

Draft Master Plan

Elkington Park + Fitzroy Ave Reserve, Balmain



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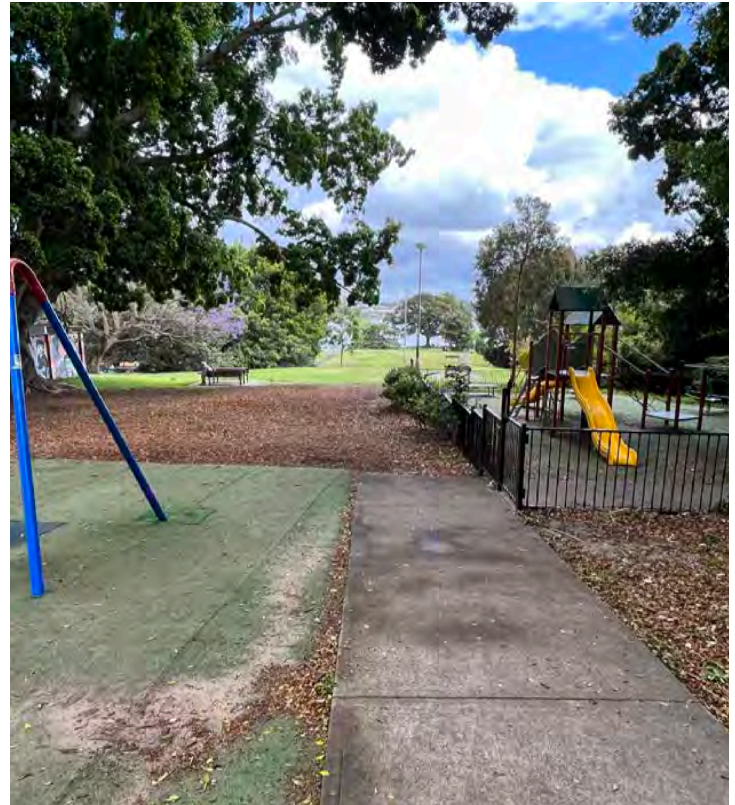




Proposed Turfed Area	Existing Planting	Existing Path to be Upgraded	Existing Tree
Existing Building/Structure	Proposed Planting	Proposed Softfall Surface	Proposed Tree
Demolished Structures	Existing Path/Hardscape	Existing Park Furniture	Proposed Path Lights
Proposed Building/Structure	Proposed Path/Hardscape	Proposed Park Furniture	Signage Point
			Existing Fence
			New High Fence
			New Medium Fence
			New Bollards

Existing Plan

- ① Main entry and park sign
- ② Established Palm tree promenade
- ③ Rotunda
- ④ Caretaker's cottage
- ⑤ Main stairs to Dawn Fraser Baths
- ⑥ Playground area
- ⑦ Amenities block
- ⑧ Pathway around White Horse Point
- ⑨ Aboriginal artwork
- ⑩ Trail from Dawn Fraser to White Horse Point
- ⑪ Incomplete path from Dawn Fraser





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Proposed Plan

01 Upgrade rotunda:

- Provide accessible path to rotunda through sensitive modifications.

02 Maintain historic planting to the southern end of the park, including:

- Replace missing palm trees along the promenade + undertake assessment of existing palms.
- Maintain brick rose garden beds + hedging to corner of White + Glassop Streets.

03 Expand biodiversity with low native planting along Glassop Street. A large area of understorey planting to the southern corner creates a haven for wildlife. The provided area links to the greater planting network via a strip of planting which follows the park boundary to Fitzroy Ave.

04 Upgrade caretaker's cottage

to celebrate the history of the park. The cottage should be transformed for the benefit of the wider community, to serve as a multi-purpose community space, equipped to host events and exhibitions.

05 Improve park amenities block.

06 New consolidated playground

Around existing fig tree. Playground to feature nature play equipment for a diverse range of age groups.

07 Upgrade concrete stairs to Dawn Fraser Baths with solid sandstone stair treads. New handrails and lighting to staircase to improve safety.

08 New bollard style lighting strategy to illuminate pathways at night to provide safe passageway for users, with low impact on surrounding wildlife.

09 New park entry from White Street opposite Tilba Ave.

10 New accessible pathway connection from White Horse Point to centre of the park Existing pathway around the point to be upgraded.

- Existing non-accessible pathway to serve as secondary trail to Dawn Fraser Baths.

