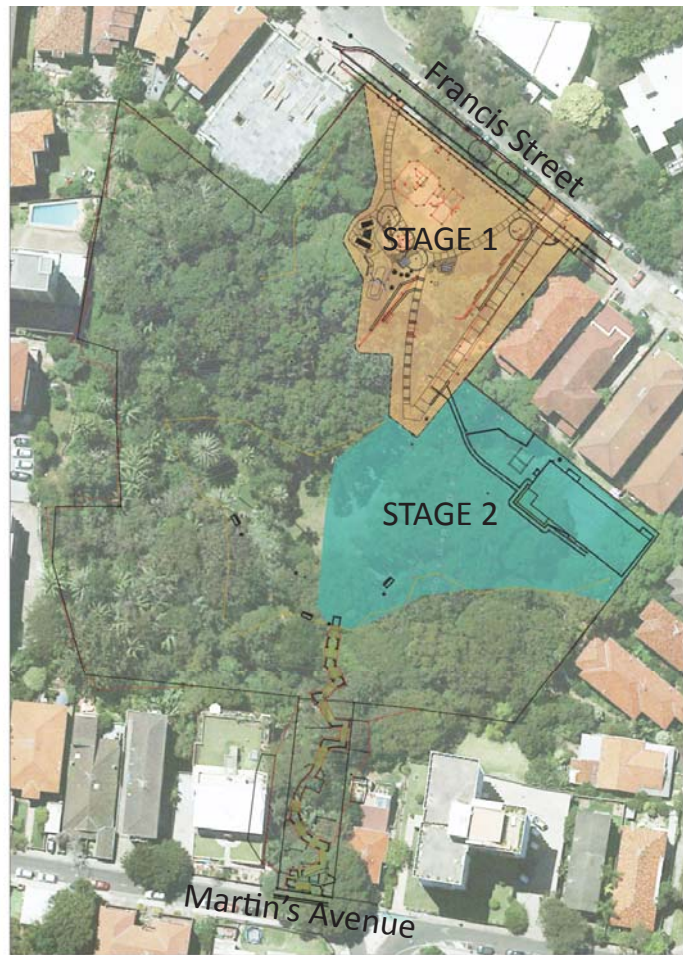
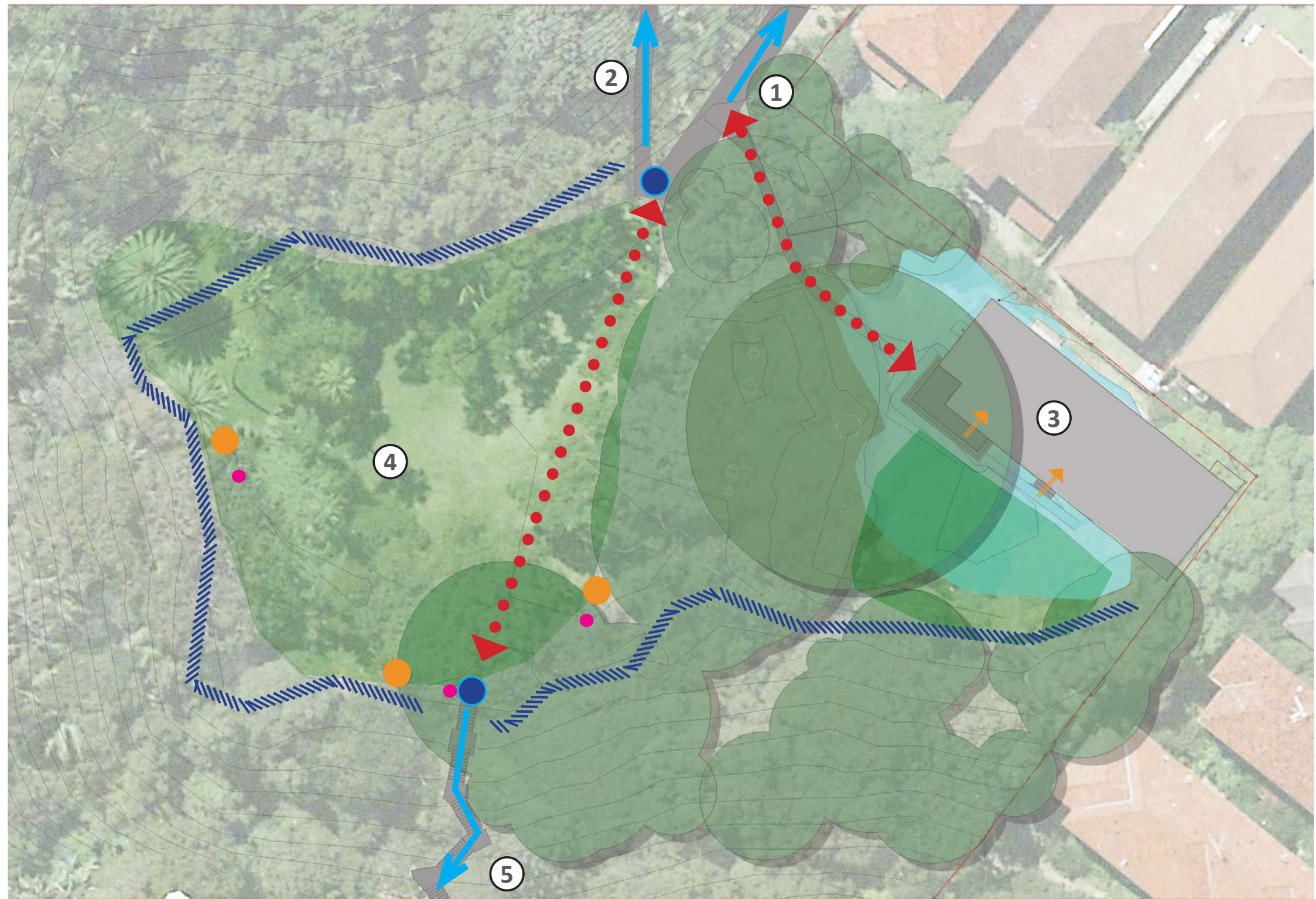


