



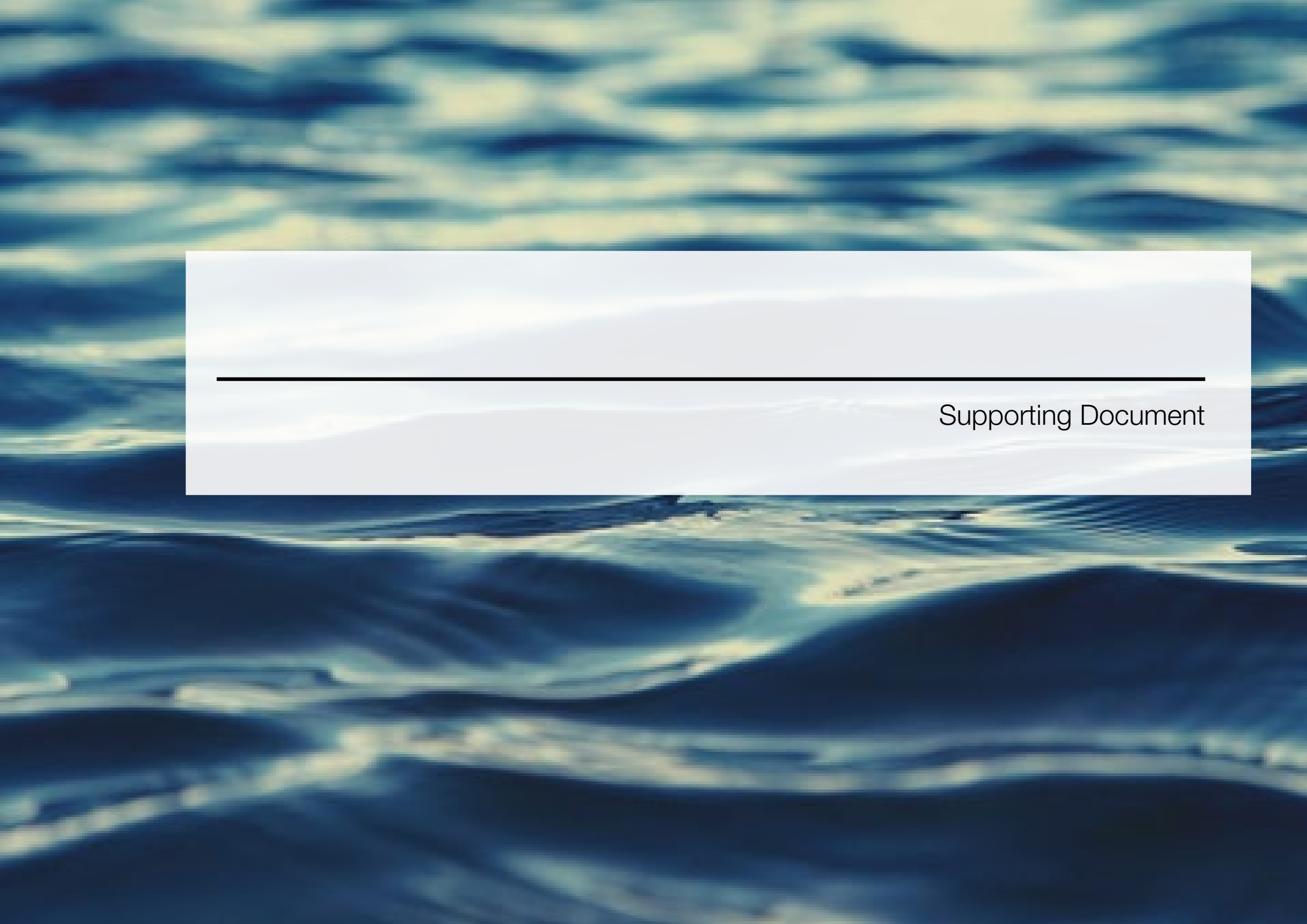
Hawkesbury City Council

attachment 1  
to  
item 138

Deerubbin Park Masterplan Report

date of meeting: 28 July 2020  
location: by audio-visual link  
time: 6:30 pm





Supporting Document

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Deerubbin

*‘The Aboriginal name for the Hawkesbury River  
believed to mean wide, deep water’*

Source: The Dictionary of SydneyV

Amendment register

DOCUMENT TITLE	REVISION	DATE	STATUS	PREPARED	CHECKED
DRAFT FOR REVIEW	P1	04.07.2019	PRELIMINARY	AL	MT
FINAL	A	15.07.2019	FINAL	AL	MT
FINAL	B	24.07.2019	FINAL	AL	MT
FINAL	C	06.08.2019	FINAL	KL	AL
FINAL AND ADOPTED	D	20.02.2020	FINAL	AL	MT

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## 1.1 Overview

### Introduction

Deerubbin Park is an 8.6 ha district sporting park located on the edge of the Windsor township which caters to a range of recreation activities such as rugby, triathlon, personal fitness, dog training and walking.

A Masterplan has been developed which provides a long term vision for the park to ensure that any future development will be appropriate to the site and the recreational, cultural and environmental values of the park will be retained.

This Masterplan has been developed incorporating ideas and feedback from the community and key user groups. It provides a future direction for the park which will provide greater recreational opportunities, enhance existing uses and improve the general amenity, functionality and capacity of the site. It envisions a quality facility that meets contemporary standards.

It should be noted that this is a guiding document and is not a commitment to funding. It is not anticipated that the full works or development of the park would be completed in the short to medium term. Funding provision would be guided through Council's annual Operational Plan and priorities.



Existing site condition; Image by author

## 1.1 Overview

### Purpose

This Masterplan is a guidance document, providing a long term vision for Deerubbin Park, identifying what it should look like and how it should function in the future. The plan is not a commitment to funding, rather, it provides a framework for ongoing improvement so that ad hoc development is avoided and community use and functionality of the site is maximised.

The Masterplan balances needs across a range of potentially conflicting interests. It considers:

- Current and historical character of the landscape
- Emerging issues and trends
- Community needs and expectations
- Environmental opportunities and constraints
- Legislative and government policy

The Masterplan forms an essential tool in attracting external funding such as grants, recognising that neither Council nor the community possesses funds for all of the recommended capital improvements.

It is not anticipated that the full works or development of the Park will be completed in the short to medium term.

### Referenced documents

This Masterplan has been prepared in conjunction with Hawkesbury City Council staff and incorporates recommendations and considerations of the following documents as appropriate

- Hawkesbury City Council design brief - Deerubbin Park Masterplan
- Hawkesbury Sports Council
- A New Way of Delivering Sport and Active Recreation in NSW; NSW Office of Sport, 2017
- AusPlay Participation Data for the Sporting Sector, Summary of Key National Findings, Australian Sports Commission, 2016
- Hawkesbury Regional Open Space Strategy, Clouston Associates, 2013
- Hawkesbury Regional Open Space Strategy, Planning and Design Guidelines, Clouston Associates, 2013
- Sports grounds Draft Generic Plan of Management, Hawkesbury City Council, 2003
- Windsor Foreshore Parks Plan of Management, Hawkesbury City Council, 2013
- Her Sport, Her Way, NSW Government 2019



# 1.2 Regional Setting

## General

Deerubbin Park is an 8.6ha district sporting park located on Cornwallis Road, just north of the township of Windsor. It is surrounded by farmland, with one boundary being the centre line of Rickaby's Creek and the other boundary adjoining Howe Park which is located along the Hawkesbury River. Within a regional setting, the parkland plays an important role strategically in relation to providing a key open space with the current and future walking trails through the region.

