





6.0 QUIBRAY BAY

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6.1 QUIBRAY BAY PRECINCT VISION

A serene residential enclave seamlessly integrated into its natural surroundings, nestled between the tranquil wetlands and the picturesque Quibray Bay.

6.1.1 Character Statement

The Quibray Bay Precinct is a thoughtfully crafted boutique coastal neighbourhood, where a sense of place is embedded in the community's connection to land and sea.

Beside the gentle waters of Botany Bay, residents gather under shady trees, amidst thriving native wetlands and characteristic coastal thicket. The foreshore is alive with activity as neighbours converse at the local café, while children wander the cultural trail alongside elders, an opportunity to engage meaningfully with Kurnell's enduring cultural heritage. Ambling through tree-lined streets towards the Town Centre, a compelling land-bridge emerges gradually from the landscape, inviting residents to explore further.

This tight-knit community is home to all sorts, an assemblage of diverse housing options cater to a broad range of persons and lifestyles, united by an appreciation for the unique vibrancy of a small, inclusive neighbourhood and the playful environ of Quibray Bay.

This thoughtfully designed community offers a harmonious blend of passive open spaces and essential neighbourhood amenities, creating a haven for its residents. With access to the harbour beach front, native wetlands and unique access off Captain Cook Drive, this community enjoys serene privacy as a contemplative place of passive open space and neighbourhood amenity

The community is served by a community centre and a small pocket of local retail and cafés. The Indigenous senior living community enables the opportunity to live on Country and the Cultural Boardwalk at the start of the Cultural Trail offers a renewed connection to Kurnell's Indigenous past and rich culture.

This harbour community has been designed through thoughtful planning, emphasising a particular need to diversify housing in the local context. This diversity brings a tapering of height that tapers downwards to sit beneath the tree line of existing and future vegetation. Buildings of varying densities throughout the precinct will break up visual mass, harmonising into the context of Quibray Bay.

Accessed via the green land bridge, residents and visitors are instantly immersed within nature, where no area within the precinct is void of views and access to beautiful parks, wetland walks, ecological areas and harbour beach front.

- Feature a range of housing typologies to provide a diversity of demographics, dwelling types and sizes.
- A range of lot sizes and building forms, to promote varied architectural outcomes.
- Have residential buildings transition down in scale to allow all with views and access to surrounding nature whilst remaining nestled into the contextual scale of surrounding environment.
- Cultural boardwalk for local residents and visitors connected to pedestrian bridge and cultural trail.



Quibray Bay



① **Cultural Trail**

The Cultural Trail begins its journey in Quibray Bay, on the tranquil waterfront. A community facility is complemented by a north-facing retail space ideally suited for a charming cafe marking the start of the cultural trail, inviting visitors to embark on an enriching exploration of culture and Indigenous heritage.



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. Positioned in close proximity to the Cultural Trail boardwalk, this park serves as a connecting point, offering a transition between the park and the Cultural Trail.



③ **Wetland:**

Boardwalks through the extended wetland area will provide visitors and residents with the opportunity to observe native flora and experience the ecosystem firsthand. The journey along these boardwalks will also offer insights into the area's Indigenous history, creating an educational experience for all.



