

# FIGURES

(Figures 1-13 only)







Figure 1. Aerial view of the subject land

Image Source: Urbis 2023

I:\...17213\Figures\RP3\20231122\Figure 1. Aerial view of the subject land



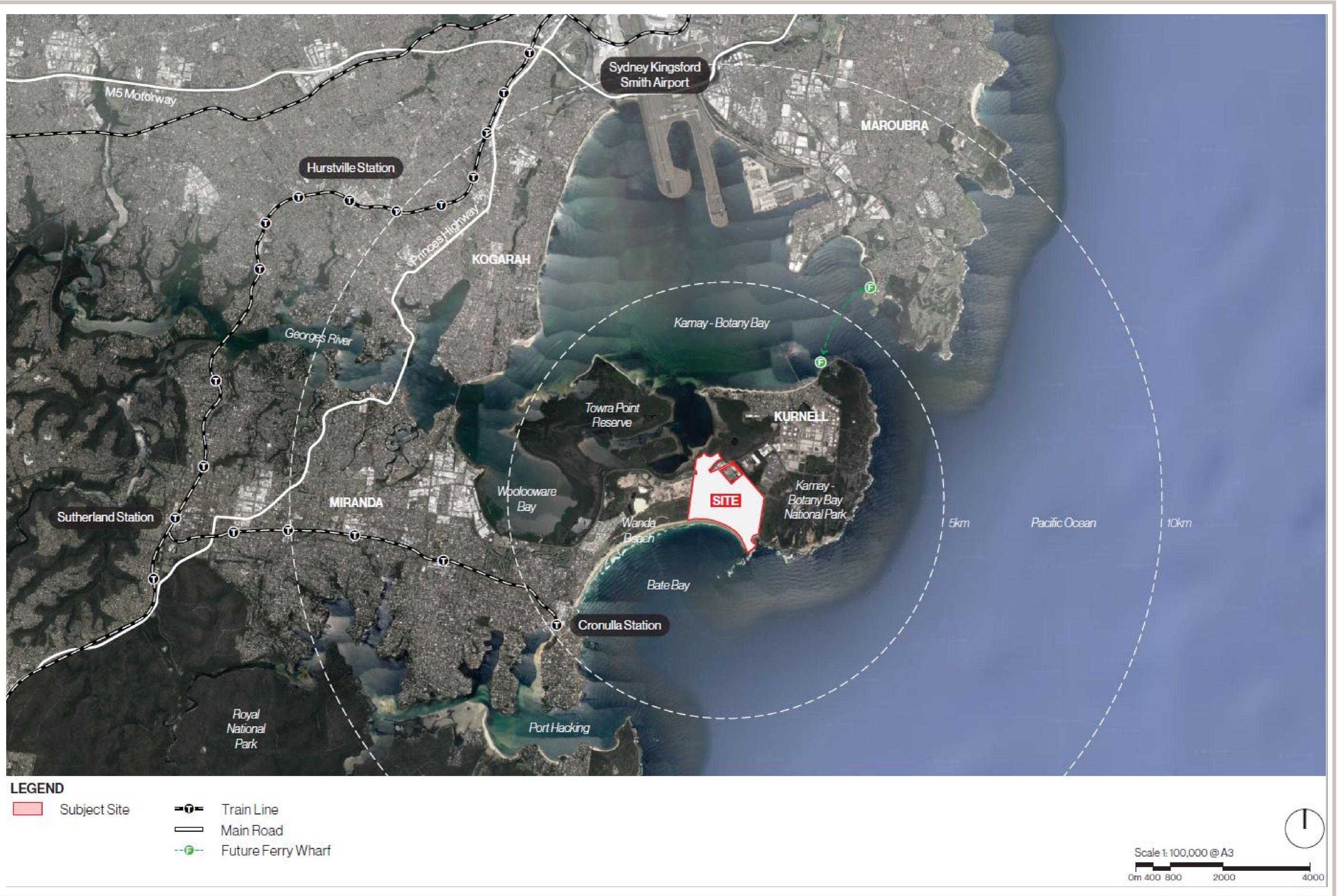


Figure 2. Regional context of the subject land

Image Source: Urbis 2023



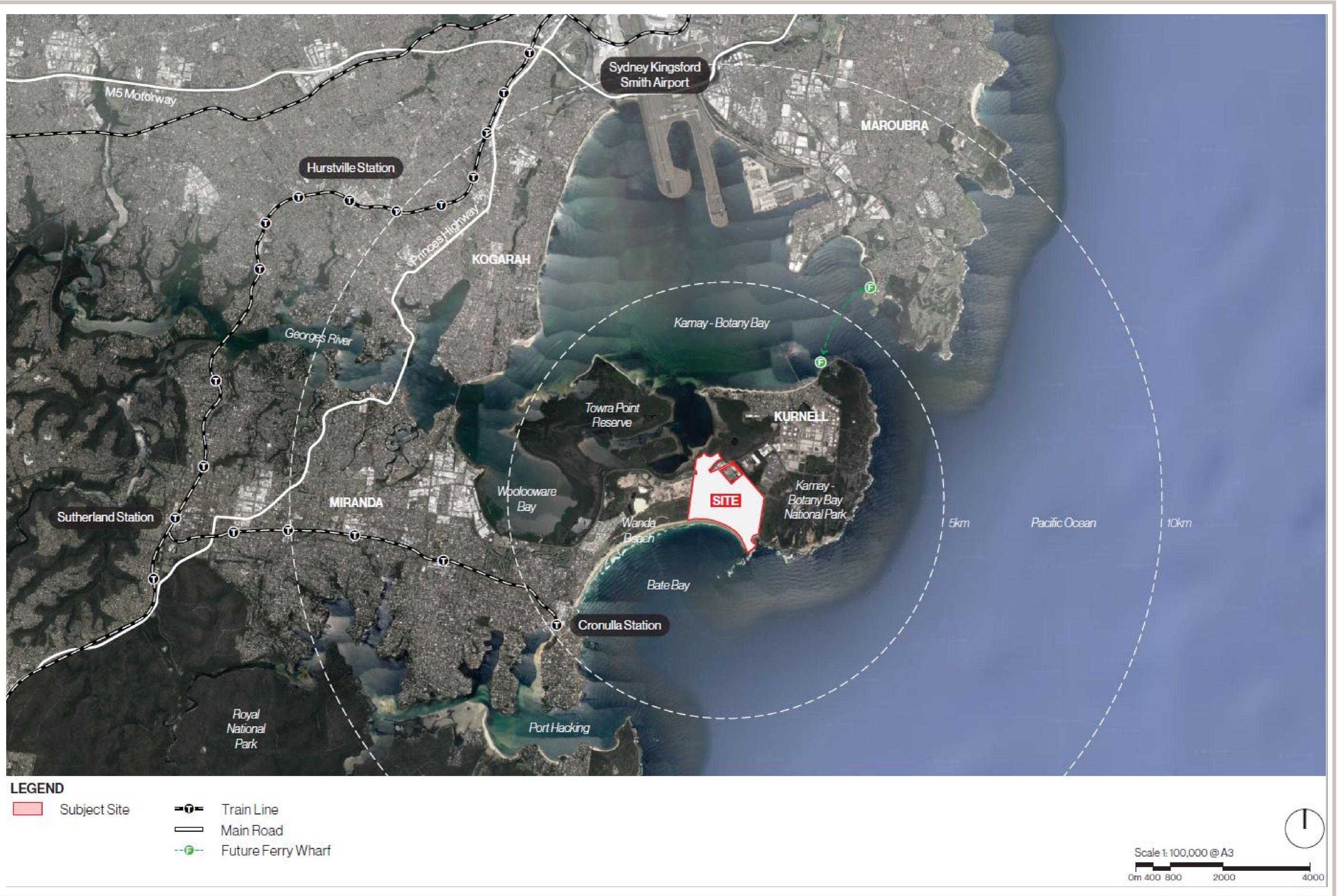


Figure 3. Locality of the subject land

Image Source: Urbis 2023





Figure 4. Land zoning for the locality









- Legend**
- Subject Land
- Soils Unit Name**
- Hydrosols
  - Not assessed
  - Podosols
  - Rudosols
  - Rudosols and Tenosols
  - Water

Image Source:  
Image © NearMap 2023  
Dated: 6/9/2023

Data Source:  
NSW Government Spatial Services  
SIX Maps 'Clip and Ship'  
Sutherland LGA

© Department of Planning and Environment  
Australian Soil Classification V3

Coordinate System: MGA Zone 56 (GDA 94)

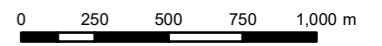


Figure 6. Soils of the subject land



## 05.04 | Overall Site Plan



The masterplan considers the different strategies and principles set out for the site. It allows for a well-connected community with three neighbourhoods, each with their own unique identities. The community is accessible, embedded into the landscape, interconnected through open spaces and responsive to the surrounding context and topography.

The principle components of the masterplan incorporate the following:

- Different landscape zones along each northern, eastern and western boundary edge;
- A Conservation Zone along the northern edge of the site;
- Bio-retention and OSD zones along each boundary edge;
- New landscape plantings associated with the existing reconstructed frontal dune;
- A hierarchy of public landscaped open spaces from boulevard median landscape plantings to small parks;
- Three discrete neighbourhoods with a hierarchy of streets; and
- A development footprint that promotes an informal layout, diversity in uses from residential/mixed-use to retail/commercial and community facilities. It presents mixed-use "Main Street" residential buildings, residential apartments, smaller free-standing single dwelling houses, Eco-villas, retail strips and urban plazas activated by commercial and retail uses.
- Tourism and visitor accommodation and recreation

It is important to note that this represents one option for the possibilities of the site by following the strategies and principles set out in this masterplan. Moreover, general forms are used to describe the masterplan and should not be interpreted as built form.

