



Kogarah Golf Club Redevelopment

Landscape Concept and Early Works SSDA Report

20 March 2026



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Landscape Concept and Early Works SSDA Report (SSD-84467726)
13-19A Marsh Street, Arncliffe, New South Wales

For the Stockland Development Pty Limited
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We at Moir Studio acknowledge the traditional custodians of the lands and waters of Australia. Our Sydney Studio is located on Gadigal Country.

We acknowledge the Bidjigal People on whose traditional land this Project resides. As a practice, we recognise First Nations’ ongoing contribution to Country and deep spiritual connection to Place. We pay our respects to Elders both past and present.

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1. Project Overview



1.1 Executive Summary

The Kogarah Golf Club Redevelopment sets a clear vision for the long-planned transformation of underutilised and strategically important land within the Bayside West Precincts 2036, which is focused around a new logistics hub. The precinct will be a new economic trade gateway for Sydney, NSW and Australia. It will provide new jobs in hospitality and logistics operations to support the growing industry and economy.

The redevelopment will not only create new employment opportunities, but also sensitively integrate with the surrounding Arncliffe community through the creation of a high amenity precinct adjacent to the Cooks River. A mix of retail, dining, commercial, hotel and publicly accessible open space will create a valuable asset for the local community. These uses will form key activation nodes along the Cooks River foreshore, delivering public access for the first time in 100 years to a section of the river that has long been privately held.

The built form has been informed by the local context, with building heights designed to relate to both the Arncliffe Motorway Operations Complex (MOC) and adjacent mid-rise built form to the north of Marsh Street and within Sydney Airport's International Terminal precinct.

The project is defined by the following key elements:

- A high-quality Cooks River plaza precinct, 'Fig Tree Plaza', that includes retail, commercial and flexible public space on the edge of the Cooks River.
- A multi-level logistics hub, data and mixed use precinct that will create new job opportunities, is designed for future technologies and is underpinned by sustainable design principles.
- A re-imagined Cooks River foreshore that is publicly accessible and includes pedestrian and cycle paths, raised boardwalks, and extensive revegetated riparian landscapes.
- A river front contribution to the regional cycle connection 'Bay to Bay' route via the Cooks Rive foreshore, which provides an improved connection from Botany Bay to the Sydney CBD.
- New street intersections along Marsh Street at Gertrude Street and Flora Street will enable improved vehicle connections into the site and enable greater pedestrian connectivity across Marsh Street.
- A new community open space 'Pemulwuy Park', to be designed and delivered by Bayside Council, will provide a destination for the local community with opportunities for fitness and play, to kick a ball, walk a dog, enjoy a picnic or BBQ, or dwell and discover the natural parkland environment.





Artists impression - Cooks River foreshore upgrades (40m southern zone)

1.2 Project Vision

Kogarah Golf Club Redevelopment will be a key economic gateway for Sydney, New South Wales, and Australia, providing significant employment in logistics and supporting industries. Anchored by a state-of-the-art logistics hub, the precinct will combine commercial, retail, hotel, and open space uses to create vibrant destinations along the Cooks River.

A network of open spaces will connect the precinct to its natural and urban surroundings, supporting ecological resilience and providing pathways for people, wildlife, and waterways. The Cooks River foreshore will be revitalised with a 20-40 metre wide promenade, complemented with active places that invite gathering, celebration, and engagement. Pedestrian and cycle paths, raised boardwalks, and landscaped edges will ensure both connectivity and high-quality amenity for all users.

Pemulwuy Park, to be delivered by Bayside Council, has the potential to complement the precinct with passive recreation, habitat restoration, and integrated green spaces, forming a seamless parkland system along the waterfront.

Overall, Kogarah Golf Club Redevelopment will be a sustainable, connected, and high-amenity precinct, balancing economic growth with community benefit and environmental stewardship, establishing a lasting riverside identity.



1.3 Project Introduction

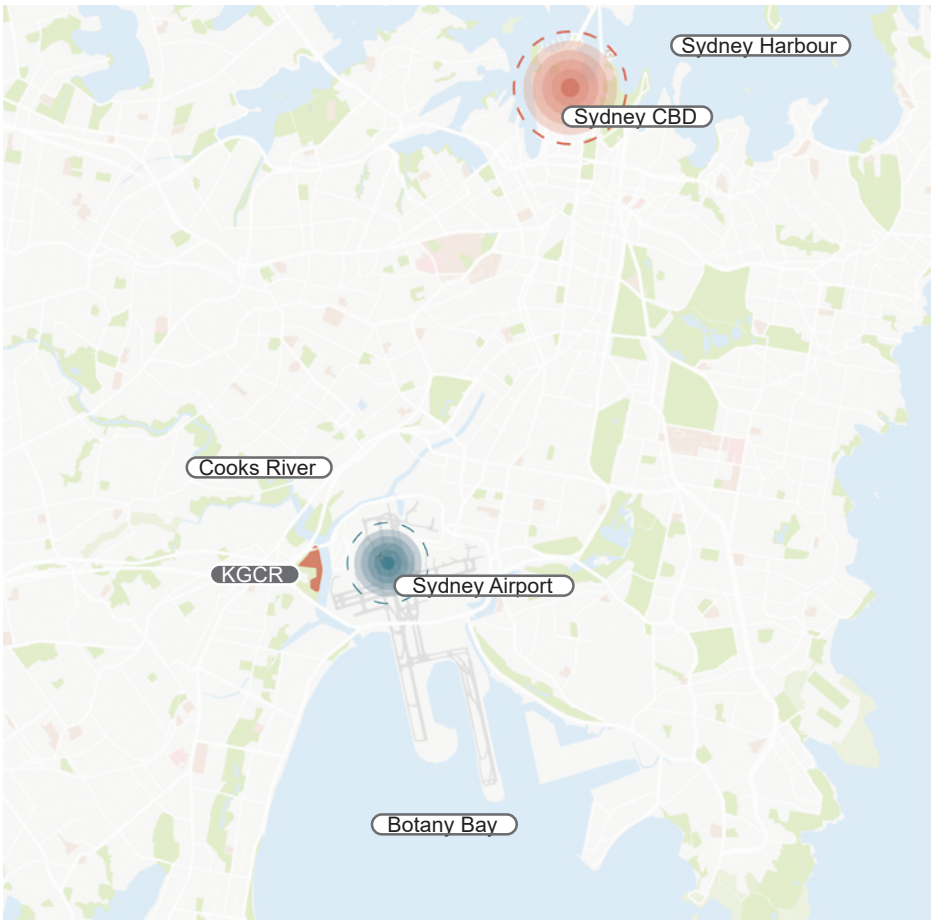
Document Purpose

This Landscape Concept and Early Works SSDA Report has been prepared by Moir Studio for the Stockland Development Pty Limited to accompany a State Significant Development Application (SSDA) (SSD-84467726) for a Concept Master Plan and Early Works associated with the Kogarah Golf Club Redevelopment located on land identified as 13-19A Marsh Street, Arncliffe (the site).

The vision for the Kogarah Golf Club Redevelopment is to create a world-class precinct that leverages the site's strategic location adjacent to Sydney Airport and strong transport connections by delivering multi-level logistics development, trade-related enterprise and supporting uses with publicly accessible open space. It seeks to deliver state-of-the-art facilities that will redefine the logistics landscape in Australia, setting new benchmarks for scale, efficiency, sustainability and innovation.

The Concept & Early Works SSDA seeks consent for an overarching Concept Master Plan that establishes maximum building envelopes, Gross Floor Area (GFA), land uses, and other parameters through Urban Design Guidelines and technical reporting. It also seeks consent for the carrying out of Early Works to facilitate the initial site preparation and infrastructure works required to support future development and publicly accessible open space.

This document is to be read in conjunction with all other documents associated with the Kogarah Golf Club redevelopment Concept SSDA. Design outcomes within this document are considered indicative only and subject to further refinement in future project stages.



Location

The site is identified as 13-19A Marsh Street, Arncliffe, within the Bayside Local Government Area (LGA). It is situated to the immediate west of the Cooks River and Sydney Airport, located approximately 6km west of Port Botany and 10km south of the Sydney Central Business District (CBD). It includes frontages to Marsh Street, providing direct access to the M5 Motorway, Sydney Airport and St Peter's Interchange (via the Sydney Gateway).

It includes land associated with seven (7) allotments and a total area of approximately 32.5 hectares. The existing uses include the previous Kogarah Golf Club (vacated in March 2025), accessed via Levey Street and the temporary M6 Motorway Stage 1 construction compound, accessed directly from Marsh Street.

Project Background

A Planning Proposal (PP-2022-1748) was previously submitted by John Boyd Properties for the site to amend and integrate planning controls into the Bayside Local Environmental Plan 2021 (Bayside LEP 2021). It sought to deliver refreshed planning controls that prioritise land uses which support the adjacent Sydney Airport, as one of Australia's most important trade gateways.

The Planning Proposal was granted Gateway Determination on 5 August 2022 and publicly exhibited between 24 April 2023 and 6 June 2023. It was determined to proceed to finalisation in March 2024, with the amendments to the Bayside LEP 2021 gazetted on 9 May 2025.

Following gazettal, John Boyd Properties has entered a Joint Venture (JV) with Stockland for the Kogarah Golf Club Redevelopment. The JV will enable the effective development and future management of the strategically significant site for a world-class focused precinct by combining their expertise.

The amendments to the Bayside LEP 2021 are described as follows:

- Application of land uses, including:
 - SP4 Enterprise zone to form a development zone;
 - RE1 Public Recreation zone to facilitate the future Pemulwuy Park and overland flow areas;
 - C2 Environmental Conservation zone to enable the protection and conservation of land, including a foreshore zone; and
 - SP2 Infrastructure zone for land associated with the Marsh Street roadway and permanent M6/M8 Motorway Operation Facilities.
- An overall maximum building height of RL 51m (Lot 100 DP 1231954) graduating down to RL 40m in response to aviation controls in the south, and a maximum building height of 24m (Lot 31 DP 1231486);
- A total GFA of 343,250m², applied through:
 - Lot 31 DP 1231486 – A maximum FSR of 1.25:1 (3,250m²);

- Lot 100 DP 1231954 – A total floorspace that does not exceed 340,000m² of GFA, inclusive of:
 - A maximum 20,000m² GFA for ‘office premises’;
 - A maximum 20,000m² GFA for ‘hotel or motel accommodation’ and ‘serviced apartments’; and
 - A maximum 10,000m² GFA for ‘shops’ and ‘food and drink premises’.
- Application of additional permitted uses including, ‘Trade-related enterprises’ (Lot 100 DP 1231954) and ‘Advertising structures’ (Lot 31 DP 1231486).

Project Description

The Concept & Early Works SSDA seeks consent for the following:

Concept Master Plan to support the staged delivery of the Kogarah Golf Club Redevelopment, including:

- Maximum building envelopes, including maximum building heights and minimum building setbacks;
- Maximum Gross Floor Area (GFA) up to 343,250m², comprising:
 - 3,250m² of GFA (FSR of 1.25:1) on Lot 31 DP 1231486; and
 - 340,000m² of GFA on Lot 100 DP 1231954.
- Conceptual primary land uses, including:
 - Block 1 – Mixed use (i.e. commercial, hotel, serviced apartments, artisan food and drink industry and advertising structures);
 - Block 2 – Logistics and mixed use (i.e. commercial, hotel, serviced apartments);
 - Block 3A – Logistics;
 - Block 3B – Logistics; and
 - Block 3C – Logistics and Data Centres.
- Urban Design Guidelines to guide future development of the built form and public domain; and
- Strategies and mitigation measures to manage potential environmental impacts.

Early Works to support future delivery of built form and publicly accessible open space, including:

- Site preparation works, comprising:
 - Demolition of existing structures;
 - Clearing of existing vegetation;
 - Remediation works; and
 - Bulk earthworks, including ground improvement, flood mitigation and foreshore works.
- Site servicing and infrastructure works, including:
 - Construction of the Flora Street East extension consistent with Item 3 of the executed Voluntary Planning Agreement with Bayside Council;
 - Construction of stormwater infrastructure;
 - Construction and augmentation of service and utility infrastructure as necessary.

For a detailed description, refer to the Environmental Impact Statement prepared by Colliers Urban Planning.

Indicative Reference Scheme

The Concept Master Plan is supported by Indicative Reference Schemes that present as a ‘proof of concepts’ within the proposed planning framework. The schemes demonstrate suitable primary land use, built form and public domain outcomes that align with the vision for a world-class precinct that leverages the site’s strategic location adjacent to Sydney Airport and strong transport connections.

The Indicative Reference Schemes consider different potential development outcomes enabled by the Concept Masterplan to support the delivery of the highest and best use at the time of redevelopment. This includes a Logistics scheme and Alternative Uses scheme, which facilitate the potential for four (4) different primary land use outcomes across the Site. The alternative land use outcomes enabled by the Concept Masterplan include an alternative mixed-use outcome on Block 2 and alternative data centre outcome on Block 3C.

The Indicative Reference Schemes, including the Logistics scheme

and Alternative Uses scheme prepared by Grimshaw, are depicted on the following pages

Public Domain Scope

The Kogarah Golf Club Redevelopment will deliver significant public domain improvements to the surrounding community of the Bayside LGA and broader Sydney.

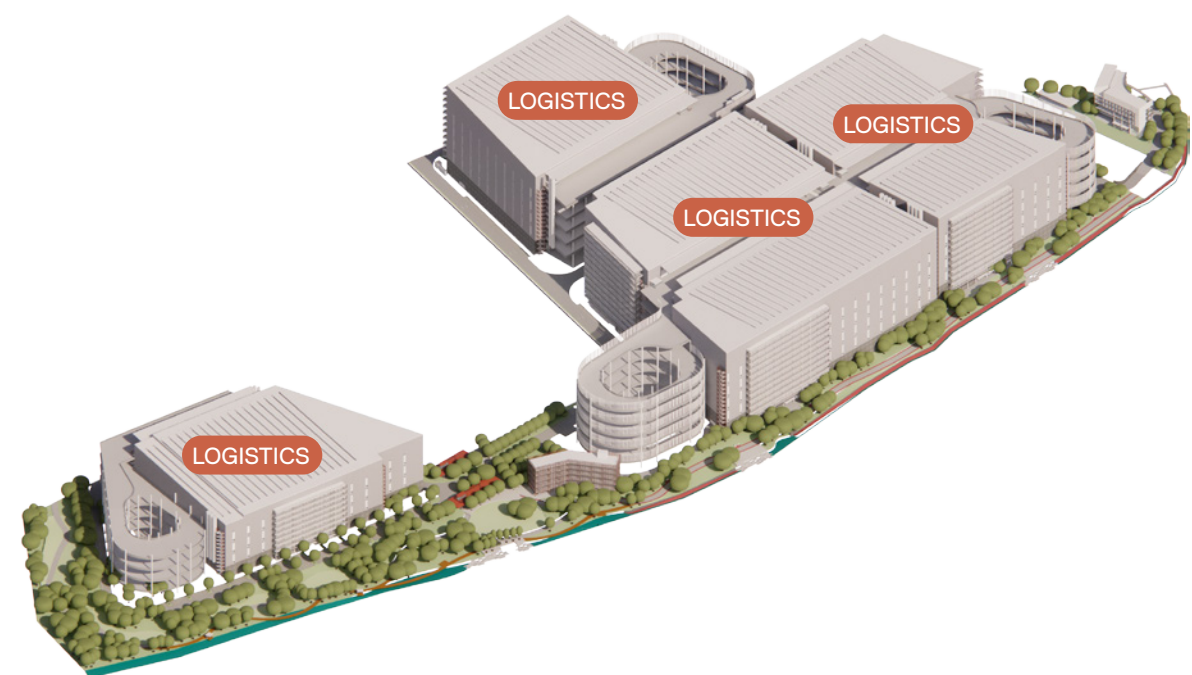
Key features of the public domain include:

- An 800m long publicly accessible link along the Cooks River Foreshore that extends the Bay to Bay Cycle link and delivers passive and active recreational uses, improved foreshore amenity, increased biodiversity through the creation of a 20m - 40m riparian corridor with habitat creation, increased natural shading and a resilient Cooks River interface through the delivery of seawalls and natural edge conditions
- A key public domain node at Fig Tree plaza that is activated through retail edges, outdoor dining and open lawns for people to gather and celebrate
- New east-west connections from the proposed Pemulwuy Park to the Foreshore
- Complementary on and off-site infrastructure to be delivered by way of State and Local Voluntary Planning Agreements.

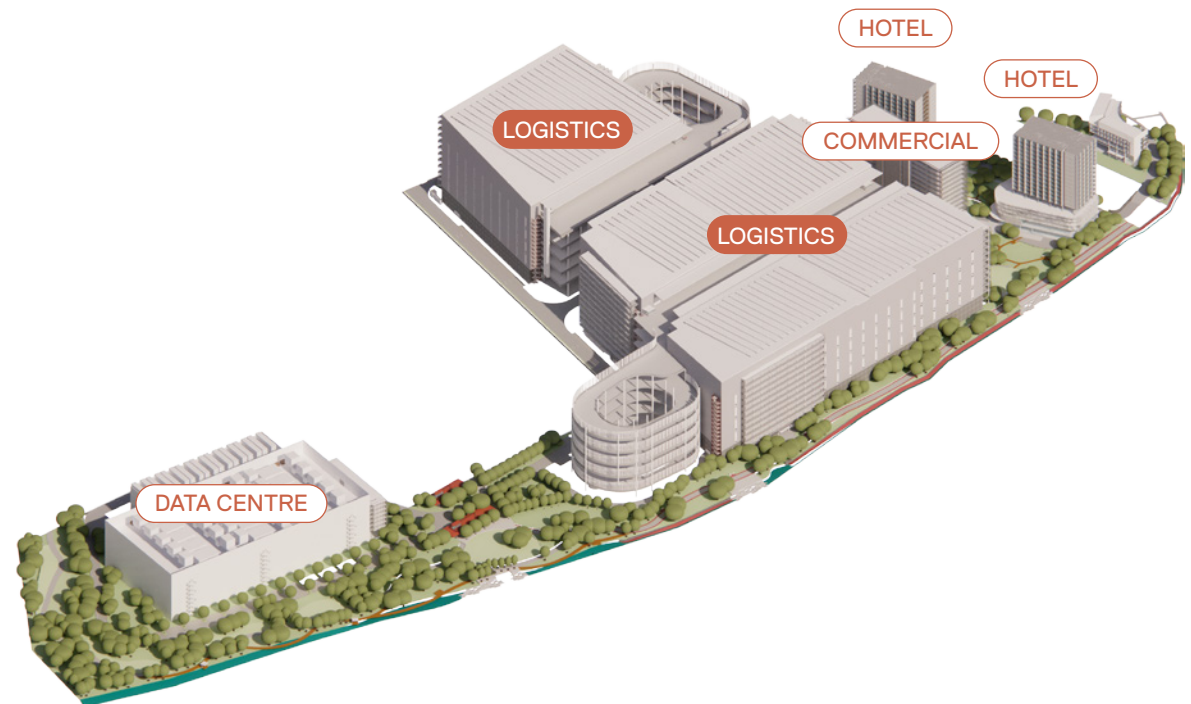
The project will also facilitate a 14-hectare community park, delivered by Bayside Council, that connects to the Cooks River Foreshore network. Council’s vision for Pemulwuy Park emphasises passive recreation, environmental habitat, and community facilities. This includes walking tracks, youth and family recreation areas, picnicking, and small-scale amenities.

Indicative Reference Schemes

LOGISTICS



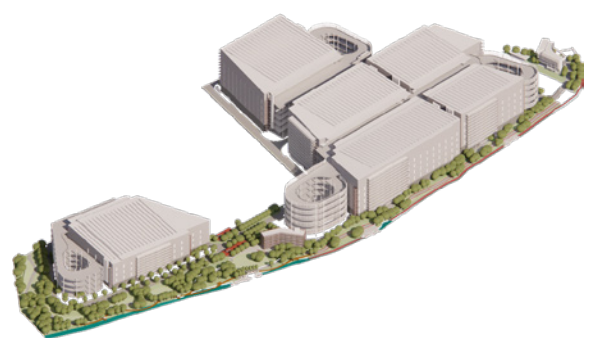
ALTERNATIVE USES



LOGISTICS

REFERENCE SCHEME 01

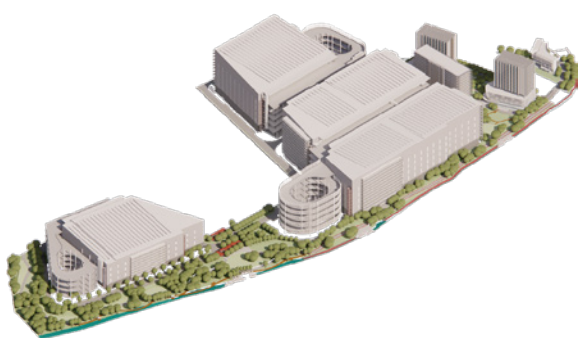
All Logistics



ALTERNATIVE USES

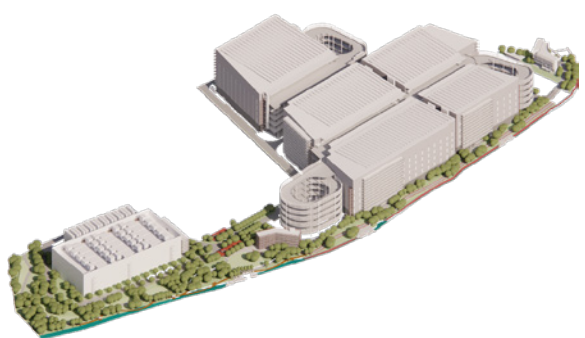
REFERENCE SCHEME 02

Hotel, Commercial and Logistics



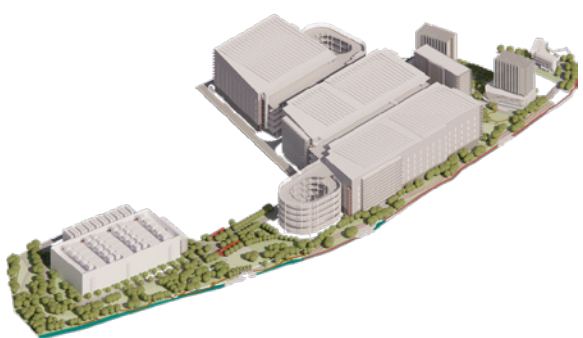
REFERENCE SCHEME 03

Data Centre and Logistics



REFERENCE SCHEME 04

Hotel, Commercial, Data Centre and Logistics



Logistics Scheme



Source: Grimshaw, Kogarah Golf Club Redevelopment – Concept & Early Works SSDA (SSD-84467726),
Reference Scheme 01 – All Logistics.

Alternative Uses Scheme



Source: Grimshaw, Kogarah Golf Club Redevelopment – Concept & Early Works SSDA (SSD-84467726),
Reference Scheme 04 – Hotel, Commercial, Data Centre and Logistics.



1.4 Secretary’s Environmental Assessment

Secretary’s Environmental Assessment Requirements:

This Landscape Concept and Early Works SSDA Report addresses the relevant Planning Secretary’s Environmental Assessment Requirements (SEARs) for SSD-84467726, as outlined in the table below.

Relevant Requirements	Response
How the development will achieve design excellence in accordance with any relevant Environmental Planning Instrument (EPI) provisions.	As a part of this project, a planning proposal was finalised in May 2025, which established a refreshed planning framework to support the site’s transformation into a strategically significant employment and mixed-use precinct adjoining Sydney Airport (Refer to 1.3 Project Background for more detail). The amendments to the Bayside LEP 2021 introduced a coordinated structure of land uses and development controls designed to deliver design excellence. Collectively, these controls establish the framework for a design-led precinct that prioritises environmental performance, visual quality, and public domain excellence—aligning with the intent of the Environmental Planning and Assessment Act to deliver places of lasting social, economic, and environmental value.
Identifies design options considered during the iterative design process and demonstrates the proposed development has been optimised to provide an integrated landscape design and minimises amenity impacts by having regard to the relevant evaluation criteria in Better Placed (Government Architect NSW, 2017).	The design has been guided by the Better Placed objectives to deliver an integrated landscape framework that balances ecology, access, and amenity. The proposal delivers a 20–40 m wide, publicly accessible riparian corridor along the Cooks River, introduces green roofs and water-sensitive design, and integrates active frontages and connected open spaces. These strategies create a functional, high-performing and resilient precinct that enhances both local character and environmental outcomes. Refer to 2.1 Strategic planning review for more detail.
Demonstrates that Aboriginal culture and heritage is considered and incorporated holistically in the design proposal consistent with the NSW Government’s Connecting with Country Framework.	The project is informed by ongoing engagement with Gadigal and Bidjigal representatives through conversation, walks on Country and design collaboration. Cultural heritage and lived knowledge will be expressed through interpretive storytelling, materials, and spatial design, while regenerative landscape systems restore ecological health — reflecting Connecting with Country principles of Healthy Country, Respected Culture, and Shared Knowledge. Refer to 1.5 Connection to Country, 2.3 Connecting with Country and 4.11 Country Led.
Demonstrates how the proposal will integrate with Pemulwuy Park.	The proposal directly interfaces with the future Pemulwuy Park, creating a seamless east–west connection between the park and the Cooks River foreshore. Landscape design, planting, and path networks are coordinated with Council’s vision for passive recreation and ecological habitat, ensuring visual and physical continuity and a unified public open space experience across the precinct. Refer to 5.3 Pemulwuy Park Interface
Where required by an EPI, the development has been subject to a competitive design process, and/or has been reviewed by the State Design Review Panel (SDRP) consistent with the NSW SDRP: Guidelines for Project Teams.	<i>Not required for the project.</i>
That the recommendations of the Design Integrity Panel (where a competitive design process has been held) or the SDRP have been addressed.	<i>Not required for the project</i>

1.5 Connection to Country

The Cooks River and Arncliffe area, including the lands now known as Cooks Cove, form part of the Country of the Gadigal and Bidjigal people of the Eora Nation, with connections to neighbouring clans such as the Wangal and Gameygal.

The Cooks River provided abundant resources that sustained daily life and cultural practice. Its waters and tidal flats offered fish, shellfish, turtles, and waterbirds, while the surrounding lands supported hunting of terrestrial animals and gathering of plant foods. Middens, stone artefacts, hearths, and rock shelters recorded along the riverbanks—including areas near Arncliffe and Tempe—attest to long-term occupation and use of the landscape. The river was also a significant travel route and social meeting place.

Aboriginal people maintained connection to the river well into the 19th and 20th centuries, continuing to fish, gather, and live along its banks. Today, the Cooks River remains a place of cultural importance, recognised through initiatives such as the Cooks River Catchment Aboriginal History Project (2016–17), which documents oral histories, archaeology, and ecological knowledge.

The Kogarah Golf Club Redevelopment site is therefore part of a landscape of deep cultural significance, where future planning must acknowledge and celebrate the enduring connections of the Gadigal and Bidjigal people to Country. 'Kogarah' meaning, "place of reeds" or 'place of rushes'.

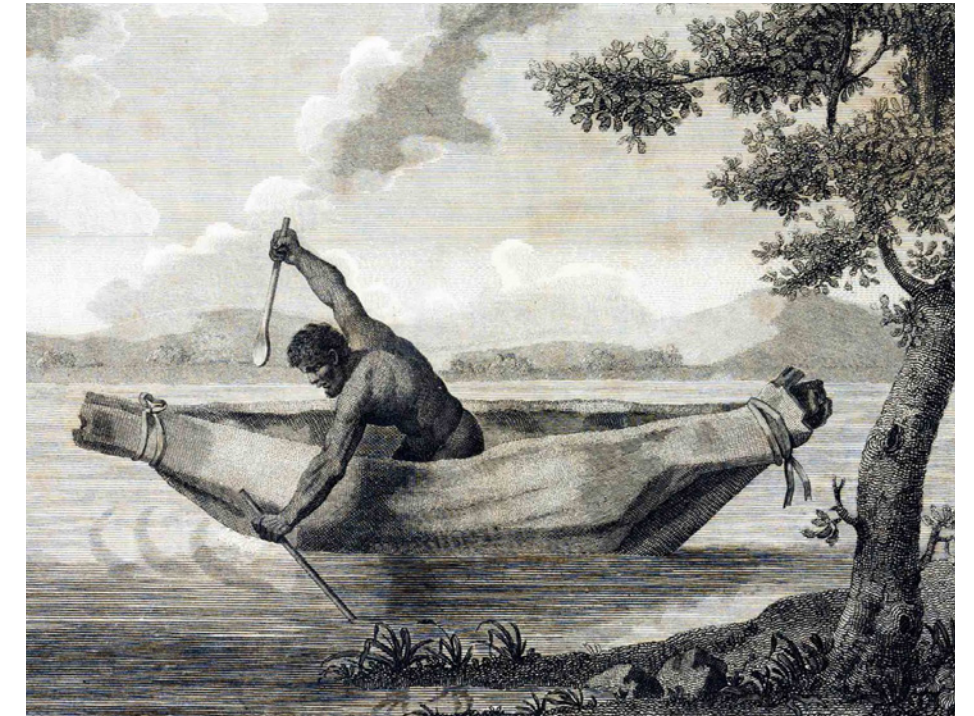
Source: Irish, P., 2017. Cooks River Catchment Aboriginal History Project, Cooks River Alliance / MDCA, June.



'Aborigines Hunting Water Birds', c. 1820. Joseph Lycett. From the collections of the National Library of Australia



'Mouth of Cooks River', c. 1830. John Thompson. From the collections of the State Library of NSW



'Pemulwuy', c. 1803. James Grant. From the collections of the collections of the State Library of NSW



From 'Views in Australia', c. 1824-25. Joseph Lycett. From the collections of the collections of the State Library of NSW

Connection to Country

First Nations Engagement

The SSDA design has been developed in collaboration with Ngurra Advisory and through consultation with Bidjigal, Gweagal and Wandj Wandj Elder, Aunty Barbara Simms Keeley. Aunty Barbara shared stories of water, plants and animals, emphasising the significance of the river's edge as a place for storytelling about the Bidjigal people and their movement along the river in connection with fish, octopus, oysters, mussels, and mangroves used for boomerangs.

Engagement to date has been interactive, involving in-person vision workshops, design conversations and discussions in La Perouse. Engagement has involved various groups within both the consultant and client teams. Through this process, several First Nations design principles have been embedded into the project, with site-specific opportunities identified for further development in future design stages. The landscape design has been led by Country and guided by the Government Architect's Connecting with Country Framework.

Walk on Country

Traditional smoking ceremonies are used to cleanse a place and the people visiting so no harm can come to them while on Country. A Walk on country is an opportunity to explore and respect the important Culture features of the place.

A Smoking Ceremony and Walk on Country was held at La Perouse Headland on 23rd October 2025. The design team were guided by Aunty Barbara Simms along the coastal walk and bushland trails that connect Cann Park, Kamay Wharf, Frenchmans Beach and Cove, Happy Valley Camp, and Congwong Beach. Throughout the journey, Aunty Barbara shared stories of Country, the missions, and forgiveness, deepening the team's understanding of the Cultural and ecological layers of the landscape. Her teachings about the Bidjigal people's use of plants and key knowledge stories offered meaningful insight into how design can be shaped by Country and its enduring Cultural narratives.

Feedback from the Engagement Process

The following key themes have been distilled from both the engagement process with Aunty Barbara and the Walk on Country:

A watery place

For the Gadigal and Bidjigal Peoples the Cooks River was a life source. A collection of seafood including octopus, mullet, mussels, cockles and oysters were in abundance along the muddy banks. The river also acted as a key connector with Bidjigal men canoeing upstream in search of mangroves to carve Boomerangs from.

Design for All

Designing spaces and places for all is fundamental to the way in which the Gadigal and Bidjigal Peoples respect and care for Country. The project has the opportunity to deliver zones for animals and plants, not just humans. This may include the re-use of felled trees for habitat, large zones of riparian corridor and reduced footprints of active transport connections. Key planting of importance to the Bidjigal Peoples include, Lomandra, Dianella, Xanthorea, Melalueca, Acacia, Casuarina and Actinotus species.

Places to celebrate Country and Culture

The Project has the potential to celebrate Gadigal and Bidjigal Country and culture. A place for cultural actions to occur is important (be that caring for Country, education of Country and/or revealing stories of Country through interpretation).

Perpetual impact

The Project provides pathways to engage, employ and liaise with communities beyond the design and delivery phase. First Nations employment associated with the caring of the publicly accessible foreshore is one such opportunity.

A summary of public domain-specific opportunities is provided in Section 4.11 of this report. Refer to the Ngurra Advisory report for the overall project strategy.



Walk on Country with Aunty Barbara Simms 23rd October 2025 (photo by author)



Meeting with Aunty Barbara Simms 8th October 2025
(Photo by Ngurra Advisory)

2. Strategic and Planning Frameworks



2.1 Strategic Planning Review



Strategic Context

The design of this Planning Proposal has been shaped by the broader strategic context, including Bayside Council’s strategic and precinct plans, as well as key NSW Government policies and guidelines. Most notably the state design policy *Better Placed* and the *Connecting with Country* framework.

Better Placed, Government Architect, NSW, 2017

The policy provides design principles to guide sustainable and context responsive development. It aims to ensure that projects respond to local character (Better Fit), deliver durable and adaptable outcomes (Better Performance), create inclusive and connected public spaces (Better for Community), and provide safe, comfortable, and liveable environments (Better for People). It also emphasises functional and efficient design (Better Working), the creation of social, economic, and environmental value (Better Value), and the delivery of engaging, attractive, and high-amenity spaces (Better Look and Feel).



Connecting with Country, Government Architect, NSW, 2023

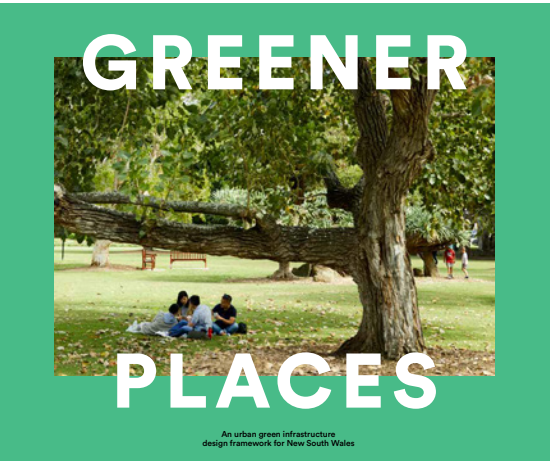
The Connecting with Country document is a framework for understanding the value of First Nations knowledge and experiences in the design and planning of the built environment in NSW. GANSW prepared the framework in collaboration with Traditional Custodians, community representatives, consultants, and other government staff.

The framework outlines the term ‘Country’ as “Country encompasses everything. It includes both living and non-living elements. It holds everything within the landscape, including Earth, Water and Sky Country, as well as people, animals, plants, and the stories that connect them” (p.20).



Biodiversity in Place, Government Architect 2024

The framework offers a practical guide to integrating nature into urban environments. It emphasises that even small spaces, like nature strips, can significantly enhance urban biodiversity. By adopting nature-positive approaches, the framework aims to reconnect people with larger natural systems, creating cooler, more resilient urban areas that support diverse wildlife and improve overall community well-being.



Greener Places, Government Architect NSW, 2020

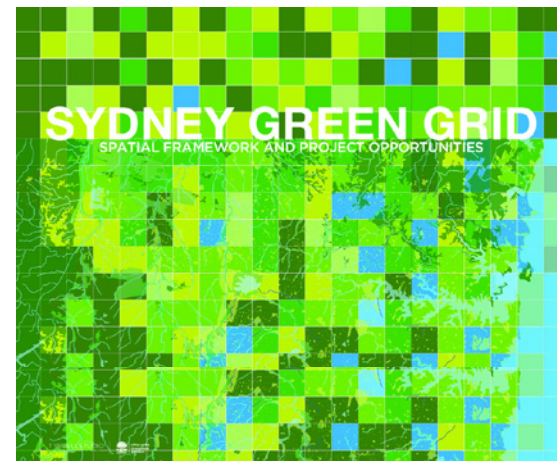
Greener Places provides guidance for creating high-quality, resilient, and sustainable public spaces across New South Wales. It promotes social inclusion and well-being by designing accessible, safe, and engaging spaces, while integrating nature into urban environments through trees, green infrastructure, and water-sensitive design. The policy also supports connectivity and active movement, and encourages long-term value by ensuring public spaces are flexible, adaptable, and environmentally and economically sustainable.

Strategic Planning Review



Greener Neighbourhoods Guide, Government Architect NSW, 2021

The Greener Neighbourhoods Guide, offers local councils a comprehensive framework to enhance urban greening through effective urban forest planning. It provides councils with tools and resources to strategically manage urban forests, aiming to increase tree canopy cover, reduce urban heat, and improve overall community well-being. The guide emphasises the importance of setting canopy targets, developing urban forest strategies, and utilising updated spatial data to inform planning decisions.

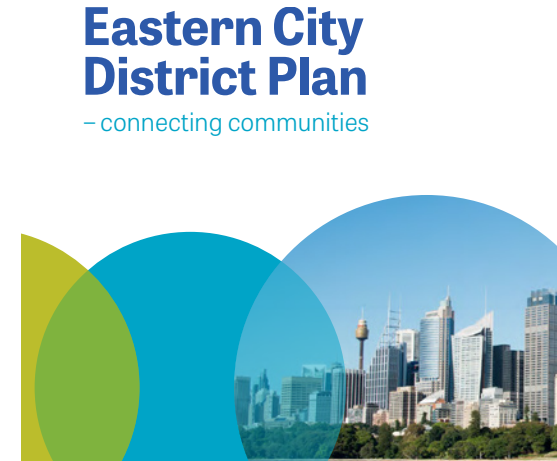


Sydney Green Grid, NSW Department of Planning and Environment, 2017

The Spatial Framework is dedicated to the protection and enhancement of the ecological and culturally significant landscape of the open space corridors that are unique to the Bayside area. The importance of connecting the three open space corridors to the wider communities are instilled within Designing for Country narratives and active landscape links.

In the vicinity of the Project, it identifies the following opportunities:

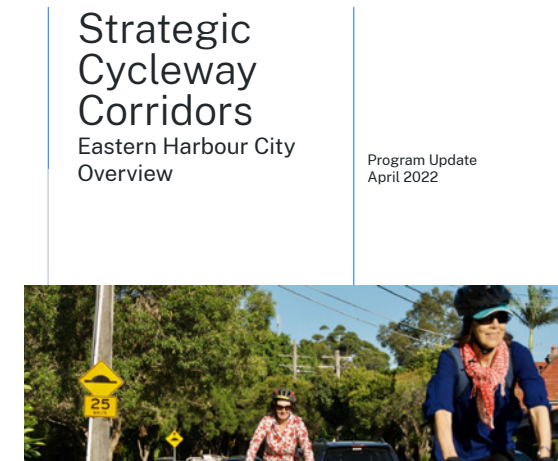
- (6) The Cooks River Open Space Corridor
- (9) Alexandria Canal
- (21) Freight Rail Lines Chullora to Port Botany
- (38) Airport to Bourke Street
- Active Transport Green Link
- (40) East-West Coastal Green Links: Mascot to Maroubra.



Eastern City District Plan, 2018

The Eastern City District Plan covers the Bayside, Burwood, City of Canada Bay, City of Sydney, Inner West, Randwick, Strathfield, Waverley, and Woollahra Local Government Areas. It is a 20-year plan that manages growth across economic, social, and environmental dimensions to support the 40-year vision for Greater Sydney. The plan translates the Greater Sydney Region Plan: A Metropolis of Three Cities into district-level priorities and actions, promoting a liveable, productive, and sustainable future.

It identifies the Kogarah Golf Club Redevelopment area as a key urban renewal site, strategically located near the trade gateway of Sydney Airport.



Strategic Cycleway Corridors Eastern Harbour City Overview 2022

Transport for NSW is preparing a plan for Strategic Cycleway Corridors for the Eastern Harbour City. This plan identifies 30 strategic cycleway corridors that connect key centres and major points of interest.

The plan identifies a strategic cycleway corridor through the Kogarah Golf Club Redevelopment project site extending from Brighton le Sands to the CBD.



Cycleway Design Toolbox Transport for NSW

The toolbox provides comprehensive guidance for designing cycling and micromobility infrastructure in New South Wales. It emphasises creating safe, inclusive, and accessible environments for all users, including people of all ages and abilities. Key recommendations include designing cycleways with a minimum width of 3.0 metres to accommodate various users and emerging micromobility devices. The toolbox encourages the reallocation of road space, traffic calming measures, and the integration of dedicated cycling infrastructure to enhance safety and promote active transport.

Strategic Planning Review



Water Management Strategy, Bayside Council, 2020

The Strategy provides a 10-year framework to ensure sustainable water management across the LGA, with a vision for healthy waterways, resilient infrastructure, and active community engagement by 2030. The strategy focuses on six key areas: community involvement, organisational leadership, flood and drainage management, waterway and foreshore health, groundwater protection, and maintaining stable water use.

Key actions include improving water quality in the Cooks River, implementing water-sensitive urban design to enhance environmental outcomes and liveability.



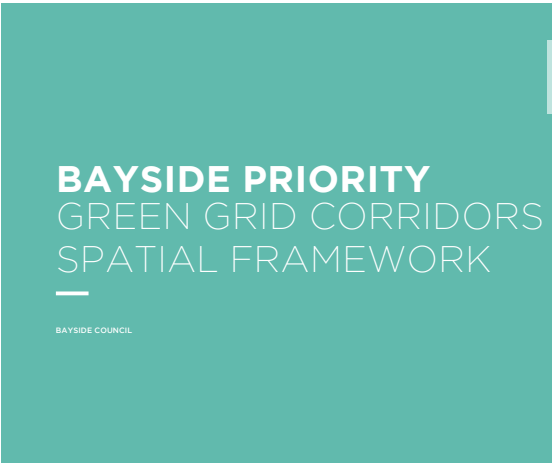
Bayside 2035 - Community Strategic Plan, Bayside Council, 2018

The Strategic Plan provides a long-term framework guiding Council's planning, decision-making, and community priorities. Structured around four key themes—creating a vibrant and liveable place, fostering a connected and inclusive community, promoting environmental sustainability and resilience, and supporting a financially sustainable and dynamic local economy.



Bayside West Precincts 2036, NSW Department of Planning, 2018

This Plan sets out strategic land use and infrastructure planning to guide the future transformation of the Bayside West Precincts. The Plan informed the changes to the planning controls to enable the rezoning of the Arncliffe and Banksia Precincts.



Bayside Priority - Green Grid Corridors Spatial Framework, Bayside Council, 2021

This framework sets out to establish the importance of green corridors and green spaces throughout the council, promoting active transport, biodiversity, successful ecological communities and water quality. The document identifies various opportunities to help guide future design and decision making.



Bayside Bike Plan, 2024

The Bike Plan provides a strategic framework to develop a safe, connected, and accessible cycling network across the Bayside LGA. It identifies priority cycleway corridors, integrates with broader transport strategies, and promotes active transport through community engagement and safety initiatives.

The plan identifies a strategic cycleway corridor through Kogarah Golf Club Redevelopment project site as a priority route (NS4 Ramsgate to Cooks River).

2.2 Better Placed

SEARs comment: 'Identifies design options considered during the iterative design process and demonstrates the proposed development has been optimised to provide an integrated landscape design and minimises amenity impacts by having regard to the relevant evaluation criteria in Better Placed (Government Architect NSW, 2017)'.

Integrated Landscape Design - Alignment with Better Placed Objectives

The Kogarah Golf Club Redevelopment establishes a new benchmark for integrated place-led design, one that restores ecology, celebrates Country, and supports a high-performing logistics and employment hub. The design outcome balances environmental regeneration with operational efficiency, delivering a resilient precinct that reflects the seven objectives of *Better Placed* (GANSW, 2017).



1. Better Fit – Contextual, local and of its place

The design responds to the site's river setting and proximity to Sydney Airport, shaping built form and landscape to complement the flat, open character of the Cooks River corridor. View lines, green links, and ecological connections frame the development, while logistics buildings are carefully set back to protect sightlines, manage flooding, and integrate with the broader foreshore landscape and Pemulwuy Park.

2. Better Performance – Sustainable, adaptable and durable

Regenerative, climate-responsive design underpins the redevelopment. Water-sensitive design, native riparian planting, and flood-resilient built form combine with extensive canopy coverage and endemic species to reduce heat, enhance biodiversity, and strengthen resilience. Green roofs and solar infrastructure support long-term environmental performance.



3. Better for Community – Inclusive, connected and diverse

The redevelopment transforms a private golf course into a publicly accessible landscape. New foreshore paths, plazas, and viewing points invite community use and connection. Industrial and public functions coexist comfortably with a landscape that celebrates Country, encouraging social interaction and cultural expression through inclusive, connected open spaces.

4. Better for People – Safe, comfortable and liveable

The public realm prioritises pedestrian comfort, accessibility, and safety. Shaded walkways, rest areas, and visual links to the river create a comfortable experience for workers and visitors. Clear separation of pedestrian, cyclist, and vehicular movements with lighting and visibility ensures a safe and intuitive circulation network throughout the precinct.



5. Better Working – Functional, efficient and fit for purpose

Four key iterations of the logistics hub have been explored and optimised for efficient operations while maintaining design quality. Building layouts and circulation networks support seamless freight and servicing movements, minimising conflict with public areas. High quality public domain and green corridors balance the built form and integrate essential infrastructure into a cohesive environment.

6. Better Value – Creating and adding value

The project revitalises a previously underutilised site into a high-performing employment precinct that restores the ecological health of the Cooks River. By combining operational excellence with public domain investment, the redevelopment creates long-term environmental, social, and economic benefits for Bayside and the wider metropolitan area.



7. Better Look and Feel – Engaging, inviting and contemporary

A cohesive design language grounded in natural materials, native vegetation, and the character of the Cooks River landscape, defines the identity of the precinct. The architectural and landscape expression reflects the site's industrial function while responding to its deep cultural and ecological history, creating a place that is contemporary, inviting, and unmistakably of its place.

2.3 Connecting with Country

SEARs comment: *'Demonstrates that Aboriginal culture and heritage is considered and incorporated holistically in the design proposal consistent with the NSW Government's Connecting with Country Framework'*

Country Led

The Kogarah Golf Club Redevelopment has been informed by the Connecting with Country Framework, ensuring First Nations culture and heritage are holistically embedded in the design. Located on the traditional lands of the Gadigal and Bidjigal peoples of the Eora Nation, the project honours their enduring connection to the Cooks River by opening up opportunities to engage with water and its ecosystems.

The framework provides guidance on how First Nations culture and heritage should inform project planning, design, and delivery. To ensure holistic integration, key principles and strategies have been drawn from the Connecting with Country framework, as outlined opposite.

'Healthy Country' is the overarching goal of the framework and is described as *"healthy, interconnected natural ecosystems, supported by regenerative and sustainable environmental practices."*

Refer to Section 4.11 of this report for a more detailed outline of the opportunities being embedded within the public realm.



Country-centred approach

A Country-centred approach has shaped both the design process and outcomes. The team has engaged with Traditional Custodians to deepen understanding through on-Country discussions and site walks, ensuring design decisions respect lived cultural knowledge and relationships with land and water. This process has informed strategies that restore ecological health, celebrate cultural narratives, and honour the River and surrounding landscape as a living system.

Significant natural features along the Cooks River are reconnected through regenerative planting, improved water quality, and habitat corridors. Opportunities for storytelling, learning, and reflection are embedded throughout the public domain, ensuring the river's cultural and ecological stories are visible, respected, and ongoing.



Interpretation and legacy

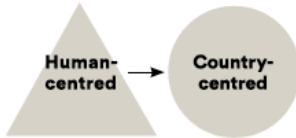
Cultural heritage protection and interpretation have been integrated into the landscape framework. Respect for Indigenous Cultural and Intellectual Property (ICIP) underpins all engagement and design outcomes. Knowledge shared by community representatives has been attributed appropriately and reflected in ways that strengthen awareness, belonging, and stewardship of Country.

Through this approach, the project contributes to the Healthy Country outcome—supporting interconnected ecosystems, regenerative land care, and enduring cultural continuity along the Cooks River.

Guided by Aboriginal community

The commitment

All NSW built environment projects will be developed with a Country-centred approach guided by Aboriginal people, who know that if we care for Country, Country will care for us.



