

Assessment of Potential Locations for a Skate Facility
At Gipps Road Sporting Complex



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Cumberland Council

Introduction

Council staff have investigated suitable areas, completed a feasibility study and prepared simple concept plans for a district level youth and family skate space for the Gipps Road Sporting Complex.

Four (4) initial sites at Gipps Road Sporting Complex were investigated as potential suitable locations for a district level skate park. All sites presented opportunities as well as a number of constraints for the feasibility of the project including incorporating into the existing Landscape Masterplan, flood zoning and stormwater management as well as powerline easements. Engagement of suitability qualified professionals would be needed to further refine the concepts within the constraints of the preferred sites.

Background

Gipps Road Regional Sporting Complex Masterplan



Gipps Road and Hyland Road Regional Parklands and Landscape Masterplan was adopted by Council in 2013. Within this Plan of Management Gipps Road Sporting Complex is identified as an existing sportsground comprising of AFL, Cricket, Baseball, and Athletics facilities. The key objective of this POM is to guide future management and development of the Parklands within the legislative requirements of the Local Government Act.

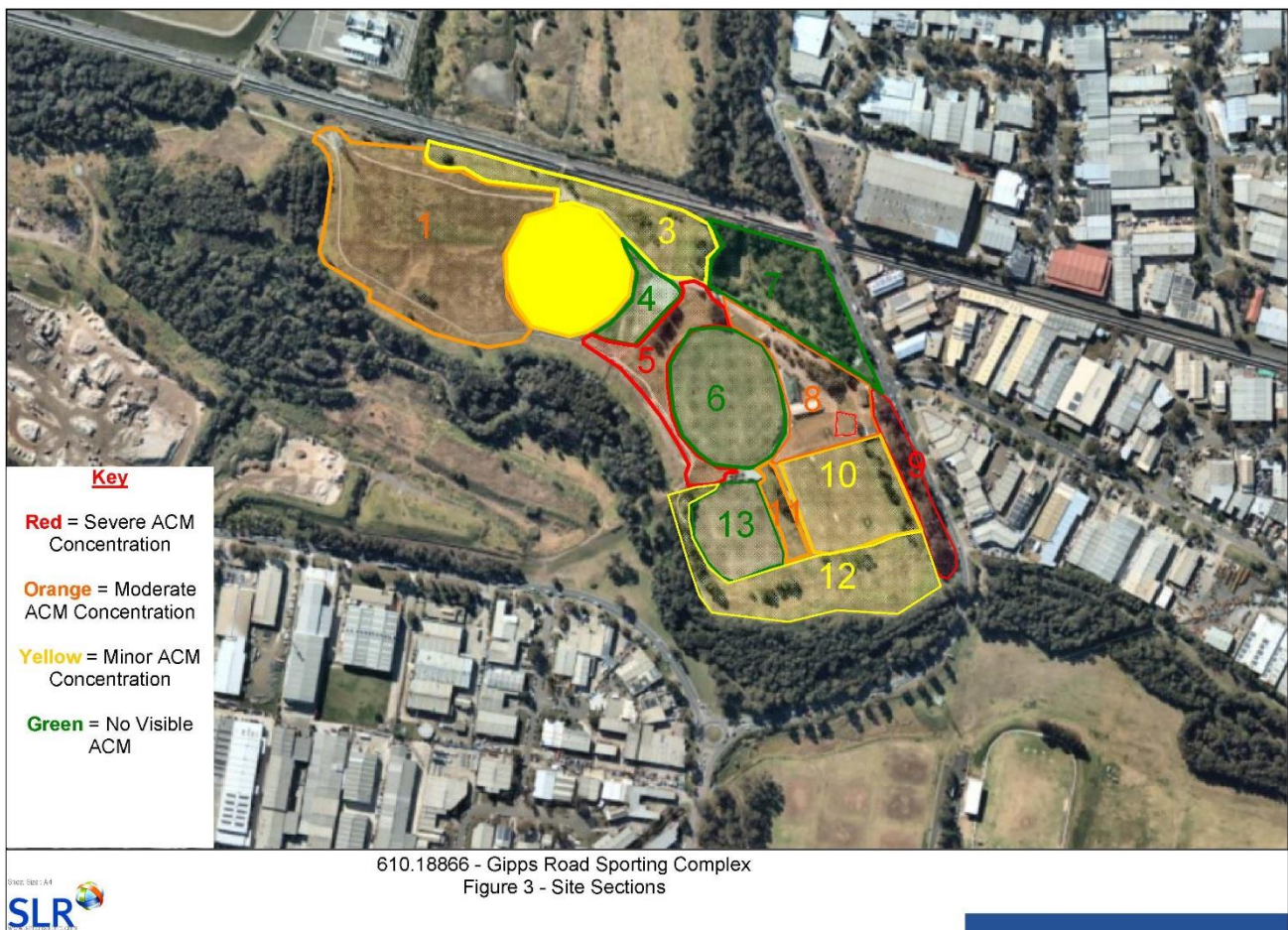
The riparian corridor along the eastern boundary of the Reserves and existing playground (including concept site 2) lies outside of the Plan of Management and is alternatively covered by the Hyland Road Park Wetlands and Riparian Corridor (WRC) Plan of Management 2013.