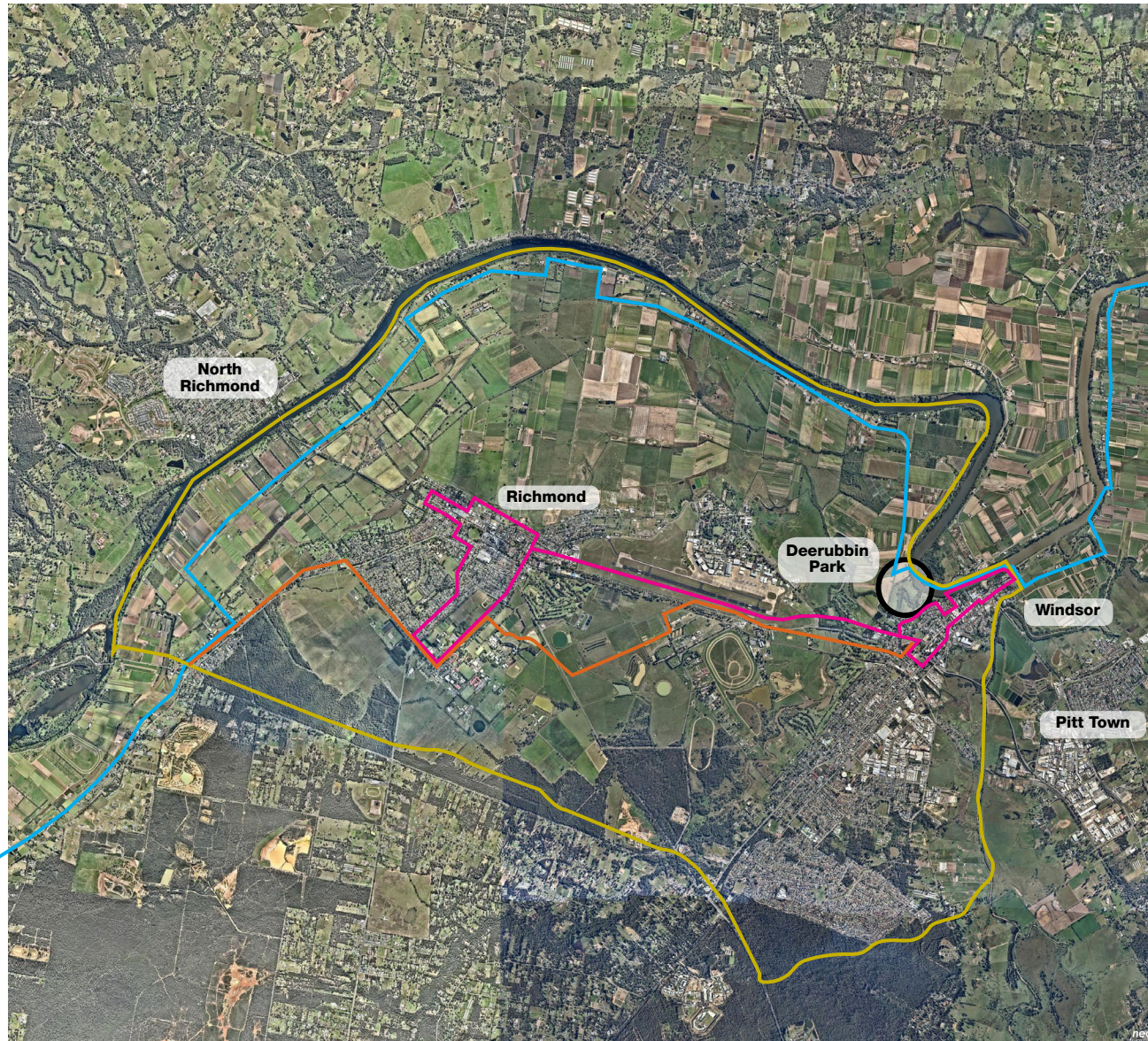
The future walking tracks and trails are subject to a separate long term Masterplan with Council, this includes themed walks such as the Hawkesbury Nepean Great River Walk, Historical theme walk, Environmental theme tour and the Agricultural theme walk. These walks provide a opportunity for active and passive open space participation in the area which Deerubbin Park is directly connected with.

Active and passive open space within the region and the LGA as a whole is varied and provides a range of opportunities for residents, visitors and sporting groups. It is acknowledged that at the time of this Masterplan, the predominant users of this open space are:

- Hawkesbury Valley Sports Council
- Macquarie Towns All Breeds Dog Training School
- The Hawkesbury Valley Rugby Union Club
- KLS outdoor training
- Hawkesbury Triathlon Club

## Legend

- Hawkesbury Nepean Great River Walk
- Historical theme walk
- Environmental theme tour
- Agricultural theme walk



Regional context plan



## 1.3 Local Setting

### General setting

Deerubbin Park is comprised of 3 full size and 2 modified Rugby Union sports fields, a kiosk / change room building, storage sheds, picnic shelters, car parking and riparian corridor. It is used year round for rugby competition and training, dog training and personal training activities, with triathlon and marathon events also accommodated. It contains part of the Great River Walk recreation trail that is still under development.

This site plays an important role for Rugby in the Hawkesbury, being a site that hosts regional competitions, junior state championships and some national rugby events. Schools, the armed forces and local rugby league clubs also use the fields for major rugby union and rugby league competitions.

It is well connected to the adjacent passive recreation space of Howe Park to the east which provides direct access to the 2km riverfront path network which connects to Windsor Town Centre. Visual connection to the architectural features of Windsor are provided through glimpses of St Matthew's Anglican Church from several positions within the site. Adjoining land use patterns to the park vary and include Rural Production lands to the north and west and Residential and Rural Residential land use types to the south.

The Windsor Foreshore Parks Plan of Management 2013 addresses Deerubbin Park, identifying some management issues and provides a Masterplan concept. The Plan identifies the need for a site specific Masterplan to be developed for the park to guide future park improvement works that are appropriate to the site and considers and addresses broader recreation outcomes identified in the Hawkesbury Regional Open Space Strategy and associated Design Guidelines.



Existing site condition; Image by author





## 1.4 Existing Site Character

### General Character

Deerubbin Park is an open turfed parkland of a relatively flat nature with selected mature and over mature tree planting. Several buildings, shade structures and storage containers exist currently on site all of varying condition.

### Sporting fields

The existing sporting fields are of constant use and in generally typical condition when compared to adjoining open spaces within the region. Due to the alluvial nature of the subject site and its surrounding area, it is understood that the drainage of the park allows the park to be used for most of the playing year due to its excellent drainage. The western two fields are currently irrigated whilst the eastern is irrigated via a mechanical irrigator head.

### Existing amenities

The existing amenities within the site include the centrally located amenities building which is of fair condition externally but in need of internal re-configuration to meeting current and projected needs. Storage containers are provided externally to the amenities building and are used for storage of sporting equipment by other sporting groups of the site. It is understood that both are subject to ongoing vandalism and attempts to enter the buildings. Shade and shelter for general park users is provided by two “heritage” styled pavilions with fixed seating under.

### The Hawkesbury River

The Hawkesbury River is predominantly hidden from view from all areas within Deerubbin Park. Access is provided to the River in one single point at the north east of the site via a muddy track which is used by the personal training group.



Site photos; By Author 2019



## 1.4 Existing Site Character

### Established planting

A significant row of trees has been planted to the north of the parkland adjacent to the northern access road. The species of which vary but predominantly include *Eucalyptus saligna* and *Eucalyptus robusta*. Other sporadically planted trees of a mature nature exist to the west of the site adjacent to Cornwallis Road. All of which are of varying health and maturity and a detailed health assessment is recommended to be undertaken by a qualified arborist.

### Regional views

Views to the Blue Mountains area are available from most points within the park and contribute greatly to the character and tranquillity of the parkland.

### Relationship to Windsor

Glimpses and select views to significant built elements within Windsor are possible at select points through the park. Significantly, the spire of St Matthew's Anglican Church Windsor. Views and direct pedestrian access to the adjacent Howe Park are possible from the south eastern portion of the park over the Luke Worsley Bridge.