Existing Conditions Analysis Diagrams



Plan showing the two Stages :
Stage 1- Completed 2016
Stage 2- Proposed Works



Legend :

- Existing Primary Pedestrian Movement
- Access points
- Steep Slopes up

- Door Entries
- Main Entry Points
- Existing Seating
- Existing Bins

- Existing Open Area
- Area subject to flooding

- ① Maintenance Access from Francis Street
- ② To Playground
- ③ Community Hall
- ④ Central Lawn
- ⑤ Steps down from Martin's Avenue

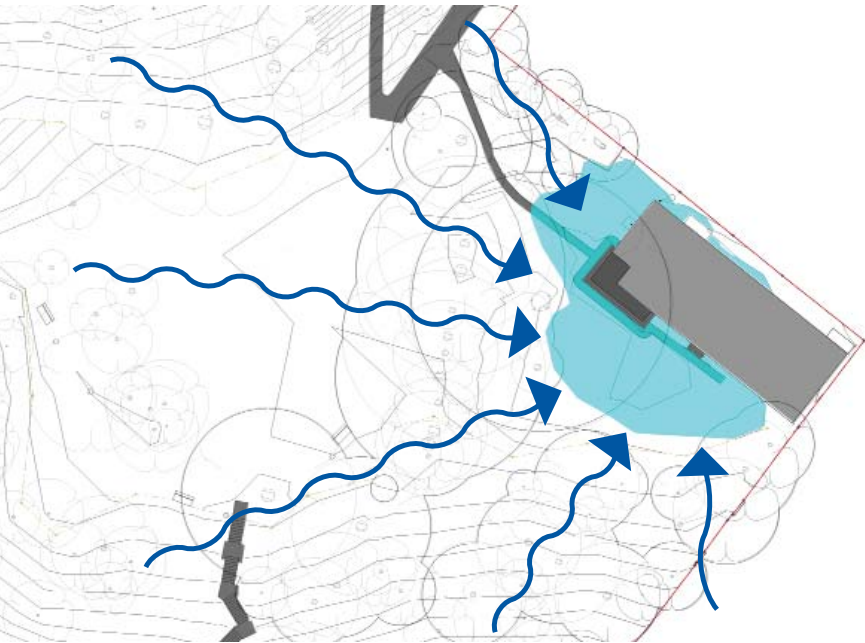
Project Title: **Thomas Hogan Reserve
Stage 2**