The provision of and technical design of a youth and family skate space incorporating upgraded play elements (within future projects) would fit strategically with the overall objectives of the parkland areas management and development within the Gipps Road and Hyland Road Regional Parklands and Landscape Masterplan. Additional design, construction and management actions will require consideration to align with riparian corridor and biodiversity management objectives.

History of Site Contamination and Remediation at Gipps Road

In September 2019, Cumberland Council (Council) engaged consultants to prepare an environmental management plan (EMP) for the management of potentially asbestos contaminated fill material and the above ground encapsulation of asbestos contaminated soils at Gipps Road Sporting Complex. The management plan identified that the site was previously utilised as a landfill facility, and was considered based on site visits, that the current asbestos containing materials (ACM) contamination was possibly as a result of the importation of fill material for the purpose of encapsulating the landfill.

Following assessments, a Remedial Action Plan (Remedial Action Plan – Capping of Asbestos Containing Materials, Gipps Road Sporting Complex) was developed and commenced to remediate the area by removing visible contamination and encapsulating moderate and severe contamination. Initial stages of the Remedial Action Plan have been completed.

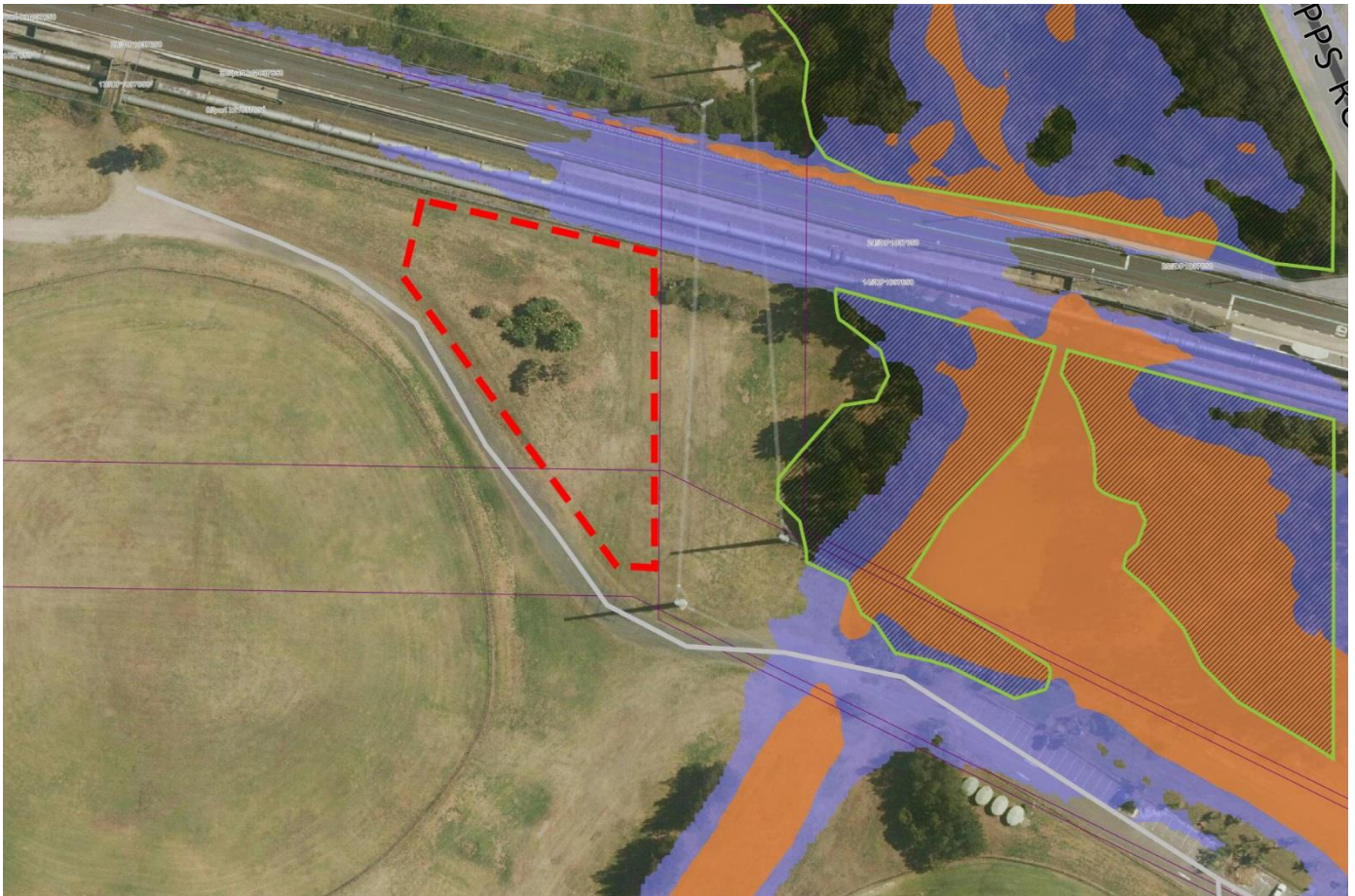


Site Assessment

Map 1 Showing Four areas investigated as part of the feasibility study

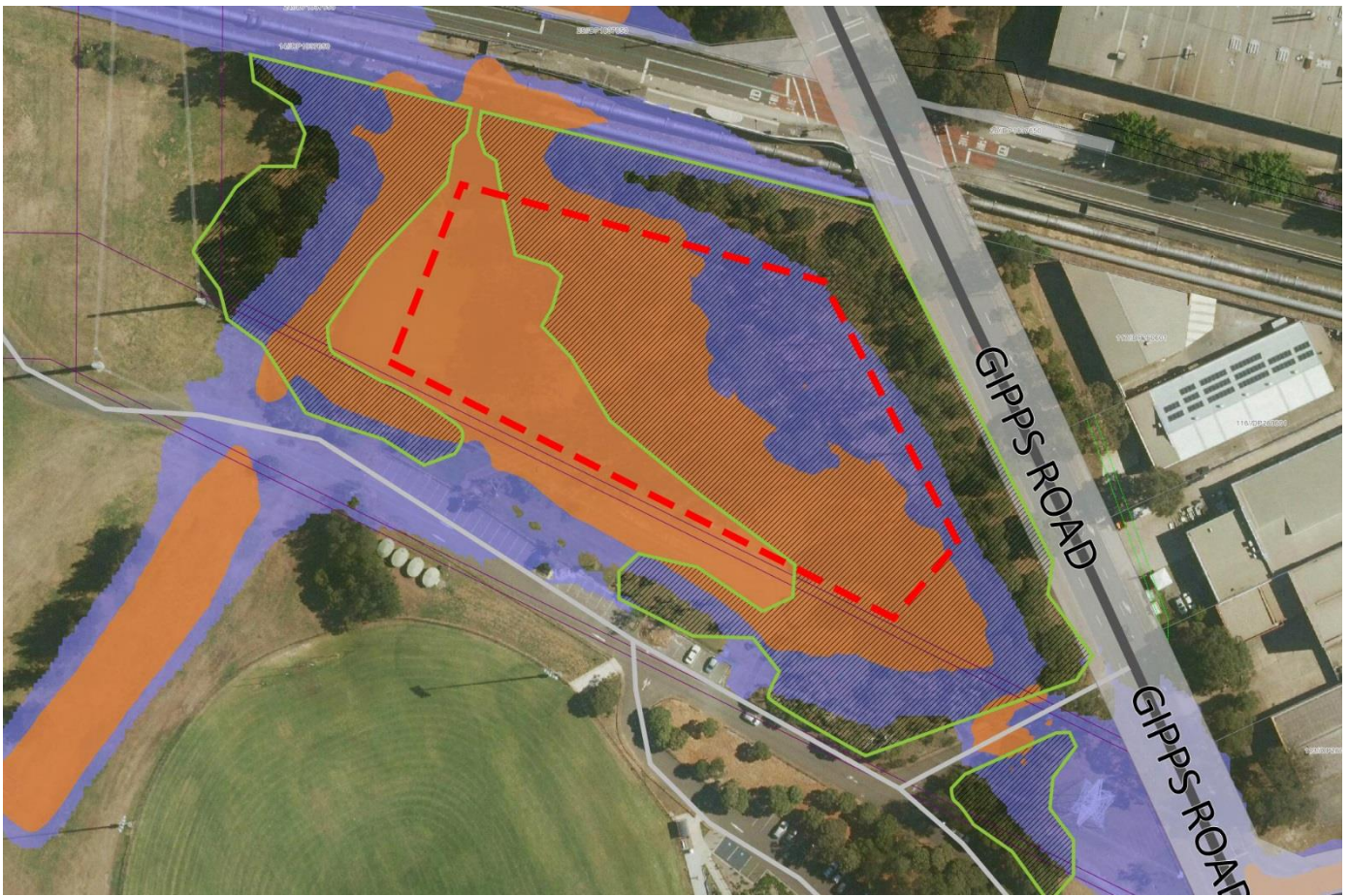


Area 1:



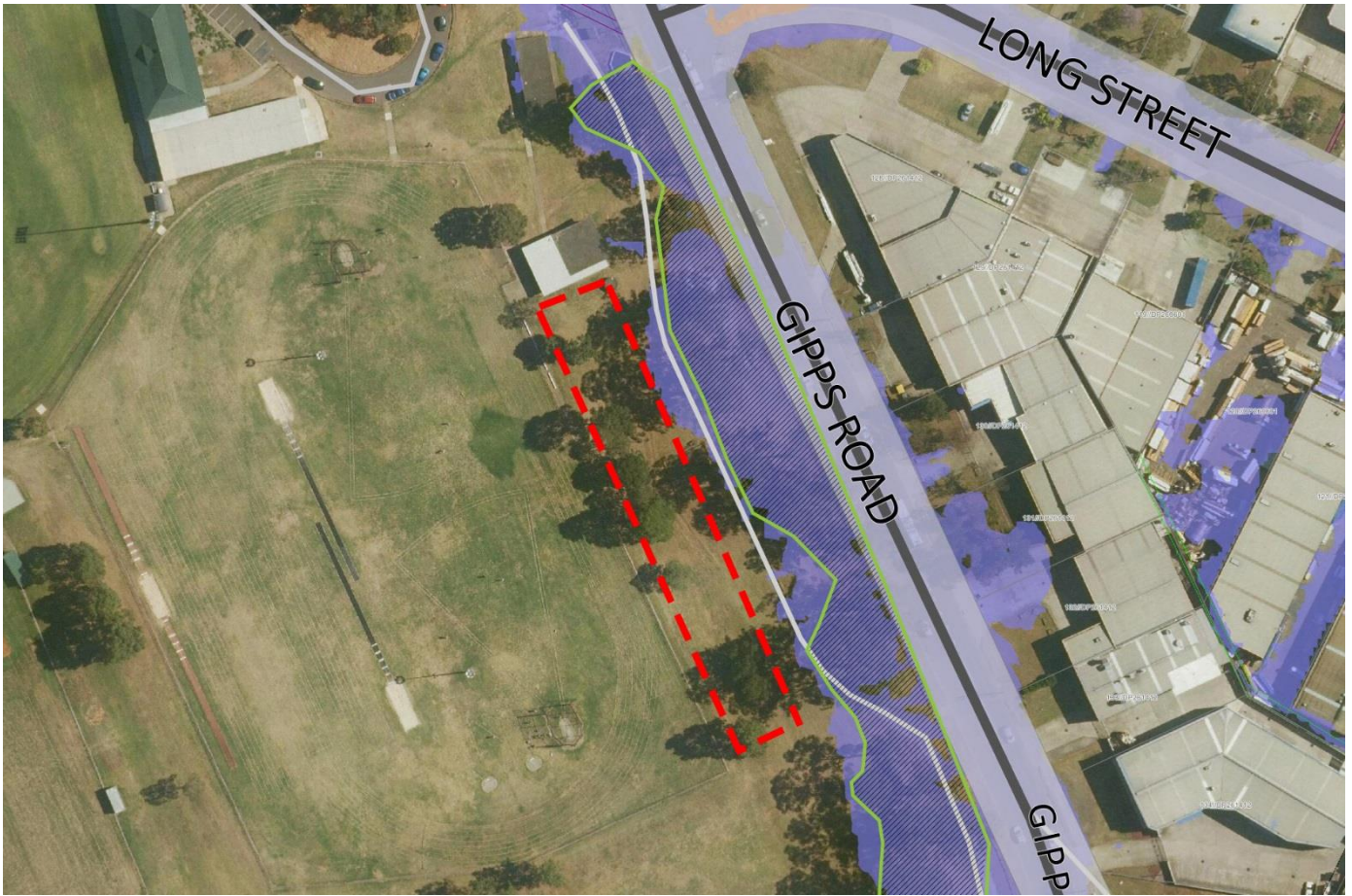
Area one	
Opportunities	Constraints
<ul style="list-style-type: none"> • Open space • A level turfed area. • More space than site 2 and 3. • No flooding issues • Fits within adopted site masterplan 	<ul style="list-style-type: none"> • Powerline easement through site • Distance from amenities and parking • Poor natural surveillance, no sightlines from active edges of the park • Limited shade • No connection to existing pedestrian and cycle links • Minor ACM concentration

