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## 5.0 BOAT HARBOUR

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# 5.1 BOAT HARBOUR VISION

A mixed use eco village, embedded in nature – a place to live, dwell and experience.

## 5.1.1 Character Statement

**Embarking on the journey through the Boat Harbour Precinct feels like stepping into a realm where Indigenous wisdom, cultural vibrancy, and a sense of place intertwine to create a truly unique destination. This is more than a location; the natural environment is a storyteller, reciting tales of rich coastal landscapes that promise an immersive experience for both residents and visitors.**

The Cultural Trail presents a vibrant connection to Country, featuring native flora, an indigenous enterprise city farm, and educational tracks. This immersive experience invites residents and visitors to explore the rich tapestry of Indigenous knowledge, forging a profound connection to the land and enhancing the area's identity

Nestled seamlessly amid breathtaking natural beauty, Boat Harbour District Park, just south of the Parkside Hotel, offers manicured gardens and open spaces for guests. The tourism cabins, nestled in the iconic dunes, contribute to the local character, forming a one-of-a-kind destination within Sutherland.

The community itself is a mosaic, a blend of modern living, serene seniors' residences, family-oriented homes, and a vibrant tourism community, all set against the enchanting backdrop of Boat Harbour and its mesmerising beachfront.

**Boat Harbour Precinct will be an immersive experience of Indigenous knowledge sharing, celebration of culture and a destination.**

Boat Harbour is connected to the natural environment. The natural value of the aquatic reserves and marine environment come to the fore in this precinct for residents and visits alike.

Boat Harbour will be a place to explore tradition, identity and stories, and a diverse and interesting place to live. Materiality and articulation of the built form carefully blends into the surrounding landscape, utilising organic spatial planning, natural materials and landscaping.

Tourism, residential and recreation uses are key to establishing the local character for this precinct. The diversity of land uses and their connection to the biodiversity and landscape of the site create a character that is unique to Kurnell and Sutherland.

Surrounded by the ecological corridor to the east and west, built form has been planned to undulate with green fingers that create relief and soften views of urban, built areas with vegetation and increased building separations. Boat Harbour will have;

- A variety of land uses, and housing typologies;
- A formal district park that provides a meeting place for residents and visitors, and celebrates Indigenous vegetation and landscape;
- A hospitality focus, to anchor the precinct and reinforce its position as a destination within the Master Plan including tourism cabins within the Boat Harbour dunes, Parkside Hotel and Waterfront Hotel; and
- Cultural activities and destinations, sharing knowledge and traditions with residents and visitors including the City Farm and Cultural Centre.







**1 District Park**

Situated south of the Boat Harbour Hotel, the District Park spans across 2.5 hectares. Formal gardens offer guests at the hotel an outdoor sanctuary and channels visitors of Boat Harbour southwards towards the beach.

**2 Local Park**

The 0.15 hectare Local Park is an inviting space that has a community facility, catering to the needs of both local residents and visitors.



**3 Beachfront Retail**

The retail offer, such as a brewery or beachside restaurant, provides a welcome break from the beach and sun. An ideal spot for visitors to relax, socialize, and enjoy refreshments in a setting with stunning views over Boat Harbour beach.

**4 Waterfront Hotel**

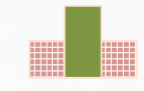
The Waterfront Hotel offers 190 rooms with scenic views of Tabbigai and the ocean at Boat Harbour and across Bate Bay.

**5 Parkview Hotel**

The Parkview Hotel comprises 132 rooms and ground level retail spaces that seamlessly connect to the elegant gardens of the District Park.

**6 Tourism Cabins**

Nestled in a natural the natural dune setting, the 52 Tourism Cabins feature sustainable materials, stunning views, and a range of nature-focused activities.



**7 Underground Dune Car Park**

The second Waterfront Dune Car Park brings accessibility to Boat Harbour and Bate Bay whilst preserving the natural beauty of the area by not obstructing the coastal landscape. This promotes a more enjoyable and hassle-free experience for outings, picnics, and leisure activities at the beach.



