

Cook Cove

INDICATIVE DEVELOPMENT PROPOSAL
Kogarah Golf Course Relocation





3.0

THE INDICATIVE DEVELOPMENT PROPOSAL





3.0 The Indicative Development Proposal

3.1 Overview

The substantive components of the Cook Cove Indicative Development Proposal are as follows:

- The new Kogarah Golf Course;
- Cook Cove sports and recreation precinct;
- Public domain works and shared cycle ways;
- Precinct environmental works;
- Mixed use development precinct;
- Arncliffe market gardens upgrade; and
- Rockdale Bicentennial and Scarborough Park upgrades.

Each component is described in more detail in the following sections and within **Figure 3** over the page.





Figure 3: Indicative Development Proposal Plan

3.2 The new Kogarah Golf Course

The Kogarah Golf Club (KGC) has been a member of the St George community since 1928. The Club intends to actively promote and communicate the accessibility of the proposed new Club facilities to the wider Rockdale community, both existing and future (i.e. Arncliffe, Banksia and Cook Cove), to attract the widest possible support for the future operations of the Club.

It is proposed to construct a new 18-hole golf course, practice and clubhouse facilities entirely within the southern precinct of Cook Cove (south of the M5 Motorway), bordered to the east by the Cooks River, foreshore cycle link and Muddy Creek, to the west by Eve Street, Firmstone Gardens, the Arncliffe Market Gardens and West Botany Street and to the south by Bestic Street, refer to **Figure 4**.



Figure 4: Proposed new Kogarah Golf Course

The course is proposed to be located on:

- Crown land areas shaded blue (on **Figure 1**) that are proposed to be acquired by Council (Council Resolution 3 February 2016);
- Council land, being Lot 1 DP 576148, Lot 1 DP 665481, Lot 100 DP1133869 (formerly unformed Eve St) and Lot 1 DP 219126 (part), [excludes Firmstone Gardens park, playground and its curtilage], shaded in pink; and
- An uncultivated portion of the Arncliffe market garden Lot 1 DP 514811, owned by ‘the Minister administering the Environmental Planning & Assessment Act’, as represented by the Department of Planning and Environment, shaded in green.

Indicative clubhouse design concepts are shown at below **Figure 5**.



Figure 5: Indicative Clubhouse designs (Source: FJMT Architects)

The proposal includes a new clubhouse, professional shop, crèche facilities, small gymnasium, 20m lap pool, tennis courts and a half width synthetic lawn bowls and bocce rink to offer diversity and versatility of use. The clubhouse footprint is proposed to be a minimum of 2,120m² and professional's shop area to be a minimum of 170m².

Other specific components of the golf course facility will include:

- Secure parking for a minimum of 220 vehicles with access to Bestic Street;
- Air conditioning throughout occupied spaces (excluding toilets, services, storage and locker rooms);
- Column free function and conference space to seat 200 persons;
- Separate greens maintenance shed to be located adjacent to West Botany Street and Arncliffe Market Gardens;
- Practice facilities including a chipping green and driving range;
- Irrigation system, cart paths, bridges to accommodate carts/equipment, shelters, toilets and drainage; and
- Irrigation storage via bore and other means to meet a minimum 500kL per day.

The course will be available and accessible to all constituents of Rockdale City Council and beyond on agreed terms, similar to those that apply to other sporting facilities and clubs throughout the municipality.

The site preparation and environment works associated with the establishment of the golf course are outlined at Section 4.1. Following the staged completion of those remediation works, Boyd, at its cost and risk, will procure the development and construction of the new course and clubhouse.

It is proposed that Council and KGC enter into an Agreement for Lease (AFL). This AFL will provide for a 99-year first ranking registered lease to KGC, on practical completion of the new 18-hole golf course. A lease on terms substantially similar to the 99 year lease historically negotiated and agreed between KGC and the Cook Cove Development Corporation (a NSW Government entity represented by the Sydney Harbour Foreshore Authority), is requested. See Section 5.0 for more details of this.

The ongoing obligations of KGC with respect to management of the lease area is outlined at Section 5.3.

3.3 Cook Cove Sports & Recreation Precinct

A new sports and recreation precinct within the northern portion of Cook Cove will be a key community outcome and will replace the dilapidated St George Football facilities in the southern portion of the precinct. These new and improved facilities will be located closer to public transport, main roads and the incoming population associated with Cook Cove, Arncliffe Priority Precinct and the Wolli Creek redevelopment area. The precinct will be located generally as shown at **Figure 6** below.



Figure 6: Cook Cove Sport and Recreation Precinct

Specifications

A new Cook Cove / Rockdale Football Stadium, owned and managed by Council that will:

- Satisfy all scope Specification and Regulation requirements for the NSW National Premier Leagues as detailed in the Football NSW 'Stadium Technical Requirements - 2015 Competitions' handbook;
- Provide seating for 750 spectators of which 500 will be undercover. Seating will be elevated and tiered and consist of a combination of bench and individual bucket seating, and will include dedicated seating for disabled spectators;

- Be designed in consultation with Council. Initial advice has been sought from Hassell and Cox Architects, both of whom are well renowned for their involvement in developing high quality public domain facilities and infrastructure;
- Incorporate four (4) corporate boxes to accommodate VIP guests and an administration meeting / dining room 30m² in area, equipped with a catering kitchen and toilet facilities, with a view of the field of play from the meeting / dining area, and facilities to securely display football association club memorabilia, awards and trophies;
- Be enclosed by a fence 1.8m in height and constructed of solid materials without gaps or faults that could allow unauthorised entry to the Stadium;
- Incorporate a Restricted Access Area including Players Dressing Rooms, Referees Dressing Rooms, Players Race and Press Area;
- Incorporate separate dressing rooms for the home and visiting teams that are well ventilated, secure and lockable, able to seat 16 people comfortably and equipped with a minimum of two showers with hot and cold water, a toilet and a physiotherapy / massage table;
- Be equipped with a canteen that meets Local Government Standards and Health regulations, and which is capable of meeting the reasonable needs of spectators and limited catering; and
- Be equipped with appropriate storage facilities in close proximity to the field of play to store training and playing infrastructure, such as nets, corner posts, balls and the like, as well as ancillary storage to cater for match day requirements in a secure yet convenient environment;