Area 2:



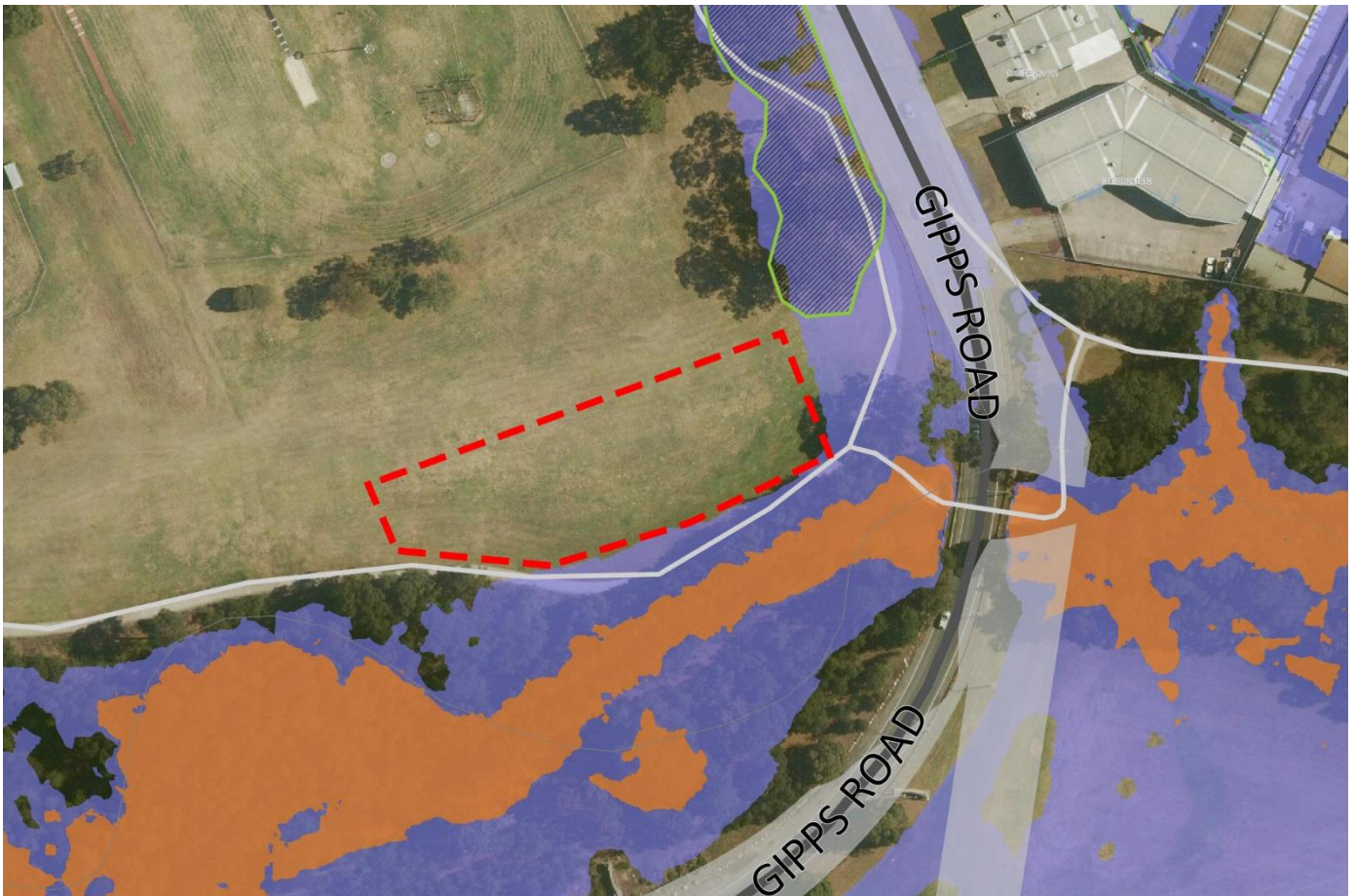
Area two	
Opportunities	Constraints
<ul style="list-style-type: none"> • Good levels of natural surveillance, with sightlines from Gipps Road and existing carpark • Existing path network, picnic and play items-potential for a multi-use space • Shade trees • Sense of enclosure and reduced perception of road noise from Gipps Road • Fits within adopted site masterplan • Close proximity to Public Transport • Close proximity to main amenity buildings • No visible ACM 	<ul style="list-style-type: none"> • Powerline easement through site • Flood Zone • Remnant Cumberland Plain Woodland Trees • Maintenance concerns with leaf litter on skate facilities • No connection to existing pedestrian and cycle links