Practices

Reframing our way of working
Changing our approach and processes to support a Country-centred approach



Actions

Implementing the framework
Project life cycle from an Aboriginal perspective



Outcomes for Country

Healthy Country
Healthy community
Protecting Aboriginal cultural heritage
Cultural competency
Better places

Connecting with Country framework.
GANSW 2023

3. Site Overview



3.1 Historical Context

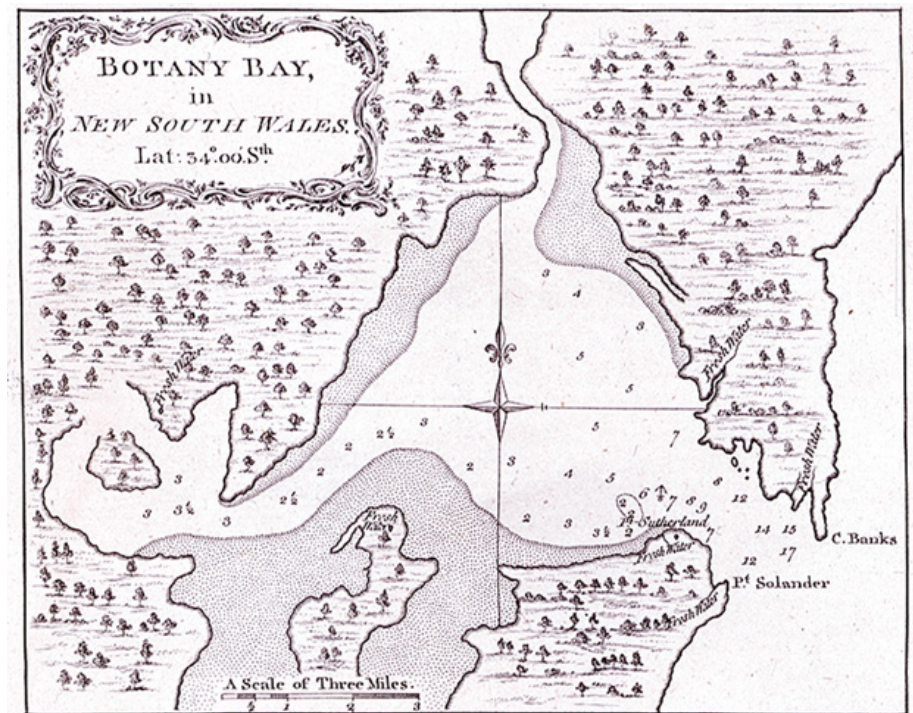
For thousands of generations, the land around the Cooks River was home to First Nations peoples who lived in close connection with its waterways and landscapes. The river's shifting course, shaped by sea-level rise and tidal changes, influenced how it was used over time. It was a vital resource for trade, fishing, and shellfish gathering, with four clans understood to have inhabited the area: the Darug, Bediagal, Gameygal, and Cadigal peoples.

When Captain James Cook sailed into Botany Bay in 1770, he provided the first written European description of the river, noting a "very fine stream of fresh water" and its value as a sheltered anchorage with abundant timber. Following European settlement, the river became a popular site for boating and picnics, with Casuarina-lined banks stabilising the foreshore and defining the edge between land and water.

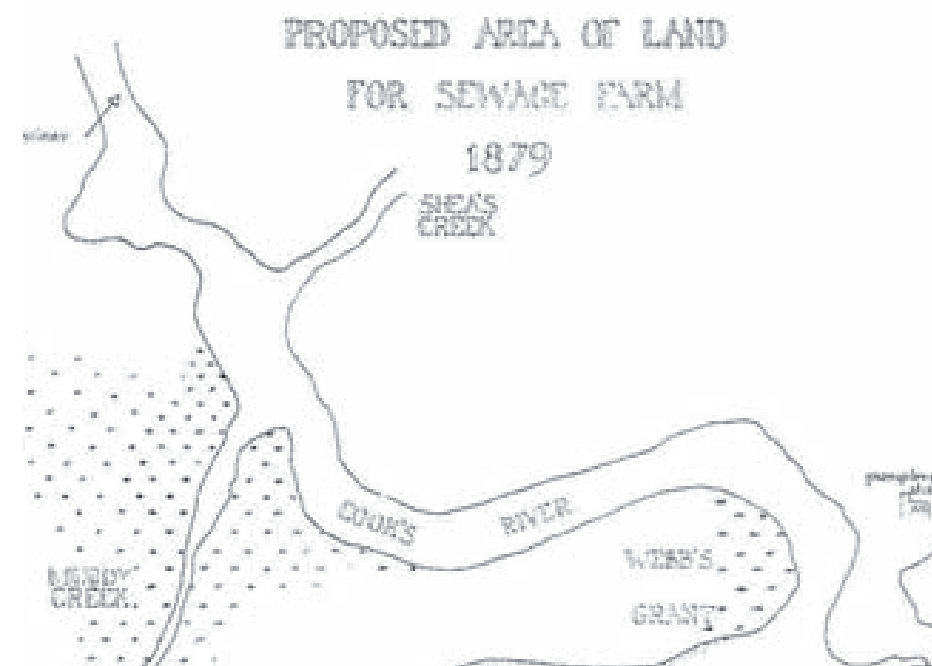
By the early 20th century, the site was home to the Bonnie Doon Golf Club. With the realignment of the river and the construction of Sydney Airport in 1948, the course was relocated and later became the Kogarah Golf Club. Surrounding land was used for market gardens, agriculture, sewage treatment, and recreation fields.

This layered history highlights the Cooks River and the Kogarah Golf Club lands as both a cultural landscape and a place of community gathering. The project seeks to honour this legacy by restoring the landscape character, reconnecting ecological systems, and creating a resilient riverside precinct for future generations.

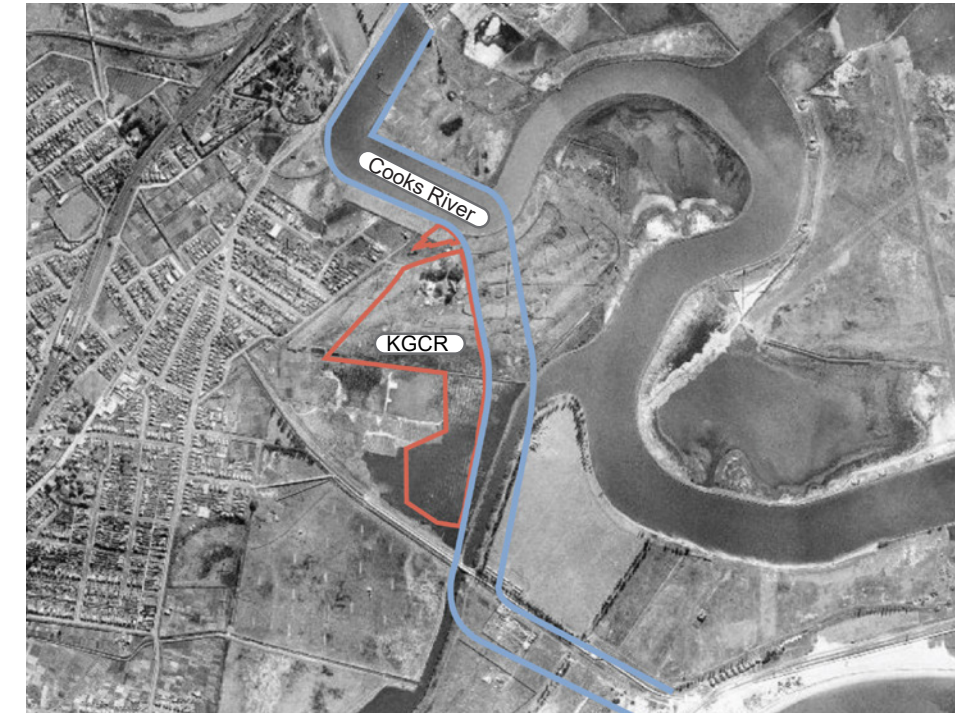
Source: Irish, P., 2017. Cooks River Catchment Aboriginal History Project, Cooks River Alliance / MDCA, June.



Map of Botany Bay c. 1773. John Hawkesworth's account of the voyages of Captain James Cook. Source: Royal Museum Greenwich.



Map of Botany Rockdale Sewage Farm 1879. Australian Historical Archaeology



Aerial Photo 1943. Six Maps.



Rockdale Market Gardens c.1938. State Library NSW.

3.2 Present Context

Immediate context

The site, identified as 13-19A Marsh Street, is located in Arncliffe within the Bayside Council LGA, about 10km south of the Sydney CBD. The 32ha site sits on the western bank of the Cooks River with approximately 850m of river frontage. Situated directly west of Sydney Airport and 6km from Port Botany, placing it within Sydney’s key trade and transport corridor.

The precinct is well connected, with four train stations (Banksia, Arncliffe, Wolli Creek, and the International Airport) within 1.1km, the M5 immediately south, and the M6, M8, and Sydney Gateway enhancing regional access. It is bounded by the Cooks River to the east and Marsh Street to the north and west, providing a direct connection to the M5 Motorway and Sydney Gateway. Surrounding the site is airport infrastructure, hotels, residential areas, open space, and recreation lands.

Kogarah Golf Club

The site currently exists as the Kogarah Golf Course which closed its course in March 2025. Established in 1928, the club has occupied this land since 1955, when the Cooks River was realigned to allow for the expansion of Sydney Airport. The golf course landscape is highly modified, with flat topography, shaped fairways, scattered vegetation, and artificial water bodies.

Arncliffe Motorway Operations Complex

Immediately west of the site lies the WestConnex construction compound, established in 2016 for M8 and M6 Stage 1 tunnelling works. Covering approximately 7.5 hectares, it will remain until 2025, when it will be reduced to 1.5 hectares to accommodate the permanent Arncliffe Motorway Operations Complex. This facility will house ventilation, water treatment, and maintenance equipment for the sub-grade M6 and M8 motorways.

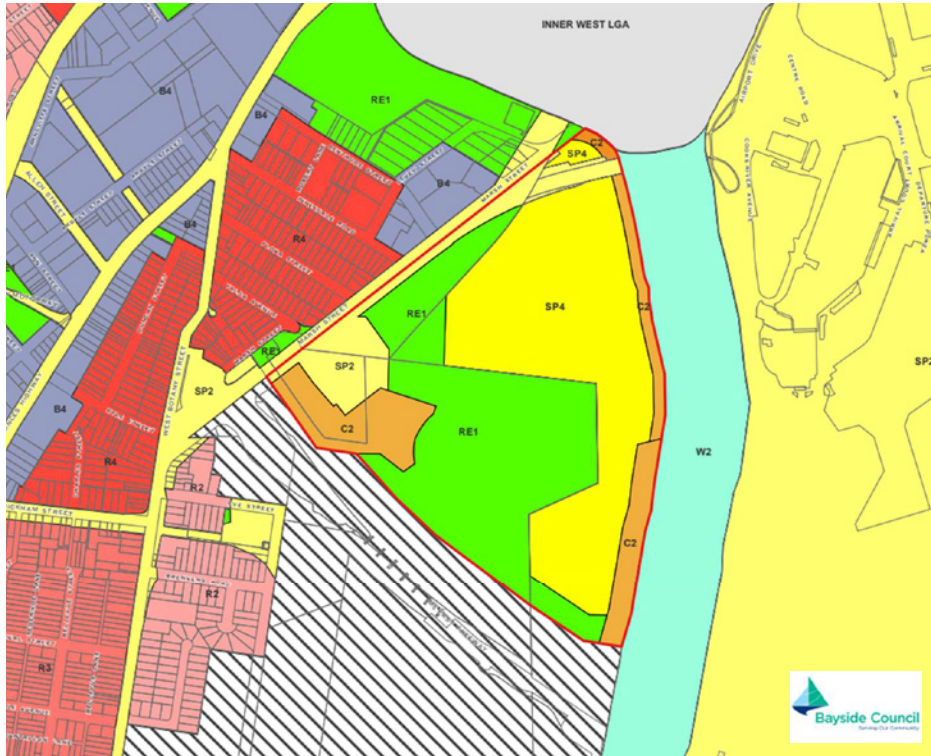
Notable Landscape Features

The site includes around 850 metres of river frontage and a group of mature fig trees near the existing golf course clubhouse, which provide a distinctive natural feature within the otherwise modified landscape.



The project site includes land associated with seven (7) allotments and a total area of approximately 32.5 hectares.

Ref.	Lot & DP	Address	Ownership
1	Lot 100 DP 1231954	19A Marsh Street, Arncliffe	Cook Cove Nominees No 2 Pty Ltd as trustee of Cook Cove Property Trust 2
2	Lot 31 DP 1231486	19 Marsh Street, Arncliffe	Cook Cove Nominees No 1 Pty Ltd as trustee of Cook Cove Property Trust 1
3	Lot 14 DP 213314	19 Marsh Street, Arncliffe	Bayside Council
4	Lot 63 DP 1301057	-	Transport for New South Wales
5	Lot 62 DP 1301057	-	
6	Lot 1 DP 329283	15 Marsh Street, Arncliffe	
7	Lot 1 DP 108492	13 Marsh Street, Arncliffe	Bayside Council



The Land Zoning Map associated with the Planning Proposal is presented above.

3.3 Site Conditions



Open Space Network

The site is positioned within an established network of significant open spaces, including Cahill Park and Tempe Recreational Reserve to the north, and a variety of recreation areas south of the M5 East Motorway. To the west, the future Pemulwuy Park (being delivered by Bayside Council) will form a key recreational and ecological hub. These spaces present a strong opportunity for the Kogarah Golf Club Redevelopment to enhance regional connectivity, expand public access, and strengthen the open space network along the Cooks River corridor.

The TfNSW M6 Stage 1 Urban Design Landscape Plan notes an isolated parkland design within the centre of Pemulwuy Park. This open space is subject to a separate planning pathway associated with the delivery of the M6 Stage 1 road infrastructure.

Through the delivery of a new public foreshore, continuous active transport links, and integrated park interfaces, the redevelopment will unify these open spaces into a cohesive and accessible green network for the community.



Fauna

Despite the highly modified environment, the site provides habitat for a range of native fauna, including four threatened species under the BC Act and/or EPBC Act:

- Green and Golden Bell Frog (*Litoria aurea*)
- Large Bent-winged Bat (*Miniopterus schreibersii oceanensis*)
- Grey-headed Flying-fox (*Pteropus poliocephalus*)
- Powerful Owl (*Ninox strenua*) - Recorded from locality and have potential to occur in the subject site.

Breeding habitat for the Green and Golden Bell Frog will be retained, with minor foraging habitat affected. Furthermore a verified GGBF Breeding Ponds/ Habitat is being delivered by the TfNSW M6 Stage 1 project adjacent to the motor operations complex on Marsh Street. Other threatened species are unlikely to be significantly impacted. Avoidance, mitigation, and compensatory measures—including habitat management, nest box installation, weed control, and biodiversity offsets—will support the protection of threatened species and enhance overall biodiversity on-site.

Source: Cumberland Ecology, 2023. Cooks Cove Planning Proposal: Cooks Cove Northern Precinct Flora and Fauna Assessment, 21 March. Figures 9



Flora

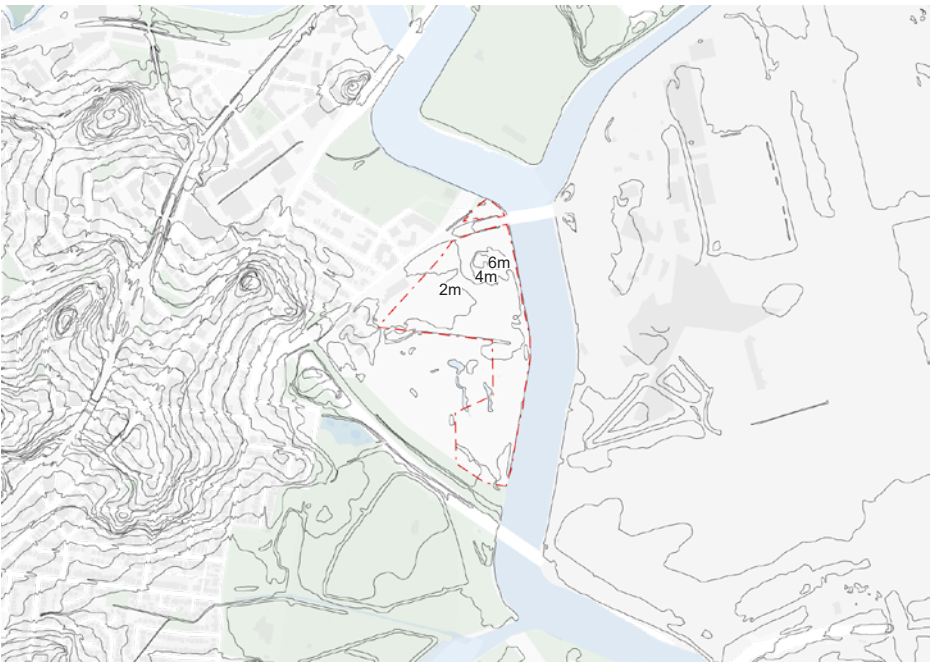
As the site is highly modified, due to its history as the Arncliffe Sewage Farm, Kogarah Golf Course, and other infrastructure uses, no remnant native vegetation remains. Vegetation across the site is almost entirely planted or exotic, comprising of planted native trees and shrubs, exotic vegetation, lawns, and aquatic plantings.

A considerably small area of Ecologically Endangered Saltmarsh (less than 0.01 ha), listed under the BC Act, occurs in isolated patches along a partially piped artificial drainage line. This minor occurrence will be impacted by the project, though the effect is not considered significant at a local or regional scale. No threatened flora species were recorded or are expected to occur on-site.

Prior to clearing, the key plant community types that would have been located on this site were the Grey Mangrove-River Forest and the Sydney Creekflat Swamp Mahogany-Paperbark Forest.

Source: Cumberland Ecology, 2023. Cooks Cove Planning Proposal: Cooks Cove Northern Precinct Flora and Fauna Assessment, 21 March. Figures 7 and 10.

Site Conditions



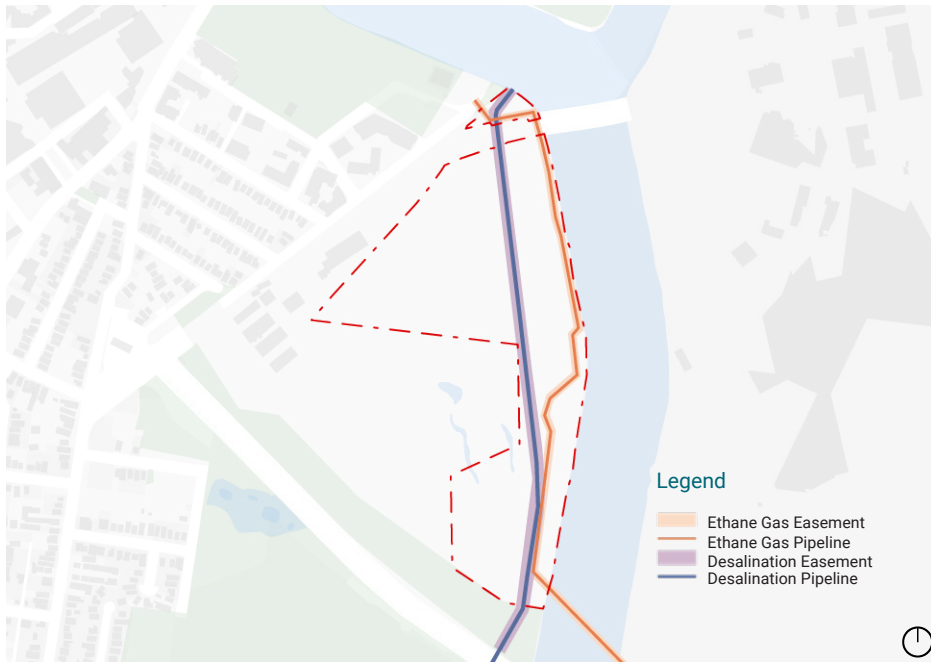
Topography

Site elevations range between 0 and 6 metres above Australian Height Datum (AHD). Although low-lying, the natural landforms has been significantly altered over time through the realignment of the Cooks River, development of the golf course, and more recently, construction works associated with WestConnex. It is relatively flat with gentle undulations designed for the Kogarah Golf Club.



Hydrology

The site is highly flood-prone, with flood mapping (DPE Cook Cove Planning Report, 2016) indicating that much of the land would be inundated during a 1 in 100-year flood event. Overland flows from north of Marsh Street present additional risk, requiring future development to accommodate and manage water movement across the site and back to the Cooks River (refer Costin Roe, Stormwater and WSUD Report).



Services and Easements

Southern and Western Suburbs Ocean Outfall Sewer (SWSOOS): a State Heritage-listed asset, runs west-east along the southern boundary and over the Cooks River, serving as the primary sewer for south-western Sydney.

Sydney Desalination Plant pipeline: (1.8 m diameter) runs north-south adjacent to the river within a 6-9 m easement, transitioning from trenching and mounding in the south to micro-tunnelling at around 11 m depth.

Moomba to Sydney Ethane Pipeline: (225 mm diameter) follows a similar alignment within a 5 m easement at depths of 1.2-2.3 m.

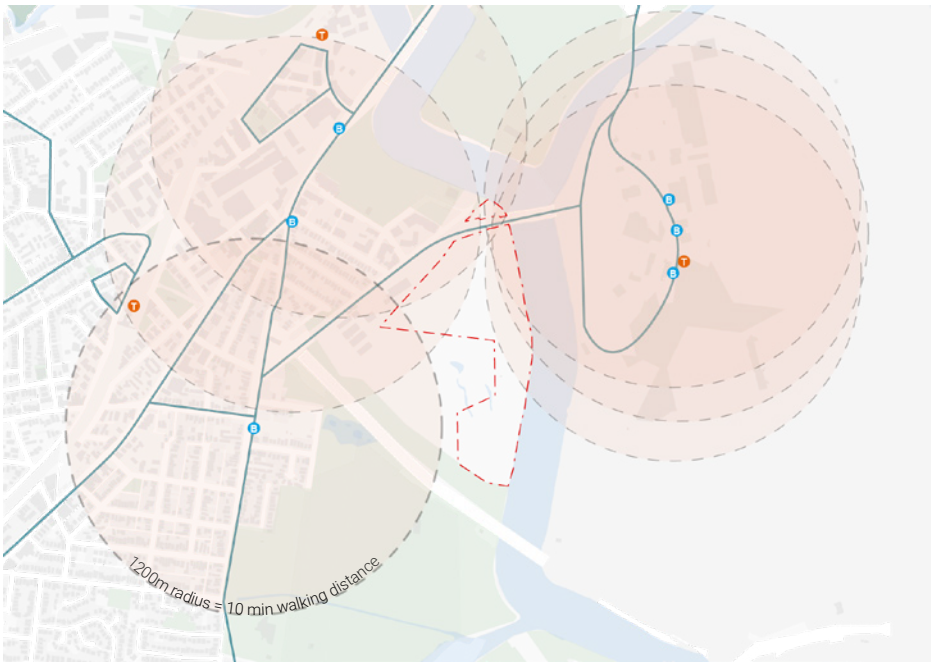
Source: ARUP, 2023. Cooks Cove Planning Proposal: Flooding, Stormwater and WSUD Report, 16 March. Figure D.2 – Base Case Peak Flood Depth and Levels (1% AEP)

Site Conditions



Active Transport

Existing pedestrian and bicycle access to the site area is limited and indirect, with both north–south and east–west connectivity constrained throughout the site. There is currently no public access along the Cooks River between Muddy Creek and Cahill Park. This corridor is identified as a strategic regional route in the Transport for NSW (TfNSW) Strategic Cycleway Corridors plan, highlighting an opportunity to enhance active transport links and integrate the precinct with broader regional networks.

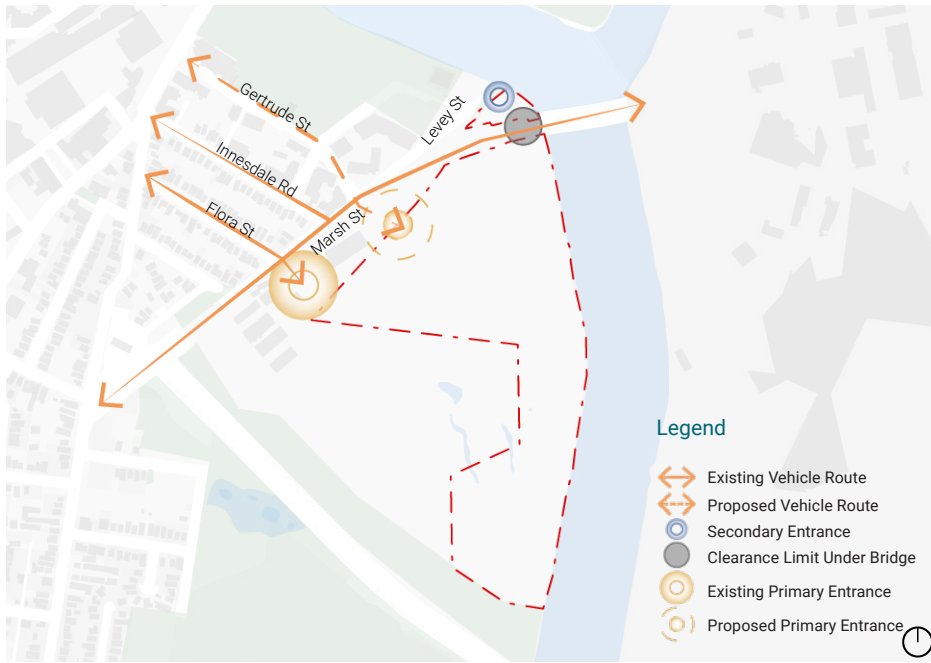


Public Transport

Wolli Creek, Arncliffe and Sydney International Airport train stations are located within approximately 10-minutes walking distance from the Kogarah Golf Club Redevelopment area.

Bus routes that serve the Arncliffe / site area include:

- 473 — Rockdale to Campsie via Arncliffe
- 420 / 420N — Eastgardens / Mascot to Rockdale via Arncliffe (including night service)
- 422 — Passes through Arncliffe / Pitt Street.



Road and access

The Kogarah Golf Club Redevelopment area will be served by three vehicular entrances. Levey Street provides an existing underpass access (3.1 m height limit) beneath the Giovanni Brunetti bridge.

New signalised intersections will be at Marsh Street / Gertrude Street (inclusive of Gertrude Street extension) and Marsh Street / Flora Street (separate to this SSDA) will form primary access points, with Gertrude Street featuring dual right-turn bays and Marsh Street / Innesdale Road reverting to left-in/left-out movements.

Additional east–west streets from Marsh Street will support internal circulation and service the development.

3.4 Landscape Character

The project team undertook several site visits to better understand the existing site conditions. This has informed the overall concept master plans developed within this report

Levey Street Interface

The Levey Street interface provides a key northern gateway to the site, linking directly to the Cooks River foreshore. Its previous use was for vehicular entry to the Kogarah Golf Course.



1. Giovanni Brunetti Bridge (Moir 17/09/25)



2. Golf Club gates at Levey St entry (Moir 08/10/25)



3. Under bridge (Moir 17/09/25)



4. Marsh and Levey intersection (Moir 17/09/25)



Image location map. Aerial source: NearMap 08/2025

Landscape Character

Cooks River Foreshore

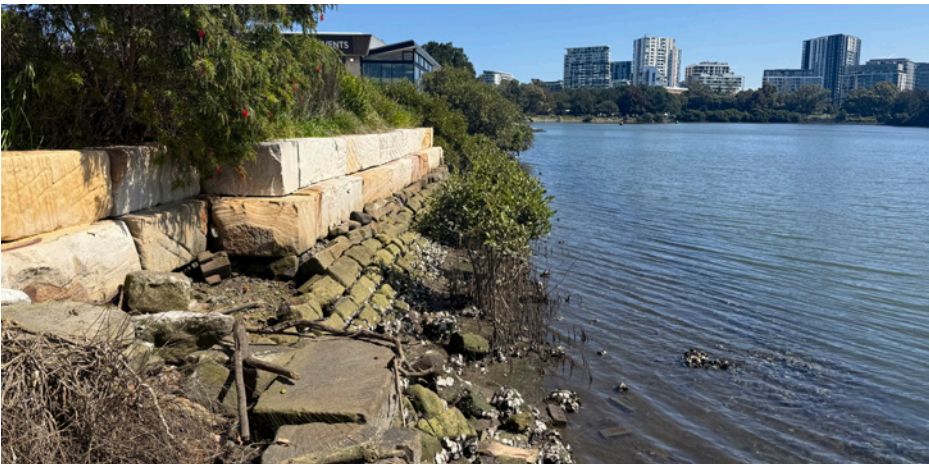
The Cooks River was reconfigured to facilitate infrastructure developments (especially the expansion of Sydney Airport). Resulting in a constructed edge with minimal ecological value. Along the foreshore of the Cooks River there are recolonised mangroves and saltmarsh patches, though these are relatively small and fragmented. These provide some ecological function, buffer zones, and habitat value.



1. Golf course interface with Cooks River. Moir 17/09/25)



2. River edge, exotic speices. (Moir 17/09/25)



3. Northern edge condition Moir 17/09/25)



4. Southern edge condition (Moir 08/10/25)

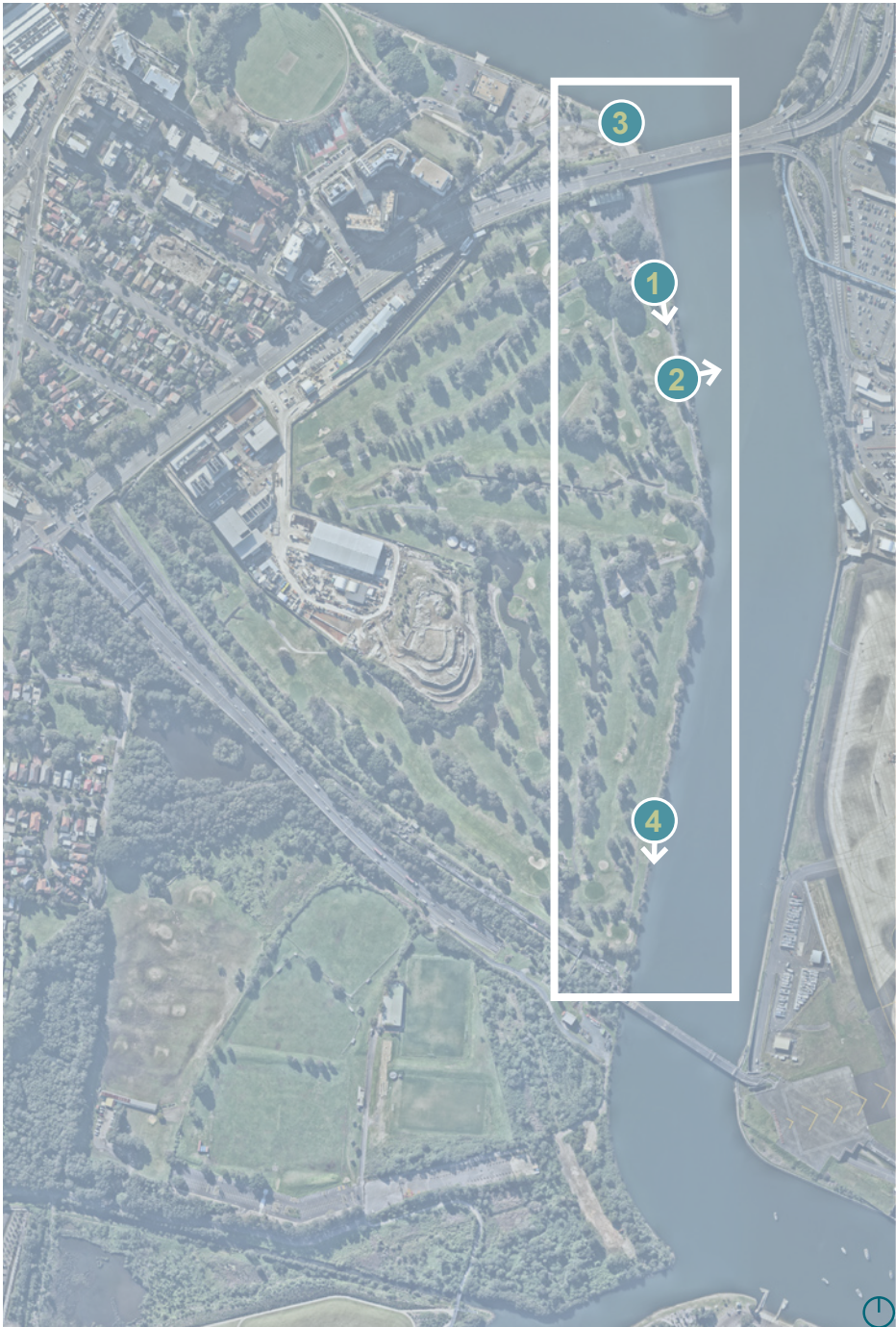


Image location map. Aerial source: NearMap 08/2025

Landscape Character

Kogarah Golf Club

The Kogarah Golf Club site is a highly modified, predominantly flat and low-lying landscape with gentle undulations. It is characterised by manicured greens, tree-lined fairways, clustered tree plantings, and constructed ponds, with prominent fig trees surrounding the clubhouse.



1. Golf Course Gentle undulations (Moir 17/09/25)



2. Tree-lined fairways (Moir 17/09/25)



3. Prominent Fig trees to be retained and protected (Moir 17/09/25)



4. Constructed ponds and tree plantings (Moir 17/09/25)



Image location map. Aerial source: NearMap 08/2025

Landscape Character

M6 Stage 1: Construction

The M6 Stage 1 construction area is highly disturbed, with sparse vegetation and ongoing infrastructure works. The MOC1 Arncliffe Motorway Operations Complex, including a substation and water treatment plant, is behind the M8 Ventilation Facility and partially visible from site. The remaining Arncliffe Reinstatement Works Site will be developed as a park with Green and Golden Bell Frog habitat, playing fields, a playground, and an amenities building (by others).



1. Back of building view from site (Moir 08/10/25)



2. Development boarded by temporary wall (Moir 08/10/25)



3. View from Marsh Street (Moir 08/10/25)



4. Excess fill from development (Moir 08/10/25)



Image location map. Aerial source: NearMap 08/2025

Landscape Character

Marsh Street interface

The Marsh Street interface presents a highly urbanised edge defined by major road infrastructure and limited pedestrian amenity. Landscape treatments focus on softening this hard edge through canopy planting, green buffers, and visual screening to create a greener, more cohesive transition into the site.



1. View to site from Marsh St bridge (Google Street View 05/25)



2. Road infrastructure (Moir 08/10/25)



3. Existing pathway connecting along Marsh Street (Moir 08/10/25)



4. Existing Fig trees framing view to Marsh Street Bridge (Moir 17/09/25)



Image location map. Aerial source: NearMap 08/2025

Landscape Character

Southern Entry and SWSOOS

The southern end of the site is bounded by the SWSOOS, a heritage-listed infrastructure that runs west to east through the site and over the Cooks River. The proposal includes a pathway alongside the SWSOOS, connecting to the new park pathways and providing a future link over the SWSOOS (to be delivered by others).



1. SWSOOS infrastructure crossing over Cooks River (Moir 08/10/25)



2. SWSOOS infrastructure (Moir 08/10/25)



3. SWSOOS infrastructure bounding southern site (Moir 08/10/25)



4. Foreshore at southern end of site (Moir 08/10/25)



Image location map. Aerial source: NearMap 08/2025

3.5 Opportunities and Constraints

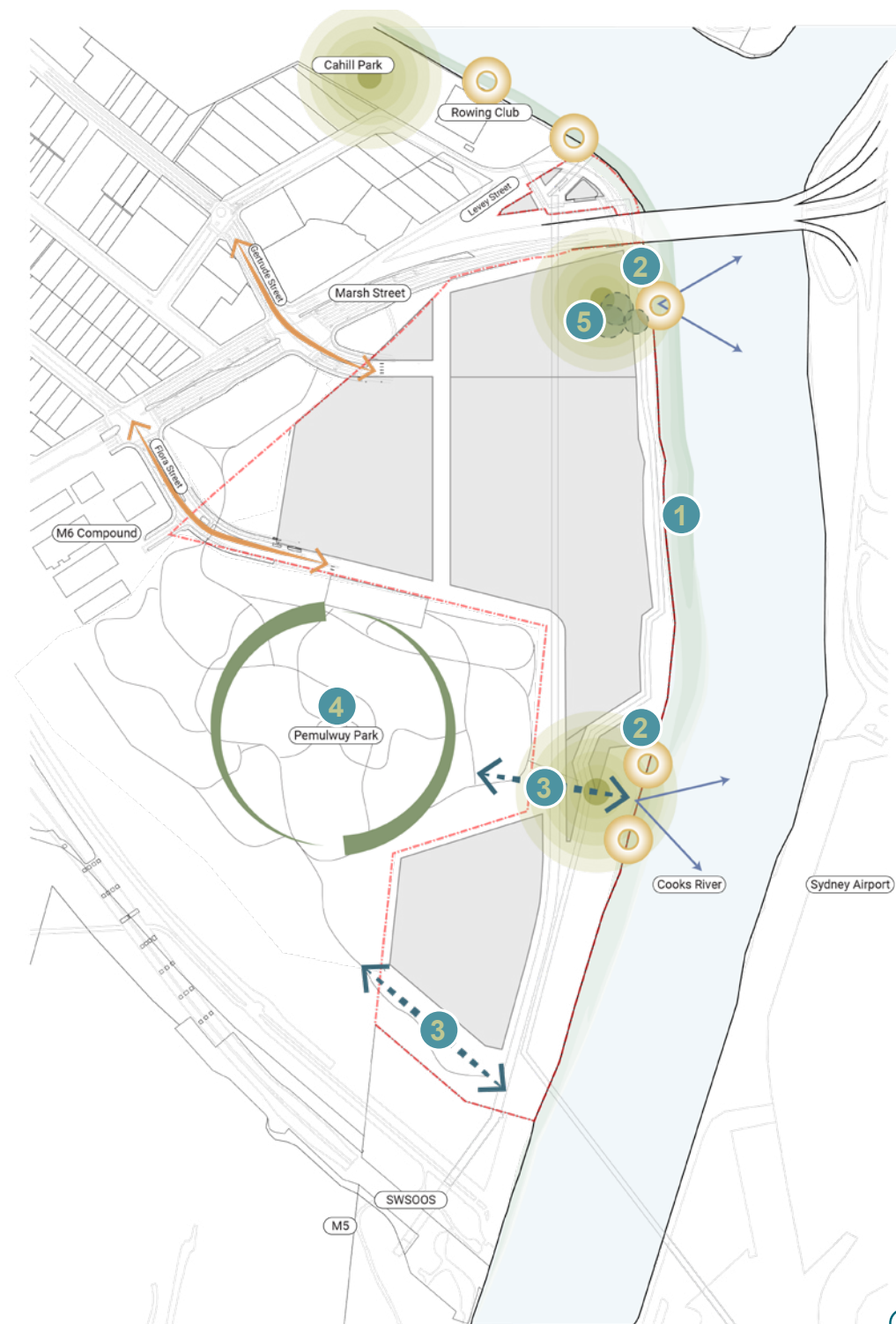
The project site presents a range of opportunities and constraints that shape the landscape response. The following key elements establish the framework that informs and guides the proposed design approach.

Opportunities:

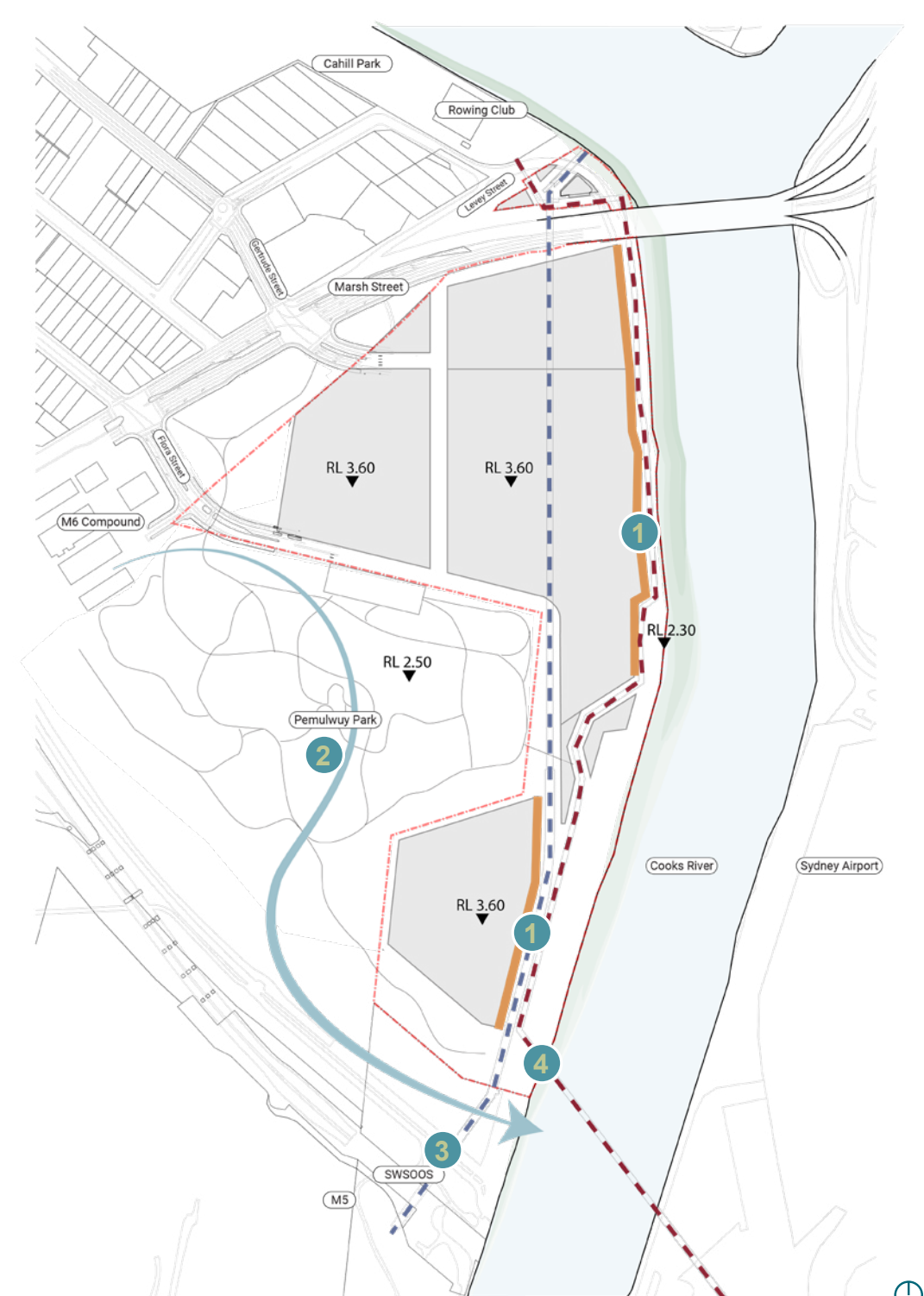
1. Connection to the Cooks River Foreshore via moments to touch water with places to sit and lookout with areas of planting, shade and interpretation
2. Maximise views to Sydney Airport from key vantage points
3. Direct east-west connection from Pemulwuy Park to the Cooks River
4. Pemulwuy Park landscape improvements (by Bayside Council)
5. Potential to leverage the character, shade and landscape amenity of the existing Fig trees.

Constraints:

1. Building edges along the foreshore with limited zones of active frontage due to building use
2. Unimpeded overland flow path noting the delivered levels as per the M6 Stage 1 project
3. Desalination pipeline with limited landscape features above
4. Ethane gas pipeline with limited landscape features above.



Opportunities Plan



Constraints Plan



Artists impression - Pemulwuy Park looking towards the Cooks River

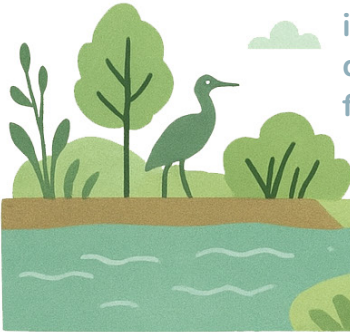


4. Public Domain

4.1 Principles and Strategies

The following principles have been developed to guide the current public domain framework and inform future design stages for the project

Prioritise the Non-Humans



Deliver a working Foreshore interface along the Cooks River that enable habitat creation, improves water quality and delivers a resilient model for future foreshore projects



Create moments of education that celebrate the Cooks River system and ecology



Deliver connected networks of soil that allow ground water percolation, increased organics and oxygen to support biodiversity

Maximise the use of endemic and native species with reduced maintenance and irrigation

Embrace Community

Create a passive open space destination for the local community



Provide moments to dwell, discover and be immersed within the landscape



Deliver key nodal points along the foreshore to connect, engage and celebrate

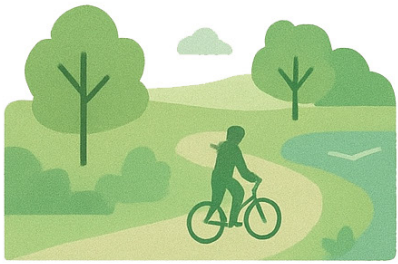


Provide engaging and active spaces that are framed by retail and provide increased amenity for the workers, visitors and adjacent residents

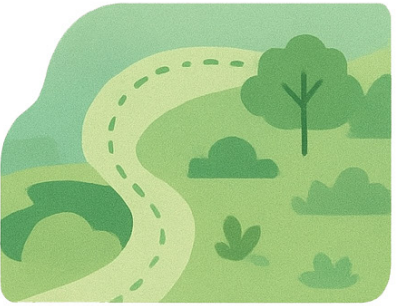


Seamlessly Connected

Extend the 'Bay to Bay' foreshore walk from Cahill Park in the north to Barton Park in the south via a shared path along the Cooks River



Safeguarding for future connections 'to Pemulwuy Park and up and over the SWSOOS/M5



Deliver a clear hierarchy of circulation networks that define cycle, pedestrian, private vehicle and operational vehicles



Create two new intersections at Gertrude Street and Flora Street that enable vehicle access into the site and provide new pedestrian links to Wolli Creek residential area



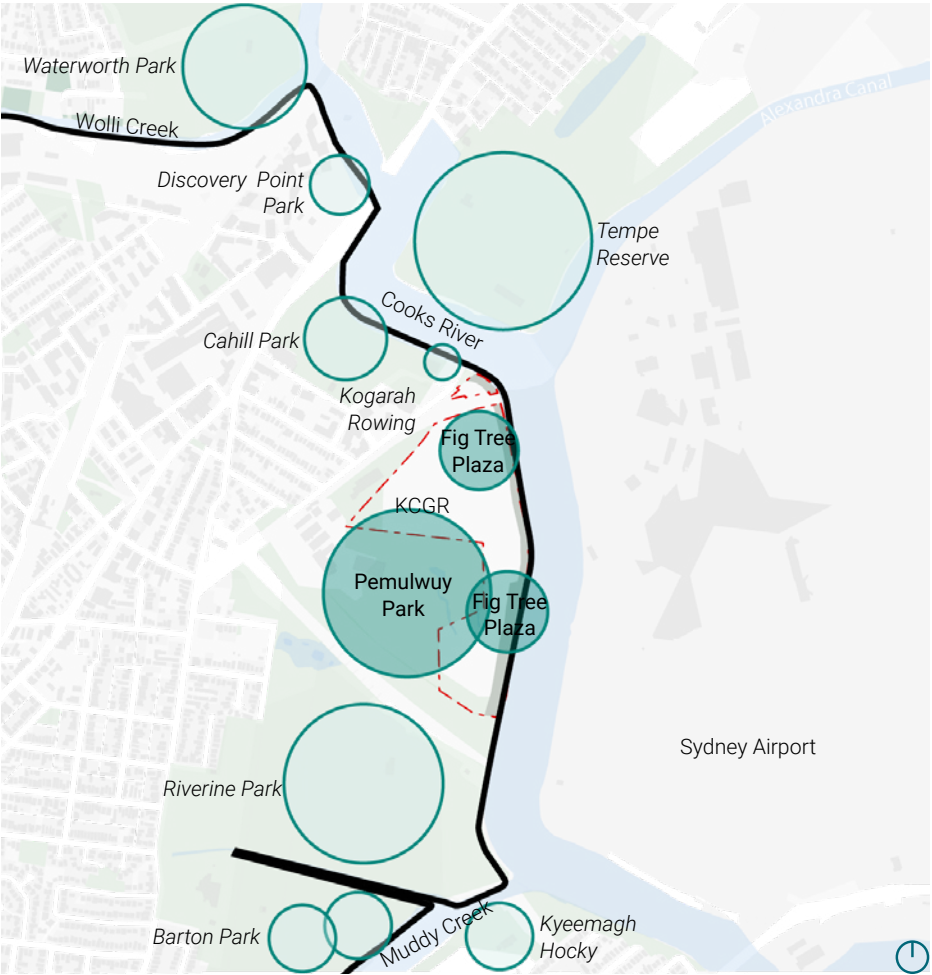
Enable pedestrian and cycle connectivity to the local community that is safe, legible and seamless



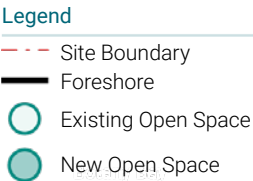
Artists impression - Commercial frontages to Cooks River foreshore

Principles and Strategies

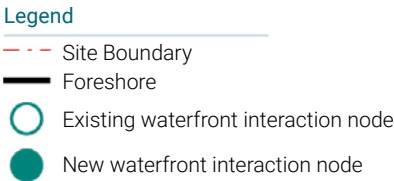
The project principles have been underpinned by the following regional strategies



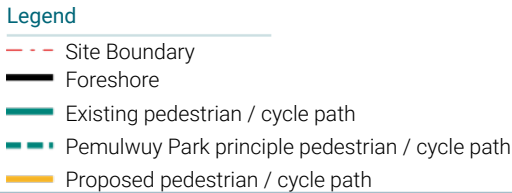
Deliver new public spaces that build on the regional network along the Cooks River



Unlock and activate **1km** of the Cooks River foreshore with **100m** of edge where people can engage directly with the water.

