and Parking</p> <p>Temporary traffic impacts may occur during the work program when traffic or pedestrian movements may need to be temporarily disrupted to allow for construction vehicles and/or equipment to access or leave the work sites.</p>	<ul style="list-style-type: none"> • Where required, appropriate traffic management measures on Alfred Street, Gray Street, Onslow Street and Parramatta Road, such as temporary speed restrictions, precautionary signs, illuminated warning devices and manual and/or electronic traffic control to control access of construction vehicles etc to the park will need to be implemented (as necessary) and maintained throughout the works period. • These measures will inform the development of a <i>Construction Environment Management Plan</i> to ensure traffic and parking impacts are minimised during park construction.
<p>Noise and Vibration</p> <p>There will be some noise impacts associated with the remediation and construction activities. However, general construction noise associated with the works is not likely to cause a significant disturbance. All works will occur during the daytime period when background noise levels are higher and there is sufficient separation distance from sensitive land uses to assist in minimising any significant noise impacts.</p>	<ul style="list-style-type: none"> • Work will be undertaken in standard working hours (Monday to Friday, 7am to 5pm & Saturday 8am to 5pm) and where possible, noisy work shall be undertaken during less sensitive periods and minimised. • Work will be undertaken with appropriate, well-maintained equipment, the construction noise levels shall not reach or exceed the exposure levels, including peak exposure (140dB[C]) and daily average (85dB[A]) as detailed in Clause 56 of the WH&S Regulation 2017. • These measures will inform the development of a <i>Construction Environment Management Plan</i> to ensure noise and vibration impacts are minimised during park construction.
<p>Traffic and Access</p> <p>Temporary traffic impacts may occur during the work program when traffic or pedestrians movements may need to be temporarily disrupted to allow for construction vehicles and/or equipment to access or leave the work sites.</p>	<ul style="list-style-type: none"> • Where required, appropriate traffic and pedestrian management measures in Marsden Street and/or O'Connell Street, will be implemented and maintained throughout the works period. • These measures will inform the development of a <i>Construction Environment Management Plan</i> to ensure noise and vibration impacts are minimised during park construction.

Overview of Impact/Risk	Overview of Safeguards & Management Measures
<p>Air Quality</p> <p>Air quality impacts expected during the works period will be created through air borne dust, as well as fumes and odours from machinery and tools etc. However, the likely cumulative impact is considered to be negligible.</p>	<ul style="list-style-type: none"> • Air quality impacts expected during the works period will be created through air borne dust, as well as fumes and odours from machinery and tools etc. However, the likely cumulative impact is considered to be negligible. • Air quality monitoring will be undertaken during park construction as identified in the Remediation Action Plan REF. <p><i>See REF pg 161 Appendix E for further information.</i></p>
<p>Water and Stormwater Quality</p> <p>There is the potential for soil and other pollutants disturbed during construction or through localised erosion to enter the stormwater drainage system in the surrounding roads and/or Duck Creek, particularly if there is heavy rain during the course of works.</p>	<ul style="list-style-type: none"> • Erosion and sedimentation controls such as silt fences / bags, sediment traps, diversion drains, sumps etc will need to be installed across the works site and in particular along the eastern perimeter of the work site adjacent to Duck Creek and around any stockpiles before the commencement of works to prevent sediment-laden runoff entering the local stormwater system. • Regular inspection and maintenance of the erosion and sedimentation controls is to be undertaken to ensure efficacy. • These measures will inform the development of a <i>Construction Environment Management Plan</i> to ensure noise and vibration impacts are minimised during park construction.
<p>Visual Amenity</p> <p>The short-term visual impacts of these works are minimal and will only exist during park construction. The long term changes to this visual environment will greatly improve the appearance of the park.</p> <p>The removal of trees across the Park will greatly change its appearance. However, a the remediation of the Park is a higher priority to protect public health and safety. Effective remediation of the Park cannot be effectively undertaken without the removal of the majority of the trees across the site. New plantings will create a new landscape that will improve as the trees mature and the canopy develops.</p>	<ul style="list-style-type: none"> • All parts of the work areas are to be kept clean and tidy at all times.