④ **Green Land Bridge**

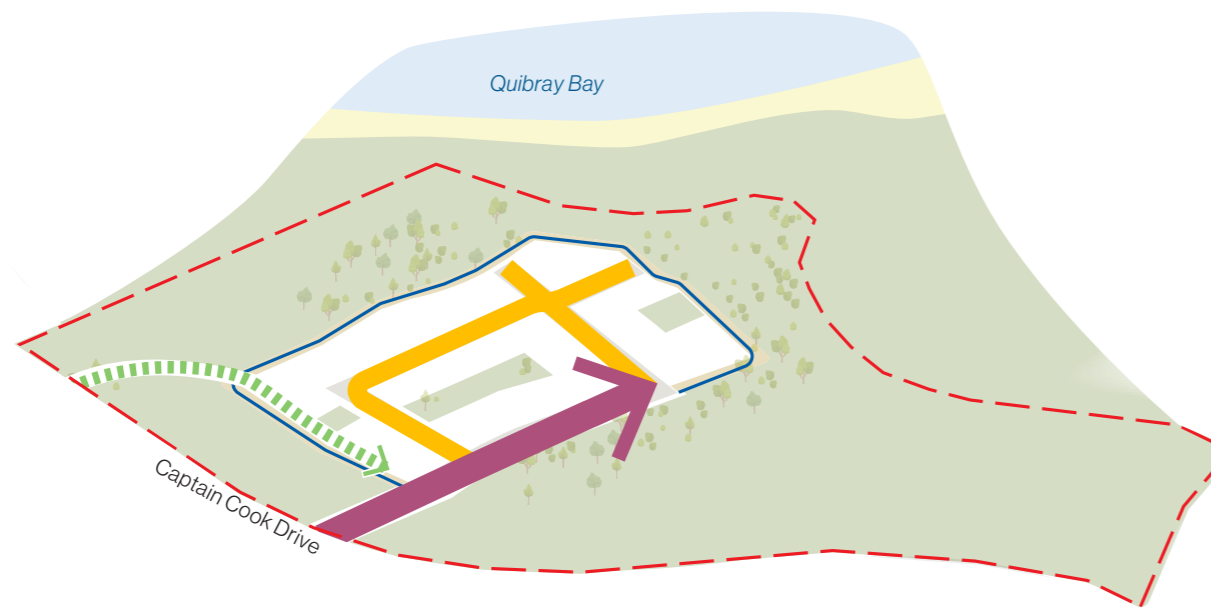
The green land bridge serves as a vital pedestrian and cycle link connecting Quibray Bay through the cultural trail to the three southern precincts. This bridge not only physically connects these areas but also symbolises an ecological pathway, fostering safe coexistence of nature and human activity.



⑤ **Indigenous Seniors Living**

The Indigenous Seniors Living community is specifically designed for elders to reside on their traditional Country or ancestral lands. These communities are tailored to meet the specific cultural, social, and healthcare needs of the Indigenous elders. It's a place to live in accordance with traditional customs, fostering a deep connection to cultural heritage and to the land.