Drawing Name: **Existing Conditions Analysis Diagrams**
Drawing No: **SK.01**
Revision: **E**

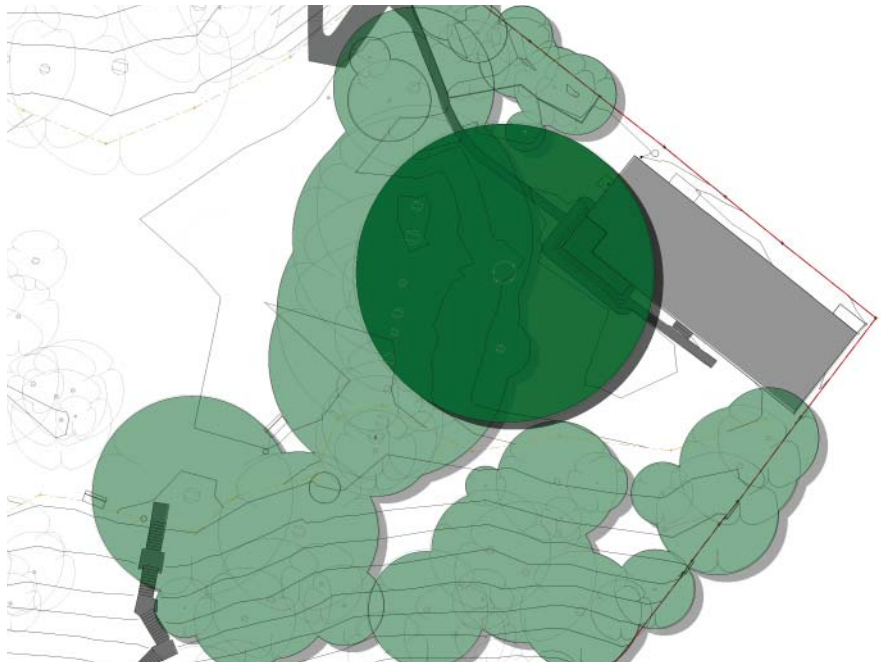
Date: 08.10.2017
Drawn by: VH
Scale: NTS



Existing Conditions Analysis Diagrams



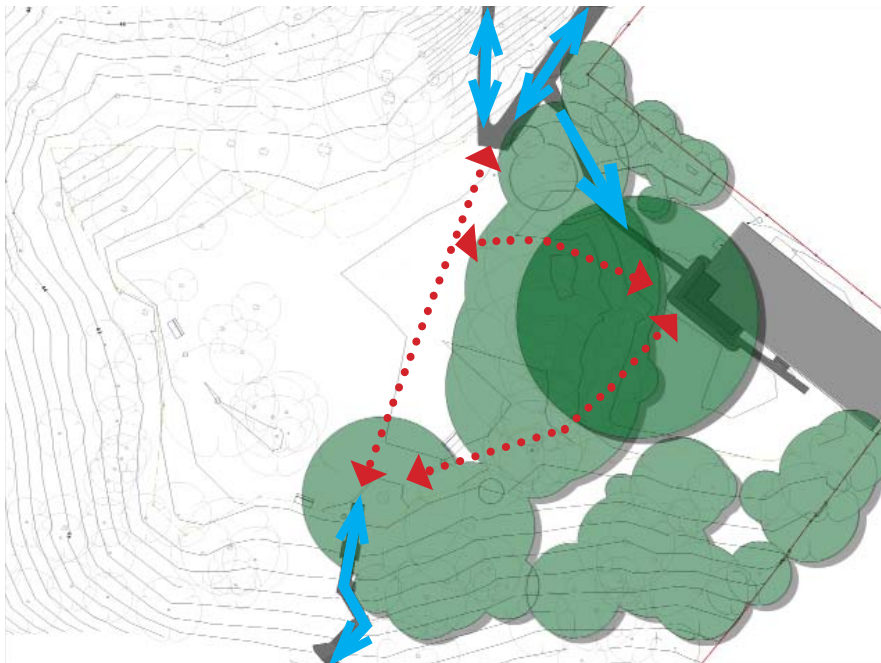
Flooding :
The park is the lowest point in the area and is subjected to the stormwater within this property as well as the surrounding properties, thus causing flooding in some parts of the reserve. This occasional flooding limits access to the Community Hall.