11 Maintain 'shaded gully' style planting around Dawn Fraser baths, including tree assessment + noxious weed control.

12 Maintain existing park furniture and replace dilapidated furniture throughout the park

13 Raise tree canopy beyond rotunda to open up views to White Horse Point



Native understorey planting at Prince Alfred Park on Gadigal Land, City of Sydney
Sue Barnsley Landscape Architects



Cohen Park Amenities. Example of open communal basin.
Image: Welsh + Major



Example of low bollard path lighting. Lighting to be directional to target paths without light pollution into wildlife habitat.



Precinct A

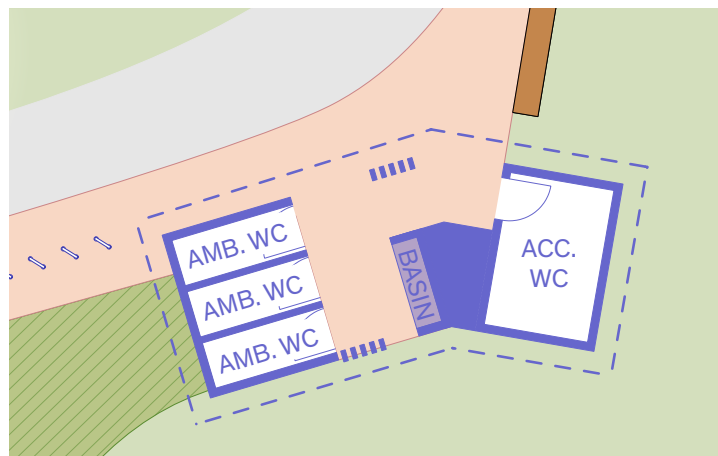
01 New entry opposite Tilba Ave.

- 02 New park map at new entry.
- 03 Expand biodiversity with low native planting along White Street alongside new park entry.
- 04 New pathway connection from entry to enclosed playground area.
- 05 **Consolidated enclosed playground** area around existing Fig tree with elements catering to a broader age range.
 - Seating options to be provided inside playground area.
 - Play structure provided in combination with nature play climbing and seating elements.
 - Relocate swing sets within fenced area.

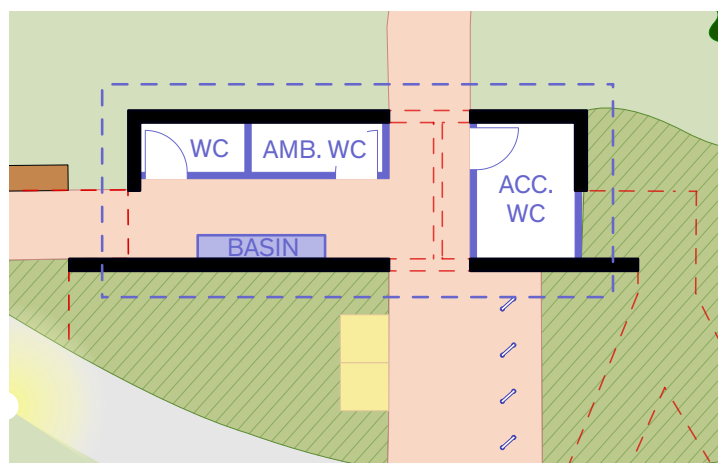
06 New primary path alongside playground to provide accessible travel to White Horse Point. Pathway to bridge over existing tree roots where indicated with a hatch.

- 07 New lighting strategy along new pathway. Low bollard style lights to illuminate pathways at night to provide safe passageway for users, with low impact on surrounding wildlife.
- 08 New seating area facing White Horse Point with vegetation screening playground. Net swing to be provided to cater to broader age groups.
- 09 Reinstate grass at location of existing swing set.
- 10 Retain existing climbing structure towards White Street.
- 11 Extend existing disconnected path from Dawn Fraser Baths to main circulation routes.

