





5.0 OPEN SPACE STRATEGY

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5.1 OPEN SPACE STRATEGY

The Landscape Open Space Strategy outlines a network of open spaces which integrate recreation activities, informal open spaces and ecological areas to meet the open space needs of the neighbourhood precincts.

The proposed open spaces address the needs and demands for public parks and recreation facilities for the proposed new population and visitors to the site, and neighbouring communities. The open spaces also provide opportunity to connect the rich cultural and heritage framework of the site.

The distribution, size and amenity of the open spaces are in alignment with Sutherland Shire Open Space Strategy and Implementation Plan performance requirements and in reference to the Besmaw Planning Proposal Social Impact Assessment (by HillPDA).

The principles which underpin the planning and design of the open spaces as adapted from the NSW Greener Places Design Guide are:

Accessible and Connected

Ease of access is critical for the community to be able to enjoy and use public open space and recreation facilities. Accessibility refers to the physical ability of people to access a place, and aims to provide for all ages, abilities and cultural backgrounds.

Distribution

The ability of residents to gain access to public open space within an easy walk from home, workplaces, and schools is an important factor for quality of life. The geographic distribution of open space is a key access and equity issue for the community

Size and Shape

Size and shape of open space has a direct bearing on the capacity of that open space to meet and accommodate recreation activities and needs. Open space should be of the dimensions required to be fit for its intended purposes and reflect its urban density context.

Quantity

Quantity is also about capacity, and the community's expectation is that public open space for recreation will have enough area for everyone. Good provision of public open space is essential to compensate for the lack of private open space to support active living and contribute to a more liveable neighbourhood

Quality

Quality is a key driver of both appreciation and use of public open space. The quality of design and ongoing maintenance and management is critical to attracting use and activating the open space network.

Diversity

The range of open space setting types within an urban area will determine the diversity of recreation opportunity for communities. Provision of a diverse range of recreation opportunities reflects the diversity of the community. Diversity is important not just in the range of activities but in the settings that create the spaces and places for these activities.

Within any urban area, the public open space network should offer both a range of landscape settings for activity and a range of activities. Diversity of public open space is an important part of contributing to a sense of place within urban environments and for supporting local character.



5.2 OPEN SPACE NEEDS AND DEMANDS

Population estimates for the Master Plan will be approximately 7,304.

The planned population density and housing highlights the need for the provision of accessible, quality and diverse open space and recreation amenity to ensure the development of sustainable and healthy communities.

The resident population on-site would generate demand for a minimum of 8.4 hectares of open space. (Besmaw Planning Proposal Social Impact Assessment by HillPDA). The open spaces defined in the Landscape Master Plan provide in excess of this amount.

Demand for local sporting facilities are also generated by the projected population, with a proportion of those to be provided on the site.

Recreation open space provisions on site as outlined in the Landscape Master Plan:



7,304 residents



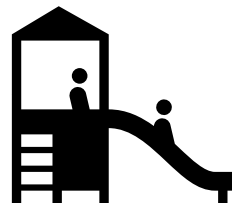
7.9 hectares of district open space



1 organised sports field, 1 informal field and 3 courts



3.7 hectares of local level small parks



9 playspaces

SSC Open Space Strategy Performance Requirements

	Description	Distribution	Public Transport	Land Size
Regional Park	Destination or long-stay parks serving a regional catchment, including accessible and recreational spaces.	<5km from most homes	Within 500m of public transport stop	At least 5ha
District Park	Destination or long-stay parks serving a suburb catchment, including accessible and recreational spaces.	<2km from most homes	Within 500m of public transport stop	At least 2ha
Local Park	Everyday short-stay parks serving a walkable catchment, including accessible and recreational spaces.	<800m from most homes <400m from high-density areas.	No requirement.	Ideally 0.15-0.5ha

5.3 OPEN SPACE PLAN

The Besmaw Planning Proposal Landscape Open Space Strategy outlines a network of open spaces which integrate recreation activities, informal open spaces and ecological areas to meets the open space needs of the neighbourhood precincts.

Town Centre

A vibrant destination of education and enterprise overlaps people, built form and nature.

Bate Bay

A residential focused community centrally located in the site, connected to the beachfront, enframed by landscape corridors.

Boat Harbour

Boat Harbour is connected to the natural environment with close proximity to the coast and sheltered harbour and adjacent Tabbigai precinct and Kamay National Park.

