

TURNER

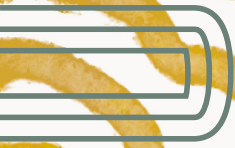
23 KIORA RD & 2-6 WILLOCK AVE

MIRANDA, NSW

URBAN DESIGN REPORT

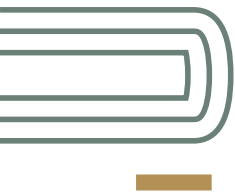
PLANNING PROPOSAL

DECEMBER 2023



TURNER acknowledges First Nations peoples as the Traditional Custodians of the many lands upon which we gather, work and journey across. We recognise their ongoing connections to land, sea and community and pay our respects to their Elders past and present.

Artwork by Yukupin.



CONTENTS

PART 1 VISION

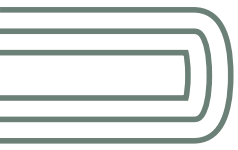
- 1.0 Introduction
- 1.1 Site Description
- 1.2 The Salvation Army
- 1.3 Vision
- 1.4 Strategic Context & Urban analysis
- 1.5 Development Controls
- 1.6 Opportunities

PART 2 CONTEXTUAL ANALYSIS

- 2.0 Detailed Site Analysis
- 2.1 Case Studies and Place Measures

PART 3 PROPOSED SCHEME

- 3.0 Site Strategy & Proposed Building Envelope
- 3.1 Landscape Strategies
- 3.2 Indicative Scheme



PROJECT HIGHLIGHTS

The proposed mixed-use development presents a **UNIQUE OPPORTUNITY** to incorporate a world class **HOLISTIC COMMUNITY CENTRE** combined with an integrated residential development.

This **WELL LOCATED** corner site of **2447m²** is the **GATEWAY** to the Miranda Town Centre

REDEVELOPMENT of the existing facilities to create **1,500m² GFA** for **A NEW HOLISTIC COMMUNITY CENTRE** operated by **THE SALVATION ARMY** providing **CRITICAL SUPPORT** to those in need throughout the region.

12,000m² GFA for **RESIDENTIAL HOUSING**

Our site will provide:

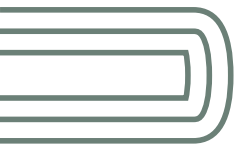
COMMUNITY SUPPORT

JOBS

AMENITY

SERVICES

DIVERSITY OF HOUSING TYPES



1.0 INTRODUCTION

TURNER have been engaged on behalf of Formus Miranda Pty Ltd and The Salvation Army to provide a Design Report in support of a Planning Proposal for 23 Kiora Rd & 2-6 Willock Ave, Miranda.

This report presents an urban design analysis, vision and framework for a development concept for this site which lies in the Town Centre of Miranda, located in the Sutherland Shire.

The proposal embraces a unique opportunity in response to the growing needs of the local community to inspire a new generation and provide a unique offering of Community benefit facilities and diverse Residential Housing

The increased density proposed aligns with the future plans for growth within the Miranda Town Centre. Alignment with the Housing Strategy for the Sutherland Shire focuses on the revitalization of suburban areas providing for employment growth, residential opportunities and community amenity.

This report consolidates the findings of relevant studies and policy documents, case studies, and contextual analysis providing a fully integrated basis for the proposal herein.



1.01 PROJECT TEAM

Client	Formus Miranda Pty Ltd as the Joint Venture Partner with The Salvation Army	Project Manager	Formus Property Pty Ltd
Job No	21082	Architect	TURNER
File Name	21082_PP Design Report	Planner	Ethos
Document Title	Planning Proposal Design Report	Landscape Architect	Land and Form Studio
Date	October 2023	Traffic	McLaren Traffic Engineering
Status	Planning Proposal Submission	Mechanical	Intrax Consulting Engineers
		Electrical	Intrax Consulting Engineers
		Hydraulics	Intrax Consulting Engineers
		Fire	Intrax Consulting Engineers
		Vertical Transport	Intrax Consulting Engineers
		Arborist	Sydney Landscape Consultants
		L3 Designer	Enlight Engineering

QUALITY ASSURANCE

Report Contact & Author

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QUALITY CONTROL

This document is for discussion purposes only unless signed and dated by a Director of Turner

Reviewed by:	Dated:
James McCarthy	15/12/2023

TURNER

Architecture
Urban Design
Interiors
Environmental Graphics

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L7, 1 Oxford Street
Surry Hills, New South Wales
2010, Australia

LONDON
30 Stamford Street,
London, SE1 9LQ
United Kingdom

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Nominated NSW Registered Architect
Nicholas Turner, No. 6695



James McCarthy
Director
Registered Architect 10759

1.1 SITE DESCRIPTION

The site spans a total area of 2,447sqm and is situated in the lively Miranda Town Centre, within the Sutherland Shire.

The site, a property made up of 4 land parcels, identified as Lot 2 in D.P.359422, Lot 3 in D.P.21777, Lot 4 in D.P.21777 and Lot 5 in D.P.21777. The address of the property is 2-6 Willock Avenue and 23 Kiora Road.

The property's strategic location provides easy access to Miranda Train Station and Miranda Westfield Shopping Centre, both of which can be reached within an easy 400m stroll.

This property is positioned at a unique juncture between residential and commercial zones, with the B3 Commercial Centre Zone surrounding the site to the North, South and West, the RE1 Public Recreational Zone and Parklands to the North-West, the R3 Medium Density Residential zone to the North, and the R4 High Density Residential zone to the North-East and East of the site.

As a gateway to the Miranda local centre, the site presents an opportunity for the development of a high-quality mixed-use space that blends community-centric uses and residential accommodation. This development has the potential to significantly contribute to the overall growth and development of the Sutherland Shire area.

1.11 CURRENT SITE CONDITIONS

- **Site area:** 2,447 sqm
- **Lots:** 4 land parcels under single ownership.
- **Frontages:** Generous frontages to Kiora Road and Willock Avenue.
- **Position:** Corner site at the entry of the Miranda Centre.
- **Aspect:** Dual aspect to the north and east.



1.11 CURRENT SITE CONDITIONS





1.2 THE SALVATION ARMY

The Salvation Army urgently needs to transform and upgrade its Miranda Facility to better serve the expanding critical needs of the Sutherland Shire community.

The proposal includes the redevelopment of the existing facilities to provide a specialised community centre that will provide essential assistance through a variety of services to those who are vulnerable or disadvantaged.

The proposed upgrade of The Salvation Army facilities is being made possible by the residential development above. Without this uplift, there is no alternative to facilitate this upgrade of services.

1.21 THE SALVATION ARMY IN THE COMMUNITY

The Salvation Army is a Christian organization that operates in over 130 countries, providing a range of services to people in need. Their primary mission is to help individuals and families overcome poverty, addiction, and other challenges, and to offer spiritual guidance and support.

Here are some examples of the programs and services provided by the Salvation Army to support their community:

- **Emergency Assistance:** The Salvation Army provides emergency assistance to individuals and families in crisis, such as food, clothing, and shelter.
- **Rehabilitation Services:** The Salvation Army operates drug and alcohol rehabilitation programs to help those struggling with addiction.
- **Disaster Relief:** The Salvation Army responds to natural disasters and other emergencies, providing food, shelter, and other forms of support to those affected.
- **Youth Programs:** The Salvation Army offers programs for children and youth, including after-school programs, summer camps, and music lessons.
- **Spiritual Guidance:** The Salvation Army provides spiritual guidance and counseling to those seeking support and guidance.
- **Job Training:** The Salvation Army offers job training and placement services to help individuals find employment and achieve financial stability.
- **Housing Assistance:** The Salvation Army provides housing assistance to homeless individuals and families, including transitional housing and permanent supportive housing.

Overall, the Salvation Army plays a vital role in supporting communities by addressing immediate needs such as hunger and shelter, while also providing resources for long-term stability and success.





1.21 THE SALVATION ARMY IN THE COMMUNITY

FAITH & CONNECTION GROUPS

SUNDAY CHURCH SERVICE
SUNDAY: 9:30AM
SERVICES ARE HELD WEEKLY AT SHIRE SALVOS - **MENAI**.
KIDS PROGRAM FOR 2-12 YEARS RUNS DURING CHURCH SERVICE.

ENCOUNTER
MENAI: 2ND AND 4TH MONDAY OF THE MONTH: 7PM
TEL: 9543 0487
A NIGHT OF PRAYER AND PRAISE.

ONEIGHTY YOUTH
MENAI: FRIDAY NIGHTS 7-9 PM
TEL: 9543 0487
A YOUTH GROUP BASED IN THE SHIRE, FOR YEARS 6-12.

YOUNG ADULTS
MENAI:
TEL: 9543 0487
SHIRE SALVOS YOUNG ADULTS IS FOR ANYONE BETWEEN 18-30.

BOOMERS AND BEYOND - SENIORS
MENAI: 3RD MONDAY OF THE MONTH
TEL: 9543 2953
JOIN FELLOW RETIREES FOR A CUPPA AND CHAT OR A FUN OUTING.

COFFEE SPOT - LADIES
MENAI: 9:30AM (1ST & 3RD TUESDAY OF THE MONTH)
TEL: 0403 221 032
A LADIES SOCIAL AND CRAFT GROUP.

MUSIC AND PLAY - KIDS
MENAI: THURSDAY 10AM
PANANIA: THURSDAY AND FRIDAY 10AM
EMAIL: SHIRESALVOSMENAI@SALVATIONARMY.ORG.AU
FOR 0-5 YEAR OLDS AND PARENTS/CARERS. COME ALONG FOR A BIT OF MUSIC TIME, MORNING TEA AND FREEPLAY. RUNS SCHOOL TERMS.

PLAY GROUP - KIDS
MENAI: FRIDAY 10:00-11:30AM
EMAIL: SHIRESALVOSMENAI@SALVATIONARMY.ORG.AU
FOR 0-5 YEAR OLDS AND PARENTS/CARERS. SOME CRAFT, FREE PLAY AND A CHAT. RUNS SCHOOL TERMS.





1.21 THE SALVATION ARMY IN THE COMMUNITY

SOCIAL SUPPORT SERVICES

HAMPERS AND ONE MEAL

MIRANDA: TUESDAY 5PM - HOT MEAL AND HAMPERS
THURSDAY 3PM - HAMPERS ONLY
TEL: 9542 9500

DROP-IN CENTRE

MIRANDA: THURSDAY 12PM
TEL: 9542 9500

TRANSITIONAL HOUSING

TEL: 9542 9500
FOR VULNERABLE INDIVIDUALS/FAMILIES.

CRISIS ASSISTANCE

MIRANDA: TUESDAY, THURSDAY & FRIDAY (9-5PM)
TEL: 9542 9500
SALVOS CONNECT:
TEL: 1300 371 288

MONEYCARE FINANCIAL COUNSELLING

MIRANDA: TUESDAY - THURSDAY
TEL: 9542 9500
MENAI: MONDAY - THURSDAY
TEL: 0419 709 730
FINANCIAL CRISIS AND BUDGETING SUPPORT.

RECONNECT

TEL: 9542 9540
A SERVICE COMMITTED TO HELPING YOUNG PEOPLE (12-18 YEARS)
AND THEIR FAMILIES RESTORE HEALTHY RELATIONSHIPS WITHIN THE
FAMILY AND WIDER COMMUNITY.

COMMUNITY CO-OP SUTHERLAND SHIRE

TEL: 0482 033 519

DRIVE FOR LIFE PROGRAM

TEL: 0428 811 907
TRAINING AND MENTORING TO HELP VULNERABLE YOUTH ATTAIN
THEIR DRIVER'S LICENSE.

YOU'RE THE BOSS PROGRAM

TEL: 0428 811 907
EMAIL: SHIRESALVOSMENAI@SALVATIONARMY.ORG.AU
FINANCIAL EDUCATION PROGRAM FOR 16-25 YEAR OLDS. 1:1 AND
GROUP SUPPORT.

ALCOHOL & OTHER DRUGS CASE MANAGEMENT

TEL: 0476 533 601
1:1 CASE MANAGEMENT, SUPPORT GROUP (FOUNDATIONS PRO-
GRAM), ASSESSMENT INTO RESIDENTIAL SERVICES.

SYDNEY COMMUNITY KIDS CAMPS 2023

EMAIL: SHIRESALVOSMENAI@SALVATIONARMY.ORG.AU
A CAMP FOR PRIMARY SCHOOL KIDS (YEARS 5 & 6). EMAIL TO LEARN
MORE.