- Incorporate a Field of Play which will be 105m in length and 68m in width with underground drainage to allow play during rain and periods of extended rainfall. It will be equipped with a lighting system designed to maintain an average horizontal floodlighting luminance of 200 lux for the Field of Play (subject to any required regulatory consents from Sydney Airport, if any);
- Will include adjacent to the stadium, a warm-up area, in close proximity to the Player Dressing Rooms, covered in FIFA approved artificial grass and illuminated to maintain an average horizontal floodlighting luminance of 50 Lux;
- Incorporate adjacent car parking with a suitable number of spaces to reasonably meet the Stadium's traffic generation needs. At the present time it is proposed to connect this car parking to the intersection of Flora Street at Marsh Street via a two lane roadway, constructed as an extension to the roadway providing access to the permanent Roads and Maritime Services (RMS) Arncliffe facility. Car parking provision and internal roadway alignments specifications are to be resolved by further discussions with RMS; and
- Be accompanied by three (3) external Fields of Play, located adjacent to the stadium. The fields can have FIFA approved synthetic surfaces, should Council elect that this playing surface option is their preference, or in the alternative, natural grass.

Indicative drawings of the intended scale and inclusions of a future Cook Cove / Rockdale Football Stadium are provided in **Figure 7**.



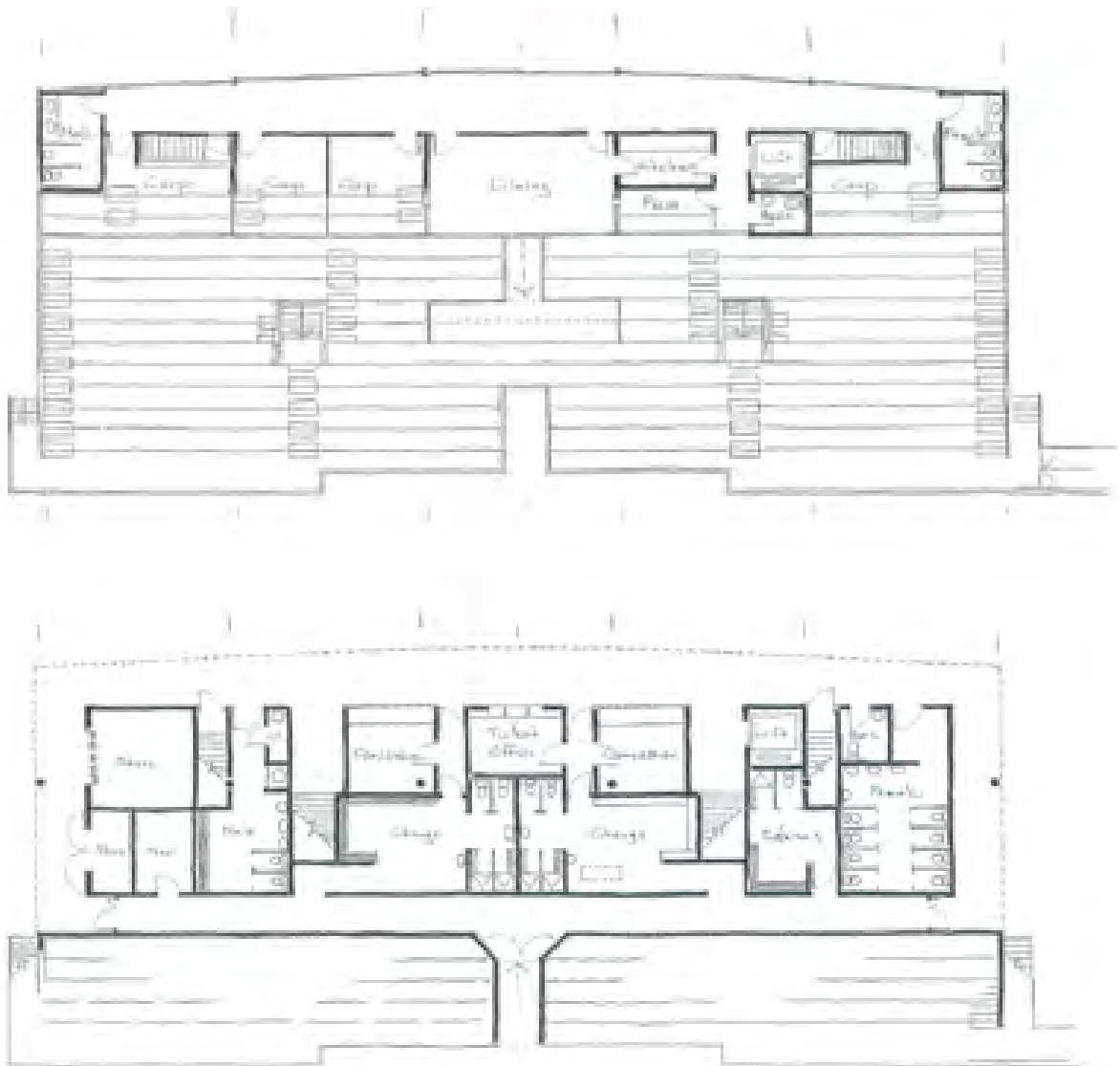


Figure 7: Indicative Plan of proposed stadium (Not to scale)

Final location and layout

The sports and recreation precinct will be potentially located on a combination of the following land parcels:

- Portion of the Trust land (Lot 1 DP108492 and Lot 14 DP213314) identified in consultation with RMS as available for permanent public recreational space;
- Portion of KGC Freehold land Lot 11 DP 570900; or
- Portion of Sydney Water Land (Lot 17 DP1069479), on licence terms to be agreed with Sydney Water.

The final location and layout of the precinct will be subject to:

- The outcome of the Priority Precinct process, specifically the location and extent of area to be zoned for mixed residential uses;
- Resolution of flood storage and overland flow path requirements affecting this part of the precinct;
- Negotiation with RMS as Trustee of Lot 1 DP108492 and Lot 14 DP213314 including the potential for boundary realignments between this land and the adjoining KGC Freehold land Lot 11 DP 570900; and
- Approvals from SACL.