**8 City Farm**

The Indigenous enterprise City Farm merges urban agriculture with Indigenous practices, cultivating crops and embracing traditional methods along the Cultural Trail and ecological corridor in Boat Harbour.

**9 Community Facility**

A community facility designed for visitors to the Precinct to discover, explore and celebrate the site's cultural history and ongoing creation of culture.

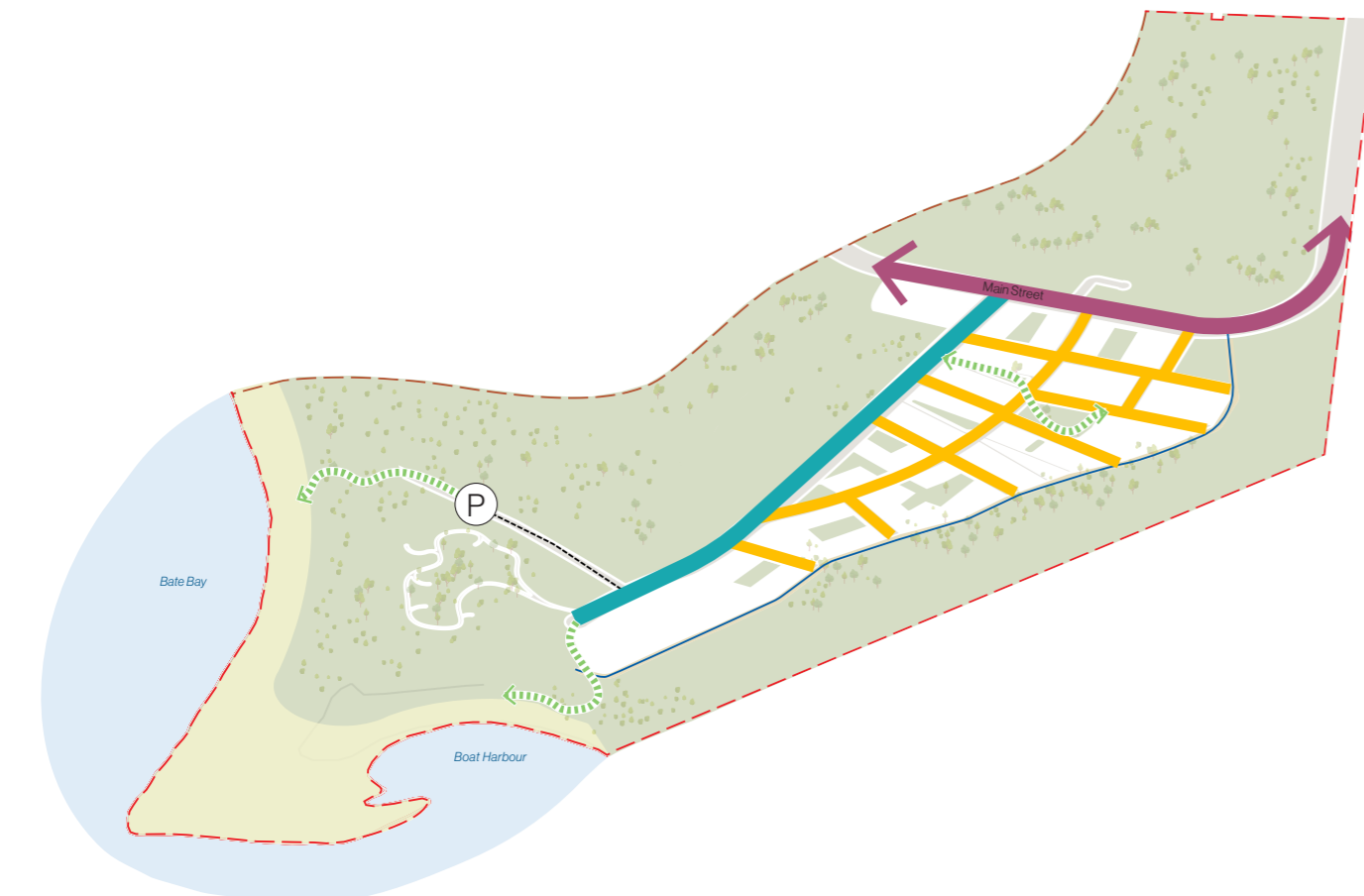


**10 Ecological Corridors:**

The Town Center 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.



