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URBIS

BESMAW PLANNING PROPOSAL

Site-Specific Development
Control Plan

Prepared for
BESMAW PTY LTD
13 December 2023

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Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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MIXED USE COMMUNITY - KURNELL

This chapter of the DCP provides the site-specific planning requirements for development of a mixed-use community on Captain Cook Drive, Kurnell and provides objectives and principles to guide the delivery of a sustainable mixed-use community that is embedded within the natural environment.

This chapter should be read in conjunction with other relevant chapters of the DCP.

To the extent of any inconsistency between this chapter of the DCP and the broader SSDCP 2015, this chapter will prevail.

1. The site

This chapter applies to land legally described as Lot 2 in DP1030269, Lot 9 in DP586986, Lot 2 in DP559922 and Lot 8 in DP586986, fronting Captain Cook Drive and known as Nos 251, 260R, 278, and 280-282 Captain Cook Drive, Kurnell. The site is shown on Figure 1.

The site is a 210-hectare site that is largely a brownfield site, with two small wetland areas and areas of intact Aboriginal artefacts.

The site has diverse characters at the site boundary interface. To the north, the site adjoins Quibray Bay and Towra Point Nature Reserve, being a relatively low-lying area. The eastern boundary adjoins the Tabbigai Lands and the Kamay Botany Bay National Park. The southern boundary extends to mean high water mark, connecting to Bate Bay, a 2km coastal beach front. The western boundary adjoins Wanda Reserve, which contains a State and locally listed heritage dune.

Figure 1 Land to which this Chapter applies



2. Strategy

The vision for the site is to create a mixed-use community, a place that celebrates the 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.

This is reflected in the overall site strategy which adopts a landscape led design outcome and nature positive approach.

Many of the ecological habitats within the Kurnell Peninsula have been threatened and degraded since European settlement. There exists an unparalleled opportunity to regenerate ecological habitats within the site while celebrating and recognising the heritage of First Nations peoples and the significant cultural values within the surrounding context.

Approximately 67% of the site is designed to be used as landscaped open spaces, active and passive recreational areas, ecological corridors and a cultural trail.

Embedded within the proposed site landscape are four distinct precincts which together, comprise a new mixed-use community. Each precinct has its own unique identity, a strong focus around a retail / mixed-use core, two residential precincts and a tourist precinct.

The three southern precincts are connected by a loop road network, complete with active transport infrastructure to support cycling and pedestrian movement. Bus stop locations have been nominated so that 95% of dwellings are located within a 400m walking distance of frequent public transport.

Each of the four precincts will have convenient access to transport and are able to support a range of medium and high density residential dwelling typologies, including affordable housing, build-to-rent and seniors housing. All dwellings will be within 400m of local or district parks and will have access to areas of outdoor recreation.

Owing to the unique natural qualities of the site, the vision seeks to create a tourist destination through the strategic placement of hotels and resorts throughout the site, with a strong focus in the Boat Harbour precinct.

The cultural trail will provide for increased education and cultural tourism opportunities, attracting visitors to the site.

3. Connecting with Country

Recognition of Country and the traditional custodians of the land is pivotal to the site's redevelopment. Country has been the driver and focus and is entwined within the lands naming, the site planning layout, the intended development outcomes, and the future intended management and operation of the ecological and cultural lands. These outcomes have been guided by and are the result of extensive engagement with the Aboriginal community.

The design approach to Country is centred around three overarching design principles:

1. Regeneration
2. Resilience
3. Reignition

3.1 Objectives

1. To ensure development acknowledges and embeds Country and is exemplary in showcasing a "Connecting with Country" design-led approach.
2. To ensure locally connected First Nations voices are embedded into the design outcome for the site.
3. To provide opportunities for collaboration and co-designing with First Nations people including consideration of broader connections, the arrival experience, placement of visual and physical linkages, key nodes, and open space.
4. To celebrate Aboriginal culture and language through opportunities to name streets in the local traditional language or implement dual naming in collaboration with the community.
5. Encourage continued consultation with the community.

3.2 Controls

1. Developments are to demonstrate how buildings respect and respond to:
 - a) Identified significant sites, places, views, traditional movement corridors and narratives of Country;
 - b) The natural landscape, including topography and native vegetation by providing clear and legible links (within the road network and public domain) between corridors through the siting of buildings.
2. Development should seek to achieve the following outcomes:
 - a) Storytelling spaces to be provided for First Nations community members.
 - b) A Meeting Place for cultural and knowledge exchanges.
 - c) Embedding Cultural Practices within natural activations on site.
 - d) Art and wayfinding interlinking across the site
 - e) The integration of the cultural trail with the natural environment and opportunities for cultural experiences to be delivered in the space.
3. For development applications comprising a site area of 2,500m² or greater, or for major public domain works, a specialist Indigenous cultural heritage consultant is to be engaged throughout the design process and is to collaborate with the urban designer and / or architect, in preparing the detailed design development for the site, in accordance with the 'Connecting with Country Framework' (GANSW, 2023) or as updated.
4. Any development application must have regard to and be consistent with the Ecological and Cultural Management Strategy and Cultural Management Plan that have been adopted for the site, and as may be updated from time to time.

3.1 CULTURAL STRATEGY

Cultivating a strong sense of community and custodianship is integral to the Connecting with Country outcomes for the site and Kurnell Peninsula.

Culture and cultural practices are ongoing and evolving, often reflecting the various customs, traditions, and activities collectively shared by the community. The Kurnell community has the opportunity to identify, honour, and explore traditional practices connected to the site, whilst also, welcoming and facilitating new connections and customs unique to the Kurnell Peninsula.

An Ecological and Cultural Management Strategy has been prepared for the site that sets out the framework, activities, cultural enterprise opportunities and management structure for the design and use of the cultural trail. This Strategy is to be updated from time to time, as relevant.

3.1.1 Objectives

1. Ensure the principles identified in the Connection to the Country Framework are embedded into the site planning and design.
2. To provide for cultural activities and cultural enterprise opportunities for First Nations people.
3. To provide opportunities for elders to live on Country.

3.1.2 Controls

1. A Cultural Management Plan is to be prepared for the site, prior to development consent being granted for the main building works.
2. Development of and within the cultural trail is to generally be in accordance with the Ecological and Cultural Management Strategy, which will evolve over time as the site is progressively developed and through ongoing engagement with the First Nations peoples.
3. The location of the cultural trail should generally align with the location shown in Figure 2 *Indicative Cultural Trail* and will primarily be contained within the C2 Environmental Conservation zone.
4. Development in close proximity to the McCue Midden is to be sensitively designed and to utilise low-impact construction methodology to avoid any impacts on the midden. An Aboriginal Cultural Heritage Assessment Report is required to be prepared to the satisfaction of the relevant assessment authority, identifying the extent of the midden and proposed protection measures to limited any adverse impact to preserve the cultural significance of the Midden.
5. Seniors housing, specifically designed and dedicated to First Nations peoples, is to be provided on Lot 2 North.

Figure 2 Indicative cultural trail



3.2 ECOLOGICAL STRATEGY

Corridors are to be established throughout the site of varying widths, which will support the site's regeneration, strengthen the biodiversity values within the site and the broader Kurnell Peninsula, allowing for the reintroduction of native flora and the movement of fauna across the site.

The *Kurnell 2020 Corridor Delineation* report describes the need for the re-creation of corridors, and consistent with that plan, the site will deliver a suite of substantial new habitat corridors that can be revegetated to link north-south, and east-west across the site. These will form habitat linkages with adjoining conservation areas, including Towra Point Nature Reserve, Tabbigai Conservation Area, Kamay Botany Bay National Park and Wanda Reserve.

Ecological and open space corridors within the site will maintain or improve water quality, entering Quibray Bay, Bate Bay and Boat Harbour, which have significant marine environments of high conservation value.

