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## 3.0 TOWN CENTRE

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# 3.1 TOWN CENTRE VISION

A new vibrant town centre, a place to live, work and learn.

## 3.1.1 Character Statement

**The Town Centre Precinct is a dynamic fusion of education, enterprise, and community, creating a vibrant hub where people, architecture, and nature seamlessly intertwine.**

Wandering through its streets, the Town Centre reveals itself as a vibrant tableau of life—a bustling symphony of alfresco dining, local retail gems, and an array of diverse cafes and restaurants. Pedestrians take centre stage, enjoying safe, attractive public spaces designed with slower streets, street trees, and inviting awnings.

Navigating through retail focused laneways adds vibrancy, making every journey between work, home, school, and tourist destinations an exciting experience. Residents find themselves enveloped in the charm of the town square, basking under the dappled canopy, or park up at the Surf Life Savers Club before a swim in the ocean waves.

This urban oasis connects precincts through meandering through-site links, enhancing the pedestrian journey. The Town Centre features active and passive recreation spaces, from the expansive District Park to intimate local parks and ecological corridors, providing a retreat within the urban landscape.

Hotels within the Town Centre beckon visitors to explore the Sutherland Shire and its natural wonders. This precinct isn't just a location; it's a narrative waiting to be explored, an invitation to connect with the vibrant essence of community, commerce, and nature.

The Town Centre will be a place designed for the enjoyment and utility of pedestrians and a place that facilitates access for people between work, home, school and tourist destinations. It will also have;

- A high level of aesthetic amenity at street level;
- Safe attractive and convenient public spaces;
- A vibrant, viable and pedestrian focused retail offer;
- A mix of shops, restaurants, and community amenity alive with activity;
- Well-used robust and attractive active and passive recreation and public open spaces; and
- Hotels that will attract visitors to the Sutherland Shire and to the natural amenities the site has to offer.

## 3.1.2 Town Centre North Character

Town Centre North will be a mixed-use neighbourhood, comprising a supermarket, outdoor dining, a main street and Town Square, within close proximity to hotels and the Arrival Precinct. It comprises a diversity of dwelling types, and typologies, offering something for all age and demographic groups.

The Town Square, located on the retail Main Street has been designed with the provision of solar access and ground level activation at the forefront, with an attractive residential skyline that retains the prominence of the green horizon line of Tabbigai, Wanda Reserve and Kamay Botany Bay National Park.

Main Street will be the physical, visual and social link in Town Centre North, that connects the highest density precinct to the District Park and Arrival Precinct.

The Town Centre precinct serves as the gateway to the entire Master Plan, functioning as the central hub of activity connecting all precincts. It acts as a pivotal nerve centre, creating a synergy between open spaces, through-sites, and retail amenities.

The design strategically situates higher density homes in close proximity to essential amenities and services, ensuring convenience. Additionally, the area incorporates hotels with a more urban focus, offering an environment that caters to diverse needs, further enhancing the vibrancy and functionality of this central space.

This precinct boasts the most prominent views to the north, creating a visually reciprocal connection with the Sydney CBD. It caters to a diverse range of ages, offering diverse dwelling types alongside a dynamic blend of uses that caters to a wide array of preferences.

A systems thinking approach is intricately woven throughout the area, incorporating Water-Sensitive Urban Design (WSUD) and efficient water management systems. The site facilitates east-west pedestrian connectivity, emphasising a vibrant Town Centre via the bustling High Street, creating a seamless path to the Arrival Precinct.

## 3.1.3 Town Centre South Character

Town Centre South is predominantly a residential neighbourhood, comprising a diverse range of housing typologies. The coastal ambience inherent in the precinct's character mirrors its waterfront connection.

Dwellings are set in nature, connected to passive and active recreation areas that form part of the open space network for the Master Plan.

Located between two ecological corridors, it offers a green or water outlook to residents, connecting them to the outdoors and the natural environment, while also being within close proximity to the beach.