SALVOS STORES

HELENSBURGH: MONDAY - FRIDAY (9AM - 5PM)
TEL: 4294 9059
SUTHERLAND: MONDAY - SATURDAY (9AM - 5PM)
TEL: 9336 3336
MENAI: MONDAY - SATURDAY (9AM - 5PM)
TEL: 9543 9795
ENGADINE: MONDAY - FRIDAY (9AM - 5PM)
TEL: 9336 3336
PANANIA: MONDAY - SATURDAY (10AM - 5PM)
TEL: 9773 4107

OTHER COMMUNITY SERVICES

TEL: 9542 9500 (AVAILABLE AT MIRANDA LOCATION)

- WORKING DEVELOPMENT ORDERS FOR STATE REVENUE DEBT
- POSITIVE LIFESTYLE PROGRAM (INDIVIDUALS) & GROUP LIFE SKILLS PROGRAM (BOOST ED AND SEE CHANGE)
- EMERGENCY RELIEF (FOOD, VOUCHERS AND REFERRALS)
- CASE MANAGEMENT
- PASTORAL CARE AND SPIRITUAL SUPPORT





1.21 THE SALVATION ARMY IN THE COMMUNITY

THE SALVATION ARMY FAITH & CONNECTION GROUPS

- SUNDAY CHURCH SERVICE
- ENCOUNTER
- ONEIGHTY YOUTH
- YOUNG ADULTS
- BOOMERS AND BEYOND - SENIORS
- COFFEE SPOT - KIDS
- PLAY GROUP - KIDS
- HAMPERS AND ONE MEAL
- DROP-IN CENTRE
- TRANSITIONAL HOUSING
- CRISIS ASSISTANCE
- MONEYCARE FINANCIAL COUNSELLING
- RECONNECT
- COMMUNITY CO-OP SUTHERLAND SHIRE
- DRIVE FOR LIFE PROGRAM
- YOU'RE THE BOSS PROGRAM
- ALCOHOIL & OTHER DRUGS CASE MANAGEMENT
- SUDNEY COMMUNITY KIDS CAMPS 2023
- SALVOS STORES

SCHOOL

- ALFORDS POINT PUBLIC SCHOOL
- BANGOR PUBLIC SCHOOL
- BONNET BAY PUBLIC SCHOOL
- CARINGBAH HIGH SCHOOL
- COMO WEST PUBLIC SCHOOL
- COOK SCHOOL
- CRONULLA HIGH SCHOOL
- ENDEAVOUR SPORTS HIGH SCHOOL
- ENGADINE HIGH SCHOOL
- GRAYS POINT PUBLIC SCHOOL
- HEATHCOTE EAST PUBLIC SCHOOL
- INABURRA SCHOOL
- KAREELA PUBLIC SCHOOL
- KIRRAWEE HIGH SCHOOL
- LAGUNA STREET PUBLIC SCHOOL
- MENAI HIGH SCHOOL
- MINERVA SCHOOL
- PORT HACKING HIGH SCHOOL
- SCOTS COLLEGE
- SHIRE CHRISTIAN SCHOOL
- SYDNEY MONTESSORI SCHOOL, GYMEA
- SYLVANIA HEIGHTS PUBLIC SCHOOL
- THARAWAL PUBLIC SCHOOL
- WOOLLOOWARE HIGH SCHOOL

COMMUNITY AND BUSINESS GROUPS

- SCOUTS
- ENGADINE ROTARY
- PLATFORM 9
- KORE PROPERTY
- CLUB MENAI
- KMART
- GRIND COFFEE
- WHITE HORSE COFFEE
- REC GYM KIRRAWEE
- MIRANDA WESTFIELD
- MIRANDA NIKE
- HOPEFIELD
- ORANA
- COMMUNITY CO-OP
- ONE MEAL
- SOUTHSIDE CHURCH
- SEVENTH DAY ADVENTIST
- HAMPER HELPERS
- GOVINDA VALLEY RETREAT
- TRADIES CLUB
- ST STYLIANOS GREEK CHURCH
- BAKERS DELIGHT SYLVANIA
- IGA RITCHIES
- MYER
- COLES SECOND BITE
- BUNNINGS KIRRAWEE
- BUNNINGS CARINGBAH



1.22 THE CURRENT SALVATION ARMY CENTRE

The current site accommodates various social welfare services, catering to the needs of people from all walks of life.

These services comprise financial crisis aid, access to transitional housing for women and families facing vulnerability, provision of hot meals and hampers, mentoring and training for young people to obtain their driver's license, counseling services for family issues, and support for drug and alcohol addiction.

A team of thirty dedicated individuals work and volunteer at the establishment, extending their assistance to more than 150 individuals of all ages every week.

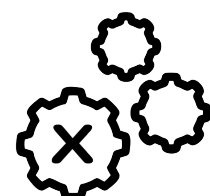
The site has been serving the community for the past 55 years, delivering its services with an unwavering commitment. Despite the admirable efforts, the infrastructure has undergone natural deterioration over the years, and they aim to maintain the quality of service for many years to come.



1.23 OPERATIONAL CHALLENGES_ NOT FIT FOR PURPOSE



POOR QUALITY BUILDINGS WITH INADEQUATE THERMAL PERFORMANCE, DAYLIGHT AND VENTILATION.



INSUFFICIENT SPACE TO ACCOMMODATE THE WIDE RANGE OF COMMUNITY SERVICES PROVIDED AT THIS SITE.



THE SPACES AVAILABLE ARE NOT SUITABLE FOR THE HIGHLY SPECIALIZED SERVICES PROVIDED BY THE SALVATION ARMY.





1.24 THE SALVATION ARMY VISION

The Salvation Army seeks to redevelop the current buildings to provide a new 1500sqm “Holistic Community Centre” with a range of services to support the local community.

The goal is to bring together various organizations, services, and churches with a shared mission to serve the Sutherland Shire and make Jesus known.

The centre will offer professional services to address mental health, family issues, domestic violence, financial difficulties, education, food insecurity, and loneliness.

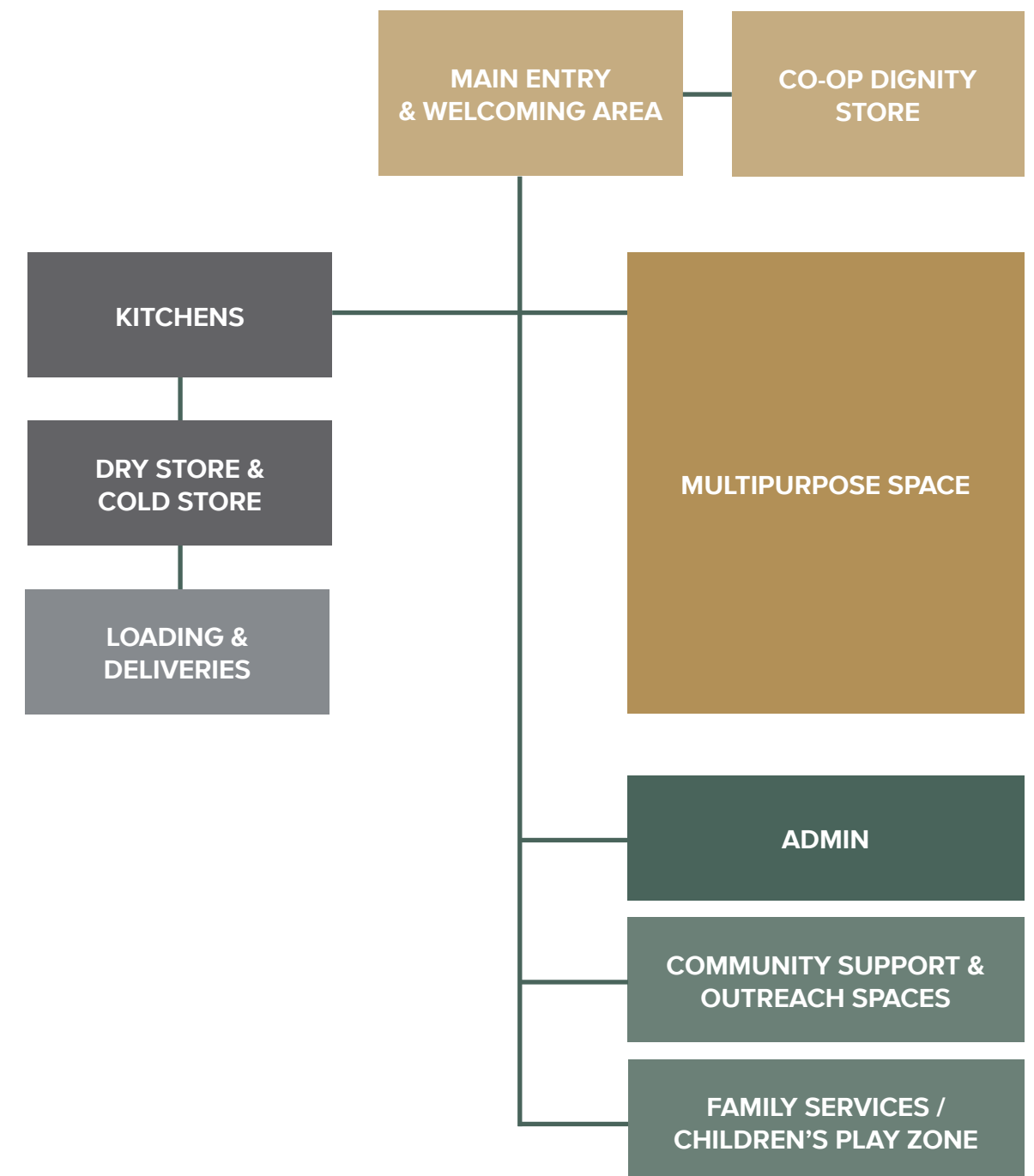
THE SALVATION ARMY INTEGRATED HOLISTIC COMMUNITY CENTRE

A DIVERSE DESIGN THAT ALLOWS FLEXIBILITY INTO THE FUTURE

“HERE AT SHIRE SALVOS WE HAVE A VISION TO HAVE A PURPOSE BUILT HOLISTIC COMMUNITY CENTRE THAT IS WORLD-CLASS IN IT’S DESIGN AND OUTCOMES. WE WANT TO BE A PLACE IN THE SUTHERLAND SHIRE WHICH IS SO WELL KNOWN THAT ANYONE FROM ANY WALK OF LIFE CAN COME, BE VALUED AND SUPPORTED IN THE MOST LOVING AND PROFESSIONAL WAY. ”

The Integrated Holistic Community Centre will play a major role in allowing The Salvation Army to Expand on their current services in the region and will include;

- **Multipurpose Space** - A spacious venue suitable for various activities such as group learning, community events, support services, and counseling.
- **Food Hub** - A center for food co-op, rescue, and reuse operations, aimed at feeding those in need.
- **Co-op Dignity Store** - An outlet that promotes sustainability by reducing waste and selling household essentials at an affordable price, with proceeds going towards TSA’s services.
- **Outdoor Play Area** - A safe and fun outdoor space for mothers’ groups, children, and families to socialize and play.
- **Iconic Building** - A landmark design situated at a prominent corner of the Miranda Commercial Centre, celebrating The Salvation Army’s vital role in the region.
- **Community support and outreach space** - Facilities equipped to assist clients in addressing various social issues, such as domestic violence, drug and alcohol addiction, crisis housing, emergency relief, financial hardship, and employment opportunities.







1.3 VISION

The Vision for The Miranda Salvation Army site is to **transform** it into a **vibrant development** that **caters to the evolving needs of the local community**.

The plan involves the redevelopment of the existing inadequate facilities into a **1500sqm holistic community centre** that provides **essential services** to support the vulnerable and disadvantaged individuals. Additionally, the project will incorporate a **new residential development** of superior quality, which complements the existing Salvation Army facilities and supports the long term sustainability of the TSA self funding model for expansion and maintaining essential services. The proposed apartments will offer **housing options** situated in proximity to public transportation, retail shops, schools, and other amenities.



1.3 VISION

WHAT IS PROPOSED?

REDEVELOPMENT OF THE EXISTING FACILITIES INTO A VIBRANT MIXED USE PROJECT INCLUDING A 1500SQM HOLISTIC COMMUNITY CENTRE OPERATED BY THE SALVATION ARMY.

FSR UPLIFT: 5.5 : 1

HEIGHT: 60M

16 STOREYS + ROOFTOP TERRACE & PLANT:

- THE SALVATION ARMY COMMUNITY CENTRE
- RESIDENTIAL APARTMENTS



1.3 VISION

WHY THIS LOCATION?

THE SALVATION ARMY IS IMBEDDED IN THE FABRIC OF THE COMMUNITY. THE TSA HAVE BEEN AT THIS LOCATION FOR OVER 50 YEARS AND IS WIDELY KNOWN AS A PLACE INCLUSIVE FOR ALL THE COMMUNITY, DELIVERING DEEP SOCIAL BENEFIT. THE SITE THEREFORE HAS ESTABLISHED STRONG AND ONGOING GOODWILL.

IT'S AN OPPORTUNITY TO DELIVER A PURPOSE-BUILT COMMUNITY CENTRE WITHIN THE MIRANDA TOWN CENTRE THAT IS EASILY ACCESSIBLE BY PUBLIC TRANSPORT AND PROVIDES MUCH NEEDED ESSENTIAL SERVICES UNDER THE SINGLE OWNERSHIP OF THE SALVATION ARMY

A unique opportunity to respond to the evolving nature of Miranda Town Centre and deliver a **HIGH QUALITY** mixed-use development within the existing urban fabric.

To respond to the **HOUSING DEMAND** of Sutherland Shire as identified in the Miranda housing strategy.

To create a safe, attractive and accessible **PLACE FOR PEOPLE**.

An opportunity to **TRANSITION AND CONNECT** the existing urban fabric with the new vision for the Miranda Housing Strategy within the Sutherland Shire area.



1.3 VISION_ AFFORDABLE HOUSING STRATEGY

AFFORDABLE HOUSING + THE SALVATION ARMY COMMUNITY BENEFIT



+



FSR

SITE AREA

2:1

5.5:1

GFA AREAS

2,447_{SQM}

4,894_{SQM}

13,459_{SQM}

COMMUNITY BENEFIT:

-

-

1,500_{SQM}

E/O GFA

-

-

7065_{SQM}

AFFORDABLE HOUSING (5%)

-

-

5%
353_{SQM}

AFFORDABLE HOUSING + THE SALVATION ARMY

1,853_{SQM}

5% OF GFA

673_{SQM}

GFA ABOVE 2:1

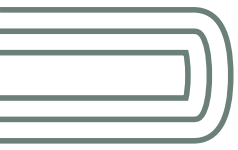
1,853_{SQM}

% ABOVE 2:1

22%

% OF TOTAL GFA

14%



1.4 STRATEGIC CONTEXT & URBAN ANALYSIS

In the Sutherland Shire, there is a pressing need to accommodate 30,000 new residents and 15,000 new dwellings by 2036.