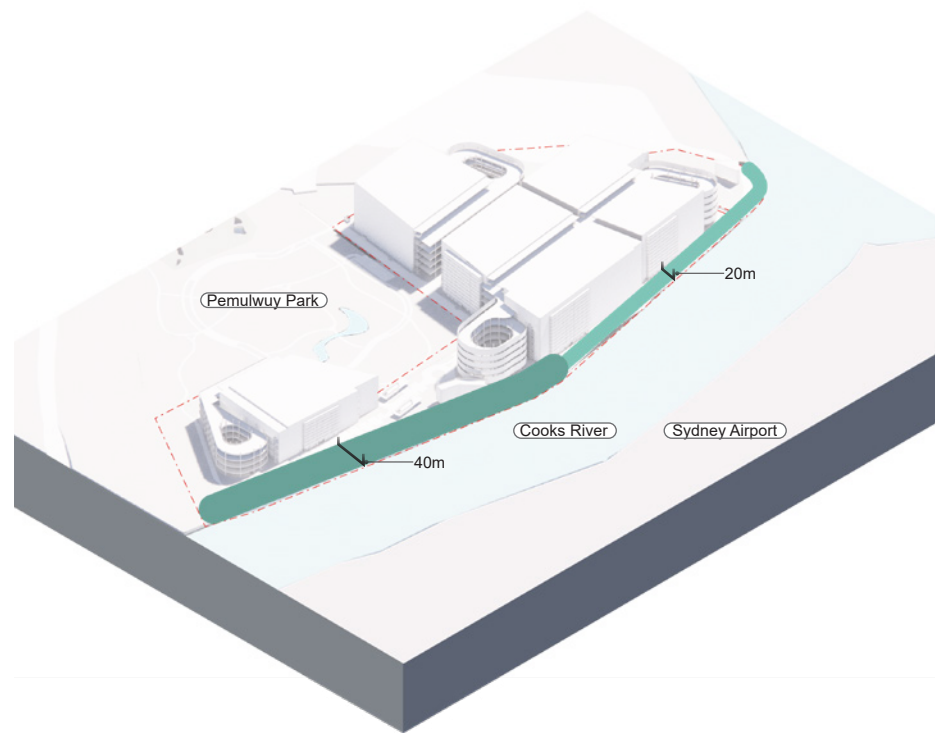


Connect into the broader Bay to Bay active transport network and future Pemulwuy Park connections

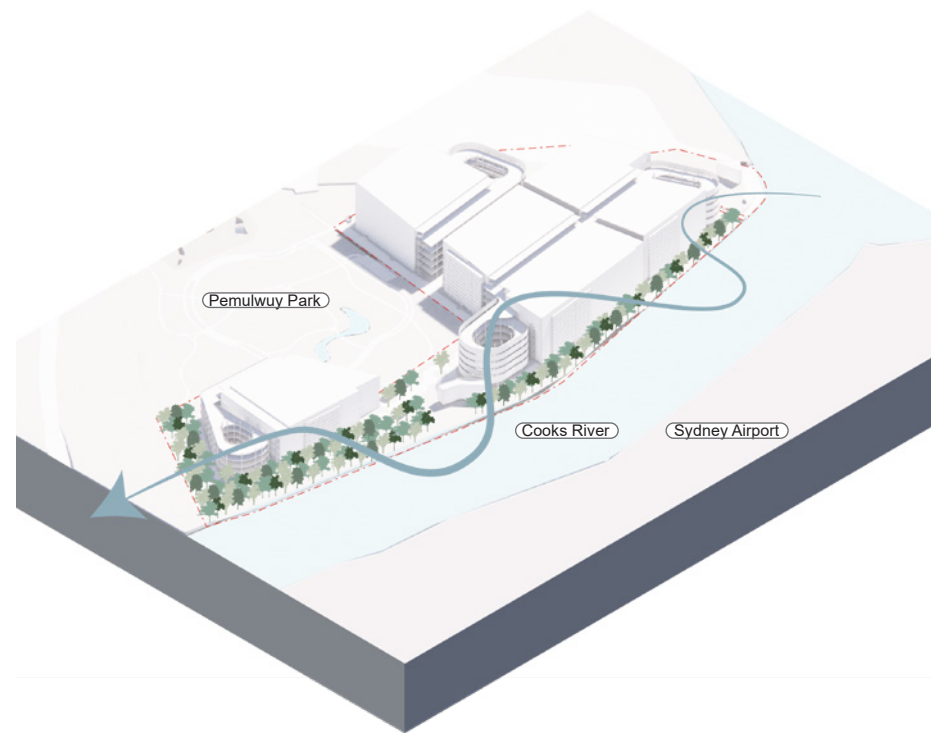


Principles and Strategies

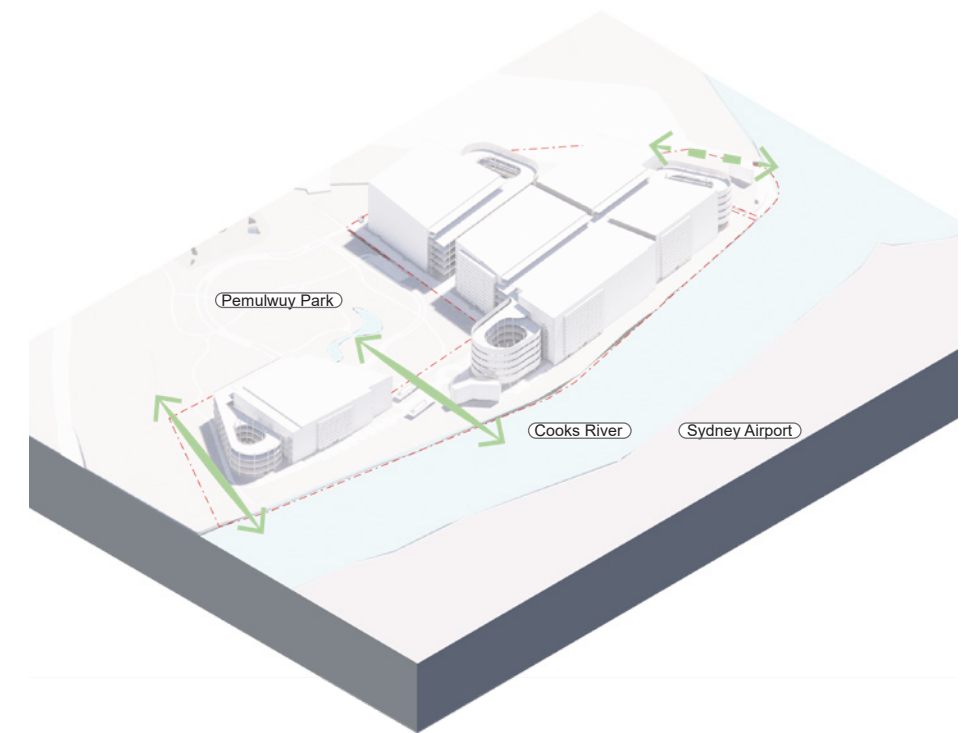
The project principles have been underpinned by the following site strategies



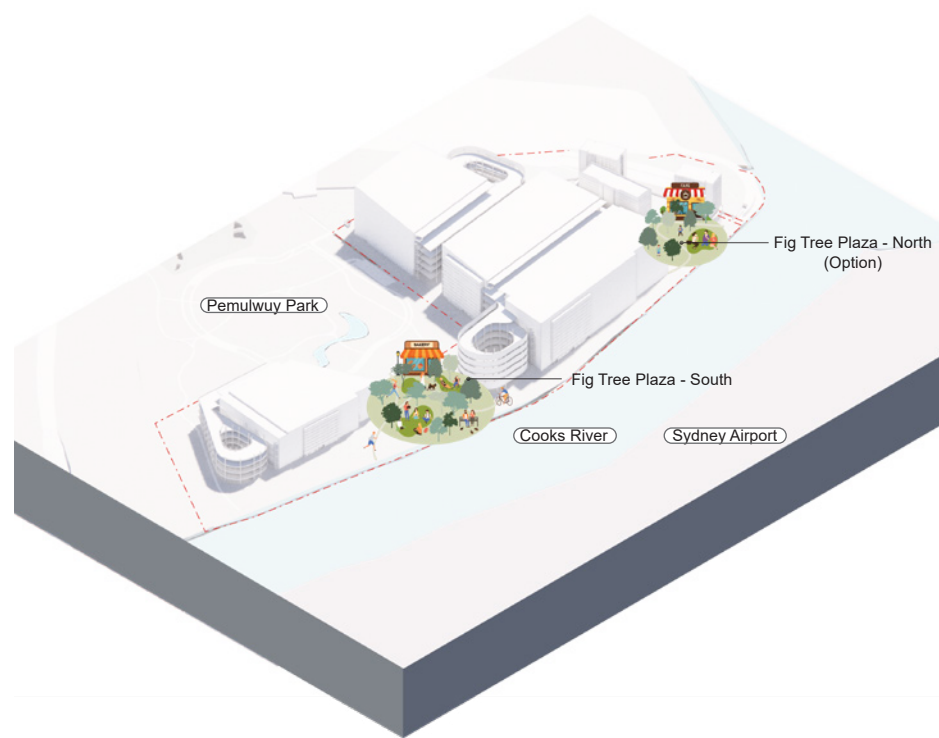
Deliver a 20-40m wide riparian corridor along the Cooks River foreshore for plants, animals and people



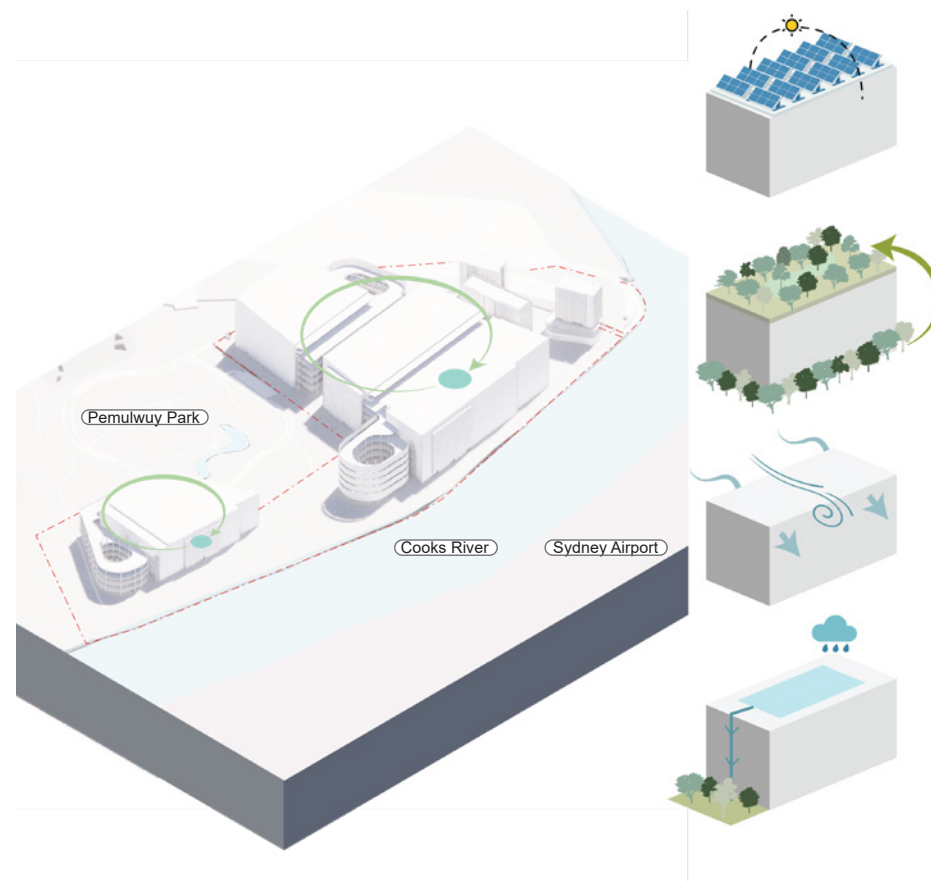
Maximise the use of endemic species and generous tree canopy ensuring microclimate comfort, shade, and resilience while strengthening local ecological character.



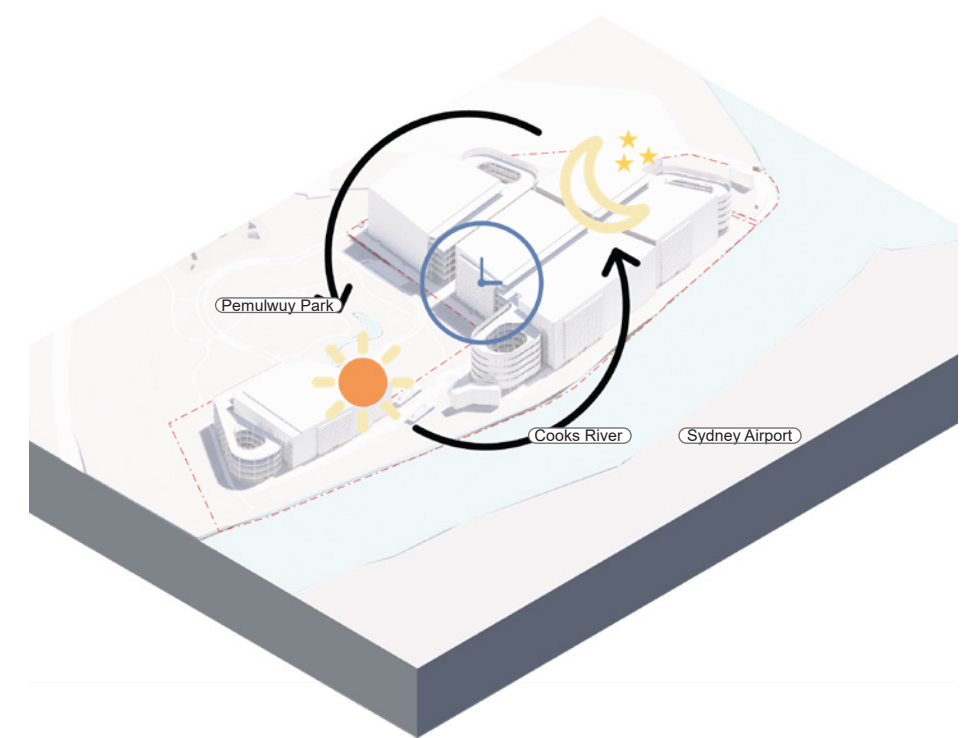
Create new East-West links connecting Pemulwuy Park to the Cooks River enhancing access and activating the river's edge.



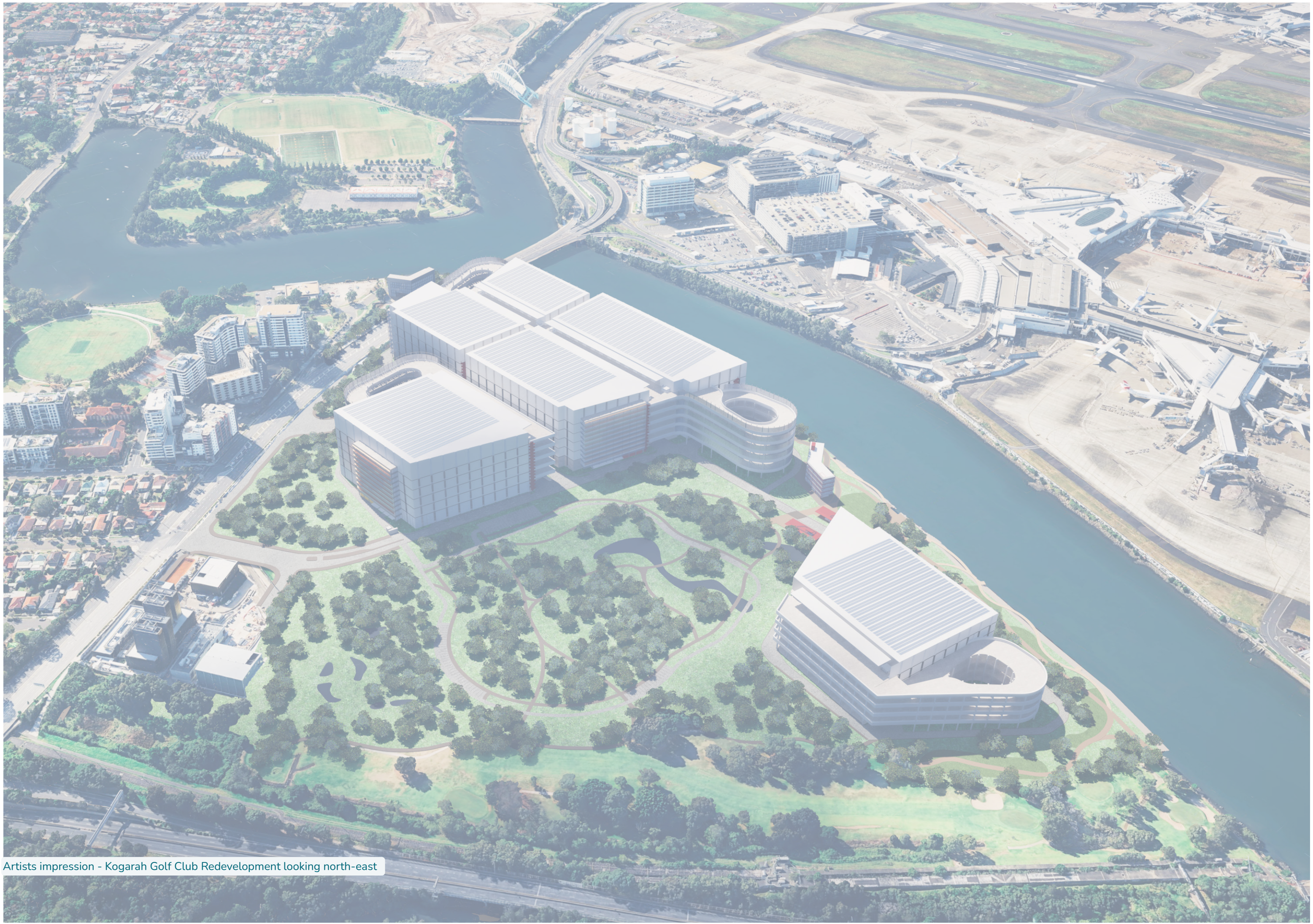
Key open space framed with retail edges, supporting cultural, recreational, and community programs, ensuring a lively and inclusive precinct identity.



Buildings to be conceived as living systems, integrating solar generation, water collection and potential green roofs, to reduce environmental impact and promote long-term sustainability.



Active commercial edges and open space precincts framed by retail and community uses, ensuring activation throughout the day and evening with CPTED principles underlying design moves.



Artists impression - Kogarah Golf Club Redevelopment looking north-east

4.2 Master Plan

The Concept Master Plan has been developed to allow the greatest flexibility associated with the future building uses. Four (4) key iterations of the Master Plan have been developed. These include:



Scheme 01 - All Logistics

- Commercial and retail use in Block 1
- All logistics use in Block 2
- All logistics use in Block 3



Scheme 02 - Logistics & Mixed Use

- Commercial and retail use in Block 1
- Mixed use including hotel, commercial and retail in Block 2
- All logistics use in Block 3



Scheme 03 - Logistics & Data Centre

- Commercial and retail use in Block 1
- All logistics use in Block 2
- All logistics use in Block 3 North (3A and 3B)
- Data Centre in Block 3 South (3C)



Scheme 04 - Logistics, Mixed Use & Data Centre

- Commercial and retail use in Block 1
- Mixed use including hotel, commercial and retail in Block 2
- All logistics use in Block 3 North (3A and 3B)
- Data Centre in Block 3 South (3C)

Master Plan

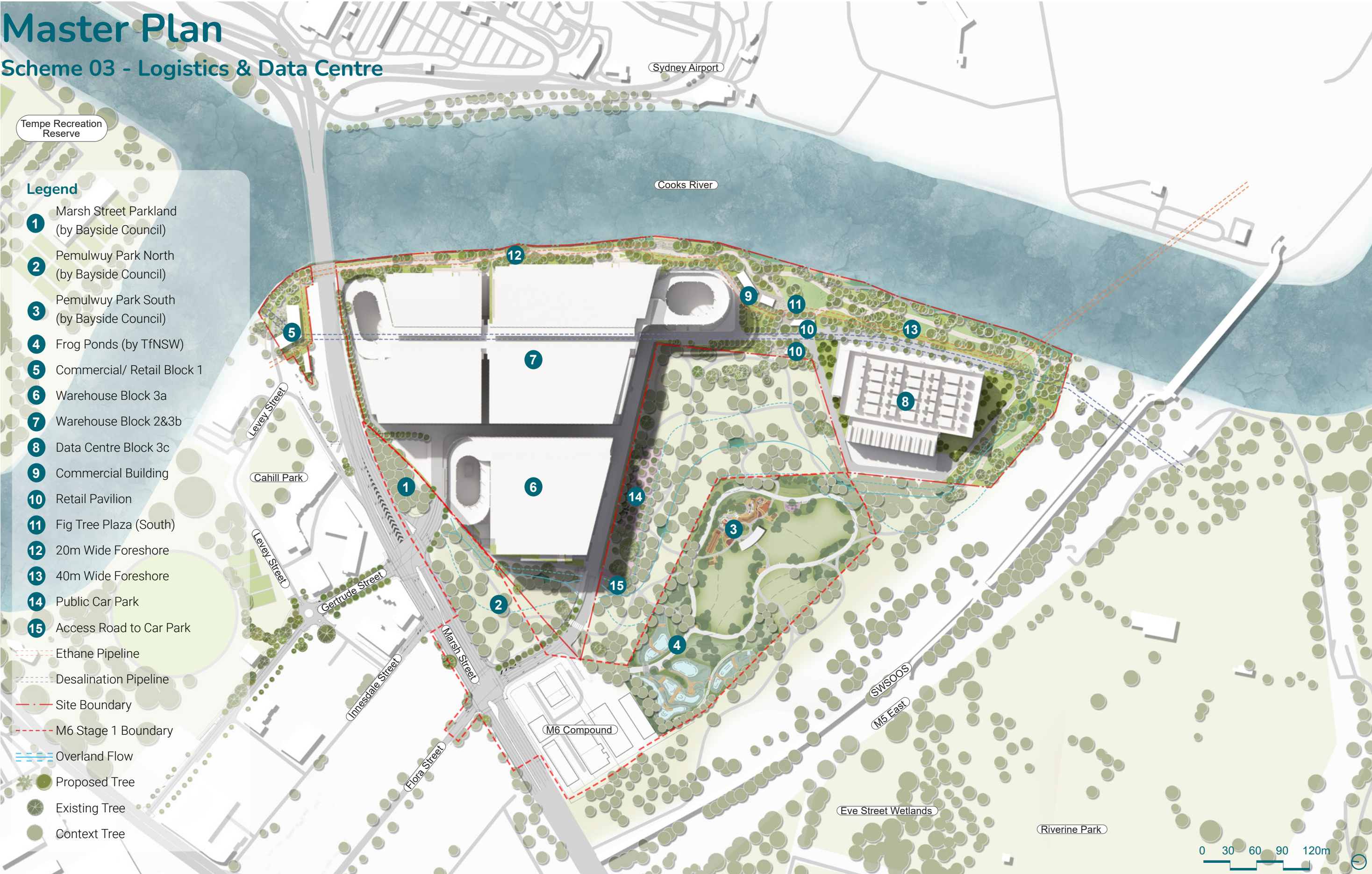
Scheme 01 - All Logistics





Master Plan

Scheme 03 - Logistics & Data Centre





4.3 Existing Tree Removal and Retention

The site’s long-term use as a private golf course has resulted in substantial tree coverage, comprising species such as *Eucalyptus*, *Corymbia*, *Ficus*, *Melaleuca*, *Acacia*, and *Casuarina*.

To meet flood management requirements, the site will be raised to approximately RL 3.60 (around one metre above existing levels). This, along with the proposed building and infrastructure layout, necessitates extensive tree removal across much of the development area. While the design has sought to retain mature trees where feasible, the scale of works limits retention opportunities.

High-value trees have been prioritised for protection or relocation where possible; however, relocation potential is limited due to species type, maturity, and growth habit. Scheme 03 includes the retention of mature *Ficus* species near the existing Kogarah Golf Clubhouse to reflect the site’s former character.

The reinstatement of the naturalised foreshore edge along the Cooks River will also involve the removal of several *Casuarina*, *Melaleuca*, and *Acacia* specimens, which will be offset through extensive native replanting and habitat restoration.

Please refer to Canopy Consulting for the detailed assessment of the tree values across the site.



Scheme 01 and 03 Tree Removal, Retention, Relocation

Scheme 01 & 03

	To be Retained	To be Demolished	Potential for Relocation
High Retention Value	 34	 122	 67
Medium Retention Value	 72	 315	
Low Retention Value	 46	 196	
Priority for removal	 11	 44	
Totals	163	677	67



Scheme 02 and 04 Tree Removal, Retention, Relocation

Scheme 02 & 04

	To be Retained	To be Demolished	Potential for Relocation
High Retention Value	● 49	● 107	● 56
Medium Retention Value	● 73	● 314	
Low Retention Value	● 46	● 196	
Priority for removal	● 11	● 44	
Totals	179	661	56

4.4 Landscape Areas, Deep Soil and Canopy Coverage

The project aims to deliver high quality landscape amenity for people, flora and fauna. Critical to this is the prioritisation of landscape areas, deep soil and tree canopy.

Scheme 01



Landscape Area

- Landscape Area: 49,000 m²
- Project Area: 182,900 m²
- 26% of site



Deep Soil

- Deep Soil Area: 33,000 m²
- Landscape Area: 49,000 m²
- 67% of landscape area



Canopy Coverage Area

- Canopy Coverage Area: 25,000 m²
- Project Area: 182,900 m²
- 13% of Project

Scheme 03



Landscape Area

- Landscape Area: 54,400 m²
- Project Area: 182,900 m²
- 29% of site



Deep Soil

- Deep Soil Area: 38,400 m²
- Landscape Area: 54,400 m²
- 70% of landscape area



Canopy Coverage Area

- Canopy Coverage Area: 26,600 m²
- Project Area: 182,900 m²
- 14% of Project

Scheme 02



Landscape Area

- Landscape Area: 59,000 m²
- Project Area: 182,900 m²
- 32% of site



Deep Soil

- Deep Soil Area: 41,000 m²
- Landscape Area: 59,000 m²
- 70% of landscape area



Canopy Coverage Area

- Canopy Coverage Area: 31,000 m²
- Project Area: 182,900 m²
- 16% of Project

Scheme 04



Landscape Area

- Landscape Area: 64,400 m²
- Project Area: 182,900 m²
- 35% of site



Deep Soil

- Deep Soil Area: 46,400 m²
- Landscape Area: 64,400 m²
- 85% of landscape area



Canopy Coverage Area

- Canopy Coverage Area: 32,600 m²
- Project Area: 182,900 m²
- 17% of Project

4.5 Movement and Circulation

Vehicle Circulation

Vehicle access to the development is primarily facilitated through an intersection upgrade at Flora Street and a new intersection at Gertrude Street, ensuring efficient entry and exit points for the site. Additional access to Block 1 is facilitated through the existing Levey Street connection to the north.

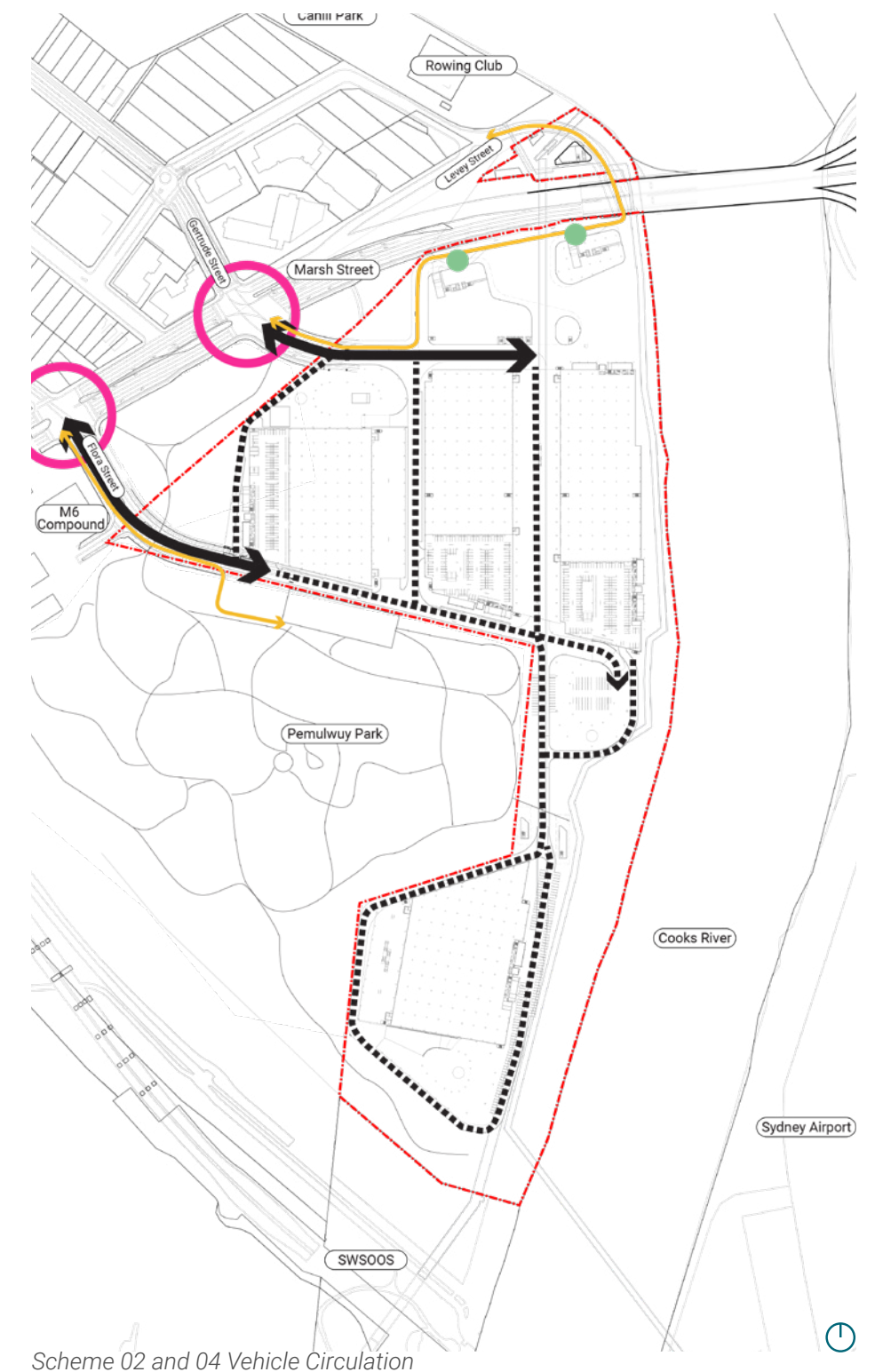
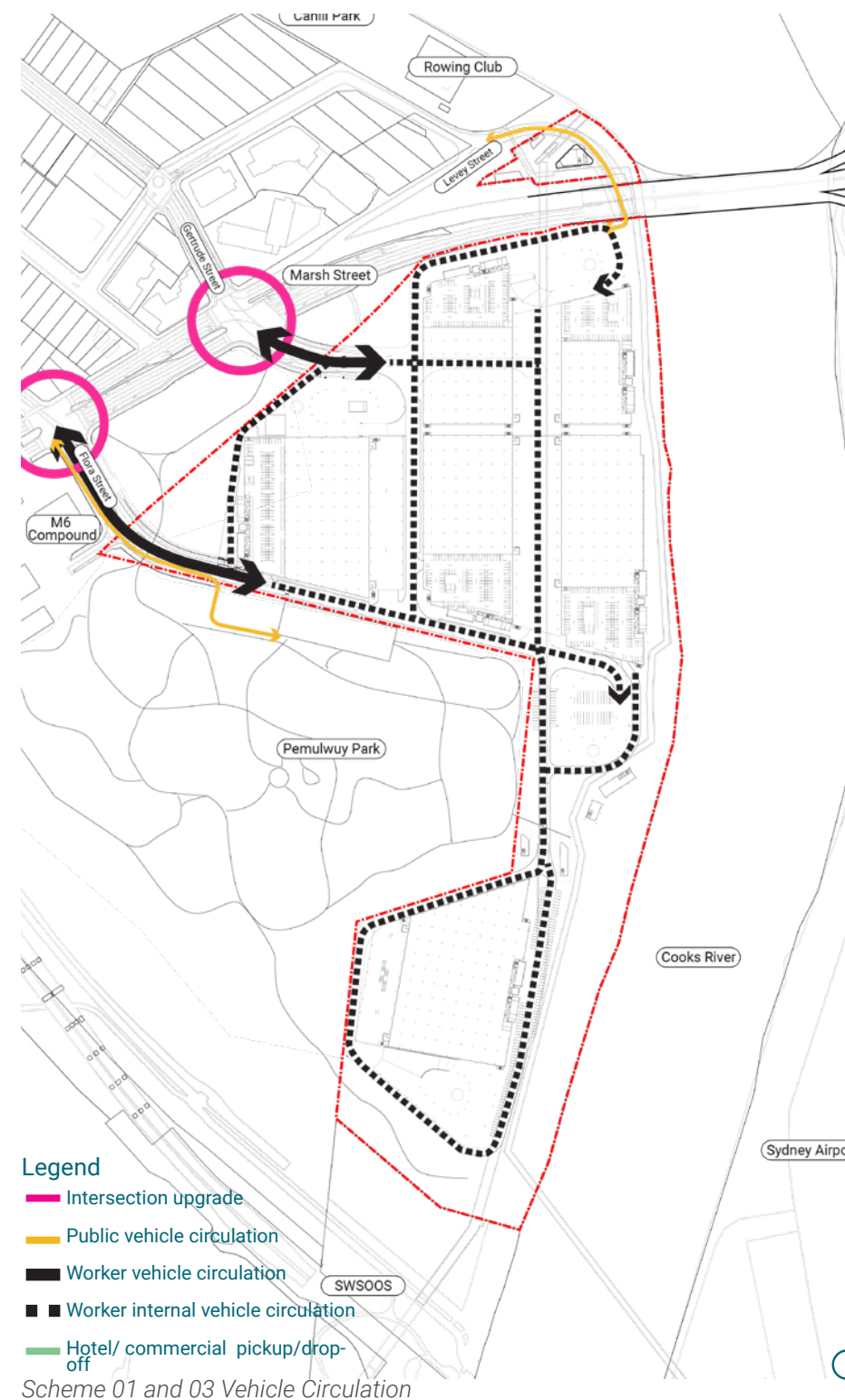
The overall circulation has been developed with reference to each of the built form schemes. Key elements under each scheme are as follows:

Scheme 01 and 03

- Extension of Gertrude Street (east and west) with associated intersection upgrades
- Extension of Flora Street (east) and intersection upgrades to improve connectivity and access
- Secure line access provided at Flora Street East and Gertrude Street East
- Small vehicle circulation from Levey Street to Gertrude Street under Marsh Street
- Internal logistics and data centre vehicle circulation network developed in accordance with the detailed Grimshaw Transport and Logistics Strategy.

Scheme 02 and 04

- Extension of Gertrude Street (east and west) with associated intersection upgrades
- Extension of Flora Street (east) and intersection upgrades to support traffic distribution
- Secure line access at Flora Street East and along the northern edge of Blocks 3A and 3B
- Small vehicle circulation from Levey Street to Gertrude Street under Marsh Street, incorporating a dedicated hotel pickup and drop-off zone
- Internal logistics and data centre circulation network as detailed in the Grimshaw Transport and Logistics Strategy.



Fire Egress

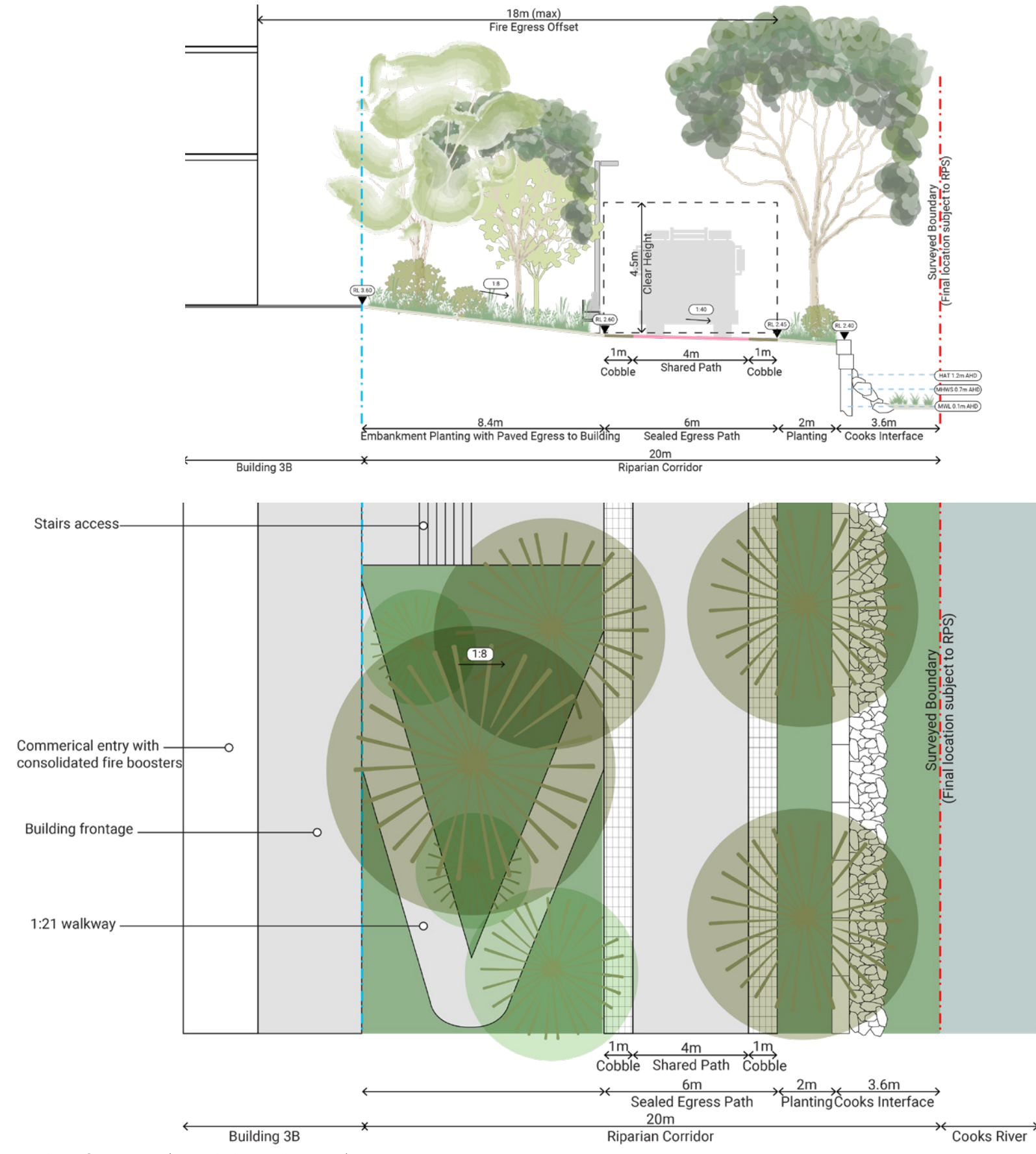
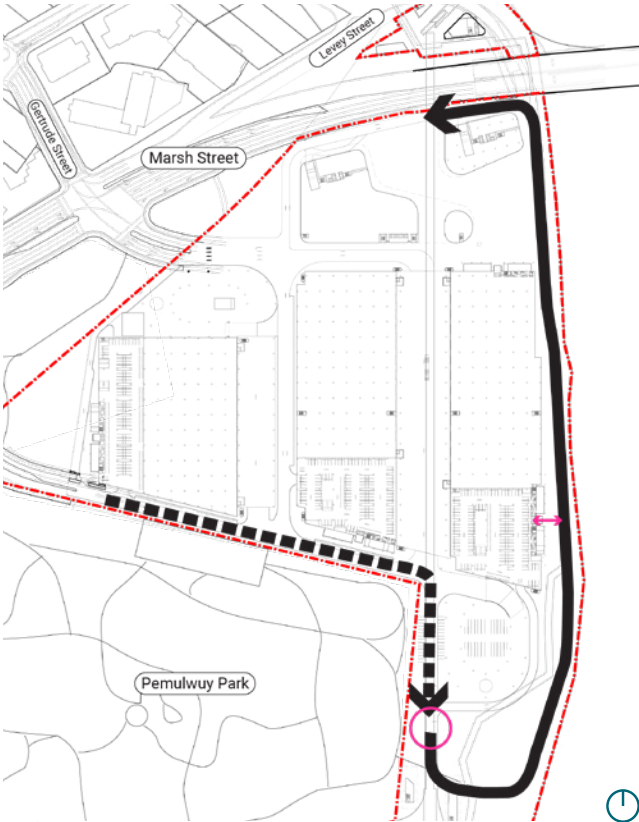
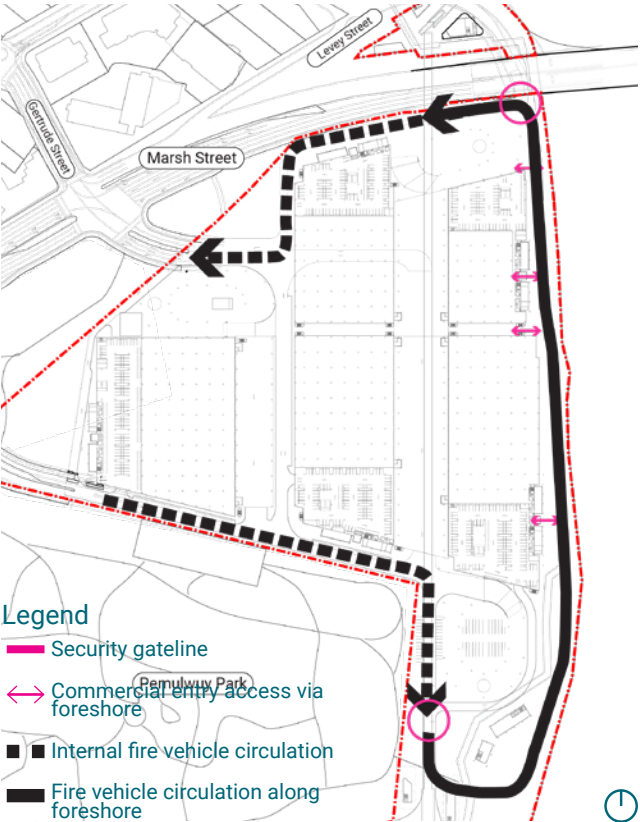
To comply with NSW fire safety requirements, adequate fire egress and access must be provided around the full perimeter of all buildings within the development.

To ensure fire access around building 3B fire trucks will circulate in a northerly direction via the publicly accessible foreshore.

The following principles has been applied:

- 6m sealed circulation path for fire egress
- Maximum of 18m offset from building facade to outer edge of fire egress path
- Maximum of 1:8 gradient between fire egress path and building facade
- Regular access paths to building façades with fire boosters co-located with building entry points.

Refer to the fire engineering report for the detailed strategy.