6.2 PRECINCT CHARACTER AND DESIGN



LEGEND

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

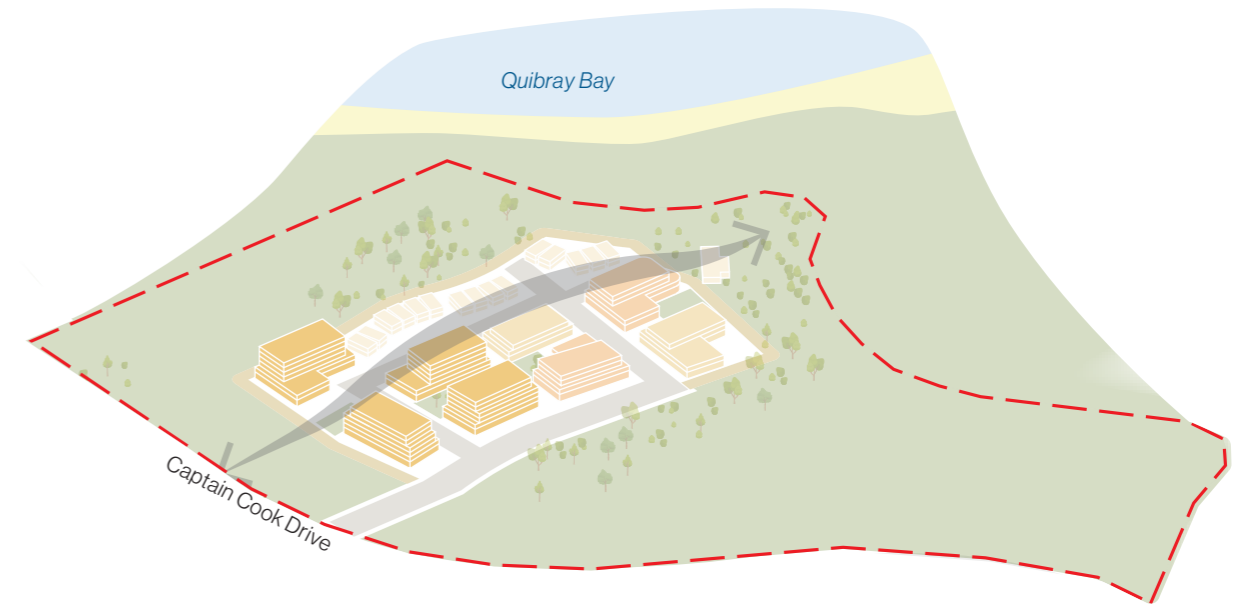
6.2.2 Connections

The Quibray Bay precinct features a self-contained street network, with a local loop-road extending off of a primary north-south road.

This simple network will clearly direct vehicular traffic through and around the site, with a single legible gateway marking the site's single entry and exit point.

The land-bridge across Captain Cook Drive accesses the precinct to its south-west distinct from the proposed vehicular entry point, separating vehicular, pedestrian, and faunal traffic.

Due to the precinct's size, it lacks a distinct pedestrian network or through-site links, with the site's central lot occupied by residential flats.



LEGEND

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

6.2.1 Building Heights

As the smallest of the four proposed precincts, building heights within the Quibray Bay precinct reflect its underlying vision as a tight-knit coastal neighbourhood, with a residential density appropriate for its location.

Proposed built form generally reduces in height towards the precinct's northern interface with Quibray Bay and its coastal wetlands, culminating with the single storey specialised Indigenous seniors community. This will ensure an appropriate scale on the Quibray Bay coast which will not overwhelm the prominence of the existing wetlands.

Building height of up to six storeys is concentrated along Captain Cook Drive and the precinct's primary north-south entry road, creating a prominent gateway set-back from the main road. Additionally this will minimise overshadowing within the Quibray Bay precinct, ensuring solar access to north-facing facades.

Views towards Quibray Bay and further towards Sydney CBD are a key draw of the precinct, with all mid-rise residences of six to four storeys provided with clear northerly views at their upper levels by stepping built form downwards at two to three storeys along the north.

6.2.3 Housing Diversity

This harbour neighbourhood is defined by its diversity in housing type and its strong sense of community. Residences offer a tailored retreat for residents where both the ageing and young can come together amongst the distinctive natural surroundings.

Apartments

273 apartments, ranging from 4 to 6 storeys give this precinct an intimate, human scale. 120 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

Indigenous Seniors

30 Indigenous Seniors Living units sit at two stories, nestled into the context of wetlands and ecological corridor. This community is a unique approach to seniors living, tailored to meet the specific cultural, social, and healthcare needs of the Indigenous elders. It's a place to live, age and return to Country.



