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## 4.0 BATE BAY

# 04

# 4.1 BATE BAY VISION

A unique residential neighbourhood seamlessly woven into the tapestry of parklands, wetlands, and the picturesque coastline of Bate Bay.

## 4.4.1 Character Statement

**Bate Bay, the residential heart of the Master Plan, encapsulates a harmonious blend of modern living and the rich natural environment that defines its essence. Centrally located, it serves as a nexus of connections, linking residents to the traditional landscape of Kurnell, to Country, to the ecological corridors, and to the profound history and culture woven into every street, service, and place.**

This residential haven revolves around a meticulously designed District Park and a Local Park, tailored to the needs of its local residents. Residents are immersed in lush walking trails to reach the stunning 2km beach front, providing an idyllic backdrop for daily life. Bate Bay's amenities, embraced by expansive parklands, weave the tranquillity of coastal living seamlessly with the convenience of urban life.

The District Park, perfect for families and children, is buzzing with sports and activities. In contrast, Bate Bay Local Park hosts spaces for dogs to play freely, complemented by a nearby coffee shop for residents to unwind. This balanced precinct caters to diverse community needs, creating an inclusive space where families, furry friends, and neighbours can enjoy their respective joys.

There's a deliberate invitation to celebrate the area's rich Indigenous and ecological heritage within the Precinct. Bate Bay becomes more than just a residential precinct; it transforms into a living canvas where urban life coexists with Australia's natural essence.

## 4.4.2 Bate Bay South Character

**Bate Bay South residential neighbourhood is centred around a District Park targeted to local residents.**

With the breathtaking 2km beach front at the doorstep of the community and proposed amenities of Bate Bay, along with vast parklands and heath landscapes, the precinct enjoys the perfect balance of coastal serenity and urban convenience.

Situated within a topographic dip in the landscape, Bate Bay is truly immersed within the encompassing green corridors. Buildings carefully blend into the coastal landscape with the tallest buildings situated on the Main Street, setback in line with the ridgeline high points of Wanda Reserve and Kamay Botany Bay National Park. Height then tapers down towards the edges of the precinct. It will also;

- Feature a range of housing typologies to provide a diversity of dwelling types and sizes;
- Offer a range of lot sizes and building forms, to promote varied architectural outcomes; and
- Have residential buildings oriented and located to protect sunlight to the District Park, while providing activity at ground level and an attractive skyline.

## 4.4.3 Bate Bay North Character

Bate Bay North residential neighbourhood is centred around a local park targeting local residents, dog walking, socialising, fronted with north facing retail amenity.

The tapering of height from Main Street northwards towards the Cultural Trail gently blends the urban environment into the tree canopies and landscaping. Buildings of varying densities throughout the precinct creates visually prominent beacons for the community and a scale and mass that harmonises into the context of the ecological corridors.

It will also;

- Feature a range of housing typologies to provide a diversity of dwelling types and sizes, particularly aiming to accommodate families and multi-generational living;
- Offer a serene haven for residents that want a local, community centred lifestyle; and
- Orient density of dwellings around local parks and the District Park, all within close proximity to the ecological corridors.





**1 District Park**

The 2.2 hectare District Park serves as a centralised area for hosting community events, facilitating recreational activities, and managing water resources, catering to the needs of both local residents and visitors. Situated in close proximity to residential dwellings, townhouses, and the main road, it offers a convenient and easily accessible location for all.

**2 Local Park**

The 0.2 hectare Local Park is designed with green spaces and walking paths that connect to surrounding trails and amenities. The park features playgrounds designed for children of the community.