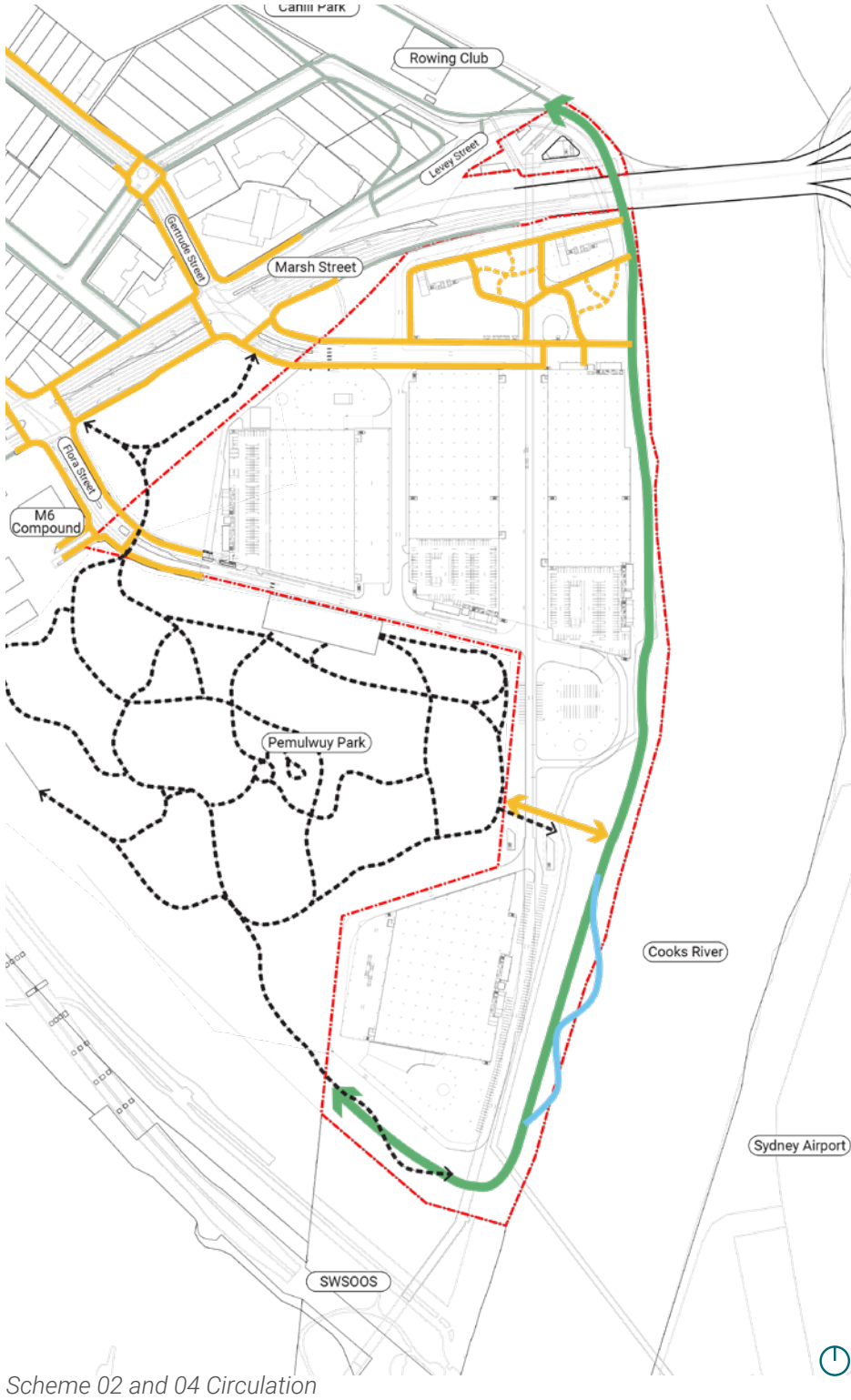
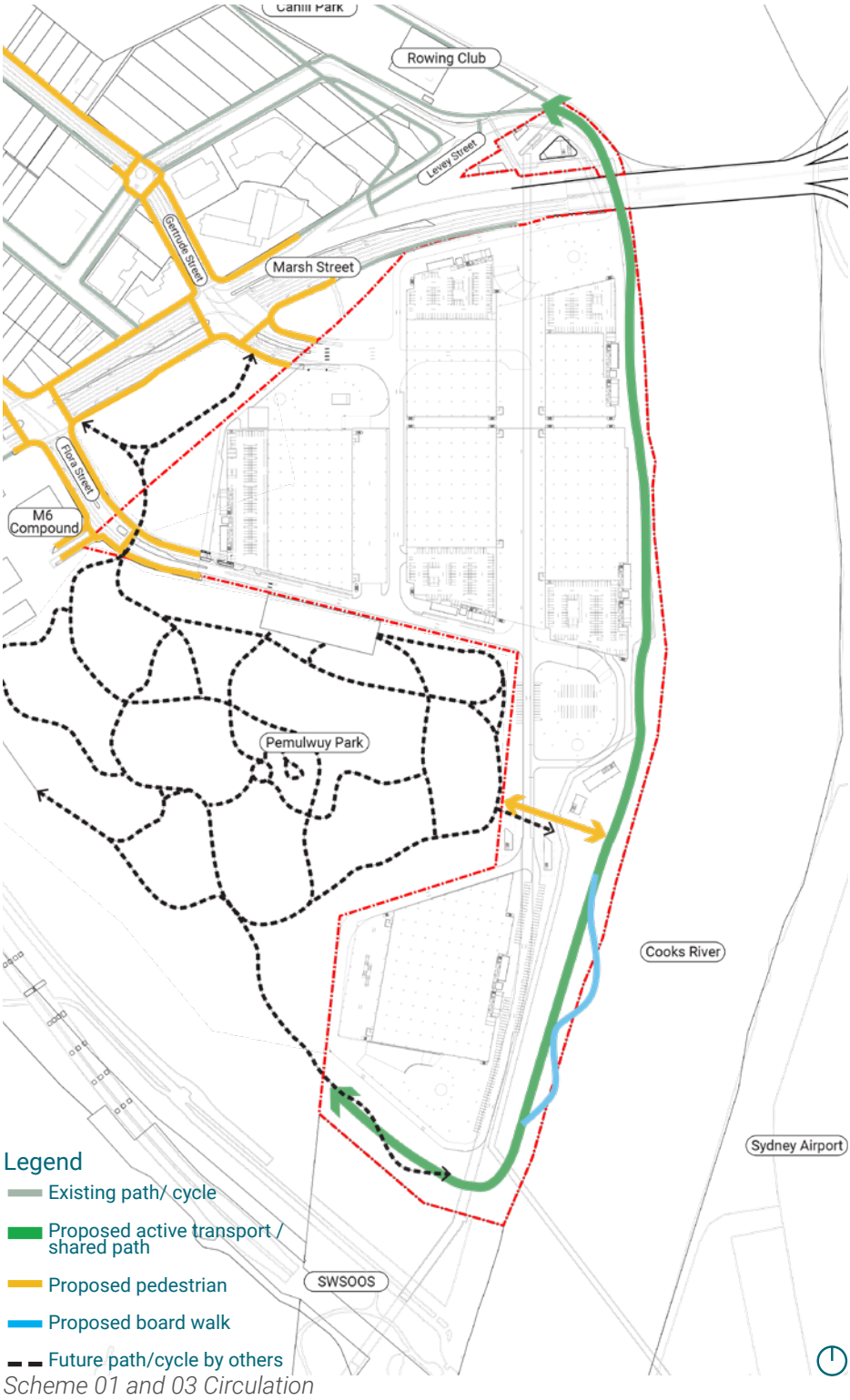
Movement and Circulation

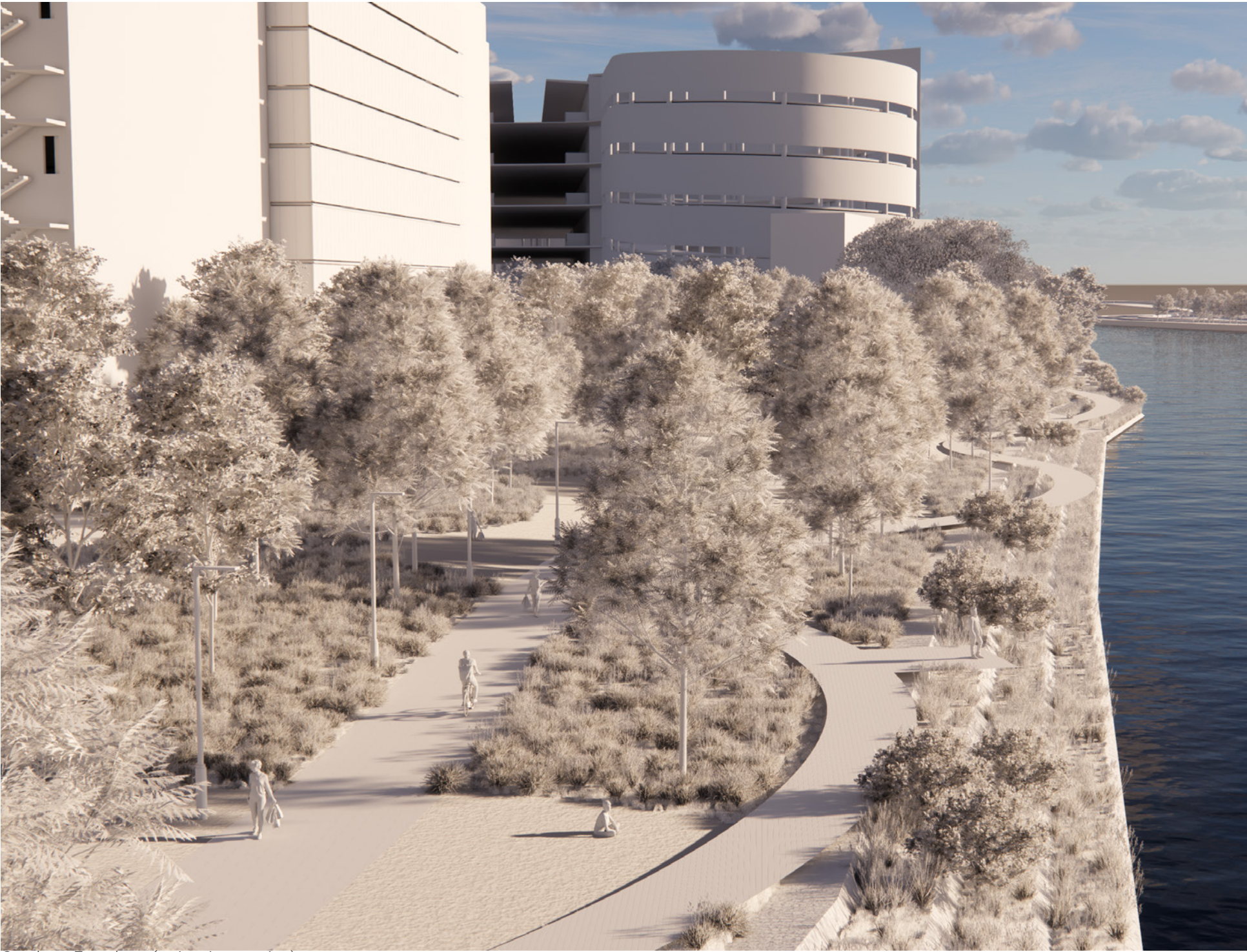
Active Transport

Existing pedestrian and bicycle access to the site is currently limited and indirect, with constrained north–south and east–west connectivity and no continuous public access along the Cooks River between Muddy Creek and Cahill Park. Recognised as a strategic regional route within Transport for NSW’s Strategic Cycleway Corridors plan, this corridor presents a significant opportunity to improve active transport links and better integrate the site within Sydney’s broader movement network.

The Kogarah Golf Club Redevelopment responds directly to this opportunity by prioritising active transport and accessibility. The design establishes a walkable, cycle-friendly environment with a continuous foreshore link that extends from Cahill Park in the north to the future Pemulwuy Park in the south. A dedicated two-way cycleway and connected pedestrian paths provide safe, legible routes that promote sustainable movement throughout the precinct. These connections form a key part of the wider regional network, safeguarding opportunities for future pedestrian and cycle links across the SWSOOS towards Muddy Creek, Kyeemagh, and Sans Souci.

Aligned with Sydney’s broader strategic planning direction—including the Sydney Green Grid, Strategic Cycleway Corridors, Sydney’s Cycling Future – Cycling for Everyday Transport, and Bayside Priority Green Grid Corridors Spatial Framework (2021)—the redevelopment contributes to a cohesive and connected green infrastructure network. By improving accessibility, promoting active lifestyles, and reducing reliance on private vehicles, the project enhances both local amenity and regional connectivity along the Cooks River corridor.





Southern Foreshore (artists impression)



FRP Boardwalk



Primary shared path



Landscape paths



Meandering fig boardwalk

4.6 Planting

Approach

The Kogarah Golf Club Redevelopment adopts a regenerative, site-responsive planting strategy that restores ecological function while creating an engaging public landscape. Guided by analysis of hydrology, soils, and remnant vegetation.

A diverse palette of native species including *Eucalyptus* ssp, *Melaleuca* ssp, *Casuarina* ssp, *Ficus* ssp, *Acacia* ssp, *Lomandra* ssp, and *Dianella* ssp have been selected for ecological function, resilience, and cultural significance.

Planting Zones

Planting is tailored to key zones that respond to the unique conditions, functions, and character of each area. Key zones include:

- Cooks River Interface: Riparian plantings that stabilise the riverbank, provide shade and habitat, and create a visually engaging waterfront edge.
- 20m and 40m Foreshore: Multi-functional green spaces with a mix of sedges, grasses, shrubs, and trees that support ecological restoration, recreational use, and active transport pathways.
- Fig Tree Plaza North: Builds off the significant existing Fig trees with planting to frame open spaces, provide shade and amenity, and enhance the urban character of this central precinct.
- Fig Tree Plaza South: Generous zones of low planting and that maximises opportunities for habitat and is visually engaging.
- Pemulwuy Park Interface – Integrates with the future parkland to extend ecological connectivity, provide habitat for fauna, and reinforce the park's role as a natural and cultural destination.

The design also integrates opportunities for storytelling of Country, reconnecting the community with cultural and ecological values. Overall, the planting approach enhances water quality, stabilises soils, and delivers a dynamic, restorative, and resilient foreshore and open space network providing shade, comfort and amenity to users.



Planting principles section showing planting structures

Planting

Cooks River Interface

Aquatic/ Semi-Aquatic

Species	Common Name	Origin	Pot Size	Density
<i>Avicennia marina</i>	Grey Mangrove	Native	140mm	4/m2
<i>Leptospermum lanigerum</i>	Woolly Tea Tree	Native	140mm	4/m2
<i>Melaleuca linariifolia</i>	Snow in Summer	Native	140mm	4/m2
<i>Melaleuca quinquenervia</i>	Broad-leaved Parperbark	Native	140mm	4/m2
<i>Baumea articulata</i>	Jointed Twig Rush	Native	Tube	11/m2
<i>Baumea juncea</i>	Bare Twog Twig Rush	Native	Tube	11/m2
<i>Carex appressa</i>	Tall Sedge	Native	Tube	11/m2
<i>Carex longebrachiata</i>	Australian sedge	Native	Tube	11/m2
<i>Cyperus gymnocaulos</i>	Spiny Flat Sedge	Native	Tube	11/m2
<i>Deschampsia cespitosa</i>	Tufted Hairgrass	Native	Tube	11/m2
<i>Ficinia nodosa</i>	Knobby Club Rush	Native	Tube	11/m2
<i>Juncus usitatus</i>	Salt Marsh Rush	Native	Tube	11/m2
<i>Schoenoplectus validus</i>	River Club Rush	Native	Tube	11/m2



Planting Foreshore

Understorey / Shrubs

Species	Common Name	Origin	Pot Size	Density
<i>Acacia longifolia</i>	Long Leaf Wattle	Native	140mm	9/m2
<i>Acacia suaveolens</i>	Sweet Wattle	Native	140mm	9/m2
<i>Acacia ulicifolia</i>	Juniper Wattle	Native	140mm	9/m2
<i>Banksia aemula</i>	Wallum Banksia	Native	140mm	9/m2
<i>Banksia integrifolia</i>	Coast Banksia	Native	140mm	9/m2
<i>Banksia spinulosa</i>	Hairpin Banksia	Native	140mm	9/m2
<i>Callistemon citrinus</i>	Bottlebrush	Native	140mm	9/m2
<i>Correa alba</i>	White Correa	Native	140mm	9/m2
<i>Correa reflexa</i>	Correa reflexa	Native	140mm	9/m2
<i>Dodonaea triquetra</i>	Common Hop Bush	Native	140mm	9/m2
<i>Grevillea juniperina</i>	Grevillea	Native	140mm	9/m2
<i>Hakea sericea</i>	Silky Hakea	Native	140mm	9/m2
<i>Hibbertia stricta</i>	Erect Guinea Flower	Native	140mm	9/m2
<i>Leptospermum polygalifolium</i>	Tea Tree	Native	140mm	9/m2
<i>Leptospermum trinervium</i>	Paperbark Tea Tree	Native	140mm	9/m2
<i>Leucopogon parviflorus</i>	Coast Beard-heath	Native	140mm	9/m2
<i>Melaleuca thymifolia</i>	Thyme Honey-Myrtle	Native	140mm	9/m2
<i>Persoonia nutans</i>	Nodding Geebung	Native	140mm	9/m2
<i>Prostanthera rotundifolia</i>	Native Mint Bush	Native	140mm	9/m2
<i>Westringia fruticosa</i>	Coastal Rosemary	Native	140mm	9/m2



Planting Foreshore

Ground Layer

Species	Common Name	Origin	Pot Size	Density
<i>Actinotus helianthi</i>	Flannel Flower	Native	140mm	9/m2
<i>Actinotus minor</i>	Flannel Flower	Native	140mm	9/m2
<i>Baeckea imbricata</i>	Spindly Baeckea	Native	140mm	9/m2
<i>Dianella revoluta</i>	Native Flax	Native	Tube	11/m2
<i>Hibbertia scandens</i>	Snake Vine	Native	Tube	11/m2
<i>Liriope muscari</i>	Lily Turf	Exotic	Tube	11/m2
<i>Lomandra filiformis</i>	Wattle Mat Rush	Native	Tube	11/m2
<i>Lomandra hystrix</i>	Mat Rush	Native	Tube	11/m2
<i>Lomandra longifolia</i>	Mat Rush	Native	Tube	11/m2
<i>Microlaena stipoides</i>	Weeping Grass	Native	Tube	11/m2
<i>Themeda australis</i>	Kangaroo Grass	Native	Tube	11/m2
<i>Themeda triandra</i>	Kangaroo Grass	Native	Tube	11/m2



Planting

Fig Tree Plaza

Understorey / Shrubs

Species	Common Name	Origin	Pot Size	Density
<i>Banksia aemula</i>	Wallum Banksia	Native	140mm	9/m2
<i>Banksia 'Birthday Candles'</i>	Banksia	Native	140mm	9/m2
<i>Banksia ericifolia</i>	Heath-leaved Banksia	Native	140mm	9/m2
<i>Correa alba</i>	White Correa	Native	140mm	9/m2
<i>Dillwynia sericea</i>	Showy Parrot Pea	Native	140mm	9/m2
<i>Doryanthes excelsa</i>	Gynea Lily	Native	140mm	9/m2
<i>Escallonia 'Pink Pixie'</i>	Dwarf Pink Escallonia	Native	140mm	9/m2
<i>Grevillea 'Robyn Gordon'</i>	Grevillea	Native	140mm	9/m2
<i>Hymenosporum flavum 'Gold Nugget'</i>	Native Frangipani	Native	140mm	9/m2
<i>Leptospermum 'Pink Cascade'</i>	Tea Tree	Native	140mm	9/m2
<i>Plectranthus argentatus</i>	Silver Spurflower	Native	140mm	9/m2
<i>Westringia fruticosa</i>	Coastal Rosemary	Native	140mm	9/m2
<i>Xanthorrhoea glauca</i>	Grass Tree	Native	50L	1/m2



Planting

Fig Tree Plaza

Ground Layer

Species	Common Name	Origin	Pot Size	Density
<i>Actinotus helianthi</i>	Flannel Flower	Native	140mm	9/m2
<i>Dianella revoluta</i>	Native Flax	Native	140mm	9/m2
<i>Dichondra repens</i>	Kidney Weed	Native	140mm	9/m2
<i>Doodia aspera</i>	Prickly Rasp Fern	Native	140mm	9/m2
<i>Goodenia hederacea</i>	Violet-leaved Goodenia	Native	140mm	9/m2
<i>Hibbertia scandens</i>	Snake Vine	Native	140mm	9/m2
<i>Hypolepis muelleri</i>	Harsh Ground Fern	Native	140mm	9/m2
<i>Liriope muscari</i>	Lily Turf	Exotic	140mm	9/m2
<i>Lomandra filiformis</i>	Wattle Mat Rush	Native	140mm	9/m2
<i>Lomandra longifolia</i>	Mat Rush	Native	140mm	9/m2
<i>Microlaena stipoides</i>	Weeping Grass	Native	140mm	9/m2
<i>Microsorium diversifolium</i>	Kangaroo Fern	Native	140mm	9/m2
<i>Ophiopogon japonicus</i>	Dwarf Lilygrass	Exotic	140mm	9/m2
<i>Ozothamnus diosmifolius</i> 'Coral Flush'	Rice flower	Native	140mm	9/m2
<i>Themeda australis</i>	Kangaroo Grass	Native	140mm	9/m2
<i>Themeda triandra</i>	Kangaroo Grass	Native	140mm	9/m2
<i>Wahlenbergia gracilis</i>	Australian Bluebell	Native	140mm	9/m2

Full Shade

Species	Common Name	Origin	Pot Size	Density
<i>Adiantum aethiopicum</i>	Maidenhair fern	Native	140mm	9/m2
<i>Asplenium australasicum</i>	Birds Nest Fern	Native	140mm	6/m2
<i>Blechnum nudum</i>	Fishbone Fern	Native	140mm	9/m2
<i>Centella asiatica</i>	Swamp Pennywork	Native	140mm	6/m2
<i>Helmhotzia glaberrima</i>	Stream lily	Native	140mm	9/m2
<i>Pratia pedunculata</i>	Trailing Pratia	Native	140mm	9/m2
<i>Viola hederacea</i>	Native Violet	Native	140mm	9/m2



Planting

Pemulwuy Park Interface

Understorey / Shrubs

Species	Common Name	Origin	Pot Size	Density
<i>Acacia cognata</i>	River Wattle	Native	140mm	9/m2
<i>Callistemon viminalis</i>	Weeping Bottlebrush	Native	140mm	9/m2
<i>Correa alba</i>	White Correa	Native	140mm	9/m2
<i>Grevillea linearifolia</i>	Linear Leaf Grevillea	Native	140mm	9/m2
<i>Kunzea capitata</i>	Pink Kunzea	Native	140mm	9/m2
<i>Leptospermum laevigatum</i>	Coastal Tea Tree	Native	140mm	9/m2
<i>Leptospermum lanigerum</i>	Woolly Tea Tree	Native	140mm	9/m2
<i>Persoonia nutans</i>	Nodding Geebung	Native	140mm	9/m2
<i>Prostanthera rotundifolia</i>	Round-leaf Mint-bush	Native	140mm	9/m2
<i>Ricinocarpos pinifolius</i>	Wedding Bush	Native	140mm	9/m2
<i>Plectranthus argentatus</i>	Silver Spurflower	Native	140mm	9/m2
<i>Westringia fruticosa</i>	Coastal Rosemary	Native	140mm	9/m2
<i>Xanthorra glauca</i>	Grass Tree	Native	50L	1/m2



Planting

Fig Tree Plaza

Ground Layer

Species	Common Name	Origin	Pot Size	Density
<i>Baumea articulata</i>	Jointed Twig-rush	Native	Tube	11/m2
<i>Carex appressa</i>	Tall Sedge	Native	Tube	11/m2
<i>Dianella caerulea</i>	Blueberry Lily	Native	Tube	11/m2
<i>Dianella revoluta</i>	Native Flax	Native	Tube	11/m2
<i>Ficinia nodosa</i>	Knobby Club Rush	Native	Tube	11/m2
<i>Juncus kraussii</i>	Sea Rush	Native	Tube	11/m2
<i>Liriope muscari</i>	Lily Turf	Exotic	Tube	11/m2
<i>Lomandra filiformis</i>	Wattle Mat Rush	Native	Tube	11/m2
<i>Lomandra hystrix</i>	Mat Rush	Native	Tube	11/m2
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	Native	Tube	11/m2
<i>Microlaena stipoides</i>	Weeping Grass	Native	Tube	11/m2
<i>Themeda australis</i>	Kangaroo Grass	Native	Tube	11/m2
<i>Themeda triandra</i>	Kangaroo Grass	Native	Tube	11/m2
<i>Ozothamnus diosmifolius</i> 'Coral Flush'	Rice flower	Native	140mm	9/m2
<i>Themeda australis</i>	Kangaroo Grass	Native	140mm	9/m2
<i>Themeda triandra</i>	Kangaroo Grass	Native	140mm	9/m2



4.7 Trees

“All trees belong to a family. Always provide opportunities for trees to connect with one another to promote a healthy and biodiverse ecology. A tree is not an umbrella to provide humans with shade”. Connecting with Country GANSW 2023.

The project will deliver a diverse palette of native species that maximise shade, create areas of habitat and food sources for native fauna and assist with providing a human scale within landscape space.

In addition to their environmental benefits, selected species will support Cultural storytelling and enhance the aesthetic and experiential qualities of the site, creating a landscape that is both meaningful and enduring.

Trees

Species	Common Name	Origin	Size	Density
<i>Acacia melanoxylon</i>	Blackwood	Native	75L - 400L	
<i>Allocasuarina distyla</i>	Scrub She-Oak	Native	75L - 400L	
<i>Angophora costata</i>	Smooth-barked Apple	Native	75L - 750L	
<i>Angophora floribunda</i>	Rough-barked Apple	Native	75L - 400L	
<i>Avicennia marina</i>	Grey Mangrove	Native	300mm	
<i>Banksia integrifolia</i>	Coast Banksia	Native	75L - 400L	
<i>Banksia serrata</i>	Old Man Banksia	Native	75L - 400L	
<i>Casuarina glauca</i>	Swamp Oak	Native	75L - 200L	
<i>Corymbia gummifera</i>	Red Bloodwood	Native	75L - 750L	
<i>Corymbia maculata</i>	Spotted Gum	Native	75L - 750L	
<i>Eucalyptus camaldulensis</i>	River Red Gum	Native	75L - 400L	
<i>Eucalyptus robusta</i>	Swamp Mahogany	Native	75L - 750L	
<i>Eucalyptus saligna</i>	Sydney Blue Gum	Native	75L - 400L	
<i>Flindersia australis</i>	Crows Ash	Native	75L - 400L	
<i>Hymenosporum flavum</i>	Native Frangipani	Native	75L - 400L	
<i>Livistona australis</i>	Cabbage Tree Palm	Native	8-11m tall	
<i>Melaleuca linariifolia</i>	Snow in Summer	Native	75L - 200L	
<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Native	75L - 400L	
<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	Native	75L - 200L	
<i>Tristaniopsis laurina</i>	Water Gum	Native	75L - 750L	



4.8 Materiality

The public domain will be defined by a carefully considered material palette that balances durability, aesthetics, and functionality. Materials will be selected to create a cohesive, high-quality environment that complements the surrounding landscape and built form.

Key considerations for material selection include:

- **Durability:** Materials must withstand high use and exposure to weather, ensuring longevity with minimal maintenance
- **Safety and Accessibility:** Surfaces and structures will comply with accessibility standards and provide safe, comfortable environments for all users
- **Aesthetic Cohesion:** Materials will be coordinated across the park to create a unified visual language, integrating seamlessly with the broader urban context
- **Sustainability:** Preference will be given to environmentally responsible and locally sourced materials where feasible.

By combining high-quality, robust materials with elegant, functional detailing, the park's public realm will provide a welcoming, durable, and visually cohesive environment that enhances user experience and reinforces placemaking objectives.

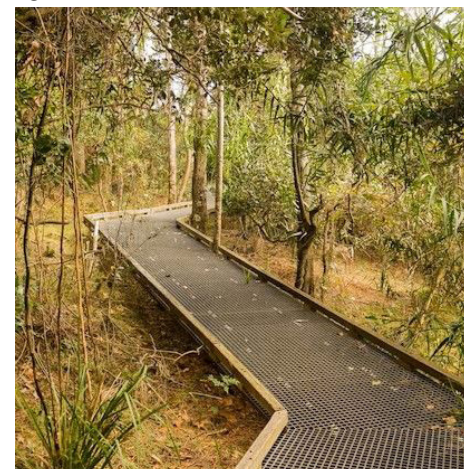
Placemaking elements may incorporate bespoke or decorative details, such as:

- Engraving or patterns
- Alternative finishes and textures
- Custom forms to enhance identity and experience.

Placemaking will be guided by Country with input and consultation with Bidjigal, Gweagal and Wandjimi Elder, Aunty Barbara Simms Keeley.



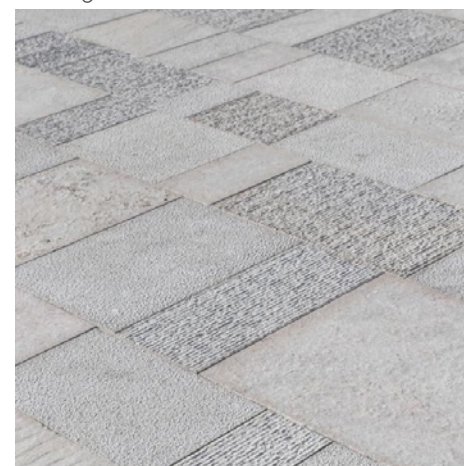
Secondary landscape paths of decomposed granites and sandstone



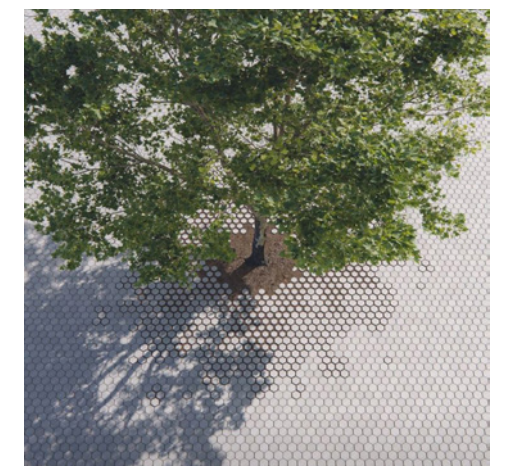
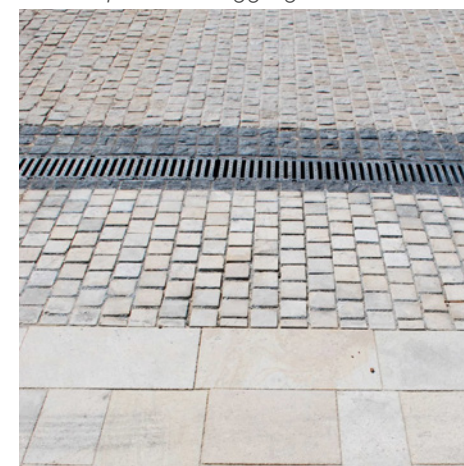
FRP and timber boardwalks that lightly touch the ground



Shared path with aggregate and broom finish



Warm coloured and textured paving that minimise heat absorption



Smaller unit paving at resting points and dwell zones

4.9 Urban Elements

The public open space materials and furniture will be robust and durable and designed as a suite of coordinated elements.

High quality and robust materials and furniture elements will be selected for public domain areas. Furniture elements will provide amenity, respite and leisure functions for users within the public realm. They will be required to serve a multitude of user groups and cater for a variety of parkland experiences.

The suite of urban elements will build off the existing Bayside Council palette and be developed in consultation with Council in future project stages.

The elements within the suite will share material, and architectural and operational traits. The suite will consist of simple, elegant and refined objects, including:

- Pedestrian lighting
- Signage and wayfinding
- Seating
- Bollards
- Bicycle racks
- Drinking fountains
- Rubbish bins
- Lookout shelters

The location of furniture and other elements will be designed in a manner that encourages the intended uses throughout the public realm and avoids excessive visual clutter.

Certain elements will incorporate additional placemaking characteristics, such as engraving, alternative finishes or bespoke forms.



Lighting



Shelters at key nodal points



Water fountain with integrated dog bowls



Freestanding signs



Interpretation elements



Interpretation signs



Flexible seating in plaza's



Fixed seating with armrests and backrests



Bins



Bicycle hoops

4.10 Building Rooftops

The rooftops of the project provide a number of sustainable initiatives that seeks to capture sunlight, provide worker amenity, recycle water and provide ecology and habitat through select zones of planting. Rooftop activation opportunities include:

Commercial Rooftops

Open areas of commercial office rooftops that provide external areas for workers with great views to the surrounding context. Commercial rooftops would include:

- Raised and flush planting
- Trees
- Shade structures
- Community amenity including tables, chairs, BBQ's
- Places to sit and gather in a variety of scaled groups.

Logistics Building Rooftops

The rooftops of all logistics buildings will deliver a network of solar panels throughout the development. In addition there is the potential for future designs to consider green roof systems that are integrated in and around the solar panels. These green roof systems would be low maintenance with shallow soil profiles and hardy plants.

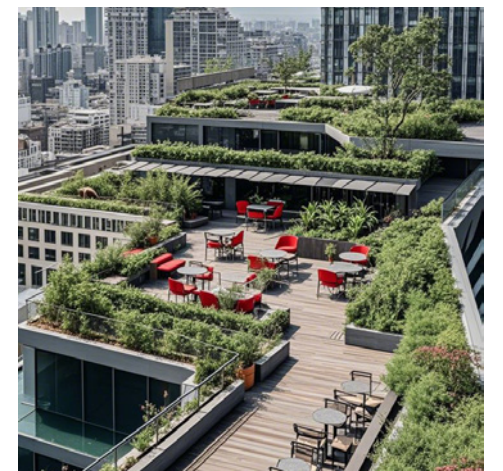
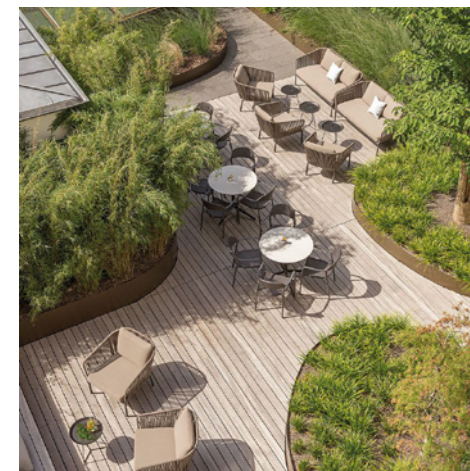
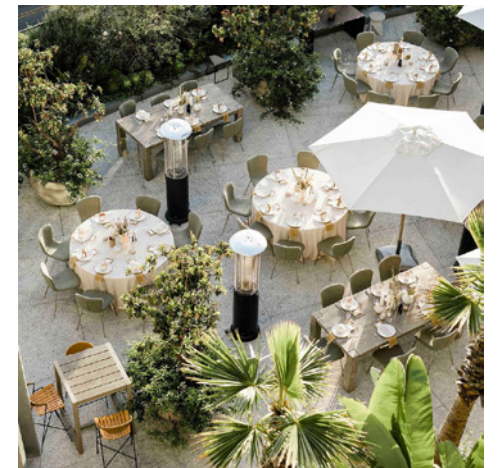
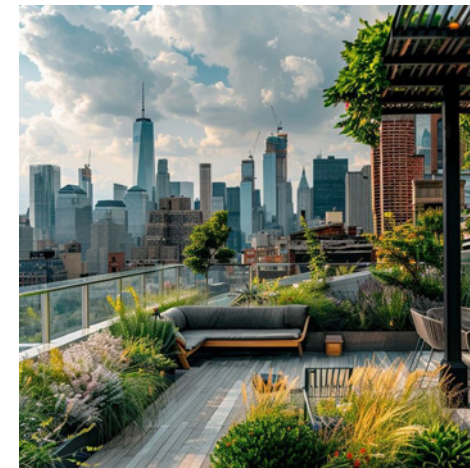
Mixed use podiums

Mixed use buildings will include a series of private spaces to compliment the commercial and hotel uses. Rooftops would include:

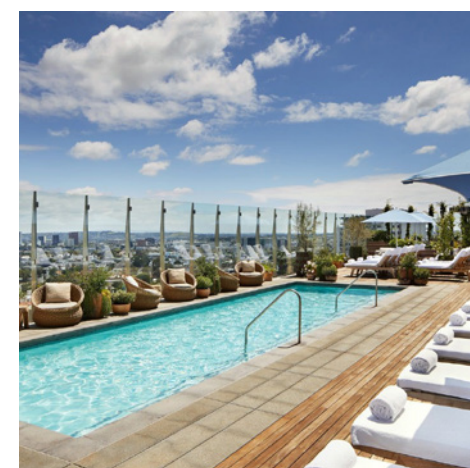
- Pool
- Raised and flush planting
- Trees
- Shade structures
- Community amenity including tables, chairs, BBQ's
- Places to sit and gather in a variety of scaled groups.



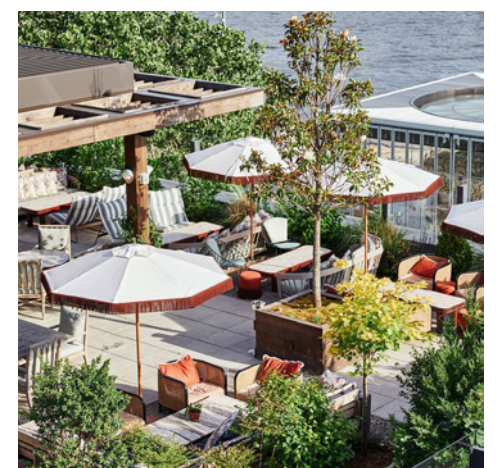
Solar panels



Potential integrated green roof and solar panel system on logistics buildings



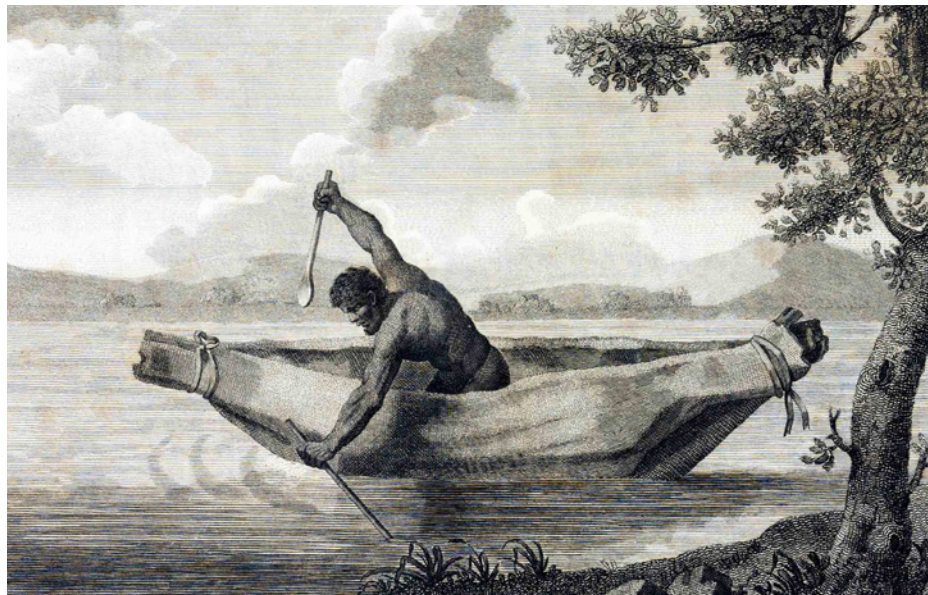
Commercial / Hotel amenity



4.11 Country Led

Through initial consultation with Bidjigal, Gweagal and Wandj Wandj Elder, Aunty Barbara Simms Keeley, several opportunities have been identified and embedded within the design. The project will continue to be guided by Country, with these opportunities to be further explored and refined in subsequent stages of the design process. Refer to the Ngurra Advisory report for the detailed strategy.

The following pages summarise the opportunities within the precinct:



A Celebration of Water

- Celebrate stories of the Bidjigal men travelling up the river in canoes and crafting Boomerang's from Mangrove species



Spaces for women

- Incorporate important elements such as the Coolamon into the form of urban elements such as seating around gathering spaces



Prioritise all kin

- Create new habitat and biodiversity networks through large zones of planting
- Re-use felled trees for habitat creation along the foreshore
- Ensure passive areas for fauna in amongst vegetation that is not accessible by humans



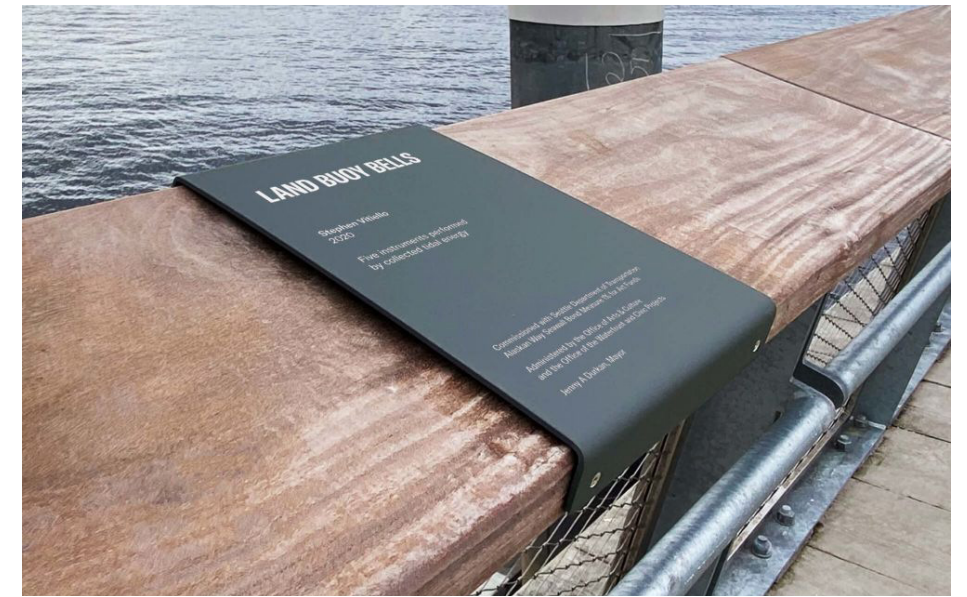
Planting species that connect back to Community and Place

- Maximise the use of planting species that were historically used by the First Nations groups of the area.
- Prominent species include Lomandra, Dianella, Acacia, Actinotus, Xanthorrea Ficus, Casuarina, , Avicennia, Eucalyptus and Livistona



Language

- Rename the central gathering space of the project from 'Fig Tree Plaza' to Bidjigal Place
- Incorporate language through etchings and engravings in public domain materials and urban elements



Bidjigal Stories

- Celebrate the history of this place and of the Bidjigal People's through interpretation, signage and integrated art elements along the foreshore
- Enable a year round opportunity for education of First Nation's practices, seasons and key stories to be told

5. Key Zones

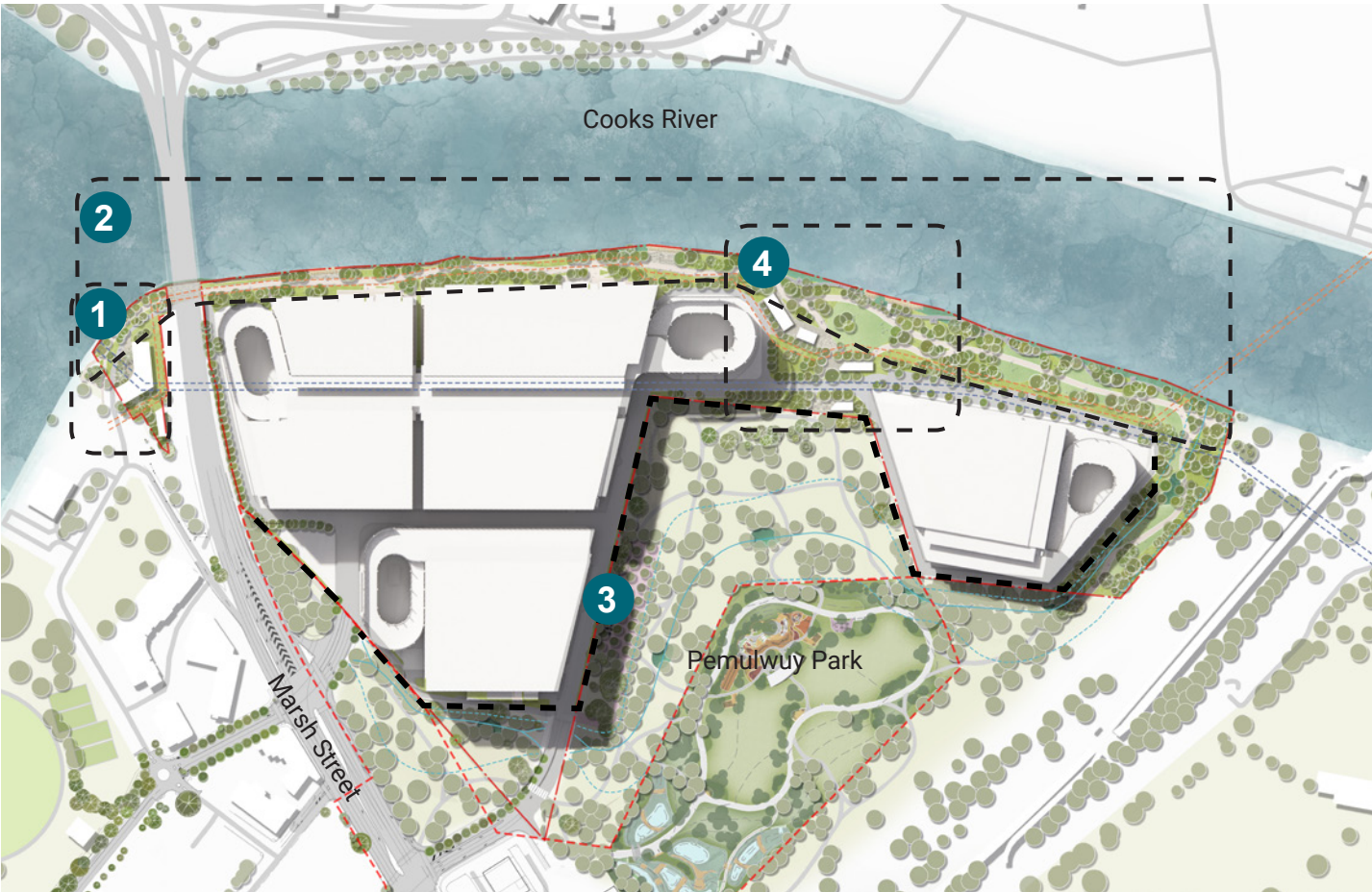


Artists impression - Fig Tree Plaza South (looking west)

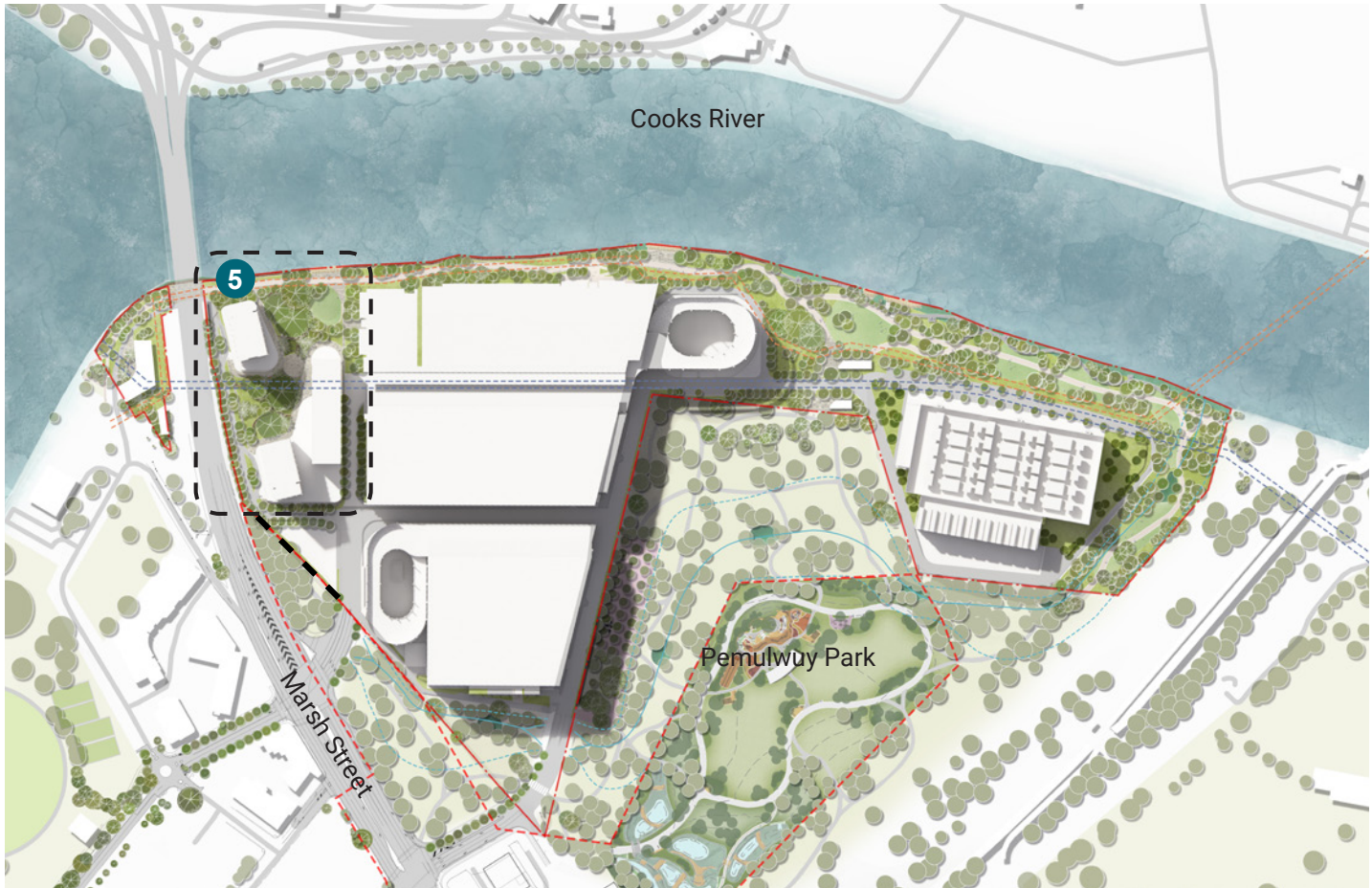
Key Zones

The following pages outline the five (5) key public domain zones that have been prepared as part of this Concept Master Plan. These include:

- 1. Block 1
- 2. Foreshore
- 3. Pemulwuy Park Interface
- 4. Fig Tree Plaza - south (Scheme 01 and 03 only)
- 5. Fig Tree Plaza - north (Scheme 02 and 04 only)



Scheme 01 and 03



Scheme 02 and 04



5.1 Block 1

Block 1 is strategically located north of Marsh Street, forming a key gateway between the foreshore and the broader development precinct. The block comprises of a modest built form that will deliver a vibrant commercial and retail hub along the Cooks River, activating the river's edge and enhancing the public realm experience. Access to the site is provided via Levey Street, with generous plaza spaces framed by buffer trees and layered planting that create a comfortable, shaded and welcoming environment for workers, visitors and the community.