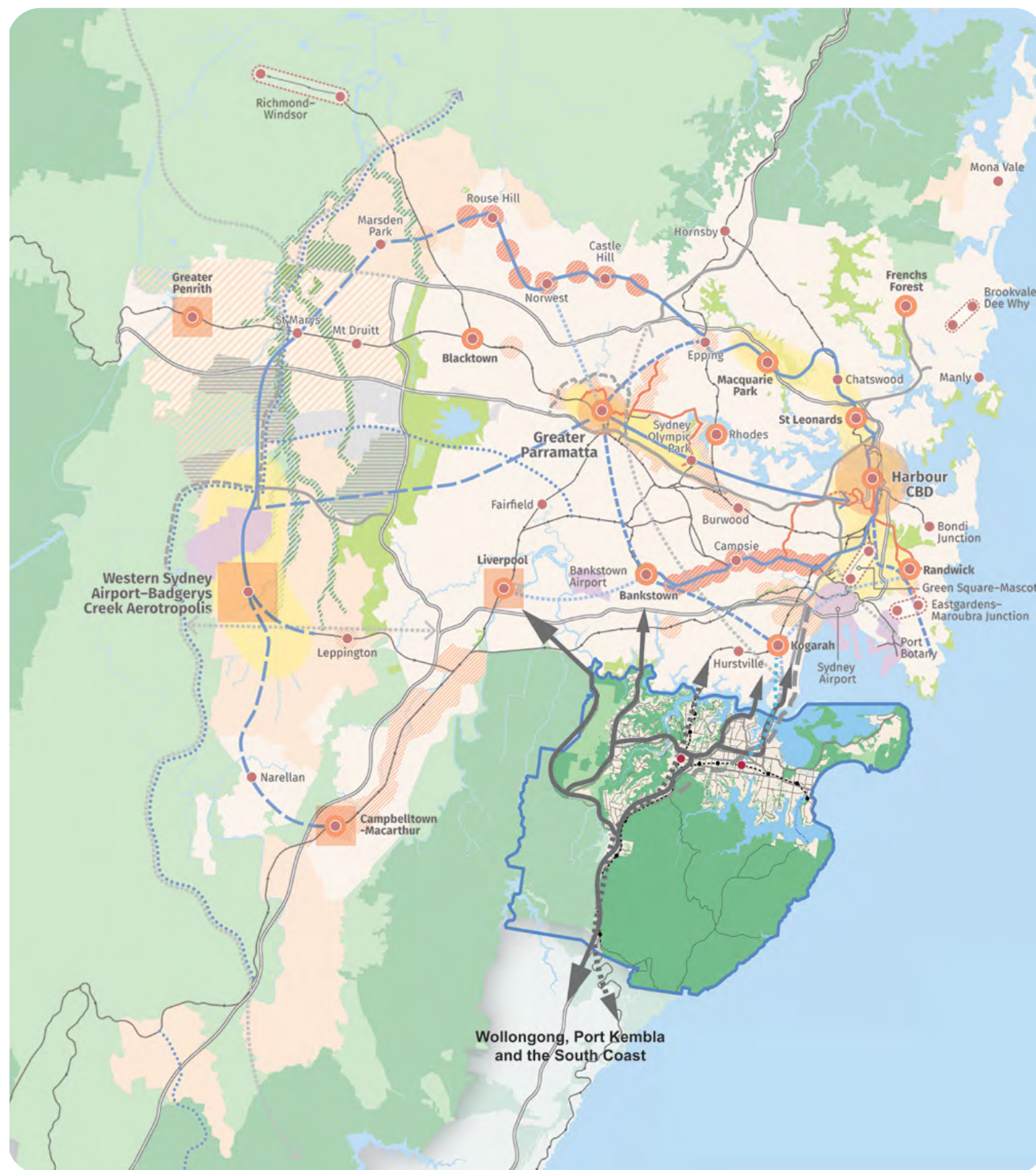
The proposal at hand presents a unique opportunity to make significant progress towards these targets, while also addressing the critical need for community services.

This particular proposal aligns with the overarching goals of the Sutherland Shire Housing Strategy, which aims to provide housing diversity, affordability, and choice, while revitalizing the Miranda town centre. However, current controls under the Sutherland Shire LEP 2015 are inadequate in providing development uplift for apartments to align with 2041 targets. Therefore, it is imperative to seek additional capacity throughout the LGA to accommodate at least 3,765 apartments.

In this strategic context, the Miranda Centre has emerged as a key growth area, with the community expressing a preference for taller apartment buildings in the centres of the Sutherland Shire, including Miranda Centre. However, financial analysis has revealed that current controls render apartments in centres financially unviable, highlighting the need for a strategic approach to overcome this challenge within the Miranda Centre.

This urban analysis aims to explore the current urban fabric of the Sutherland Shire and Miranda Town Centre, understand their strengths and challenges, and identify opportunities for improvement and growth. By analyzing key factors such as transportation, land use, built form, and social infrastructure, this analysis aims to inform future planning and development decisions that will shape the region's urban landscape for years to come.

1.41 STRATEGIC CONTEXT



Source: Greater Sydney Commission (2018): Metropolis of Three Cities and Sutherland Shire Council (2019)

The Sutherland Shire is strategically located within the urban fabric of Sydney .

Its location south of the Botany Bay and the Georges River places it in proximity to key transport infrastructure, such as the Princes Highway and the Sydney Airport. This makes it a desirable location for businesses and residents who need easy access to these key transport routes.

The Sutherland Shire is a significant residential area that offers a desirable lifestyle for many Sydneysiders who want to live in a more suburban or beachside setting. This has resulted in a significant population growth in recent years, with the area's population projected to continue growing in the coming years.

The Shire is home to several major commercial centres, including Sutherland, Miranda, Cronulla, Caringbah, Menai, and Engadine. These centres provide a range of employment opportunities for the area's residents and attract visitors from other parts of Sydney.

It's natural assets, such as its beaches, parks, and waterways, make it a popular destination for tourism and leisure. This contributes to the area's economy and provides opportunities for local businesses to thrive.

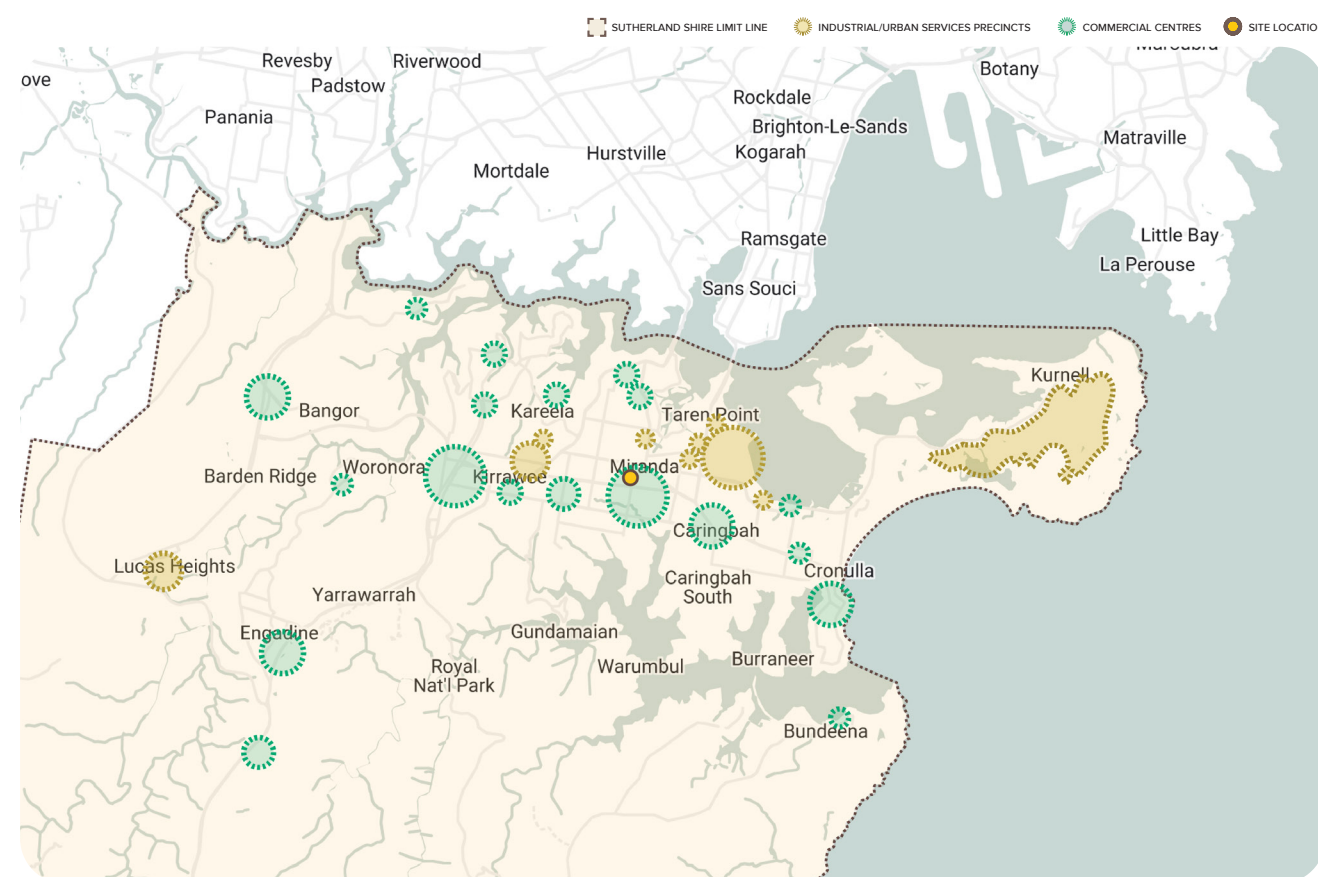
Overall, the Sutherland Shire's location, population growth, commercial centres, and natural assets make it a strategically important zone within the urban fabric of Sydney.

1.42 URBAN ANALYSIS_ SUTHERLAND SHIRE



1.42 URBAN ANALYSIS_ SUTHERLAND SHIRE

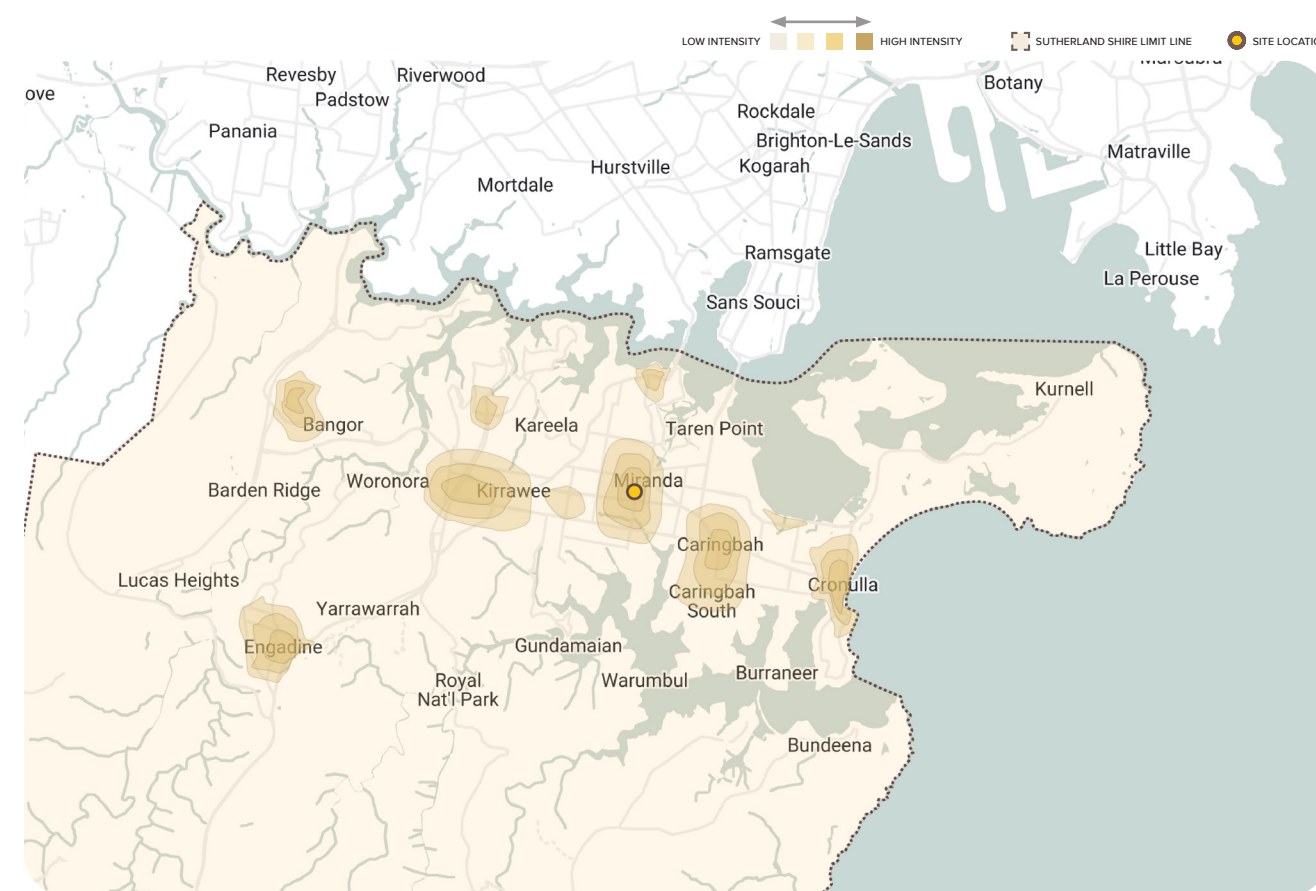
INTENSITY OF ECONOMIC ACTIVITY (JOBS)



Source: Local Strategic Planning Statement 2020

The Sutherland Shire has a diverse and vibrant economy, with significant activity in industries such as healthcare, retail, hospitality, and construction. Its commercial centres, including Miranda, Cronulla, and Sutherland, offer a range of services and amenities, attracting visitors and businesses alike. Additionally, the planned redevelopment of key sites and ongoing revitalization efforts will likely drive further economic growth and development in the area.