Historic Fig :
The Vegetation Management Plan identifies a large Moreton Bay Fig with historic significance, most likely from original 19th Century Schneider Landscaping.



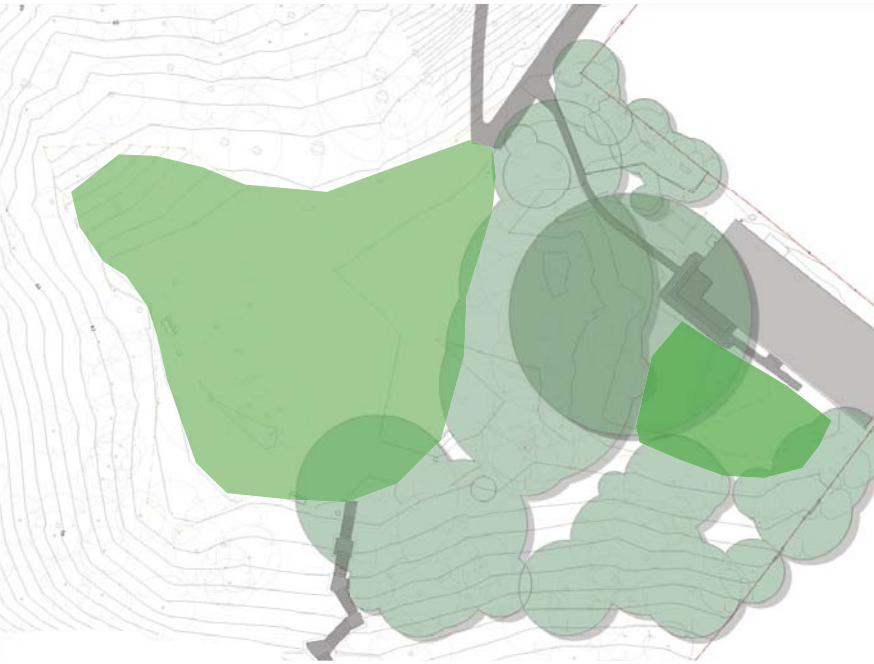
Trees recommended for removal :
These trees are Camphor Laurels which have soft wood and are likely to rapidly break down. 7 of the trees are identified as being an immediate risk in the Vegetation Management Plan, due to trunk decay and disease. The rest are noted for future removal since these are environmental weeds. All trees are in a copse with inter-twined roots. Thus it is advisable to remove the whole tree line at one go for safety reasons. The removal in turn will help provide space for the Historic Fig to flourish as well as provide much needed sunlight for the proposed lawn areas.