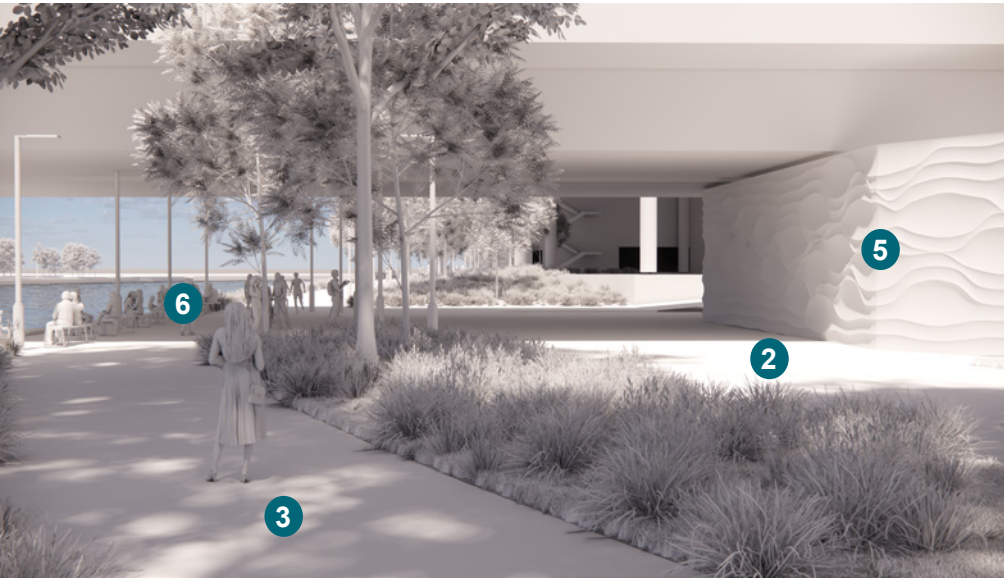
The public domain design for Block 1 draws inspiration from the site's waterfront setting and the natural character of the surrounding open space network. A palette of locally native and riparian plant species reinforces the ecological character of the Cooks River, enhancing habitat values and contributing to a resilient and low-maintenance landscape.

Generous shade trees are strategically positioned to define plaza spaces, provide comfort for pedestrians and create a green canopy that softens the urban edge. A variety of seating types – including informal river-edge terraces, shaded benches, and social gathering areas – encourage people to rest, meet, and engage with the landscape throughout the day.

Along the river edge, the landscape integrates seamlessly with the foreshore environment, extending the experience of the waterfront into the public realm. Upgraded pedestrian and cycle connections will link to existing waterfront pathways towards Cahill Park and the St George Rowing Club, ensuring a continuous and accessible movement network. These improvements prioritise comfort, shade, and visual connection to the river, creating a cohesive and welcoming public domain that celebrates the natural beauty and recreational character of the Cooks River foreshore.

Key Elements

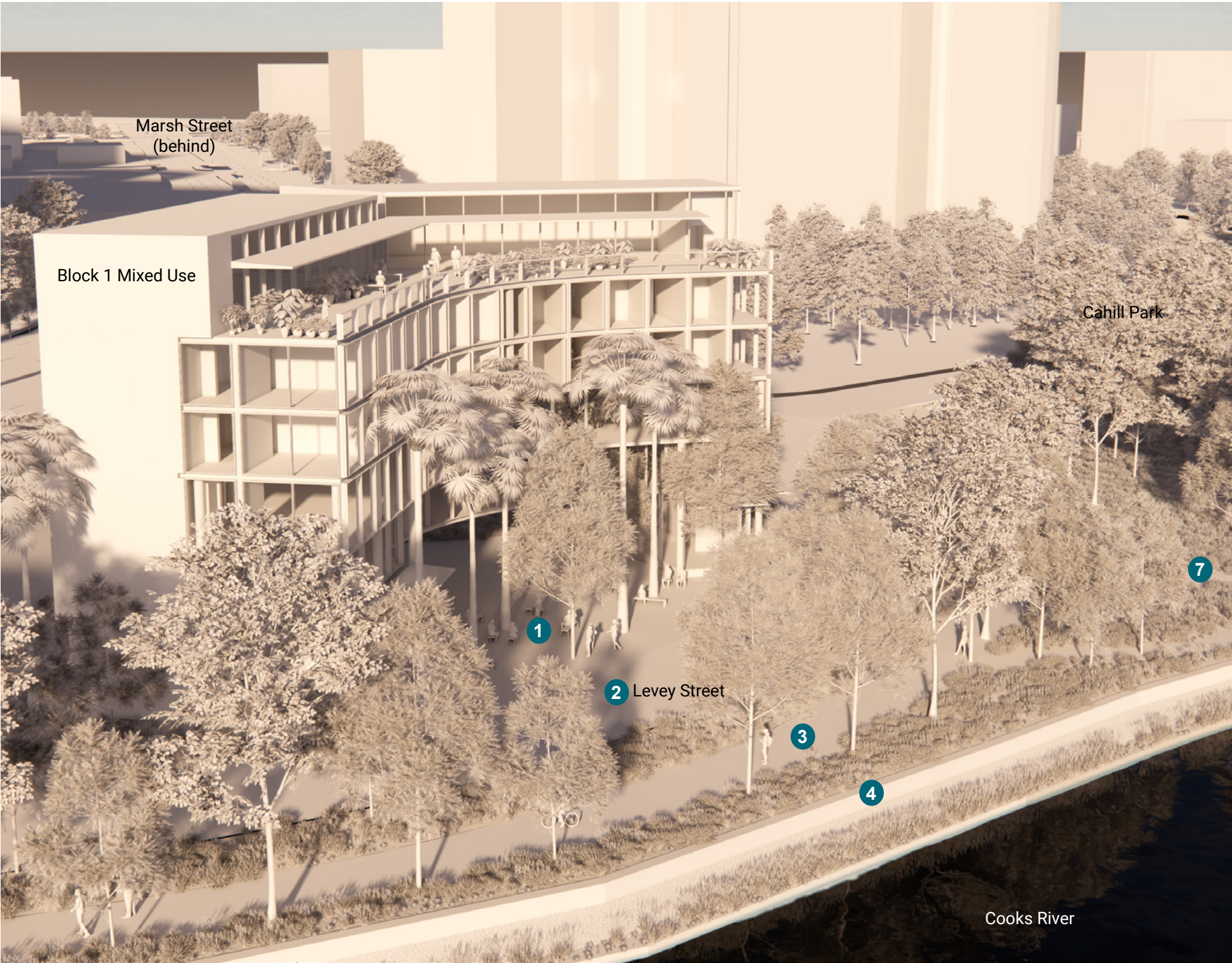
1. Retail plaza with outdoor seating, trees/ palms and orientation towards to Cooks River
2. Upgraded Levey Street
3. 4m wide shared path
4. Sandstone sea wall with benched rip-rap treatment and semi aquatic planting
5. Marsh Street underpass feature wall with opportunities for Bidjigal art and feature lighting
6. Marsh Street underpass with paved areas, seating and lighting
7. Integration with existing foreshore network
8. Landscape embankment with buffer planting



Block 1 transition under Marsh Street Bridge looking south



Block 1 retail plaza looking west



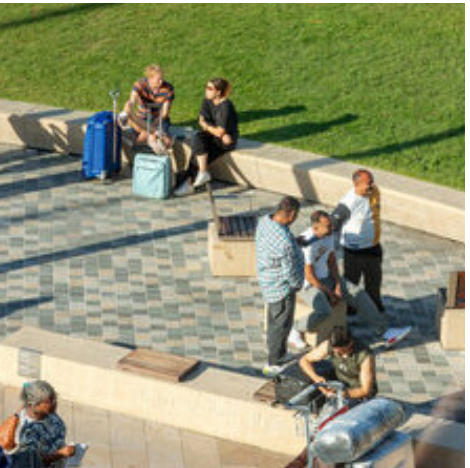
Block 1 looking north (artists impression)

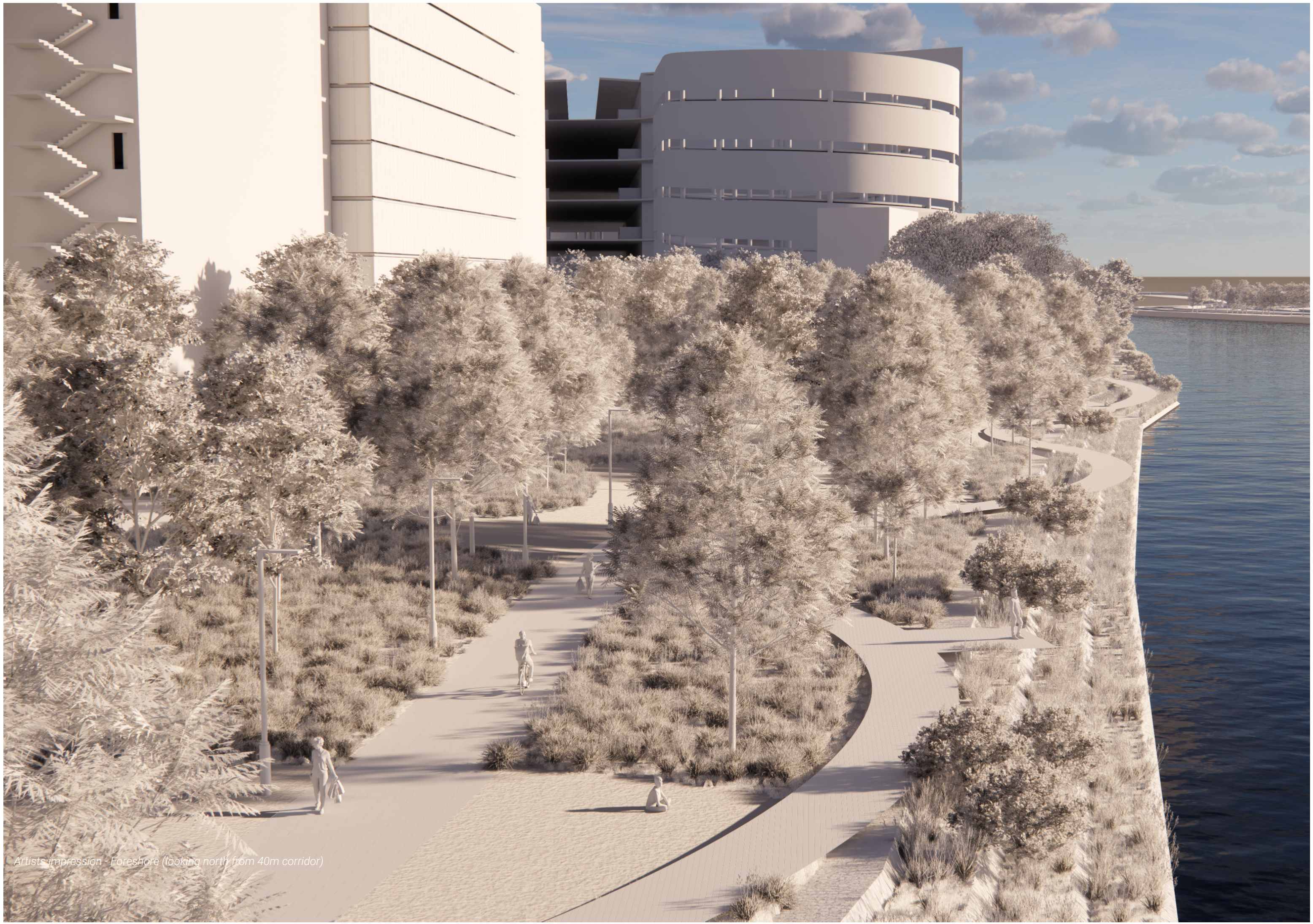


Block 1 landscape character



WCX 3B artwork, Shane Smithers
Marsh Street underpass art example





Artists impression - Foreshore (looking north from 40m corridor)

5.2 Foreshore

The revitalised Cooks River foreshore will become a 20m - 40m wide, continuous, accessible green corridor featuring walkways, cycle paths, and revitalised riparian landscapes — creating a vibrant publicly accessible waterfront that reconnects people with the river, enhances ecology, and links Cahill Park to Pemulwuy Park.

The Cooks River foreshore comprises a wide landscaped corridor extending approximately 1 kilometre along the waterfront. It will provide continuous public access via pedestrian walkways and a separated two-way cycle path, alongside areas of ecological restoration with native saltmarsh and mangrove plantings. Boardwalks and lookouts will enable engagement with the river environment, supporting both recreation and environmental appreciation.

The foreshore will serve as a high-quality public waterfront destination for the surrounding community, visitors, and workers from the adjacent development. It will connect to existing Cahill Park to the north and the proposed Pemulwuy Park to the south. Future pedestrian and cycle links over the SWSOOS are also safeguarded, enabling a regional connection to a planned Muddy Creek crossing and existing coastal pathways to Kyeemagh and Sans Souci.

The foreshore is designed to achieve the following outcomes:

- Maximise public access and visual connectivity with the river.
- Provide a dedicated two-way cycle path, and safeguard for a future southern cycle connection across the SWSOOS (by others).
- Deliver a diverse and natural pedestrian waterfront experience through promenades, walkways, and boardwalks.
- Support ecological restoration and habitat creation with mangrove and saltmarsh plantings.
- Preserve key view corridors to Pemulwuy Park and open river views.
- Enhance public safety with pedestrian lighting and passive surveillance from adjoining development.

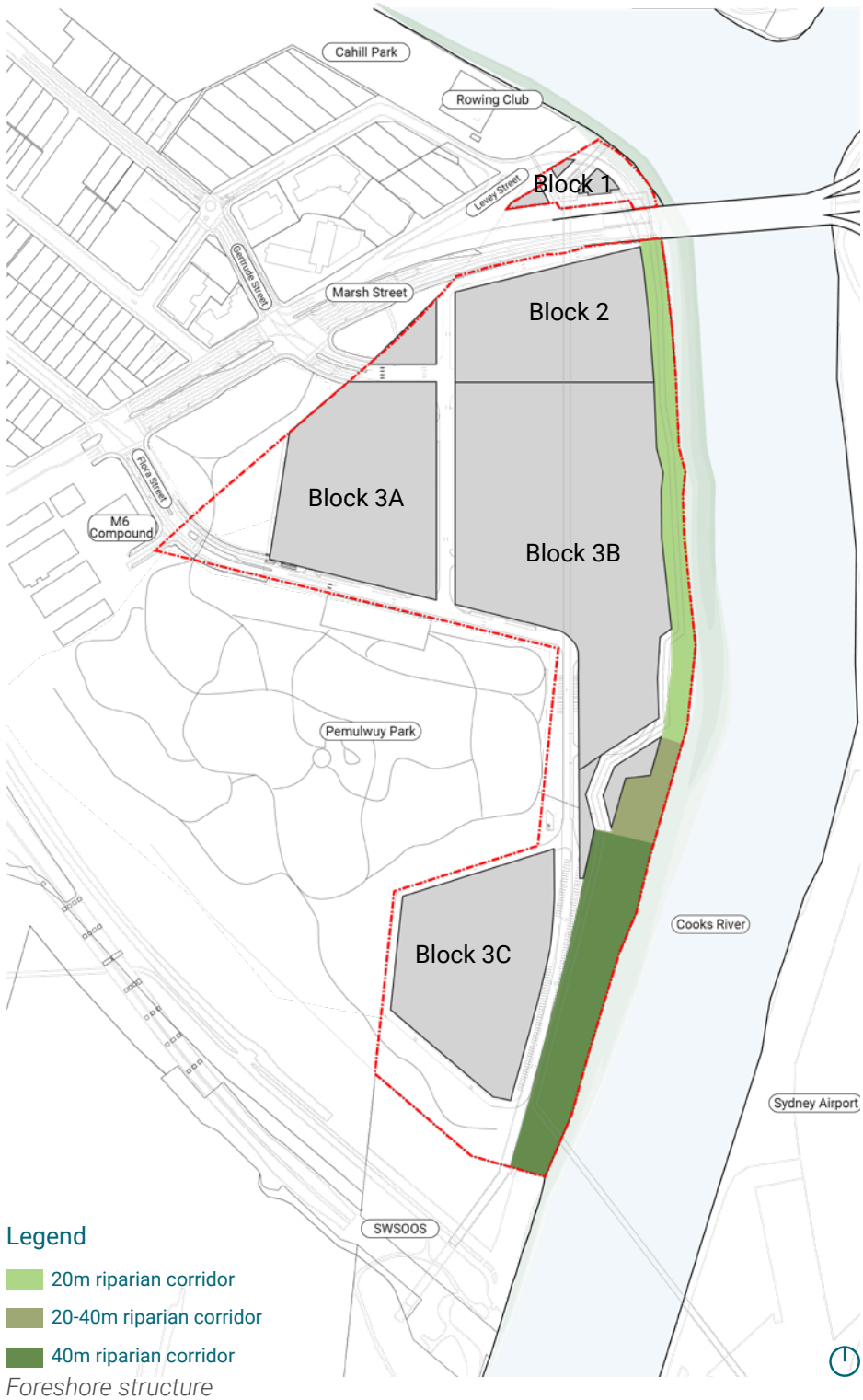
Landscape Character

The foreshore will transition through a series of landscape characters to respond to adjacent uses and site conditions:

1. Urban Edge (Block 2: Shaded pedestrian promenade and terraced waterfront providing direct water access and social gathering spaces.
2. Natural Edge (Block 3A + 3B Frontage): Walkway and cycleway located behind a rock seawall, offering a quieter, natural setting.
3. Ecological Marshland (Southern Foreshore): Tidal wetland zone with mangroves and saltmarsh supporting bird and aquatic life, accessed via a meandering boardwalk.

This foreshore design balances public amenity, ecological values, and connectivity, creating a waterfront that is accessible, safe, and engaging while supporting long-term environmental outcomes.

The following pages provide an outline of this vision.



Foreshore

Riparian Corridor Structure

The Kogarah Golf Club Redevelopment will deliver a publicly accessible connection along the western edge of the Cooks River, unlocking and transforming a depleted golf course landscape into a highly resilient riparian corridor.

NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) 2025 definition of Riparian Corridor:

A riparian corridor forms a transition zone between the land, also known as the terrestrial environment, and the river or watercourse (aquatic environment). Functional requirements of riparian corridors include:

- Providing bed and bank stability and reducing bank and channel erosion
- Protecting water quality by trapping sediment, nutrients and other contaminants
- Providing a diversity of habitats for terrestrial, riparian and aquatic plants (flora) and animals (fauna)
- Providing connectivity between wildlife habitats
- Conveying flood flows and controlling the direction of flood flows
- Providing an interface or buffer between developments and waterways.

The following table outlines the projects response the DCCEEW riparian corridor requirements:

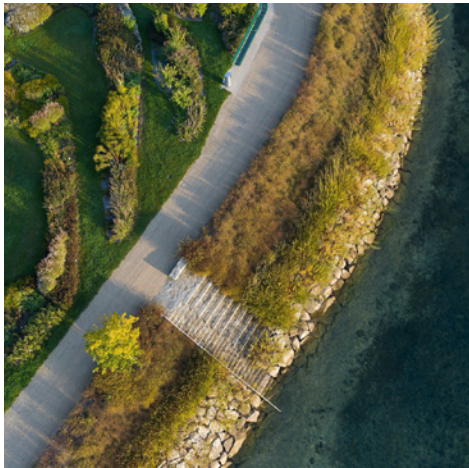
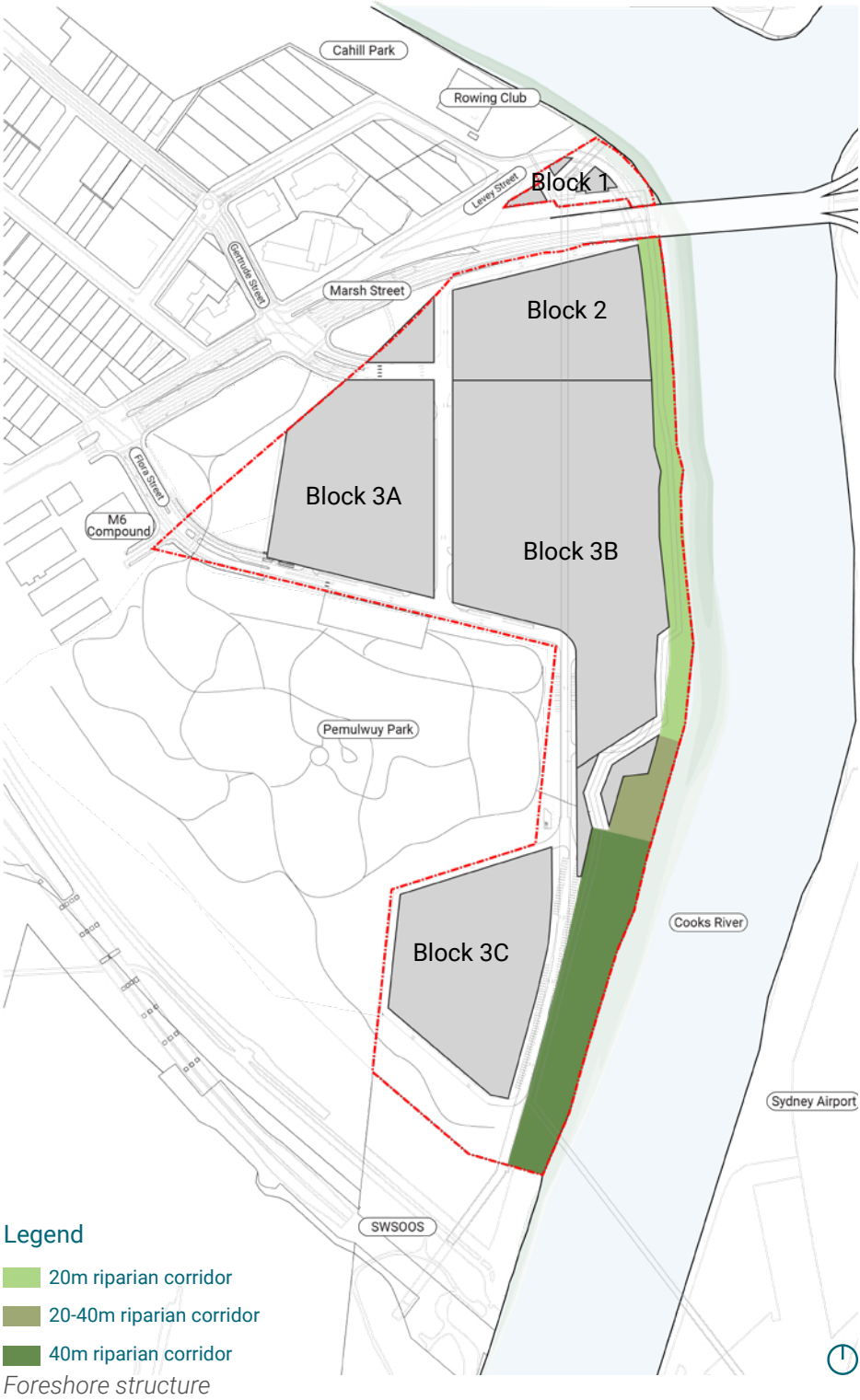
Functional Requirements	Design Response
Providing bed and bank stability and reducing bank and channel erosion	Bank stability will be improved through a range of landscape and built treatments along the Cooks River interface. To the south, zones of aquatic and semi aquatic planting mitigate erosion with landscape swales acting as a device that not only improves water quality but importantly stabilises the foreshore edge. In urban zones to the north a series of sandstone blocks, riprap and concrete foreshore steps will act as a retaining element, removing the risk of foreshore edge erosion.
Protecting water quality by trapping sediment, nutrients and other contaminants	A variety of edge conditions are provided along the length of the foreshore including semi aquatic planting, landscape swales and mangroves that protect and enhance water quality.
Providing a diversity of habitats for terrestrial, riparian and aquatic plants (flora) and animals (fauna)	The 20m/ 40m foreshore dimension has been divided into a series of landscape typologies that provide a diversity of habitat opportunities. Key zones include buffer planting, high quality feature planting, embankment planting, semi aquatic and aquatic planting zones. A connected tree canopy along the length of the foreshore provides habitat and fauna connections. Habitat creation will consider the adjacent aeronautical uses.
Providing connectivity between wildlife habitats	Landscape networks of soil water, planting and tree canopy will enhance north-south fauna connectivity along the foreshore. Habitat creation will consider the adjacent aeronautical uses. At the foreshore edge flora and fauna are prioritised with pedestrian circulation via an elevated board walk that does not impede ecological and hydrological connections below.
Conveying flood flows and controlling the direction of flood flows	Flood conveyance is facilitated within the 20m/ 40m cross section of the foreshore. Overland flow is managed through the provision of extensive zones of planting and permeable surfaces that will prioritise percolation and infiltration to soils. At the foreshore edge a landscape swale that includes planting and sandstone boulders will slow water down as it moves into the Cooks River. In surge events the landscape swale also ensures the slow capture and release of saline water back into the Cooks River system.
Providing an interface or buffer between developments and waterways	A landscape buffer zone with a diverse understorey and tree canopy is provided directly along the development boundary. This zone will be designed to be ecologically resilient and provide areas of habitat whilst providing a visual buffer to the adjacent development site.
Providing passive recreational uses	Passive recreation is facilitated through the form of an active transport path, rest stops that provide moments to dwell and areas to connect to the water an enable opportunities to fish, kayak and sit.

NSW Department of Climate Change, Energy, the Environment and Water 2025 Functional requirements

Structure

The structure of the riparian corridor along the foreshore is defined by two key dimensions, 20 and 40m:

- 1. 20m wide from the southern point of Block 3B to Block 1
- 2. 20- 40m wide south of Block 3B
- 3. 40m wide from Block 3C to the southern extent of the site.

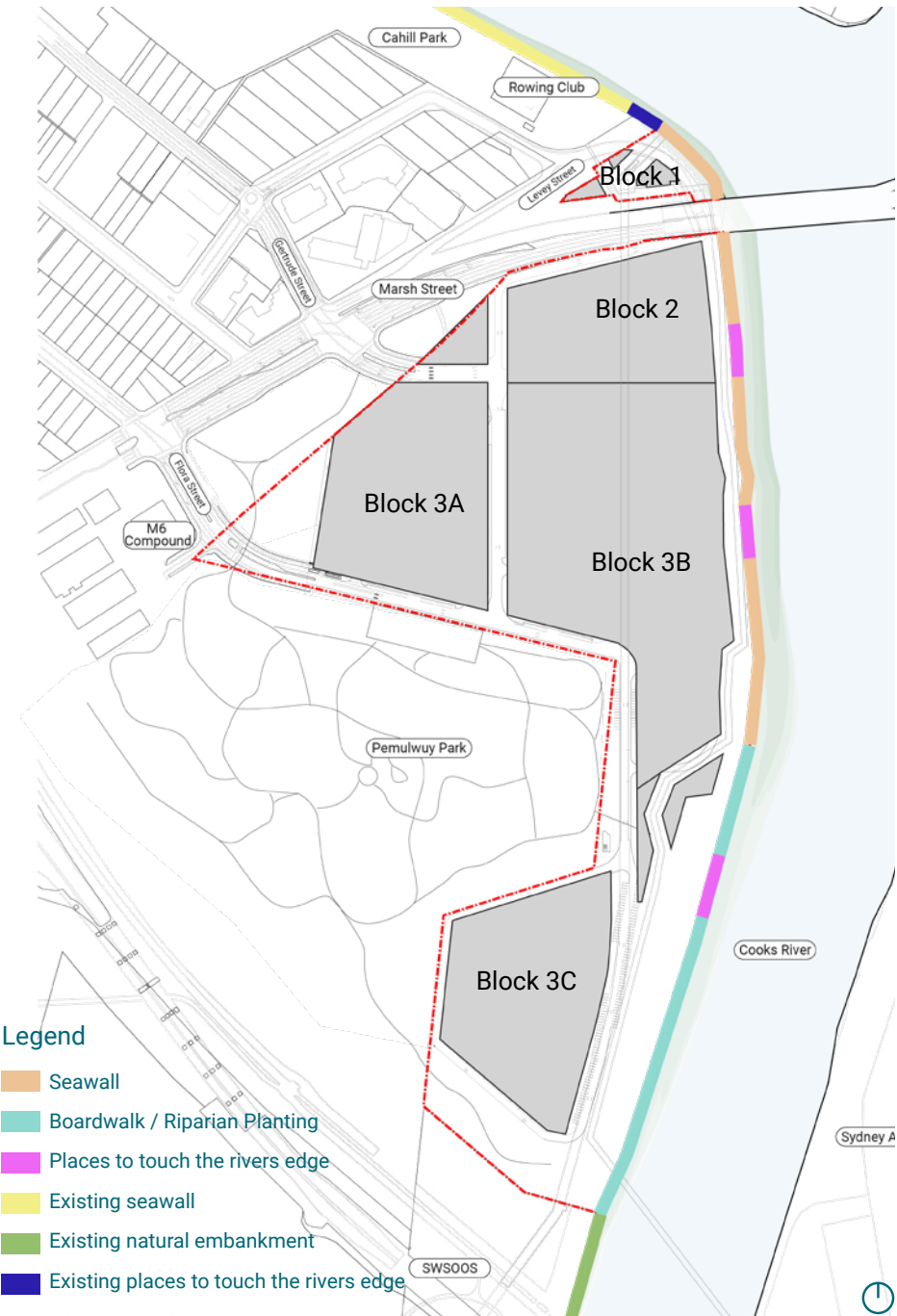


Indicative foreshore character images

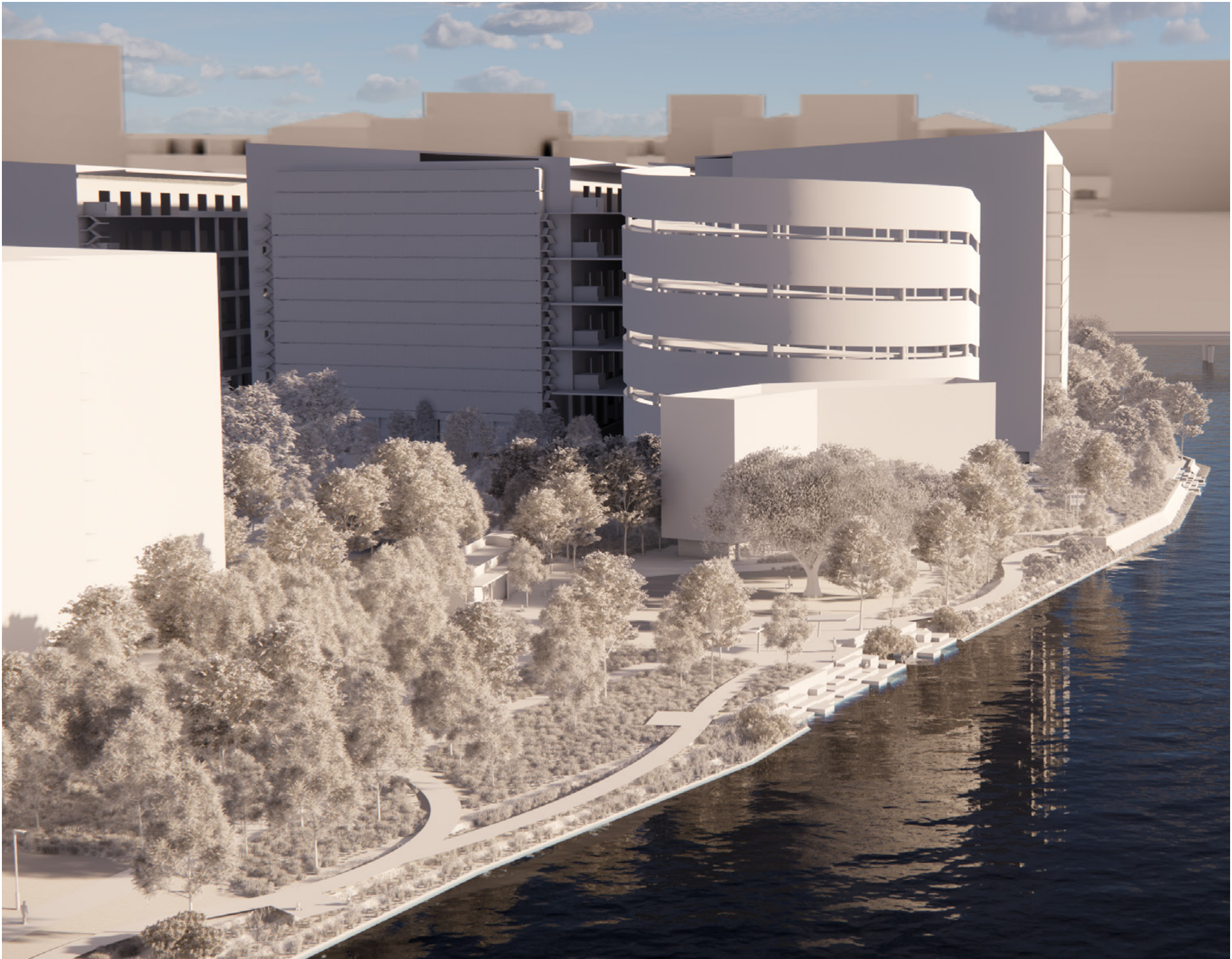
Foreshore

Interface Typologies

The following pages provide an outline of the arrangement, character and detail of the interface typologies along the Cooks River edge.

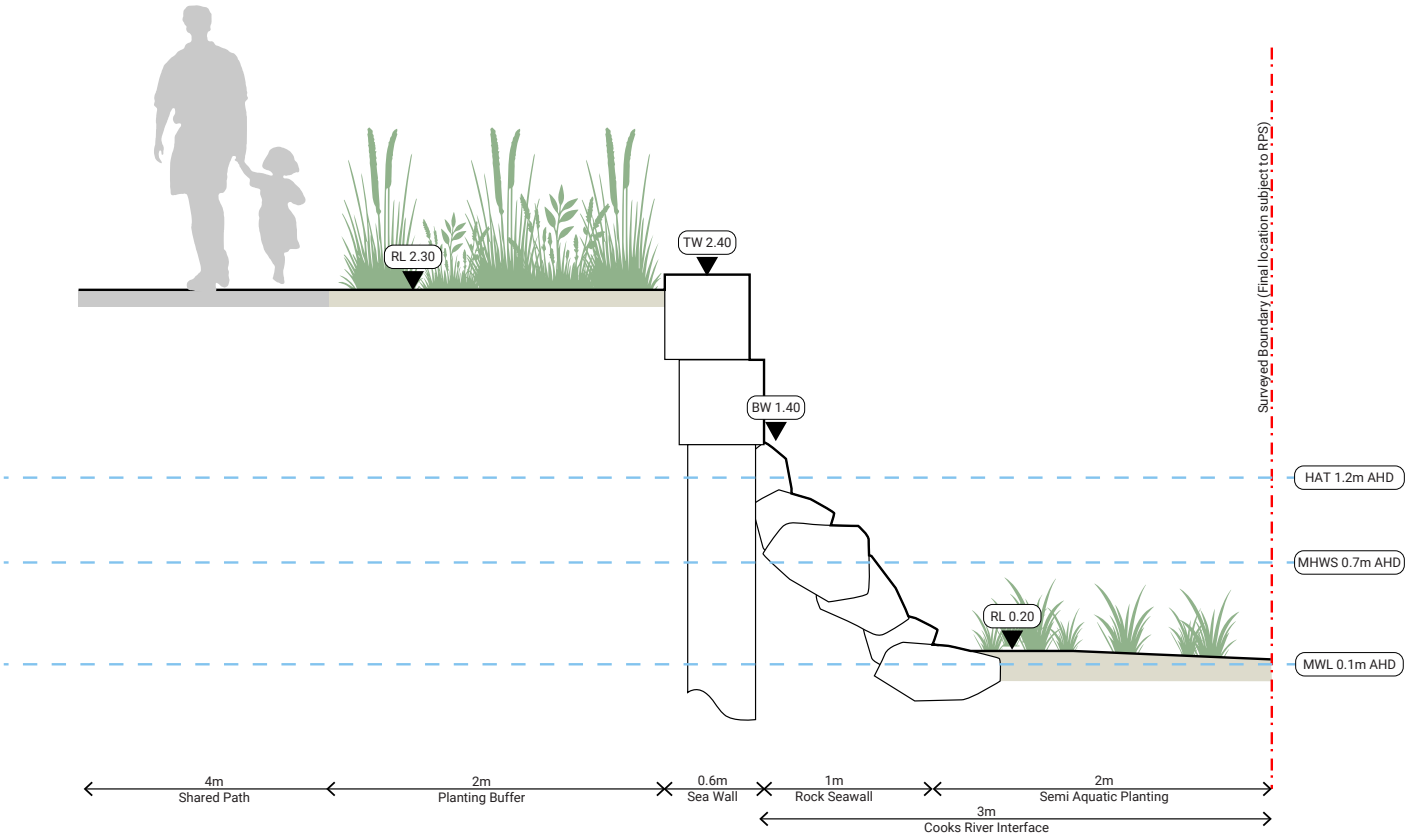
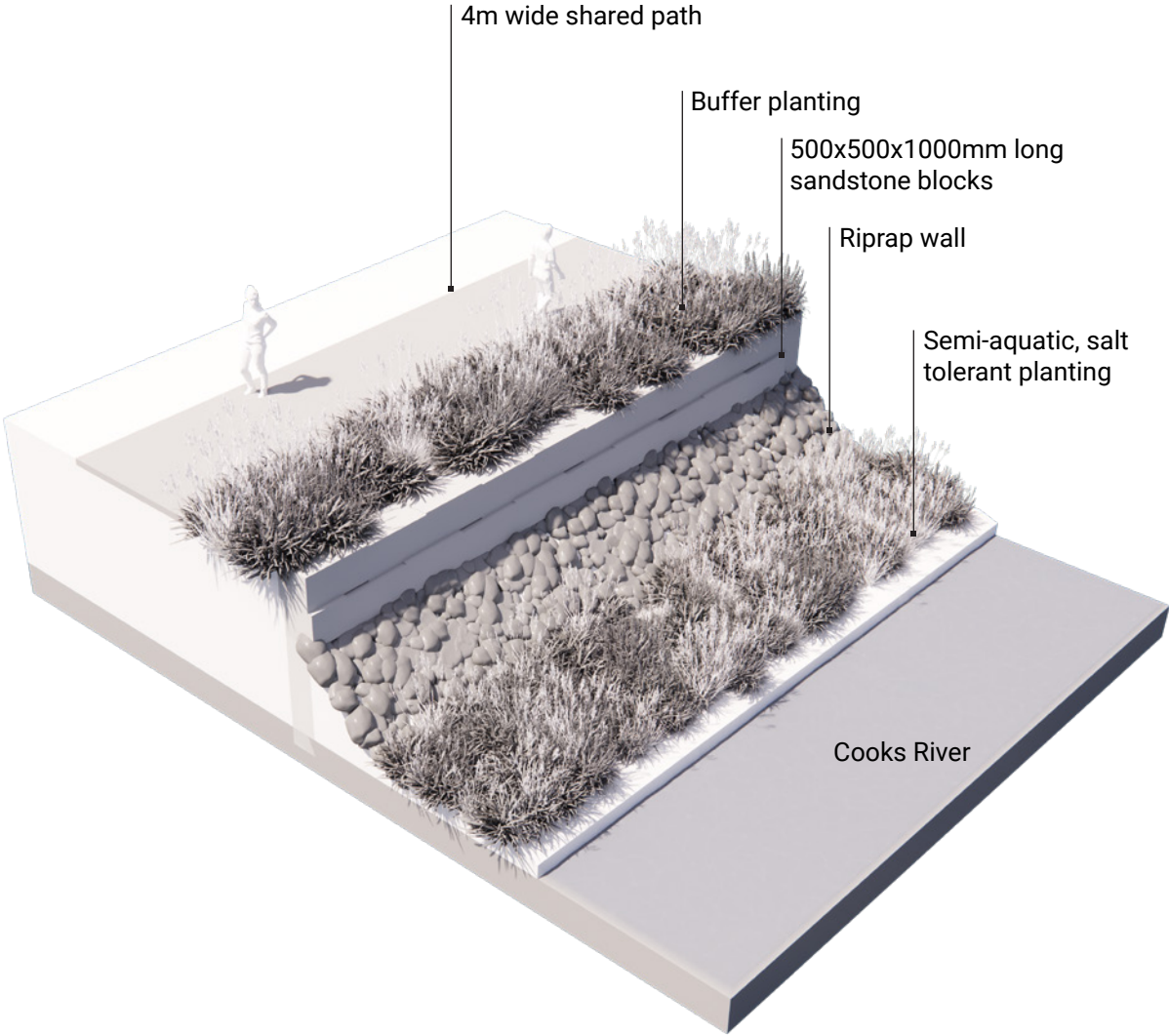


Foreshore typologies



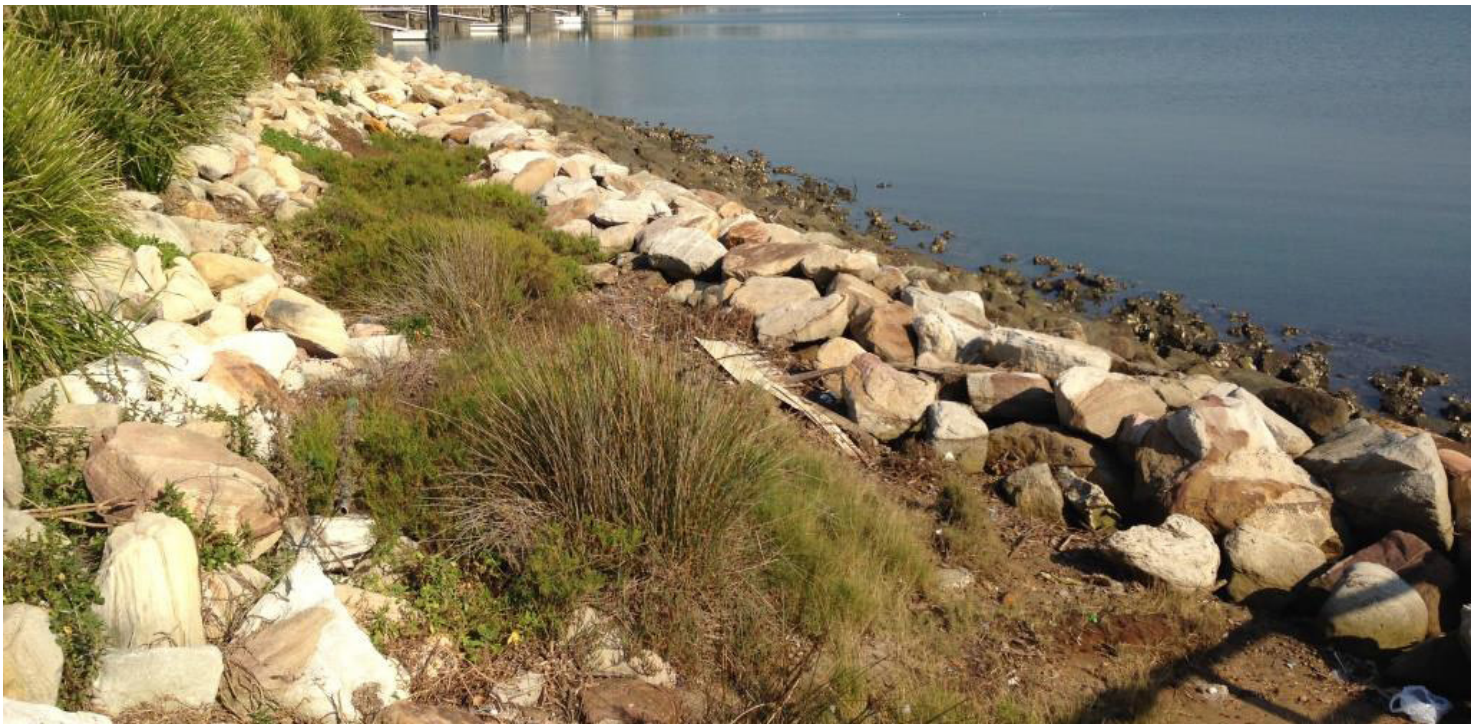
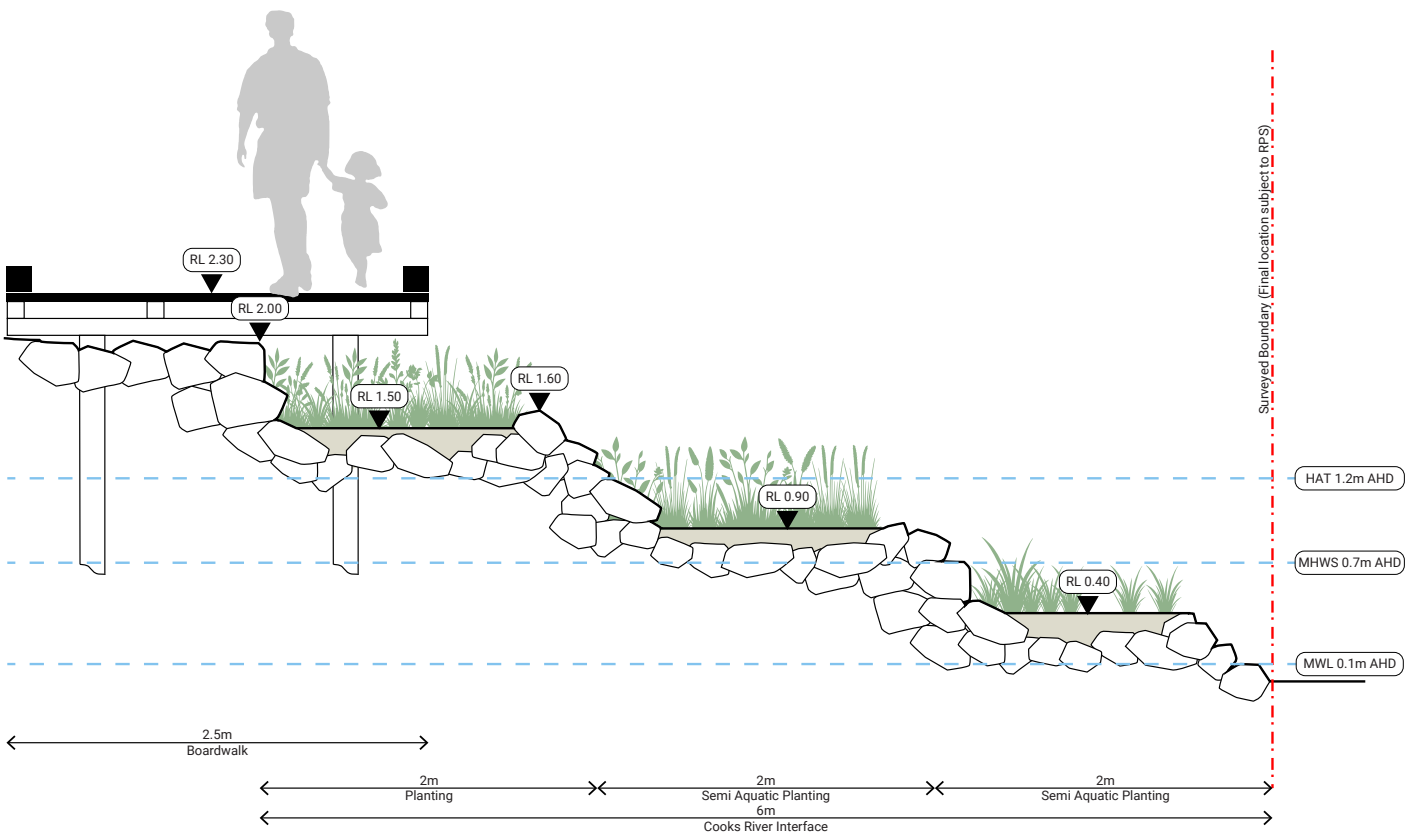
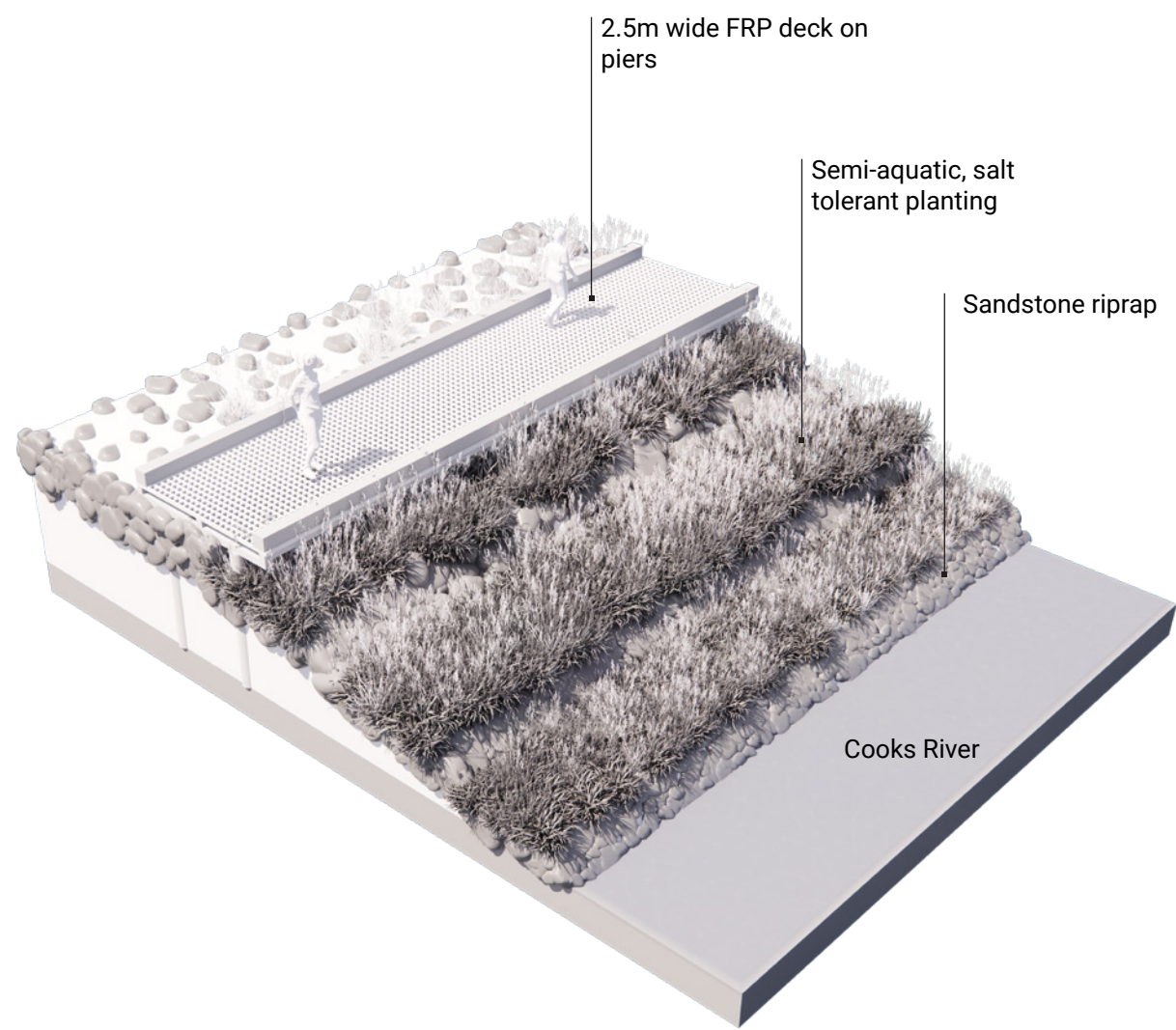
Foreshore - Southern foreshore (artists impression)