Site photos; By Author 2019

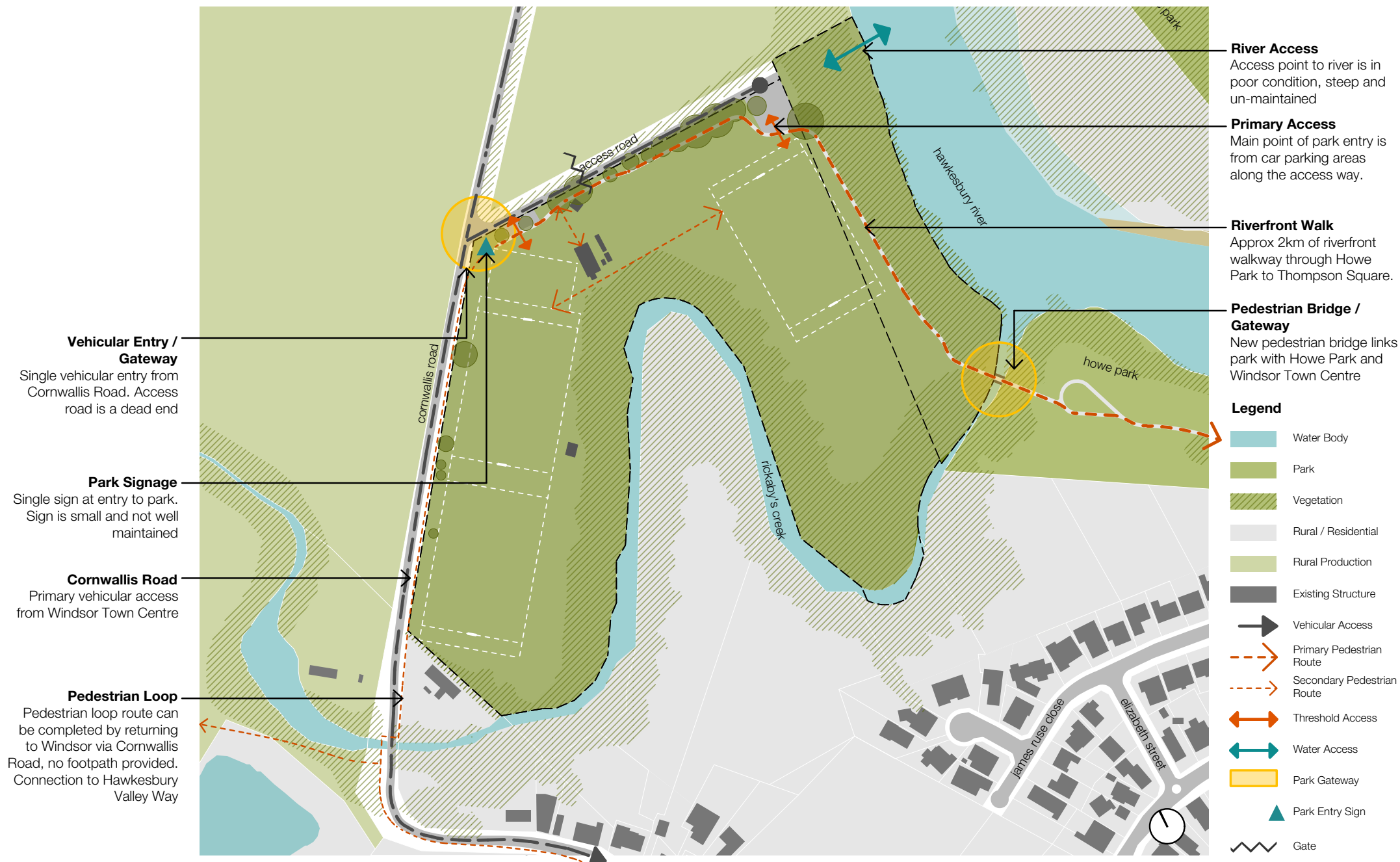




## 02 | Site Analysis



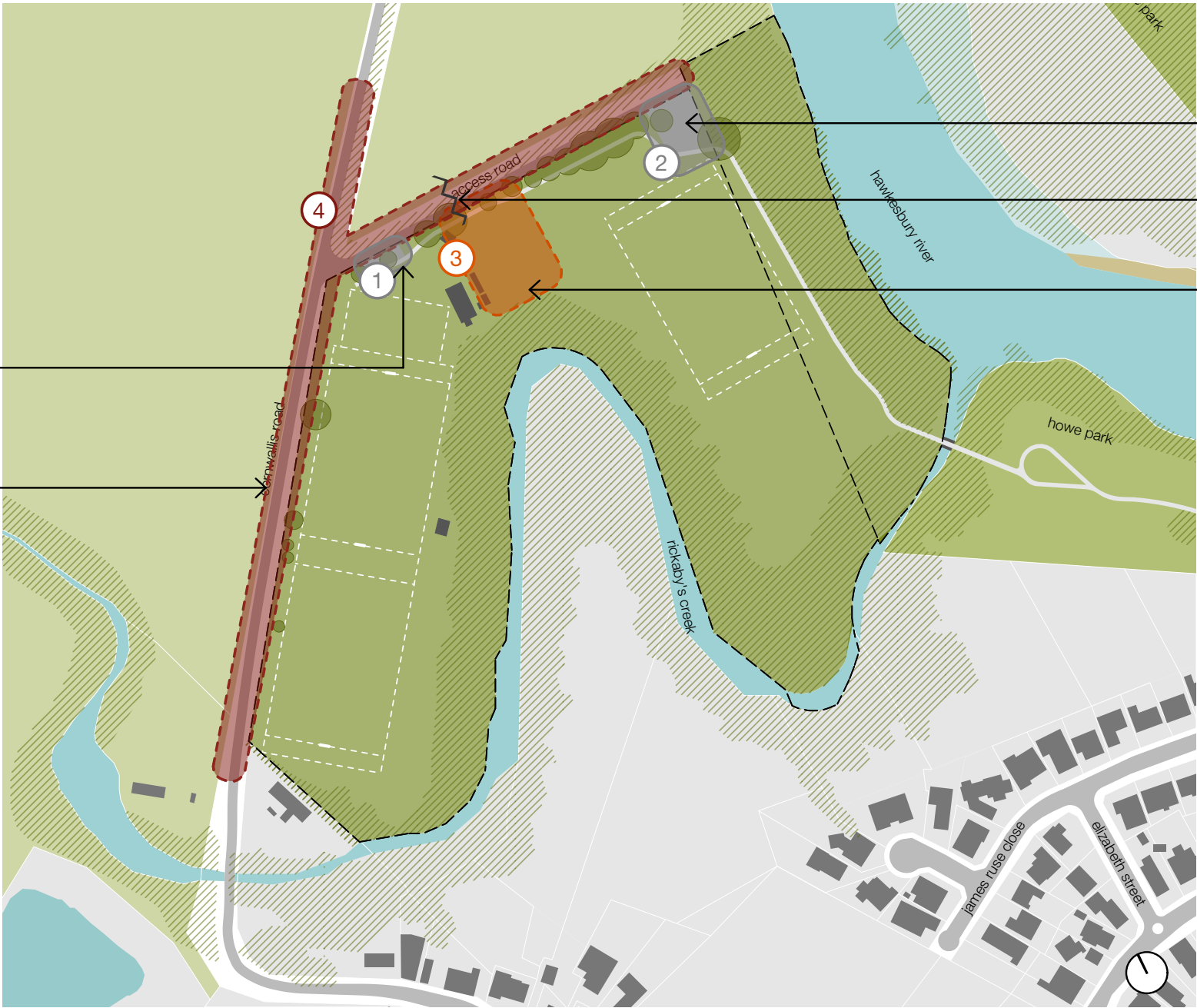
## 2.1 Access and Wayfinding



## 2.2 Hydrology



# 2.3 Parking



**1. Permanent Parking**  
Space for approximately 9 cars in graveled area

**4. Verge Overflow Parking**  
Informal and unregulated parking in verge areas of Cornwallis Road and the access road on busy game days

**2. Permanent Parking**  
Space for approximately 34 cars in graveled area

**Gate**  
Gate across access road. Opened by arrangement

**3. On Site Overflow Parking**  
Dedicated overflow parking area (separated by bollards). Space for approximately 76 cars

**Legend**

- Water Body
- Park
- Vegetation
- Rural / Residential
- Rural Production
- Existing Structure
- Permanent Parking
- Overflow Parking On-Site
- Overflow Parking Verge
- Gate

## 2.4 Safety and Accessibility





## 2.5 Existing uses (sporting)



## 2.6 Existing Amenities / Storage



## 2.7 Constraints Summary

### 1. Flooding

The site due to its proximity to the Hawkesbury River and location within the floodplain is subject to a high frequency of flood impact. The site is subject to a flood event within a 1 in 5 year frequency.

### 2. Topography

The south and eastern edges of the site slope steeply down to the Hawkesbury River and the adjacent Rickaby's Creek. These banks are densely vegetated with a range of trees, shrubs and ground covers and due to the grades and vegetation are generally inaccessible.

### 3. Shape

The central portion of the parkland narrows which separates the eastern and western portions of the site. The location of Rickaby's Creek, the boundary and the steep topography prohibit direct access to this northern point.

### 4. Park Length

The shape of the park's western wing and the desire to provide three full sized sporting fields in the parkland has the potential to encroach negatively on the uses of the adjoining areas. It is recommended that the size of the fields and the acceptable range of in goal areas be investigated to reduce negative impact on adjoining areas.