**3 Local Retail**

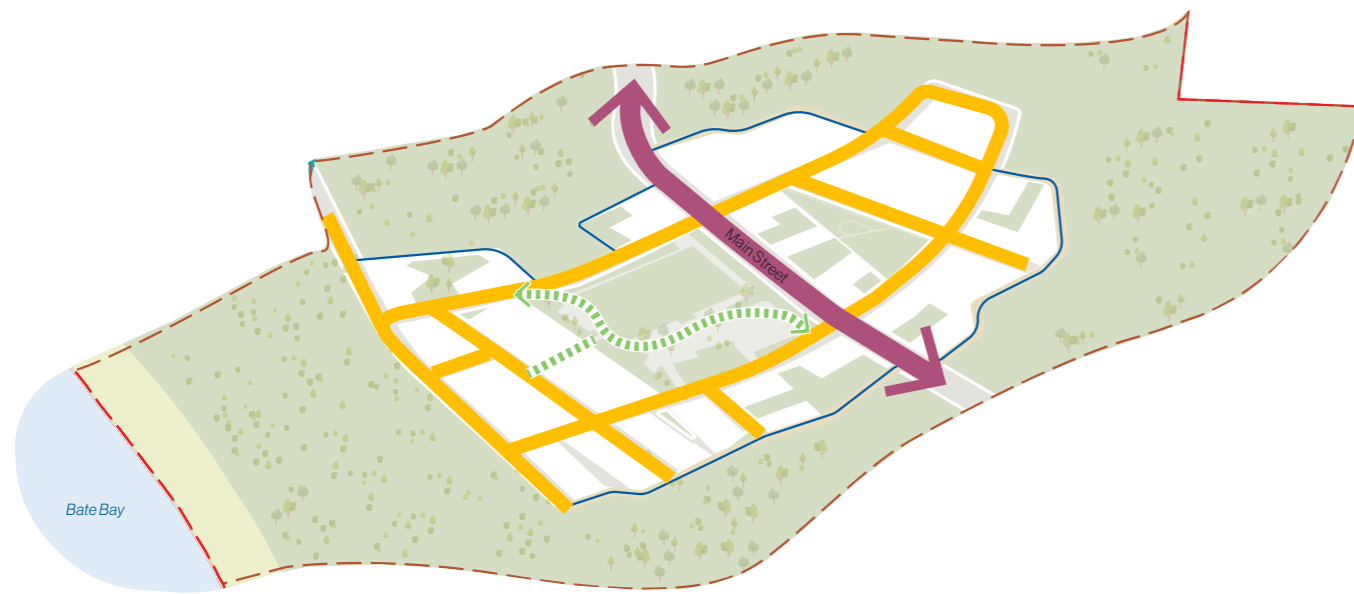
A series of north-facing retail spaces grace the perimeter of the District Park, creating a bustling hub for convenience and community interaction. Smaller local retail amenity are situated along the edges of Bate Bay North's Local Park. These cafés provide picturesque views, making them spots for visitors to relax and enjoy the surroundings.



**4 Ecological Corridors**

These corridors serve as vital connections between various natural spaces, promoting biodiversity and fostering a sense of being nestled within nature for residents, visitors and for native flora and fauna to flourish.

# 4.2 PRECINCT CHARACTER AND DESIGN



**LEGEND**

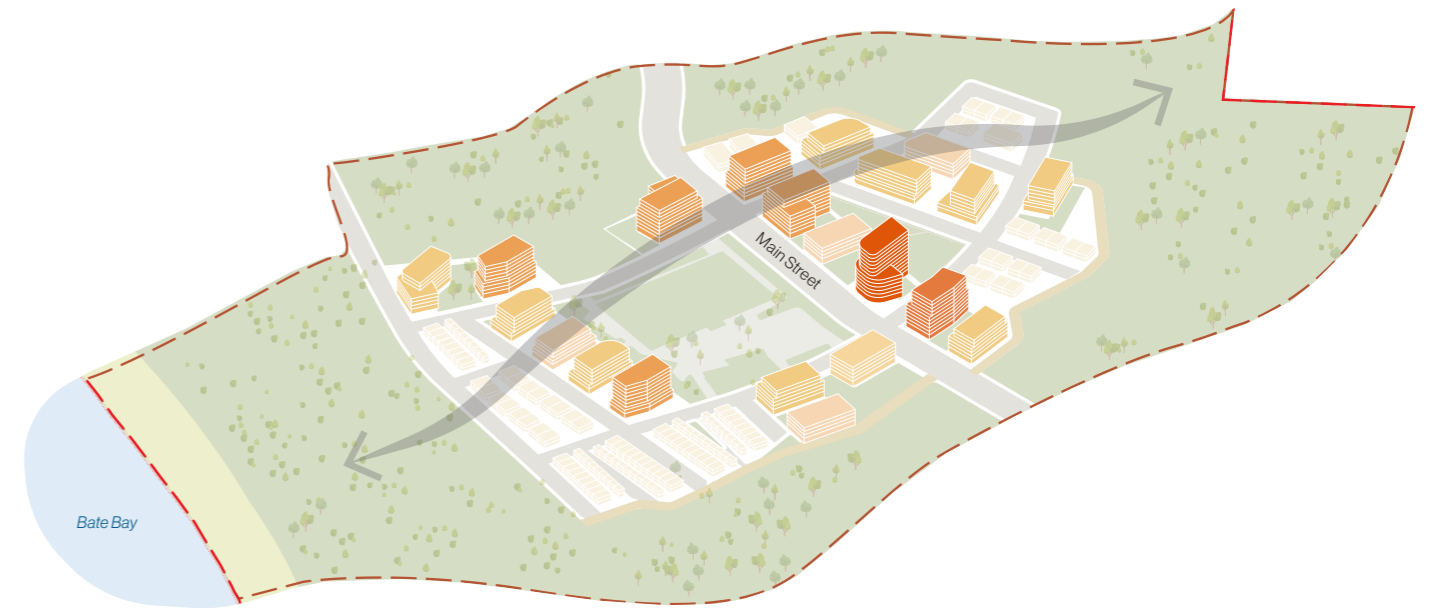
- Main Street
- High Street
- Residential Boulevard
- Collector Street
- Residential Street
- Perimeter Road
- - - Pedestrian Link
- - - Access Road
- P Underground Public Parking