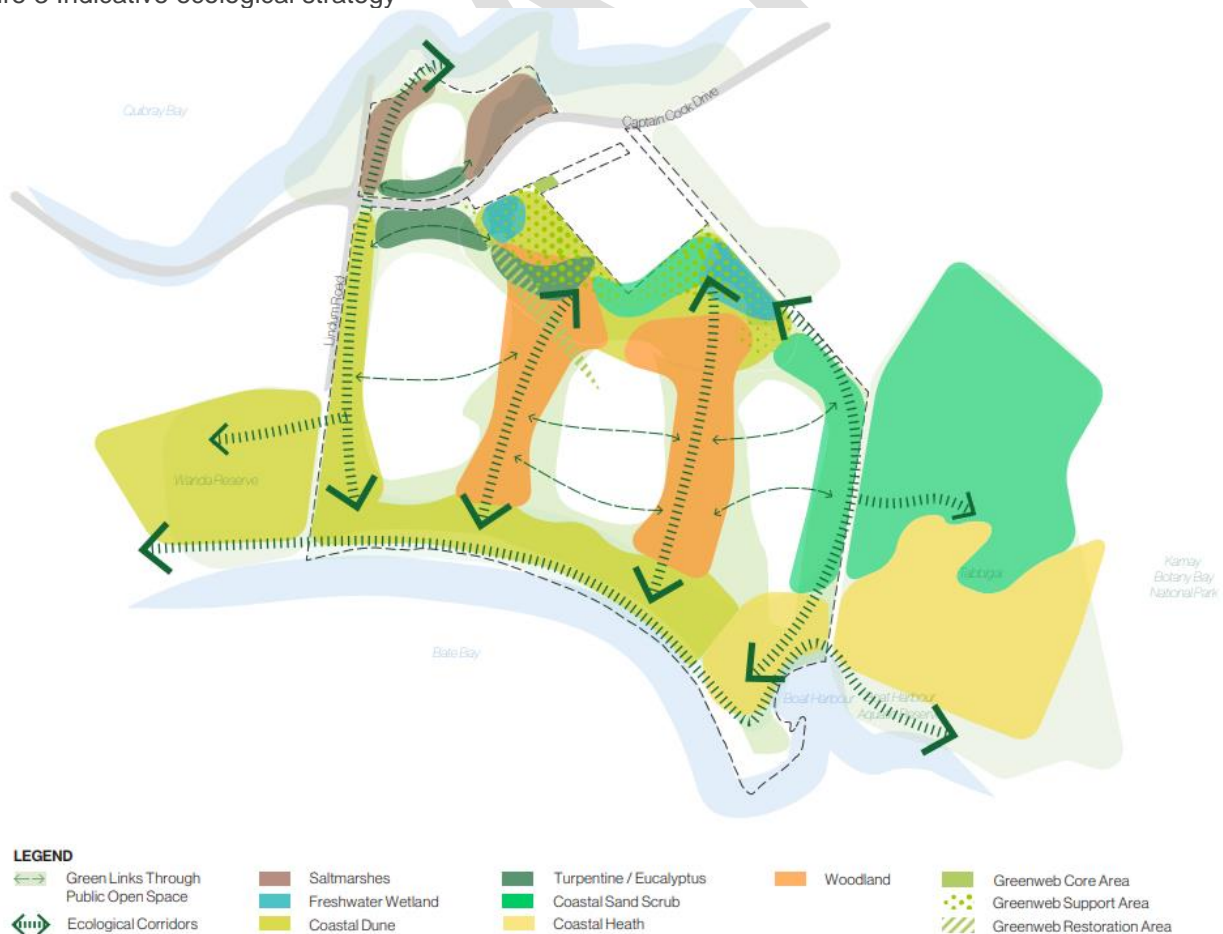
3.2.1 Objectives

1. Establish biodiversity corridors within and across the site that provide for the restoration of the local surrounding ecosystem and support the movement of fauna.
2. Extend endemic vegetation communities adjoining the site boundary to blend with the site into and connect with vegetation corridors within the site.
3. Deliver a nature positive development outcome by embedding the development precincts within the site ecology.
4. Provide a green infrastructure network with a variety of open spaces and ecological communities that is generally in accordance with the Ecological Strategy.
5. Leverage the natural environment to actively engage with and acknowledge the indigenous culture of the region.

3.2.2 Controls

1. The site's ecological approach is to be generally in accordance with the Ecological and Cultural Strategy Framework, which will evolve over time as the site is progressively developed and through further engagement with Gamay Rangers, National Parks and Wildlife and other relevant stakeholders.
2. A Biodiversity Management Plan is to be prepared for the site, prior to development consent being granted for the main building works.
3. An east-west ecological corridor is to be provided along the frontal dune, with an average width of at least 200m.
4. Two north-south corridors are to be provided through the precincts, each with an average width of at least 200m.
5. Individual buildings for public use (such as the public carpark, surfclub and associated amenities and pedestrian walkways), are permitted within the ecological corridor.
6. The ecological corridors are to contain species, which are appropriate for the Peninsula and generally reflect those species identified in *Figure 3 Indicative Ecological Strategy*
7. Species are to be provided on site that, where appropriate, provide for bushfire hazard management, are resilient and respond to the climate within this area of the Kurnell Peninsula.
8. Prior to development consent being granted for development other than development of a minor nature, a suitably qualified landscape architect is to prepare a landscape report which identifies the location, quantum and types of species suitable for that Stage of works, having consideration to the Biodiversity Management Plan. The report must provide details of the soil profile which will support the long-term growth of the plant species.

Figure 3 Indicative ecological strategy



4. Site Planning

The site has an area of 210 hectare that is relatively free from constraints. As a largely brownfield site, with no existing internal streetscape network, the site planning sets out the broad site requirements, in relation to land form, structure plan, development staging, infrastructure, whole of site setbacks and the overall built form strategy.

This section of the DCP sets out the intended layout of the site, the location of precincts and the intended land uses within each precinct. These reflect the relevant zoning and local control in the Sutherland local environmental plan.

Future development should occur in accordance with the site planning requirements, unless it can be demonstrated that a better design outcome can be achieved through an alternative approach and that the relevant objectives can still be achieved.

4.1 SITE TOPOGRAPHY

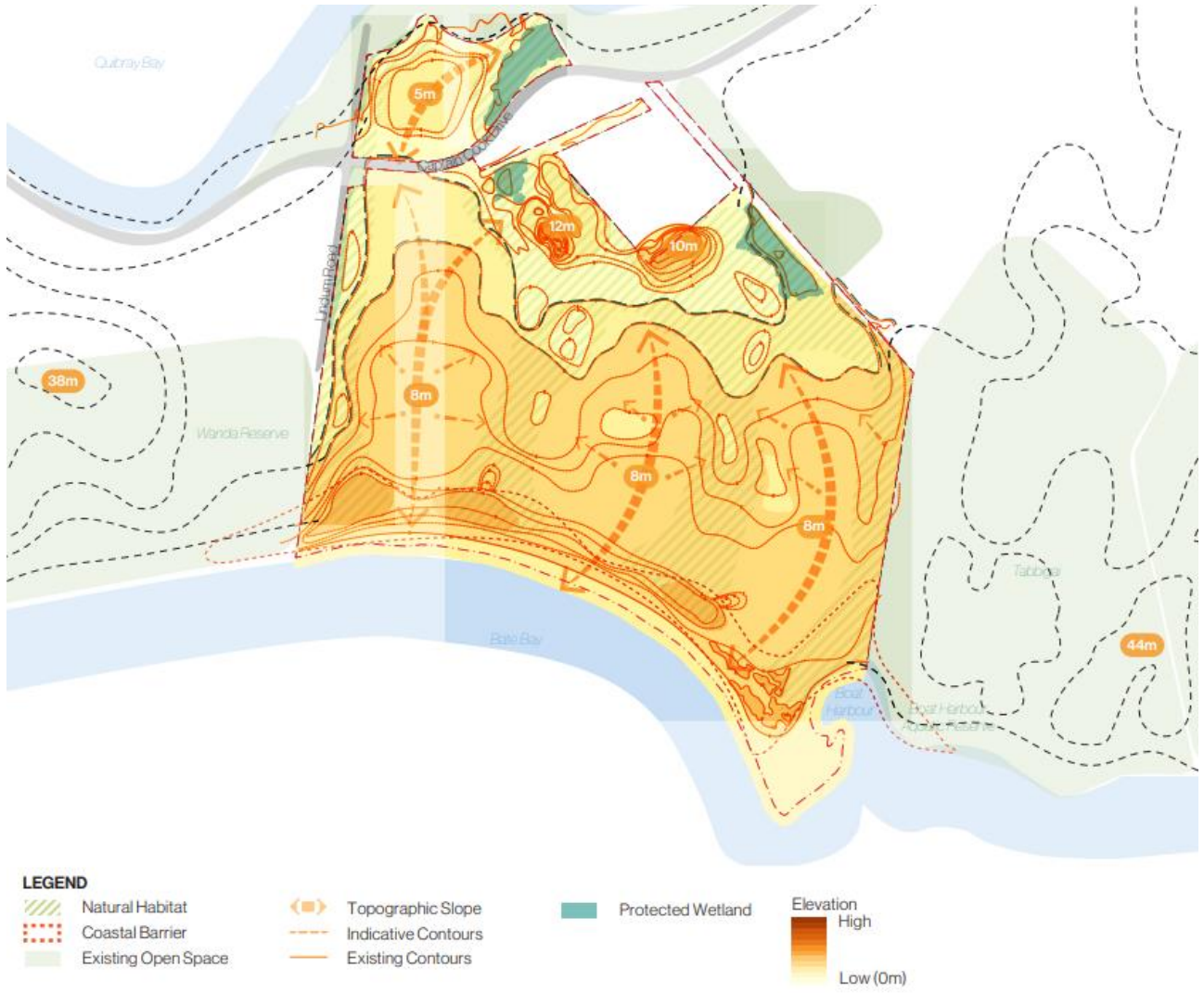
4.1.1 Objectives

1. To create a topography that ties in with the landform at the edges of the site.
2. To create an internal site topography that integrates green infrastructure, open space, natural systems and cultural networks.
3. To reinstate landforms, as reasonable and appropriate, to pre-European landforms.
4. To provide a series of transitional plateaus, that provide for a variation in the site, allowing water to naturally fall towards the ecological zones.
5. To account for coastal hazards, sea level rise and flooding, by creating high points within the site and locating precincts above flood planning levels.
6. To provide sufficient soil depth to accommodate for infrastructure and services and remain above the expected ground water levels.