12 Possible location of park amenities, including bike racks and bins



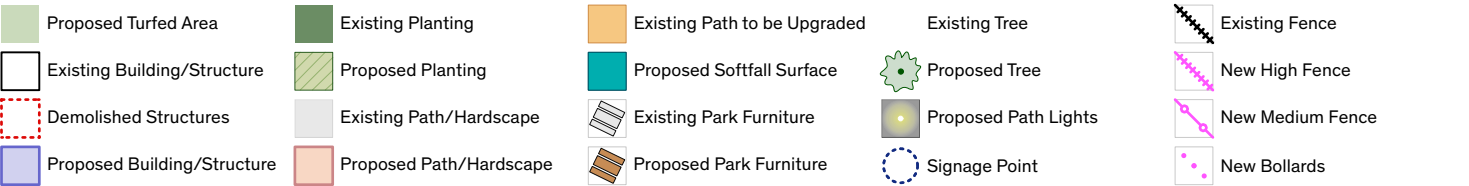
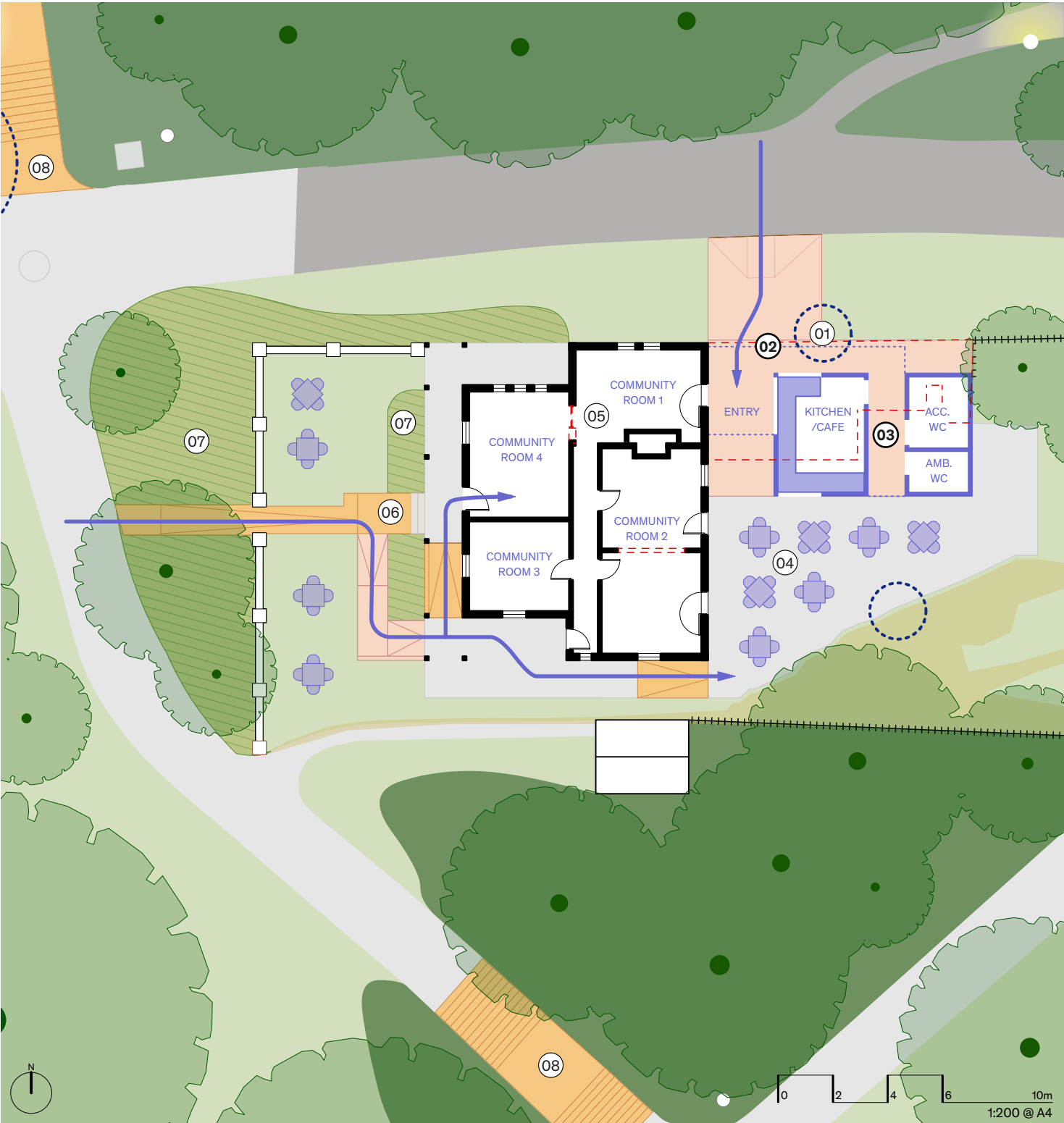
AMENITIES OPTION 1 - New Amenities in new location