## 4.1.2 Connections

A predominantly residential street typology is proposed for Bate Bay to support its intended use and character. Bate Bay North and South comprise the residential street typology. This will enhance and support the residential neighbourhood character, that has been designed to prioritise walkability and access for residents.

The Main Street bisects this precinct and will support the multimodal 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.

A number of laneways are proposed in this precinct, to support and reflect the diverse range of housing typologies. These are smaller in scale and will be located near the low and medium density housing, to create a pedestrian friendly street environment, and introduce a finer grain to the Master Plan.



**LEGEND**

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

## 4.1.1 Building Heights

The Bate Bay precinct embraces a balanced approach to urban development. It offers a diverse range of building heights, including 2 storey townhouses, 4 story medium-density apartments, and 6-10 storey apartment buildings.

Notably, building heights gradually decrease towards the northern and southern extents of the precinct, allowing a larger number of residents to access ocean and city views.

A key aspect of the precinct's design is the strategic placement of higher-density housing around the district park, public transport and amenity. This design enhances accessibility to local amenity and fosters a sense of community by clustering more residents near green spaces.

## 4.2.1 Housing Diversity

### Apartments

664 apartments, ranging from 4 to 8 storeys, with one 10 storey and one 12 storey building compose the residential flat buildings within Bate Bay. 90 units are dedicated to low-rise, medium-density housing offering a varied street wall and typology to the precinct.

### Townhouses

The terraces with Fonzie flats make up for a large portion of Bate Bay South's dwellings. Duplex terraces additionally offer a larger family home, interfacing with small community parks, and the larger ecological corridors.