# 5.2 PRECINCT CHARACTER AND DESIGN



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

## 5.2.2 Connections

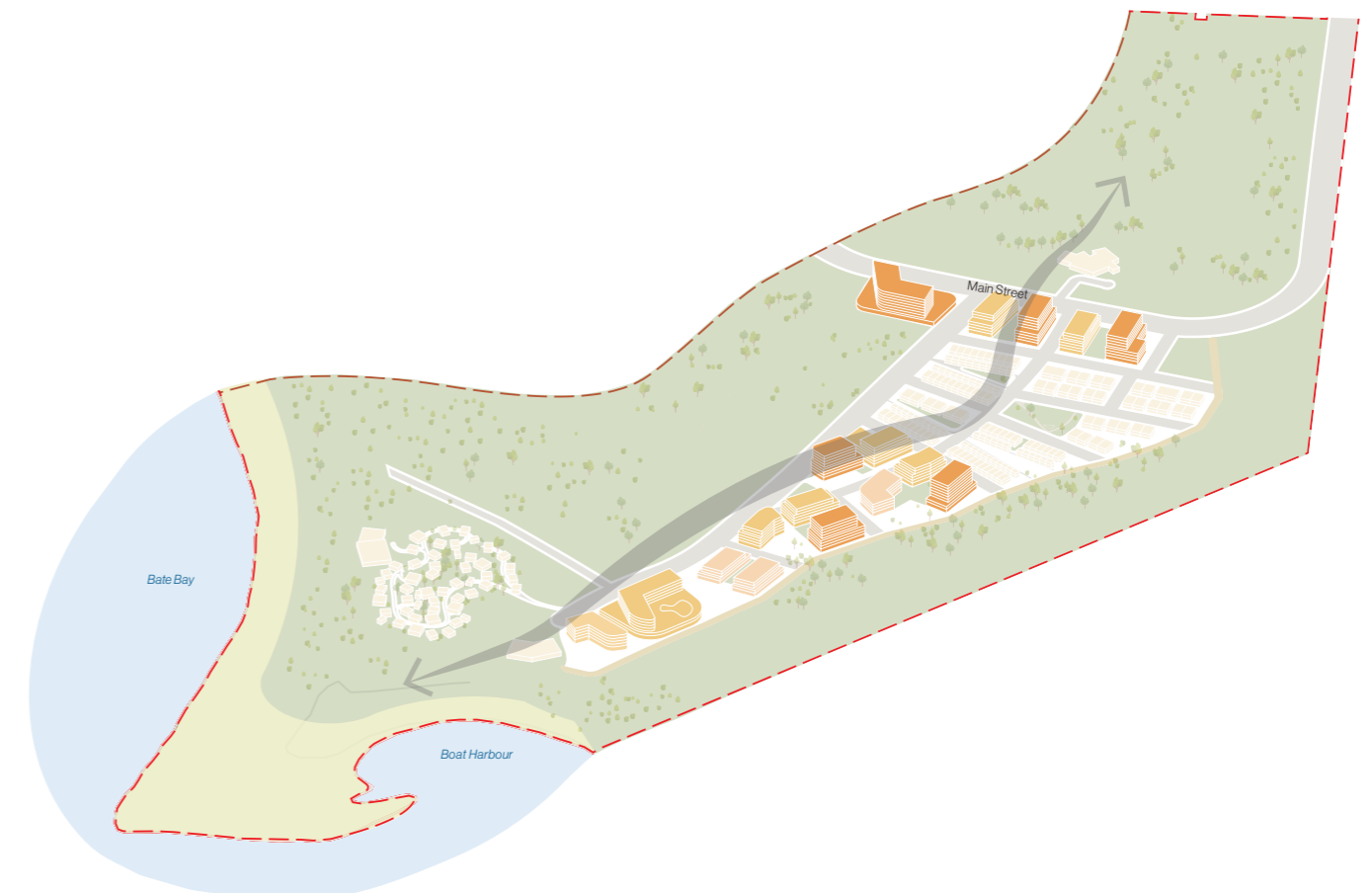
**A predominantly residential street typology is proposed for Boat Harbour to support its intended use and character.**