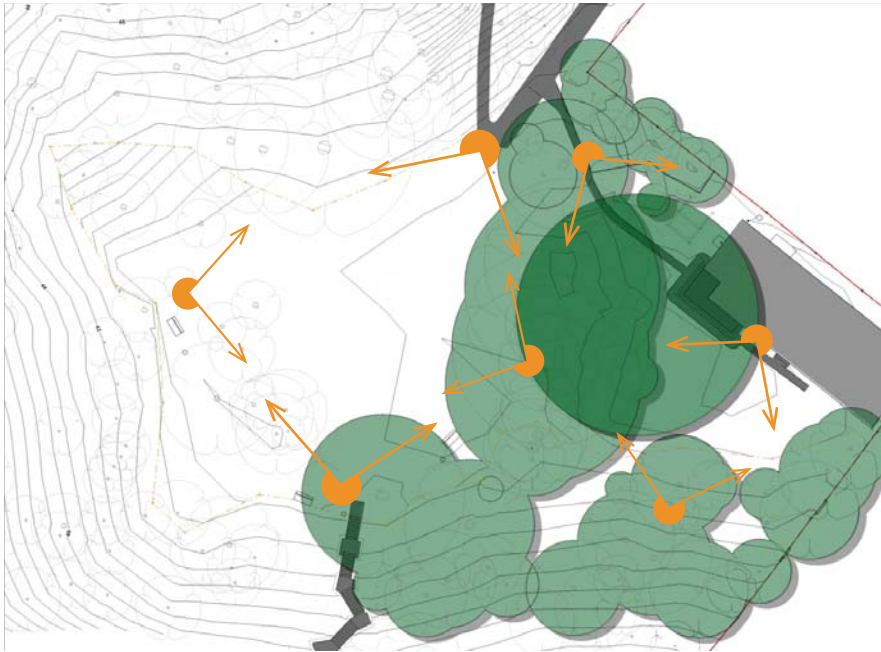
Path Connections :
Worn lawn desire lines show the popular connection between the path from Francis Street to Martin's Avenue Stairs.



