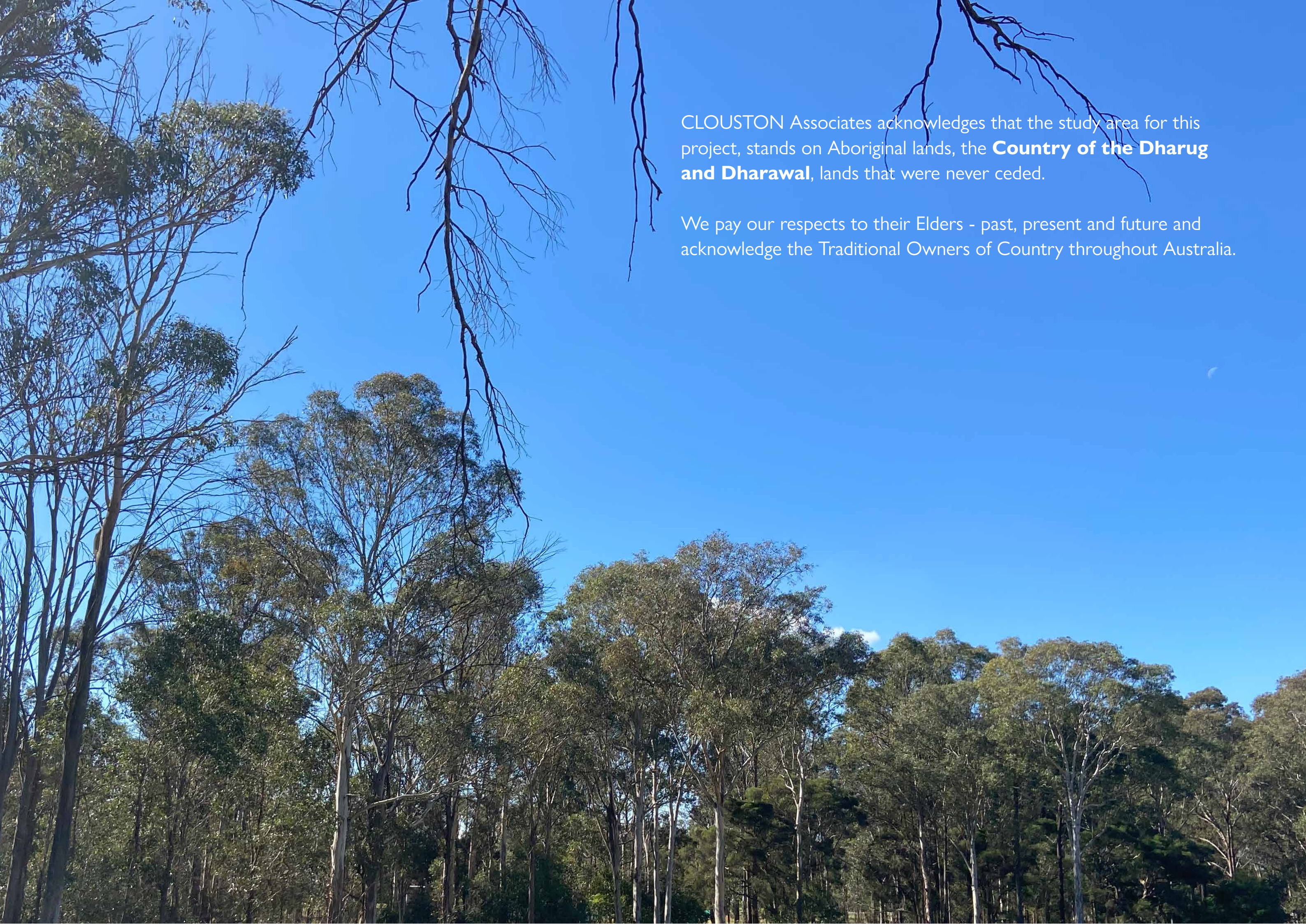




DHARUG AND DHARAWAL COUNTRY • LIVERPOOL CITY COUNCIL

CRAIK PARK LANDSCAPE MASTER PLAN DESIGN OPTION

S23-01272 • FINAL ISSUE D • 26/02/2024



CLOUSTON Associates acknowledges that the study area for this project, stands on Aboriginal lands, the **Country of the Dharug and Dharawal**, lands that were never ceded.