4.2.1 Controls

1. The predevelopment landform on Lot 2 North should be a minimum of RL4-RL5 in the location where building envelopes are planned. The landform should gradually slope down at the periphery to tie in with the existing levels at the edge of the Lot.
2. The existing topography within Lot 8 is to be generally maintained, with the exception of the sandy mound at the southern edge, adjacent to Lot 2 South. Gradual reshaping is to occur to support the site's hydrological function and establishment of ecological zones.
3. The existing spurs adjacent to the McCue Midden should be generally retained.
4. The predevelopment site topography should be generally in accordance with *Figure 4 Indicative site topography*.

Figure 4 Indicative site topography



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4.2 STRUCTURE PLAN

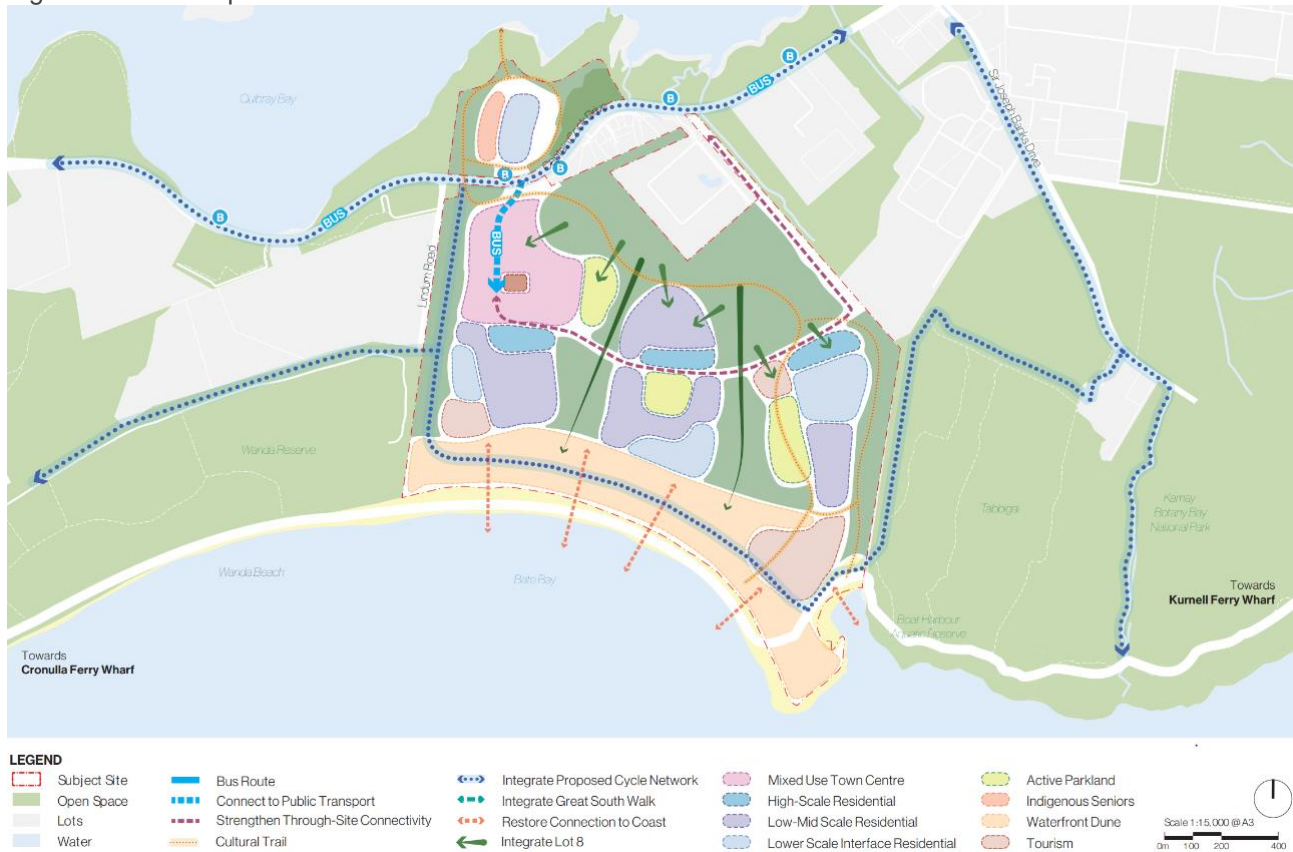
4.2.1 Objective

1. The structure plan provides for the overall spatial planning arrangements for the site and includes the broad land use framework, the indicative primary road network, active transport connections, key ecological connections and district parks.

4.2.2 Control

1. Development is to be generally in accordance with the structure plan at *Figure 5 Structure plan* and the relevant provisions contained within this DCP.

Figure 5 Structure plan



4.3 PRECINCT STRATEGY

The site has been curated to create four distinct precincts each with their own unique identity and local character which reflects the natural qualities of the environment they are set within.

Whilst each precinct has a specific role and function, the structure plan has purposefully integrated a diverse range of housing typologies and employment generating land uses across each of the precincts so that future residents can select their preferred housing product and lifestyle choice.

Figure 6 Indicative character precincts indicates the four character precincts, that make up the community:

1. Quibray Bay
2. Town Centre
3. Bate Bay
4. Boat Harbour

Development within each precinct is to reflect the precinct character statements.

Note: the underlying super lots are for illustrative purposes only and may be subject to change, so to may the naming conventions of each of the character precincts, through further engagement. The overall intent of the precincts is to remain, as per the character statement.

4.3.1 Precinct Character Statements

4.3.1.1 Quibray Bay

The Quibray Bay precinct is to be a serene residential neighbourhood, integrating into the natural surroundings, between the wetlands and Quibray Bay.

This precinct contains low-medium scale residential dwellings of 2 to 6 storeys and experiences a high level of enclosure, being separated from the main community by Captain Cook Drive, and is bound by wetlands, Botany Bay and Towra Point Nature Reserve.

Residents will be afforded expansive north facing views across Botany Bay, with the CBD skyline beyond, and high levels of residential amenity.

The lot layout and road network are simple, with a uniform grid approach. The future land uses include seniors housing, and apartment style living in various forms, with an emphasis on the mid-rise built form and maisonette apartments. The lot sizes and built form are to be designed to deliver east-west and north-south oriented buildings which can capitalise on solar access, views and visual settings.

Active ground floor uses are encouraged at the edge of the local park, which will service residents and park users and provide necessary daily goods. A café is encouraged at the most northern edge of the precinct, overlooking Quibray Bay.

4.3.1.2 Town Centre

The Town Centre is a high-density precinct which forms the vibrant heart of the community, complete with a full line supermarket and laneway style retail activation along the High Street. It will include a range of commercial, retail and residential uses, with potential for tourism. The precinct includes four towers of up to 12 storeys in the main core, with building heights reducing towards the frontal dune.

The southern end of the town centre will accommodate lower scale residential buildings, with ground floor active frontages or maisonette apartments which will activate the pedestrian laneway, providing for a fine grain pedestrian environment, leading down towards the beach front.

The height and scale of the buildings are to be of a lower scale at the edge of the town centre, where adjacent to the frontal dune, reducing their visual bulk from public vantage points.

4.3.1.3 Bate Bay

The Bate Bay Precinct forms the central residential core. It is woven into the tapestry of parklands, environmental corridors, wetlands and the coastline of Bate Bay.

The precinct is to be developed as a harmonious blend of modern living in the surrounding natural environment. The main road runs through the precinct connecting with the Town Centre and Boat Harbour precincts. In the north, the design approach includes a series of medium to high density residential flat buildings of 4 to 8 storeys and a single tall tower of 12 storeys. These higher density buildings are to be located along the main street with direct frontage to the local park and district park, which are to be located centrally within the precinct.

The district park is intended to be a centralised playing field that plays a key part of the precinct activation, increasing connectivity and a sense of place for the community. The residential buildings are to interface with the park, providing for casual surveillance and a pleasant outlook. Active ground floor uses are encouraged, providing local amenities and food and beverage offerings to park users.

The lot layout and road pattern are to provide for a diversity of future building envelopes, including both north-south and east-west oriented buildings which can maximise solar access, views and amenity.