Quibray Bay

A residential neighbourhood integrated into the natural surroundings, nestled between the wetlands and the estuarine landscapes of Quibray Bay.

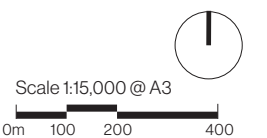
Ownership and Management

The planned open space outlined in this section of the report is to be owned and managed by Sutherland Shire Council.



LEGEND

- Subject Site
- Existing Open Space
- Precincts
- District Park
- Local Park
- Ecological Corridors (Land to be Dedicated)
- Ecological Corridors (Managed Land)
- Eco Bridge
- Walking Trail
- 400m Walking Radius
- P Under Dune Public Car Park



High level deliverables of the proposed landscape and public open space are outlined in table below.

Precinct	Item	Description	Land Size	Core Elements and Facilities	Precinct	Item	Description	Land Size	Core Elements and Facilities
All Precincts	Ecological Corridors	The proposed ecological open space will provide habitats for local wildlife, native plant species and offer educational opportunities to engage the community with the green	130 Ha	Vegetation rehabilitation, walking trails, mature trees, boardwalk, community facility, WSUD, bench seating, picnic tables, shelters, Gamay rangers, nursery	Bate Bay	District Park	Bate Bay District Park is an active open space focusing on sports and recreational uses. It is situated at a central location, good access to the neighbourhood, and has a direct connection to main street and public transport.	2.6 Ha	Sportsfield and amenity building, multi-purpose court, tennis courts, skate and wheeled sports plaza, shelters, BBQ, picnic settings, seating
	District Park	Town Centre District Park is located on the periphery of town centre. It is a major destination as part of the arrival precinct, enframed by natural parklands and bushland.	2.5 Ha	Areas for exploration, and play, informal sports use, community hub and gathering space for events, picnic and seating, cultural trail		Local Park	Bate Bay Local Park features a diverse uses of public open space for gathering, play, active and recreation primarily used by the residents.	0.46 Ha	Play space, lawn, picnic, mature trees and bio-swale garden
	Local Park 1		0.29 Ha	Lawn, native shrub and canopy trees, seating		District Park	Boat Harbour District Park is a destination and meeting place for both visitors and residents, offering natural flora experience to celebrate Indigenous landscape and native vegetation.	2.7 Ha	Native garden demonstration area, community gardens, walking trail, lawn and open space, sculpture garden
	Local Park 2		0.41 Ha	Small playground, seating, lawn		Local Park	Boat Harbour Local Park features a diverse uses of public open space for gathering, play and recreation primarily used by the residents.	0.27 Ha	Small playground, picnic area, lawn, walking path, tree canopies and bio-swale gardens
	Local Park 3	Town Centre Local Parks are designed to provide short stay activities for everyday uses within five minutes walking catchment from homes.	0.4 Ha	Small playground, outdoor fitness station, seating, lawn		Boat Harbour	Local Park	Quibray Bay is the meeting place and starting point to greet visitors for the Cultural Trail. Its local park forms part of the Cultural Trail, offering exploration space for wetland experience and recreational area for both residents and visitors.	1.13 Ha
Local Park 4		0.55 Ha	Small playground, wheeled sports activity areas, outdoor fitness station, seating, lawn	Quibray Bay	Local Park				
Local Park 5		0.22 Ha	Lawn, native shrub and canopy trees, seating						



5.4 TOWN CENTRE

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

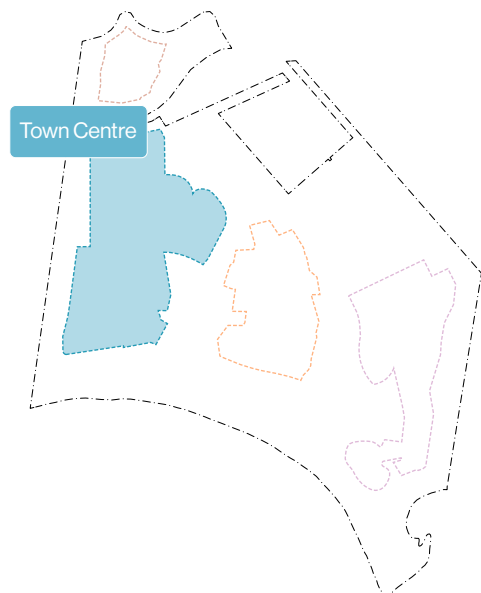
Precinct Overview

Town Centre Precinct is a vibrant neighbourhood comprised of shops, restaurants, social amenities, cultural destinations and high quality homes. It represents the gateway community where residents seamlessly blend urban convenience with an outdoor lifestyle.