Town Centre South comprises a new hotel and the Waterfront Plaza, strategically located to capture views across Bate Bay, Cronulla and Wanda Beach. Waterfront Plaza will provide a small retail offer, intended as an active area for convenience and cafés at ground level.


North-south connectivity has been purposefully structured to natural flow of movement, attention and activity southwards, ultimately leading visitors and residents toward the plaza, dunes and waterfront area.







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**1 District Park:**  
 Situated in the Town Centre, the District Park spans across 2.5 hectares. Accessible via the High Street, this park provides a versatile space for local residents and visitors alike, offering exploration, active uses, community hub and gathering spaces.
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**2 Town Centre:**  
 A 4,400m<sup>2</sup> supermarket, complemented by retail spaces, restaurants, and cafes sits central to the Town Centre Precinct.
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**3 School Site:**  
 The 2 hectare school site caters to a capacity of up to 500 students. Shared sports facilities are intended for use by the school during the day and to the public during evenings and weekends. This collaborative space provides educational and recreational benefits to the broader community.
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**4 Ecological Corridors:**  
 The Town Centre precinct is flanked by two ecological corridors to the east and west. These corridors are thoughtfully designed to enable the movement of local plant and animal species, ensuring biodiversity and ecological balance in the area.
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**5 Waterfront Precinct:**  
 The Waterfront Precinct features a Surf Life Saving Club for safety, alongside restaurants and cafés offering scenic dining. With easy beach access and an innovative Waterfront Dune Car Park, it combines convenience with preserving the natural beauty of the coastline.
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**6 Arrival Precinct:**  
 The Arrival Precinct welcomes visitors with learning spaces intricately linked to the Cultural Trail, offering an enriching experience that celebrates the area's Indigenous heritage and culture.
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**7 Waterfront Hotel:**  
 The 115 key waterfront hotel offers a luxury experience, featuring a 5,000m<sup>2</sup> area housing conference facilities, a selection of restaurants, and extensive grounds with a pool. This hotel provides a sophisticated blend of amenities and scenic waterfront views.
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**8 Town Centre Hotel:**  
 The 98-key hotel is strategically positioned adjacent to the town centre, offering convenience and accessibility to visitors. This establishment boasts 4,500m<sup>2</sup> of space accommodating conference facilities, restaurants, and retail uses.

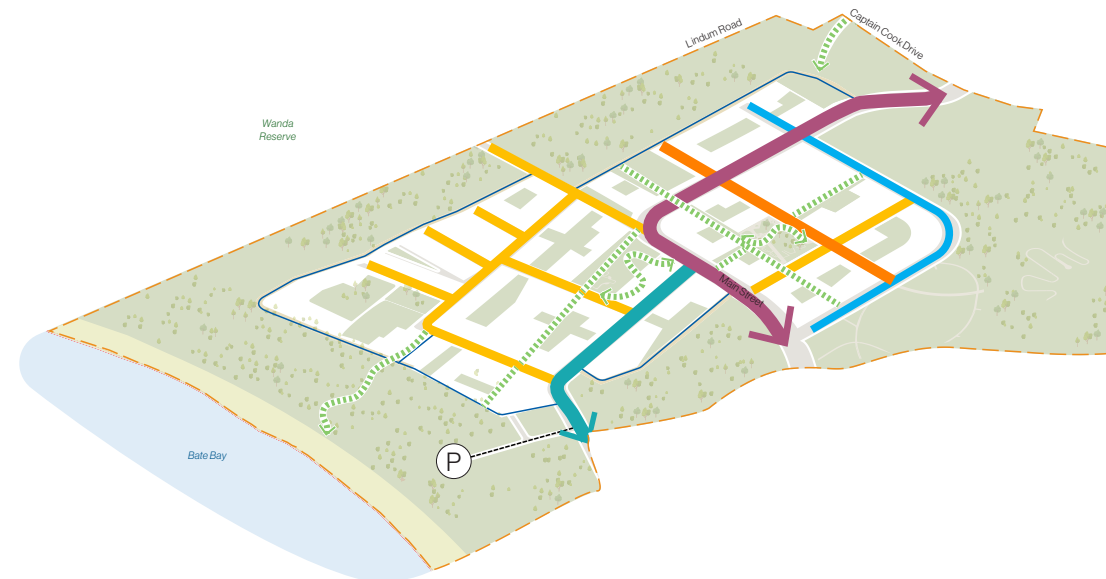


# 3.2 PRECINCT CHARACTER AND DESIGN

**The Town Centre has been strategically designed to establish a distinctive character and identity that reflects the Sutherland Shire.**