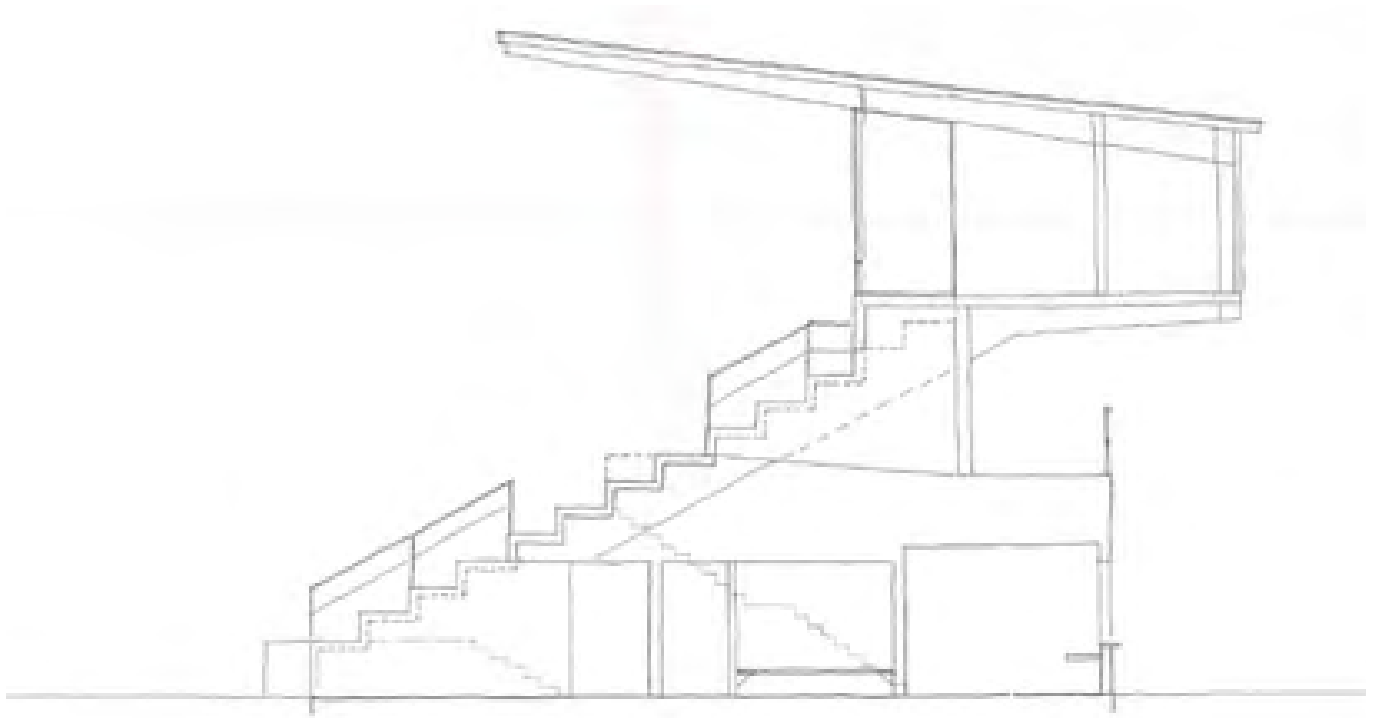


Figure 7: Indicative Section of proposed stadium (Not to scale)

Delivery of the precinct

Boyd, at its cost and risk, will procure the development and construction of the new stadium and playing fields. The timing of the delivery of the precinct is outlined in Section 5.0.

3.4 Public domain works and shared cycle ways

A number of new shared cycle and walking paths are proposed to be constructed throughout the Cook Cove precinct. These pathways (**Figure 8**) will be designed in consultation with Council to provide the 'missing links' in regional connectivity to passive and active recreation facilities presently located, or to be developed, within the northern part of the Rockdale local government area and beyond to the Botany Bay to Homebush Bay cycle networks.

The five key connections are:

- Foreshore link;
- SWSOOS link;
- Firmstone Gardens/ Marsh Street/ Eve Street links;
- Muddy Creek link; and
- Kyeemagh link.

Further landscaped open space including additional sporting facilities, children's play and passive recreation facilities are proposed to surround the external Fields of Play and are to be integrated appropriately with the proposed regional cycle link and walking paths, as described further within this section.