### 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)

186 Senior RACFs sit amongst four individual buildings along main street, close to public transport and amenity.



#### LEGEND

  Subject Site

Residential  
 Med. Density Residential  
 Townhouse  
 Seniors

Community  
 Retail  
 Tourism

Wetlands



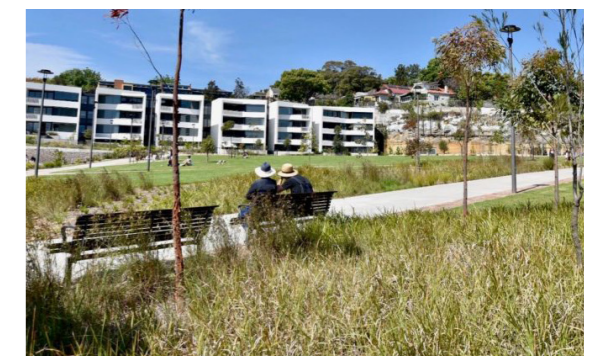
Harold Park | JMD Design



Frank Vickery Village | GroupGSA



Parkville Townhouses | Fieldwork Architects



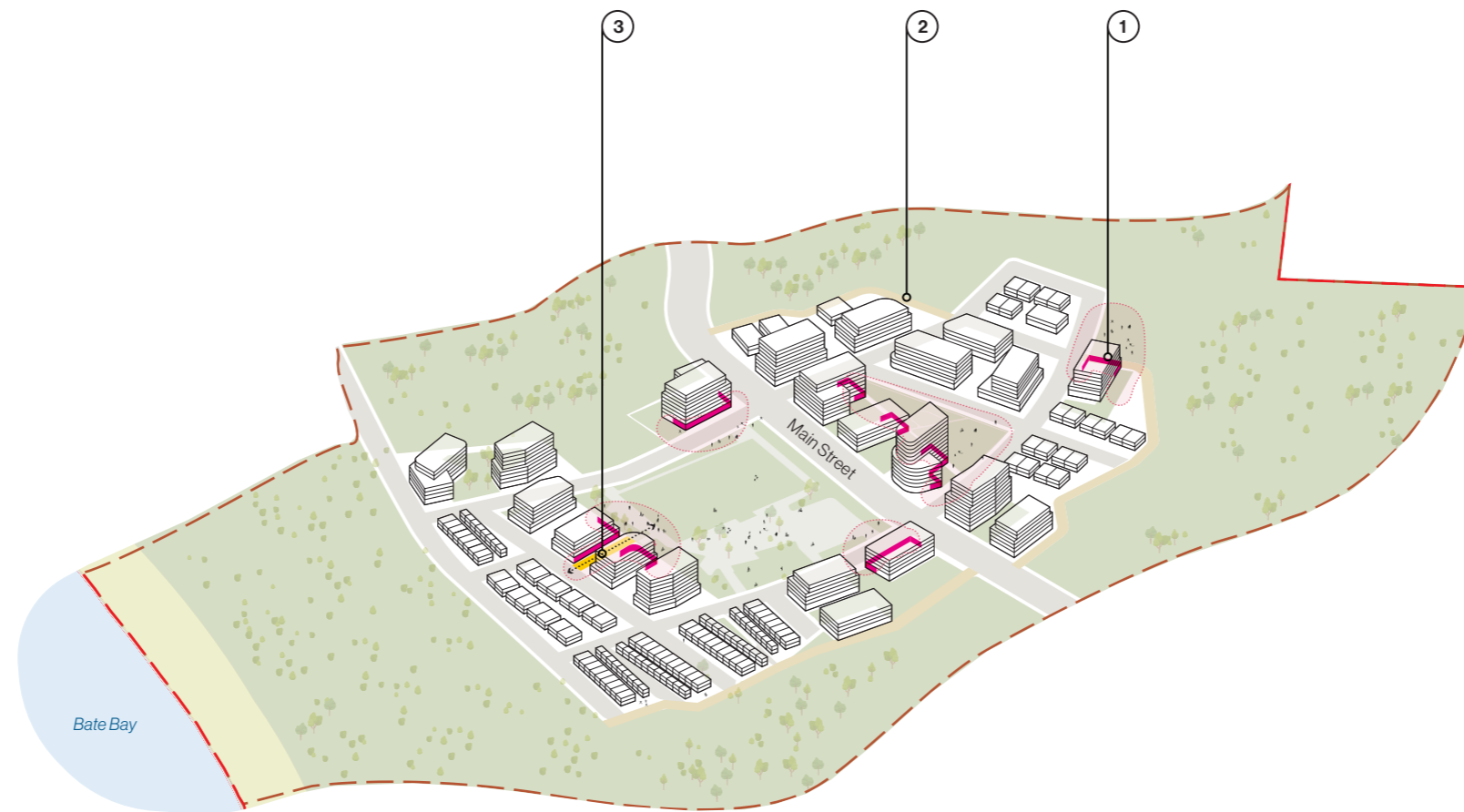
Harold Park | Smart Design Studio

# 4.3 RETAIL, COMMUNITY FACILITIES AND SERVICES

In Bate Bay, active frontages thoughtfully weave themselves into the perimeters of the Local Park and the expansive District Park. These frontages form a distinctive aspect of this coastal community, primarily characterised by cafes and small retail spaces, all strategically situated to harmonise with the natural beauty of the parks.

Townhouses and Maisonette-Style Apartments become an integral part of the site's active frontages. Beyond adding to the housing options, they contribute to the public realm's vitality and security. These residences provide a sense of watchfulness, making the community feel safer and more vibrant.

Through-site links within the precinct act as important conduits connecting the community to key amenities. They create dedicated pedestrian areas, which promote safer and more efficient streets. These pathways facilitate easy access to various attractions and services within the community, and a continuation of the site-wide pedestrian network.