The residential streetscape is to include laneways to support and reflect the range of housing typologies, introducing a fine grain to this residential precinct and allowing a unique character to be established.

4.3.1.4 Boat Harbour

The Boat Harbour precinct is situated adjacent to the southern end of the cultural trail and provides for an immersive experience of First Nations knowledge sharing, celebration of culture and is a destination in itself.

This precinct sits, adjacent to Boat Harbour, the aquatic reserve and marine environment, the National Park and the Tabbigai Conservation Area.

This precinct will have a strong residential and tourism focus, with destination tourism related land uses, which could include small scale brewery or beachside restaurant. The district park in this precinct is to be carefully curated to create a formalised garden like setting, with lawn areas and a small park.

Single storey tourist cabins are can be located adjacent to the frontage dune, to pay homage to the cabins that existed on the site and those which were once present in the Kamay-Botany Bay National Park.

This precinct is intended to be of a lower scale and contain a predominance of two storey townhouses and duplex dwellings. A group of medium-high density residential flat buildings provide a transition between the hotel and tourist related uses and the low scale residential. The heights within the precinct will range from 2 to 8 storeys.

Figure 6 Indicative character precincts



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4.4 DEVELOPMENT STAGING

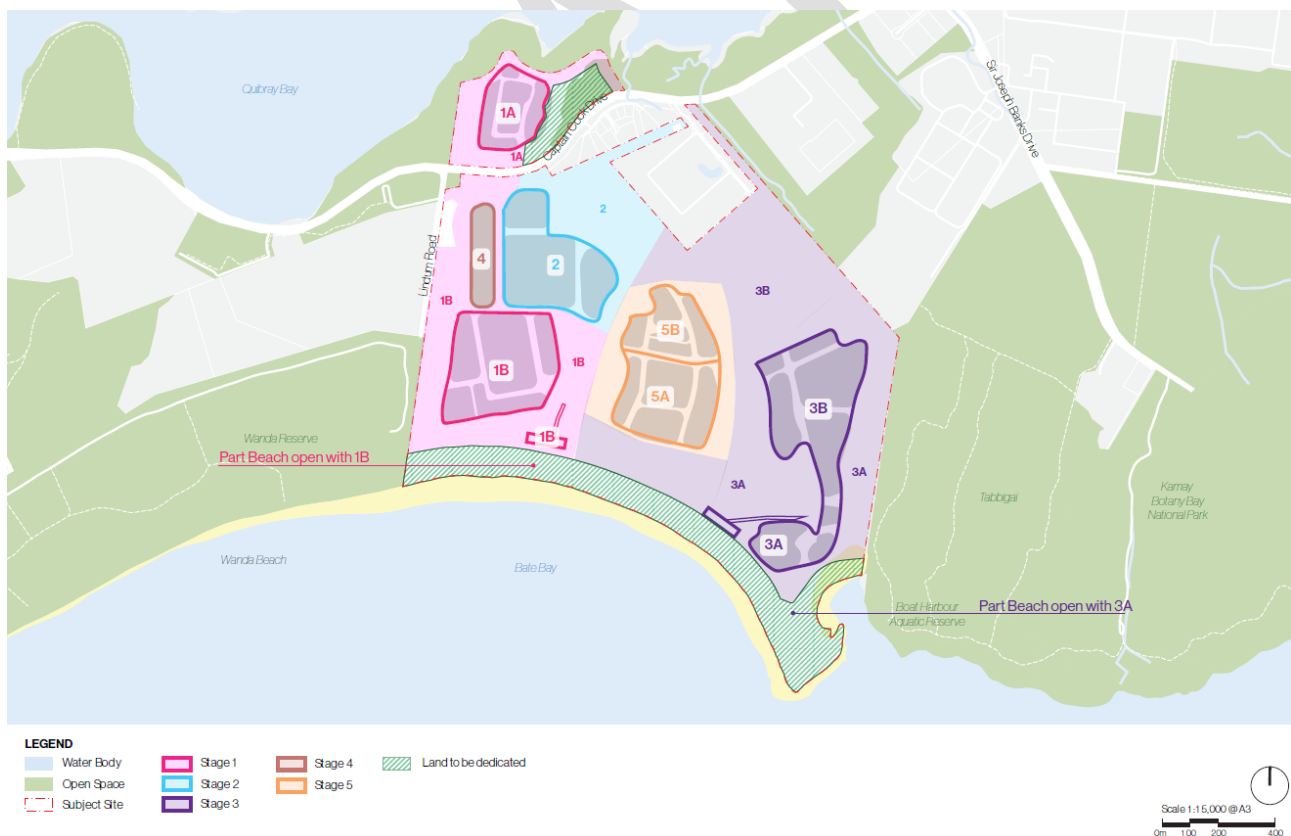
4.3.1 Objectives

1. To ensure future development progresses in an orderly and efficient sequence, aligned with the delivery of infrastructure.
2. To ensure utilities and services are planned and delivered to meet demand from development.
3. To ensure that essential infrastructure, including utilities, road infrastructure, open space and community facilities are carried out and delivered in an orderly manner, as the site is progressively developed.

4.3.2 Controls

1. Prior to granting development consent, the consent authority must be satisfied that essential services and infrastructure are available or will be available prior to occupation of each development stage. Essential services and infrastructure comprise road access, water supply, sewer, electricity, and stormwater infrastructure.
2. The staging of development is to be generally in accordance with *Figure 7 Indicative staging plan*.
3. Development consent may be granted for an alternative staging plan, where it can be demonstrated that it provides for a more orderly and efficient development outcome and does not compromise the ability to deliver site and community infrastructure and public open space in an appropriate timeframe.
4. Details relating to the provision of physical and social infrastructure required to meet the needs of the projected population are to be provided at the time of lodgement of the relevant development application for each stage of the development.

Figure 7 Indicative staging plan



4.5 BUILDING HEIGHT STRATEGY

4.4.1 Objectives

1. To provide for a range of building heights within each precinct, which reflect the density and character of that precinct.
2. To concentrate taller buildings within the town centre, along the primary loop road and where adjacent to district parks.
3. To provide a variety of building heights across the precinct, avoiding a homogeneous building form within the skyline.
4. Buildings may not automatically achieve the maximum building height, as nominated under the Height of Buildings Map in the LEP. A building's maximum height will be related to other buildings in the same super lot and the maximum permissible FSR across all buildings on that lot.

4.4.2 Controls

1. The height of buildings should generally be in accordance with *Figure 8 Indicative height of buildings strategy*.
2. Where a super block provides for developments greater than two storeys, a variety of building heights should be adopted to avoid a consistent building height datum.
3. Building heights should be appropriately designed and located to maximise solar access and views for buildings within a super lot.
4. A maximum of five tall buildings, up to 12 storeys is permitted within the site. The indicative key sites are the preferred locations for such buildings, however alternate locations may be considered if the objectives of the building height strategy and other controls are achieved.
5. Taller building heights should generally be located on a corner or where they provide for active ground floor uses.
6. Building heights are to be designed so that public open spaces achieve a minimum 2hrs solar access during mid-winter.

Figure 8 Indicative height of buildings strategy



4.6 SITE SETBACKS

4.5.1 Objectives

1. To minimise the impact of the development upon adjacent lands, including areas of environmental significance and landscape value.
2. To provide for biodiversity corridors, adjacent to established corridors
3. To provide suitable separation distances between different land uses at the site boundary.

4.5.2 Controls

1. Development is to comply with minimum site boundary setbacks:
 - a) Captain Cook Drive: Minimum 70m, unless acoustic and air quality measures support a reduction in the setback.
 - b) Western boundary of Lot 2 South: Minimum 100m, with the exception of development in the SP2 Infrastructure zone under the LEP. Screen landscaping also is to be provided along the north-western interface to provide for appropriate screening for land adjacent to the Lindum Road frontage.
 - c) Eastern boundary of Lot 2 South: Minimum 100m, where adjacent to the Tabbigai Lands.
 - d) Frontal dune: Minimum 180m, except for the tourism cabins, which are to have a minimum 120m setback to the frontal dune where built form is no higher than single storey.
2. Development within Lot 2 North is to be appropriately setback to avoid the buffer zones of the adjacent wetlands. Public open space and roads, where designed sensitively, may be permitted within the buffer zones.
3. Development is to be generally comply with the setbacks shown in *Figure 9. Indicative site boundary setbacks*
4. Development can occur within the site boundaries for, but not limited to, the following activities:
 - a) Walkways and cycleways
 - b) Open space and public recreation areas
 - c) Community facilities
 - d) Cultural activities
 - e) Overhead pedestrian bridge
 - f) Utilities and site infrastructure
 - g) Public carparking
 - h) Roads

Figure 9 Indicative site boundary setbacks



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5. Public Open Space

The Open Space Strategy provides for a series of local and district parks dispersed throughout the site. These areas are to be designed and located to ensure that all residents have equal access to areas of public open space. They are to be designed to be a focal point within each of the precincts whilst also providing for a transition between the urban areas and the ecological zones. Each of the district parks are to be designed, so that these are distinguishable in function and provide future residents and the broader community with a diversity of open spaces.