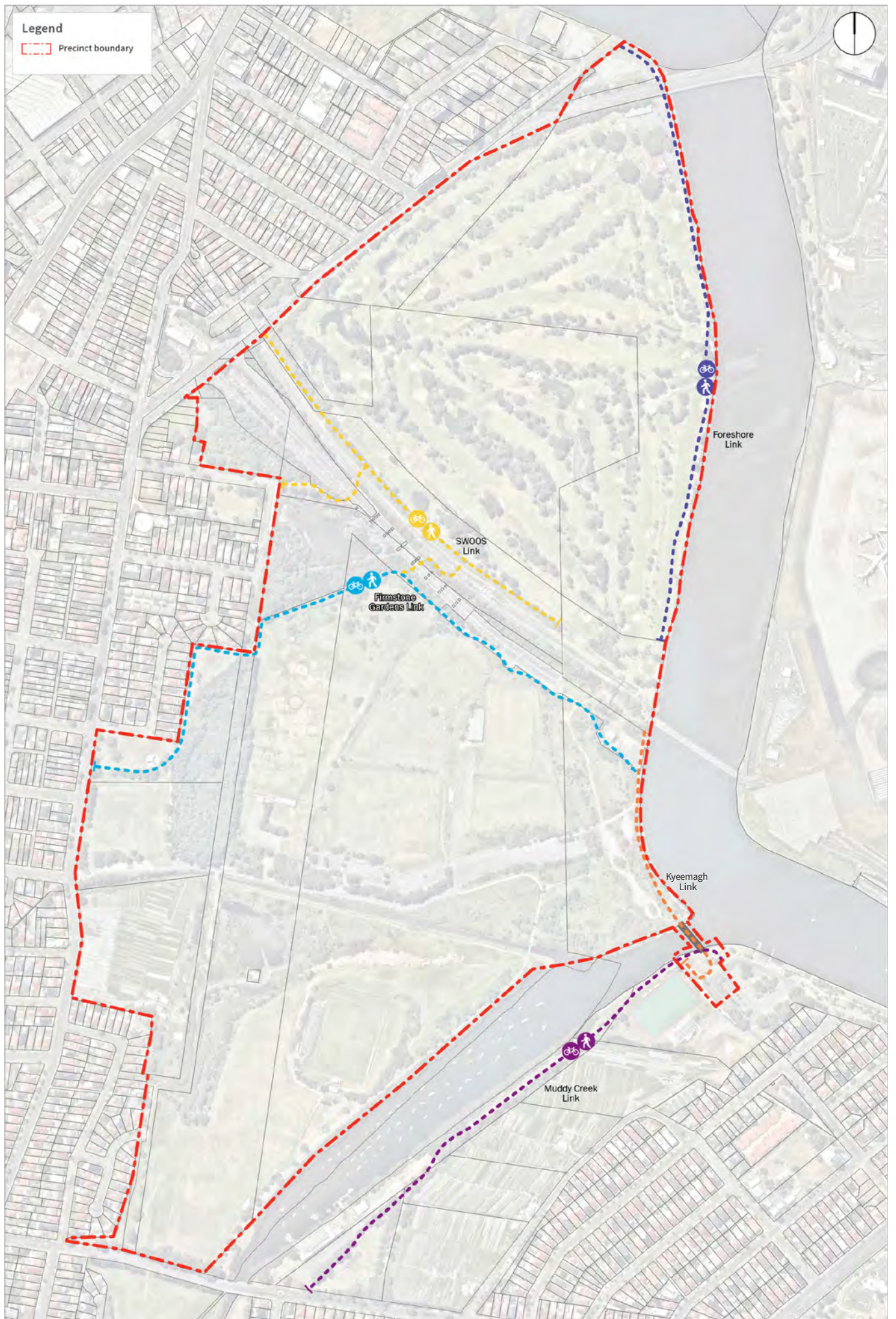


Figure 8: Proposed cycle and walking paths

Foreshore link

This long sought after Cooks River foreshore connection will extend from a rejuvenated Cahill Park and Levy Street precinct in the north, adjacent to the St George Rowing Club, along the western bank of the Cooks River through the existing Kogarah Golf Club, to the boundary of the Commonwealth Land, leased by SACL, adjacent to the SWSOOS bridge over the Cooks River.

With the cooperation of RMS, we propose to appropriately connect this new Foreshore link with the Marsh Street road widening cycleway and footpaths works which are presently underway.

The Foreshore link will be designed in consultation with Council to ensure a minimum width of 3m with appropriate line marking, and substantially wider in other areas, so as to accommodate the demands of a variety of recreational cyclists and runners, together with more casual walkers and children alike in a pleasant non-conflicting environment.

It is suggested that a portion of the Foreshore link through the future waterfront mixed-use precinct within the Cook Cove development zone, be separated to avoid pedestrian and cyclist conflicts. This may utilise a split level, boardwalk with cyclist link at a lower level. This IDP includes a temporary design solution of a combined shared path as an interim measure, with a detailed and final design to be delivered together with the future development zone.

The consent of the Commonwealth of Australia (and its tenant SACL), will be sought to extend the foreshore link through the foreshore of Lot 5 DP1050923 and the RMS parcel on the other side of the SWSOOS, Lot 10 DP 1050923. If such consent is not forthcoming, an alternative route will be established to intersect with the proposed SWSOOS link and Kyeemagh link.



SWSOOS link

The existing cycle link which runs parallel along the northern side of the M5 Motorway from Marsh Street before crossing the SWSOOS and passing underneath the M5, is proposed to be extended along the southern boundary of the northern precinct, through Trust land and Sydney Water land to provide regional access to the proposed Cook Cove Sports and Recreation precinct and Football Stadium. The SWSOOS link will then connect with the end of the Foreshore link at its southern extremity, ideally at a foreshore SWSOOS overpass within the Commonwealth (SACL tenanted) land.

The existing western section of the link near to Marsh Street and the M5, is proposed to be resurfaced and widened to 3m. As with the Foreshore link, it is proposed to connect the SWSOOS link with the Marsh Street road widening and footpaths works (subject to RMS cooperation) which are presently underway to ensure a continuous future pedestrian and cycle network, to the perimeter of the northern Cook Cove precinct. This will ensure improved foreshore access to the Arncliffe and Banksia communities, in addition to proposed pathways bisecting a Cook Cove development precinct.



Firmstone Gardens link

The Firmstone Gardens link is a relocation of the existing link running east to west, parallel to the Spring Street canal. The relocated link will extend from the existing path from West Botany Street, proceed adjacent to the north of Firmstone Garden Park and along the boundary of the proposed New Golf Course to connect to Eve Street and then extend to either join the SWSOOS link to the north of the M5, or alternatively a new pedestrian and cycle path between the proposed golf course and the southern border of the M5/SWSOOS infrastructure to the foreshore of the Cooks River, where it will intersect the Foreshore link and Kyeemagh link.



