

BESMAW PLANNING PROPOSAL

Master Plan and Urban Design Report

We acknowledge the traditional custodians of the land upon which the site is located, the Gweagal people of the Dharawal nation; their connection to Country, land, water, community and spirit.

We pay our respects to Elders past, present and emerging, whose knowledge, traditions and stories guide custodianship on what will always be their ancestral lands.

Issue	Title	Date	Prepared	Checked
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3	Draft Issue for Review	13/11/23	JK/HR/DD/CW	HR
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6	Final Draft Issue	01/12/23	HR/DD	HR
7	Final Issue	08/12/23	HR/DD	HR/SH
8	Final Issue	12/12/23	HR/DD	JK/SH

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Our vision is to create a place that celebrates its rich cultural heritage, regenerates the natural environment to provide a connected ecological system and delivers a vibrant and sustainable “home” to those who live, work and play there.



EXECUTIVE SUMMARY

The vision for the Master Plan is to celebrate Kurnell's rich cultural heritage, regenerate the natural environment to provide a connected ecological system and deliver a vibrant and sustainable home to those who live, work and play there.

The vision provides an overarching framework to support the development of the master plan, guiding its renewal over the next 20 years.

This Urban Design Report report has been prepared by GroupGSA to accompany a proponent initiated Planning Proposal in support of the proposed amendment to the State Environmental Planning Policy (Precincts—Central River City) 2021 (SEPP Precincts) and the Sutherland Shire Local Environmental Plan 2015 (SSLEP 2015).

The Besmaw Planning Proposal aims to translate and amend current land uses zones under the applicable controls to be consistent with the standard instrument local environmental plan zones and enable additional uses to accommodate a diverse range of land uses at 251, 260R, 278, and 280-282 Captain Cook Drive, Kurnell (the site). The Besmaw Planning Proposal will establish a new mixed-use community encompassing residential, employment, tourism, education, cultural facilities, ecological regenerative zones and public open space areas.

This report presents an indicative concept shaped by peer review and community consultation outcomes. The urban design process incorporated options explores in the Master Planning phase, aligning with the Apartment Design Guide (ADG), NSW Government Architect's Better Placed guidelines, and incorporating feedback from DPIE and the SDRP processes.

The realised Master Plan will be a world class benchmark for urban design, land rehabilitation and ecology. It will;

- Foster inclusivity to unite diverse communities, bridging generational gaps while cherishing and celebrating Kurnell's rich cultural heritage. It will be a place where the past and future interlace seamlessly.
- Offer housing for a range of demographics. Housing diversity will deliver an array of choices in size, affordability, and design. This inclusivity will ensure the future community is a place where families can grow and seniors can comfortably retire, all set against the outstanding backdrop of its coastal environment.
- Honour local Indigenous heritage. The master plan will not only respect but celebrate the Gweagal people and Kurnell's Indigenous culture. Enabling Indigenous people to live on their ancestral lands and work with and strengthen their connection to Country will be an essential step in preserving this invaluable heritage.
- Support an authentic sustainable green network. A variety of open spaces that are sustainable, offering a range of amenity while supporting the local ecosystem's growth and renewal. This vision underscores the dedication to preserving and returning the natural beauty of Kurnell to the site.
- Integrate a strong focus on encouraging active transport and connect to Sydney and surrounding areas. Infrastructure will be future-proofed to adapt to changing trends and evolving transport technology, ensuring convenient transport options for all.
- Contribute to human-centric amenity and well-being. At the core of the vision is the provision of community amenity, emphasising the well-being of residents and fostering economic growth.



141
hectares
public open space
and managed land

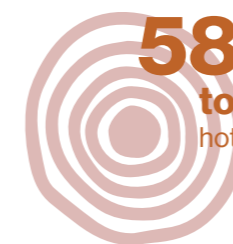


7,720
projected population

4,333
dwellings
residential & seniors

4 community centres

1 full-line supermarket



587
tourism dwellings
hotel rooms and cabins



1,163
jobs generated
full-time on-site

DESIGN PRINCIPLES

The principles represent a bespoke, balanced and evidence based approach that integrates best practice urban design into a process that is unique to the development of the master plan.

Developed by the design team as a response to the project vision, the ten design principles are underpinned by strategies to support the deliver of the public domain, urban, and built form rehabilitation of the site.

Our design principles, supported by the vision for Kurnell embodies a commitment to sustainability, cultural richness, inclusivity, and the overall betterment of our community.