5.1 Objectives

1. To provide a hierarchy of high quality and accessible public open spaces.
2. To ensure the design of open space provides a variety of uses, appropriate to its location and responsive of community needs.
3. To ensure open space provides sufficient area for landscaping, deep soil planting and adequate soil volumes.
4. To ensure open space is equally and easily accessible to all residents.
5. Creates a destination for visitors and reconnects the site to the public open space network of Kurnell and Sutherland Shire.
6. To capture and reuse stormwater in public open spaces.

5.2 Controls

1. The design of public open space is to be generally in accordance with the Open Space Strategy.
2. All dwellings are to be within 400m walking distance of public open space.
3. Public open space is to be generally located in the areas identified in *Figure 10 Indicative open space hierarchy*.
4. Public open space is to generally achieve the following:
 - a) Be activated and include flexible open spaces that support a range of community activities including passive and active recreation uses.
 - b) Be designed with consideration to the Cultural and Ecological Strategy.
 - c) Incorporate street furniture and facilities including public seating, tables, drinking fountains, and garbage bins.
 - d) Lighting should be welcoming and designed to minimise potential impacts of light pollution.
 - e) Incorporate exercise stations and bubblers in parks, where suitable.
 - f) Incorporate pavement typologies and road surfaces to avoid heat absorption and retention.
 - g) Provide for a minimum 10% tree canopy cover.
5. The district parks are to be designed to accommodate for general recreation, sporting purposes, community or cultural purposes. They are to be designed to be a destination and multi-purpose and can be used for activities such as art exhibitions, sporting events, community events, recreation, gatherings and cultural festivals that foster a sense of community and belonging.
6. The local parks are to be designed to provide for the residents' everyday needs, and may include elements such as passive lawn areas, active areas, informal kick around areas, playgrounds, outdoor fitness stations and picnic and barbeque areas.
7. The area behind the frontal dune to include car parking provision for beach users. Carparking to be located predominantly below ground, beneath the dune system.

Figure 10 Indicative open space hierarchy



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6. Street network

6.1 Objectives

1. Establish a hierarchy of streets that provides a legible network of primary and secondary streets, which reflect the place-based approach to the site.
2. To provide an active street network that provides for a high level of amenity, including traffic movement, cycle lanes, wide pedestrian pathways, street tree planting and street furniture.
3. Design street networks to support the objectives of the NSW Government's Movement and Place framework.
4. Ensure all streets and footpaths are accessible for people of all ages and abilities.

6.2 Controls

1. The street network is to be generally consistent with *Figure 11 Indicative street network and hierarchy*.
2. The street typologies should be generally consistent with the typical cross sections, relevant to each street typology, as shown in *Table 1: Typical street cross sections*.
3. New streets are to be designed to Council's specification.
4. Bus stops are to be appropriately located along the main street so that 95% of dwellings are located within a 400m walking distance of frequent public transport.

Figure 11 Indicative street network and hierarchy

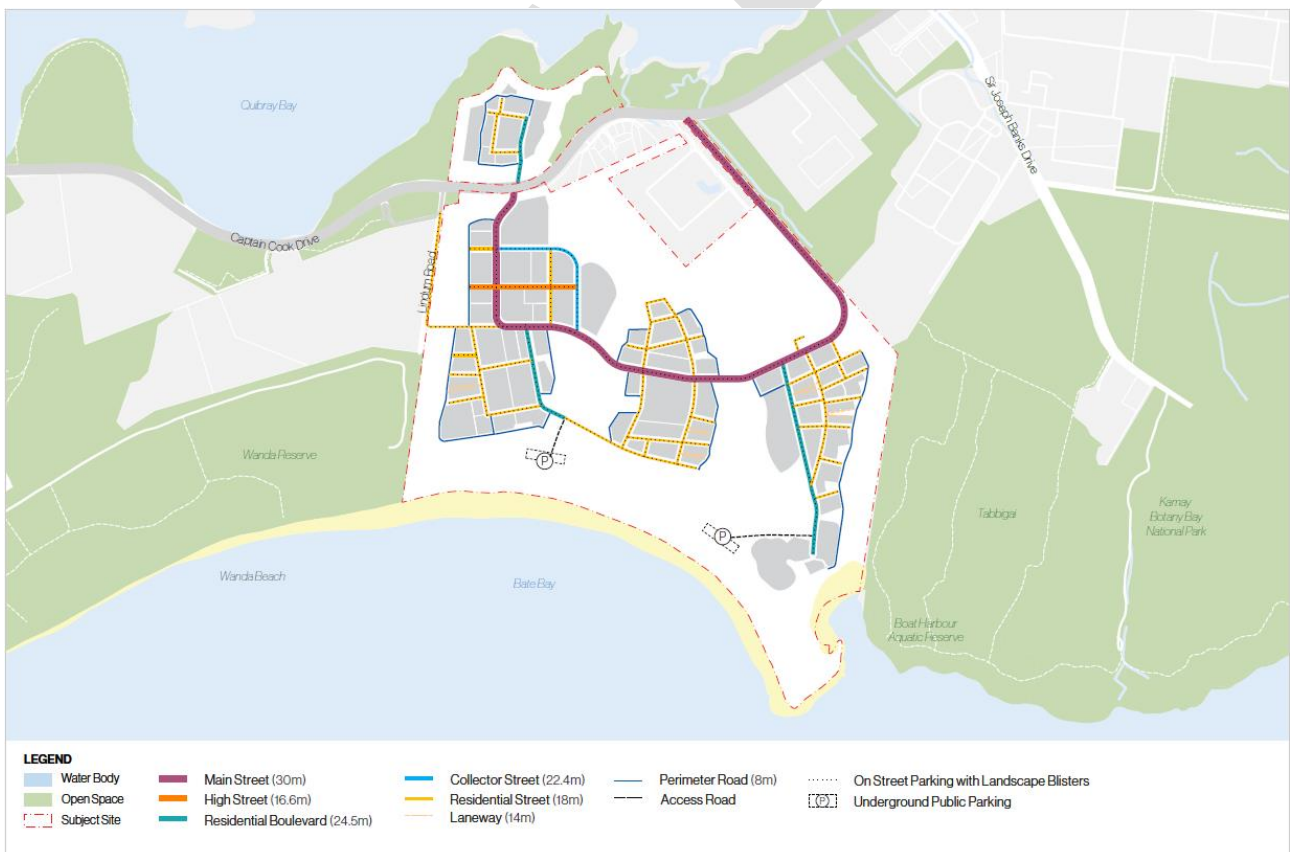
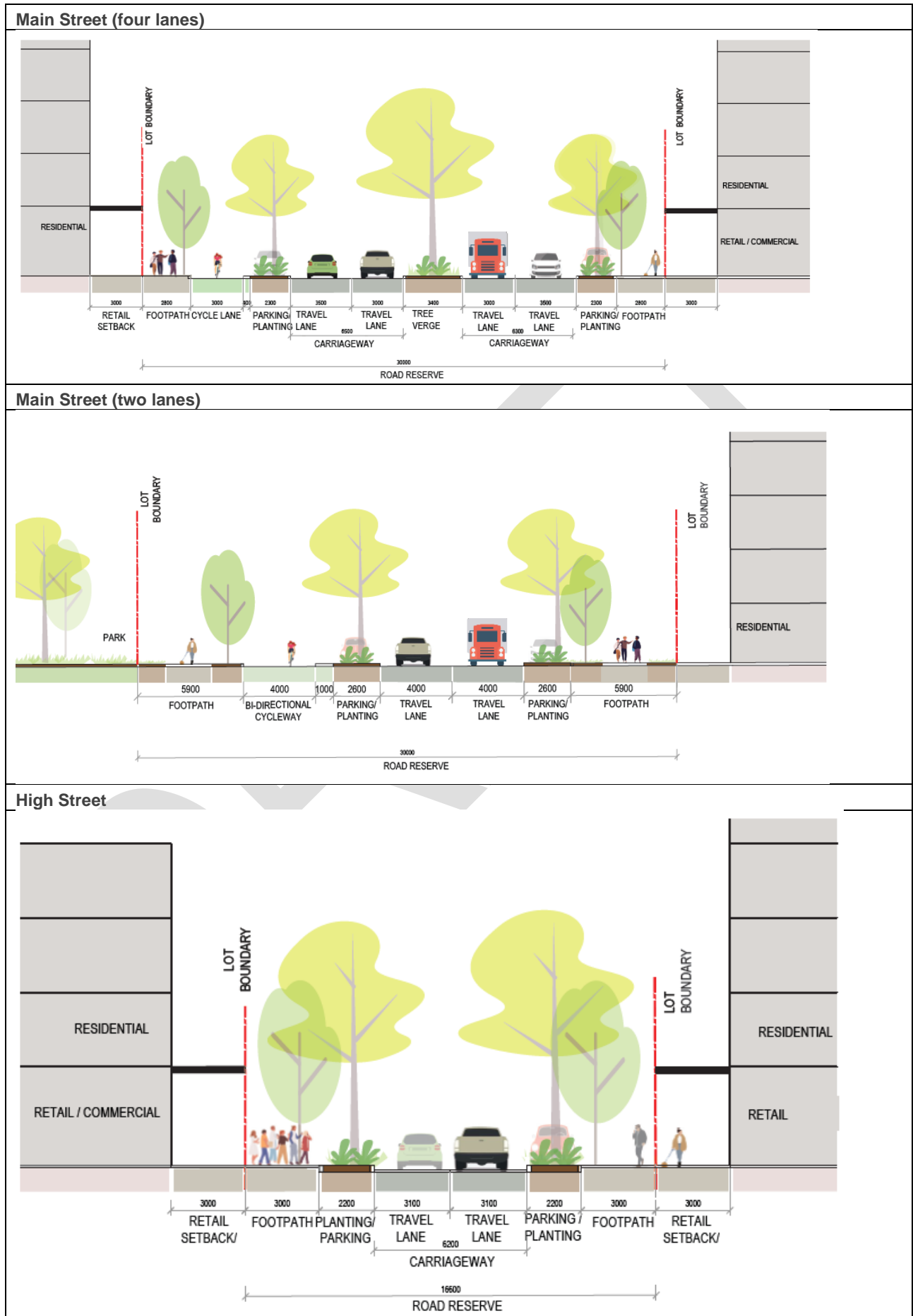
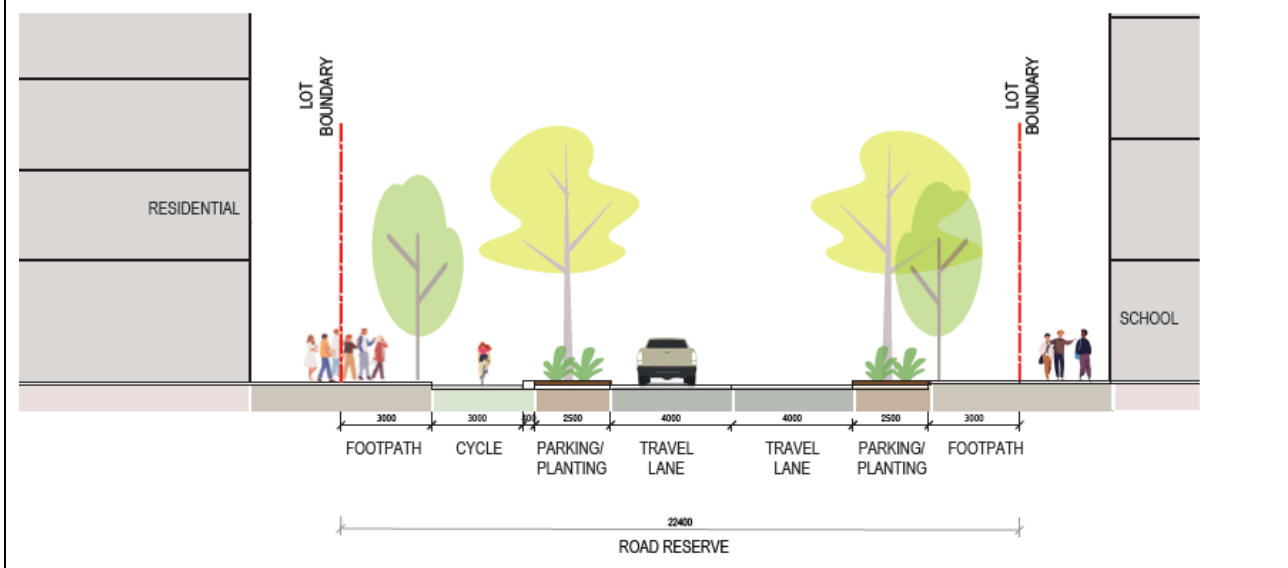