LEGEND

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



Nature Walk | JMR



Opal Seaside | GroupGSA



141 Allen Street, Leichhardt | GroupGSA



Edmondson Park | GroupGSA

6.3 RETAIL, COMMUNITY FACILITIES AND SERVICES

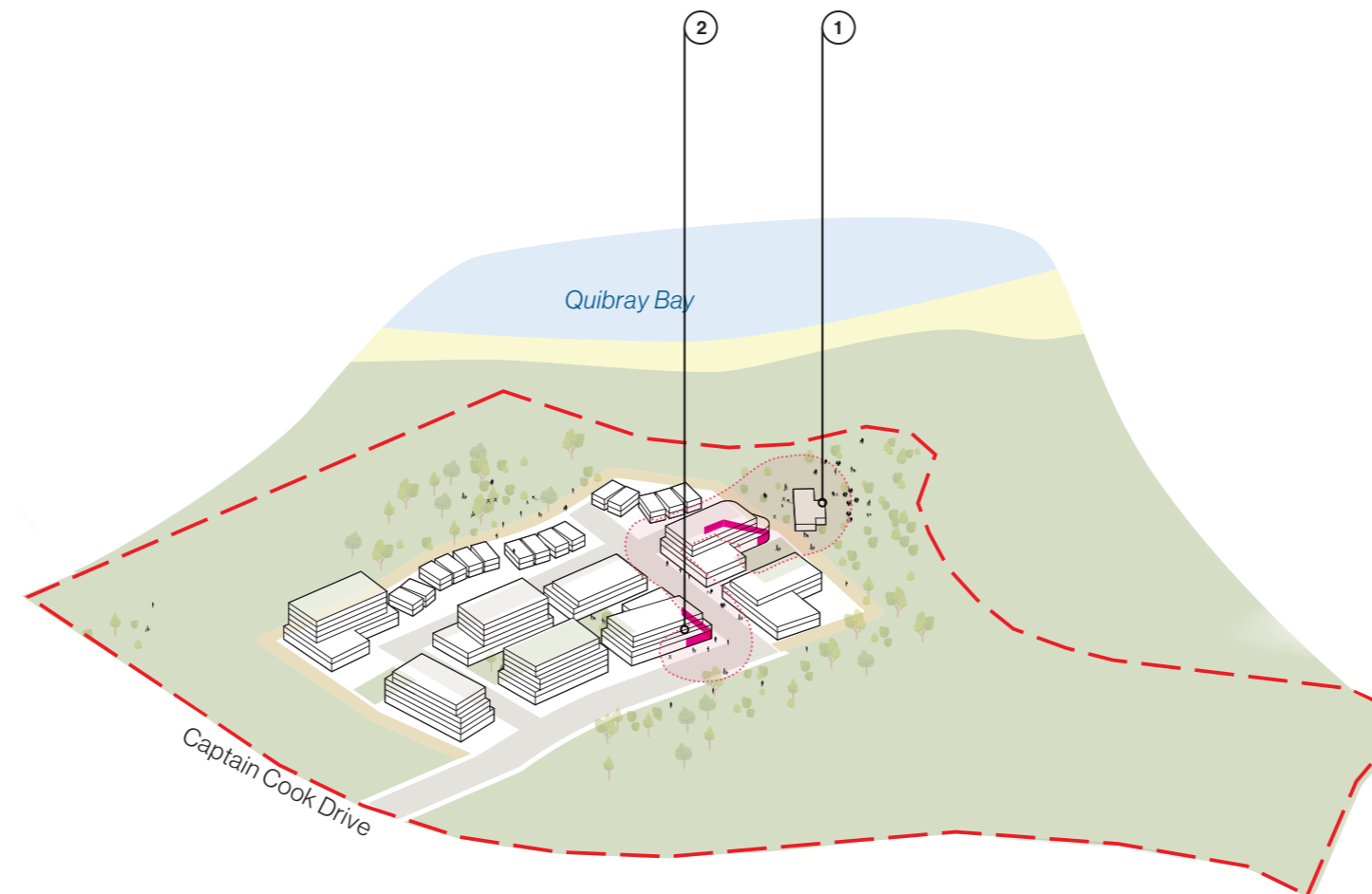
Retail activation within the Quibray Bay precinct is concentrated to its northern interface with the Quibray Bay coastline, where residents are most likely to gather recreationally.

Retail offers are likely to include food and beverage services, creating a number of small destinations within the precinct's north.

Active frontages are north facing, ensuring views towards the Quibray Bay wetlands which additionally maximise interior solar access, engaging with the precinct's ecological context.

Retail offers are located conveniently close to the Indigenous seniors community, with opportunity to contribute to the precinct's Country narrative.

A second active frontage holds a prominent corner along the primary north-south entry road, leading pedestrian activity north towards the Quibray Bay coastline and providing a place to dwell within the precinct.