INTENSITY OF RESIDENTIAL DEVELOPMENT

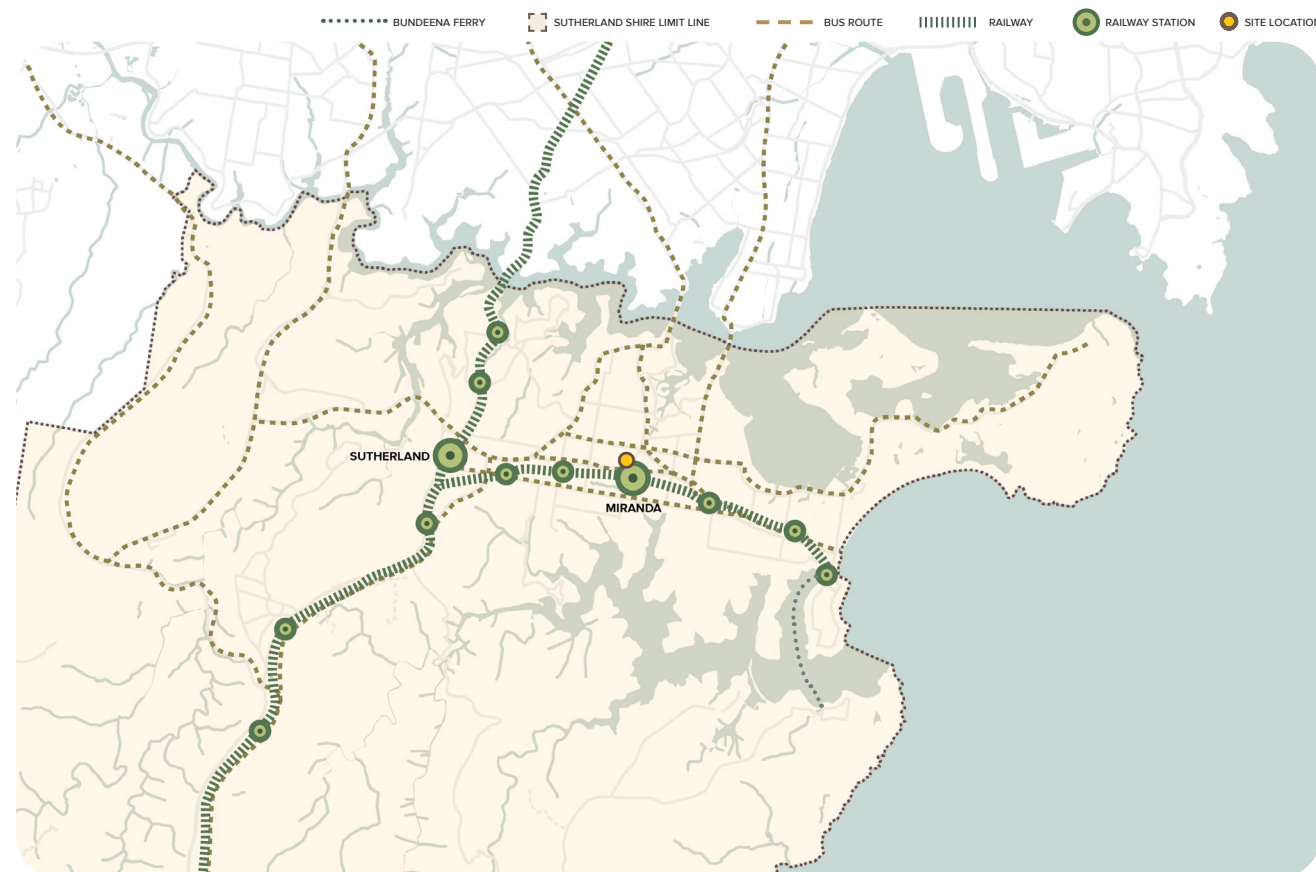


Source: Local Strategic Planning Statement 2020

The Sutherland Shire has undergone significant residential development over the past few decades, with new neighbourhoods and housing estates being built to accommodate the growing population. As a result, the area is now predominantly residential, with a range of housing options available, from apartments and town-houses to larger homes. This has led to an increase in demand for services and amenities, including schools, shops, and public transport.

1.42 URBAN ANALYSIS_ SUTHERLAND SHIRE

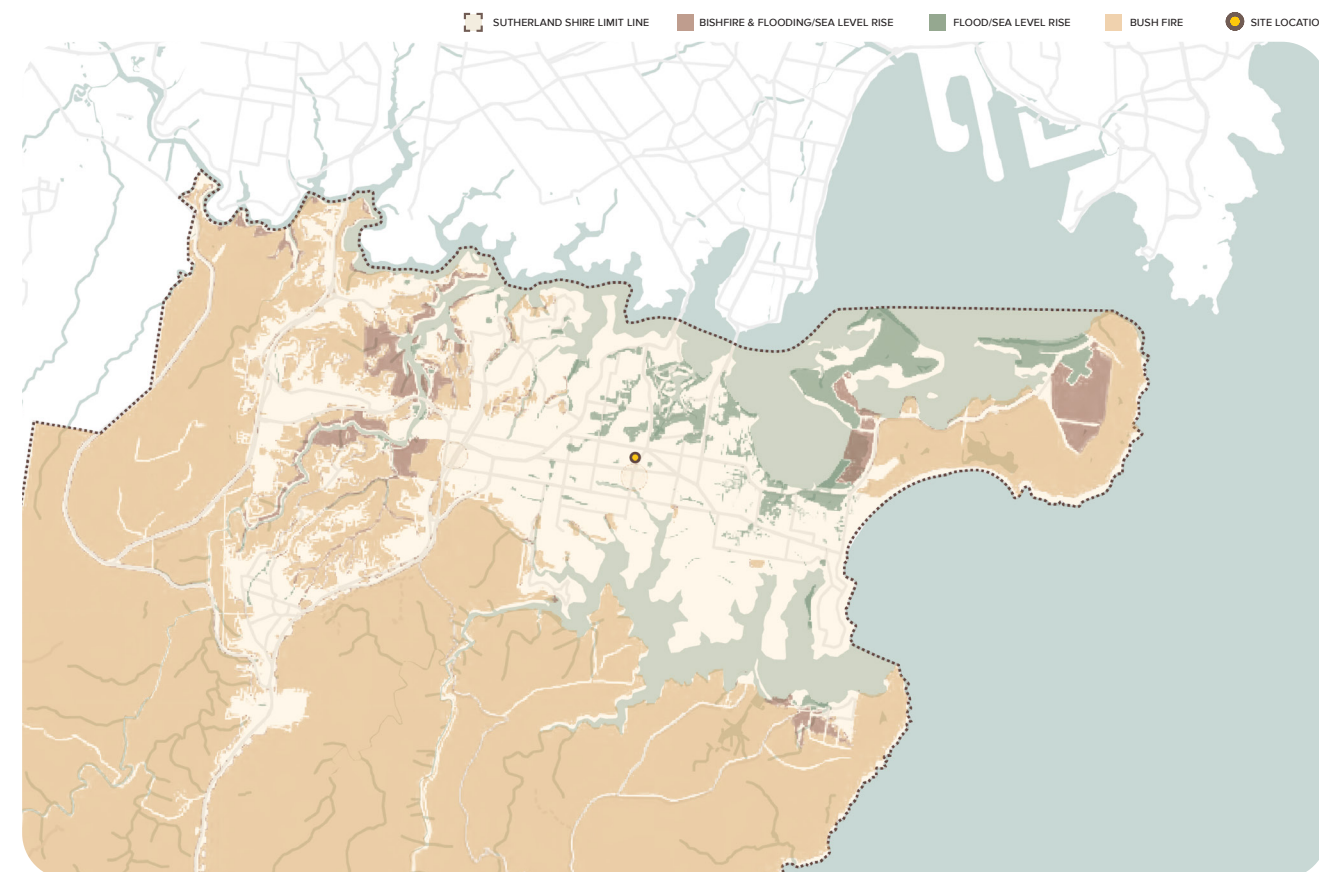
KEY TRANSPORT INFRASTRUCTURE



Source: Local Strategic Planning Statement 2020

The Sutherland Shire has several key transport infrastructures, including major road networks such as the Princes Highway as well as several railway stations on the Illawarra Line and the Cronulla Line. The area is also served by bus services and a ferry service in Cronulla.

ENVIRONMENTAL RISK



Source: Local Strategic Planning Statement 2020

The Sutherland Shire is exposed to environmental risks such as bushfires, floods, and sea level rise. The area is susceptible to bushfires due to its proximity to bushland, while low-lying areas are at risk of flooding. Additionally, sea level rise is a growing concern for the coastal areas of the Shire. The subject site is not identified to be located within bushfire prone land, nor flood prone land areas.

1.42 URBAN ANALYSIS_MIRANDA

NATURAL CONTEXT



Miranda has several natural landmarks, including the Royal National Park to the south and Port Hacking to the east. The Georges River and its surrounding wetlands are also located nearby, providing opportunities for outdoor recreation.

URBAN TOWN SETTING



Miranda is well-connected to surrounding suburbs via arterial roads, train, and bus services. The surrounding neighbourhoods benefit from the proximity to the town centre, which supports local businesses and employment opportunities.

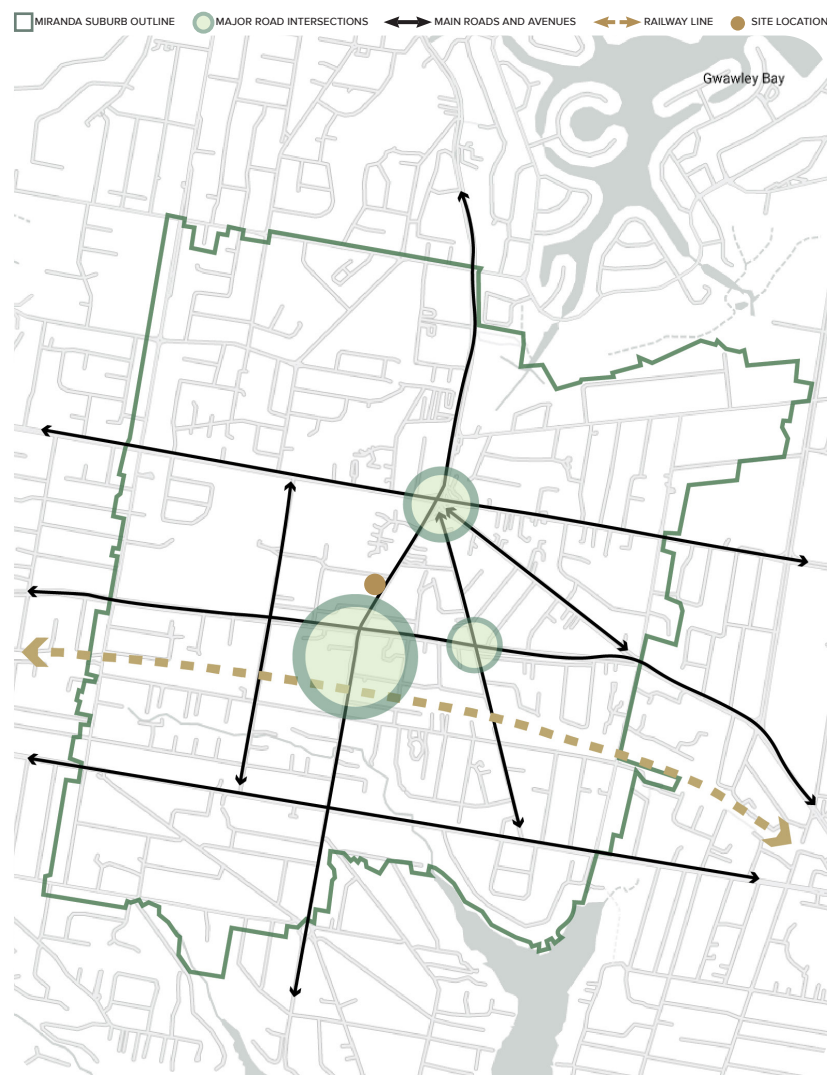
URBAN DENSITY



Miranda has a high level of urban density due to its status as a major commercial and residential hub within the Sutherland Shire. The town centre is a mix of high-rise apartment buildings, commercial buildings, and retail spaces, with many residents living in multi-story apartment complexes. The surrounding residential houses, town-houses, and low-rise apartment buildings.

