

Part 2 of 2: Appendices C and D

Land Capability – Geotechnical Factors

**Request for Planning Proposal: Kurnell Planning Proposal – 251, 260R, 278, and 280-282
Captain Cook Drive, Kurnell**

Besmaw Pty Ltd

Reference: SYDEN211738-1 R01

30 November 2023

APPENDIX C: SAND QUARRY EXTENSION - 2005 TO PRESENT

Holt Land Rehabilitation Centre

10 May 2005

LEGEND
— SITE BOUNDARY



Captain Cook Dr

Google Earth

Image © 2019 Maxar Technologies

1 km



Holt Land Rehabilitation Centre

30 June 2009

LEGEND

— SITE BOUNDARY

Captain Cook Dr

Google Earth

Image © 2019 Sinclair Knight Merz

1 km



Holt Land Rehabilitation Centre

6 January 2015

LEGEND

— SITE BOUNDARY

Captain Cook Dr

Google Earth

Image © 2019 Maxar Technologies

1 km



Holt Land Rehabilitation Centre

22 July 2017

LEGEND

— SITE BOUNDARY

Captain Cook Dr

Google Earth

Image © 2019 CNES / Airbus

1 km



Holt Land Rehabilitation Centre

18 October 2018

LEGEND

— SITE BOUNDARY



Google Earth

Image © 2019 Maxar Technologies

Image © 2019 CNES / Airbus

1 km

Holt Land Rehabilitation Centre

October 2023

LEGEND

— SITE BOUNDARY



Google Earth

Image © 2023 Airbus

1 km

APPENDIX D: DPE FEEDBACK ON KURNELL SCOPING PROPOSAL – 10 AUGUST 2023: SECTION 9.1 MINISTERIAL DIRECTIONS

Department feedback and advice – Kurnell Scoping Proposal – 10 August 2023

Pre-lodgement stage – Department of Planning and Environment Comments to Sutherland Shire Council

Site Address: 251, 278 and 280-282 Captain Cook Drive (Lot 2 DP 1030269, Lot 8 DP 586986 and Lot 2 DP 559922), Kurnell (the site).

Nature of Request: Sutherland Shire Council requested for feedback in response to a scoping proposal for a mixed-use residential proposal at the above site. This feedback will be used to inform a future planning proposal at the site.

Broad Scope of the proposal – Significant residential development with mixed uses, including commercial tourism and associated open spaces.

DPE Reference No.: IRF23/1923

Scoping Report attached: Yes

DPE point of contact: Alexander Galea, Manager Infrastructure and Planning (DPE)

Sutherland Shire Council: Laura Featherstone, 9710 0716, lfeatherstone@ssc.nsw.gov.au

Department of Planning and Environment: Alexander Galea, 8289 6793, alexander.galea@planning.nsw.gov.au

Please note: Any planning proposal for the site must be prepared in accordance with the NSW Department of Planning and Environment's (the Department) [Local Environmental Plan Making Guidelines \(September 2022\)](#)

Department feedback and advice – Kurnell Scoping Proposal – 10 August 2023

Issue and assessment requirement	Suggested Documentation
<p>It is not clear if any of the current provisions in State Environmental Planning Policy (Precincts – Central River City) 2021 will also be transferred and retained as part of the proposal. This needs to be clarified and justified (if sought) as part of the planning proposal.</p> <p>Retaining Flexibility for a 20 year Implementation</p> <p>It is noted that the scoping proposal contends that as the site has an area of 210.5ha and the site development is to be delivered in stages, it is inappropriate to shrink-wrap the final master plan in overly prescriptive LEP controls but at the same time needs to have suitable guidance to provide a level of certainty. The scoping proposal identifies that the development of the site is anticipated to occur over a 20-year period.</p> <p>Though flexibility of implementation should be reasonably retained, it should be noted that it is typically anticipated rezonings of this scale throughout the Sydney Metro will be implemented over a 20 year timeframe. Hence, the justification for taking a uniquely flexible approach must be very clearly demonstrated.</p> <p>The Department can provide appropriate advice as necessary of potential LEP provisions as requested.</p>	
<p>3. Section 9.1 Ministerial Directions</p> <p>The planning proposal must demonstrate consistency with all relevant Section 9.1 Ministerial Directions (the Directions), and any inconsistency must be specifically explained and justified in the proposal, including relevant technical analysis and studies.</p> <p>The following comments are provided concerning specific Directions relevant to the proposal. This list does not include all Directions that the proposal will need to adequately address.</p> <p><u>1.4 Site Specific Provisions</u></p> <ul style="list-style-type: none"> • The scoping proposal notes its intent to include site specific provisions as part of the proposal. • The planning proposal will need to include an explanation of the proposed site-specific provisions and outline their necessity in accordance with the objectives and terms of the direction. 	<ul style="list-style-type: none"> • Planning Proposal Report • Urban Design Analysis • Detailed site contamination investigation • Geotechnical Assessment