The Master Plan delivers a diverse and engaging recreational open space network which provides a range of gathering, learning, play and cultural spaces through different hierarchy of parks. The parks are interwoven with tree planting to provide a shaded and green place.

The District Park in town centre serves as recreation and sport destination for the suburb catchment, and also provides cultural uses for Indigenous culture learning, community events and cultural festivals. New footpaths create a loop around the park for walking and jogging.

The local parks are within close proximity to homes, providing accessible and recreational spaces for daily uses.



Pedestrian experience
Lizard Log Playground & Park | McGregor Coxall



Community facility
Tree House pavilion at Elephant Park | Bell Phillips Architects



Play space
Royal Park Nature Play Playground | City of Melbourne



Passive Open space
Lizard Log | McGregor Coxall



Public Parks

- 1 District Park
- 2 Local Park 1 - Town Centre North Passive Open Space
- 3 Local Park 2 - Town Centre West Park
- 4 Local Park 3 - Town Centre Local Park
- 5 Local Park 4 - Town Centre South Central Local Park
- 6 Local Park 5



DISTRICT PARK

Concept Plan

Town Centre District Park is located on the periphery of Town Centre. It is a major destination as part of the arrival precinct, enframed by natural parklands and bushland. The parkland is comprised of areas for exploration, active uses, community hub and gathering space for events, providing diverse recreational space and quality open space.



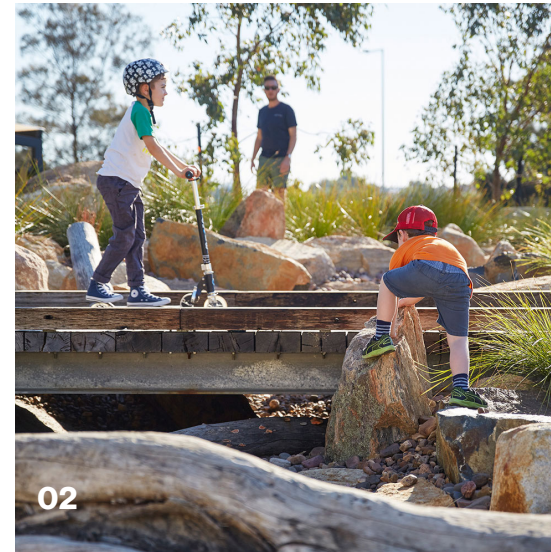
01/

Community Hub

The community hub is the heart and meeting place for the visitors and residents.

The area provides a facility with community room and amenities. A large weatherproof canopy structure provides a flexible space for events and seating, offer opportunities for gathering and activity.

The community pavilion is located adjacent to the park entry, providing easy access from the street and parking.

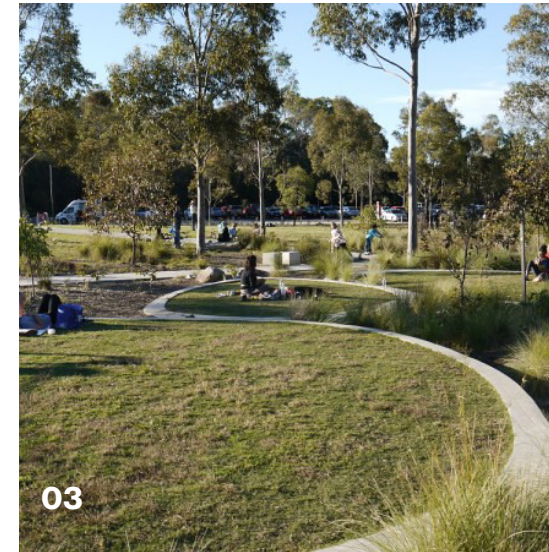


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Discovery Play Space

The discovery play space is embedded into the native vegetation area. It offers different challenges based on age and abilities. A diversity of play equipment is set to engage with all types of users.

Advanced trees are proposed in the around the play space to provide shade and create a cooler environment during the summer months.