This will enhance and support the residential neighbourhood character and proposed building heights that have been designed to prioritise walkability and access for residents.

The Boulevard runs along the northern interface of this precinct and will support 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 north-south residential boulevard that supports vehicular movement to southern end of the precinct. This provides access to the lower scale residential streets and runs alongside the proposed district park.

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

## 5.2.1 Building Heights

**The approach to heights for Boat Harbour has been established to mitigate visual impact to the adjacent national parks and views from the open space.**

As such, a maximum building height of 8 storeys is proposed, at the northern end of the precinct where overshadowing and amenity to other uses is not negatively impacted. There are two six storey hotels in this precinct, that are oriented and strategically located to capture water and parkland views.

To remain consistent with the proposed neighbourhood character, taller buildings are located along the Boulevard, while lower density (6 storey) residential flat buildings are located closer to the district park and waterfront.

In the centre of the precinct are two storey townhouses. These create a lower, neighbourhood scale and increase housing diversity. The two storey heights also create a varied architectural skyline, when viewed from the District Park and other open spaces.



### 5.2.3 Housing Diversity

The community is a blend of modern living, seniors living and family oriented homes, and tourism community to the south adjacent to Boat Harbour and the beach front.

#### Apartments

451 apartments, ranging from 4 to 6 storeys give this precinct an intimate, human scale. 79 units are dedicated to low-rise, medium-density housing. This design aims to foster a sense of community and neighbourly interaction while integrating well within the surrounding natural area.

#### Seniors Living

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

82 ILUs are situated in the precinct in locations along Main Street proximal to key services and transport connections, but set back amongst the ecological corridor for a sense of privacy.

#### Townhouses

The largest concentration of townhouses sits within the north of this precinct at 108 dwellings. Situated around the Boat Harbour Local Park, these terraces cater to families seeking a spacious living environment. The strong community focus is supported by public open spaces, shared open space and amenities to encourage a strong sense of community.

#### Hospitality









The Parkview Hotel has 132 rooms with ground floor retail activation opening up to the formal gardens of the District park to the South. Conference facilities fit to host various events, including weddings. Additionally, the hotel offers an open-air pool located on the podium, providing guests with a relaxing setting with park and ocean views.

The Waterfront Hotel has 190 rooms with grounds overlooking Tabbagai land and Boat Harbour to the south.

The 52 Tourism Cabins are a sustainable and nature centric accommodation nestled into the dunes along Bate Bay and Boat Harbour. These cabins are specifically designed to provide an immersive experience for visitors seeking a close connection to the natural surroundings.



#### LEGEND

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



Harold Park | Smart Design Studio



Fresh Hope Care Maitland | GroupGSA



Parkville Townhouses | Fieldwork Architects



Elements of Byron | Shane Thompson Architects







# 5.3 RETAIL, COMMUNITY FACILITIES AND SERVICES

**Active frontages in Boat Harbour are proposed at street level and are strategically located central to residential density or proximal to open space destinations within the precinct.**