AMENITIES OPTION 2 - Upgrade existing amenities



Museum Grounds And Neanderpark, Mettmann



Precinct B

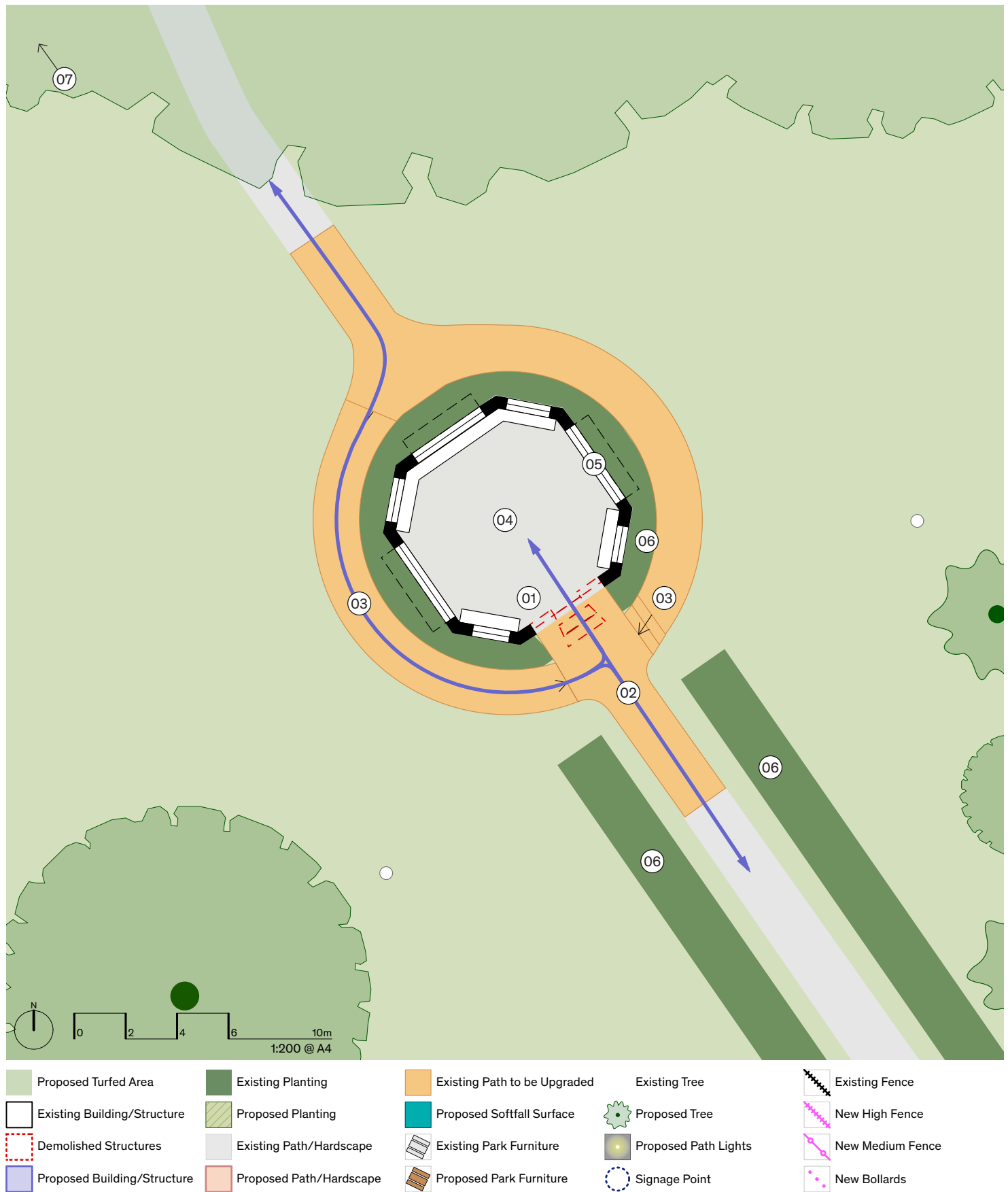
- ① Develop an interpretation strategy to highlight significant historic aspects of the Caretaker's Cottage.
- ② **New entrance**
by demolishing existing dilapidated extension to the cottage. New layback to provide accessible entry into the cottage + courtyard, via a wide covered breezeway.
- ③ **New pavilion**
in location of existing extension to provide services and amenity to cottage for community use. Kitchen + toilet provisions to be provided by extension. Pavilion to sit away from existing historically significant building.
- ④ Renovate internal courtyard to provide outdoor area to service events held at the cottage.
- ⑤ Minor internal upgrades + modifications to improve use of the cottage as community space, taking into account the wider community needs which includes social, educational, economic and recreational aspirations.
- ⑥ Improved access to front entrance of the cottage.
- ⑦ New planting around the cottage to increase biodiversity + visual appearance of cottage.
- ⑧ Upgrade existing concrete stairs with safe, compliant stone steps which reflect the historic character of the park.