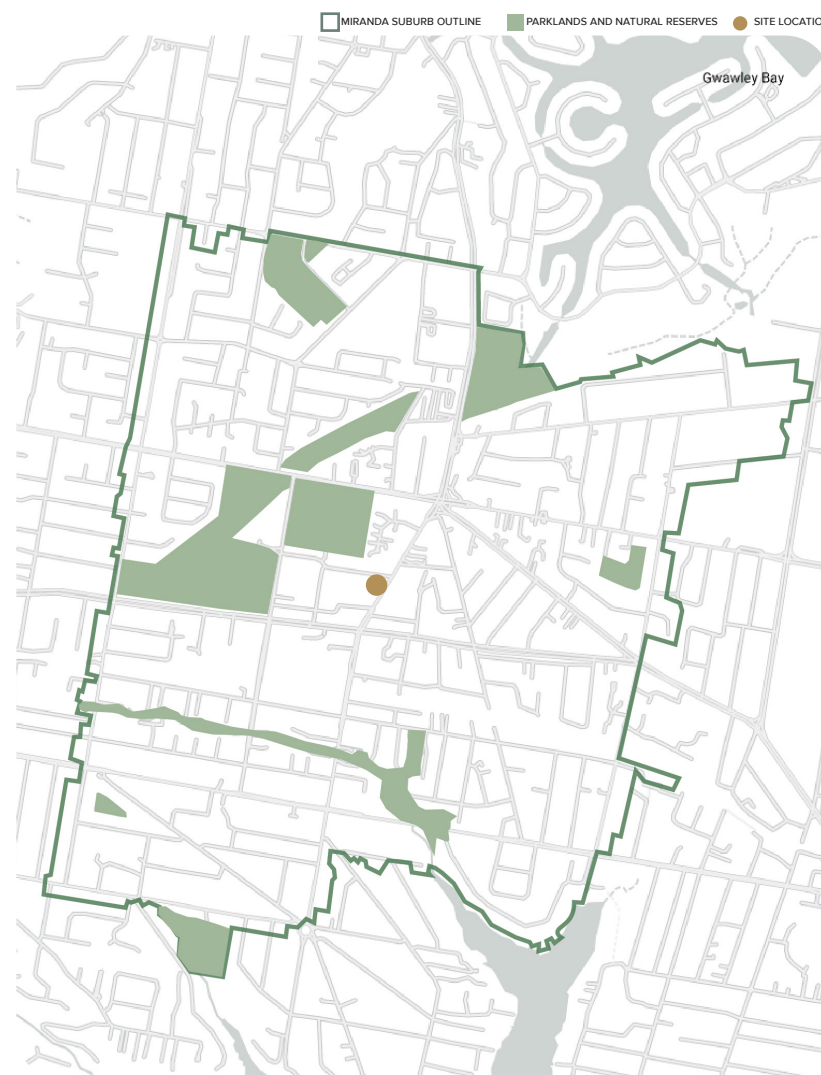
1.42 URBAN ANALYSIS_MIRANDA

ESTABLISHED TRANSPORT NETWORK



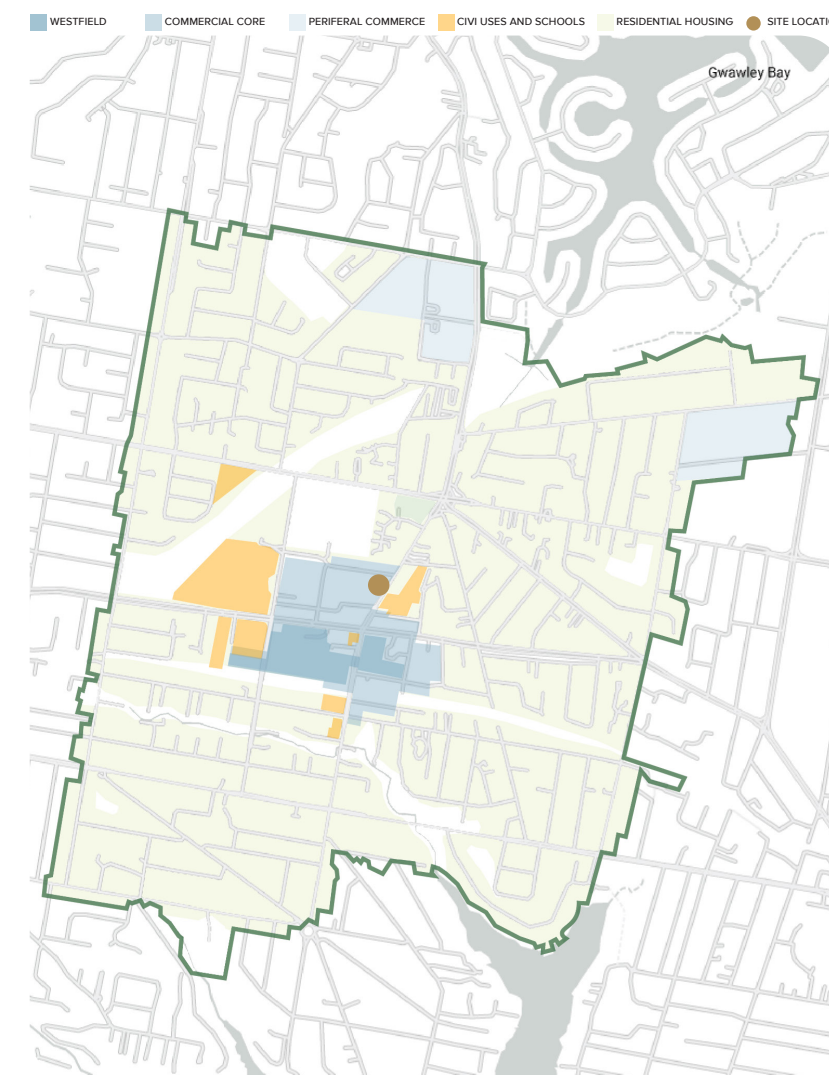
The main arterial roads in Miranda are Kingsway, Kiora Road and The Boulevarde. These roads are key transport links and provide connections to other areas in the Sutherland Shire and beyond. The roads are serviced by several bus routes and there is a major train station located in the town centre, which is served by the T4 Eastern Suburbs & Illawarra Line.

LARGE LANDSCAPING AREAS

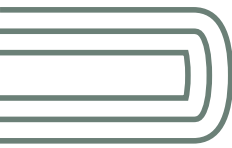


Miranda has several large parks and green spaces. They serve as important ecological habitats, providing a home to a range of native flora and fauna. The green spaces of Miranda are an essential component of the town's urban fabric, providing residents and visitors with a connection to nature and a respite from the built environment.

LAND USAGE / EQUIPPED TOWN CENTRE



Miranda is a suburban town centre that combines residential, commercial, and institutional land uses. The town centre is dominated by commercial land uses, with retail and office developments concentrated in the central area. Residential areas are primarily located on the outskirts of the town centre, with some multi-story apartment buildings in the centre.



1.43 MIRANDA CONTEXT

SERVICES
WESTFIELD MIRANDA

A



PART OF A BIGGER NETWORK
MIRANDA TRAIN STATION

B





1.43 MIRANDA CONTEXT

OUTDOOR RECREATIONAL
SEYMOUR SHAW PARK

C



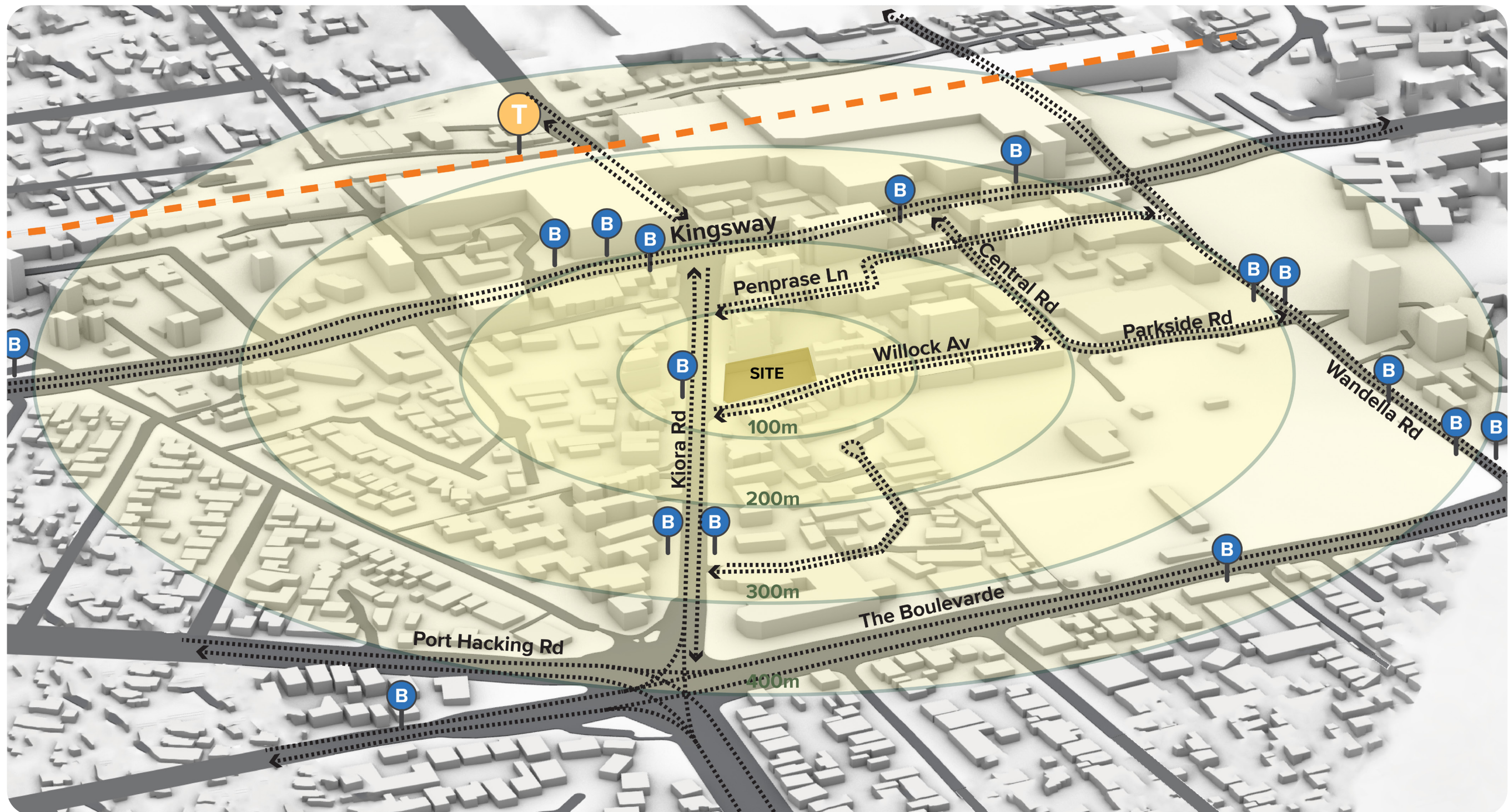
CONNECTED
KINGSWAY ROAD

D



1.44 MIRANDA TOWN CENTRE_ EXISTING TRANSPORT INFRASTRUCTURE

Miranda Town Centre benefits from a major train station at its core, served by the T4 Eastern Suburbs & Illawarra Line for easy connectivity to the city and other suburbs. The area is also served by several bus routes and provides abundant on-street and off-street parking. The main arterial roads of the town centre are Kingsway, Kiora Rd and The Boulevard.



1.44 MIRANDA TOWN CENTRE_ EXISTING CONTEXT HEIGHTS

Miranda Town Centre has a range of building heights, with the tallest buildings concentrated near the train station decreasing in height as they move further away. The tallest buildings in the town centre are generally located along the main roads, such as Kiora Road and The Kingsway. The surrounding residential areas have mainly low to medium-rise buildings, with the exception of a few high-rise apartment buildings located along the Princes Highway.



1.44 MIRANDA TOWN CENTRE_ EXISTING RETAIL AND SERVICES

Miranda Town Centre offers a wide range of shopping and service options. It is anchored by Westfield Miranda, which houses over 400 retailers, including major department stores, supermarkets, and specialty shops. The town centre also features a variety of dining and entertainment options, as well as essential services such as medical clinics and banks. Additionally, there are several commercial office buildings in the area, providing employment opportunities and supporting the local economy.



1.44 MIRANDA TOWN CENTRE_ EXISTING GREEN INFRASTRUCTURE

Miranda has several parks and green spaces, including the expansive Seymour Shaw Park which features a large oval, sporting facilities, picnic areas, playgrounds, and a bike track. The nearby Port Hacking estuary also provides opportunities for recreational activities such as fishing and boating. In addition, there are several smaller parks and reserves scattered throughout the suburb, providing residents with access to local green spaces. The suburb also has a number of tree-lined streets and nature strips which contribute to the area's greenery.