Typology 1 Seawall

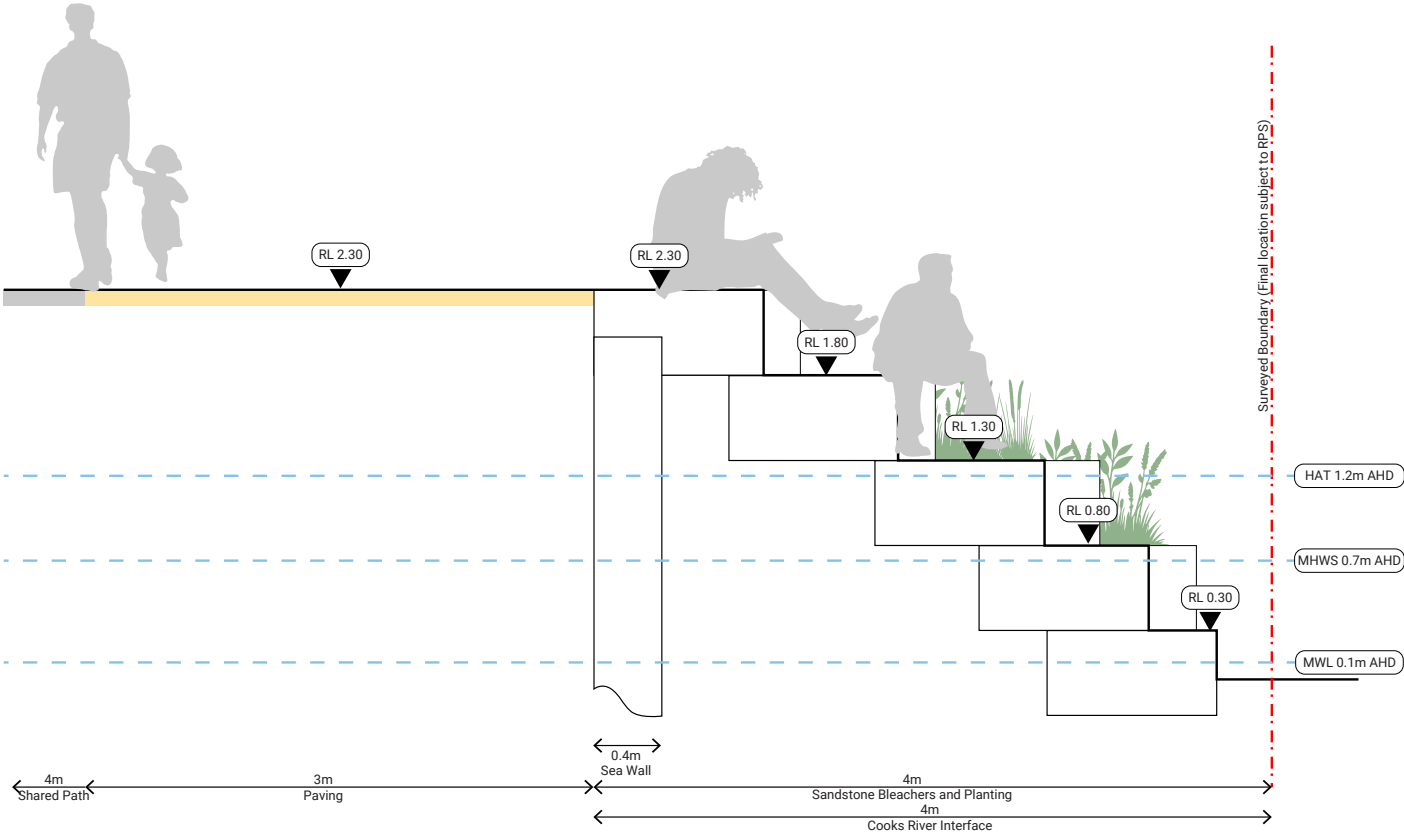
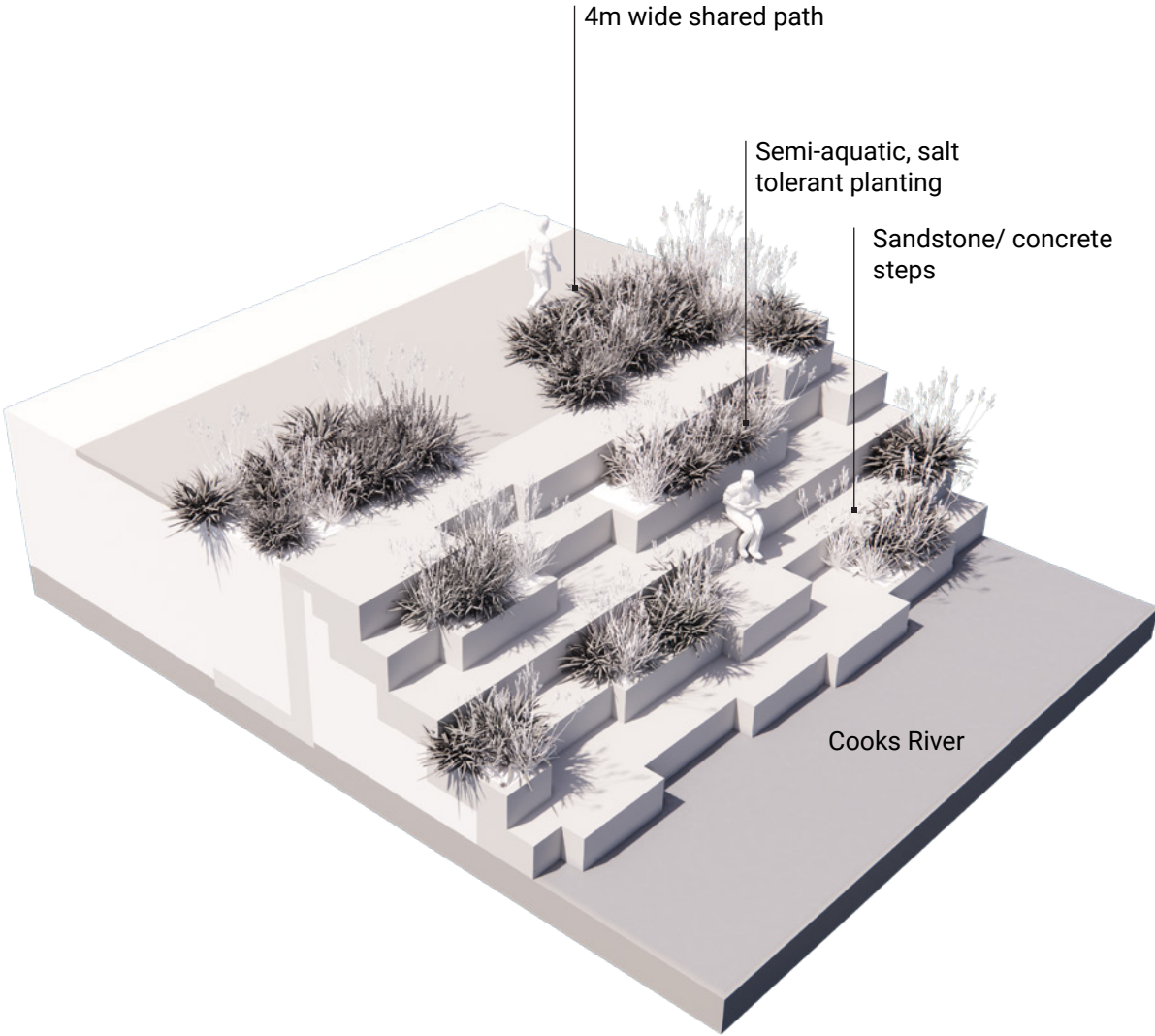


Foreshore Interface Typologies

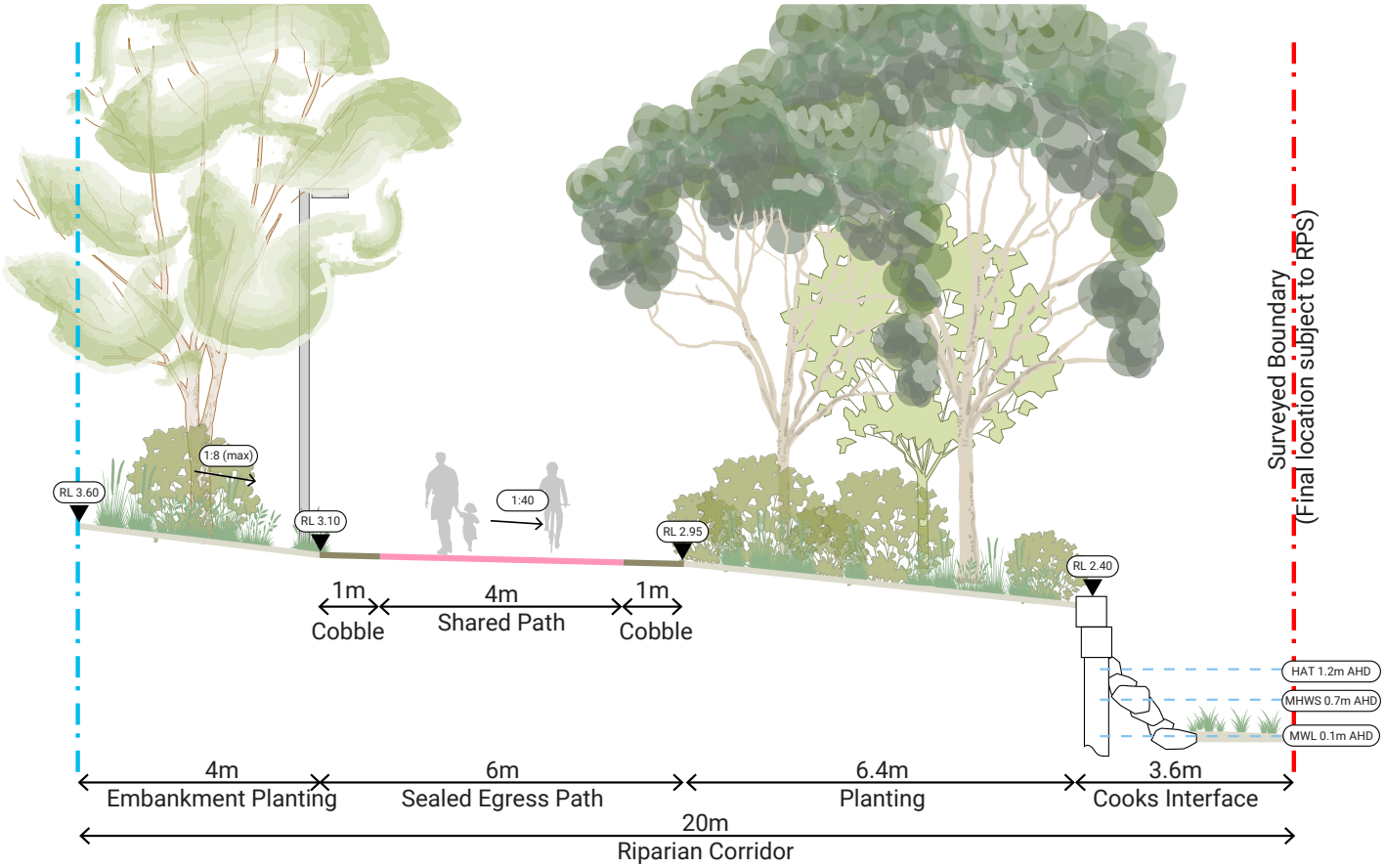
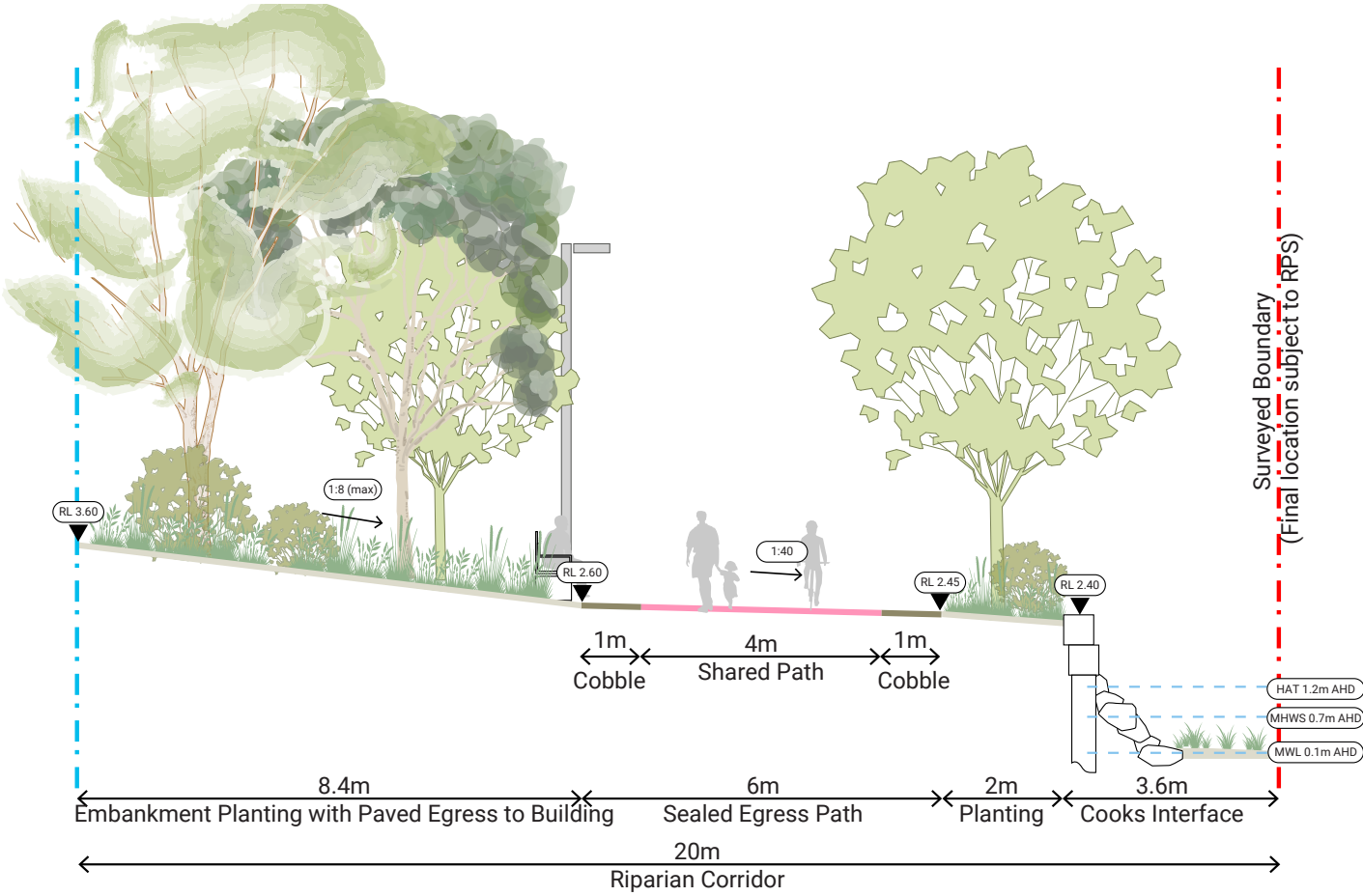
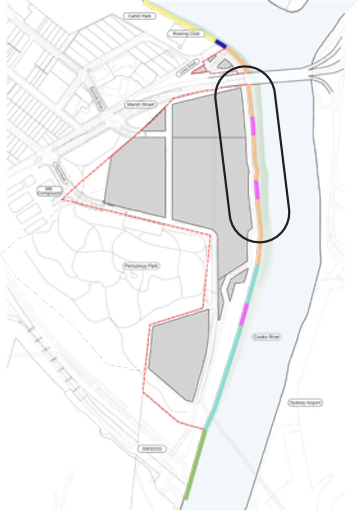
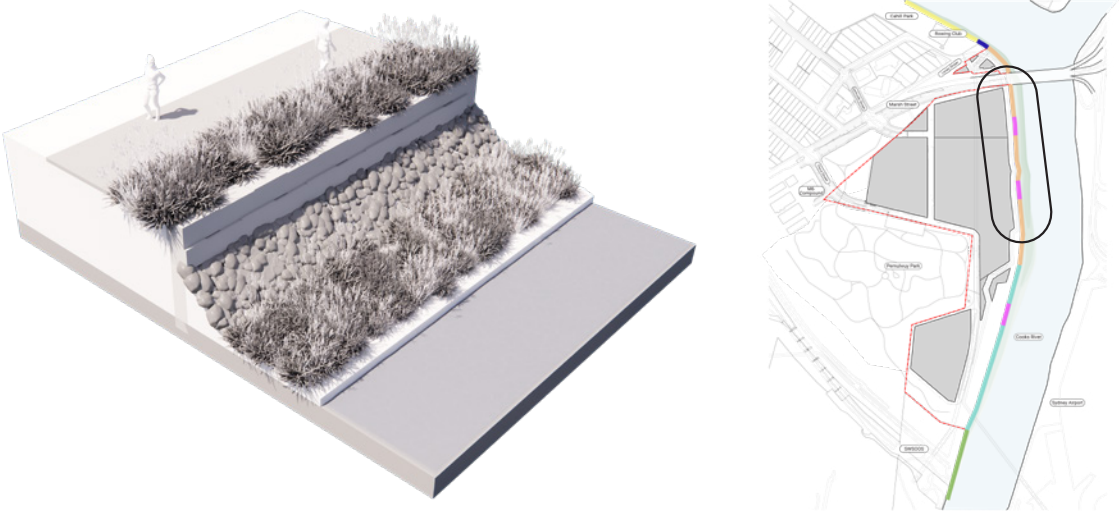
Typology 2 - Boardwalk and Riparian Planting



Typology 3 - Places to touch the rivers edge

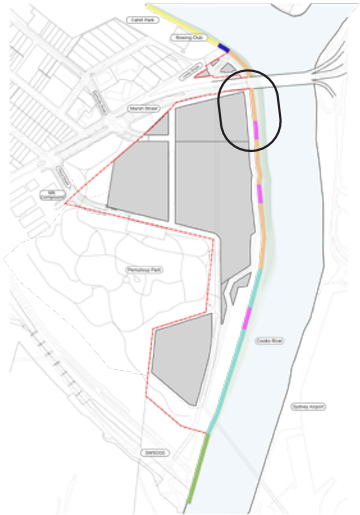
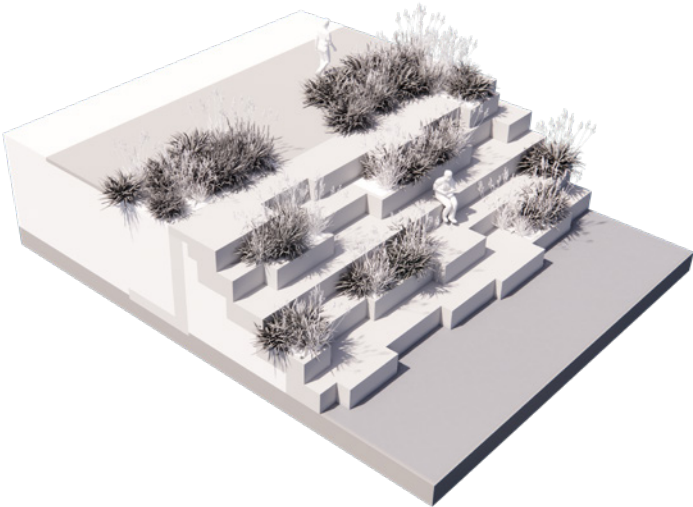


Foreshore 20m Corridor

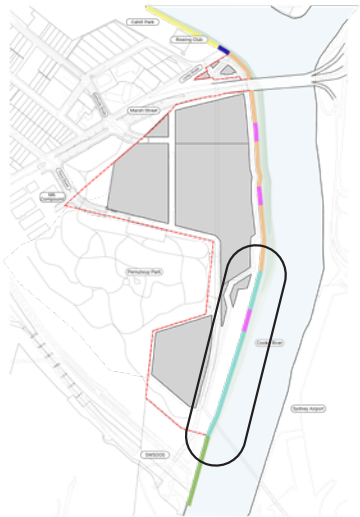
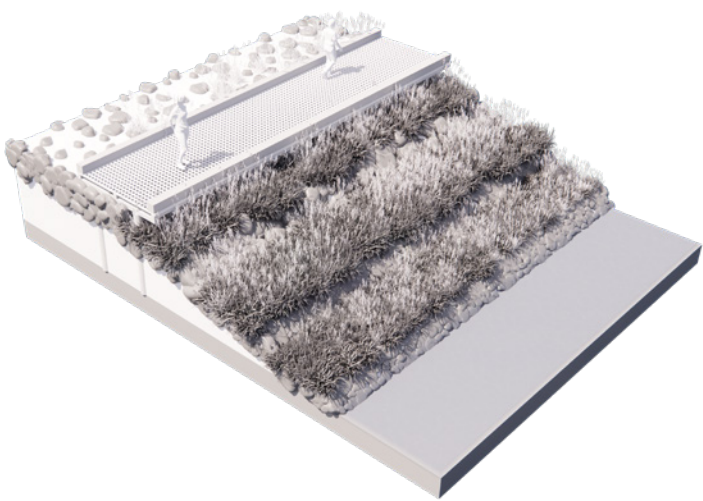


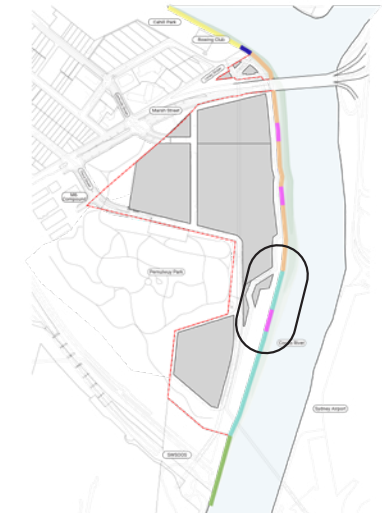
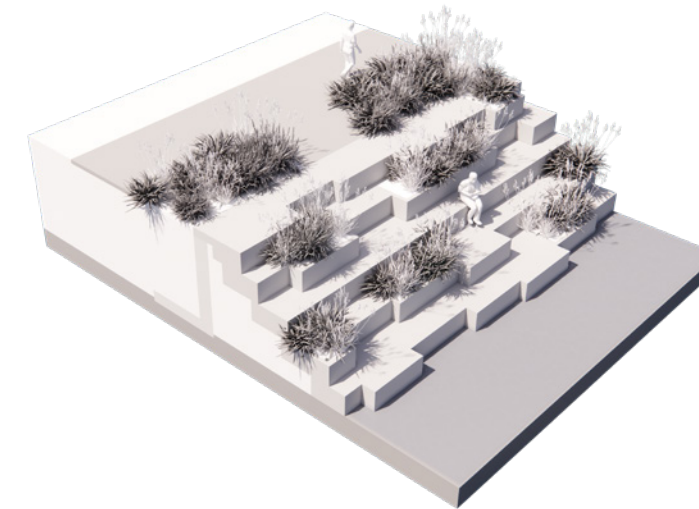
Foreshore

Places to touch the rivers edge



Foreshore 40m Corridor





Foreshore

Commercial Interfaces

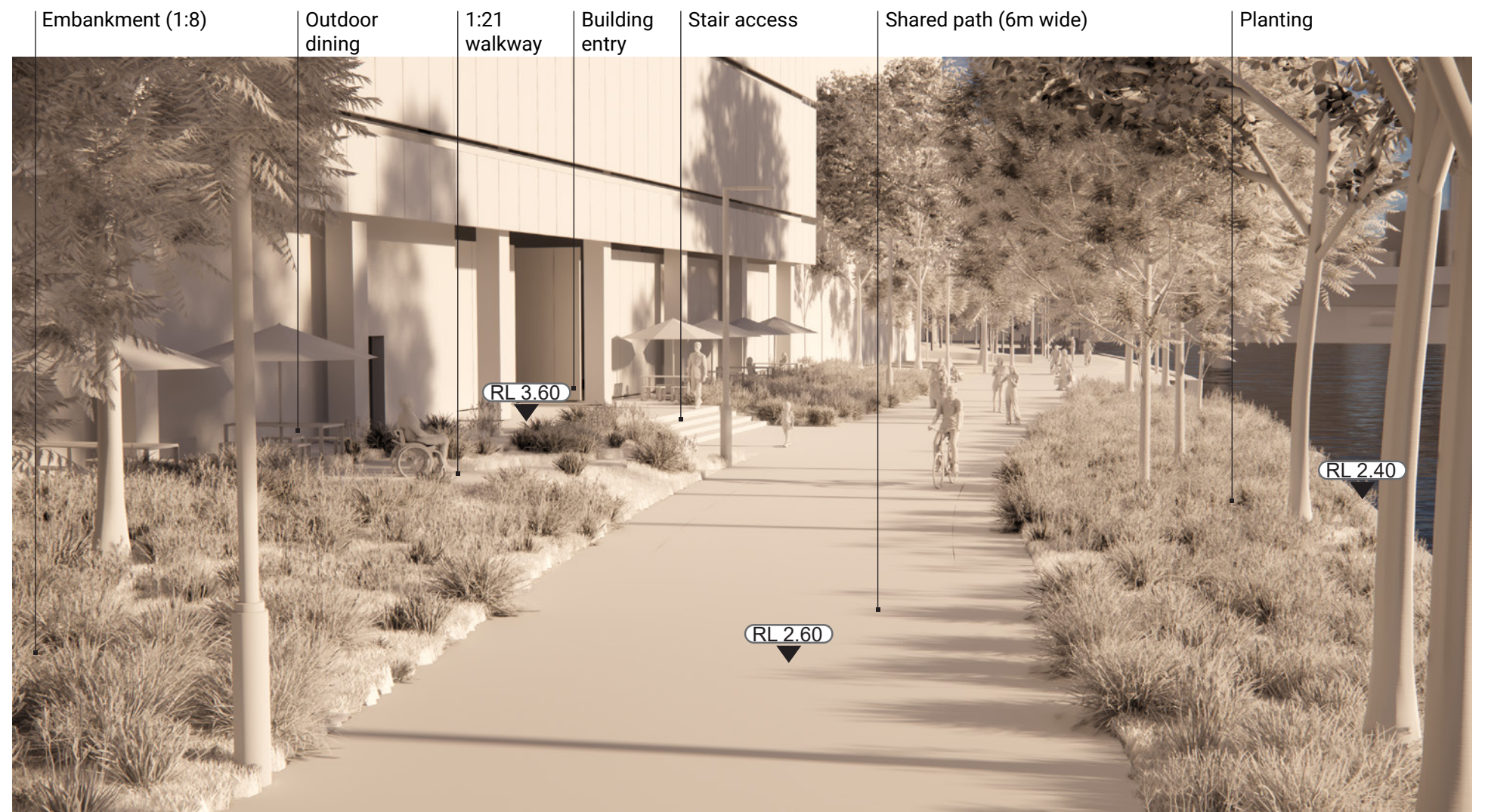
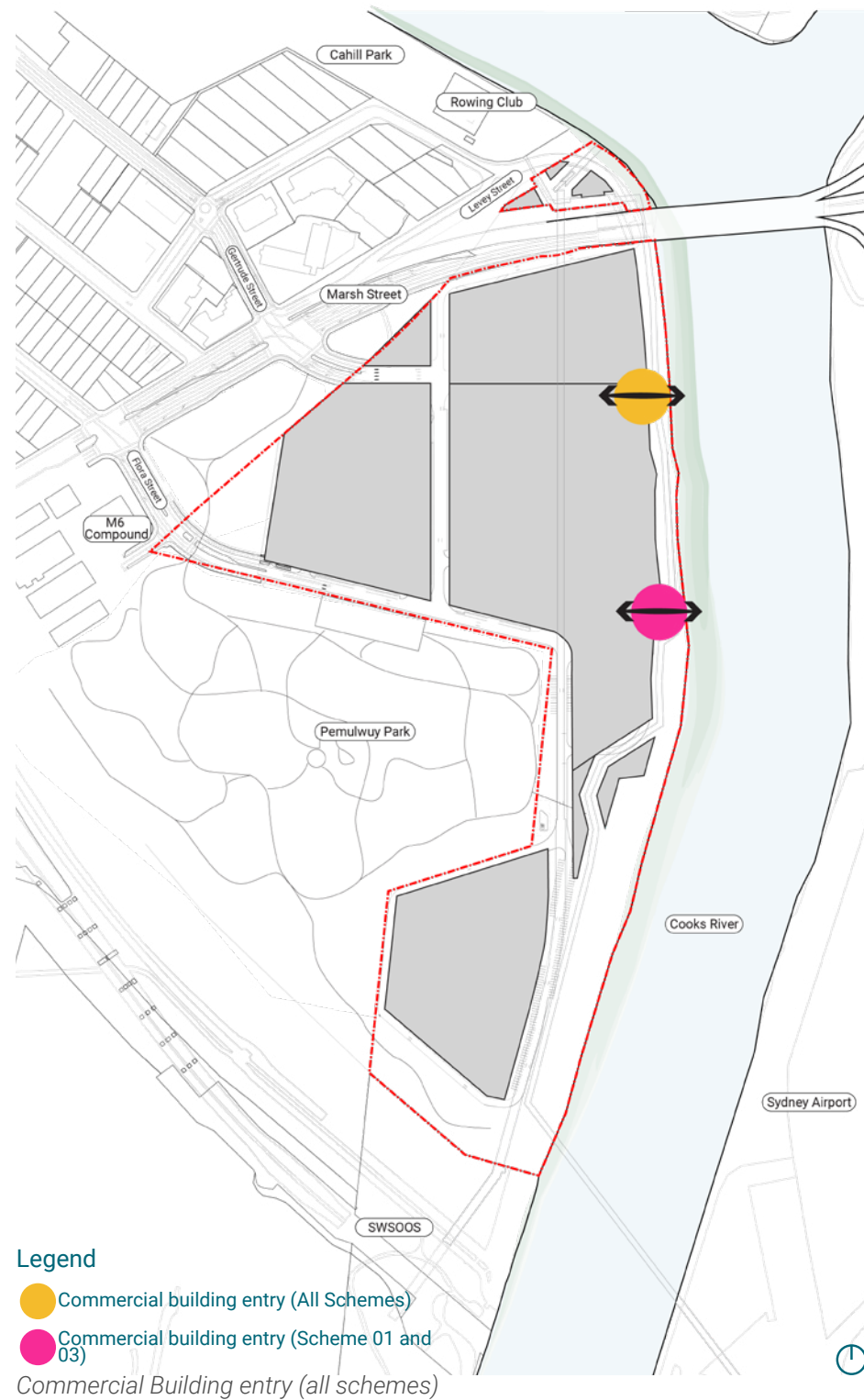
Several commercial offices are located along the foreshore, enabling opportunities for workers to engage with the publicly accessible open space and utilise the active transport connections to and from work. The design prioritises a high-quality public realm with generous landscaped areas, shaded seating, and spaces for workers to gather, relax, or socialise during breaks. End-of-trip facilities are conveniently co-located with building entries, encouraging cycling and walking as primary modes of commuting. Together, these elements create a vibrant, healthy, and connected environment that supports everyday use and enhances the overall workplace experience.



Commercial interface along foreshore looking north (artists impression)



Outdoor dining with integrated planting zones



Commercial interface along foreshore looking north (artists impression)



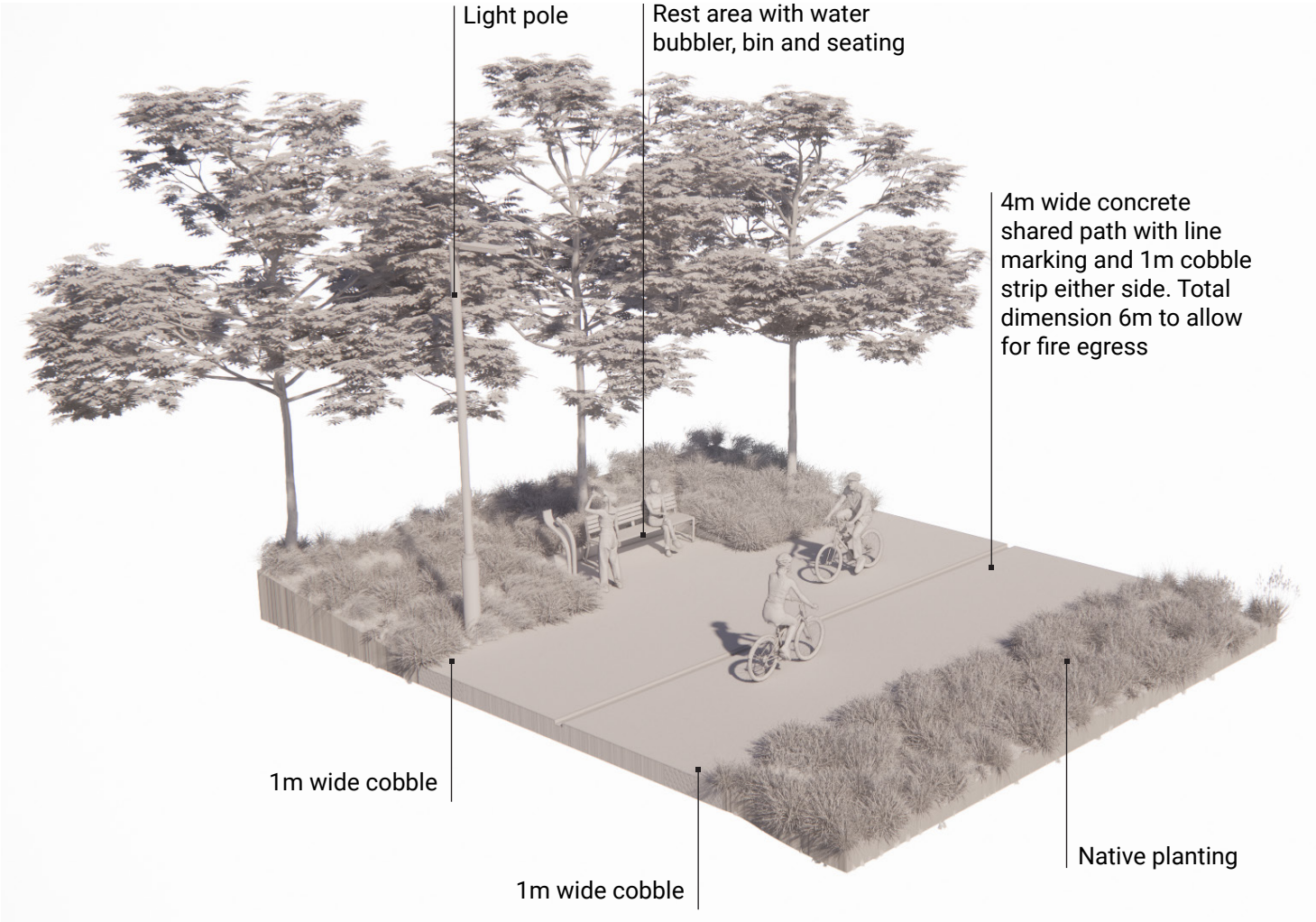
Softened edges with greenery along circulation routes

Foreshore

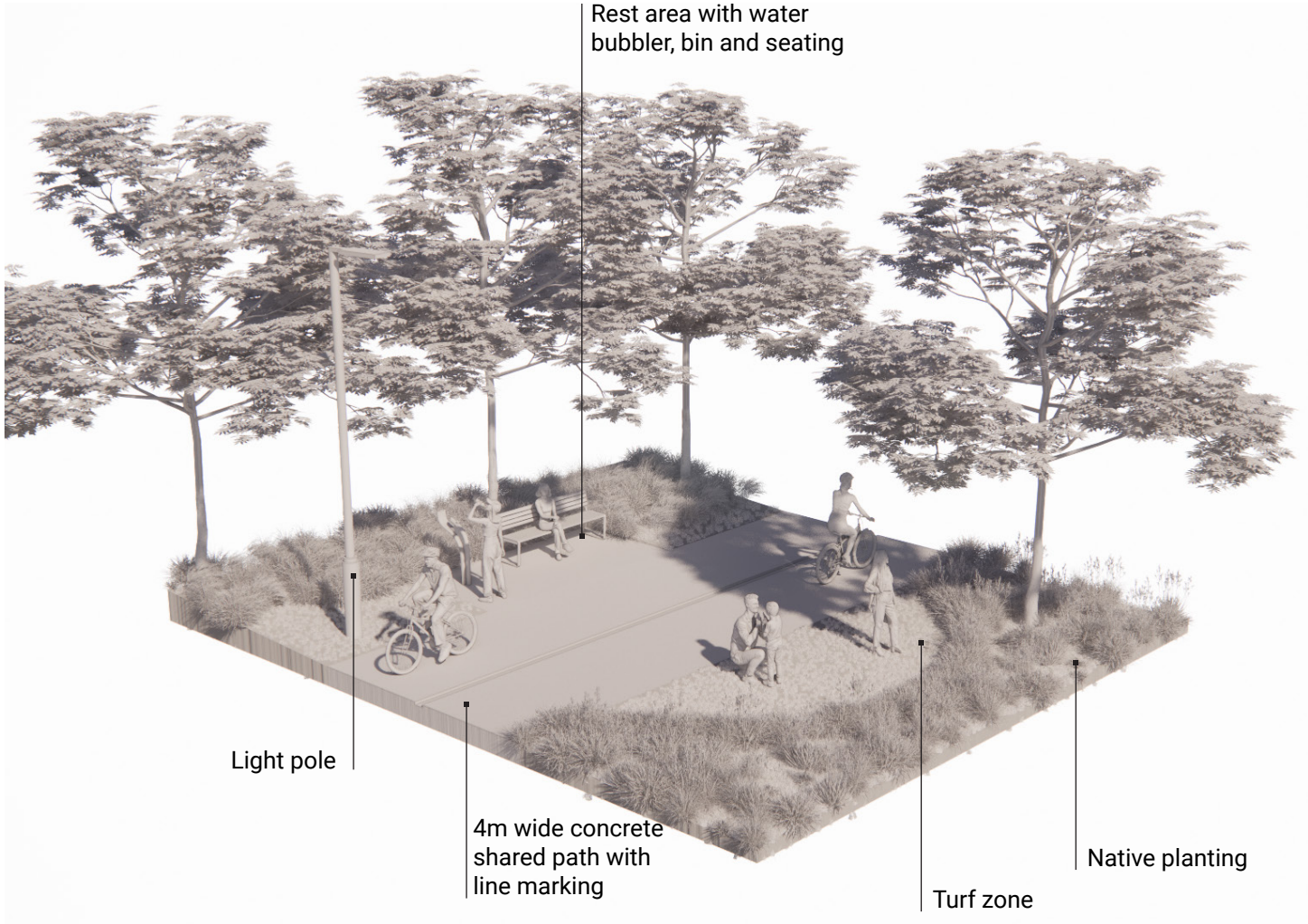
Active Transport

The active transport corridor along the foreshore varies from 4m to 6m in width. The following provide the general intent for each condition.

6m Active Transport Corridor



4m Active Transport Corridor



Encouraging active transport with safe and attractive pathways



Artists impression - Cooks River foreshore upgrades

5.3 Pemulwuy Park Interface

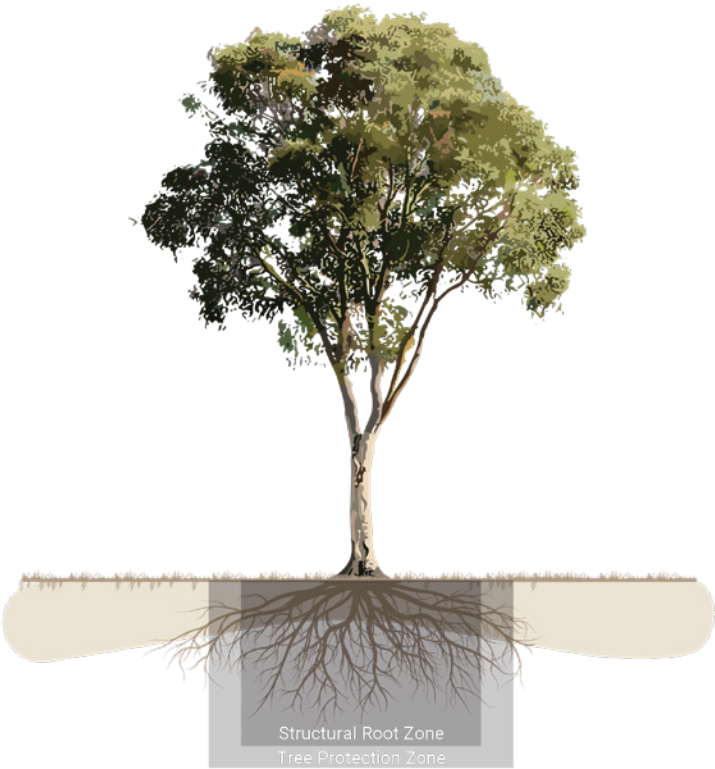
The interface of the development with Pemulwuy Park will be minimised through careful consideration of the development site boundary. The project site FFL has been determined at RL3.60 due to flood constraints, resulting in a typical level transition of approximately 1m - 1.5m to Pemulwuy Park. In addition to an interface with Pemulwuy Park each typology must also act as a security line for logistics and/or data centre built form uses.

The edge interface includes two main typologies:

- 1. Wall and palisade fence
- 2. Landscape embankment

Typology 1 is proposed for the majority of the western and southern interface due to its limited impact on structural root zones (SRZ) and tree protection zones (TPZ) for existing trees outside the project boundary.

Typology 2 is proposed at the main east-west connection from Pemulwuy Park to the foreshore.