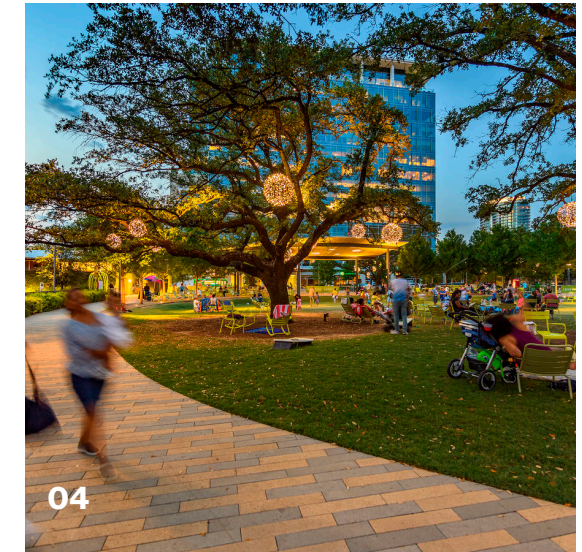


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Flexible and Multi-functional Open Space

Various sized turf areas offer a flexible gathering space where community and cultural events can be held. The main green oval will also provide space for sports and informal kick around uses.

There's also opportunity to incorporate swales, rain gardens and strategic planting along hard surface edges to assist in stormwater management.



04/

Walking Trail

A large loop trail is proposed along the edge with a few paths linking the activity space. They also form part of the Cultural Trail.

Small inlay signs integrated into the paving can be used for storytelling and keep the user informed on the distanced walked. Different paving material for a running circuit could be investigated during detail design.

AVIC Park | YIYU Design

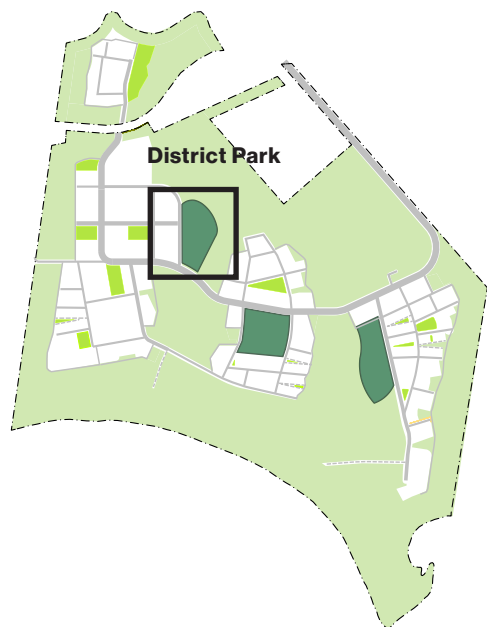
District Park Character

Area: 2.5 ha

Opportunities:

- Public facing park
- Welcomes and transitions to surrounding parklands
- Connected to natural systems and ecology
- Exploration, active and discovery play
- Grassed field for informal sports use
- Informal lawns / recreation space
- Community hub / kiosk
- Link to cultural trail and ceremonial / gathering space
- Picnic areas with shelters
- Numerous seating opportunities
- Pedestrian lighting throughout