The streets play a significant role in defining the recognisable movement network unique to the Town Centre, contributing to its distinct character. Varied building heights define the Town Centre, forming the urban central core of the Master Plan.

The diversity in housing contributes to the variety in demographics, welcoming people of different ages and backgrounds to live, visit, and stay within the Town Centre precinct.



**LEGEND**

- Main Street
- High Street
- Residential Boulevard
- Collector Street
- Residential Street
- Perimeter Road
- Access Road
- Pedestrian Link
- P Underground Public Parking

## 3.2.1 Connections

The streets in the Master Plan will feature high quality streetscape design, high amenity bus stops and integrated wayfinding for residents and visitors. The road hierarchy will ensure commuters, residents, and visitors can move around and through the Town Centre safely and efficiently. A number of roads are proposed for the precinct to support the vision and local character for this precinct.

The Main Street boulevard will be a multi-lane road that connects all three precincts in the South. This will balance the need for carrying a volume of traffic and buses as well as catering for pedestrian connectivity. The Main Street orientation supports the height strategy in a north-south direction as the most dense part of the precinct.

The High Street passes through the retail centre and heart of the Town Centre North, the most urban community. This offers wider footpaths to support the retail activation to destinations such as shops, services and transit stops.

In Town Centre South, the Residential Boulevard provides the major north-south connection. This will be an attractive street that will support multi-modal movement of local residents. The remaining streets are residential in nature. These will have a lower speed and volume of vehicular traffic, to support cycling and pedestrian connectivity.

The Waterfront Dune Car Park is built into the landscape, allowing unimpeded access and views as visitors arrive over the dune, towards the ocean. The design allows access to the beach for all whilst reinforcing the precinct's flood defences.

The precinct is intricately designed to connect seamlessly with the surrounding areas and Captain Cook Drive. Its layout prioritises fluid integration with neighbouring precincts, fostering easy access and connectivity.



**LEGEND**

- One Storey
- Two Storeys
- Three Storeys
- Four Storeys
- Five Storeys
- Six Storeys
- Eight Storeys
- Ten Storeys
- Twelve Storeys

## 3.2.2 Building Heights

The approach to height for the Town Centre is supported by the vision for the precinct as the most dense and urban neighbourhood in the Master Plan.

Both north and south precincts have a consistent strategy, to locate the tallest buildings along the topographic ridge line.

For Town Centre North, the topographic response results in 12 storey buildings located on the main Boulevard to reinforce the urban nature of the precinct. Supported with activation at ground level, this will assist in creating a vibrant precinct with a night time economy. The 12 and 10 storey buildings proposed will be mean that district views can be captured from apartments towards the Sydney CBD and Bate Bay. These taller buildings have been located to avoid bulk and scale when viewed from the District Park and ecological corridors.

In Town Centre North, heights transition away from the Boulevard down to 4-6 storeys along the District Park. This ensures that residents will enjoy views to the open space and biodiversity corridors.

In Town Centre South, a greater range of housing diversity is proposed, the maximum building height is 10 storeys, tapering down to 2 storey townhouses adjacent to the biodiversity corridors. A 6 storey hotel is proposed at the southern most end of the precinct, to ensure that water and CBD views are captured and are uninterrupted.



### 3.2.3 Housing Diversity

#### Apartments

1,935 apartments, ranging from 4 to 12 storeys, compose Town Centre's residential flat buildings. 289 units are dedicated to low-rise, medium-density housing, addressing the concept of the 'missing middle'. This approach allows for downsizing to smaller homes, promoting affordability and a balanced densification within the precinct and Council area.