### 5. Vehicular Access

Existing vehicular access is restricted to a single entry and exit point. At significant events, when the overflow parking is being utilised, the current layout restricts traffic cueing and creates congestion. The road corridor of Cornwallis Road is of an insufficient width (14m approx) to accommodate road widening and the creation parking in this area.

### 6. Funding

Like all councils, Hawkesbury City Council has limited financial resources that it must allocate across a diverse range of activities. As such, competition for funding is high. Therefore, it is not anticipated that the full works or development of the Park will be completed in the short to medium term. This plan does not represent a commitment to funding



- 1. Flooding**  
Regularity and severity of flooding may impact on development and management of the park and masterplan
- 2. Topography**  
Steep banks along park edges pose ongoing safety concern and restrict the use of some areas of the park
- 3. Shape**  
Irregular shape of park with narrow 'knuckle' separates the east and west fields, restricts layout possibilities and impedes movement through park

- 4. Park Length**  
Length of western portion of park is just under the requirement for 2 x fully compliant Rugby fields. Keeping 2 fields in this location leaves minimal room for other activities on this side of the park
- 5. Vehicular Access**  
Single vehicular access point restricts parking and movement possibilities for the park and may pose an ongoing safety concern, particularly on busy days

**Legend**

- Water Body
- Park
- Vegetation
- Rural / Residential
- Rural Production
- Existing Structure



## 2.8 Opportunities Summary

### 1. Reconnect with The Hawkesbury River

Opportunity exists at several locations to reconnect with The Hawkesbury River. The River plays a critical role in the park's identity as the name "Deerubbin" is believed to be the Aboriginal name of The Hawkesbury River. Both visual and physical connections with the river are possible whilst providing opportunity for visual appreciation of the greater Hawkesbury area and Blue Mountains.

### 2. Upgrade and realign fields

The shape of the existing parkland provides the opportunity for the size and orientation of the existing three full sized and one modified fields to be optimised. Line marking in conjunction with the provision of additional lighting to the fields is possible with marginal modification.

### 3. Improve access

Deerubbin Park provides a "stepping stone" with reference to the planned and future walking trails within the region. The inclusion of a shared path to the periphery of the park as a continuation of the successful River walk from Howe park is an important piece of the greater walking trail network. Increasing activity within the parkland increased visual surveillance and deters undesirable activities.

### 4. Improve parking

Through the retention of the existing entry and exit point to Cornwallis Road, opportunity exists for the rationalisation and creation of a suitable car parking area to the north of the site. The existing row of trees are proposed to be retained with the additional car parking interspersed amongst.

### 5. Establish the Park Core

Centrally located, the park core creates a hub for the park and a centralised location for general community activities. It is suitably located adjacent to parking areas and when associated with open pavilion styled buildings, playground and parkland exercise equipment it creates an active centre to the parkland and fosters a sense of community.

### 6. Creation of a dog off leash area

Opportunity exists for the creation of a dog off leash area in accordance with modern usage trends of public open space. A potential location for consideration is the north eastern corner of the site as it has a northerly aspect, good access to potential future parking and minimises negative conflict with other users of the park.

### 7. Shade

A variety of opportunities exist throughout the site to increase shade for the users of the park and general parkland amenity. Shade is to be provided through trees and fixed shading devices and located suitably in areas of frequent use.

### 8. Site identity

To assist in wayfinding and providing clear points of entry to Deerubbin Park, park signage at the entry is to be revitalised and implemented in conjunction with entry sequence elements.







Deerubbin Park Masterplan  
Have Your Say

### 3.1 Community Consultation

#### Approach

Engagement with the community has played a critical role in the development of the Masterplan to date. Connection with the community was underpinned by a broad-based communication and promotion campaign to generate interest in providing feedback to help develop the Masterplan.

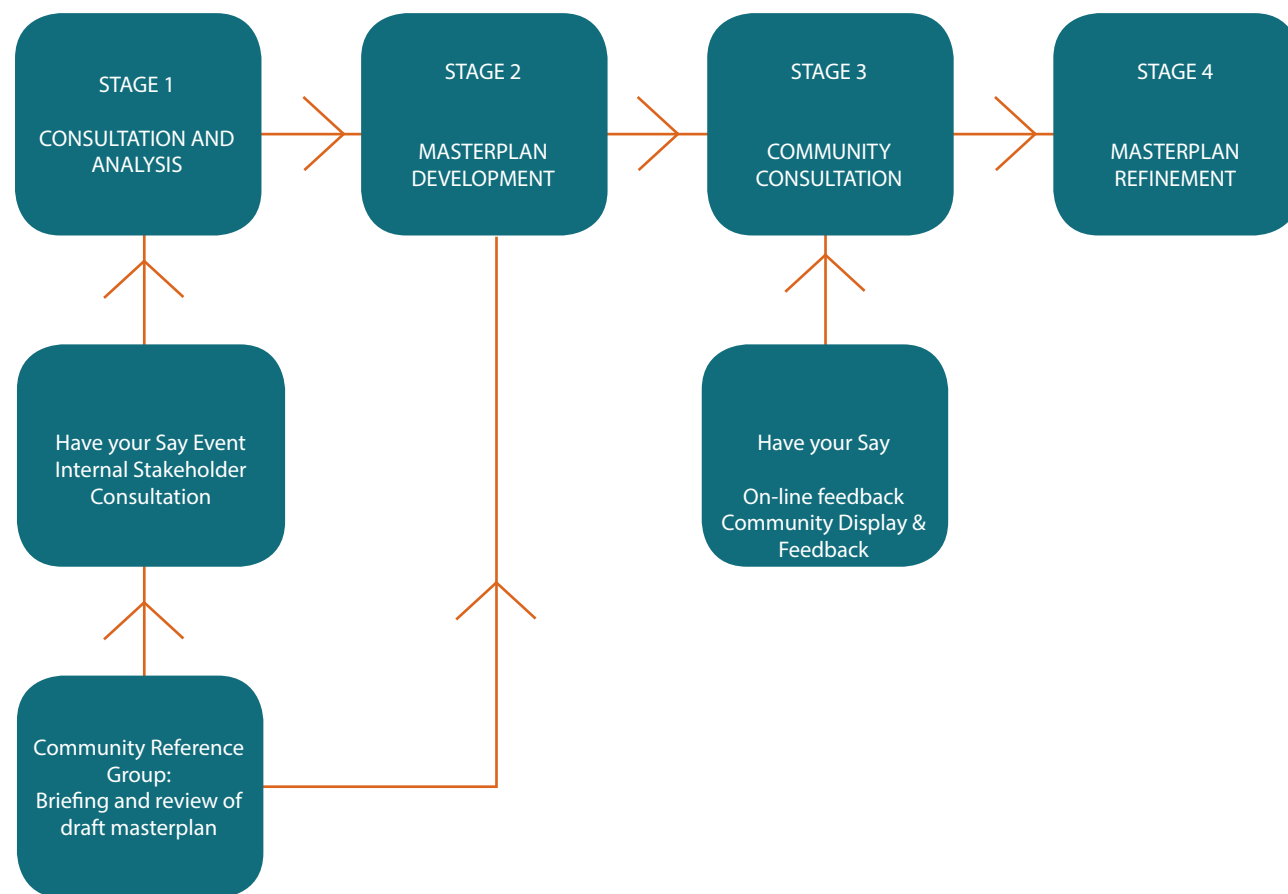
A key contact point of the consultation was through the use of Council's Have your Say web based platform. This platform was been publicised to the greater community through a range of methods. These include:

- Hawkesbury City Council's Facebook portal
- A letter box drop to local residents (200 nearest addresses)
- A local newspaper advertisement
- Signs posted around the park

The secondary task was to establish, make contact and host a workshop with the current sporting groups / clubs who currently use the park. This contact was conducted through the establishment of a Community Reference Group (CRG). This CRG includes the following groups:

- Hawkesbury Valley Sports Council
- Macquarie Towns All Breeds Dog Training School
- The Hawkesbury Valley Rugby Union Club
- KLS outdoor training
- Hawkesbury Triathlon Club

The CRG have been consulted with twice. The first being a listening event, where each group was provided the opportunity to outline what their sporting groups views on the park were. After the preparation of a draft version of the Masterplan for Deerubbin Park, the CRG have again been consulted to gain their feedback in relation to their respective sporting disciplines or clubs comments on the proposal.