Muddy Creek link

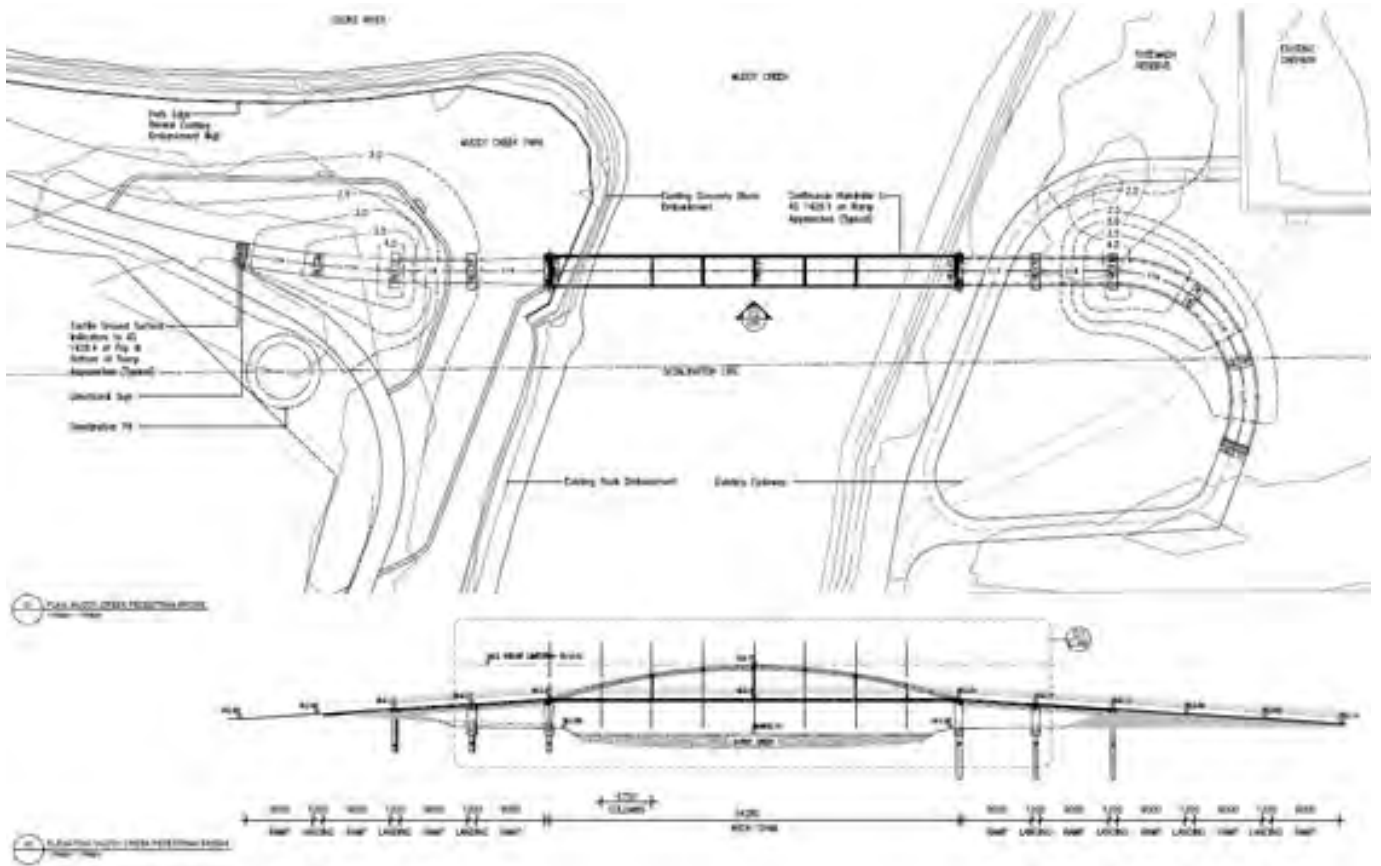
Located within the southern portion of Cook Cove, it is proposed to invest in an upgrade (resurfacing, line marking, lighting and constant width of 3m, consistent with the design of the other Cook Cove cycleways) of the existing Muddy Creek pedestrian and cycle link from the Bestic Street Fishermans Club precinct to Kyeemagh Reserve along the eastern side of Muddy Creek to intersect with the Kyeemagh link. This link will provide improved access for the community south and east of Bestic Street to the Foreshore link and Kyeemagh link and the proposed Cook Cove recreation precinct, and beyond to Cahill Park and Wollie Creek.



Kyeemagh link

The Kyeemagh link is a key missing link within the regional cycle network. It will link the existing cycle link along Botany Bay directly to the proposed Foreshore, SWSOOS, Firmstone Gardens and Muddy Creek links and significantly enhance permeability and recreational opportunities within the northern section of the Rockdale LGA.

The Kyeemagh link is proposed to extend from the junction of the Foreshore and Firmstone Gardens link south of the SWSOOS in a south-easterly direction towards the confluence of Muddy Creek and the Cooks River, where it will meet a new bridge to be constructed by Boyd spanning Muddy Creek. The proposed design of this bridge is depicted on the following page, incorporating a steel bridge structure with concrete ramping down to ground level at each end. Clearance above water level is to be comparable to the existing General Holmes Drive bridge structure over the Cooks River, to ensure that any Muddy Creek moored vessel that can presently access Botany Bay, is not impeded by the new structure. The eastern end of the Kyeemagh link is proposed to replace a small section of existing cycle path within the northern section of the Kyeemagh Reserve to intersect the Muddy Creek link and the existing cycle paths within Kyeemagh Reserve and in turn the cycleways providing access to Lady Robinson's Beach along the Botany Bay foreshore.



New open space and Public domain

Supplementary landscaped open space areas are also proposed throughout the Cook Cove precinct to be delivered in conjunction with a Cook Cove Priority Precinct. These open space areas will incorporate various components such as additional active sporting facilities, children's play equipment, outdoor fitness installations, water refill stations and passive recreational grounds. These spaces will be located and designed to seamlessly connect with the walking and cycling links proposed within this section.

Seating areas and viewing platforms are to be incorporated in key locations along the primary shared links. These areas will be appropriately landscaped and finished to a high standard and will incorporate low level illumination, where necessary. Further, a wayfinding strategy will be introduced throughout the Cook Cove precinct to identify new and upgraded paths and cycle links and their overall connectivity to the wider locality.

All of these facilities will be implemented to the standard expected of Council for high quality robust public domain infrastructure and will be designed for ease of maintenance.





Timing and Delivery

Boyd proposes to deliver the public domain upgrades in stages as part of the future Open Space Development Application (DA). This will involve the staged construction and handover of public facilities. This DA will seek statutory approval for the works as proposed within this IDP.

Boyd will use its best endeavours to construct these works in such a way that public access to key connections will be maintained where possible throughout the duration of works and that temporary facilities including sporting fields and pathways will be provided where practical to ensure continuity of use and access. Refer to Section 4.1 for further details regarding the indicative staged delivery of the works proposed.