We pay our respects to their Elders - past, present and future and acknowledge the Traditional Owners of Country throughout Australia.



Showground and Multipurpose Recreation

MASTER PLAN DESIGN - SHOWGROUND, EVENTS AND RECREATION



Sportsfield in a bushland setting



New amenity building



District play space



Multi-purpose courts



Events, eg markets, community movies, car meet, community gathering



Picnic shelter with BBQ



Outdoor gym



Public toilet block



Passive kick-about space



Tiered seating



Bushland with education programs



IMPACTS AND BENEFITS



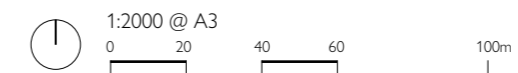
In this option, the proposed design aims to strike a balance between community sports activities and spaces for passive recreation, all while accommodating the showground purpose.

Impacts

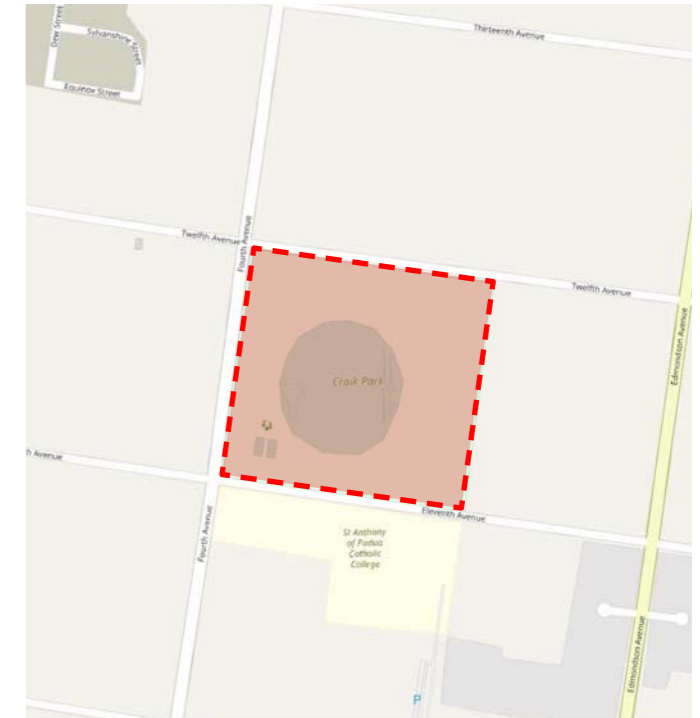
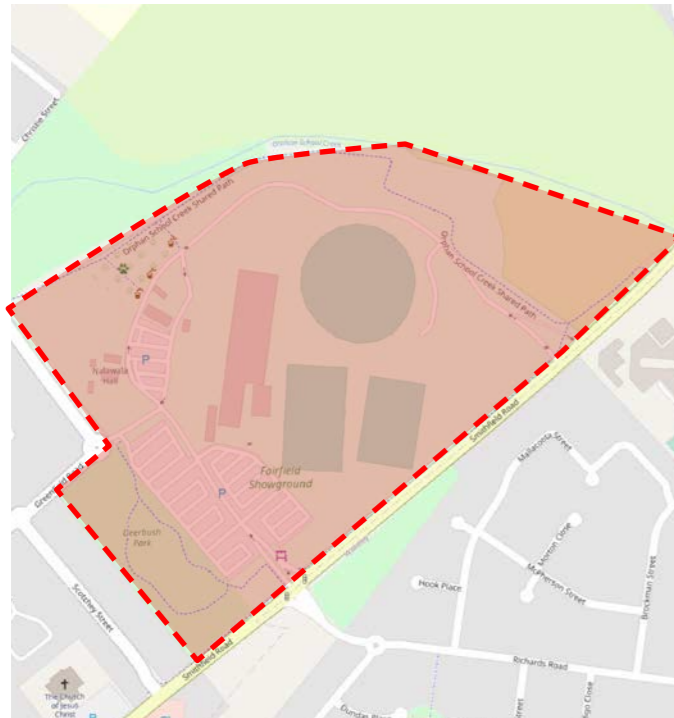
- 1 The cricket pitch intersecting with the senior rectangular field and athletics track is not considered best practice.
- 2 The funding requirement outlined in the current Contributions Plan is only partially met.