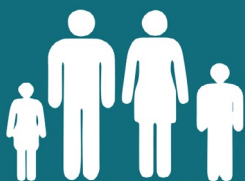


Overall consultation approach and staging



YOUR  
HAWKESBURY  
YOUR  
SAY

Have Your Say  
3 listings



Community Reference  
Group  
2 meetings



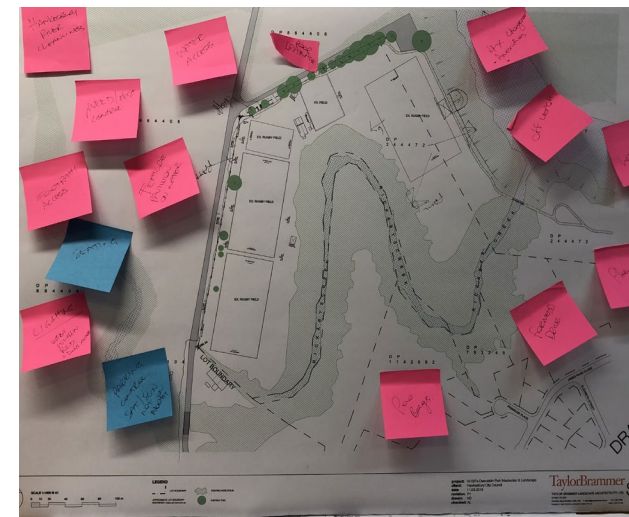
Hawkesbury City Council  
Facebook page  
4 Posts & link to Survey



Letter box drop to residents  
200 addresses  
Info pack with Survey



Have your say (On site)



### Deerubbin Park Masterplan

#### Positive

Potential  
side uses

More  
play  
complex

Access

#### Negative

More  
space

More  
space  
water  
quality  
improvement  
pub

Long  
walking  
route

Good  
activity

Path  
walking  
corridor

Community Reference Group notes

## 3.2 Community Consultation Outcomes

### Community Consultation

The local and greater community network of the Hawkesbury Council area were provided an opportunity for input into the Masterplan and its contents on 2 occasions. First at the briefing stage then secondly on the Public Exhibition of the Draft Masterplan.

In summary:

- Survey contributors were fairly evenly spread amongst age groups
- 65% of contributors were women
- Most use the park for exercising informally and for dog walking, whilst organised sport rated strongly
- There was a strong support for open and accessible public toilets

### The Main Priorities Identified were

1. To provide increased shade throughout the park
2. Improve and create additional shelters with BBQ facilities
3. Improve parking within the site
4. Establish a shared path network with better connections
5. Open toilets and change rooms for public use
6. Provide unisex change rooms with adequate capacity to suit the level and quantity of rugby games being held.
7. Create a children's playground for all users
8. Establish a designated dog off leash area
9. Mitigate potential pedestrian and vehicle conflict to the Cornwallis Road boundary

The final Masterplan includes the recommendations identified by the community as appropriate in terms of amenity, shade, activity and parking as noted above.



9

Week Engagement  
period (Overall)



277

Visits to the  
Have your Say  
website



50

Surveys completed  
at briefing stage



142

Ideas suggested  
by the community  
at briefing stage



16

People liked  
the Facebook post  
announcing the Masterplan  
commencement



10

Comments on  
Facebook

Consultation snapshot



## 4.1 Masterplan Vision

### A Vision for Deerubbin Park

This Masterplan for Deerubbin Park is designed to be a guide which crystallises a vision for the Park so when funds become available over time there is a cohesive and considered framework for expenditure.

The vision for Deerubbin Park is retain its unique rural character and setting whilst ensuring that it meets contemporary open space standards, meets current and predicted sporting use trends and is maintained as a safe community open space. Deerubbin Park will have a greater connection with the Hawkesbury River and provide a range of additional amenities for the benefit of the local and greater community of the region.

# Deerubbin

*‘The Aboriginal name for the Hawkesbury River  
believed to mean wide, deep water’*

Source: The Dictionary of Sydney



## 4.2 Masterplan Principles

### Design Principles

Guiding principles for the design of the parkland have been established to ensure the long term vision is achieved. These centre around the following main topics:

#### Buildings

Buildings which create amenity and activity within the park will be provided through the adaptive reuse of the existing amenities building and provision of new buildings to provide the required facilities.

The existing building can be renovated to be complementary contemporary nature to the proposed amenities buildings. This uniform architectural language ensures the buildings contribute successfully to the revitalisation and coherence of the park as a quality public asset.

#### Lighting

A cohesive site wide approach to lighting is to be implemented to upgrade the existing and to provide new fittings to create functional amenity and safe environment. The existing taller light poles (approx 16m) are to be re-purposed and when supplemented with new light poles, a uniform distribution of light can be provided across the playing fields.

In addition to the sports field lighting, a lower level lighting strategy is to be considered which creates amenity and safety for pedestrians, car parking and community facility areas.

### Community Spaces

A range of community spaces and activities will be located within the Masterplan for Deerubbin Park. These facilities, activities and amenities will be located in accessible areas and designed to create activity, opportunities for socialisation and for the benefit of the greater community. Some of these elements include

- A Cycle/footpath circuit
- Inclusive play space
- Dog off-leash area
- Shelters and picnic facilities (Bins, Seats etc)
- Outdoor Fitness equipment
- Park infrastructure - Bike racks, General refuse and Recycling bins, Dog poo Bins/Bags, Seating, bubblers etc.

### General parkland aesthetics

The current open space character of Deerubbin park is unique in its built form, landscape and its setting. All of which contribute positively to its identity, and as such, it is proposed that these values remain and are positively reinforced in a supporting landscape nature. Open turf fields are to remain, the collection of building/s at the centre of the park will remain and the circulatory path will be continued.

### Materiality and Planting

In support of the overall unique character of Deerubbin Park, the proposed structures will be unobtrusive and the planting character will be complementary to the evergreen nature of the parks current character.

## 4.3 Masterplan objectives

### Improve Parking

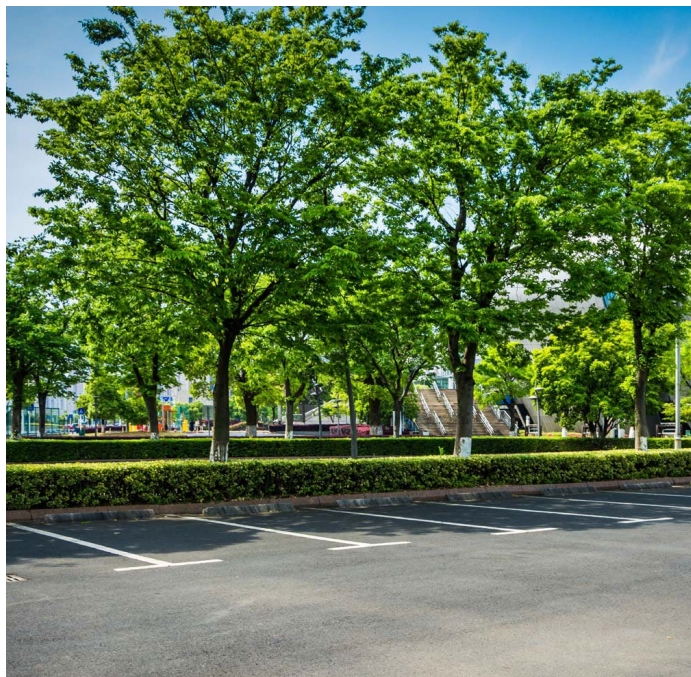
Car parking within the park is to be formalised, improved and increased. Provision of a new bitumen car park to the north of the park will create suitable parking within the site, will retain the northern entrance from Cornwallis Road and the existing row of trees to the northern boundary. Provision is made for approximately 112 car spaces which provides capacity for the range of park users. This includes opportunity for accessible space/s and a short term drop off space adjacent to the park's core.

### Increase shade

Shade and shelter within the park will be increased throughout. New trees will be planted to the western side of each field and along the shared path areas of the parkland. In addition to the installation of new evergreen trees, the Park's core will contain fixed shade sails and other sun shading devices to provide sun and general weather protection.

### Improve Access

Physical and visual connection to the Hawkesbury River will be improved within the parks Masterplan. The Masterplan provides opportunity for access to the River at two points to the east of the park. One centrally located on the eastern boundary of the site and a second at the established walking track to the north eastern portion of the site. Access throughout the park and to the greater walking and cycling trails of the region will be increased through the installation of a shared path which encircles Deerubbin Park.