Principle section (reduce impact on TPZ and SRZ)

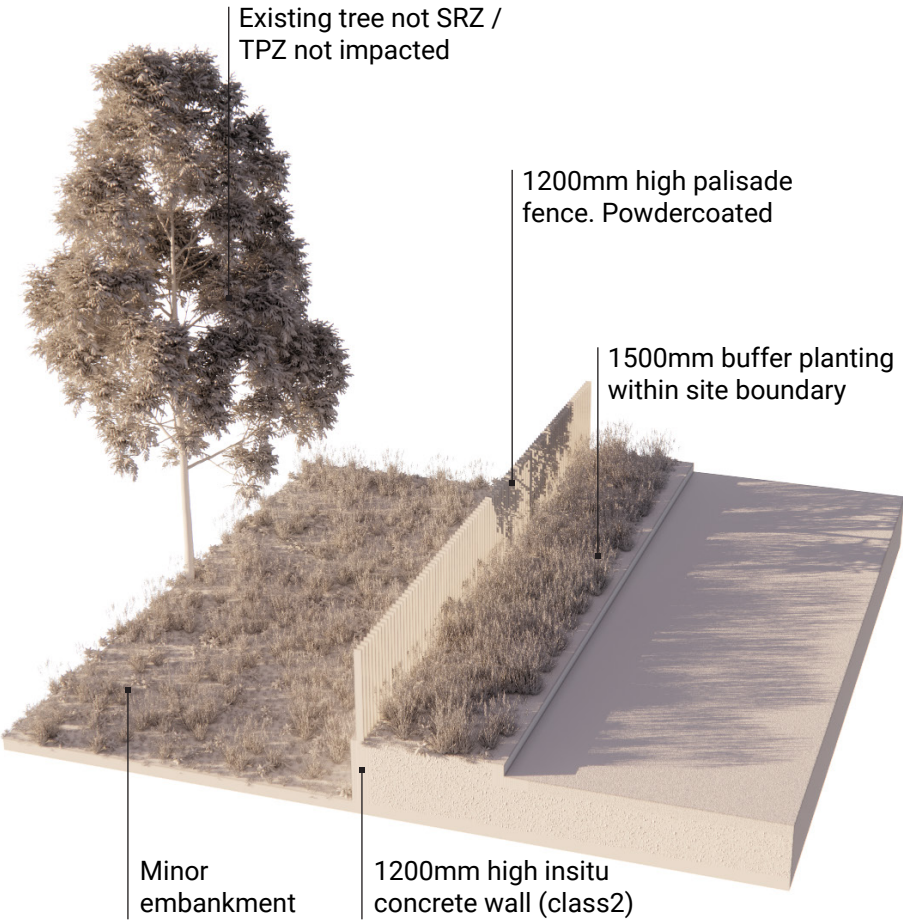


Pemulwuy Park interface (Scheme 01 and 03)

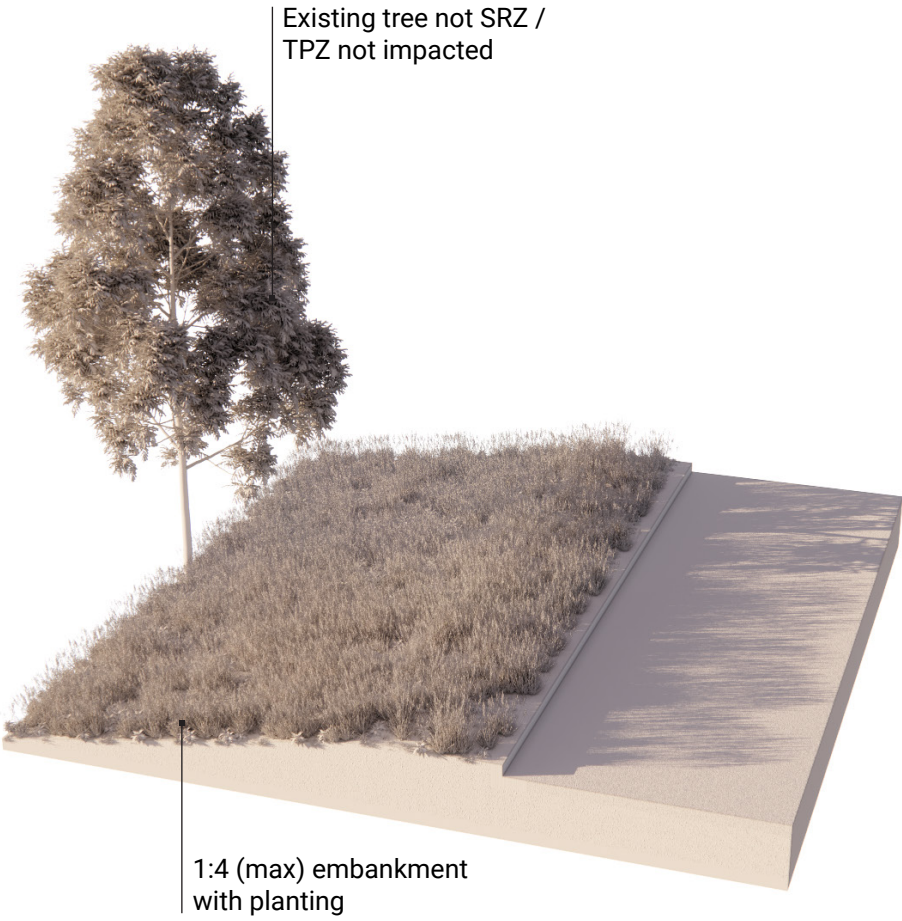


Pemulwuy Park interface (Scheme 02 and 04)

Typology 1 - Wall and Palisade Fence



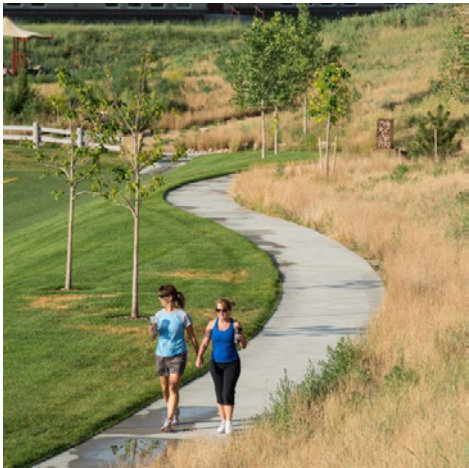
Typology 2 - Landscape Embankment



Wall and palisade fencing defining boundaries

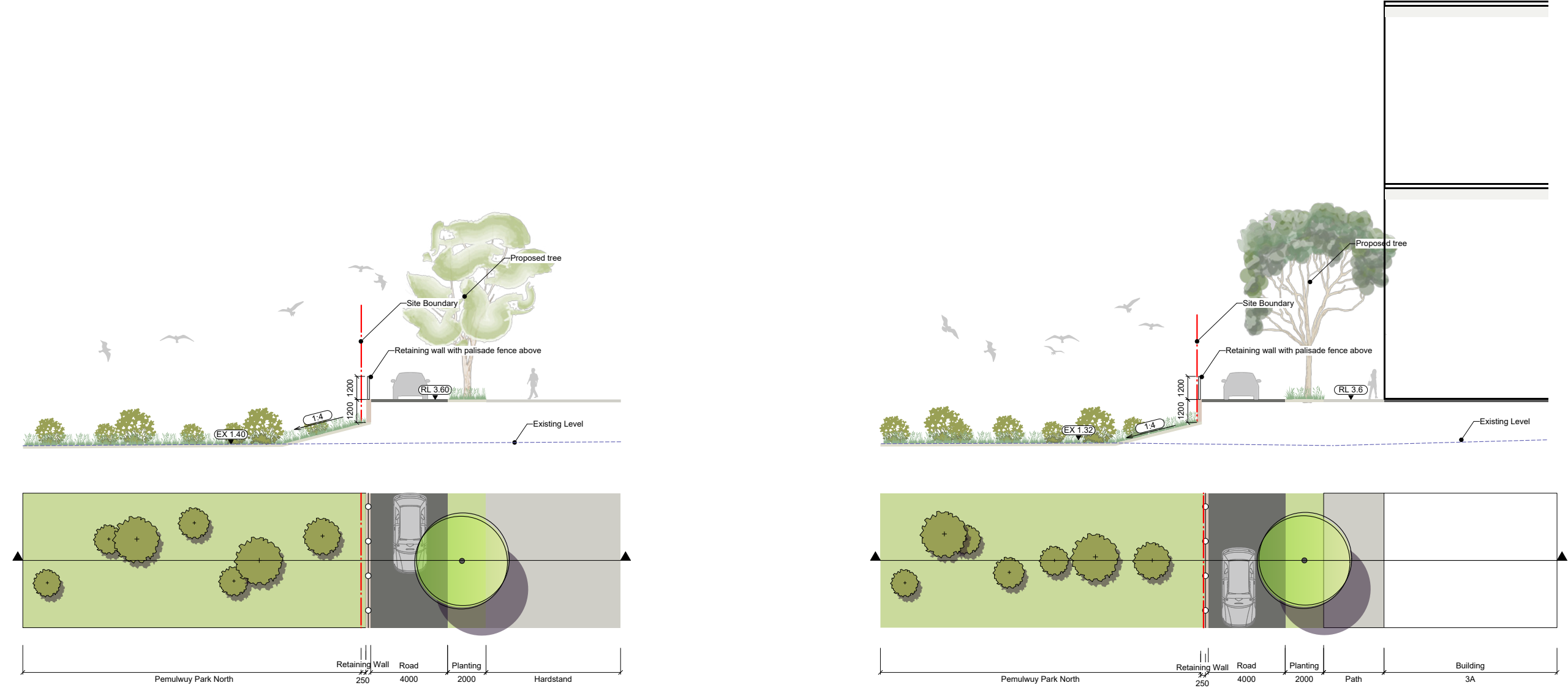
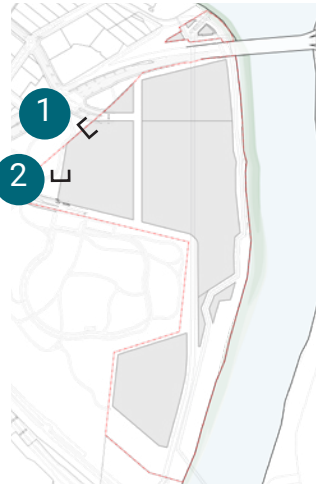


Views and access to open green spaces



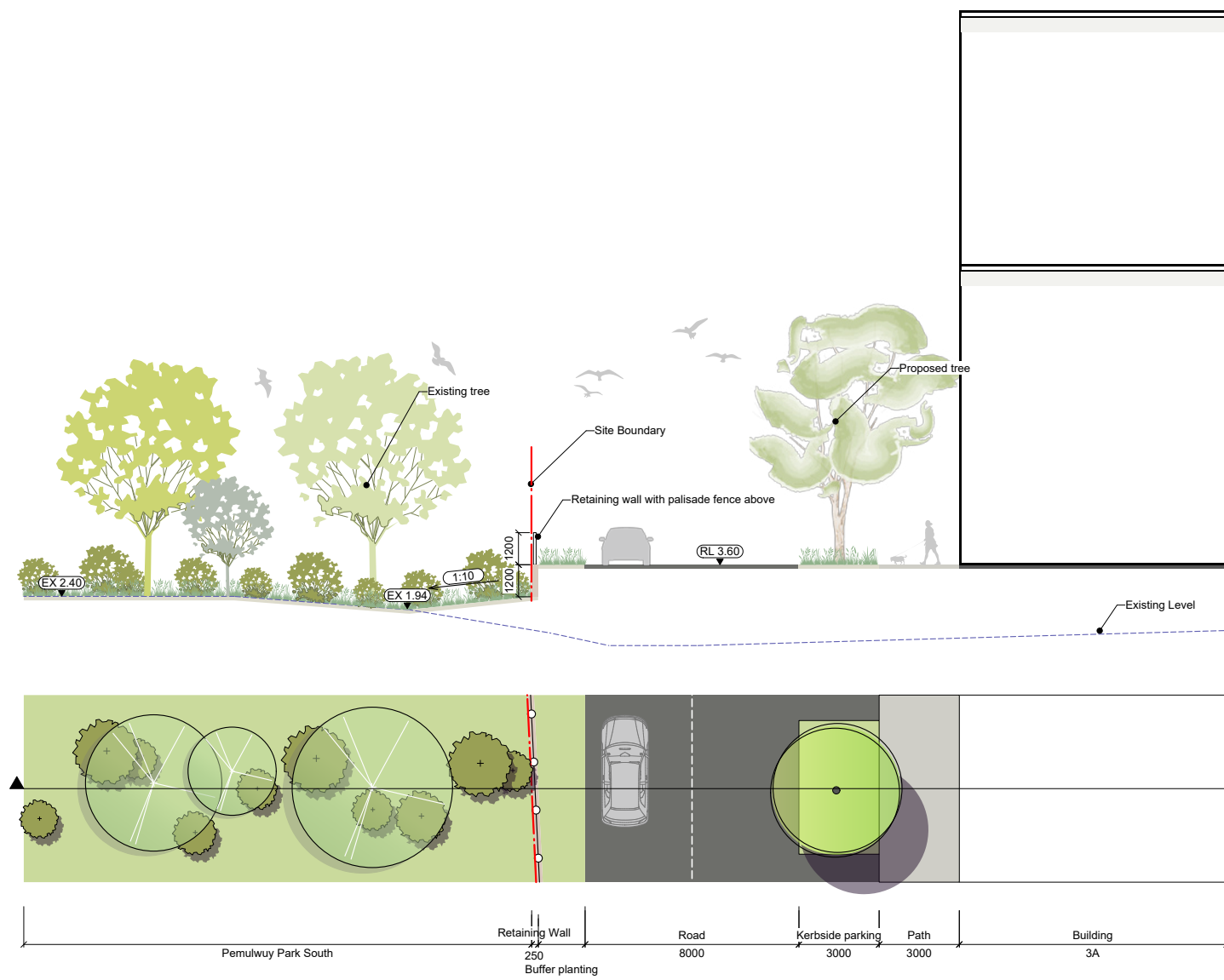
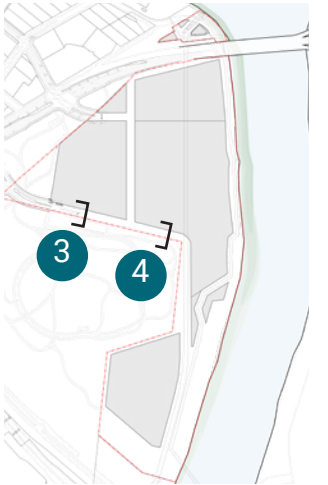
Pemulwuy Park Interface

The following diagrams illustrate the various interface conditions between the development and Pemulwuy Park. The design approach seeks to minimise impact to the adjacent parkland through a combination of retaining walls and landscape embankments.

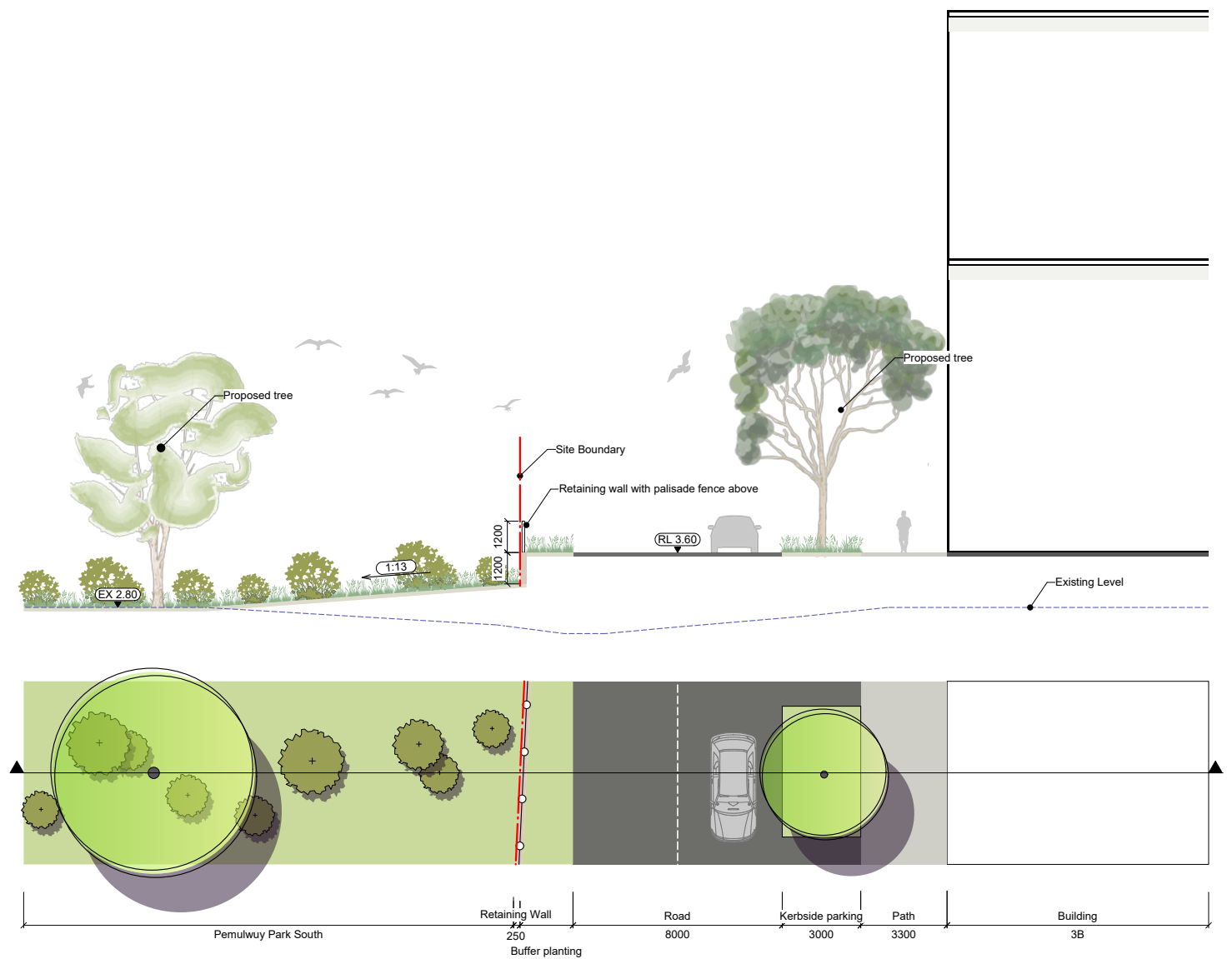


Pemulwuy Park North interface 01 (plan and section)

Pemulwuy Park North interface 02 (plan and section)

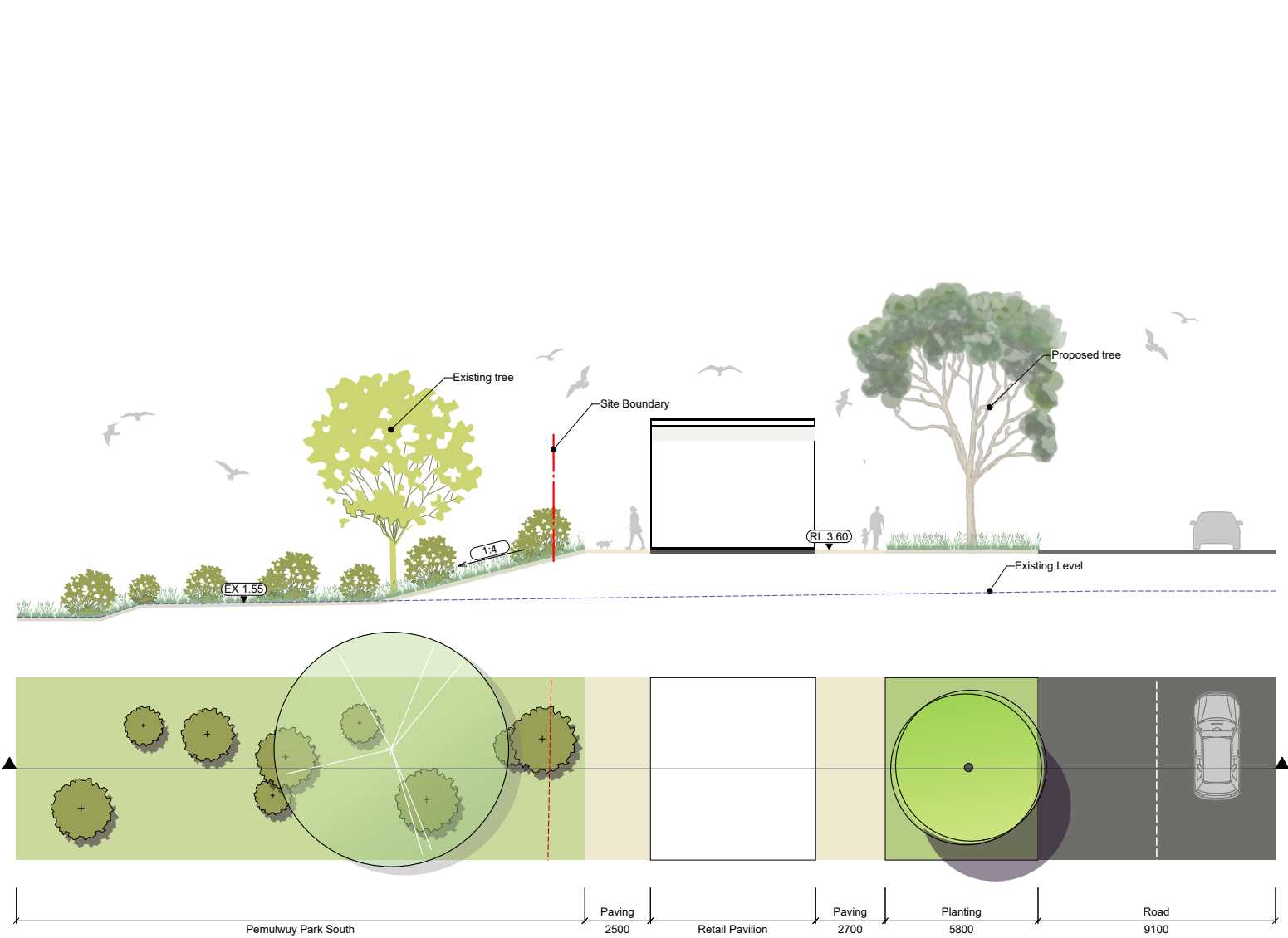
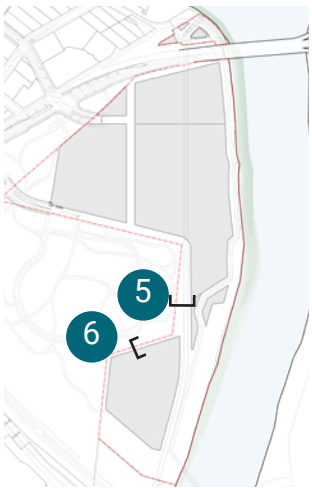


Pemulwuy Park South interface 03 (plan and section)

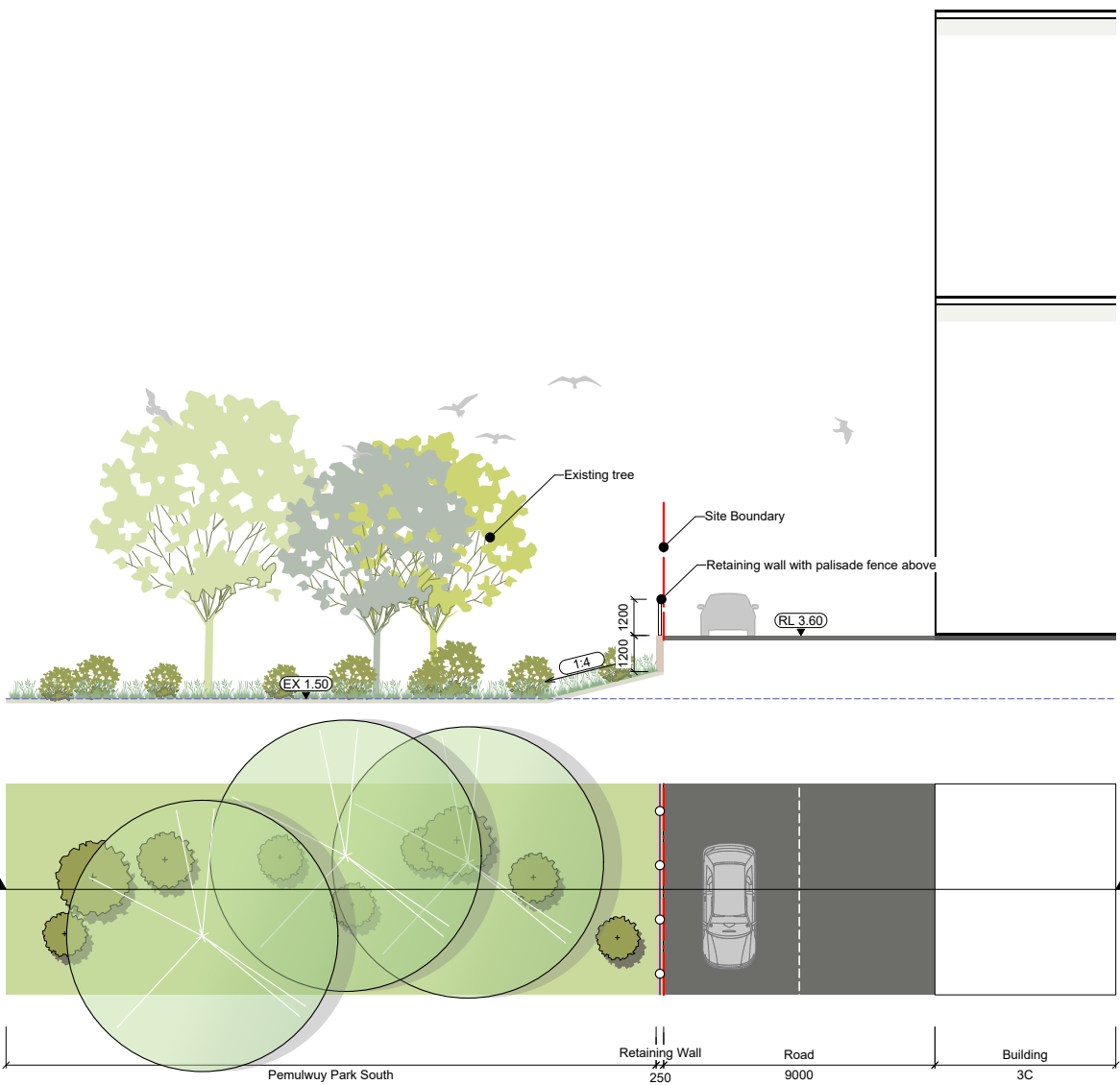


Pemulwuy Park South interface 04 (plan and section)

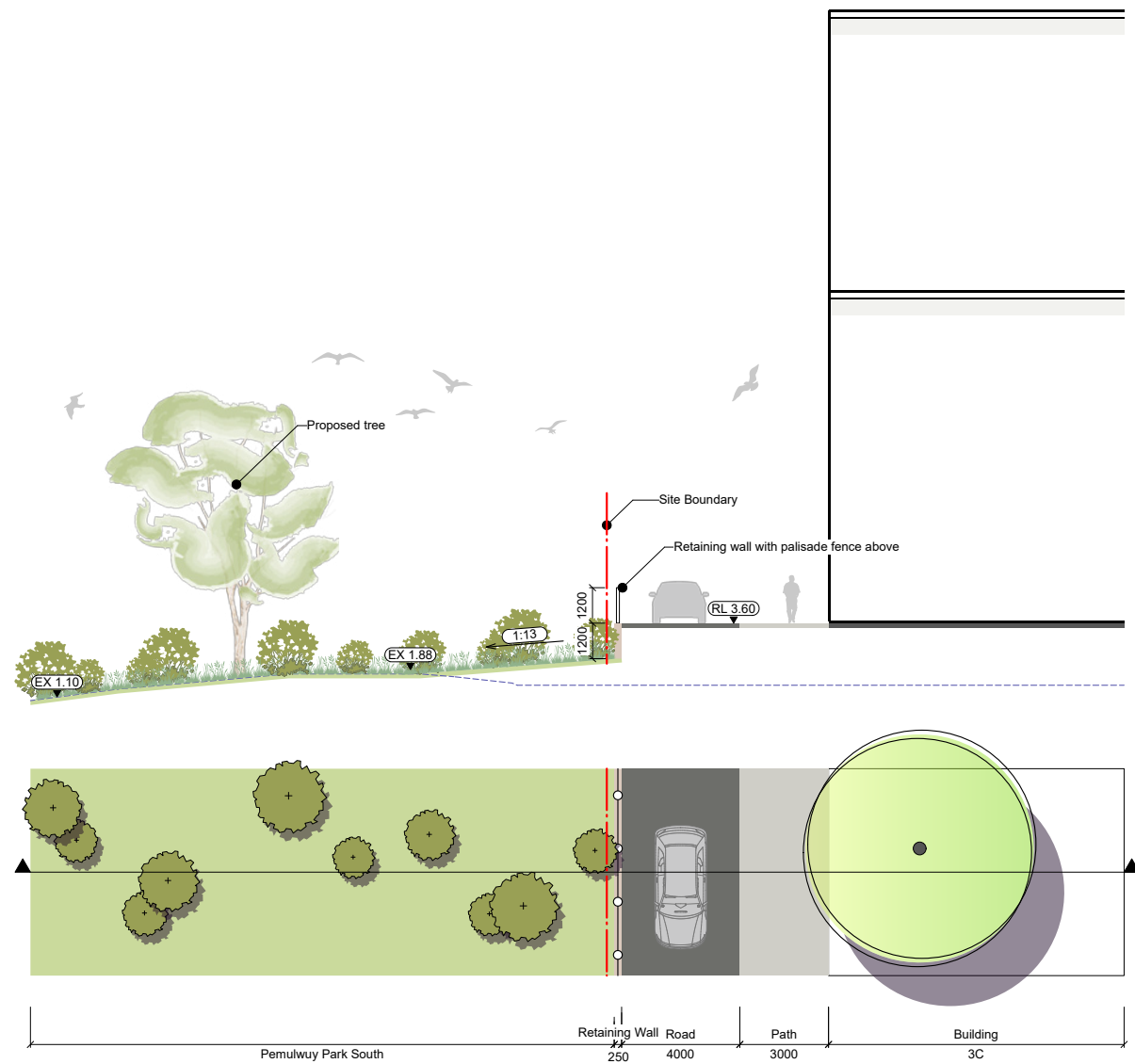
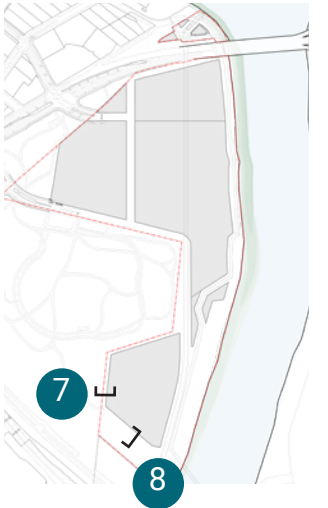
Pemulwuy Park Interface



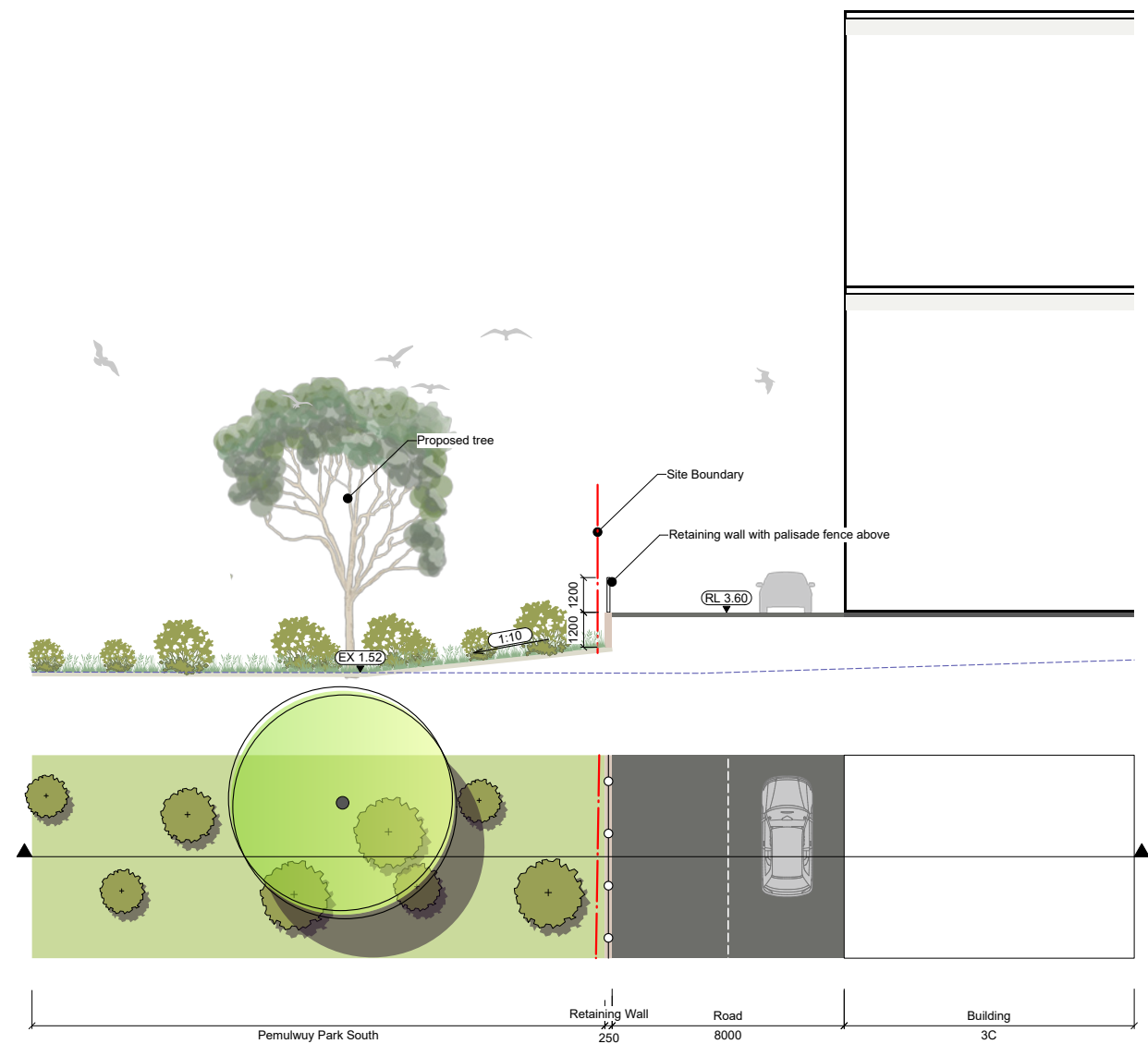
Pemulwuy Park interface 05 (plan and section)



Pemulwuy Park interface 06 (plan and section)



Pemulwuy Park interface 07 (plan and section)



Pemulwuy Park interface 08 (plan and section)



Artists Impression - Fig Tree Plaza South (looking west from Cooks River)

5.4 Fig Tree Plaza (South)

All schemes

Fig Tree Plaza (south) acts as a key node along the Cooks River Foreshore, providing opportunities for people to dwell, gather and celebrate. Located on the waters edge the space will be bordered by small retail and commercial buildings, framed by a backdrop of trees and planting that orientate the user towards the Cooks River.



Logistics and commercial building interfaces



Active retail edges with trees and seating



Central community gathering space orientated towards SYD

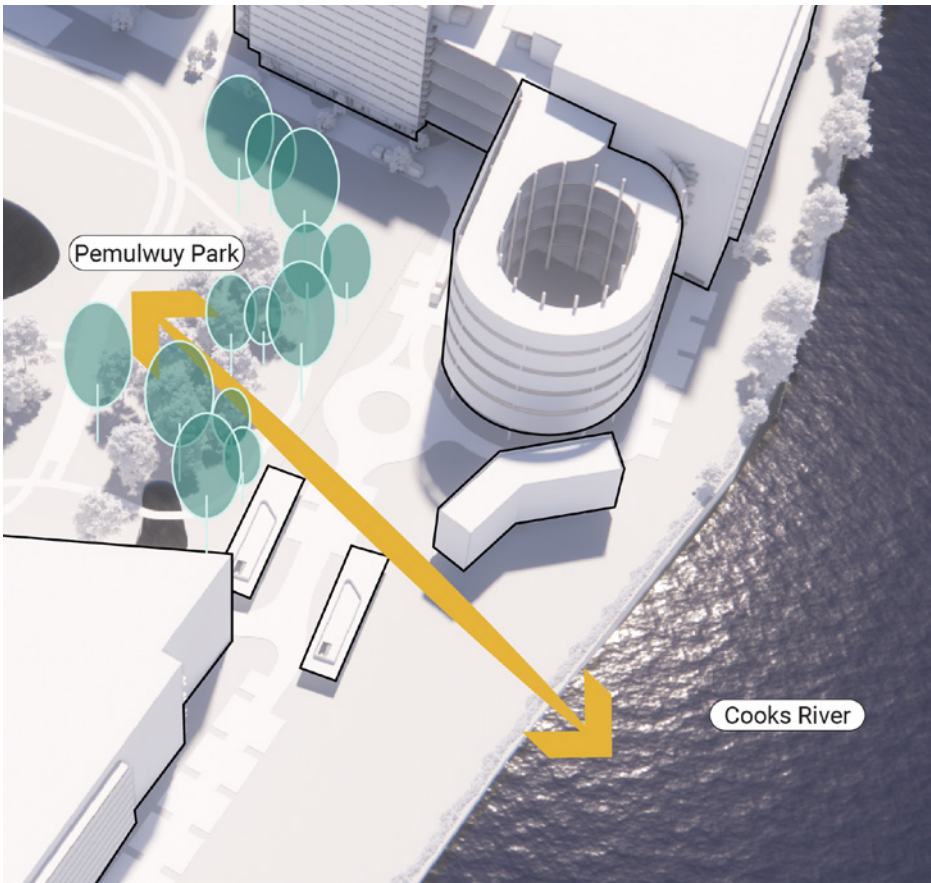


Cooks River interface

Fig Tree Plaza (South)

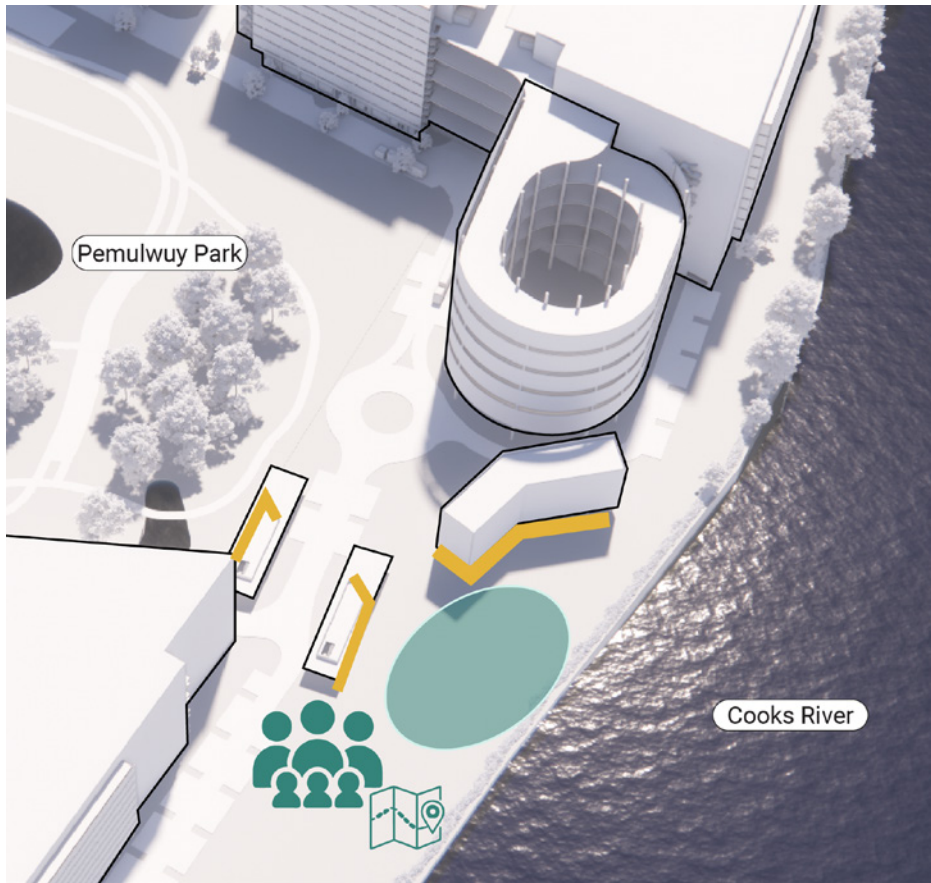
Structure

The design of Fig Tree Plaza (south) has been structured using the following key principles



Connect Pemulwuy Park to the Cooks River

Deliver an at grade, east-west, pedestrian connection that opens Pemulwuy Park to the foreshore



Community-focused spaces

Deliver an open space destination for the community with active edges of retail and zones for passive recreation.



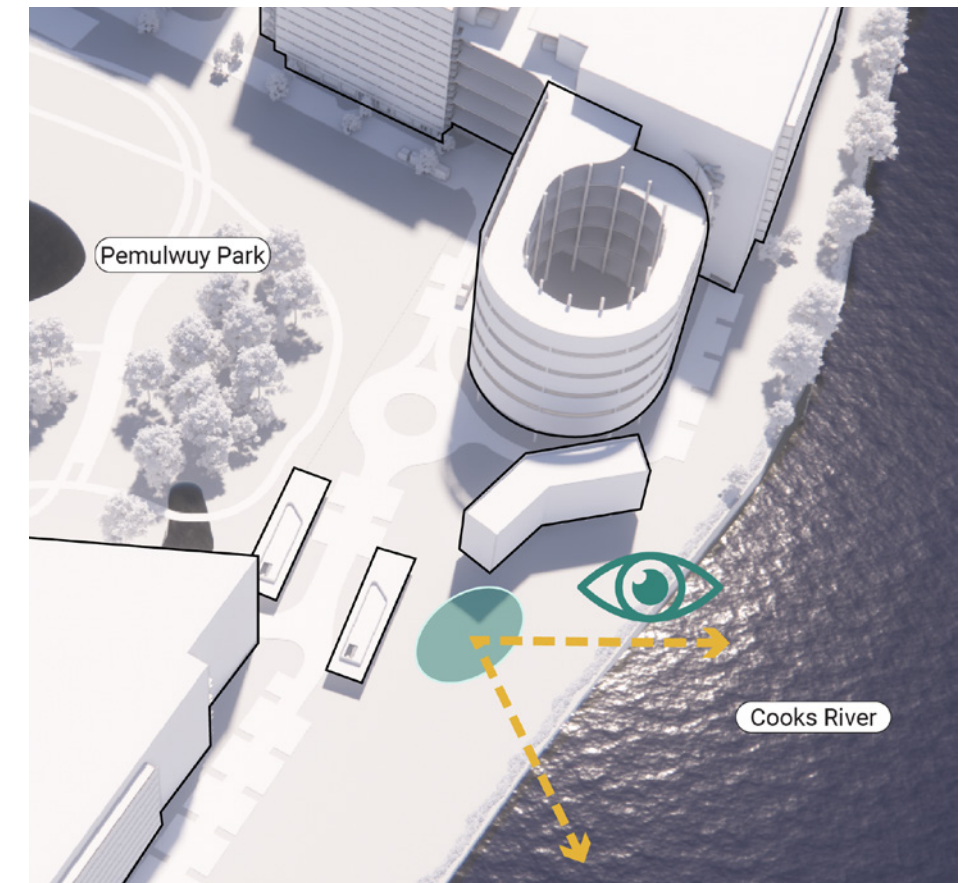
A celebration of blue and green systems

Deliver a resilient landscape that maximises habitat creation, use of endemic species, connected soil networks and passive water filtration through planting. Investigate opportunities to bring in the Cooks River edge to create an ecological destination of tidal exchange.



Connection to the Cooks River

Engage with the existing Cooks River system to deliver a resilient landscape that revitalises the rivers edge, delivers canopy cover and provides moments of water recharge. Investigate opportunities manipulate the edge of the Cooks River to create a variety of watery edges.



Connect to SYD

Create unique opportunities for aviation enthusiasts to enjoy close-up views of Sydney Airport's dynamic operations from scenic locations along the eastern edge of the Cooks River.