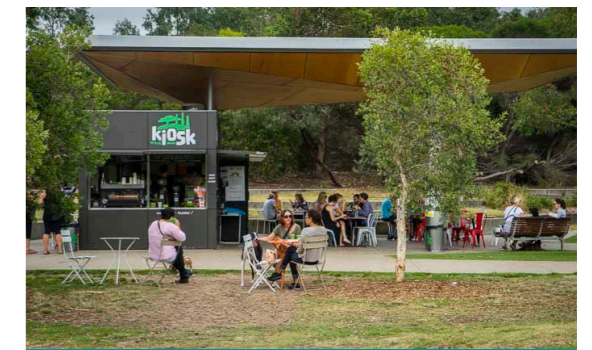
LEGEND

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

- ① Local Retail
- ② Cultural Trail Cafe and Community Facility



Clemton Park Village | GroupGSA



Sydney Park Kiosk | JMD Design



6.4 PUBLIC OPEN SPACE

Public Open Space

The Quibray Bay precinct offers a range of walking trails around parks and through ecological areas, noted for its proximity to the adjacent remnant wetlands.

Quibray Bay Local Parks

The Quibray Bay local park offers diverse public open spaces for gathering, play, and recreation primarily enjoyed by residents.

The lawn area provides flexibility for picnics, social gatherings, and local community activities. Additionally, a small playground caters to people of all ages and abilities, promoting well-being and healthy lifestyles.

Managed Land

Ecological areas

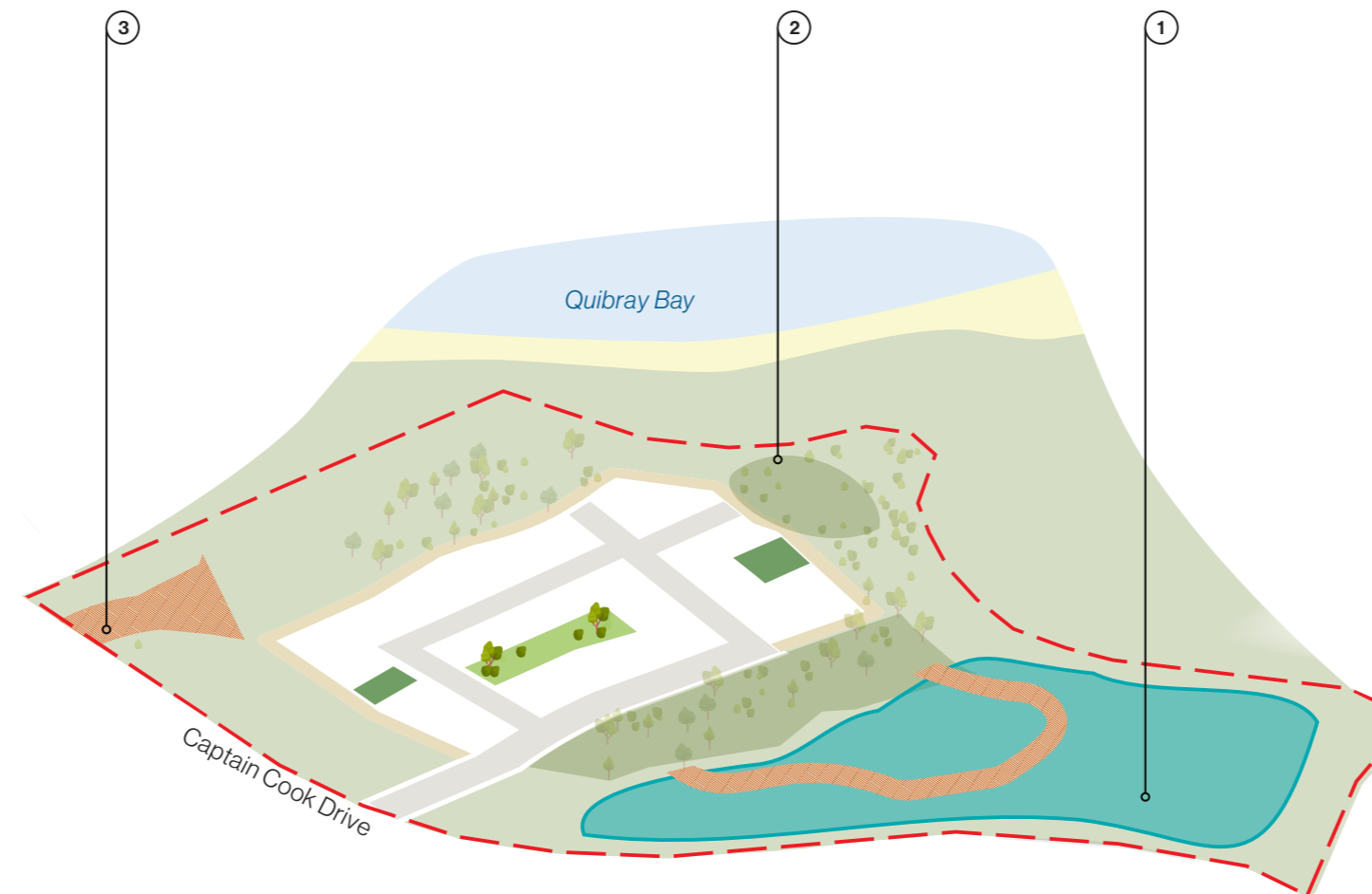
The Cultural Trail begins its journey in the north of Quibray Bay. It is the meeting place and starting point to greet visitors for the cultural walk. It gives visitors the opportunity to immerse themselves in rich history of Indigenous culture with the story telling displays and cultural events at the plaza.