A section of the Foreshore link through the northern development zone will be constructed as a temporary measure, which is intended to be upgraded and enhanced once the future waterfront mixed area is complete. This will essentially upgrade a shared pathway to divide passive and active zones, potentially including a split level arrangement to minimise conflict between pedestrians and cyclists. This will be further explored within future development stages.

3.5 Precinct environmental works

Ecology

The land at Cook Cove has been substantially altered by historical and current land uses and activities from its original form, such that the land in its present form is now essentially artificial. However, it has been, or is periodically, colonised by flora and fauna of conservation value. These include:

- Green and Golden Bell Frog - a threatened frog species;
- Migratory Wading Birds - including a number of threatened birds; and
- Coastal Saltmarsh - an endangered ecological community

These flora and fauna are variously listed as threatened or endangered under the NSW Threatened Species Conservation Act 1995 (TSC Act) and/or the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

In conjunction with the proposed rejuvenation of the Cook Cove public domain and open space area, Boyd also proposes to improve and conserve the biodiversity values of Cook Cove. Works will be undertaken to improve the habitats of the above species and as a result will meet the objectives of SREP 33, for the long term benefit of the community.

To achieve this Boyd proposes to undertake the following ecological scope of work:

- Construction of new Green and Golden Bell Frog breeding ponds and foraging areas, together with the translocation, monitoring and adaptive management of frogs;
- Removal and replanting of reedland, saltmarsh and mangrove habitats (to achieve a net increase in area and quality of habitat), removal of rubbish, improvements to water quality entering the wetland and implementation of a weed control programme; and
- Expansion of the potential foraging habitat for migratory wading birds to the east towards Muddy Creek, in conjunction with the detailed design of the new golf course and enhancement of existing habitats through the introduction of low fencing to preclude dogs from the wetlands and natural ground covers.

The approval strategy to achieve these works is long and complex given the threatened or endangered listing of the species found within Cook Cove. A summary of necessary components forming the approval strategy will include:

- Project Referral under the EPBC Act, and likely assessment as a 'Controlled Action' by the Commonwealth;
- Concurrence under TSC Act;
- Preparation of a Species Impact Statement (SIS) assessing the impact and the investigation of potential mitigation measures of the Boyd development proposal together with associated plans including:
 - » Flora and Fauna Assessment, including detailed field surveys;
 - » Preparation of a Green and Golden Bell Frog Plan of Management;
 - » Preparation of a Wetlands Environmental Plan of Management; and
 - » Soil and Water Management Plan.

Every effort will be undertaken to stage works and provide suitable mitigation techniques and exclusion zones to ensure that any short term impacts experienced as a consequence of development will contribute to the long term benefit of biodiversity values within Cook Cove.



Remediation

The project also includes the environmental rehabilitation and remediation where necessary of the land subject to the Proposal. The remediation will be carried out on a staged basis by Boyd and includes:

- Step 1: Demolition of identified structures within the Remediation Action Plan (RAP) – including St George Stadium and existing bridge structure within Spring Street drain, former Ilinden club facilities, driving range facilities, fences, etc, tree and scrub removal and site clearance and bulk earthworks, including the construction of ground water interception trenches to the Cooks River and Muddy Creek where specified;
- Step 2: Seal RAP precinct of 52ha, excluding ecologically sensitive wetland, salt marsh and reedland precincts, with a 150mm bearing layer consisting of suitable EPA certified imported fill of appropriate particle size and plasticity;
- Step 3: Install a geo-synthetic clay liner, such as Elcoseal with 15% allowance for overlap, over the RAP precinct, as a physical barrier to reduce leachate generation from within the former landfills underlying Barton and Riverine Parks;
- Step 4: Construct a 300 mm drainage layer of suitable EPA certified imported fill of appropriate particle size and plasticity, placed gently and with minimal compaction in a manner that does not disturb, damage or expose the underlying landfill sealing layer; and
- Step 5: 100mm revegetation layer / topsoil to fairways. RAP option to install permeable reactive barriers or install treatment plant, assume Sequence Batch Reactor, to treat leachate to irrigation standard.

The above is subject to change arising from further discussions between Rockdale Council, Westconnex Delivery Authority / Sydney Motorway Corporation, CPB Contractors, Dragados Samsung and Boyd in relation to the placement of tunnel spoil.

3.6 Mixed use development precinct

The northern development zone will include a substantial mixed-use component and will have a corresponding offering of publicly accessible facilities. Throughout this area it is proposed to integrate community facilities and infrastructure to support the residents and visitors to Cook Cove. It is likely these public facilities will include, but will not be limited to the following:

- Boardwalk promenade and segregated cycling and pedestrian infrastructure;
- A multi-purpose community centre;
- Local pocket parks;
- New streets and shared zones;
- Further integrated walking and cycle paths; and
- Street furniture, landscaping, wayfinding, lighting and amenities.

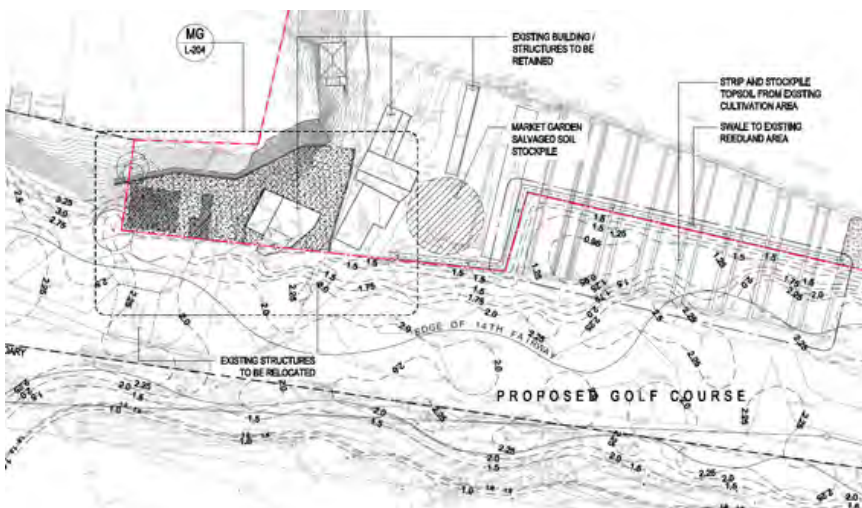
It is noted that plans for these components are not yet advanced. These aspects are to be further explored as part of the Priority Precinct process and will be designed in consultation with Council as part of the future staged development of Cook Cove.