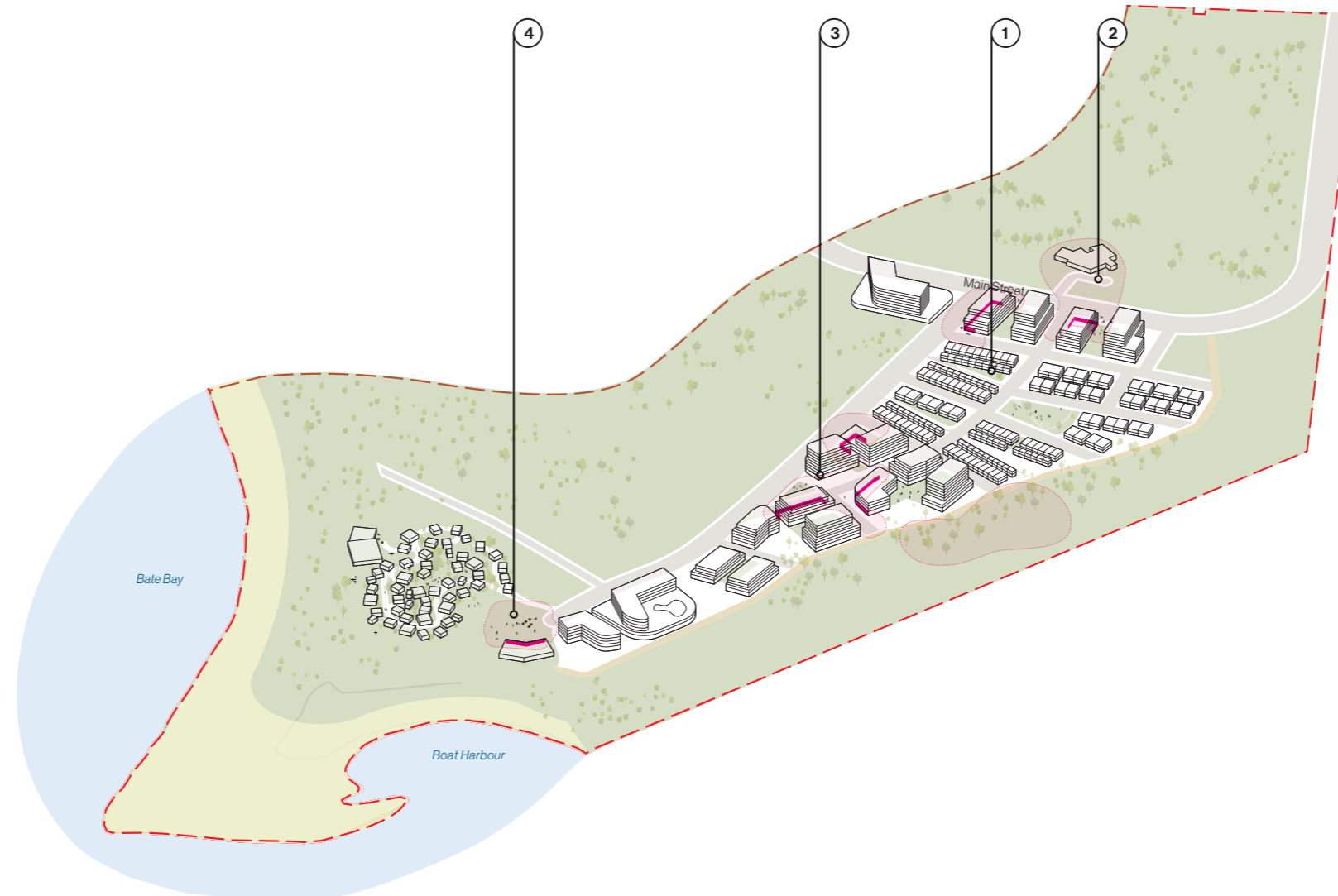
At the northern end, active edges line the Parkside Hotel and responds to its prominent location on the main Boulevard.

To the south of the precinct, a number of active edges are proposed that have views towards the district park. These could be cafes or restaurants, that support a night time economy for residents and visitors and offer a more local experience rather than the Town Centre retail High Street.

There is an additional active frontage to the south of the precinct, and is a proposed waterfront restaurant. This would have views over Boat Harbour and will be a destination for residents and visitors.