Maisonette apartments line numerous streets to interface with townhouses and laneways. This typology introduces diverse building types, fostering active and amicable street interfaces.

#### Townhouses

The terraces with Fonzie flats accommodate intergenerational living, or the potential to generate additional income through rental opportunities.

Duplex terraces sit over garages providing larger, semi-detached family homes. This configuration offers more space and privacy, catering to families seeking a spacious living environment.

#### Seniors Living

##### Independent Living Units (ILU's)

330 ILUs are dispersed across the precinct in locations still proximal to key services and transport connections, but set back within the quieter areas of the precinct.

##### Residential Aged Care Facility (RACF)

122 Senior RACFs split between two buildings have been concentrated in the south in discrete locations within the precinct, close to public transport and amenity.

#### Hospitality

The Town Centre Hotel has 98 rooms with ground floor retail activation nestled amongst the vibrancy of the Town Centre, restaurants and conference facilities on the second floor adjacent to the pool area and bar.

The Waterfront Hotel has 115 rooms conference facilities fit for larger events with a coastal setting. Extensive grounds set behind the natural beauty of Wanda Reserve and the waterfront dunes with views reaching the horizon of the ocean and south west of Cronulla beach.



#### LEGEND

Subject Site	Residential	Community	Wetlands
	Med. Density Residential	Retail	
	Townhouse	Tourism	
	Seniors		



Harold Park | JMD Design and Smart Design Studio



Alphington Townhouses | Green Sheep Collective



Low rise - Medium Destiny | Cast Studio



Fresh Hope Care Maitland | GroupGSA





Illustration of the Town Centre Park



# 3.3 RETAIL, COMMUNITY FACILITIES AND SERVICES

The Town Centre comprises the most significant amount of retail in the Master Plan. This is supported by street based active edges, located primarily along the High Street that runs in an east-west direction to connect the Boulevard to the District Park.

The finer grain design of this precinct promotes a dynamic social atmosphere but also provides an inviting and comfortable setting for people to dwell, socialise and relax.

Woven into this precinct in Town Centre North, is the Town Square. This is north facing, to capture solar access, and create a pleasant environment for outdoor dining. Strategically located near the Town Centre Hotel, it is envisaged that this will become a destination in the Master Plan for locals and tourists to visit cafés and restaurants and support a nighttime economy.

At the southern end of the precinct is the Waterfront Plaza. This is a local retail offer, comprising of cafes and convenience retail that will support residents and visitors staying at the Hotel adjacent. This area is supported by visitors of the Waterfront Dune Car Park and the Surf Life Savers Club, offering beach-goers a refuge from the sun.