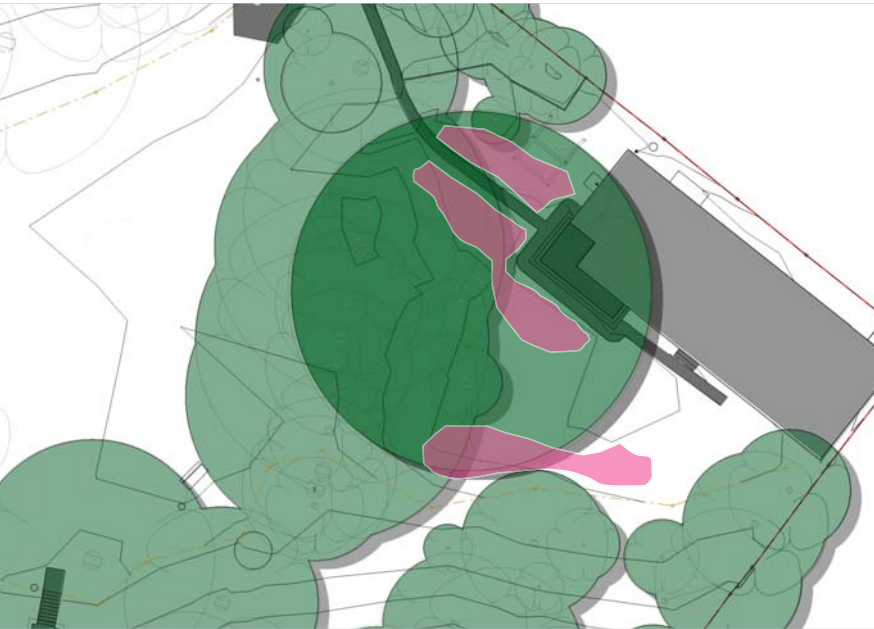
Existing Conditions Analysis Diagrams



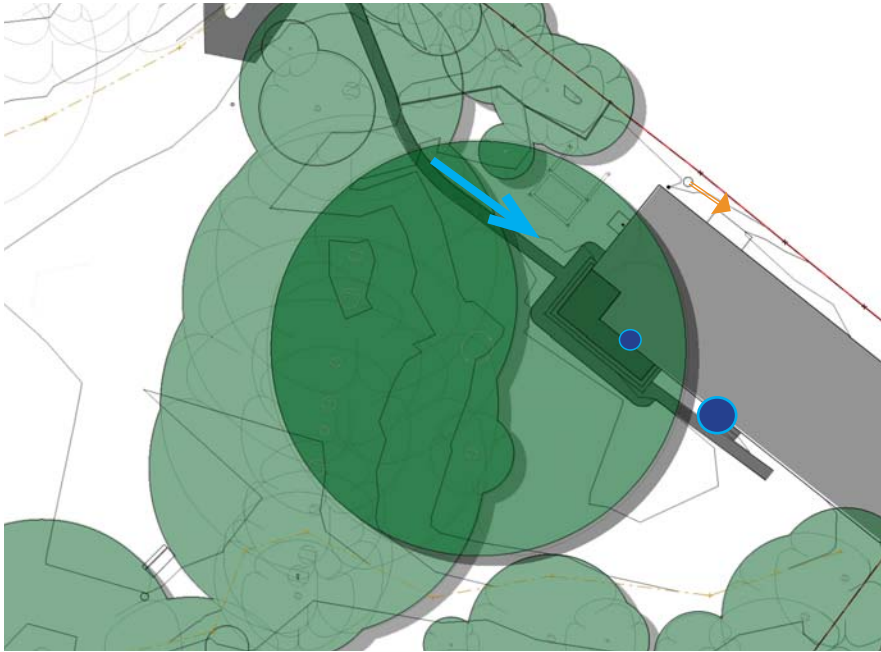
Existing Open Areas :
Partial damaged Turf exists in both the areas due to lack of sunlight for growth, water stagnation and lack of proper maintenance



Important Views :
Important views of the Central Lawn Area and the Open space in front of the Hall will be maintained and enhanced with seats placement for maximum enjoyment



Usage of space around Community Hall :
The new works propose to enhance the current experience of space around the Community hall by demolishing the unused sandpit and introducing garden beds with sensory plants and a lawn area. A paved area in front of the hall allows for a larger space for groups to utilise.



Wheelchair / Pram access Requirements :
Existing access into the hall is through steps or a steep ramp at the back. No wheelchair or pram can easily access the hall through the main entry.



Summary of Works

The Concept Sketch for Stage 2 of Thomas Hogan Reserve is based on the Plan of Management 2011-2021 and community feedback.

The Stage 2 works continue from the Stage 1 works completed in 2016. These include :

- New pathway connection between Stage 1 works and stairs coming down from Martin’s Avenue
- New accessible path to the community hall
- Upgrade and wheelchair access establishment to main entrance of Community Hall
- Addressing flooding issue around the Community Hall
- Creation of new Lawn in front of Community Hall
- Improve light and growth conditions for the historic fig and new lawn in front of hall by removing noted camphor laurels

The central lawn upgrade will be carried out as part of next stage of works which will include the Martin’s Avenue Stair upgrade.



