

LOT DIVISIONS Scale 1:8000 @ A1

1.0 Introduction

Australand Holdings Ltd and Breen Holdings Pty Ltd propose to develop jointly owned land totalling 91.4 hectares on Captain Cook Drive, Kurnell for the provision of a sports fields complex and landscape rehabilitation of the balance of the open space areas as part of an offer to Sutherland Shire Council pursuant to Council resolutions and outcomes of the 22nd November 2007 meeting with the Minister of Planning.

2.0 Master Plan Objectives

- To prepare a landscape master plan for the sports fields complex and open space area that:
- provides Council with a sports fields complex which addresses the need for additional sports and recreational facilities in the Shire;
 - successfully rehabilitates the highly disturbed and visually disjointed landscapes of the site;
 - provides a strong vegetated link between Charlotte Breen Reserve and Wanda Reserve;
 - provides for long term community and environmental benefits;
 - provides opportunities to cater for a range of future recreational uses as the demand and viability of certain uses becomes apparent over time.

3.0 The Proposal

The proposal is to:

- construct 10 playing fields, comprising seven sports fields and one baseball field that are fully prepared, turfed, irrigated, lit and drained and two training fields that are fully prepared, turfed and partially lit and manually irrigated. Amenities buildings, vehicular access and car parking will be provided to all fields;
- rehabilitate the remainder of the open space area with opportunities provided for picnicking, walking and cycling. All planting across the site will utilise locally indigenous plant species from the Kurnell Peninsula.

3.1 Sports Fields Complex

The sports fields complex includes the following components:

- full size sports fields including overrun areas;
- fields orientated in a generally north-south alignment;
- fields graded and drained to agreed standards commensurate with sport facilities at Barden Ridge;
- fields fully turfed to agreed standards commensurate with sport facilities at Barden Ridge;
- fields located in a safe location to prevent conflicts with park users and Captain Cook Drive and the internal road circulation network;
- fully automated irrigation system using treated effluent from Cronulla STP for Fields 1 - 8;
- suitable road intersection/s off Captain Cook Drive into the sports fields complex to Council's approval;
- buildings and facilities are to be setback a minimum of 20 metre off Captain Cook Drive;
- suitable vehicular circulation around the site to provide vehicular access to the sporting facilities to an agreed standard commensurate with access and circulation at Barden Ridge;
- car parking for an average of 40-45 cars per sports field evenly distributed around the sports fields or groups of fields;
- change facilities and amenities buildings (commensurate with change and amenities facilities at Barden Ridge) are to be provided to meet the reasonable needs of the sports complex and open space users;
- provision of artificial grass covered concrete cricket wicket for each double field;
- lighting to sports fields 1 - 8 for recreational and training purposes;
- lighting of access roads linking lit sports fields and amenities building with Captain Cook Drive;
- address security of the site through good design to prevent unauthorised after hours vehicular access to site;
- provision of safe pedestrian and cycling access throughout the open space area linking Captain Cook Drive, Lucas Reserve and the Australand Site ;
- design of the sporting fields and parkland area to minimise future maintenance requirements of Council.

3.2 Landscape Rehabilitation Area

The landscape rehabilitation of the open space areas of the site is to include:

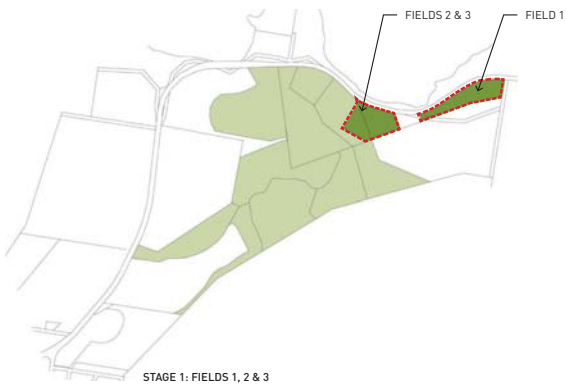
- bush regeneration of all remnant bushland areas on the remainder of the site;
- provision of Green and Gold Bell Frog habitat where appropriate within the site;
- integration of the balance of the open space landform to blend with the sports field areas;
- walking and cycling tracks to connect Captain Cook Drive, the sports fields, the heritage dune, the Australand site, Lucas Reserve and Charlotte Breen Reserve;
- soft engineering treatments to stormwater drainage across the site;
- landscape rehabilitation of the open space areas of the site to be undertaken using locally indigenous species.



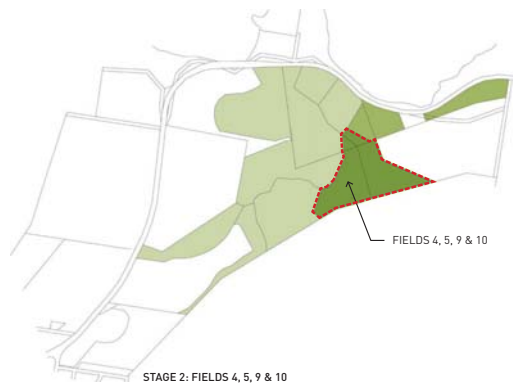
Kurnell open space and landscape rehabilitation site



Centennial Park, Sydney



STAGE 1: FIELDS 1, 2 & 3



STAGE 2: FIELDS 4, 5, 9 & 10



STAGE 3: FIELDS 6, 7 & 8

SPORTS FIELD STAGING DIAGRAMS Scale 1:16000 @ A1



Bicentennial Park, Hornsbusch

OPEN SPACE AREA COMPARISONS

NTS



| Revisions | Issue | Date | Description | Approval | Drawn | Check |
|-----------|----------|------|----------------------|----------|-------|-------|
| A | 28.03.08 | | For Council Approval | ER | JD | JD |
| B | 07.04.08 | | For Public Display | ER | JD | JD |