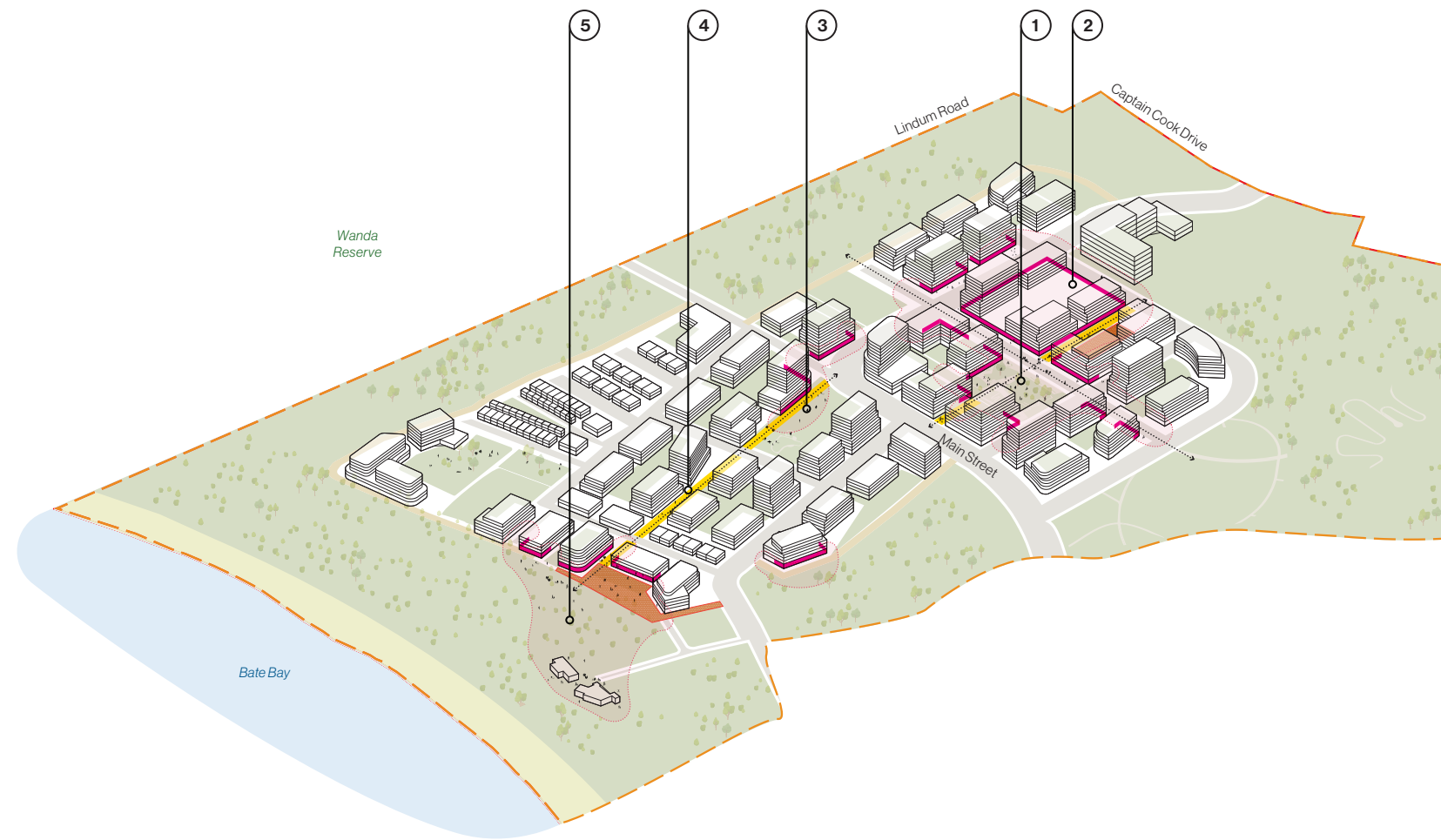
Through-site links integrate active retail frontages, cafes, and restaurants. Emphasising a pedestrian-friendly approach, it is designed to encourage outdoor seating arrangements that are tailored to human scale.

Active retail frontages are the primary form of activation along key streets in this precinct, helping keep the it safe and active, whatever time of the day. Active retail frontages have been concentrated on corners of buildings and adjacent to other sites to create a connection between areas of the site. Awnings and landscape setbacks provide a better pedestrian experience.

The full-scale supermarket is strategically centralised within the heart of the Town Centre, acting as a anchor for the community. This placement ensures easy accessibility and convenience for residents and visitors alike.

The Surf Life Savers Club is a primary community facility, supported by the Dune Car Park. This will act as a destination point for the wider precinct, drawing residents and visitors through the site towards the beachfront.

The Arrival Precinct is a key destination within the Ecological Corridor. Orientation, gathering and learning spaces associated with the Cultural Trail and Midden are accessed via elevated walkway with views across the Precinct. The Cultural Pavilion within the Arrival Precinct provides a space for gatherings and markets whilst the community building located in the adjacent district park; located with potential opportunities for cross over activities and indoor functions.