Area 3:



Area three	
Opportunities	Constraints
<ul style="list-style-type: none"> • Good levels of natural surveillance, with sightlines from Gipps Road • Proximity to Existing path • Shade trees • Close proximity to main amenity buildings • No flooding • No easements 	<ul style="list-style-type: none"> • Conflicts with adopted site masterplan • Remnant Cumberland Plain Woodland Trees • Maintenance concerns with leaf litter on skate facilities • Sloping site • Remediated Site

Area 4:



Area four	
Opportunities	Constraints
<ul style="list-style-type: none"> • Good levels of natural surveillance, with sightlines from Gipps Road • Proximity to existing shared path network • Fits within adopted site masterplan • Close proximity to main amenity buildings • Open, gently sloping site • No flooding or easements 	<ul style="list-style-type: none"> • No Shade trees • Road noise from Gipps Road • Relies on implementation of masterplan for better connectivity and car parking • Greater distance from amenity buildings • Minor ACM concentration

Summary of Site Assessment

- Area 1 - Not feasible
- Area 2 - Feasible
- Area 3 - Not feasible
- Area 4 - Feasible

Unfeasible areas

Area 1 was deemed unsuitable due to limited visibility, connectivity and powerline easements.

Area 3 was deemed unsuitable mainly due to conflicts with adopted masterplan and limited space.

Feasible areas

Area 2

Area 2 was deemed feasible due to greater connectivity, higher passive surveillance and the potential for development of a multi-use youth and family space.

However, a number of constraints are present including the site being a low-lying area with close proximity to the creek line, flood zoning and subgrade implications, tree canopy cover and powerline easements.

While there are a number of constraints, these likely may be able to be mitigated through the expert technical design process.