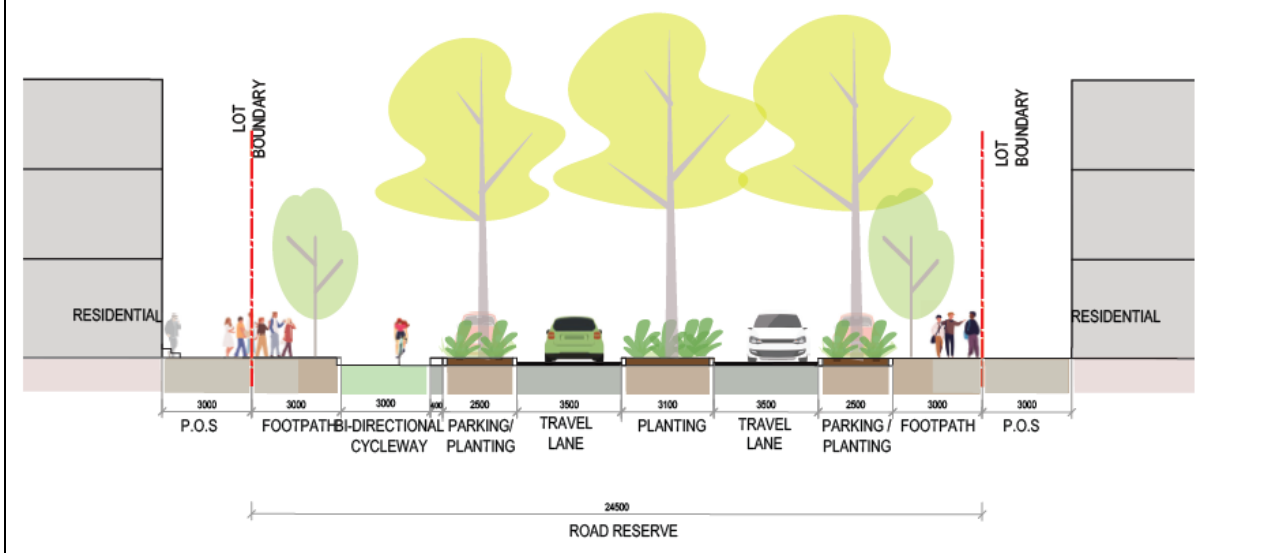
Table 1: Typical street cross-sections



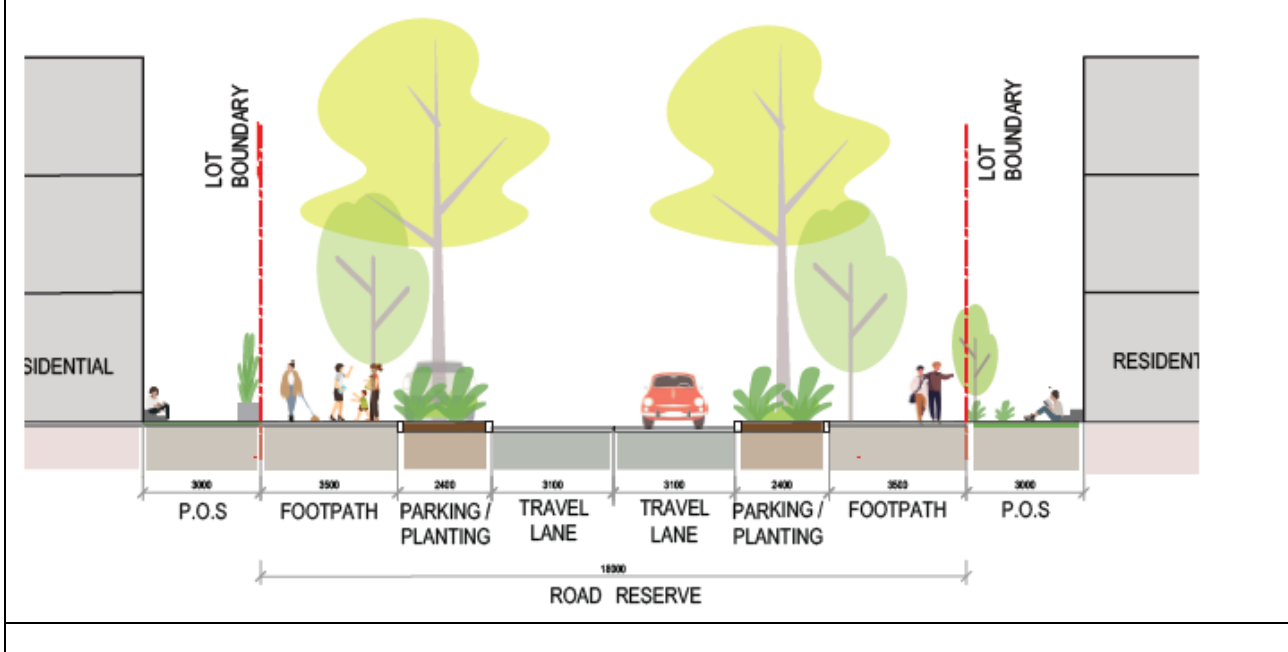
Collector Street

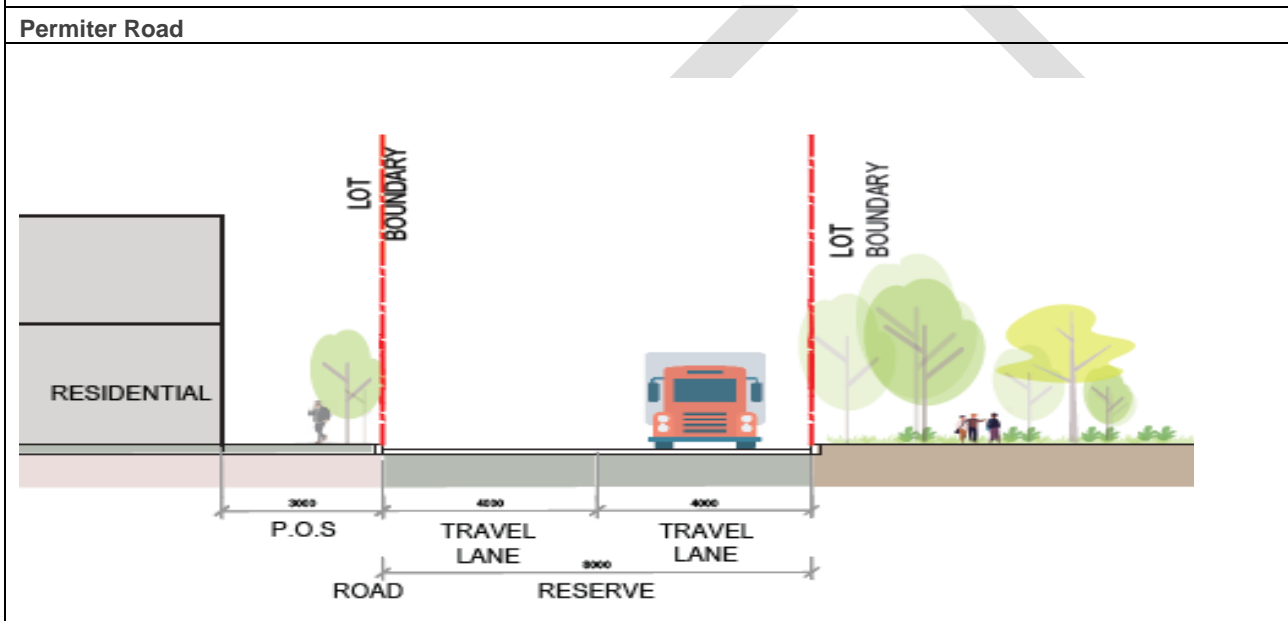
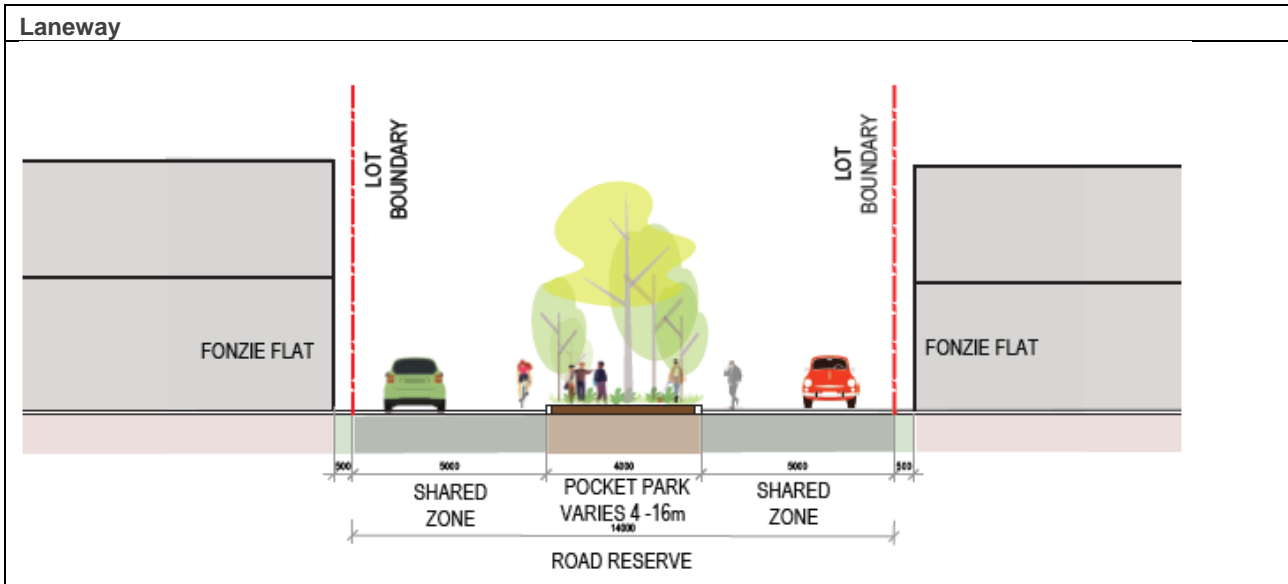


Residential Boulevard



Residential Street





7. Natural Environment and Site Management

7.1 ACOUSTIC CONSIDERATIONS

Objectives

1. Development should be designed and orientated to give consideration to the acoustic environment of the site, in particular road and aircraft acoustic emissions.
2. To ensure that development does not restrict the operations of Sydney Kingsford Smith Airport.

Controls

1. Any development within the 20 ANEF contour or greater is to be constructed to comply with AS 2021:2015 Acoustics – Aircraft Noise Intrusion. An Acoustic Impact Assessment is to be prepared by a suitably qualified acoustic consultant that demonstrates compliance with the relevant Australian Standards and submitted with any development application for residential, commercial and sensitive land uses.
2. Design measures such as orientation of buildings and openings, landscaping and façade solutions should be considered holistically to manage acoustic emissions, on those parts of the site that are within the 20 ANEF contour and within the town centre.

7.2 STORMWATER MANAGEMENT

Objectives

1. To mimic the stormwater discharge of the pre-development (rehabilitated site) for all storm events up to and including the 1% AEP storm, in accordance with Council's Stormwater Management Policy.
2. To establish overland and safe emergency flow paths for all storm events towards the designated stormwater outlets at the northern end of the site.
3. To integrate rainwater retention and reuse as part of the stormwater management strategy in compliance with Sutherland Shire Council's guidelines and BASIX requirements.

Controls

1. The development shall make provision for on-site stormwater detention system(s) to ensure that the developed peak flows are limited by the permissible site discharge based on pre-developed (rehabilitated site) flows.
2. The development shall provide overland flow routes across the site to ensure safe discharge of stormwater runoff and overflow and also ensure an emergency flow path away from habitable areas and evacuation routes.