### LEGEND

- Active Frontage
- Place Destination

- ① Town Square
- ② Supermarket
- ③ Local Park Retail
- ④ Through-Site Link
- ⑤ Waterfront Plaza



The Canopy Precinct | Arcadia Landscap Architecture



The Waterfront Town Centre Shell Cove | GroupGSA



Ed Square Eat Street | HDR



APA Long Reef SLSC | Adriano Pupilli Architects



# 3.4 OPEN SPACE

## Public Open Space

### Town Centre District Park

The Town Centre District Park is located on the periphery of the Town Centre North. It is a major destination in the Arrival Precinct, which is a learning space associated with the Cultural Trail. Framed by natural parklands and bushland, the district park is comprised of natural areas for exploration, active uses, a community hub and gathering space for events. This provides a diverse range of space for recreation and active uses.

The District Park in the Town Centre serves as a recreation and sports destination for the wider suburb.

### Town Centre Local Parks

In addition to the district park, there are three local parks in Town Centre North. These are located with solar access in mind, and a five minute catchment from residential apartments. These parks provide accessible and recreational spaces for dog walking, gathering and places for children to play safely.

In Town Centre South, there are two local parks for residents. These have small playgrounds and fitness stations, to cater for residents. There is a 'Central Park' that a number of apartments have views over, to provide a green outlook and passive surveillance. There is also a small pocket park for passive recreation.