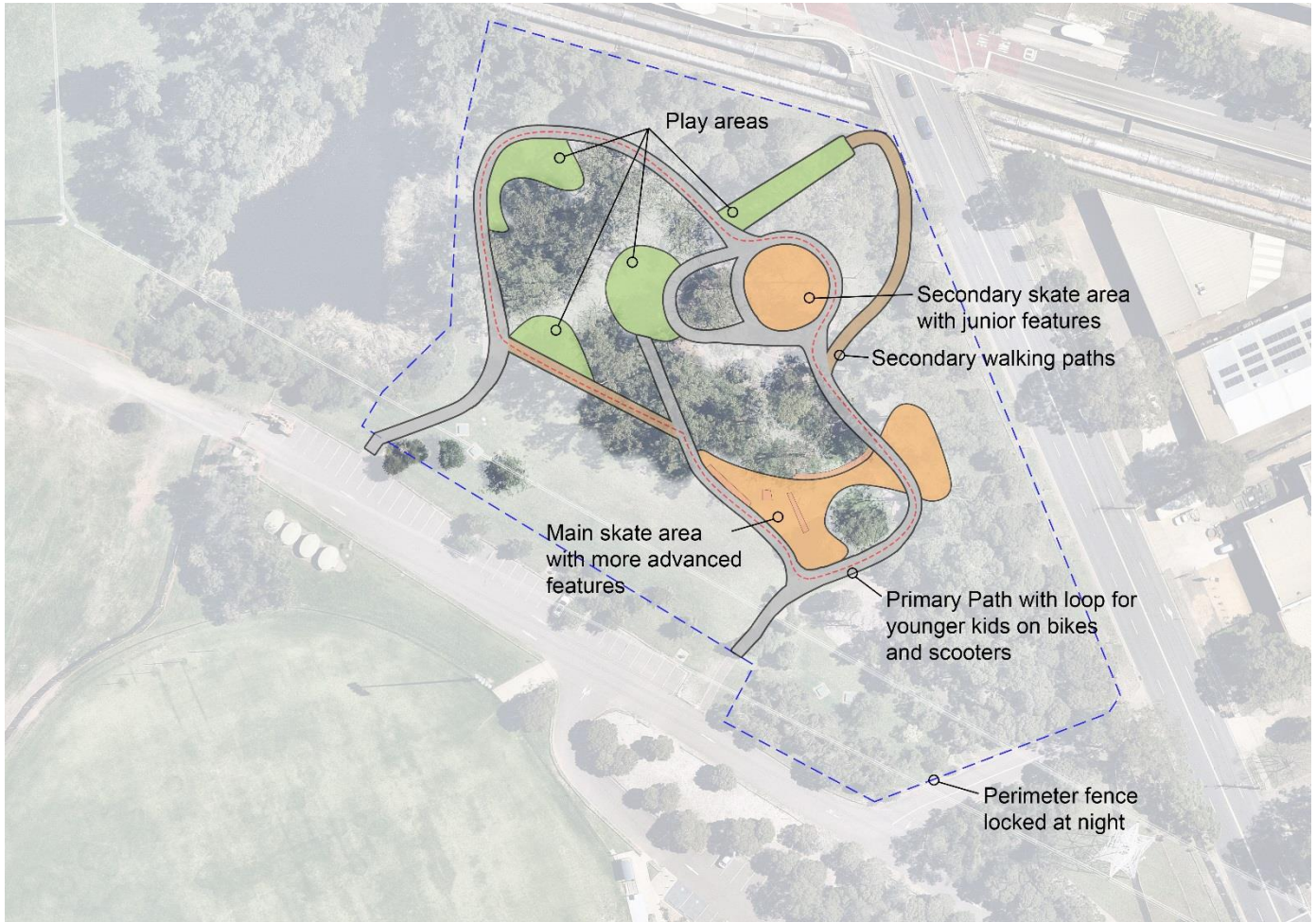
Area 4

Area 4 was deemed feasible due to higher passive surveillance, a large expansive space, proximity to current and future cycle and pedestrian connections and less inherent site restrictions. It does however rely on the implementation of the adopted Masterplan to better improve access and connectivity to the parkland.

Concept Plans

Area 2

The concept plan for Area 2 is based on the idea of integrated skate and play elements to create an inclusive space for multiple users of varying ages and abilities. A skateable area (including loop path) of 1300m² could be achieved in this area and fits with size standards for a neighbourhood to district level skate facility.



Area 4

The proposed concept has an area of approximately 1700m² which suits a district level skate facility and includes a potential street style skate area, a bowl and a loop path for younger children. This concept make use of the existing site conditions and provides a sloped loop path connecting to existing pathways. A shade structure and suitable trees would be planted to increase the amenity at the site.