A Voluntary Planning Agreement (VPA) will be entered into between Boyd and Council. The VPA will address:

- Delivery and specification of the above community facilities; and
- Reasonable Section 94 contribution offsets for works-in-kind delivery of open space and community facilities.

3.7 Upgrade of Arncliffe Market Gardens

The relocation of the Kogarah Golf Course requires a realignment of the eastern boundary of the Arncliffe Market Gardens located on West Botany Street. Management of this property is presently overseen by representatives of DPE. The Market Gardens is listed on the State Heritage Register for its cultural significance.



It is proposed that Council acquire a portion of this land, Lot 1 DP514811 pursuant to the Land Acquisition (Just Terms Compensation) Act. DPE has historically agreed to this acquisition and the acquired parcel being subsequently consolidated with adjoining land owned by Council. A condition of such agreement was a requirement to undertake an upgrade of the Arncliffe Market Gardens at no cost to DPE. The scope of this upgrade was detailed in a Development Application to Council in September 2008 that was withdrawn before it was determined. Boyd understands from recent preliminary discussions with DPE that this scope remains relevant, excluding minor works undertaken in the interim.

Boyd proposes to undertake this required upgrade of Arncliffe Market Gardens, including:

- Construction of a new retaining wall, excavate and remove rock to provide adequate truck turning area;
- Grading, levelling and compaction of subgrade, construct compacted hardstand as a base for relocated sheds and a new truck turning area;
- Grading of the new truck turning area to drain evenly to eastern boundary;
- Construction of a new fence to new eastern boundary;
- Relocation of existing containers onto prepared site and make good; and
- Stripping and stockpiling of topsoil for re-use on market garden.

Concept approval to the realignment was granted by Council under the Stage 1 DA in December 2006.

The proposed scope of work will ensure the continued cultivation of the Market Garden, without causing any adverse environmental impacts to the flora and fauna, stormwater management, flooding or heritage value of the site, and is consistent with the relevant controls, standards and guidelines of SREP 33. The Heritage Impact Statement prepared by City Plan Heritage concludes that the proposed scope of works will have no impact on the identified significance and productivity of the Market Garden.

3.8 Rockdale Bicentennial and Scarborough Park upgrades

Various community sporting clubs have historically leased portions of Barton Park and Riverine Park as playing fields. These clubs have been willing and amicable in their relocation to other new facilities and upgraded facilities within the Rockdale LGA. After a lengthy consultation with many community stakeholders, Boyd designed and delivered a substantial upgrade of public recreation and open space facilities at Council's Bicentennial and Scarborough Parks during 2008 to 2009, at no cost to Council.

Council, community groups and Boyd have worked collectively in recent years to achieve the implementation of the objectives of SREP 33 at Cook Cove, for the benefit of the wider community.

The works to Scarborough and Bicentennial Parks comprised improvements to existing playing fields, remediation and construction of new playing fields (including clay capping to contain contaminants), demolition and refurbishment of existing amenity blocks, construction of new amenity building, installation of flood lighting and upgrading of existing carpark facilities. A schedule of works completed is provided at **Table 1** on the following page.

Table 1: Rockdale Bicentennial and Scarborough Park upgrades

Bicentennial Park North	• Expanded carpark between Bicentennial Park North and Bicentennial Park South
	• Refurbished amenities building
	• New bike rack
	• New signage
Bicentennial Park South	• New clubhouse and amenities building including a canteen, home and away changing rooms with showers, storage, male, female and accessible toilets
	• Soccer field improvements
	• New fencing
	• Bus set down area on West Botany Street
	• New signage
Bicentennial Park East	• New amenities building including a canteen, home and away changing rooms with showers, storage, male, female and accessible toilets
	• Provision of three new soccer fields (two fields 100m x 64m and one field 75m x 55m)
	• New soccer goals and line marking
	• New light poles and flood lights
	• Landscaping adjacent to field
	• New fencing
	• New signage
Scarborough Park East	• Demolition of existing amenities building
	• New amenities building including home and away changing rooms with showers, storage, male, female and accessible toilets.
	• New winter soccer overlay including new soccer goals
	• New light poles and flood lights
	• New signage

Scarborough Park North	<ul style="list-style-type: none"> • New amenities building including canteen, playing fields storage, council maintenance storage, home and away changing rooms with showers, and male, female and accessible toilets.
	<ul style="list-style-type: none"> • Main soccer field improvements
	<ul style="list-style-type: none"> • New light poles and flood lights
	<ul style="list-style-type: none"> • New signage
Barton Street Cricket Nets	<ul style="list-style-type: none"> • Upgraded cricket nets including new and upgraded turf-style wickets and bowlers run-up
	<ul style="list-style-type: none"> • New wire ceiling
	<ul style="list-style-type: none"> • Additional angle parking
Scarborough Park Central	<ul style="list-style-type: none"> • Internal refurbishment of existing amenities building including upgrade of showers and creation of new storage
	<ul style="list-style-type: none"> • New amenities building including male, female and accessible toilets, and council maintenance storage
	<ul style="list-style-type: none"> • New signage
Scarborough Park South	<ul style="list-style-type: none"> • New amenities building including canteen, storage, home and away changing rooms with showers, and male, female and accessible toilets
	<ul style="list-style-type: none"> • Provision of two full-size baseball fields including diamonds, dugouts, back nets, fencing, scorers facility with an additional junior diamond incorporated into the main field
	<ul style="list-style-type: none"> • New light poles and flood lights
	<ul style="list-style-type: none"> • New bike rack
	<ul style="list-style-type: none"> • New signage



4.0 DELIVERY PROGRAM





4.0 Delivery Program

Boyd proposes a Project Delivery Agreement (PDA) be agreed between Boyd and Council. This will confirm the development program for Boyd to:

- Satisfy agreed conditions precedent;
- Obtain requisite project approvals;
- Provide appropriate bank guarantee security, where required;
- Undertake works; and
- Transfer the completed works to Council (where relevant), subject to agreed defect rectification liabilities.