Benefits

- 1 The place fosters an inviting and inclusive atmosphere for both sporting and non-sporting communities.
- 2 The sports field includes cricket, a senior playing field, and an athletics track with its associated facilities.
- 3 Diverse programs are offered to meet the varied demands of the local community.
- 4 The proposed design is flexible to accommodate showground purposes such as holding events, festivals and pop-up markets.
- 5 Informal spaces are provided for accommodating recreational activities.
- 6 Dog off-leash and informal training spaces are included.
- 7 Several breakout spaces are incorporated to facilitate active activities, game-watching and social gatherings.
- 8 Spaces are shaded with high canopy coverage.
- 9 Spatial and visual openness is enhanced by removing fencing around the sports field.
- 10 The oval shape is retained for showground usage.
- 11 Play space and lawn areas are located in close proximity to a carpark.
- 12 A brand new sports amenities building is constructed to support community sports activities.
- 13 Controlled overflow parking options are included for major events.



PRECEDENT STUDY



FAIRFIELD SHOWGROUND	
Summary	A large showground precinct with multi-purpose indoor-outdoor facilities.
Location	Prairiewood, Fairfield City Council
Size	33 ha
Programs	<ul style="list-style-type: none"> Synthetic football fields AFL/cricket field Various clubs Reconstructed levee Market lawn and indoor market Cafe Amenities building and toilets Playground Bushland Community Amphitheatre Sport and function centres Festivals and major events Formalised carparks Overflow carpark
Carpark	Over 600 formalised parking spaces

BLACKTOWN SHOWGROUND	
Summary	A medium scale park-integrated showground precinct.
Location	Blacktown, Blacktown City Council
Size	14 ha
Programs	<ul style="list-style-type: none"> Accessible Playgrounds for 2-14 years old, including a water play park Picnic tables and shelters Basketball courts Sportsfield Walking path Cafe Toilets Community garden Outdoor fitness equipment Formalised carparks
Carpark	Approx. 260 formalised parking spaces

QUEANBEYAN SHOWGROUND	
Summary	A basic showground with fundamental facilities and limited carparks.
Location	Queanbeyan, Queanbeyan-Palerang Regional Council
Size	9 ha
Programs	<ul style="list-style-type: none"> Accessible Disabled Amenities and Access Kitchen Toilets/ Shower Formalised carpark Overflow parking
Carpark	Approx. 22 formalised parking spaces

CRAIK PARK OPTION	
Location	Austral, Liverpool City Council
Size	9.7 ha
Programs	<ul style="list-style-type: none"> Accessible Amenities building Playgrounds for 2-15 years old Picnic tables and shelters Multi-purpose courts Sports field for multi-purpose Walking path Canteen Public accessible toilets Formalised carparks Dog off-leash area Informal training areas
Carpark	104 formalised parking spaces



OPINION OF PROBABLE COST



65-69 KENT STREET • SYDNEY • PO BOX

OPINION OF PROBABLE COST

JOB **Showground and Multipurpose Recreation** ORIGINAL DATE JOB NUMBER **S23-01272**