Figure 7. Original Site Plan (McIntosh & Phelps and PTW, 2020)





Kurnell Master Plan  
For: Besmaw



Figure 8. Revised Master Plan (Concept Master Plan)





Pg 2

Kumell Master Plan  
For: Besmaw

Figure 9. Proposed Master Plan (Proposed Development)

Image Source: Urbis 2023



# OPEN SPACE

## Open Space

Precinct	Local Parks	District Parks	Land to be dedicated
Precinct A - Town Centre North	10,986	25,063	
Precinct B - Town Centre South	7,657		
Precinct C - Bate Bay North	4,576	26,170	212,832
Precinct D - Bate Bay South	0		
Precinct E - Boat Harbour	2,734	27,350	
Precinct F - Quibray Bay	11,257		40,809
<b>TOTAL Area(sqkm)</b>	<b>37,210</b>	<b>78,585</b>	<b>253,641</b>



Figure 10. Revised Master Plan (Open Space Corridors)





### Indicative Asset Protection Zones and Recommendations

- |                      |                                   |                            |
|----------------------|-----------------------------------|----------------------------|
| Subject Land         | <b>Interface</b>                  | Residential APZ            |
| Estuarine vegetation | Forest (0-5° downslope)           | SFPP APZ                   |
| <b>Hazard</b>        | Forested Wetland (0-5° downslope) | Recommended additional APZ |
| Forest               | Tall Heath (0-5° downslope)       |                            |
| Forested Wetland     | Tall Heath (5-10° downslope)      |                            |
| Tall Heath           |                                   |                            |

0 50 100 200  
Metres

Datum/Projection:  
GDA2020 MGA Zone 56  
Project: 23SUT6669-EH  
Date: 12/1/2023



Figure 11. Asset Protection Zones

Image Source: EcoLogical Australia 2023





**Legend**

Subject Land

**Cumberland Ecology**

- BAM Plot Locations (2018)
- BAM Plot Locations (2023)
- Aquatic Surveys
- ▲ Bat Surveys
- Bird Surveys
- Green and Golden Bell Frog Surveys
- IR Camera Locations
- ▲ Marine Surveys
- Random Meander Surveys

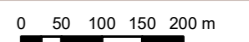
**Ross Wellington**

- ★ Green and Golden Bell Frog Surveys

Image Source:  
Image © NearMap 2023  
Dated: 6/9/2023



Coordinate System: MGA Zone 56 (GDA 94)



**Figure 12. Terrestrial and aquatic survey locations**





- Legend**
- Subject Land
- Plant Community Type**
- 3133, Sydney Coast Tuckeroo Littoral Rainforest
  - 3410, Spinifex Strandline Grassland
  - 3456, Clarence Gorges Grey Gum-Ironbark Grassy Forest
  - 3545, Coastal Sands Bloodwood Low Forest
  - 3546, Coastal Sands Littoral Scrub-Forest
  - 3592, Sydney Coastal Enriched Sandstone Forest
  - 3593, Sydney Coastal Sandstone Bloodwood Shrub Forest
  - 3594, Sydney Coastal Sandstone Foreshores Forest
  - 3638, South Coast Sands Bangalay Forest
  - 3640, South Coast Sands Littoral Scrub
  - 3788, Coastal Foredune Wattle Scrub
  - 3805, Southern Sandplain Heath
  - 3810, Southern Sydney Rockplate Heath
  - 3811, Sydney Coastal Headland Cliff Scrub
  - 3812, Sydney Coastal Sandstone Headland Heath
  - 3921, Coastal Sydney Sand Saw-sedge Wet Shrubland
  - 3922, Sydney Coastal Sand Swamp Scrub
  - 3924, Sydney Coastal Upland Swamp Heath
  - 3963, Estuarine Reedland
  - 3972, Sydney Creekflat Wetland
  - 3977, Sydney Coastal Headland Lagoon Sedgeland
  - 3986, Coastal Sands Swamp Mahogany Rush Forest
  - 4000, Northern Estuarine Paperbark Sedge Forest
  - 4019, Coastal Alluvial Bangalay Forest
  - 4027, Estuarine Swamp Oak-Mangrove Forest
  - 4028, Estuarine Swamp Oak Twig-rush Forest
  - 4048, Northern Swamp Oak-Paperbark Forest
  - 4056, Southern Estuarine Swamp Paperbark Creekflat Scrub
  - 4091, Grey Mangrove-River Mangrove Forest
  - 4097, Samphire Saltmarsh
  - 4127, Colo Plateau Dwarf Apple Heath-Woodland

Image Source:  
Image © NearMap 2023  
Dated: 6/9/2023

Data Source:  
State Vegetation Type Map  
© State Government of NSW and  
Department of Planning and Environment 2023

Coordinate System: MGA Zone 56 (GDA 94)

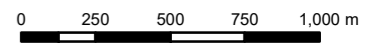


Figure 13. Terrestrial vegetation communities in the locality

I:\...17213\Figures\RP3\20231128\Figure 13. Terrestrial vegetation communities\_locality