The PDA is also to incorporate an Agreement for Lease (AFL) to KGC for 99 years for the new Kogarah Golf Course and a Voluntary Planning Agreement addressing the agreed classification and appropriate offset treatment of works-in-kind.

Boyd suggests that the PDA previously entered into between Boyd and the NSW Government Cook Cove Development Corporation, in relation to the SREP 33 Trade and Technology scheme, provides a suitable starting template for a PDA between Boyd and Council.

The works to be undertaken by Boyd pursuant to the IDP will be completed in several stages, either concurrently or sequentially, as follows:

- Contribute and engage in the Decision Process (Proponent Engagement, Proponent Negotiations, and Proponent Agreement) as adopted by Council, in accordance with Governance Structure, such that it results in the execution of a PDA, that reflects an achievable and economically viable and community acceptable Cook Cove project scenario;
- Contribute and engage in the DPE led Priority Precinct rezoning process, in collaboration with Council, to achieve an appropriate rezoning of the Cook Cove precinct, reflecting adequate yield density and permitted land uses to provide the foundation for an economically viable Cook Cove project scenario;
- Procure all necessary development consents from Local, State and Commonwealth government agencies to permit the commencement of construction at Cook Cove;
- Execute a KGC AFL for the 99 year lease of the New Golf Club Land, pursuant to Project Delivery Agreement.
- Satisfy all required pre-construction PDA milestones and conditions precedent; and
- Implement development consent and commence construction.

4.1 Project Staging

This IDP is proposed to be delivered in components, described within this section. Project staging is subject to statutory approvals and construction management programming, and is thought at this time to include the following scopes:

Stage 1:

- Demolish identified existing structures in southern Cook Cove precinct that impede future redevelopment, including existing St George Stadium;
- Undertake preliminary bulk earthworks;
- Construct temporary sporting facility and Eve Street entry to northern Barton Park, where required. Construct temporary rerouting of cycleway from West Botany Street and Eve Street to Cooks River Foreshore;

- Implement approved Remediation Action Plan pursuant to Site Audit Statement under supervision of Site Auditor in southern portion of South Cook Cove precinct, in relation to initial 9 hole golf course footprint, starting from Bestic Street, progressing in a northerly direction;
- Implement Wetland Plan of Management in relation to rehabilitation and extension of landing light wetland where seasonal migration timeline (April – August) permits. Construct new saltmarsh habitat adjacent to Spring Street drain. Refurbish Spring Street drain as required to integrate with wetland rehabilitation;
- Undertake required foreshore rehabilitation works to western shore of Muddy Creek;
- Construct initial 9 holes of new Kogarah Golf Course including new vehicular entry from Bestic Street and car park facilities. Construct new West Botany Street greenkeepers maintenance shed facilities;
- Construct new Kogarah Golf Club clubhouse;
- Undertake upgrade of Muddy Creek cycle and pedestrian link on eastern shore of Muddy Creek;
- Construct Kyeemagh pedestrian link, including bridging structure spanning Muddy Creek; and
- Deliver upgrade of Arncliffe Market Gardens.

Stage 2:

- Relocate Kogarah Golf Club from temporary 9 hole facility in northern Cook Cove precinct to new 9 hole golf course and clubhouse facility in southern Cook Cove precinct, making land in northern Cook Cove precinct external to the WestConnex construction compound available for redevelopment;
- Construct initial temporary sporting facility where required to replace temporary Northern Barton Park facility;
- Commence construction of new permanent public recreation facilities north of SWSOOS;
- Demolish any remnant identified existing structures in southern Cook Cove precinct that impede completion of new golf course;
- Undertake further bulk earthworks;
- Implement approved Remediation Action Plan (RAP) pursuant to Site Audit Statement under supervision of Site Auditor for balance of Cook Cove precinct south of SWSOOS (note, the RAP for the entire precinct may need to be delivered as part of Stage 1);
- Construct treatment facility for groundwater, if required, passing through former Council landfill, prior to it otherwise passing into Cooks River. Appropriately treated groundwater can be retained for irrigation purposes and grey water re-use;
- Construct new Green and Golden Bell Frog pond habitat to perimeter of new golf course, to provide new habitat that links to existing northern Cook Cove habitat and the new Eve Street and Marsh Street habitat to be constructed in conjunction with WestConnex;
- Construct and grow-in remaining 9 holes of new Kogarah golf course;
- Construct Firmstone Gardens and SWSOOS cycle pedestrian links;
- Construct cycle and pedestrian links to Foreshore links where it spans SWSOOS, subject to Commonwealth, RMS and Sydney Water consents, where obtained;
- Undertake required foreshore rehabilitation works to Cooks River south of SWSOOS to Muddy Creek; and
- Practical completion of the relocation of the new Kogarah Golf Course.

Stage 3:

- Practical completion of new Rockdale Football Stadium;
- Practical completion of three new synthetic turf football pitches adjacent to stadium and ancillary change room and amenity facilities;
- Construction of new two lane road and car park facilities linking new Rockdale Football Stadium to Marsh Street access;
- Partial construction of new internal road network within Priority Precinct including connections to Marsh Street;
- Practical completion of initial mixed use developments within the northern extremity of the Cook Cove Priority Precinct;
- Completion of Cooks River Foreshore cycleway and pedestrian link from Levey Street to SWSOOS;
- Agreed contributions or enhancements to the Cahill Park masterplan to improve the amenity of connectivity between Cook Cove and Wollli Creek; and
- Progressive delivery of further public works-in-kind arising from the development of the Cook Cove Priority Precinct.

Note it is projected that WestConnex will be completed, approximately 5 years post commencement in July 2016, and that the contractor will have completed the Permanent Facilities and vacated and remediated the balance of the construction compound.

4.2. Project Milestones