3. All development applications for buildings shall incorporate rainwater retention and reuse systems development.
4. All roof areas are to drain through reuse, retention and detention systems. The sizing, operation, and maintenance requirements for these systems to be in compliance with the guidelines from Sutherland Shire Council and relevant Australian Standards.

7.3 WATER QUALITY MANAGEMENT

Objectives

1. To implement water quality controls during the construction and operations phase of the development to protect the receiving waters surrounding the site.
2. To minimise the impacts of the new development on the adjacent waterways and achieve compliance with the requirements set out in the ANZECC framework and NSW Water Quality Objectives.
3. To establish baseline conditions of the receiving water to record the existing health of the waterway and monitor the impacts of the development on the water quality indicators based on the NSW Water Quality Objectives.

Controls

1. The individual super lots within the larger development will include arrangements for water-sensitive urban design (WSUD) systems that conform to the water quality targets specified out by the Sutherland Shire Council's Stormwater Management Policy (2009) and DPE Guidelines.
2. The stormwater management strategy for the development shall comply with the water quality objectives specified in the ANZECC guidelines and updated NSW Water Quality Objectives.
3. Before development consent is granted to a development other than of a minor nature, a testing and monitoring program to enable a baseline to be determined (pre-development) at the relevant points of discharge. An ongoing testing and monitoring procedure is to be implemented post construction to ensure no discharges from the site exceed the applicable discharge limits (including the trigger values of the key water quality indicators set out in the NSW WQO and RFO framework) or the baseline determined in the pre-development testing.
4. All recycled stormwater within the site must be treated to Sydney Water standards before reuses.