## Managed Land

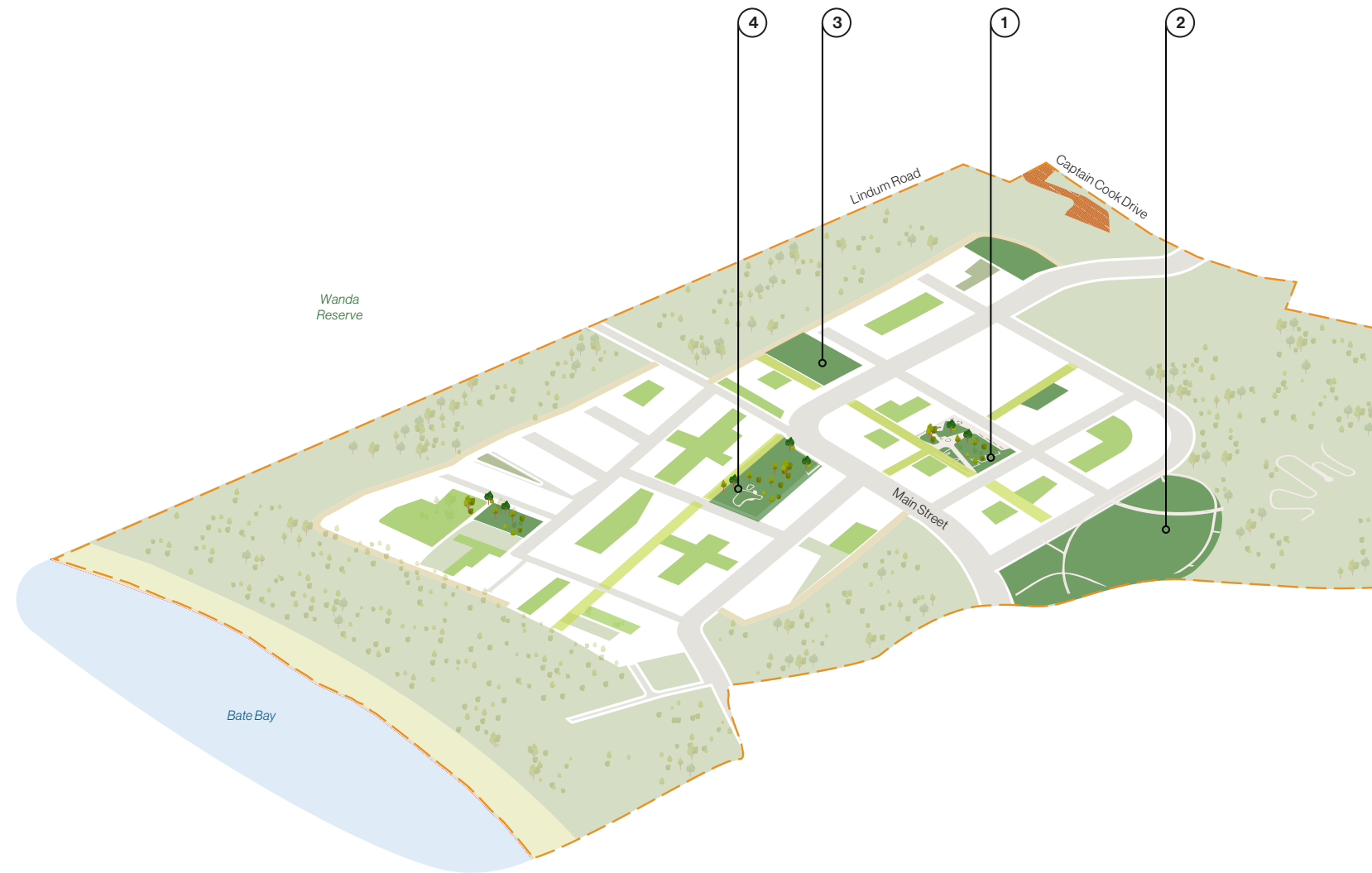
### Ecological areas

The ecological corridors enframe the Town Centre precinct, presenting an exciting opportunity to regenerate environmental zones of biodiversity and reinforce the green ecological network that connects Wanda Reserve and Kamay Botany Bay across the site's green network, through to Tabbigai, and beyond to Bate Bay and Boat Harbour.

The proposed green corridors will provide a valuable habitat for local wildlife. The corridors also comprise the Cultural Trail and opportunity to engage with Country.

### Waterfront coastal use area

The waterfront coastal use area, running the full length of Bate Bay's southern interface with the ocean, features public open space and ecological spaces within a dune setting. The dune is a natural reinforcement of the coastal landform which maintains the ecological integrity of the waterfront. Public views of the coastal landscapes are made accessible by the integrated Waterfront Dune Car Park and extensive pedestrian network.



### LEGEND

- Public Park
- Private Open Space

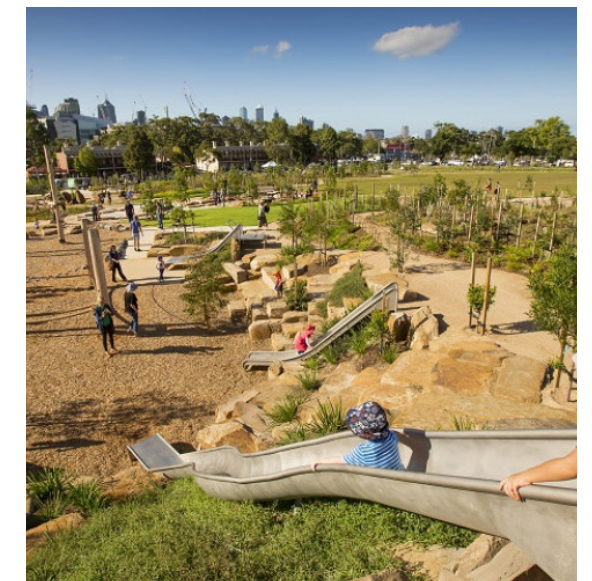
- ① Town Centre District Park
- ② Town Square
- ③ Town Centre North Local Park
- ④ Town Centre South Local Park



Lizard Log | McGregorCoxall



Tree House Pavilion at Elephant Park | Bell Phillips Architects



Royal Park Nature Play Playground | City of Melbourne



### 3.4.1 Plazas and Through-Site Links

**The Town Centre Precinct delivers a diverse and engaging plazas and through-site links, contributing to the wider public realm network.**

A range of gathering, learning, play and cultural spaces are offered across a number of plazas within the precinct. The plazas are interwoven with active retail, tree canopies, landscaped areas and seating that create a more pedestrian friendly place.

The Town Square retail plaza, spanning 0.3 hectares, stands as a vibrant civic space and urban green oasis within the community. It plays a pivotal role in the town's connectivity through various thematic links.

The Town Centre Retail Through Link provides central shaded seating areas, creating a welcoming environment for shoppers and visitors. It serves as a vibrant passageway, enhancing the overall experience of the town centre.