Character images and site photos



## 4.3 Masterplan objectives

### Create a Local Playground

A local playground element is proposed to the centre of the park. This play element in its central location can provide activity for a range of children and families who use the park casually and for families who use the park for organised sports. It will be themed suitably to the character of the site and its riverside character. Park styled exercise equipment will be provided adjacent for the use of the greater community and activation by sporting groups who currently use the park.

### Create a Dog off leash area

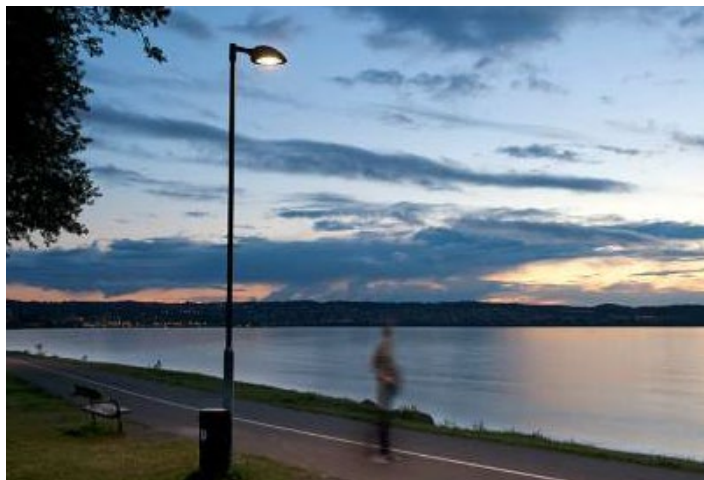
A fenced dog off leash area is proposed to be located to the north eastern corner of the site. This area is easily accessed by the adjacent car park and with provision for seating, bins and activities for the casual users of the park its provides a community facility which is suitably located to reduce negative conflict with other users of the park.

### Establish new amenities building, shelter and BBQ facilities

Centrally located at the Park Core, the new amenities buildings will have a range of functions for the benefit of the community. These will include change rooms, a new kiosk, public toilets, storage, first aid and a referees room. The overall design of the new buildings will be of a contemporary nature and when read in conjunction with a renovated existing building will provide a cohesive building language for the park.

### Improve lighting and visibility

A dual level lighting approach is to be implemented for the park. Functionally, the sports fields are to be lit with new 18-20m tall light poles to meet Rugby NSW requirements. Secondly, the encircling shared path to the park and car park is to be lit with post top lights for safety and security. CCTV is to be investigated for the park core area subject to detailed design.



Character images



## 4.4 Material and Planting Palette

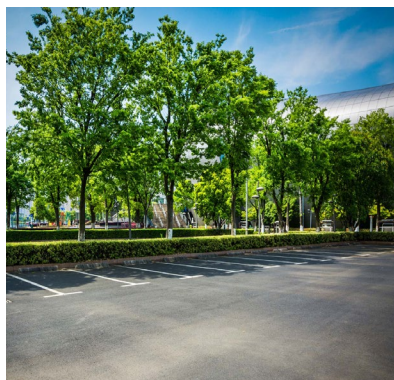
### Materiality

The materiality for the structural elements for the park will be of a hard wearing nature and consider the ongoing needs of the community and the stakeholders. This includes

- Open natural turf fields
- Concrete shared paths
- Asphalt car park
- Integrated way finding and interpretive signage
- Post top lighting to shared path
- Timber / steel lookouts and decking
- Soft fall playground with play elements and shade sails
- Low height pavilion styled buildings
- Park seating
- Open mesh styled fencing to Dog off leash area and Western boundary to Cornwallis Road.
- Bike Racks, Bubblers, Bins and Dog Poo Bins

### Planting

New planting throughout the park will predominantly consist of trees in grass. These trees will be of an evergreen nature which is in keeping with the current character of the park and the immediate surrounding area. The trees will provide shade, shelter and natural amenity to the site along with increasing the ecological value of the site.