1.45 EXISTING SURROUNDS



A
VIEW ALONG KIORA ROAD TOWARDS THE SOUTH

B
VIEW ALONG WILLOCK AVENUE TOWARDS THE WEST

C
ADJACENT RESIDENTIAL BUILDING ON WILLOCK AVENUE

D
POLICE STATION BUILDING ON THE NORTH OF WILLOCK AVENUE



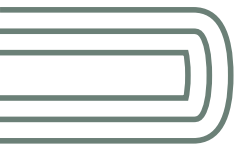


1.45 EXISTING SURROUNDS



- E**
ADJACENT RESIDENTIAL BUILDING ON KIORA ROAD
- F**
RESIDENTIAL DEVELOPMENT ACROSS THE ROAD FROM THE SITE ON KIORA ROAD
- G**
ADJACENT RESIDENTIAL DEVELOPMENT ON THE WEST OF THE SITE ON WILLOCK AVENUE
- H**
RESIDENTIAL DEVELOPMENT ACROSS THE ROAD FROM THE SITE ON WILLOCK AVENUE

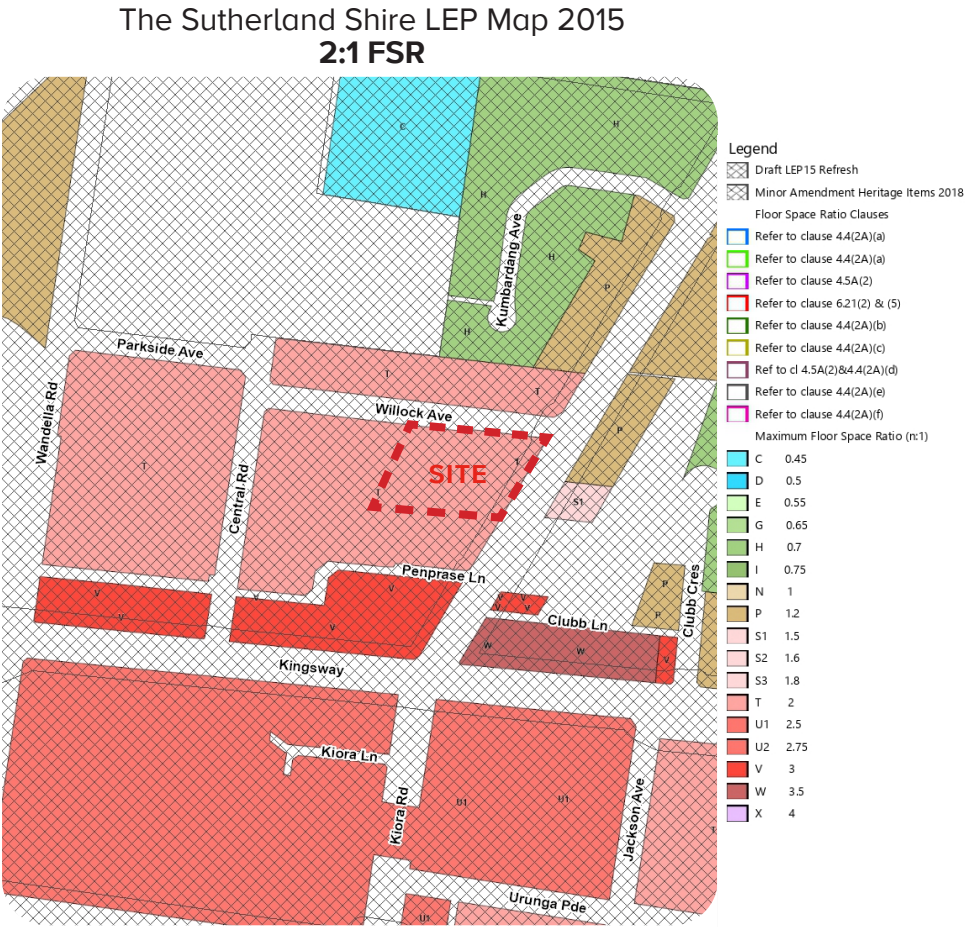




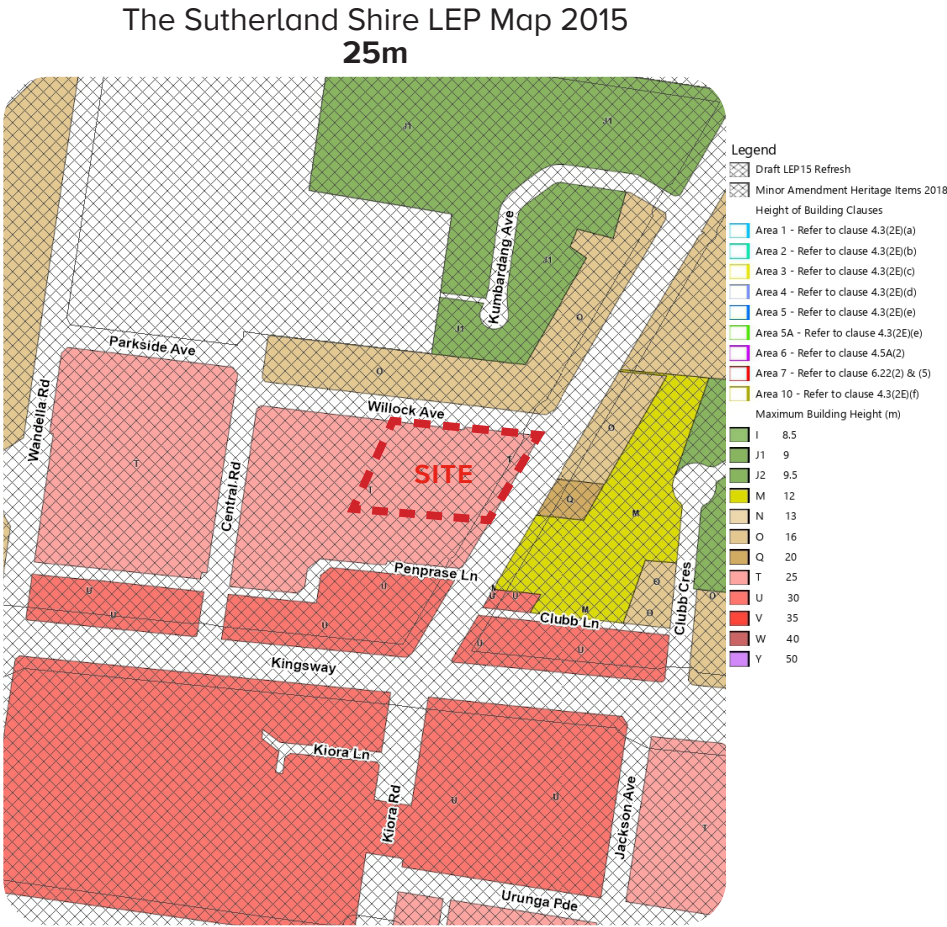
1.5 DEVELOPMENT CONTROLS

Due to its strategic location and reputation as the commercial centre of the Sutherland Shire, the Miranda Town Centre is undergoing transformation. However, despite the clear upward trend in successive local strategy documents indicating the need for increased residential development and capacity, the current council controls for the site are not aligned with the broader vision for Miranda.

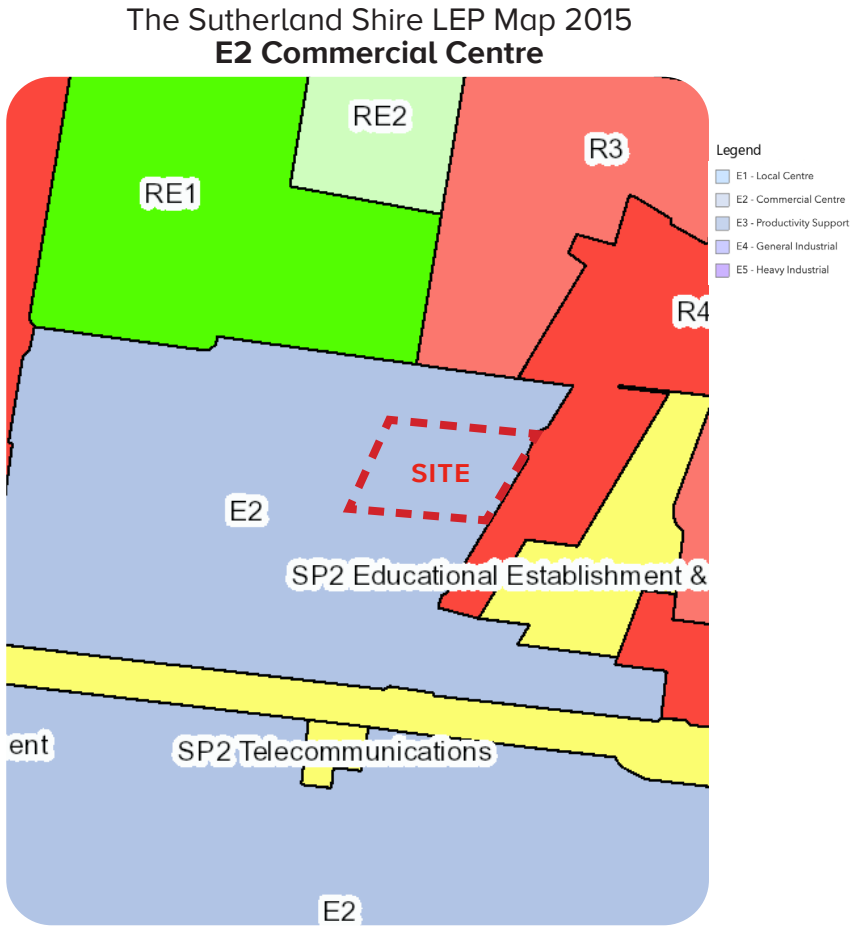
1.51 ANALYSIS OF PLANNING CONTROLS



FSR



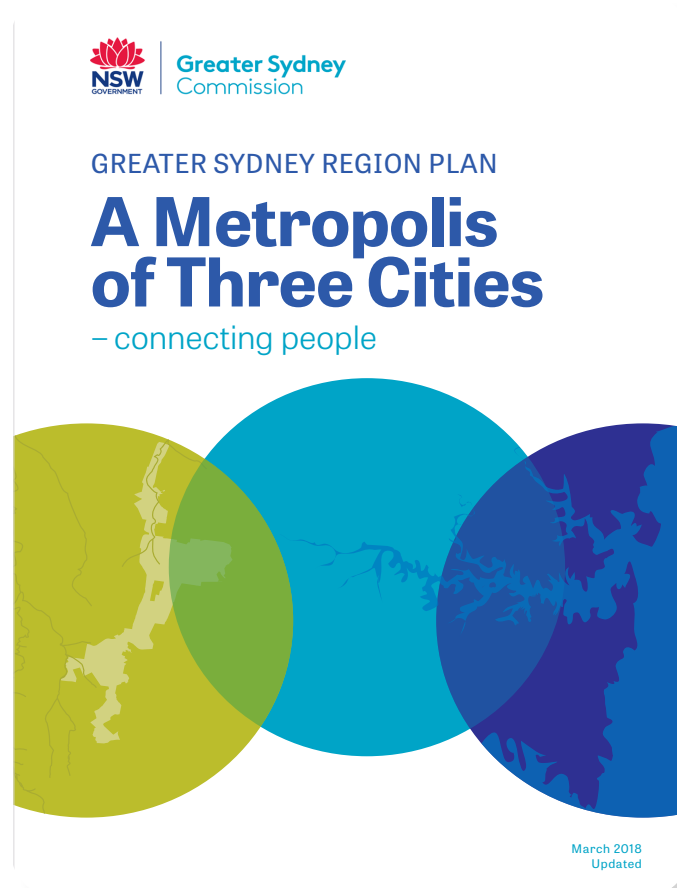
HEIGHT OF BUILDINGS



LAND ZONING

1.52 FUTURE GROWTH IN THE MIRANDA TOWN CENTRE

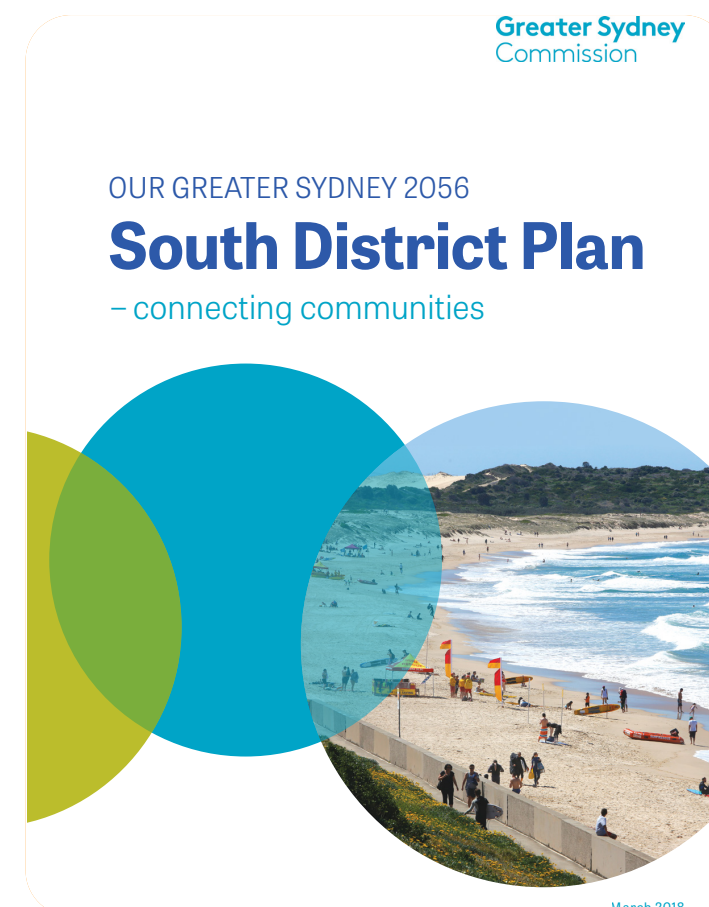
In the Sutherland Shire, there is a pressing need to accommodate 30,000 new residents and 15,000 new dwellings by 2036. The proposal seeks to aid this through addressing the subject site's unrealised potential to integrate standard/affordable housing and key community services within an established strategic centre. Considering this, the proposal aligns with the following strategic documents applicable statewide and on a local level:



THE GREATER SYDNEY REGION PLAN

The Greater Sydney Region Plan (GSRP) is the overarching strategy for growing and shaping the Greater Sydney Area. It sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic, and environmental matters. The proposal's delivery of standard/affordable apartments and upgraded community infrastructure within the boundary of a transit oriented strategic centre aligns with the following Region Plan objectives.