The community facility is a pit stop along the Cultural Trail as visitors arrive into the Boat Harbour precinct. The destination allows for a sharing of knowledge and traditions between residents and visitors.

The Indigenous enterprise City Farm is an urban agricultural project designed to grow culturally significant, native plants.



**LEGEND**

- Active Frontage
- Place Destination

- ① Cultural Center
- ② Indigenous Enterprise City Farm
- ③ Boat Harbour Retail
- ④ Waterfront Retail



Harbord Diggers | Architectus and CHROFI



Bluebottle Cafe | Keiji Ashizawa



Indigenous Led Enterprise | Indigigrow



Boat Harbour | GroupGSA



# 5.4 PUBLIC OPEN SPACE

## Public Open Space

Boat Harbour is a coastal neighbourhood and key tourism destination. The precinct provides a strong connection to Country. The area offers Indigenous enterprise opportunities and cultural walk through the open space.

### Boat Harbour 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.

Walking trails meander through the park, linking ecological corridors with a future nursery and the Kamay Botany Bay National Park.

### Boat Harbour Local Parks

Boat Harbour Local Park features a diverse uses of public open space for gathering, play and recreation primarily used by the residents.

The lawn area offers flexibility for picnic, social gathering and local community activities. A small playground facilitates play and exercise for people of all ages and abilities to promote well-being and healthy lifestyles.

## Managed Land

### Ecological areas

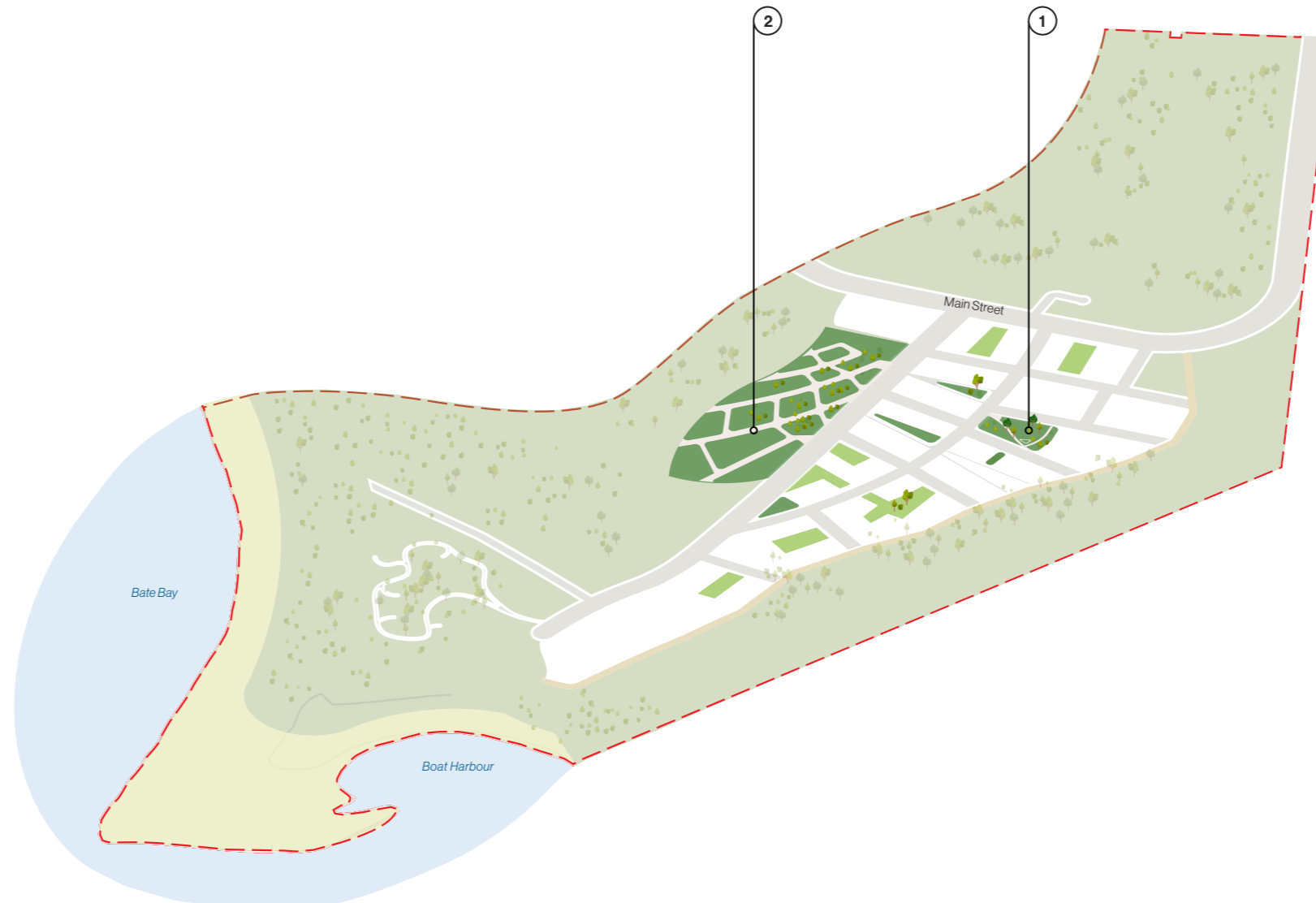
The ecological corridors seamlessly interweave the Boat Harbour Precinct, serving as vital links connecting areas of natural significance for local wildlife. These corridors act as regenerative hubs for the environmental zones, promoting biodiversity and strengthening the expansive green ecological network that extends to Bate Harbour, Tabbigai, and Kamay Botany Bay National Park.