Adjacent to the local park, proposed boardwalks meander through the extended wetland area will provide visitors opportunities for an immersive wetland experience, to observe native planting and to discover Indigenous history along the journey. The ecological Corridor is interlinked with the Cultural Trail via the land bridge over Captain Cook Drive.

Boardwalks are designed to provide accessible footpath connecting to Quibray Bay beach front.

Land Bridge

The land bridge will provide a crucial connection allowing continuity from the start of the Cultural Trail at Quibray Bay, across Captain Cook Drive, all the way to Boat Harbour.



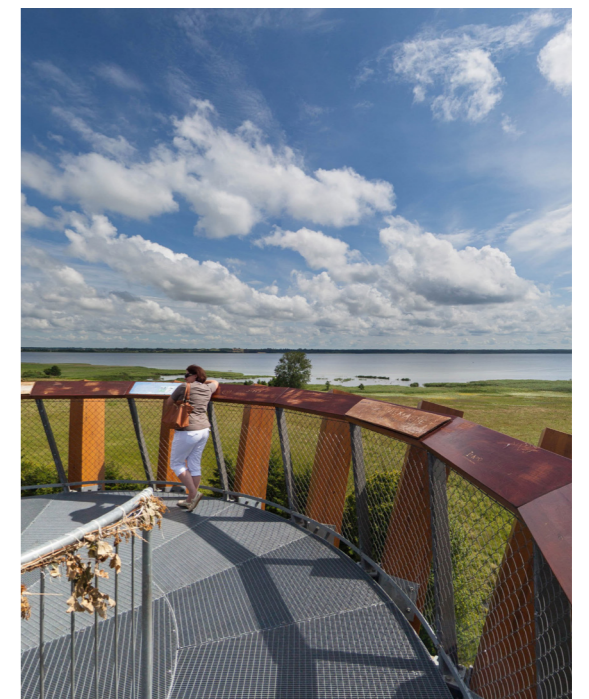
LEGEND

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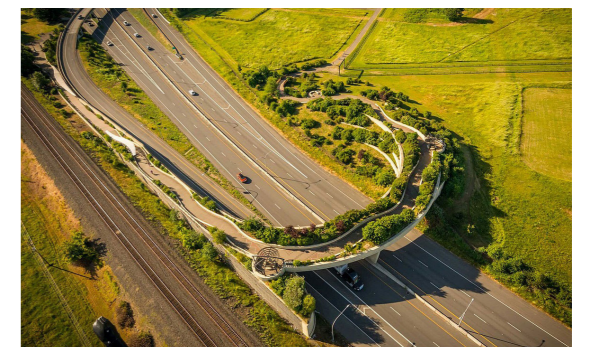
- ① Regenerated Wetlands and Boardwalk
- ② Start of Cultural Trail
- ③ Land Bridge



Malabar Headland National Park | Thompson Berrill



Metelai Regional Park Observation Tower | A. Gudelis



Land Bridge Vancouver, Johnpaul Jones + Maya Lin