- **A city supported by infrastructure** aims to align housing delivery with key infrastructure.
- **A city for the people** seeks to create communities that are healthy, resilient, and socially connected.
- **Housing the city** to cater for increasing Sydney's housing supply within a balanced framework.
- **A city of great places** aims to design places for people, delivering housing that seamlessly integrates with and enhances the surrounding urban fabric.

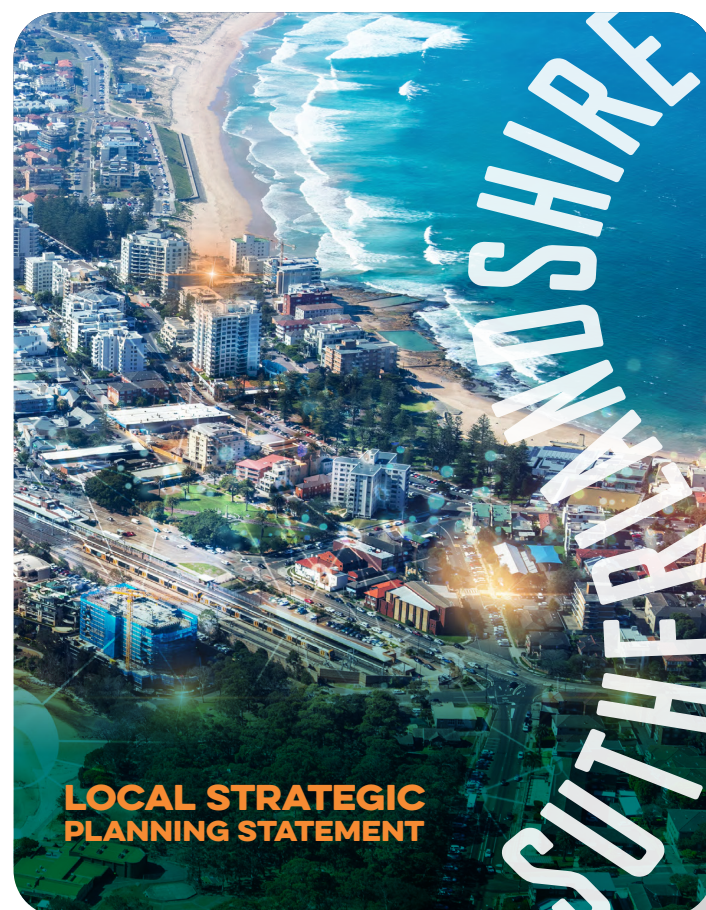


THE SOUTH DISTRICT PLAN

The site is located within the South District within the GSRP. The South District Plan underpins the GSRP and sets the 20-year vision for the district through 'Planning Priorities' that are linked to the Region Plan. The South District Plan echoes the Region Plan in that it identifies the importance of providing services and social infrastructure to meet people's changing needs, as well as additional housing supply in the right locations with access to jobs, services and public transport. The proposal aligns with the following priorities of the South District Plan:

- **Liveability** through providing a diverse socially connected housing offering within the existing urban fabric that supports improved community infrastructure within the transit-oriented Miranda strategic centre.
- **Productivity** through ensuring that floor space associated with TSA is maintained and enhanced to contribute to its ongoing operations within the Miranda strategic centre whilst integrating housing delivery that will benefit from existing high frequency public transport.

1.52 FUTURE GROWTH IN THE MIRANDA TOWN CENTRE



SUTHERLAND SHIRE LOCAL STRATEGIC PLANNING STATEMENT

The Sutherland Shire Local Strategic Planning Statement guides land use planning and development within the Sutherland Shire through a 20-year vision for the LGAs future direction. It contains directions about infrastructure, liveability, productivity, and sustainability, applicable to a local level. The planning proposal delivers an outcome that is most applicable to the direction of 'liveability', with its diverse offering aligning with the following planning priorities.

- **Planning Priority 7** – Respect Local Character
- **Planning Priority 8** – Open space and sporting needs
- **Planning Priority 9** – Community Connections
- **Planning Priority 10** – Housing Choice
- **Planning Priority 11** – Attractive and Distinctive Centres and Places



ENVISIONS THE FUTURE OF THE SHIRE

The Sutherland Local Housing Strategy creates a framework that will deliver housing to meet the existing and future needs of the Sutherland Shire Community. The Strategy seeks to guide housing development and supply towards 2031 to ensure that demographic trends are addressed, and population growth can be adequately catered for. The proposal aligns with the following relevant objectives within the strategy:

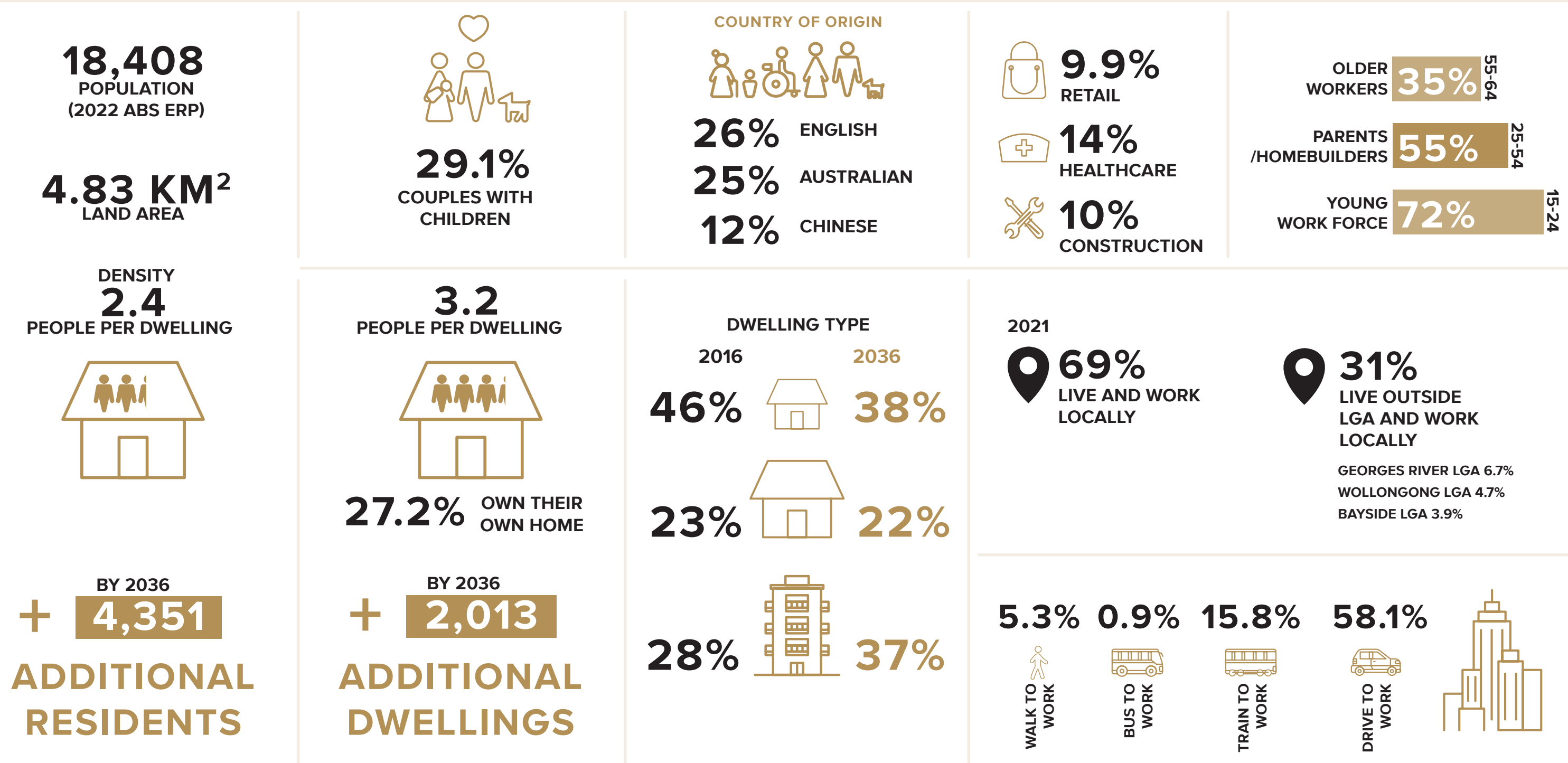
- **3.** To meet current and future needs of smaller sized households
- **4.** To meet the community need for increased housing choice
- **5.** To encourage redevelopment to promote the revitalisation of centres
- **6.** To facilitate the use of public transport and the efficient utilisation of existing and future infrastructure

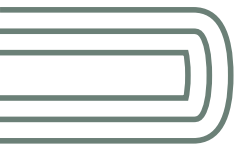
An update to the Sutherland Local Housing Strategy prepared and presented to Council in May 2023 also explicitly prioritised new apartment development along the central transport spine in the eastern part of the Sutherland Shire, which includes Miranda.



1.53 EXISTING AND FUTURE GROWTH OF MIRANDA

The future of Miranda Town Centre is promising for further growth and development, with its advantageous position for increased connectivity and accessibility. The underutilised areas in the town centre offer possibilities for mixed-use developments featuring retail, commercial, and residential uses. Moreover, the ongoing revitalisation of neighbouring areas will attract new businesses and visitors, enhancing Miranda’s prospects as a dynamic and diverse urban centre.





1.6 OPPORTUNITIES

The site holds significant potential as a gateway to the Miranda local centre, due to its strategic location at key entry point, accentuated by the intersection of the road network, topography, access to public transport and significant precinct amenity.

The fusion of residential accommodation and community-centric facilities is a distinctive feature, presenting a chance to create a development that enriches the Miranda Centre and the wider Sutherland Shire.

The site's orientation and its position on the corner facilitate a superior standard of comfort and convenience, with two northerly aspects affording ample daylight, fresh air, and scenic vistas.