The Neighbourhood through link strengthens ties between the bustling District Park and the serene residential neighborhood. This link encourages community interaction and accessibility. It fosters a seamless transition, promoting both convenience and a sense of belonging.

The Dune Front Through Link is a north-south pedestrian space, the Dune Front Through Link elegantly connects the Town Centre core to the beach, weaving through the residential area. This pathway not only enhances the scenic beauty but also serves as a functional route, bridging key areas of the town.

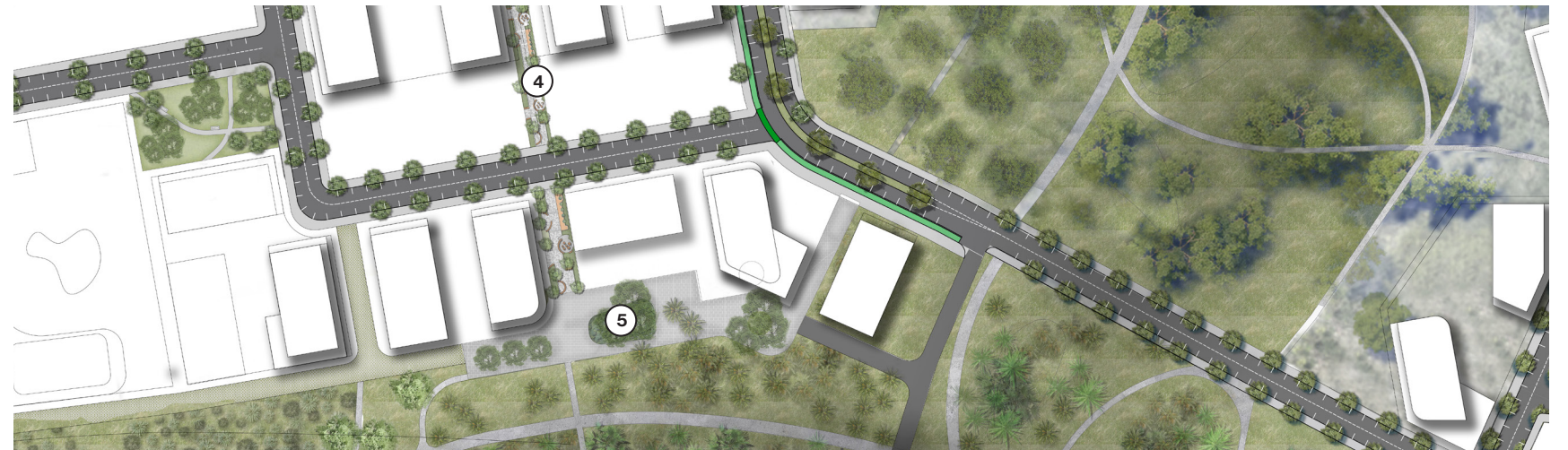
Functioning as both a civic plaza and an urban green space, the Waterfront Plaza uniquely supports retail activities and ground-level active frontages. This privately owned plaza, is accessible to the public, with retail establishments to the north acting as a central hub with trail connections leading west to the waterfront hotel, east to the Waterfront Dune Car Park, and picturesque routes guiding residents to the beach.

The interconnected neighborhood through-site links play a crucial role in guiding residents safely towards the various open spaces and plazas, creating a harmonious tapestry of accessible, aesthetically pleasing areas within the town. The thoughtful integration of these elements not only enhances the town's functionality but also contributes to a vibrant and cohesive community experience.

- ① **Town Square**
  - 0.3 ha
  - Civic plaza and urban green space
- ② **Town Centre Retail Through Link**
  - Through link contains central shaded seating areas
- ③ **Neighbourhood Through Link**
  - Connecting the active District Park to the residential neighbourhood.
- ④ **Dune Front Through Link**
  - Dune front through link is a north south pedestrian space, connecting the core of town centre to the beach through residential area
- ⑤ **Waterfront plaza**
  - Civic plaza and urban green space to support retail uses and ground level active frontages.



Town Centre North



Town Centre South