The Fenwick, Balmain. Image: Welsh + Major



Existing proposal for Elkington Park cottage to be converted into cafe. Image: Welsh + Major



Precinct C

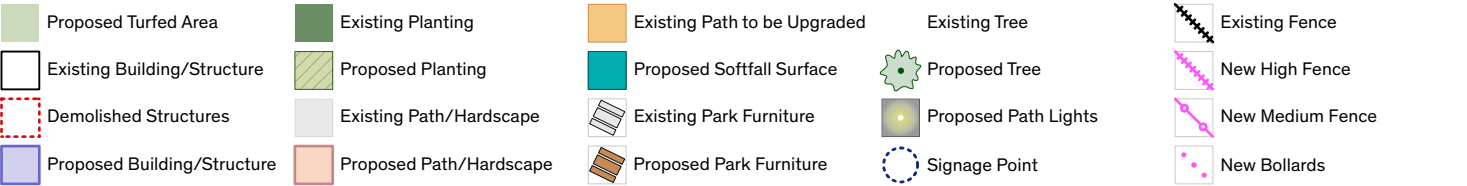
- ① **Widen existing opening** at entry point of rotunda by demolishing existing brick balustrade and staircase.
- ② **New landing at entry**, level with rotunda floor to meet existing sloped pathway from Glassop Street.
- ③ **New ramp + staircase** to connect to existing path towards White Horse Point.
- ④ New lighting for extended early morning and evening use + to promote safety within the park. Lighting to reflect heritage style architecture of the rotunda.
- ⑤ Restore + repaint existing timber features to match existing.
- ⑥ Restore + maintain planting around the rotunda in heritage style consistent with the park.
- ⑦ Raise tree canopy beyond rotunda to open up views to White Horse Point



Existing: Staircase + entry to rotunda



Proposed: New widened entry, landing + ramp to rotunda. Image: Welsh + Major



Existing Plan

- ① Picnic shelters
- ② Courtyard with beach seats
- ③ Staircase and lookout connection upper and lower Fitzroy Ave Reserve
- ④ Small public beach
- ⑤ Sandstone foreshore
- ⑥ Accessible carparking for Dawn Fraser Baths
- ⑦ Dense planting
- ⑧ Jetty
- ⑨ Fenced sandstone escarpment between upper and lower Fitzroy Ave Reserve
- ⑩ Car parking along Fitzroy Ave
- ⑪ Rear accessible entrance to Dawn Fraser.





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Proposed Plan

- ⑬ **Upgrade picnic area** at Fitzroy Ave.
 - Upgrade existing pathway for increased access.
 - Remove existing trees to limit obstruction of new and existing path.
 - Replace existing bench seats.
 - New picnic table arrangements.

- ⑭ Maintain three existing seating structures.
- ⑮ Maintain existing asphalt road from Fitzroy Ave to lower accessible car park.

- ⑯ **Improve surface of accessible path** between lower accessible carpark and Dawn Fraser Baths.
 - Relay existing sandstone paving along foreshore between car park and Dawn Fraser Baths to match existing paving to the rear of the baths. Provide an 1800mm continuous level pathway.
 - Extend newly laid sandstone path to existing bitumen car park, to replace existing path.

- ⑰ New bollard style lighting strategy to illuminate pathways at night to provide safe passageway for users, with low impact on surrounding wildlife.
- ⑱ New sheltered picnic tables at lower area of Fitzroy Ave Reserve to match existing.
- ⑲ New pathway connection at Fitzroy Ave to connect upper and lower circulation paths.
- ⑳ Expand understorey planting to screen Fitzroy Ave car parking. Provide two new bench seats within planting to maximise views of Sydney Harbour.



Urban Campus Lieven, Amsterdam



Example of low bollard path lighting. Lighting to be directional to target paths without light pollution into wildlife habitat.