Department feedback and advice – Kurnell Scoping Proposal – 10 August 2023

Issue and assessment requirement	Suggested Documentation
<p>3.7 Public Bushland</p> <ul style="list-style-type: none"> The site is located adjacent to significant public bushland. The consistency requirements of this Direction should be addressed in alignment with other relevant discussions in this advice, including Section 11. 	<ul style="list-style-type: none"> Acoustic Assessment Aeronautical Assessment
<p>4.1 Flooding</p> <ul style="list-style-type: none"> The consistency requirements of this Direction should be addressed in alignment with other relevant discussions in this table, including Section 14. The Direction is currently being updated to include the release of the new Flood Risk Management Manual 2023 and its associated flood risk management guidelines and they must be adequately addressed in the proposal– see Section 14 of this advice for further discussion. 	<ul style="list-style-type: none"> Flood Study and Analysis Bushfire Report Threaten Species/Flora and Fauna Assessment
<p>4.2 Coastal Management</p> <ul style="list-style-type: none"> The consistency requirements of this Direction should be addressed in alignment with other relevant discussions in this advice, including Sections 10 and 11. 	<ul style="list-style-type: none"> Traffic and Transport Assessment
<p>4.3 Planning for Bushfire Protection</p> <ul style="list-style-type: none"> The consistency requirements of this Direction should be addressed in alignment with other relevant discussions in this advice, including Section 12. 	<ul style="list-style-type: none"> Open Space Needs Assessment
<p>4.4 Remediation of Contaminated Land</p> <ul style="list-style-type: none"> An investigation report will need to be prepared to confirm that the site is or can be made suitable for the intended land uses. The specific land uses the proposal seeks to permit must be addressed. 	<ul style="list-style-type: none"> Retail and Commercial Needs Analysis
<p>4.5 Acid Sulfate Soils</p> <ul style="list-style-type: none"> A Geotechnical Assessment must be prepared to confirm that the proposed future development of the site is compatible with any acid sulfate soil affectation and groundwater. 	

Department feedback and advice – Kurnell Scoping Proposal – 10 August 2023

Issue and assessment requirement	Suggested Documentation
<p>5.1 Integrating Land Use and Transport</p> <ul style="list-style-type: none">Consistency with this Direction should be informed by pre-Gateway consultation with Transport for NSW (TfNSW), including the suitability of road and infrastructure upgrades to support the intended future development. Any Transport for NSW's requirements and comments should be addressed prior to a request for Gateway as appropriate unless otherwise specified. Noting TfNSW comments dated 13 June 2023, this appears to require substantial resolution.The consistency requirements of this Direction should be addressed in alignment with other relevant discussions in this advice, including Section 5. <p>5.2 Reserving Land for Public Purposes</p> <ul style="list-style-type: none">The proposal seeks to rezone portions of the site to RE1 Public Recreation and C2 Environmental Conservation.The zoning of land for a public purpose (including RE1 Public Recreation) must include identification of a relevant acquisition authority unless the land is already owned by that relevant acquisition authority. The identified authority must also provide concurrence to its nomination as the relevant acquisition authority. This should be provided prior to requesting a Gateway determination. See Sections 5 and 9 of this advice for further discussion. <p>5.3 Development Near Regulated Airports and Defence Airfields</p> <ul style="list-style-type: none">Addressing the proposal's consistency with this Direction must include:<ul style="list-style-type: none">addressing the site's affection by Sydney Airport's Australian Noise Exposure Forecast (ANEF) contours and how proposed future development can adequately address noise impacts; andaddressing the proposed maximum building heights and the impacts of Sydney Airport's Obstacle Limitation Surfaces and PAN-OPS. Consistency with these requirements should be informed by pre-Gateway consultation with Sydney Airport Corporation (SAC). The proposal will need to adequately address any feedback from SAC.	

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Issue and assessment requirement	Suggested Documentation
<p>6.1 Residential Zones</p> <ul style="list-style-type: none"> • Addressing the proposal’s consistency with this Direction must include discussion on how the proposal: <ul style="list-style-type: none"> ○ encourages a variety and choice of housing types to provide for existing and future housing needs; ○ makes efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services; and ○ minimises the impact of residential development on the environment and resource lands. • The proposal will need to identify the anticipated number of dwellings and population. <p>7.1 Business and Industrial Zones</p> <ul style="list-style-type: none"> • Addressing the proposal’s consistency with this Direction must include discussion on how the proposal: <ul style="list-style-type: none"> ○ encourages employment growth in suitable locations; ○ supports the viability of existing identified centres, including how the proposal responds with the broader centres hierarchy; and ○ how the proposal can provide for adequate services to meet the needs of the broader community and residents (i.e. supermarkets, commercial premises etc). This should be informed by a retail and commercial needs analysis. 	
<p>4. Built Form, Urban Design and Master Planning</p> <p>As discussed in Sections 1 and 2 of this advice, while the sentiment of the proposal is clear, the overall vision and scheme for the proposal is not. Additional qualification in terms of the broad density, scale, layout, relationship to adjoining land and reasoning will assist to frame the intended outcomes and explanation of provisions.</p>	<ul style="list-style-type: none"> • Urban Design Report • Planning Proposal Report • Connecting with Country Framework/Indigeno