**LEGEND**

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

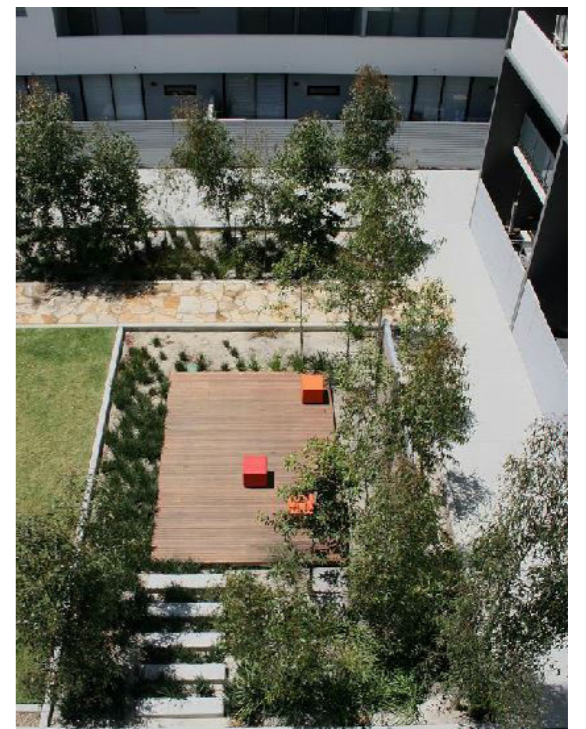
- ① Cultural Trail Cafe
- ② Local Park Retail
- ③ District Park Retail



Centennial Park Cafe |



WashingtonPark | Riverwood



Victoria Park Zetland | McGregorCoxall





# 4.4 PUBLIC OPEN SPACE

## Public Open Space

### Bate Bay District Park

The Bate Bay District Park is located centrally in the Bate Bay South neighbourhood. It comprises an active open space that has a focus on sport and recreation uses.

The District Parks proximity to the main Boulevard makes it easy to access for residents and visitors, establishing it as a destination in the master plan and for the Kurnell Peninsula. The District Park also has on site parking, a skate park and a number of multi purpose courts.

### Town Centre Local Parks

Bate Bay also features a Local Park that is a smaller scale public open space, primarily used by local residents. Its intended use is diverse and flexible, comprising of open space to gather, play and active recreation.

## Managed Land

### Ecological areas

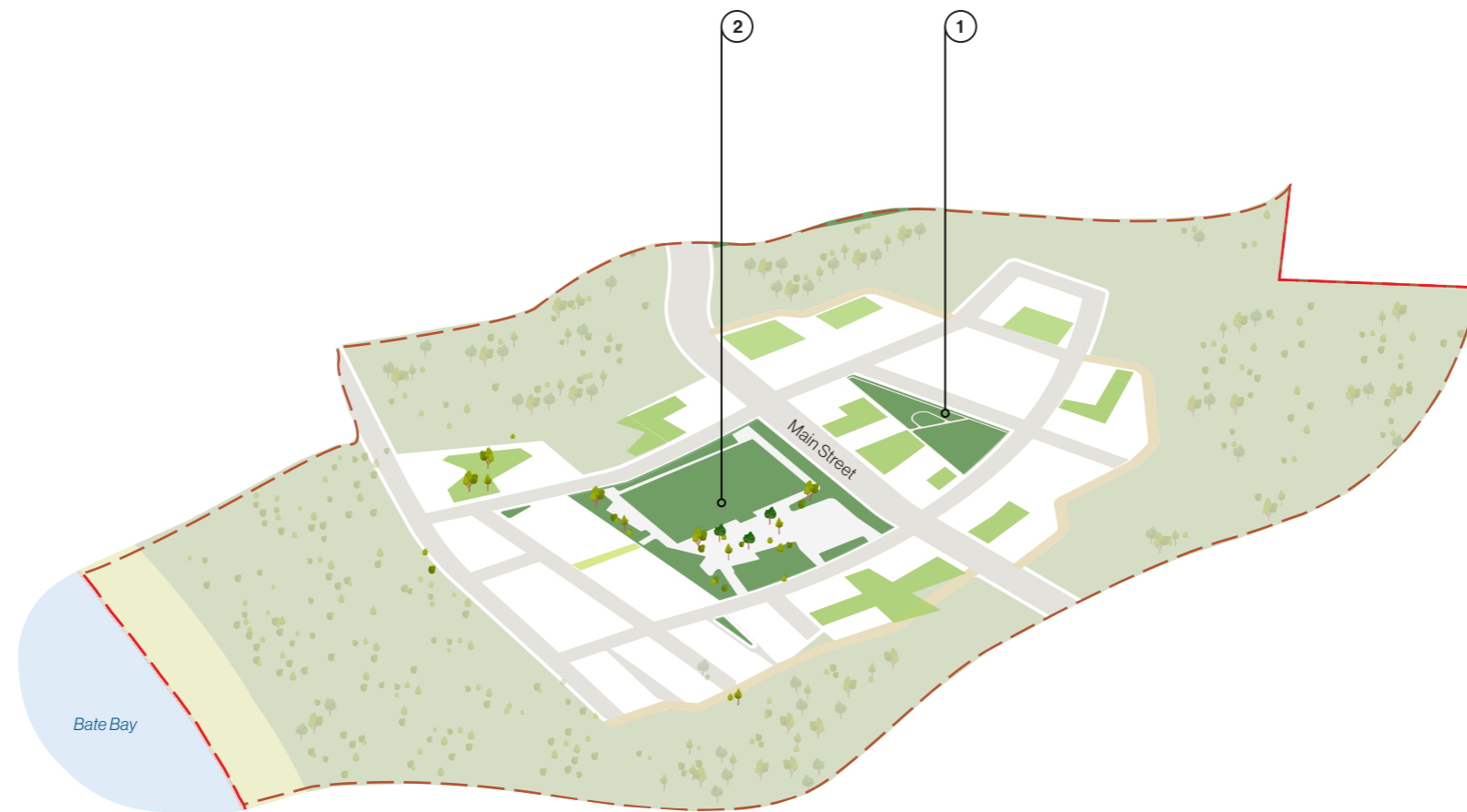
The ecological corridors enframe the Town Centre precinct, presenting an exciting opportunity to regenerate environmental zones of biodiversity and reinforce the green ecological network that connects Wanda Reserve and Kamay Botany Bay across the site's green network, westwards to Tabbigai, and beyond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