KURNELL

Create a topography that integrates green infrastructure, open space and natural systems



OPEN SPACE

Develop a network of open spaces which connect ecology, people and place



COUNTRY

Engage with, recognise and celebrate Country



CONNECTION

Develop an integrated movement network



DIVERSITY

Create a vibrant and diverse precinct



PLACE

A network of places and destinations to ensure the master plan is resilient, diverse and adaptive as it develops



SUTHERLAND

Reflect the values and character of the Sutherland Shire



SOCIO-ECO

Create Social and Economic Benefit



SUSTAINABILITY

An exemplar of sustainable development



ECOLOGY

Regenerate ecology, to create a resilient and diverse green network



The open space network is a dynamic and culturally rich environment that fosters community well-being, ecological sustainability, and engagement with the surrounding Indigenous culture and environment.

The open space network is an adaptive environment, evolving with the community and environmental conditions accordingly.

Diverse and Interconnected Uses: Open spaces form a diverse and interconnected network, seamlessly blending recreational activities with ecological conservation efforts to their adjacent precincts. This network caters to the needs and interests of the proximal community while promoting environmental sustainability.

Accessible Local Parks: Local parks will serve as amenity for daily use, strategically located within each of the four precincts. These parks are within walking distance from residential density which encourages regular community engagement and promotes a healthy lifestyle.

District Parks as Cultural Hubs: The three district parks not only serve as recreation and sports facilities but are also designed as cultural hubs. This can include spaces for art exhibitions, community events, and cultural festivals, fostering a sense of community and belonging.

Ecological Emphasis: Surrounding green corridors, provide a habitat for local wildlife, native plant species, and offering educational opportunities to engage the community with the environment.

Pedestrian-Centric Design: The open space network is pedestrian-friendly, with well-maintained walking tracks, the cultural trail, and cycle paths. This will encourage active transportation, reduce the carbon footprint, and enhance the overall quality of life for residents.

Cultural Engagement with Indigenous Country: The natural environment actively engages with and acknowledges local Indigenous culture. Elements such as Indigenous artwork, interpretive signs and dedicated spaces explaining the history and significance of the land, and involvement with Indigenous communities in the design and maintenance of the open spaces promotes cultural understanding and respect.

Regeneration

Creating a healthy place and a thriving community, regenerative outcomes are implemented through a holistic approach to built form and the landscape.

Engagement throughout the ideation of the Master Plan, including the Design Jam and Community Feedback sessions as outlined in section '2.2 The Design Process' and Site Analysis and Contextual Analysis in sections 'Appendix B' and 'Appendix C, highlighted the significance of water and its role within the unique environment of this place. The current wetland systems will be expanded to emphasise and support saltwater and freshwater connections on the north side of the precinct through biofiltration planting and a considered ecological strategy.

Creating a green bridge to strengthen ecological links from north to south of the site was key to continuity of the green network. Ensuring the regeneration and ongoing care for the land, whilst also providing viable access points across the site was a key takeaway of all initial analysis.

The below strategies represent how regeneration will be implemented across the site:

- Promote rehabilitation efforts to allow free movement of fauna throughout the peninsula, aligned to the aspirations of the Kurnell 2020 Corridor Delineation strategy;
- Create north-south ecological links in the site;
- Design a diversity of ecological responses to drive the character, and outcomes of sub precincts within the master plan;
- Strengthen the east-west biodiversity corridor within the Coastal Use Area, preserve coastal vegetation along the southern interface and Boat Harbour; and
- Regenerate riparian corridors and coastal vegetation, promoting the return of threatened species, education, and land management.



The master plan comprises four precincts - each embedded in the unique natural qualities, resulting in distinctly different local character

① Town Centre

The vibrant home and destination of education and enterprise overlaps people, built form and nature. The Town Centre proposes an appropriate mix and arrangement of land uses, which satisfactorily serve and integrate with the surrounding residential and tourism uses.

The Town Centre will be a place designed for the enjoyment and utility of pedestrians and a place that facilitates access for people between work, home, school and tourist destinations.

② Bate Bay

A unique residential neighbourhood seamlessly woven into the tapestry of parklands, wetlands, and the picturesque coastline of Bate Bay.

This community is a harmonious blend of modern living and the surrounding natural environment, inviting a celebration the rich Indigenous and ecological heritage of the area. With the breathtaking 2km beachfront at the doorstep of the community and proposed amenities of Bate Bay, along with vast parklands and heath landscapes, the precinct enjoys the perfect balance of coastal serenity and urban convenience.

③ Boat Harbour

The 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.

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.

④ Quibray Bay

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