PROJECT **Craik Park Landscape Master Plan** PREPARED BY ISSUE **D**

REVIEWED VERIFIED VALIDATED

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	COST
1.00	PRELIMINARIES	1	10%	\$552,414	Included in schedule below
2.00	DEMOLITION				
	Building demolition allowance	1	item	\$35,000	\$35,000
	Demolish existing courts allowance	1	item	\$10,000	\$10,000
CONTRIBUTIONS PLAN RELATED ITEMS					
1.00	SPORTSFIELD IMPROVEMENT				
	Top dressing / leveling (minor works allowance)	2385	m2	\$25	\$59,625
	Drainage	1	item	\$80,000	\$80,000
	Lighting upgrade allowance	1	item	\$1,000,000	\$1,000,000
	<i>*Assumption if major field upgrade is required (Lighting, fields)</i>	1	item	\$2,000,000	\$2,000,000
2.00	PROPOSED AMENITIES BUILDING				
	Toilets, canteen, meeting room and community facilities, etc.	195	m2	\$7,500	\$1,462,500
	Grandstand seating	207	m2	\$1,250	\$258,750
	Concrete pavement	1560	m2	\$300	\$468,000
	New services connections	1	item	\$250,000	\$250,000
3.00	SPORTFIELDS/COURTS				
	Re-use existing field - minor works allowance	1	item	\$100,000	\$100,000
	New Multi-purpose / netball courts	3	item	\$35,000	\$105,000
	<i>Existing athletics facilities upgrades (cost to be confirmed once the product is selected)</i>				
4.00	TRAINING FIELDS				
	Linemarking	1500	m2	\$10	\$15,000
6.00	IRRIGATION				
	Not included	1	item	\$0	\$0
5.00	CARPARK				
	Parking spaces	3758	m2	\$230	\$864,340
9.00	PLANTING ESTABLISHMENT				
	52 weeks establishment / liability period	52	weeks	\$1,500	\$78,000
	SUB TOTAL				\$4,786,215
	Preliminaries	10%			\$478,622
	Contingency	10%			\$478,622
	Total				\$5,743,458

OTHER ITEMS

1.00	PLAY SPACE				
	Stage 1 play space	1	item	\$503,722	\$503,722.00
	Stage 2 play space	1	item	\$956,140	\$956,140.00

OPINION OF PROBABLE COST

JOB **Showground and Multipurpose Recreation** ORIGINAL DATE JOB NUMBER **S23-01272**

PROJECT **Craik Park Landscape Master Plan** PREPARED BY ISSUE **D**

REVIEWED VERIFIED VALIDATED

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	COST
2.00	OFF-LEASH DOG PARK				
	Dog off leash area	3477	m2	\$100	\$347,700
3.00	BUSHLAND PROTECTION				
	Minor bushland weed management allowance	67270	m2	\$25	\$1,681,750
	Bush trail (900mm wide Gravel)	185	m	\$75	\$13,875
4.00	LAWN / KICKABOUT AREA				
	Turf	5770	m2	\$35	\$201,950
6.00	FURNITURE AND FIXTURES				
	Toilet to support playground (Commercial off the shelf)	1	item	\$200,000	\$200,000
	Shelter/Shade structure	6	item	\$20,000	\$120,000
	Bin	5	item	\$7,200	\$36,000
	Bench (off-shelf)	12	item	\$2,200	\$26,400
	Water bubbler	5	item	\$8,000	\$40,000
	Picnic settings	12	item	\$10,000	\$120,000
7.00	HARDWORK				
	2.5m Concrete path	1973	m2	\$250	\$493,250
	1.8m Concrete path	351	m2	\$150	\$52,650
	Concrete seating walls/retaining (450 H x 500 W)	39	m	\$500	\$19,500
8.00	SOFTWORK				
	Mass planting	1960	m2	\$180	\$352,800
	Tree plantings	96	item	\$1,500	\$144,000
	Making good turf	1040	m2	\$35	\$36,400
9.00	SERVICES / UTILITIES				
	Minor adjustments to existing	1	item	\$50,000	\$50,000
10.00	IRRIGATION				
	Not included	1	item	\$0	\$0
11.00	SIGNAGE / INTERPRETATION				
	Minor allowance	1	item	\$50,000	\$50,000
12.00	PLANTING ESTABLISHMENT / MAINTENANCE				
	52 weeks establishment / liability period	52	weeks	\$1,500	\$78,000
	TOTALS				
	Sub total other				\$5,524,137
	PRELIMINARIES	10%			\$552,414
	CONTINGENCY	10%			\$552,414
	Other total				\$6,628,964
	TOTAL				\$12,372,422
	Total area	96,000			
	check figure	96,000	m2	\$129	

A ISSUE D NOTES

Based upon the following drawings
 Showground and Multipurpose Recreation Craik Park Landscape Masterplan - (Final Issue D - 26/02/2024)



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