Character images



4.5 Masterplan



**Legend**

SITE BOUNDARY

WATER BODY

EXISTING TREE RETAINED

EXISTING TREE REMOVED

NEW SHADE TREE

EXISTING VEGETATION

N E

NEW / EXISTING AMENITIES BUILDING  
REFER DETAIL PLANS

LOOKOUT PLATFORM  
WITH SEATING, BBQ AND SHADE

LOCAL PLAYGROUND & PARK FITNESS  
FOR ALL AGES AND ABILITIES  
WITH TREES AND FORMAL SHADING

BOARDWALK / WALKING TRACK  
WITH INTERPRETIVE SIGNAGE AND  
WAYFINDING

OFF LEASH DOG AREA  
WITH BINS, SEATING & FENCING

SPORTS FIELD LINEMARKING  
RUGBY NSW FULL SIZE 100x70m  
+ 20m IN GOAL & 5m O'RUN ALL SIDES

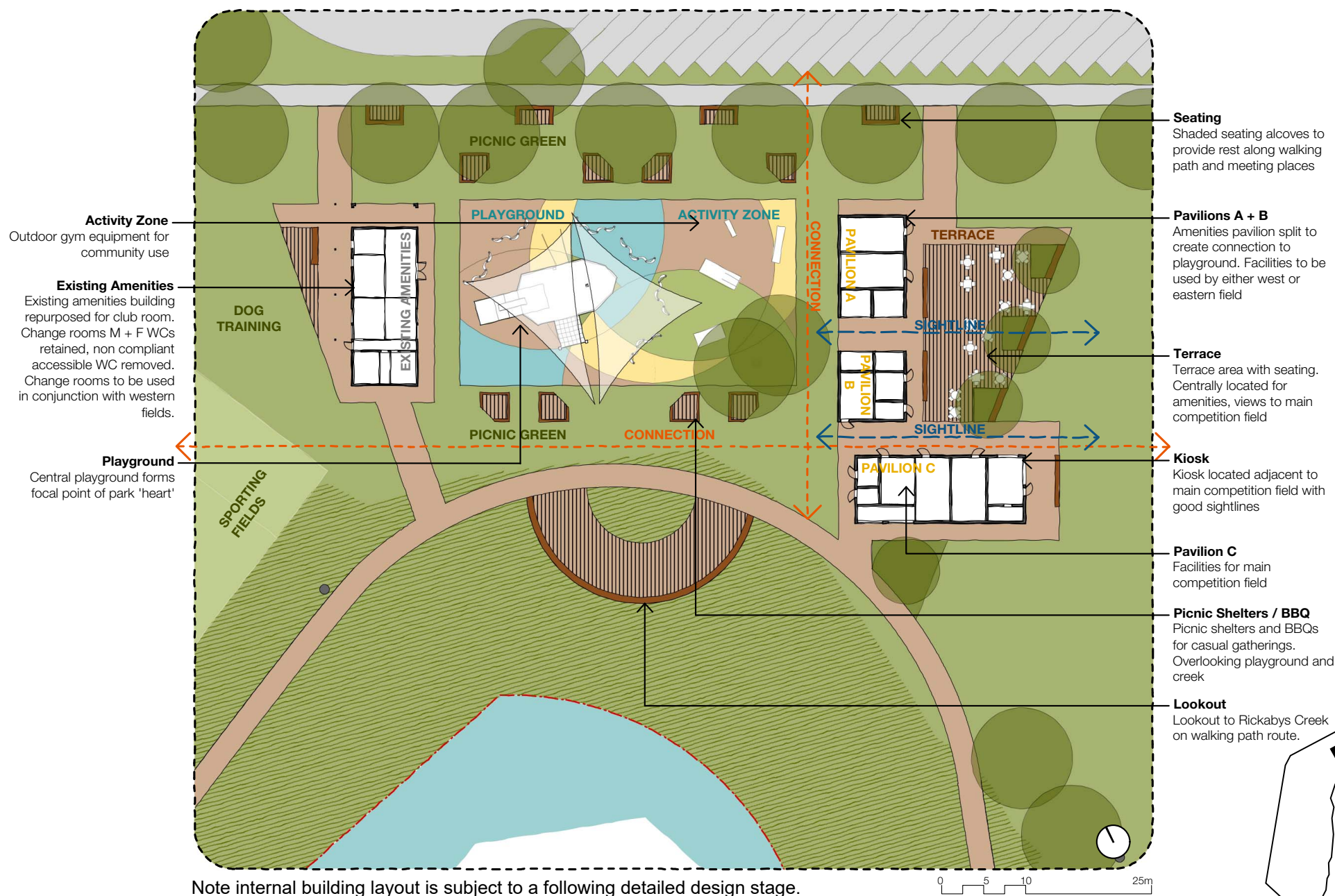
NEW CAR PARKING  
45 DEG BITUMEN

OPEN PARKLAND

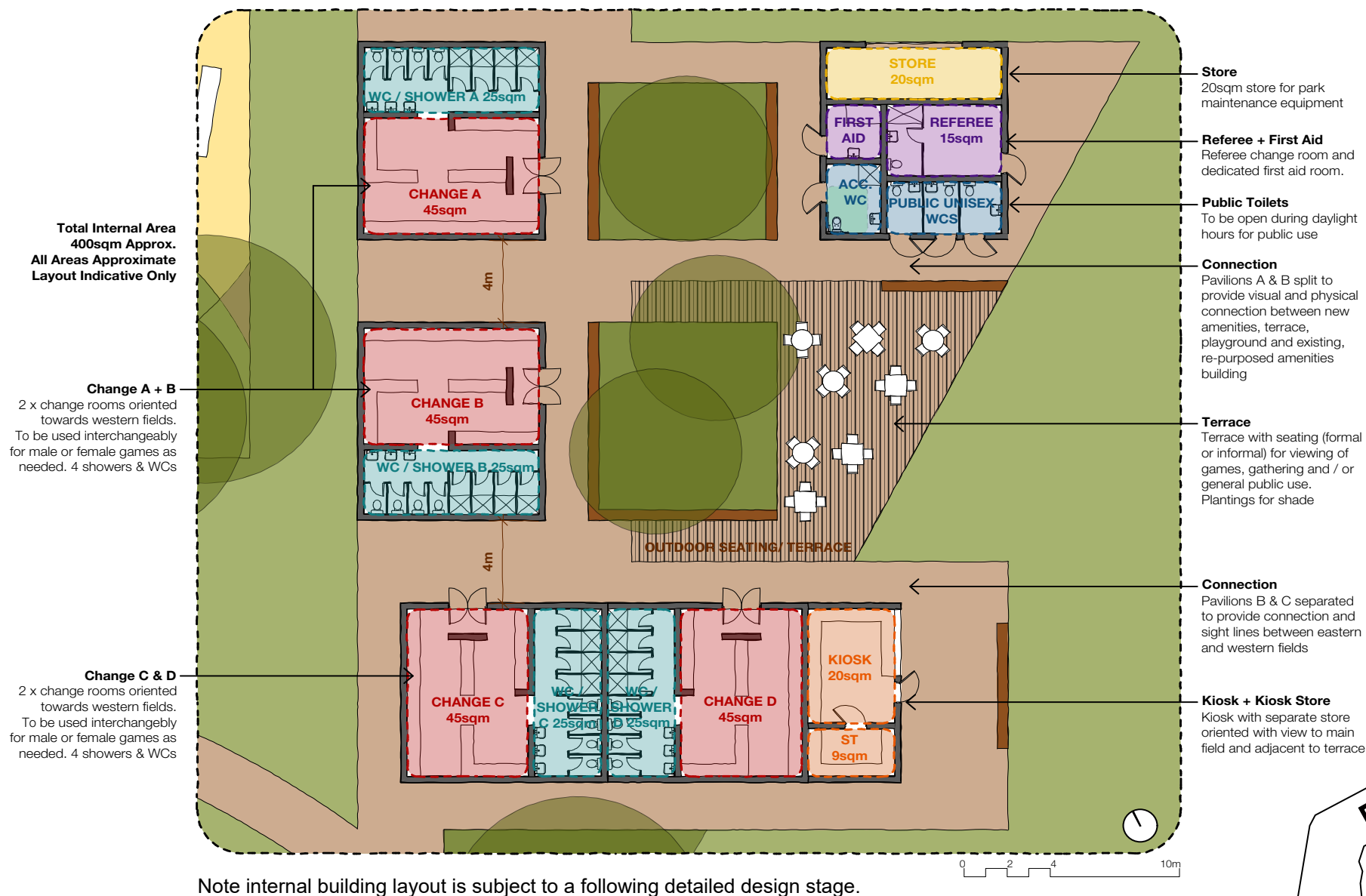
SPORTS FIELD LIGHTING AND  
PATHWAY LIGHTING