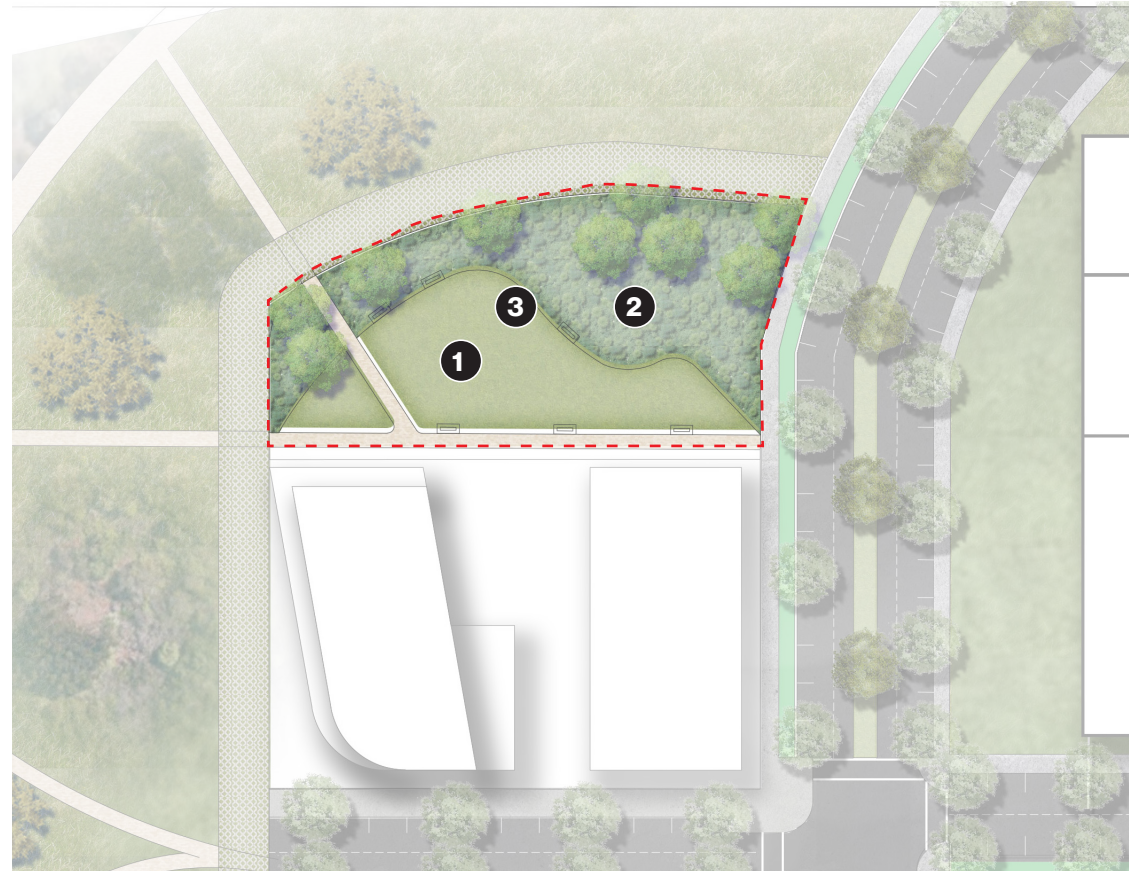
- 1** Entry point into park
- 2** Discovery and Adventure play
- 3** Picnic and BBQ area
- 4** Community hub building with plaza
- 5** Open lawn area
- 6** Seating
- 7** Multi-layer planting with tree canopy
- 8** Public car park



TOWN CENTRE LOCAL PARKS

Concept Plan

The Town Centre Local Parks are designed to provide short stay activities for everyday uses within five minutes walking catchment from homes.



Local Park Character



01/

Town Centre North Passive Open Space

Area: 0.29 ha

The Town Centre North Park is an informal open space which provides casual picnicking and informal recreation space for the local residents.

Opportunities:

- 1 Lawn and informal kick around area
- 2 Native shrub and tree planting integrating with adjoining ecological corridor
- 3 Seating along pathway and edge of garden bed