Fig Tree Plaza (South)

Key Elements

1. Central lawn/ gathering zone with planting, seating and orientation towards to Cooks River
2. Active retail edge with outdoor seating and circulation zone
3. Park pavilion with active uses and public amenities
4. Commercial building with retail at ground
5. Landscape buffer with dense tree planting, felled logs, understorey planting and habitat creation
6. 6m wide integrated fire egress/ shared path
7. 4m wide shared path
8. Sandstone sea wall with benched rip-rap treatment and semi aquatic planting
9. Natural river interface with sandstone rip rap zones, semi aquatic and aquatic planting and an elevated boardwalk system (FRP material)
10. Places to touch the rivers edge with semi-aquatic planting zones that allow moments for people to engage with the Cooks River through fishing, kayak launch points, dwelling and gathering
11. At grade pedestrian crossing between Pemulwuy Park and the Cooks River Foreshore
12. Pemulwuy Park interface with landscape embankment and integrate path access

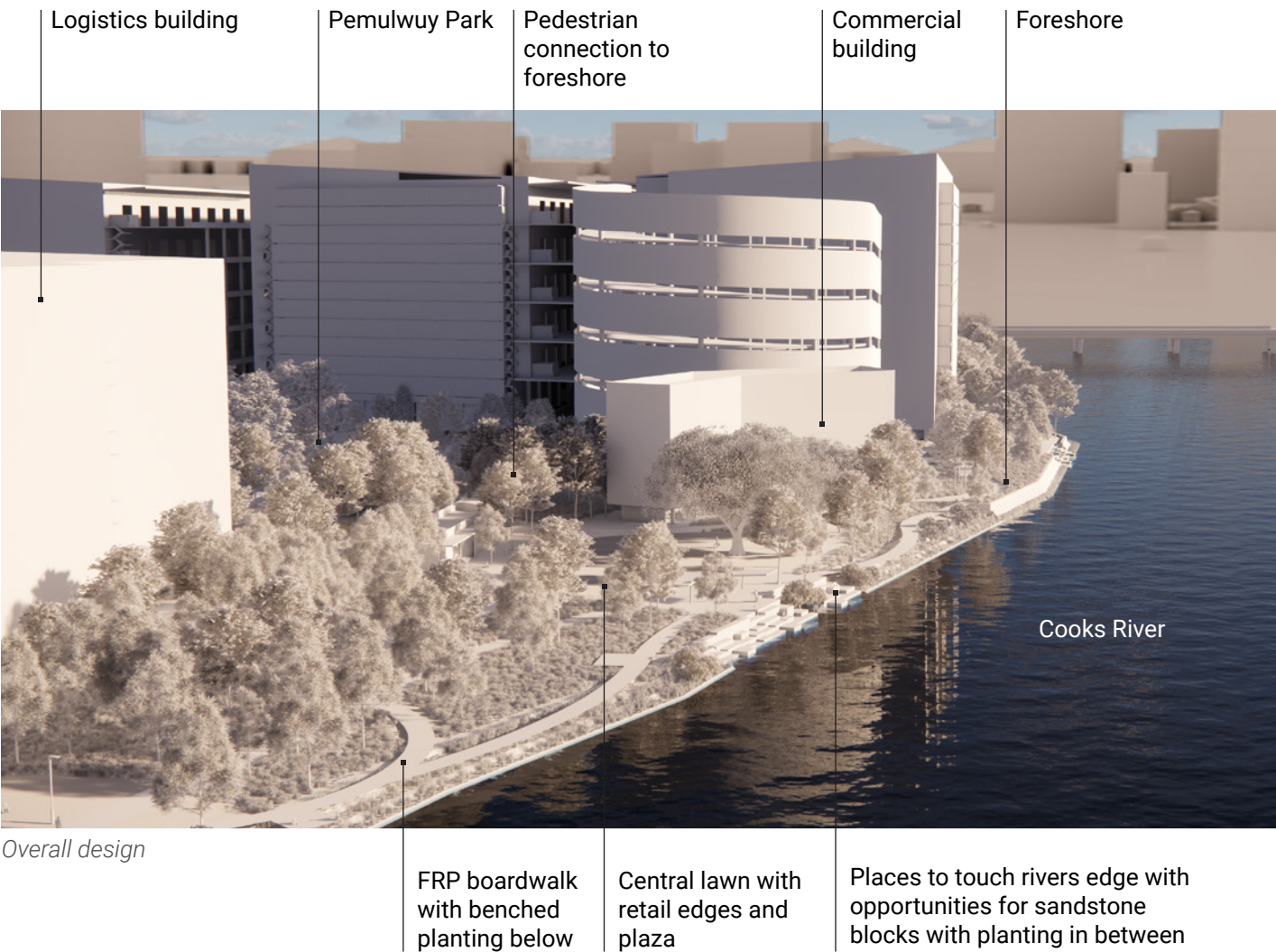


Illustrative Plan



Fig Tree Plaza south looking west (artists impression)

Fig Tree Plaza (South)



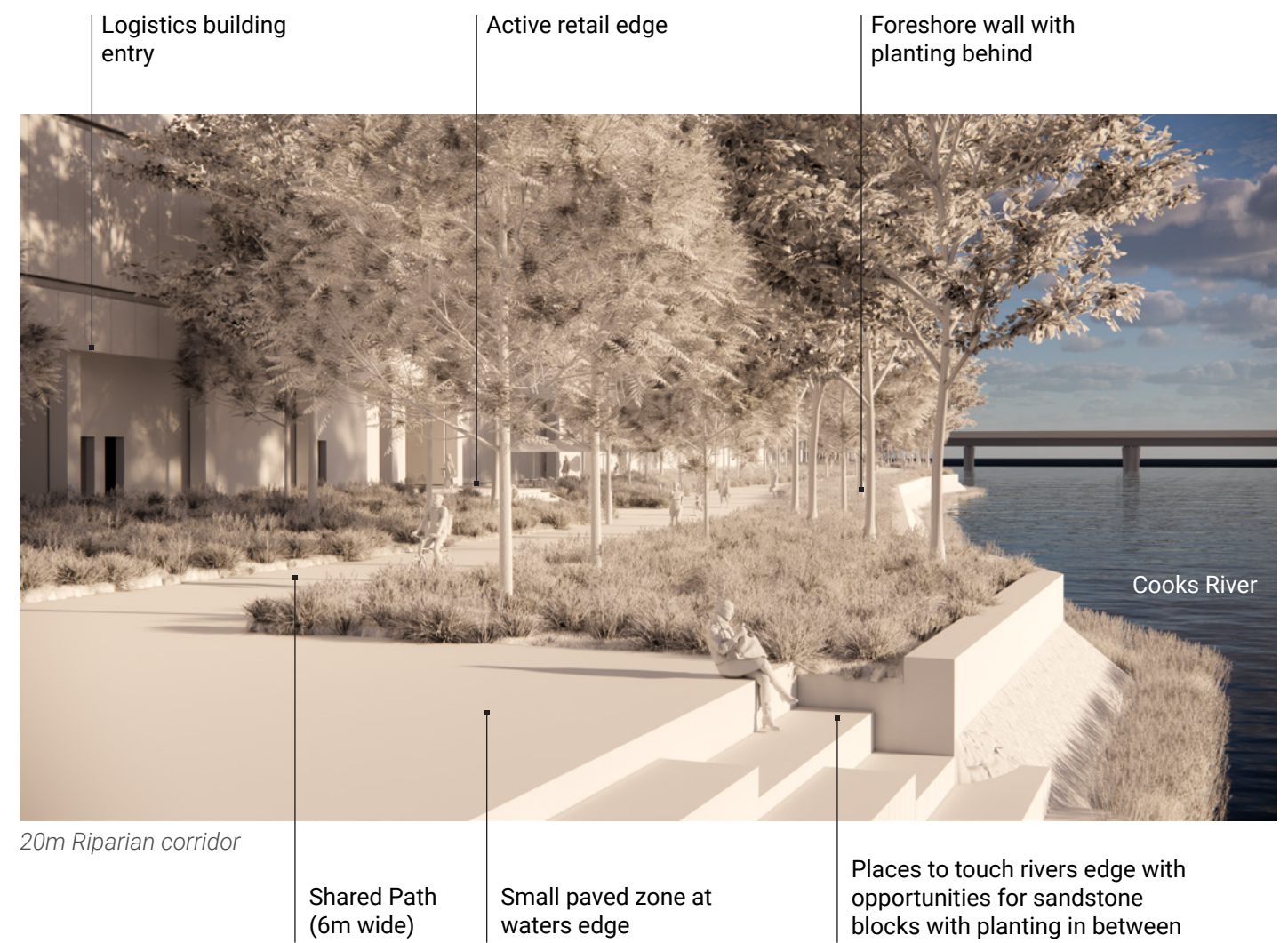
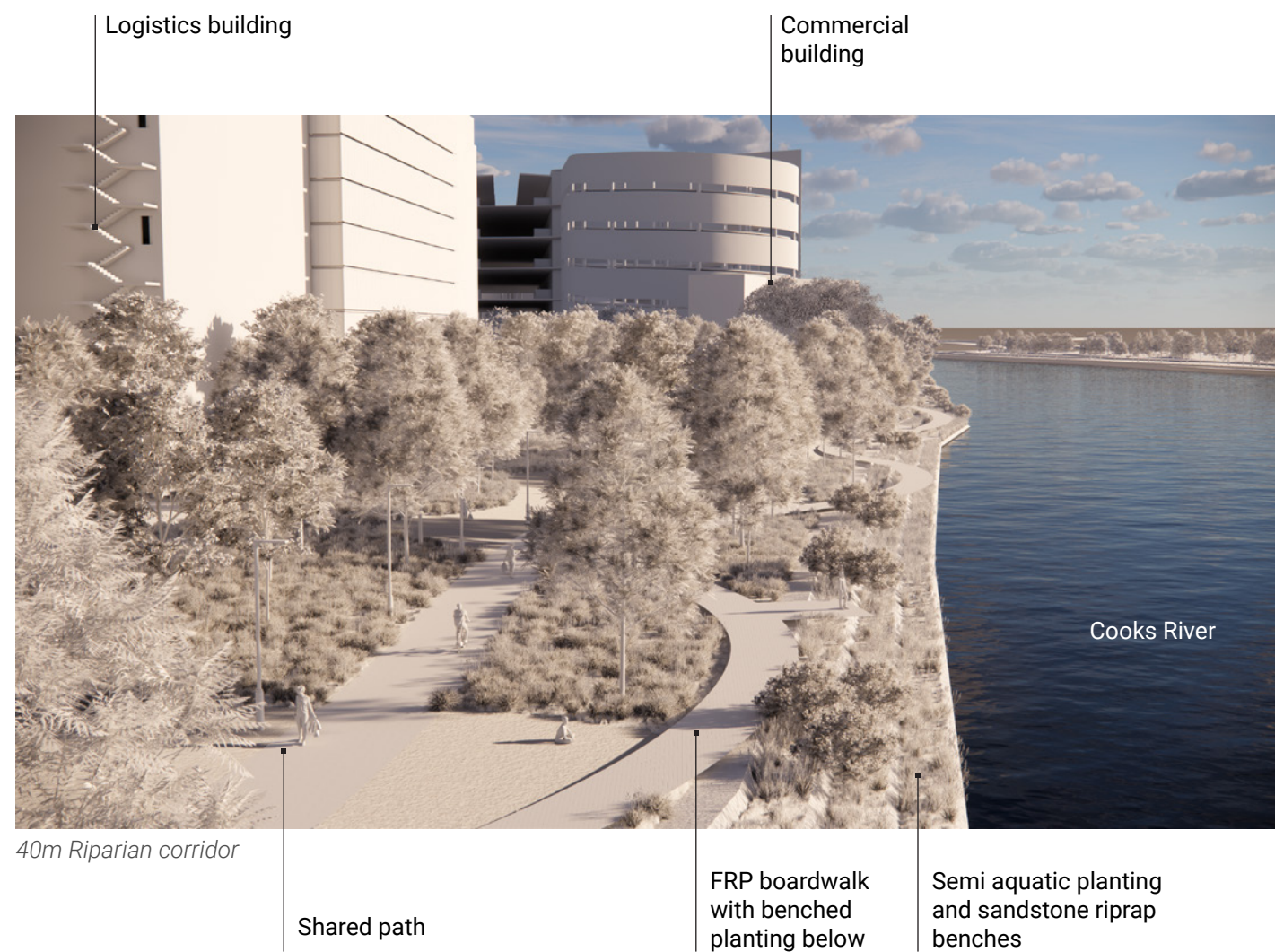
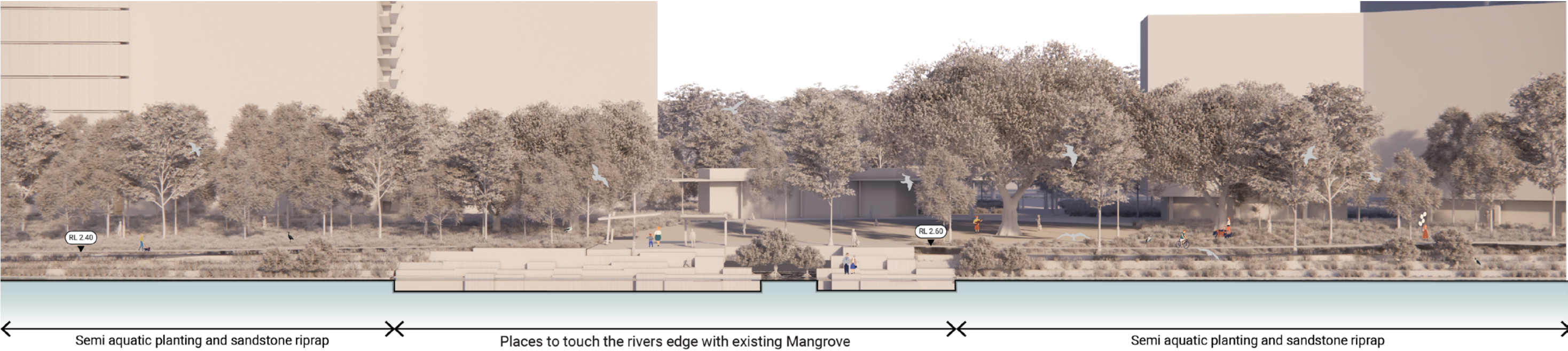
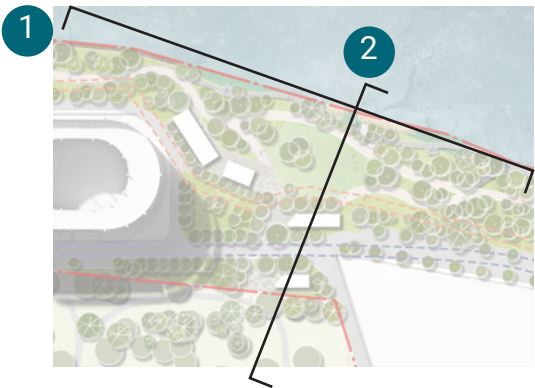
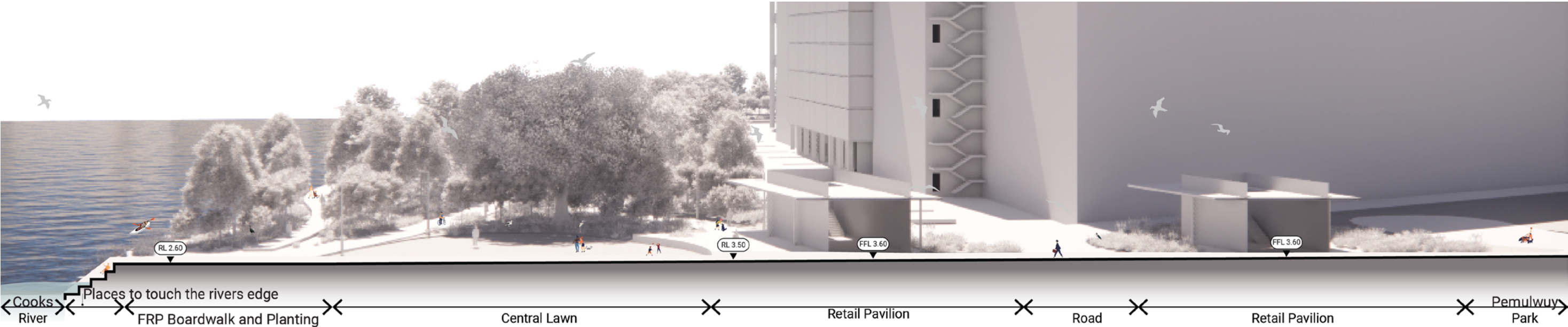


Fig Tree Plaza (South)



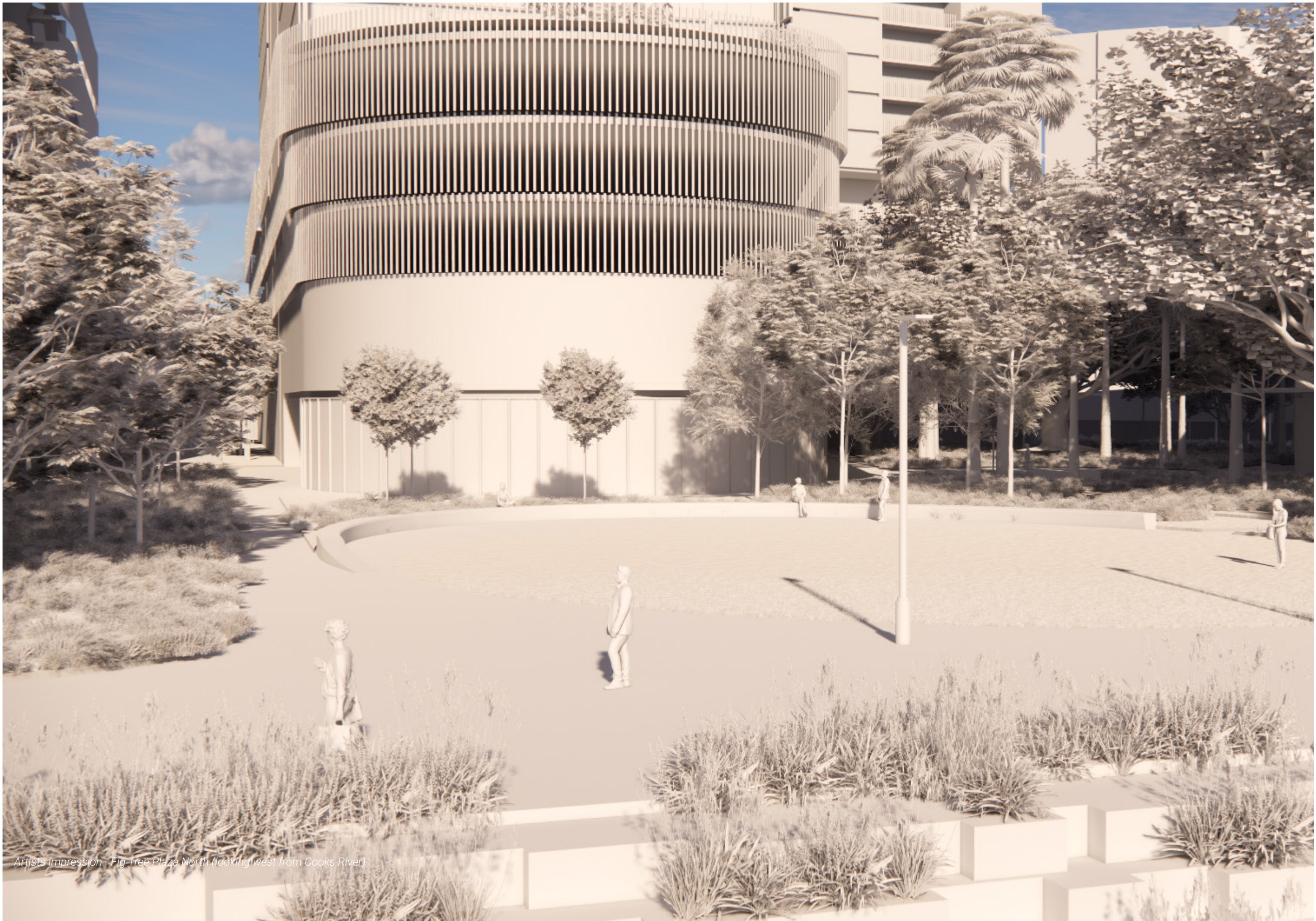
Plaza (north -south section)



Plaza (east -west section)



Artists impression - Fig Tree Plaza (south) looking west to Pemulwuy Park

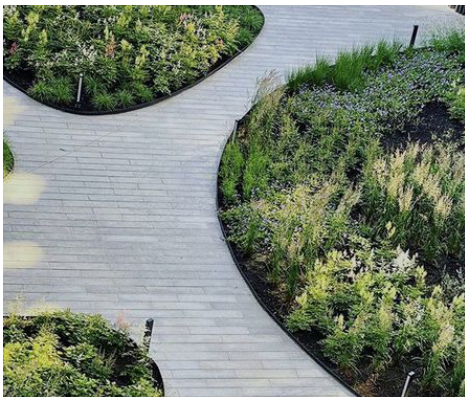
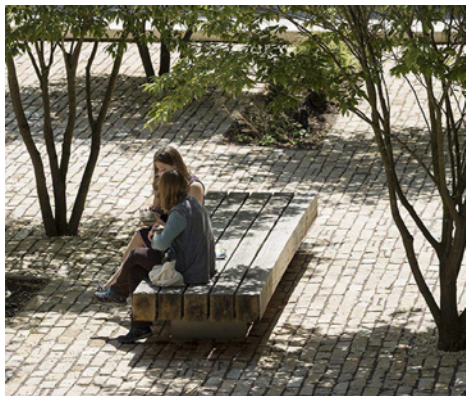


Artists Impression - Fig Tree Plaza North (looking west from Cooks River)

5.5 Fig Tree Plaza (North)

Scheme 02 and 04 Only

Fig Tree Plaza (north) serves as a major entry point to the site, offering spaces for people to pause and gather. The design seeks to retain as many existing trees as possible, including four magnificent fig trees, which anchor the plaza and give it a strong sense of character. Positioned along the water’s edge, the plaza is framed by retail and commercial frontages, creating a lively and welcoming environment.



Shaded garden meanders in and under the existing figs



Active plaza with retail edges



Central community lawn

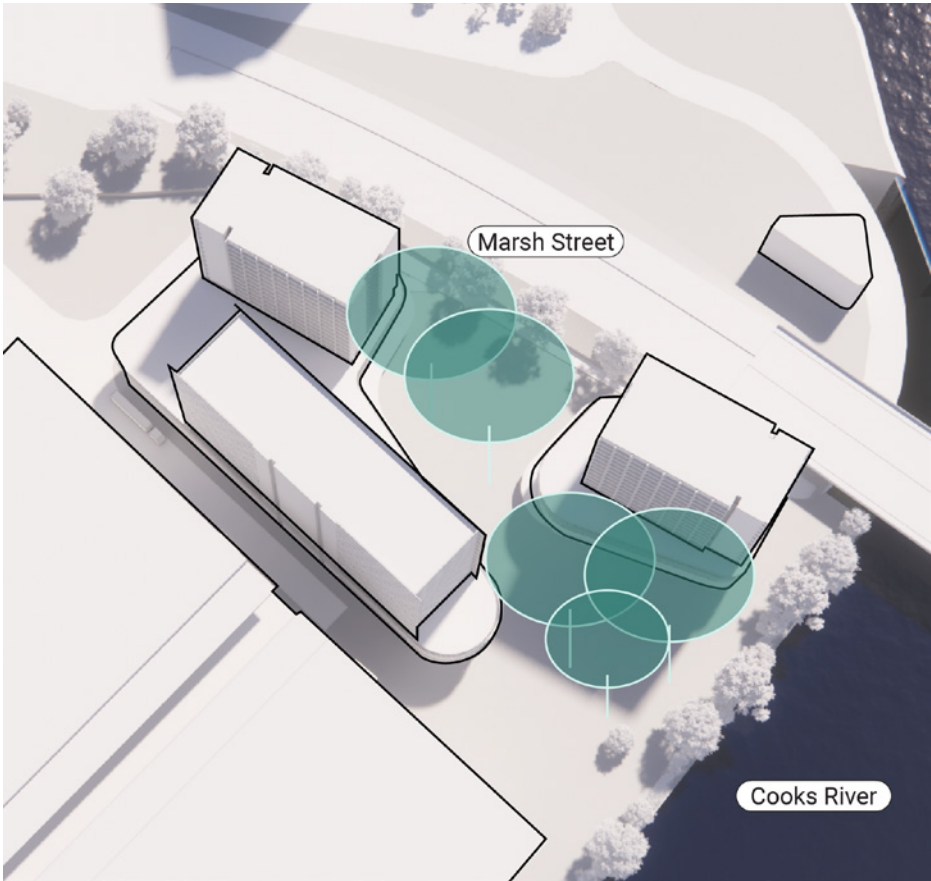


Cooks River Interface

Fig Tree Plaza (North)

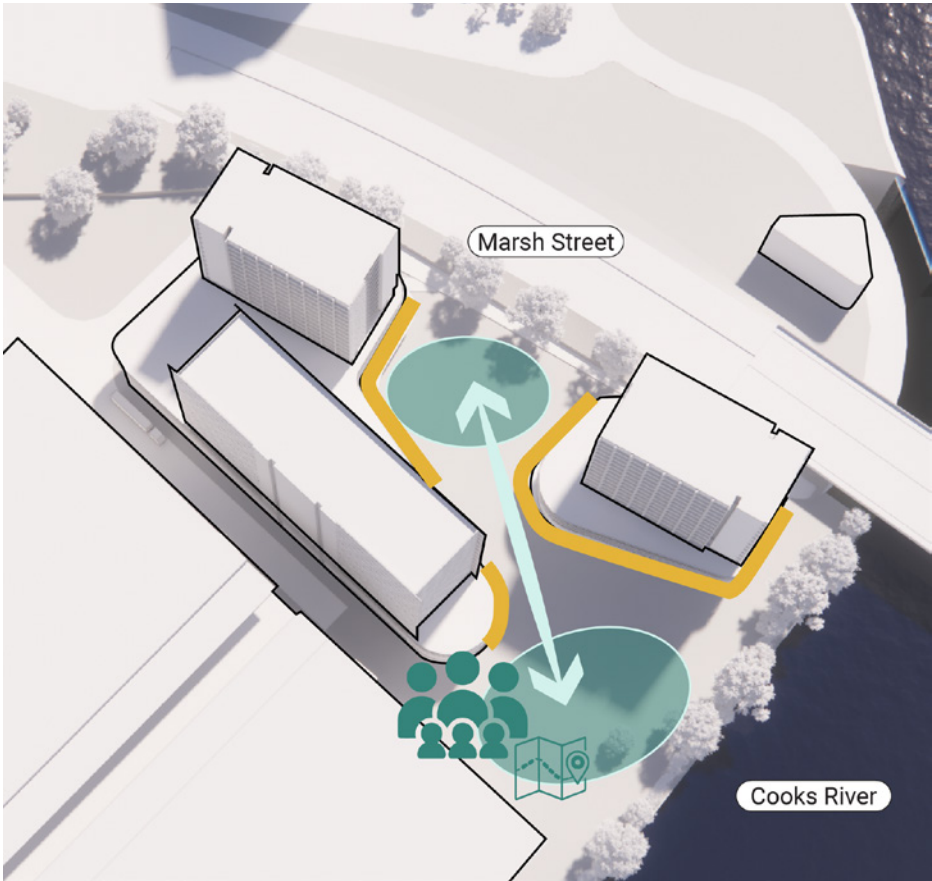
Structure

The design of Fig Tree Plaza (north) has been structured using the following key principles



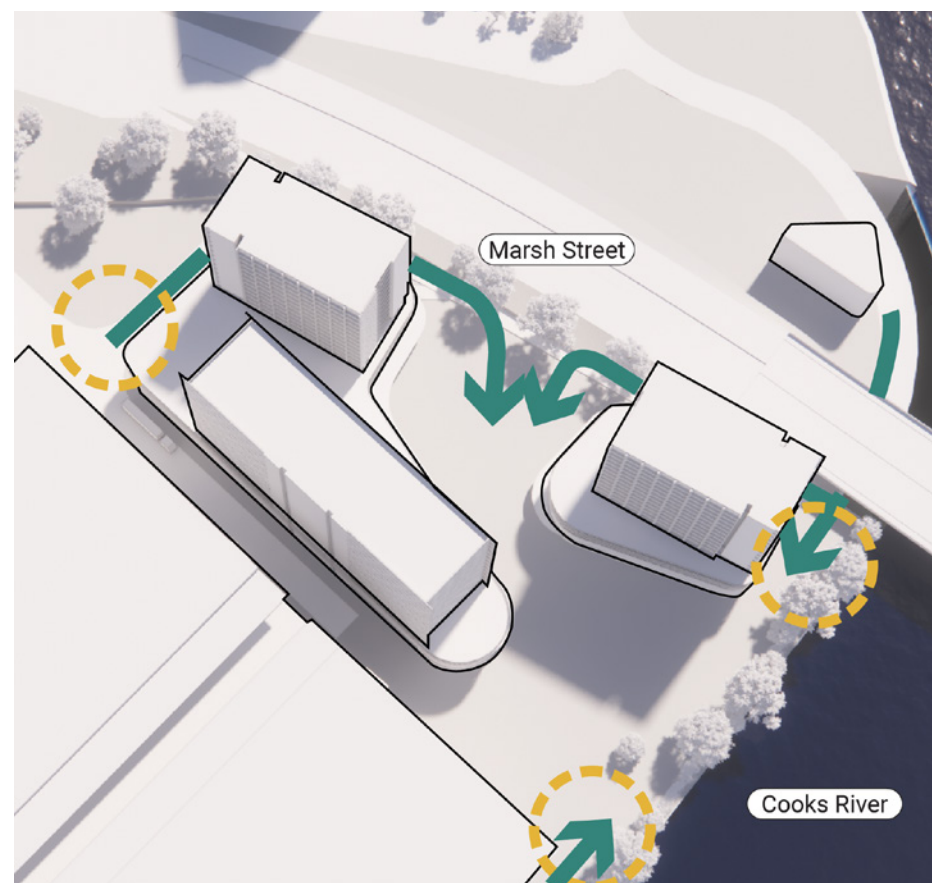
Embrace the existing landscape character

Leverage the character, shade and visual amenity of the existing fig trees with moments to meander, move and dwell in and under.



Community-focused spaces

Deliver flexible open areas support gatherings, markets, and everyday activity, with shaded seating and edges designed for informal use.



A welcoming threshold

Establish a clear sense of arrival to the mixed use precinct while seamlessly connecting the foreshore to the heart of the precinct.



Connection to the Cooks River

Strengthen connections to the Cooks River with opportunities for the community to engage with the water through formal and informal activities.



A green buffer

Deliver dense tree and understorey planting along key interfaces of Marsh Street and the Logistics buildings to create both audible and visual buffers.

Fig Tree Plaza (North)

Key Elements

1. Central gathering lawn that is open and enables flexible community use on the river's edge
2. Curved bench seat around the central lawn focuses the outlook towards the Cooks River
3. Shade tolerant planting and an elevated meandering boardwalk beneath three large existing fig trees to reduce impact to root systems
4. 4m wide shared path with clear width of 6m to allow for fire egress
5. Sandstone sea wall with benched rip-rap treatment and semi aquatic planting
6. Places to touch the rivers edge with semi-aquatic planting zones that allow moments for people to engage with the Cooks River through fishing, kayak launch points, dwelling and gathering
7. Active retail edge with outdoor seating and circulation zone
8. Central civic plaza that acts as a connector between the built form and provides opportunities for outdoor dining and flexible community use under a canopy of trees
9. Western fig grove with meandering boardwalk, palm trees and shade tolerant planting beneath two large existing fig trees
10. Hotel/ commercial vehicle pickup/ drop-off
11. Logistics access road
12. Logistics truck waiting zone
13. Dense screening planting to Marsh Street that acts as a visual and audible buffer
14. Extensive tree and understorey planting that acts as a visual buffer to the adjacent logistics buildings



Illustrative Plan



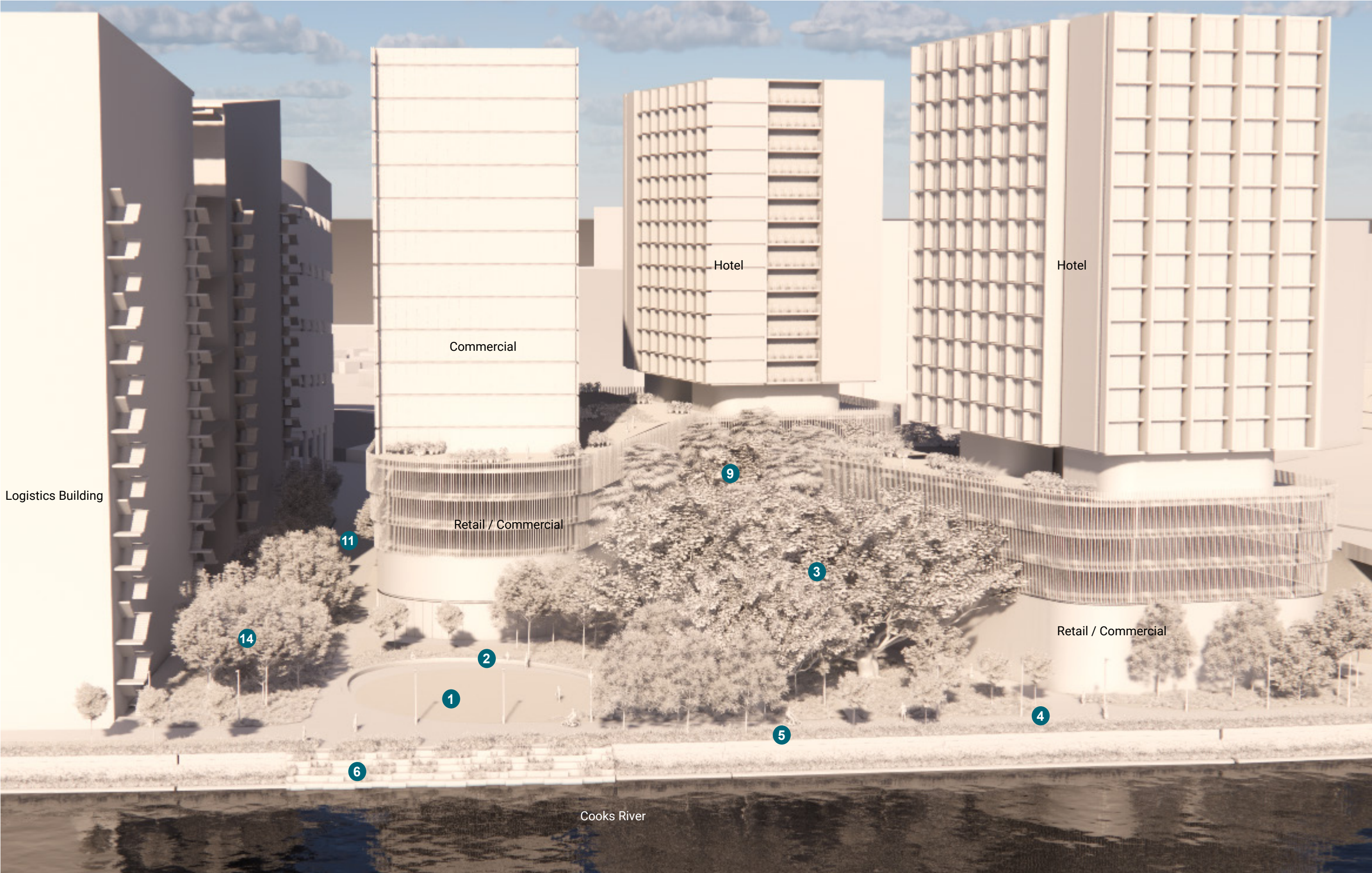
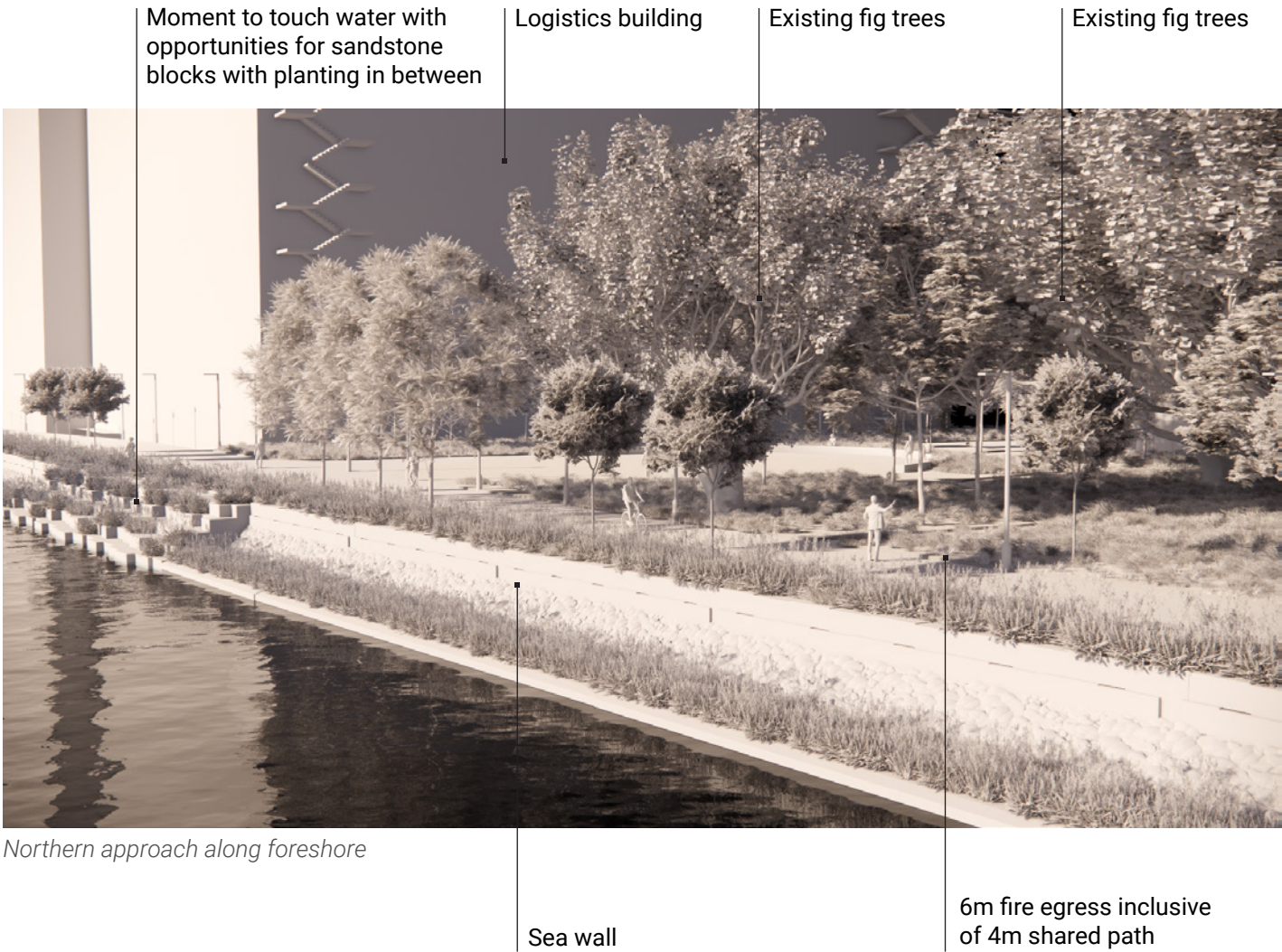
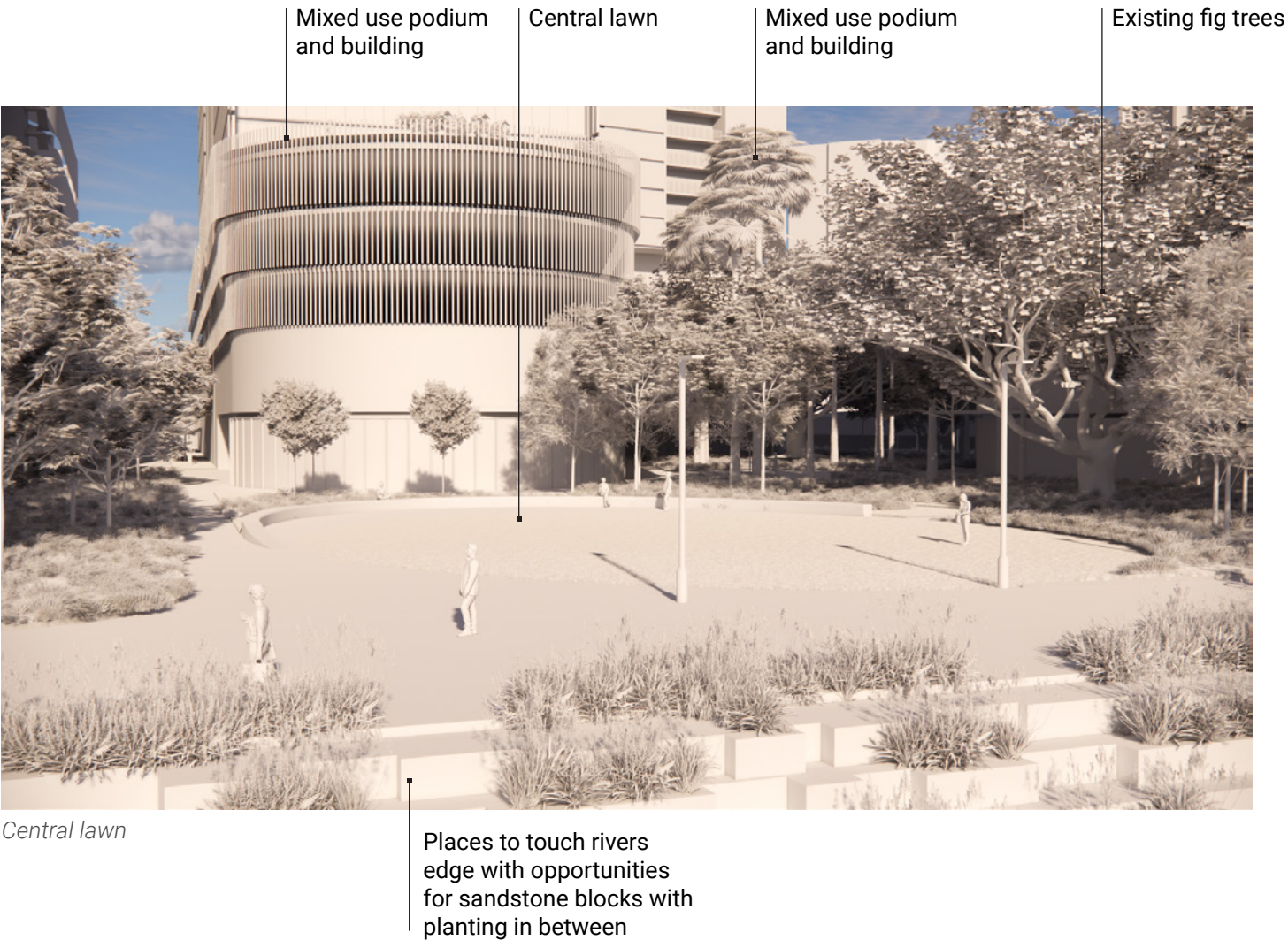


Fig Tree Plaza north looking west (artists impression)

Fig Tree Plaza (North)



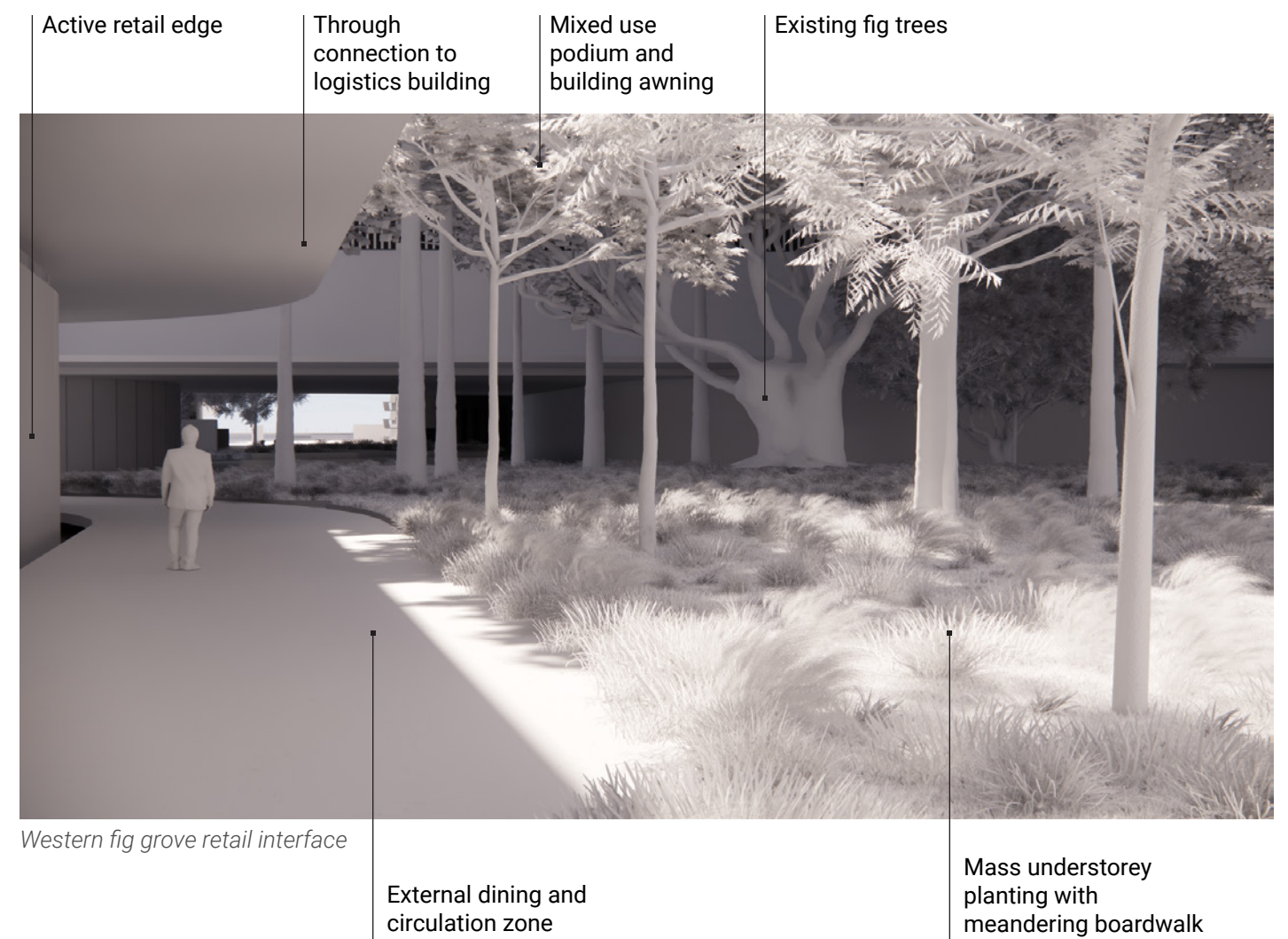
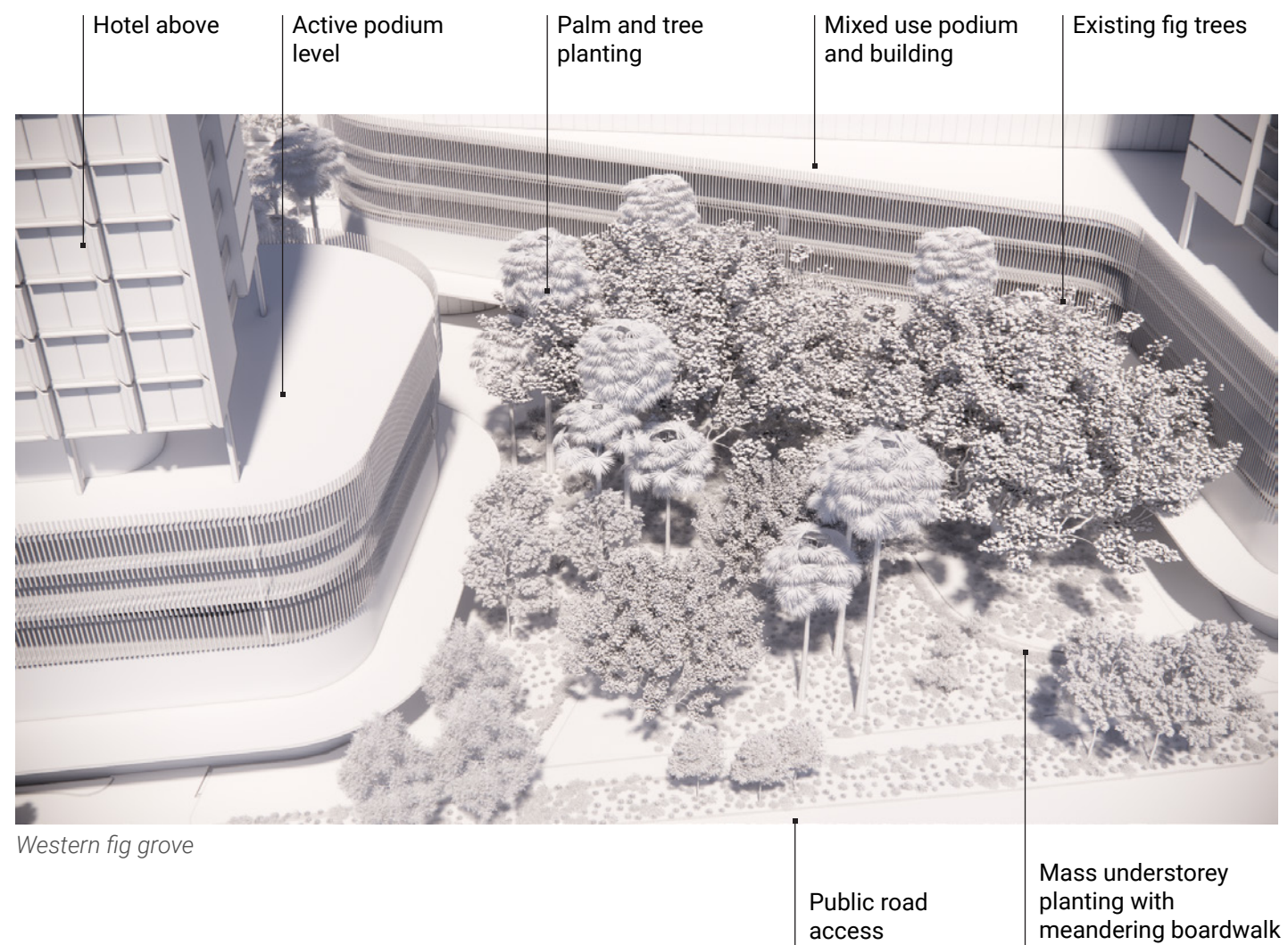
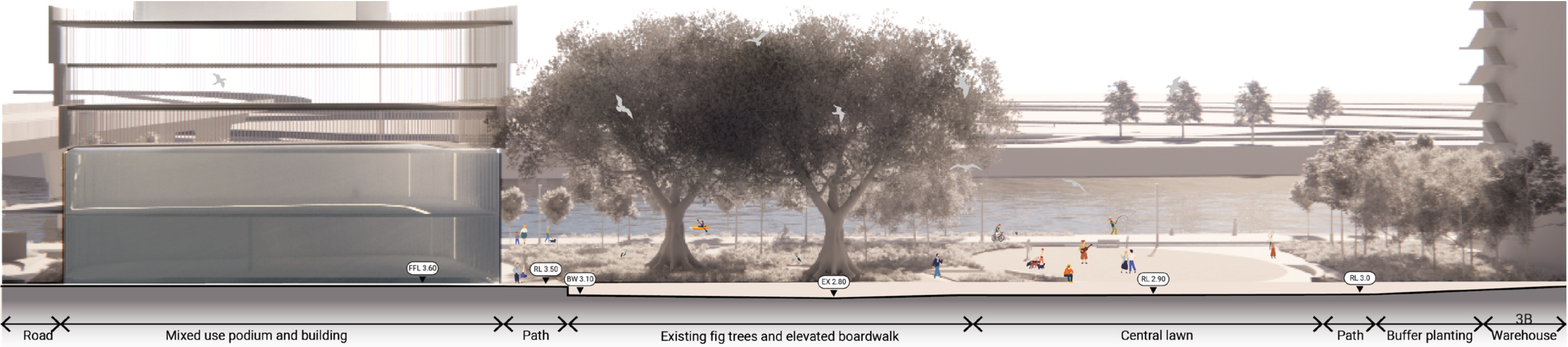
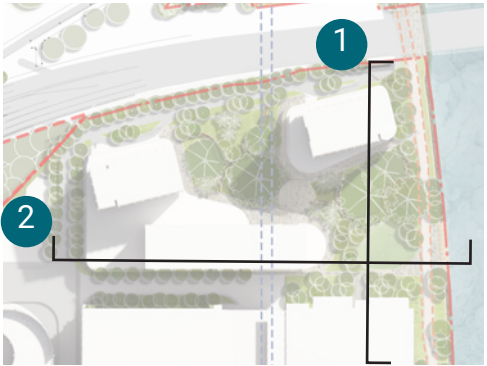
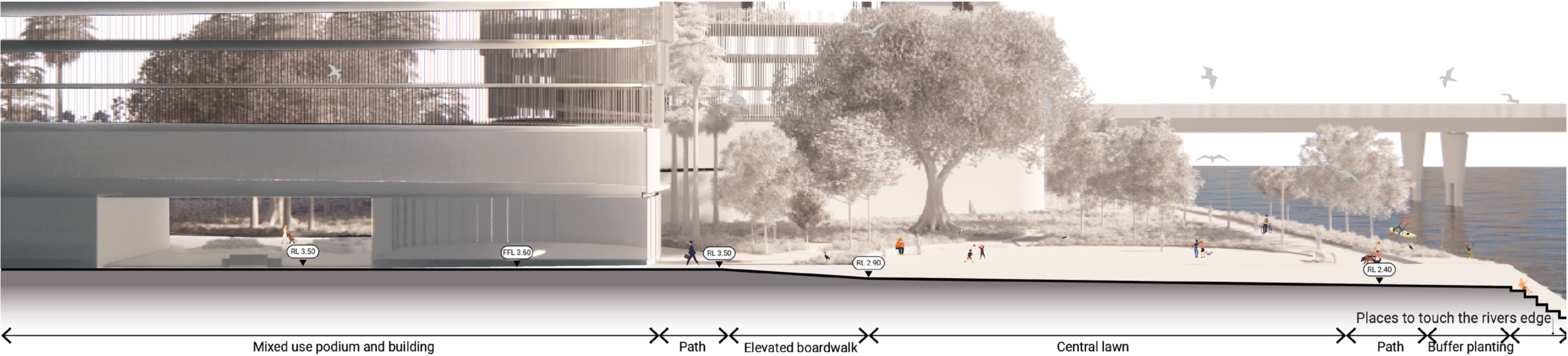


Fig Tree Plaza (North)



1. Central lawn (north -south section)



2. Central lawn (east -west section)



Artists impression - Kogarah Golf Club Redevelopment from Giovanni Bridge

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