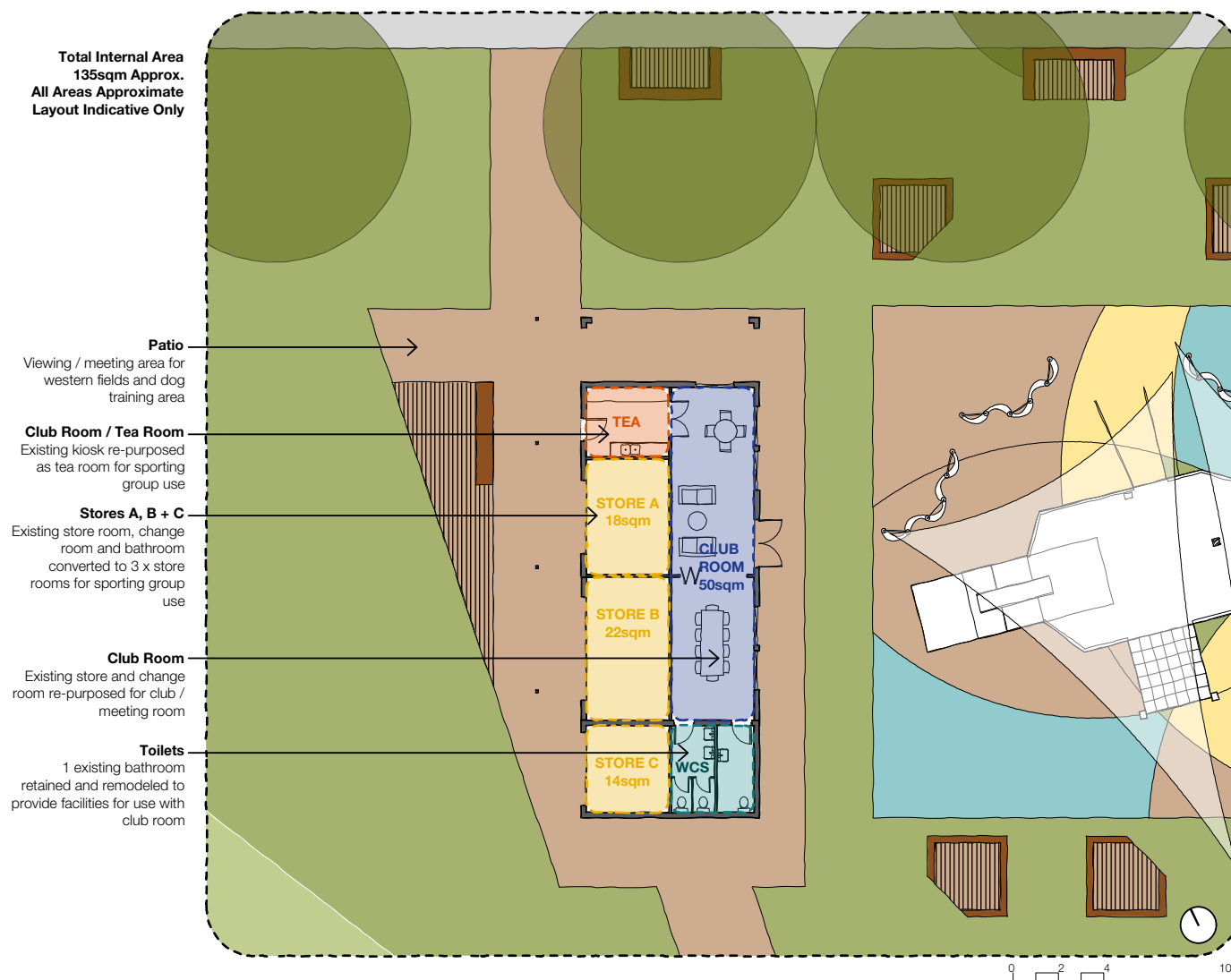
## 4.6 Park Core - Detail Plan



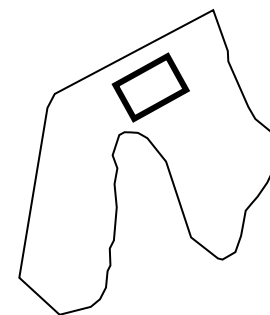
## 4.7 New Amenities - Detail Plan



## 4.8 Existing Amenities - Detail Plan

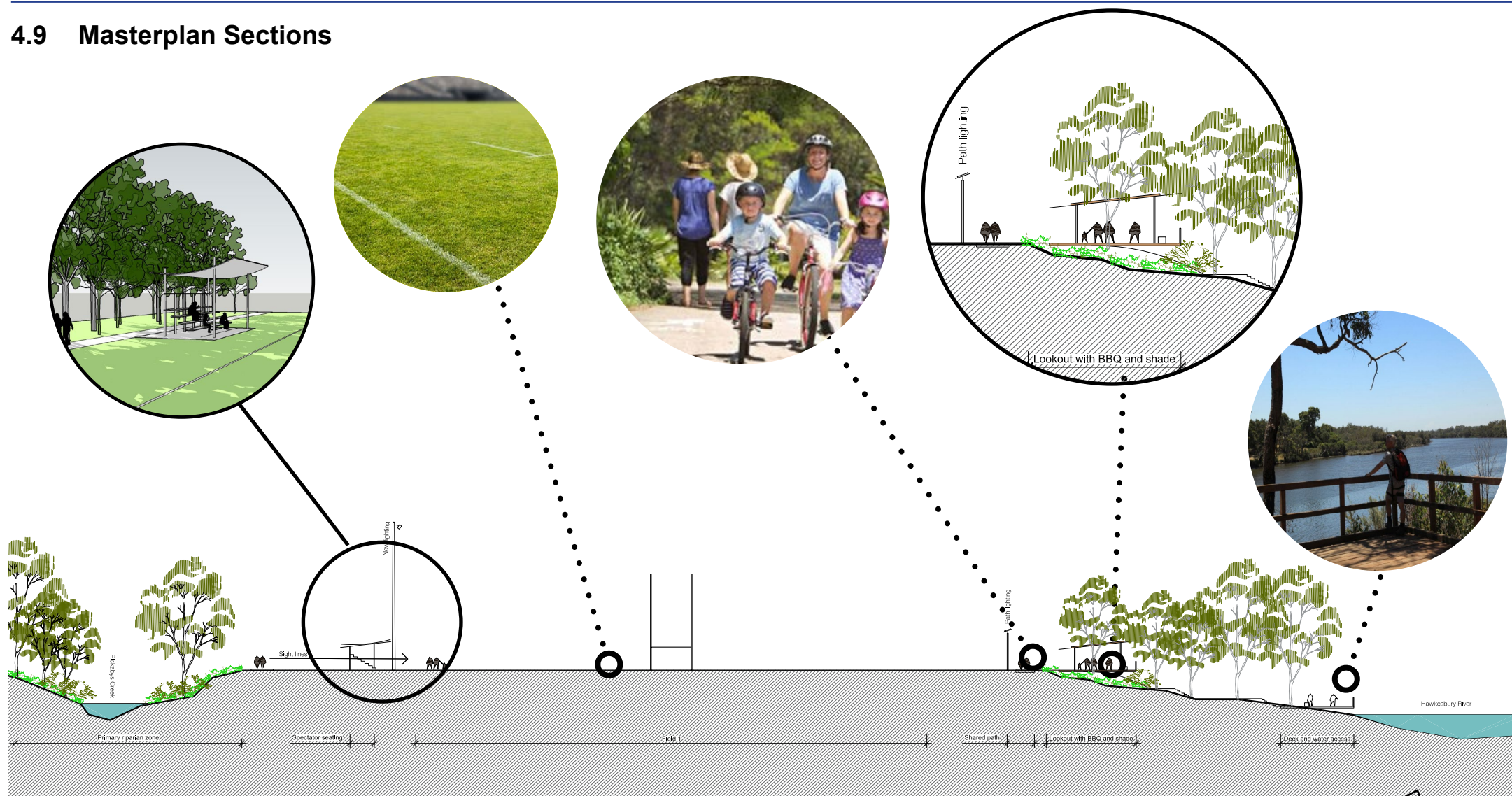


Note internal building layout is subject to a following detailed design stage.

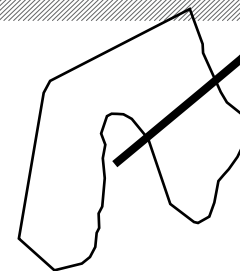


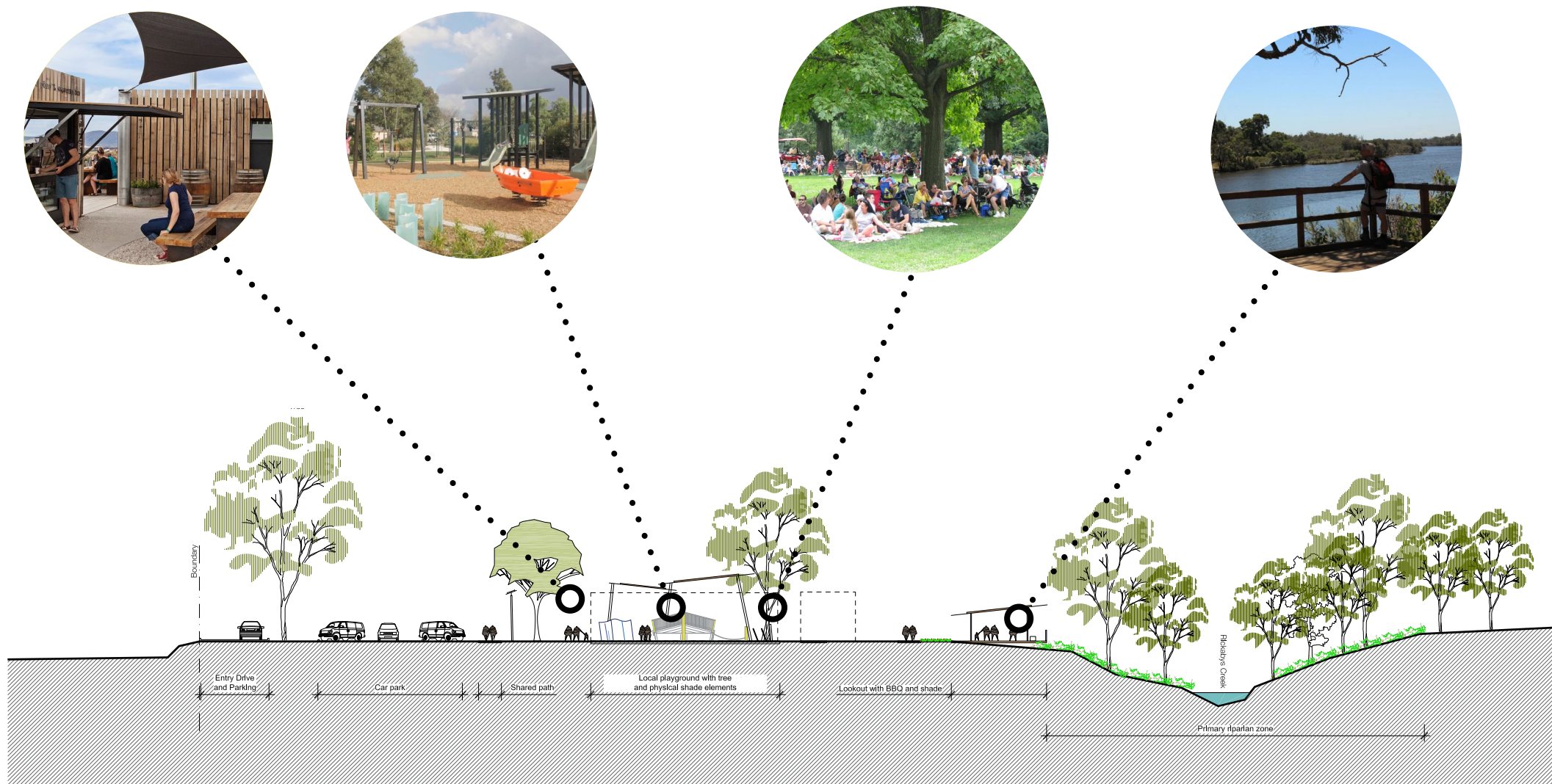


## 4.9 Masterplan Sections



Section A





Section B