Nestled within the ecological corridor adjacent to Tabbigai is the Indigenous enterprise, City Farm, fostering a connection to the Cultural Trail.

### Waterfront coastal use area

The waterfront coastal use area enhances accessibility to Boat Harbour and Bate Bay, offering breathtaking views encompassing Kamay Botany Bay National Park and spanning the entire beachfront of the Precinct towards Cronulla.

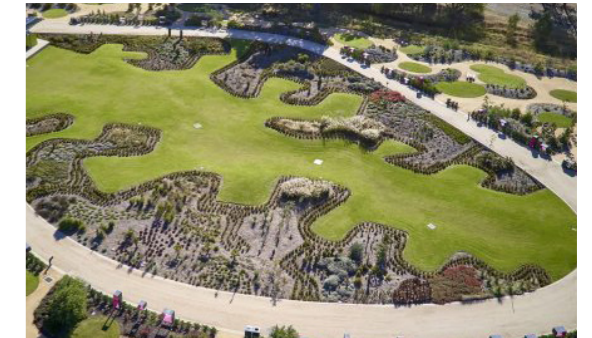
Facilitating convenient access to Boat Harbour, the second underground Waterfront Dune Car Park is complemented by an extensive pedestrian network, contributing to a seamless and integrated experience.



### LEGEND

- Public Park
- Private Open Space

- ① Boat Harbour Local Park
- ② Bate Bay District Park



Bendigo Botanic Gardens | T.C.L



The Canberra Discovery Garden | T.C.L



South Eveleigh Community Rooftop Garden | Yerrabingin



Ross Street Playground Glebe | GroupGSA



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

**The Boat Harbour Precinct establishes a network of streets and pathways, prioritising privacy for residents and ensuring seamless access for tourists.**

Community anchors are easily accessible from the main street, while communal open spaces seamlessly integrate into the broader public realm network. This enhanced pedestrian network creates a private sanctuary for residents, fostering a sense of community within safe open spaces.

##### ① Neighbourhood Through Link

- Connecting the vibrant district park to the tranquil residential neighborhood, this interconnected pathway facilitates a smooth transition, promoting accessibility and encouraging community interaction.

##### ② Private Open Space

- Thoughtfully designed private open spaces not only link to ecological corridors but also serve as communal hubs for residents to gather, dwell, and socialise. These spaces are meticulously integrated to strike a harmonious balance between privacy and community engagement.