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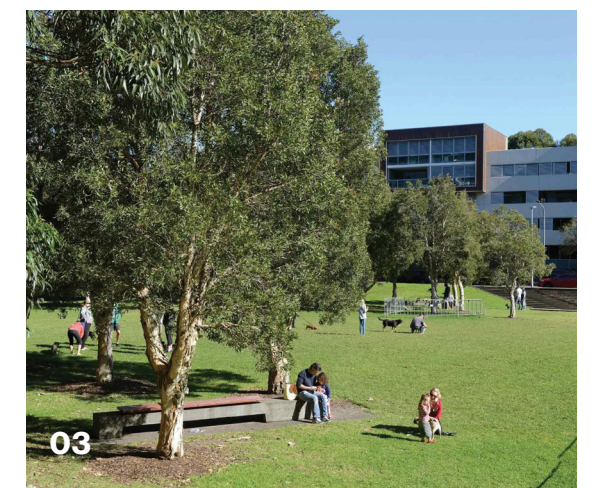
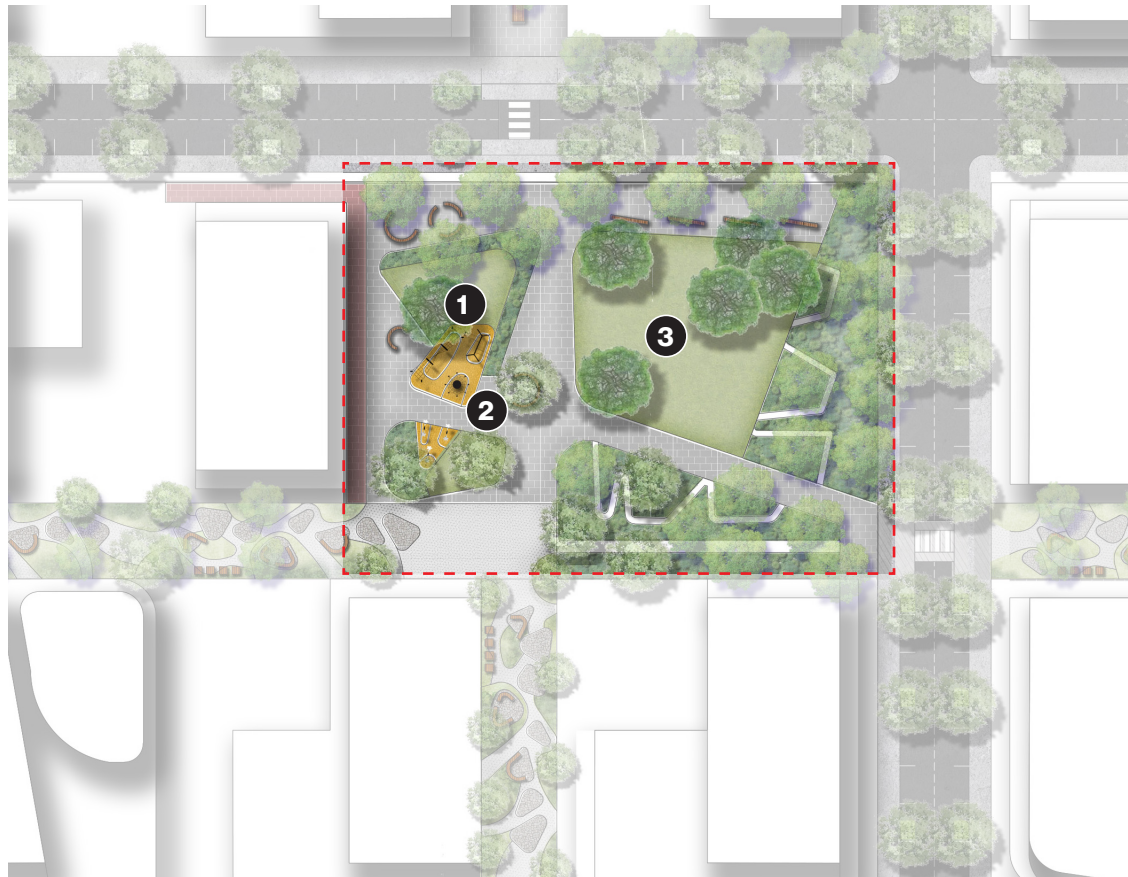
Town Centre West Local Park

Area: 0.41 ha

The Town Centre West Local Park is an informal open space which provides casual picnicking, play space and informal recreation space for the local residents.

Opportunities:

- 1 Small playground
- 2 Seating adjacent to play space and along pathway
- 3 Passive lawn area



03/

Town Centre Park

Area: 0.4 ha

The Town Centre Park is an active and vibrant park located centrally in the town centre. It has a active edge fronting cafe and retail uses, and provides thoroughfare to the retail precinct to the north. The town centre park also includes informal open space and play space for the local residents and visitors alike.

Opportunities:

- 1 Small playground and outdoor fitness station
- 2 Seating adjacent to play space and along pathway
- 3 Flexible lawn area for active recreation

04/

Town Centre South Central Local Park

Area: 0.55 ha

The Town Centre South Park is an active and informal open space which provides casual picnicking and informal recreation space for the local residents. It also includes a larger play space and other activities such as learn to ride and skate plaza.

Opportunities:

- 1 Small playground , wheeled sports activity areas and outdoor fitness station
- 2 Seating adjacent to play space and along pathway
- 3 Flexible lawn area for recreation and relaxation

PLANTING PALETTE

Trees



Eucalyptus botryoides | Bangalay



Syncarpia glomulifera | Turpentine Tree



Eremochloa bimaculata | Poverty Grass



Lomandra longifolia | Spiny Headed Mat Rush



Ricinocarpos pinifolius | Wedding bush



Eucalyptus umbra | Broad White Leaved Mahogany