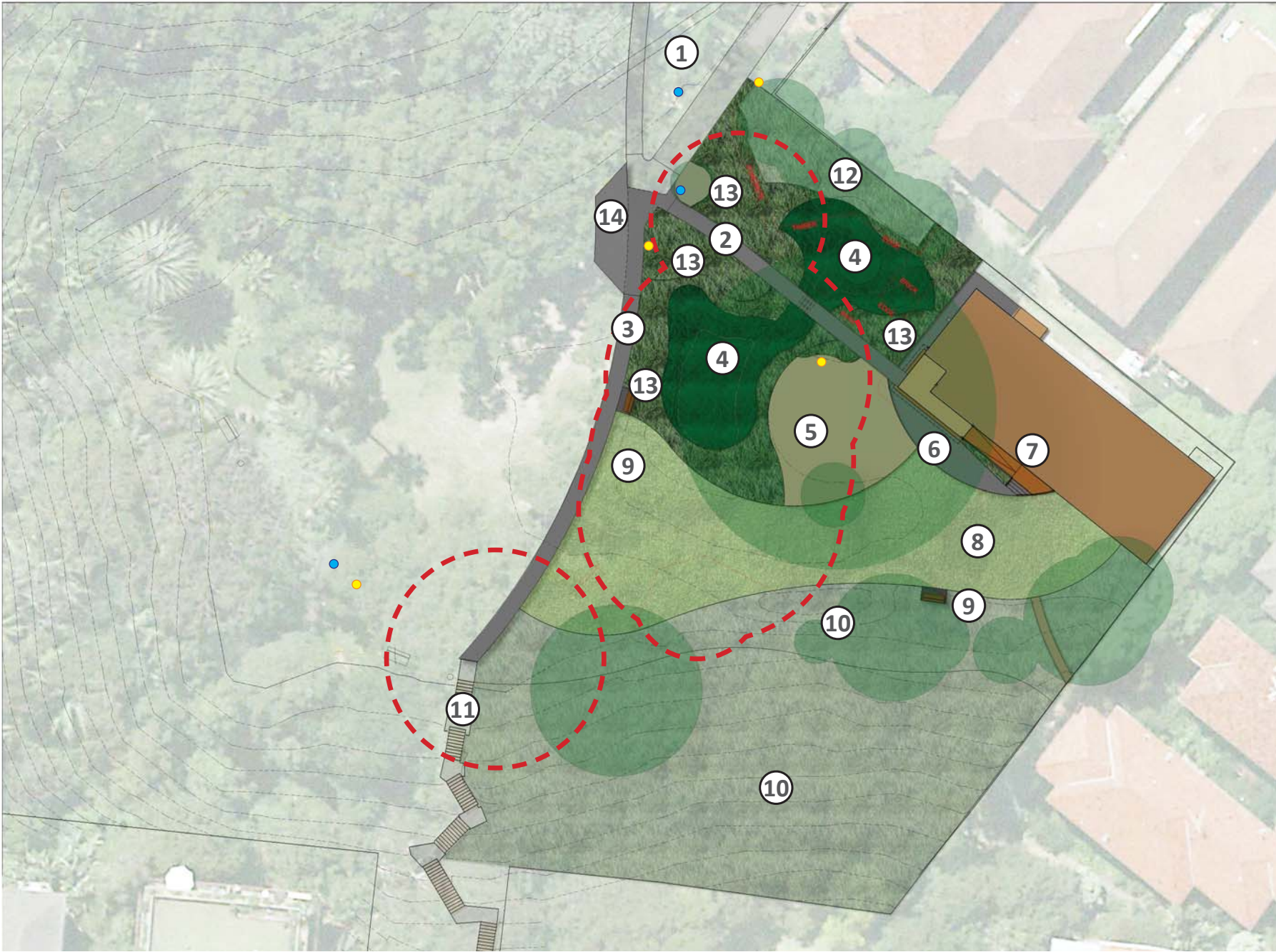
Seat to be reused



Row of Camphor Laurels to be removed



Existing main entrance to hall- to be upgraded



- Legend :**
- New lawn
 - New Gardenbeds
 - New Wet Gardens
 - New paths
 - New Mulch
 - Area under Revegetation & Weed Removal
 - Trees to be removed - 13 numbers
 - Existing Trees to be retained
 - Existing Light Points
 - Existing Water Connections/ Taps
 - Existing connecting paths from Stage 1
 - New accessible pathway to Community Hall
 - New Concrete Path connection to Martin’s Avenue Stairs
 - New Wet Gardens
 - Existing Historic Fig
 - New Concrete Paving to front of Hall
 - New wheelchair and pram accessible Ramp, Decking with steps and handrails to hall entrance
 - New Lawn in front of Hall
 - New Seat locations. One seat is salvaged from existing
 - Revegetation Works
 - Existing steps down from Martin’s Avenue
 - Old Planting to be retained
 - New Gardenbeds
 - New Parking Slot for maintenance Vehicles