

KIRRAWEE BRICK PIT PRINCIPLES FOR DESIGN AND DELIVERY OF ZONE 13 LAND

CONCEPT DESIGN PRINCIPLES

The Concept Plan for the Brick Pit site must be capable of fulfilling the following concept design principles.

Precise design details demonstrating how these principles are to be attained are not required at this stage. Those detailed designs will be the subject of subsequent planning applications which must be consistent with the following Concept Plan principles.

FUNCTION

A public park providing opportunities for a variety of active and passive recreation activities for residents of the development and the general community.

The park is to provide the following:

- Playground with a minimum of three items of play equipment for 2-5 year olds and a minimum of three items of play equipment for 6-10 year olds;
- a picnic area including two BBQ's with double BBQ plates with shelters, two picnic shelters, a minimum of two tables and bench settings, a tap and a bubbler;
- A mildly graded area (maximum slope 1.5%) measuring at least a minimum of 20m x 50m suitable for play including ball games.

Protection of identified threatened species on or associated with the site.

SIZE AND ELEVATION

A land area of 9,000m² for the creation of a public park. This land area is consistent with that identified as Zone 13 in the Sutherland Shire LEP 2006 and Contributions Plan.

Minimum depth of soil over at least 80% of the park to be 2.5m

Overall finished ground level to be determined on best urban and park design and conservation basis, but to be graded down to the level of the finished ground level of the adjacent land to the north and east.

Note: Council has expressed a desire for the finished ground level of at least part of the park to be at RL100m in order to facilitate pedestrian access from the existing strip shopping centre fronting Oak Road and to assist with the stabilisation of the remnant quarry wall.

The applicant's preferred finished ground level for most of the park is approximately RL94m.

The final finished ground level will be subject to further assessment based on archaeological heritage, geotechnical and other relevant design considerations, which will require detailed assessment at future application stage. Depending on the outcome of that process, the grading down of the park towards its northern and eastern boundaries may be achieved via a gradual slope or series of "steps". An accessible path of travel (for pedestrians with limited mobility) must be available between the upper and lower levels of the park.

CONSERVATION

Conservation of existing original high quality Sydney Turpentine Ironbark Forest (STIF) in south western corner of the site on original soil.

poor quality STIF may be removed and

The park may be used for compensatory STIF planting. Subject to further assessment of potential STIF removal, attaining sufficient open recreation space may be subject to some or all of the “offset planting” occurring outside the Brick Pit site. At Council's discretion the size of the open recreation area (described above) may be reduced in favour of incorporating more offset planting within the park.
Removal of poor quality STIF on slopes of pit and along part of the Flora Street boundary allowable subject to suitable replacement offset planting that will form high quality STIF when mature.
Offset planting may occur on or off site with off site planting being provided at a rate 50% greater than the area of STIF which is removed.
A water body approximately 800 m ² in area located somewhere in the park if required by endangered flying foxes for drinking, with water treatment as necessary to ensure that water quality is to the standard determined in the planning approval for the park.
The water body to be capable of being naturally “flushed” to avoid stagnation (use of detained water from site will be acceptable subject to any requirements imposed in the planning approval for the park.)
ACCESS
Vehicular access (capable of being used by maintenance vehicles) from a public road to the park and providing circulation within the park for such vehicles.
Public parking for 6 – 12 cars clear of the park boundaries
A path of travel at grades compliant with ASA accessibility standards for pedestrians with limited mobility from the intersection of Flora Street and Oak Road to the park.
Note: Ecological advice obtained by Henroth indicates it is undesirable for such access to be through the remnant STIF. Any such access will be subject to appropriate environmental approvals and safeguards.
All park facilities are to be linked by pathways suitable for use by people with limited mobility.
VISIBILITY
Ability to achieve a line of sight from at least one point along each surrounding road (footpath) into a significant part of the park to achieve a visual connection and assist with visual surveillance.
RELATIONSHIP WITH LAND IN OTHER OWNERSHIP
Should land in other ownership (e.g. RailCorp) occupy any part of the park land, it will be subject to a separate stratum lot from the park, and the park lot will be free from any encumbrances on title. The park lot will not contain or share any of the structure of the other lot. Any structure on the other lot will incorporate engineering design to protect against water penetration or other potential damage to that structure emanating from the park.
Maintain ‘boundary conditions’ between the park and the balance of the site that will not prejudice easy access between, and the functionality of, the respective areas (site levels, water flows, fencing or other security measures etc)