The proposed green corridors will provide a valuable habitat for local wildlife. The corridors also connect to the Cultural Trail in the north.

### 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.

Residents have access to the waterfront area via an extensive network of paths and tracks across the dune coastal landform.



### LEGEND

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

① Bate Bay Local Park

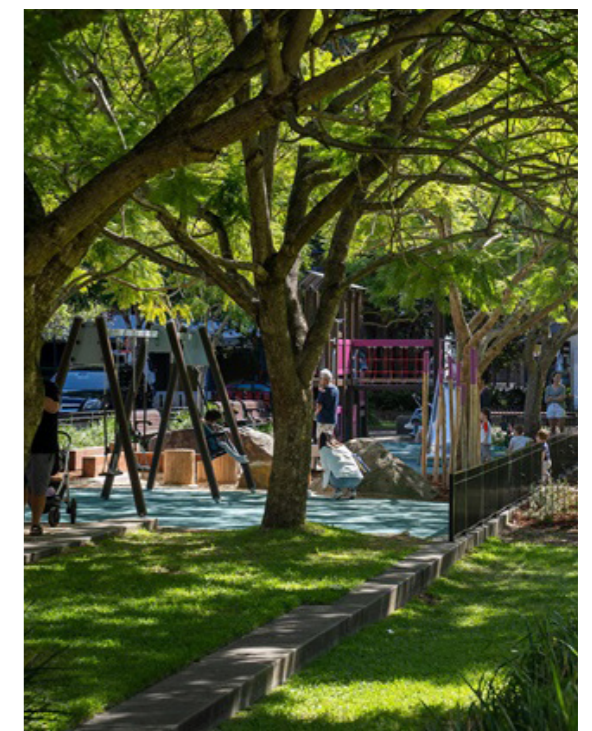
② Bate Bay District Park



Box Hill Gardens | ASPECT Studios



Sydney Park



Tote Park Victoria Park | Hasell / GAO

#### 4.4.1 Through-Site Links and Private Open Space

The Bate Bay Precinct establishes a community-focused, local network of interconnected pathways and private open spaces that seamlessly integrate into the broader public realm network.

Enhancing pedestrian connectivity, through-site links offer residents safe access to parks and ecological corridors. Private open spaces, strategically positioned at the doorsteps of the Townhouse Fonzie flats, contribute to creating pedestrian-friendly, secure environments harmoniously connected with nature.

##### ① Neighbourhood Through Link

- Facilitating a smooth transition from the bustling district park to the tranquil residential neighborhood, this interconnected pathway enhances accessibility and encourages community interaction.

##### ② Private Open Space

- Thoughtfully designed private open spaces not only establish links to ecological corridors but also serve as communal hubs for residents to gather, dwell, and socialize. These spaces are carefully integrated to provide a harmonious balance between privacy and community engagement.