Overview of Impact/Risk	Overview of Safeguards & Management Measures
<p>Waste Minimisation and Management</p> <p>The remediation and construction activities associated with the upgrade works will generate a variety of waste material.</p> <p>Waste soil generated during remediation works will need to be classified and disposed of at a licensed facility, in accordance with the Remediation Action Plan. It is anticipated that all soils will classify as "Special Waste – asbestos" under the NSW EPA's Waste Classification guidelines 2014.</p> <p>All other waste will need to be collected and stored on site in appropriate skips / containers etc and if not to be reused on site, collected and disposed of at a licenced recycling or waste facility.</p>	<ul style="list-style-type: none"> • The works associated with remediation, including the management, classification, storage and disposal of all waste soil material is to be undertaken in accordance with the <i>Remediation Action Plan</i>. • A <i>Waste Management Plan</i> will be prepared to detail the procedures for waste minimisation and management, including the likely waste generation, method of on-site collection and storage and details of the intended method of recycling or disposal.
<p>Community enquiries and complaints</p> <p>Members of the community may wish to make enquiries or complaints in relation to the works.</p>	<ul style="list-style-type: none"> • A nominated 'Community Liaison Officer' will be contactable and available to respond to enquiries and address complaints or other issues during the works period. • Council's Customer Contact Centre will also be briefed and be able to direct enquiries appropriately.

Justification and conclusion

The proposed works at F.S. Garside Park in Granville have the potential to result in some minor environmental impacts with respect to contamination, flooding; tree removal and management, traffic and parking, noise and air quality, water and stormwater quality, visual impacts and waste storage and disposal. The safeguards and management measures that are detailed in this Review of Environmental Factors will resolve or minimise these expected impacts.

The proposed concept plan will also provide a number of positive benefits, including remediation and ongoing environmental management of the site, improvements to localised flood management, the provision of a high quality irrigated couch turf sportsfield, new children's adventure playground with new public amenities and bathroom, a Youth Precinct with BMX Pump Track and multi-purpose court, formal dog parks and associated landscaping and upgrade works that will improve the recreational facilities for the local and wider community, as well as improving the aesthetic

quality, public domain amenity and legibility of F.S. Garside Park.

On balance the proposal is considered justified.

The environmental impacts of the proposal are not likely to be significant and therefore it is not necessary for approval to be sought for the proposal under Part 4 of the *Environmental Planning & Assessment Act 1979*.

The proposal will not have a substantial impact on any matters of National environmental significance.

Have Your Say

For more information and to have your say,
visit Council's engagement portal
participate.cityofparramatta.gov.au

**All submissions are to be received by
5PM on Friday 3 December 2021.**

More Information and Community Drop-ins

Information on the exhibition can be found at
Council's Customer Contact Centre 126 Church Street
Parramatta.

Project officers will be available to discuss the draft
concept design and REF for F.S. Garside Park and help
you provide feedback at community drop-in sessions.

For information including community drop-in dates and
locations, please see the project page at

[participate.cityofparramatta.nsw.gov.au/
north-granville-community-facilities-masterplan](https://participate.cityofparramatta.nsw.gov.au/north-granville-community-facilities-masterplan)

Who can I contact for more information?

Contact the project team by calling City of
Parramatta on 1300 617 058 or email [placeservices@
cityofparramatta.nsw.gov.au](mailto:placeservices@cityofparramatta.nsw.gov.au)

Project information is also available at
[participate.cityofparramatta.nsw.gov.au/
north-granville-community-facilities-masterplan](https://participate.cityofparramatta.nsw.gov.au/north-granville-community-facilities-masterplan)

Or scan the QR code below.



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