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8. Built Form Typologies

The site aims to provide a diverse range of dwelling types and sizes, offering a wide range of housing options and lot sizes to accommodate various demographics, fulfilling their residential requirements and aspirations. This diversity is intended to encourage a mix of building forms and architectural designs within the precincts.

7.1 GENERAL BUILDING DESIGN

7.1.1 Objectives

1. Future development is to provide for a diversity of housing types and designs to avoid the creation of homogenous precincts.
2. A variety of different materials and colours are to be used which are sympathetic to the environmental qualities of the site and appropriate for use within the coastal location.
3. Provide high quality landscaping within the communal open space areas and within the front setbacks.

7.1.2 Controls

1. A materials and finishes schedule is to be submitted with each development application, demonstrating that the material palette is sympathetic to the location within the site, is durable for the coastal conditions and any north or west facing facades do not result in undue glare impacts.
2. Buildings are to be designed to be diverse both in their material palette, heights and overall scale to provide variety in the architectural form throughout the precinct.
3. Developments are to provide for casual surveillance of streets, laneways and public open space, with clear and legible pedestrian entries visible from the street.
4. Embed Aboriginal design principles through art interpretation, signage, ecotones of the site, and textures, within development sites, as relevant.
5. Where required, the building is to incorporate upper recessed elements, lightweight materials and landscape screening such as tall trees to reduce the visual prominence of tall building forms, from key vantage points.

7.2 DUPLEX HOUSING

Objectives

6. Duplex housing is to be designed to incorporate expansive courtyards, generous garage spaces, separate entrances, and a focus on ensuring maximum privacy.
7. This housing typology should also provide ample room for additional recreational areas while showcasing distinctive architectural designs that distinguish them within the community.

Controls

1. Duplex housing is to have a maximum building height of 8m and should be no more than 2 storeys.
2. A maximum site coverage of 50% is permitted, allowing for substantial deep soil zones at the rear of the site, capable of accommodating large trees.
3. Developments are to demonstrate compliance with the following setbacks:
 - a. Front setback: 6m
 - b. Side setback: 2m
 - c. Rear setback: 5m
4. Lots are to have a minimum width of 10.5m and a maximum depth of 30m.
5. The minimum lot size for duplex housing is 300m².

6. A minimum landscaped area of 50m² is to be provided at the rear of the site.
7. Duplex housing is to be designed so that garages and car parking structures do not dominant the streetscape.
8. Pedestrian entries must be clearly visible from the street frontage.

7.3 TOWNHOUSES WITH FONZIE FLATS

Objectives

1. To provide for a diversity of fine-grain low scale housing typologies, that relate to the laneways.

Controls

1. Townhouses are to have a maximum building height of 8m and should be no more than 2 storeys.
2. A maximum site coverage of 55% is permitted.
3. Developments are to demonstrate compliance with the following setbacks:
 - a. Front setback: 3m
 - b. Side setback: 0m
 - c. Rear setback: 0.5m
4. The internal separation between the townhouse and the Fonzie flat is to be a minimum 6m, allowing for deep soil planting within the central courtyard of the site.
5. Lots are to have a minimum width of 7m and a maximum depth of 40m.
6. The minimum lot size for townhouses is 185m².
7. A minimum landscaped area of 40m² is to be provided within the central courtyard of the site.
8. Townhouses with Fonzie Flats are only permitted where rear lane access is provided
9. A minimum of 2 hours of solar access is required to be achieved to the primary living area and open space, during mid-winter.

7.4 TWO STOREY APARTMENT BUILDINGS

Objectives

1. The two storey apartment building provides for an alternative low rise housing option. These buildings provide for a blend between the duplex typologies and standard apartment style products and to provide a transition to taller buildings.
2. These buildings are to prioritise shared communal open space areas and facilities, over expansive private open space.

Controls

1. Two storey apartment buildings are to be provided on corner lots.
2. A maximum site coverage of 40% is permitted.
3. Developments are to demonstrate compliance with the following setbacks:
 - a. Primary front setback: 4.5m
 - b. Secondary front setbacks: 3m
 - c. Side setback: 3m
 - d. Rear setback: 10m
4. Lots are to have a minimum depth of 25m.
5. The minimum lot size for two storey apartment buildings is 900m².

6. A minimum landscape area of 7% of the lot size is required.
7. A minimum of 2 hours of solar access is required to be achieved to the primary living area and open space, during mid-winter.

7.5 THREE - FIVE STOREY APARTMENT BUILDINGS

State Environmental Planning Policy 65 is a State wide policy that applies to residential developments that are three or more storeys and contain four or more apartments. The SEPP and the accompanying Apartment Design Guide (ADG) prevail over Council's DCP requirements.

As the ADG provides design criteria and general guidance for site planning and external and internal amenity, controls that are contained within the ADG have not been inserted into this Chapter of the DCP. All development applications that trigger the application of SEPP65, are to be accompanied by an assessment against the SEPP65 principles and the design criteria and general guidance contained within the ADG.

Objectives

1. The three - five storey apartment buildings are to provide for an appropriate transition at the interface of the R3 and R4 Residential zones. These buildings are to provide for a human scale feel to them and provide for casual surveillance of the streetscape and public open space areas.
2. These buildings should prioritise shared residential entries, communal open space and facilities and where appropriate, should incorporate opportunities for active frontages with small scale retail and food and beverage offerings.

Controls

1. A maximum site coverage of 55% is permitted.
2. Developments are to demonstrate compliance with the following setbacks:
 - a. Street setback: 3m
 - b. Other setbacks: As required by the ADG
3. Buildings are to have a maximum depth of 24m and a maximum length of 45m.
4. The building is to be well articulated, with a blank wall not exceeding 12m in length.
5. A minimum landscape area of 7% of the lot size is required.
6. Where a development provides for an active ground floor use, a minimum floor to floor height of 4.5m is required.

7.6 RESIDENTIAL FLAT BUILDINGS – SIX STOREYS AND GREATER

State Environmental Planning Policy 65 is a State wide policy that applies to residential developments that are 3 or more storeys and contain 4 or more apartments. The SEPP and the accompanying Apartment Design Guide (ADG) prevail over Council's DCP requirements.

As the ADG provides design criteria and general guidance for site planning and external and internal amenity, controls that are contained within the ADG have not been inserted into this Chapter of the DCP. All development applications that trigger the application of SEPP65, are to be accompanied by an assessment against the SEPP65 principles and the design criteria and general guidance contained within the ADG.

Controls

1. All residential flat buildings over 6 storeys are to exhibit a high degree of architectural excellence and are to incorporate best practice sustainability provisions.
2. The ground floor is to be designed to have a minimum floor to floor height of 4.5m to allow for opportunities for active streetscape frontage or the conversion to active ground floor uses.
3. Where an active frontage is not provided and the building fronts a pedestrian laneway, plaza or through site link, ground floor apartments are to be designed as maisonette apartments.
4. Residential flat buildings which contain maisonette apartments are to comply with the following:
 - a. Street setbacks of 3m and 6m from the centreline of the laneway
 - b. 4 storey street wall, with a 3m upper level setback
 - c. Buildings are to have a maximum depth of 24m and a maximum length of 45m.
5. All other residential flat buildings are to have a minimum 3m setback from street frontages. Side and rear boundary setbacks are to satisfy the ADG building separation controls.

7.7 TOWN CENTRE

The town centre precinct will feature mixed-use retail and residential use. Apartment dwellings will be developed above commercial and retail land uses, anchored by active residential laneways and a Town Centre Plaza.

Future development along the Main Street and High Street will shape an urban and vibrant town centre, characterised by dynamic design elements. 6 storey street walls infuse an urban vibrancy, complemented by a 3-metre setback from the High Street.

Objective

1. Buildings are to be designed to achieve a high quality architecture, design and built form outcomes which respond to the public domain.
2. Encourage pedestrian activity in the streets, by encouraging outdoor dining and active retail frontages.
3. Provide an active and permeable public domain to achieve desired employment outcomes.
4. To provide for an attractive residential environment, with good public amenity.

Controls

1. The town centre is to provide a full line supermarket, within a single level podium form.
2. The podium is to have a maximum commercial GFA of 8,000m².
3. A maximum of four residential towers are to be provided above the commercial podium.
4. Developments are to comply with the following:
 - a. Minimum 3m setback to all site frontages
 - b. Minimum 3m above podium setback
 - c. 4 storey street wall height fronting the High Street
 - d. 6 storey street wall height fronting the Main Street or the Residential Boulevard
5. The ground floor is to be designed to have a minimum floor to floor height of 5m.
6. Continuous awnings are required within the 3m front setback to provide shade and visual attenuation for alfresco dining.
7. Provide clear residential lobbies which are distinguishable from the ground floor commercial uses.
8. Servicing or loading dock entries are not permitted along the High Street.