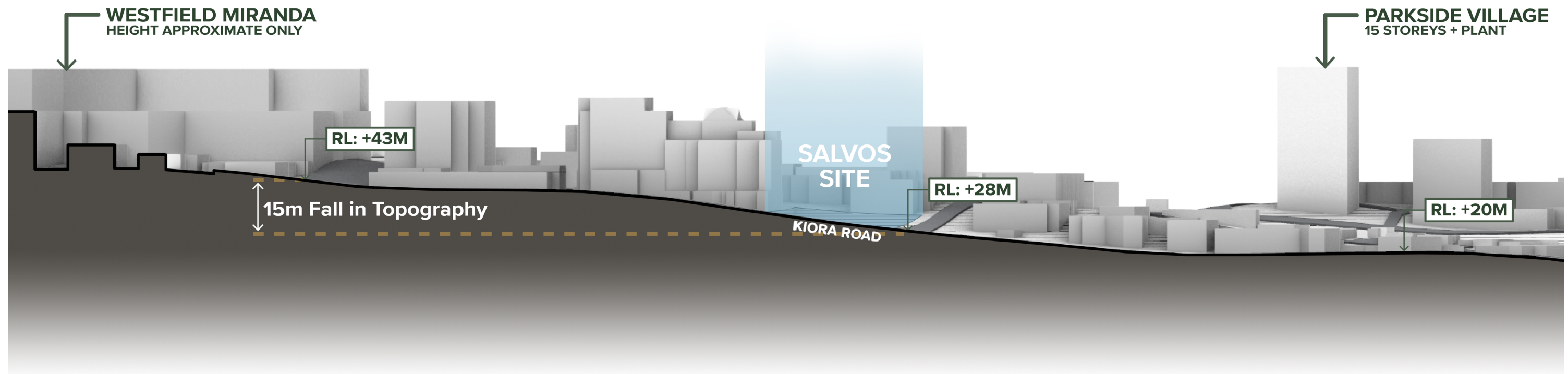
1.61 KEY GATEWAY SITE

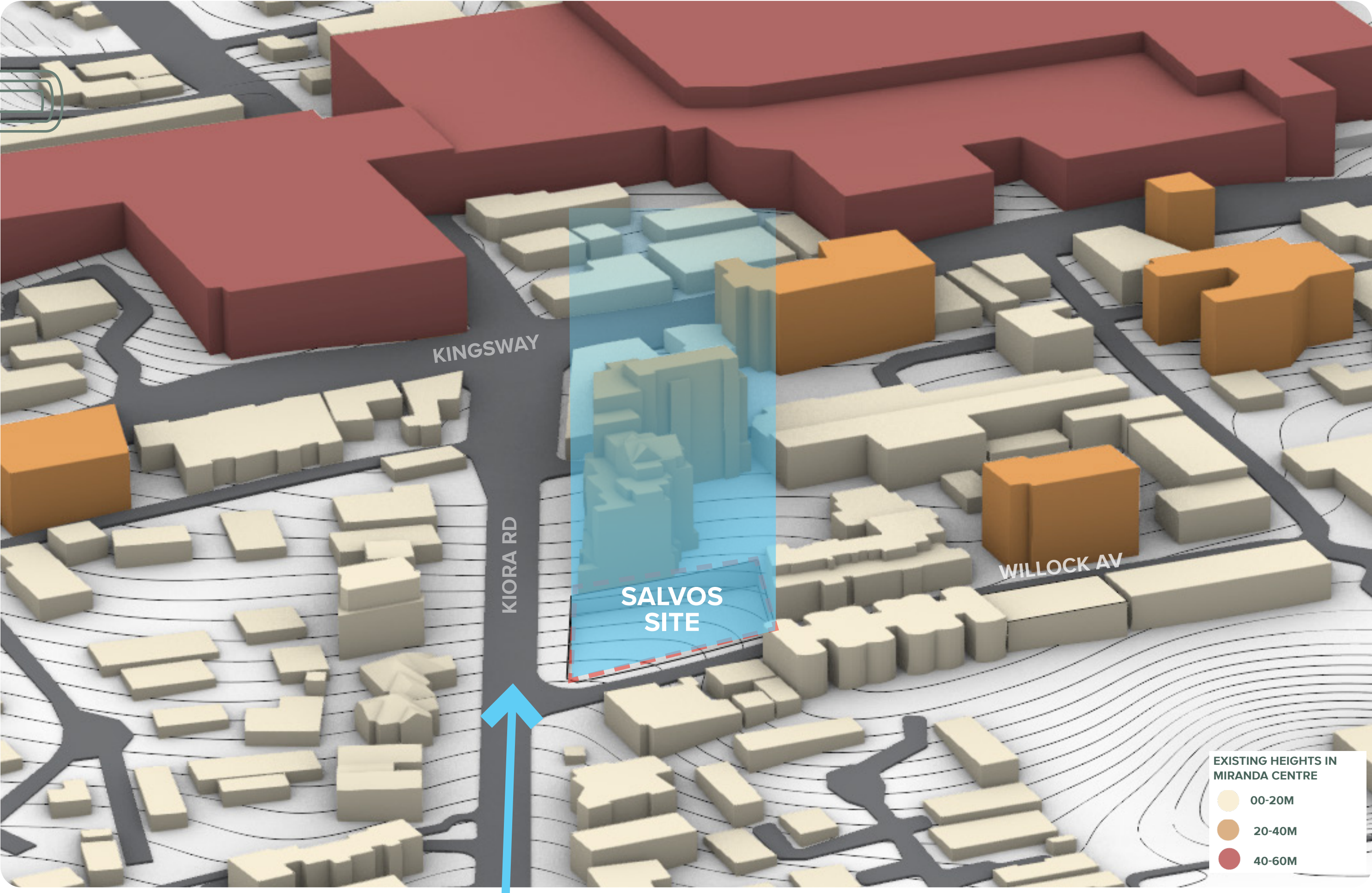
The Salvation Army site is an ideal gateway location due to its topography, strategic positioning, and potential for serving as an entry point to the emerging Miranda local centre, while also offering scenic views and a pleasant environment.

The Salvation Army site is an exceptional gateway location for several reasons. Firstly, the site benefits from a significant 15-metre drop from The Kingsway which creates an opportunity for height transition. Furthermore, the neighbouring Westfield Shopping Centre and Parkside Village Building, already establishes a marked increase in density at the Miranda town centre beyond other areas within the Sutherland Shire.

The strategic positioning of the site at a key entry point to the centre of Miranda further solidifies its significance. Additionally, the intersection of the road network and the unique topography amplifies the site's importance and makes it a focal point for visitors.

Finally, the predominant east and north aspects of the site provide abundant natural light, fresh air, and captivating scenic vistas, creating an inviting and pleasant atmosphere for those who live, visit or work here. Collectively, these attributes make The Salvation Army site an one of the most suitable sites within the Miranda town centre for increased density.

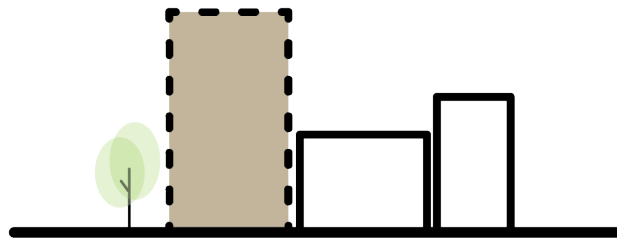




“KEY APPROACH TO MIRANDA TOWN CENTRE”

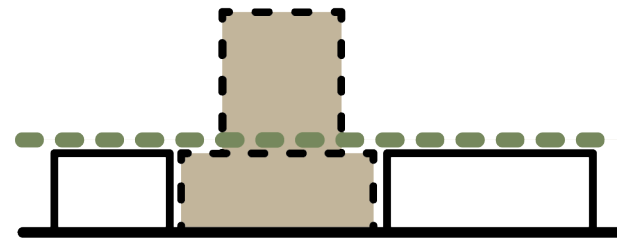
1.62 KEY DESIGN PRINCIPLES_ BUILT FORM

The proposed design principles serve as a guide to ensure that the building form harmonizes with its surroundings, meets functional requirements, and creates a meaningful and sustainable impact within the built environment. By adhering to these principles, the building will not only achieve a visually pleasing and functional form but also become a respectful and sustainable addition to its surroundings.



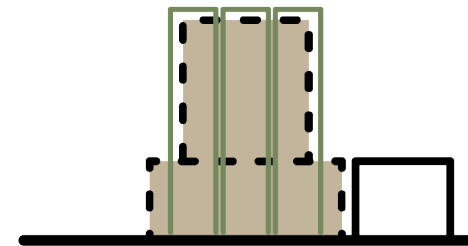
CORNER SITE / KEY MARKER

The site itself is characterised by its prominent location and exposure to multiple viewpoints. In urban planning and architecture, corner sites are considered valuable and desirable.



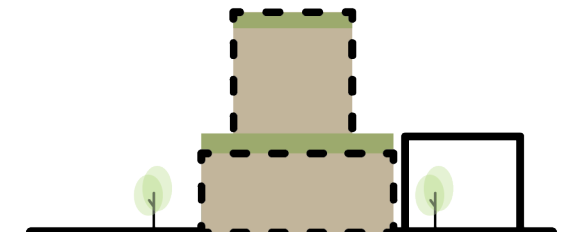
RESPONSE TO EXISTING CONTEXT

This principle defines building forms that blend seamlessly with their surroundings, preserving cultural heritage, promoting visual harmony, and ensuring functional and sustainable integration. This approach enhances the overall quality of the built environment and improves the well-being of the community.



DISTINCT BUILDING SHAPE

A distinct built form enhances the visual appeal, identity, and functionality of a building. By embracing a distinct form, a building can become an iconic symbol, a source of community pride, and a significant contributor to the overall built environment.

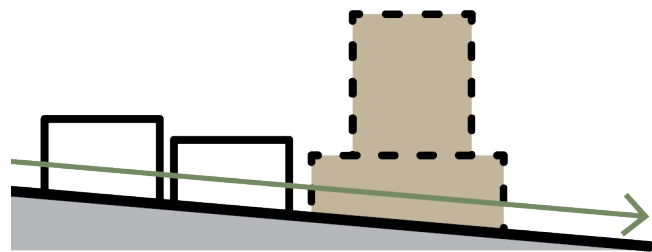


DRIVEN BY QUALITY OF LIVING AND AMENITIES

Quality amenities in a building enhance the user experience, attract occupants, improve tenant satisfaction, promote social interaction, support well-being, and contribute to market positioning and branding.

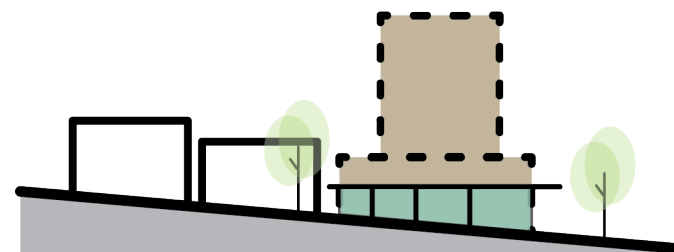
1.62 KEY DESIGN PRINCIPLES_ GROUND PLANE

The following design principles outline the key considerations and strategies for creating an engaging, functional, and aesthetically pleasing ground plane for the proposed development. The ground plane, as the immediate interface between the building and its surroundings, plays a crucial role in shaping the user experience, facilitating movement, and establishing a strong connection to the broader context.



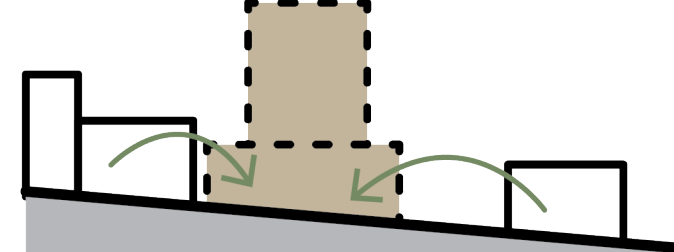
RESPONSE TO TOPOGRAPHY

Considering the topography allows a building to establish a harmonious relationship with its natural surroundings, unlocking new possibilities that enhance the overall quality and functionality of the built form.



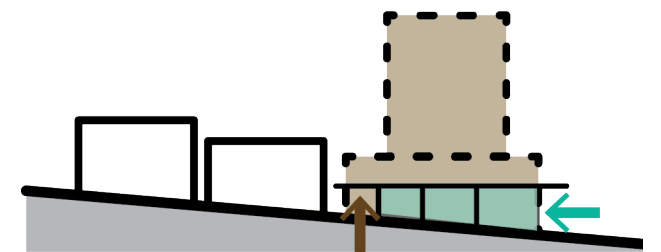
ACTIVATED GROUND PLANE

Having an activated ground plane creates an engaging, social, and economically vibrant environment. It promotes social interaction, community building, pedestrian-friendly spaces, cultural expression, and a distinct sense of place.



COMMUNITY CENTRIC

A community-centric building fosters a sense of belonging, encourages social interaction, supports the local economy, enhances well-being, promotes collaboration and civic engagement, contributes to resilience, and strengthens neighborhood identity.

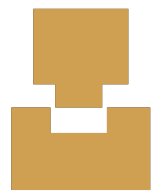


DEFINED BUILDING ENTRIES

Clear building entries enhance safety and security, convey a professional image, prioritize accessibility, facilitate functional flow and efficiency, and contribute to branding.

1.63 BETTER PLACED PRINCIPLES

Better Placed establishes the value of good design, and identifies key concepts, good process, and objectives to achieve these outcomes. These principles are integrated into the proposal to ensure a good design is delivered through its architecture, public spaces and environments



BETTER FIT

Contextual, local and of its place

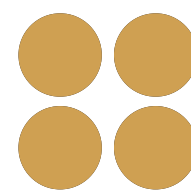
Located within a key strategic centre, the site sits on the threshold of existing low density residential, emerging high-density apartments and the future vision for the Miranda strategic centre gateway site providing a unique opportunity to provide amenities and employment opportunities within the future surrounding context.



BETTER PERFORMANCE

Sustainable, adaptable and durable

Using the scale of development to its advantage, a new public open space, provides opportunities for community interaction, increases in biodiversity and positive urban design



BETTER FOR COMMUNITY

Inclusive, connected and diverse

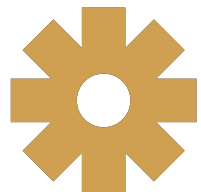
A considered arrangement of built form in relation to streetscape, public domain and open space facilitates passive security throughout. Retail offerings at ground and streetscape encourages activity during the day/night/weekday and weekend, reducing opportunities for vagrancy and unsafe environments.



BETTER FOR PEOPLE

Safe, comfortable and livable

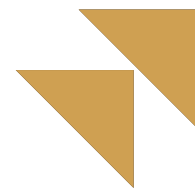
A considered arrangement of built form in relation to streetscape, public domain and open space facilitates passive security throughout. Retail offerings at ground and streetscape encourages activity during the day/night/weekday and weekend, reducing opportunities for vagrancy and unsafe environments.



BETTER WORKING

Functional, efficient and fit for purpose

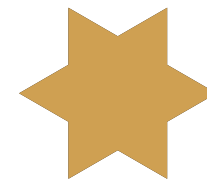
A unique commercial offering that meets the growing demands of businesses and commercial activity in Miranda. Quality and diverse retail offerings provide a balanced mix of activity creating a successful urban environment complimented by refined hard and soft landscaping.



BETTER VALUE

Creating and adding value

A response to the evolving nature of Miranda and future employment demands, from a pure business park to an authentic mixed use precinct offering amenity and employment opportunities



BETTER LOOK AND FEEL

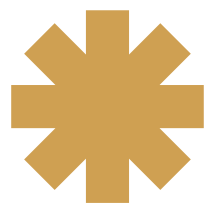
Engaging, inviting and attractive

A variety of heights and built forms provides an articulated skyline and active streetscape aims to signify the precinct as an important local centre. Landscaping, and high quality public domain spaces enhances the proposals contribution to the existing and future context of Miranda



1.64 GREENER PLACES PRINCIPLES

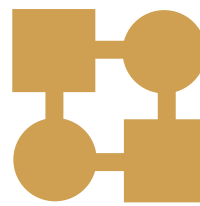
Greener Places is an urban green infrastructure design framework which provide principles to ensure connection and integration of our green assets. These principles have been integrated into the proposal to create a network of healthier, more livable and sustainable urban environments within the precinct



INTEGRATION

Combine green infrastructure with urban development and grey infrastructure

Landscaping and planting are deeply integrated within the proposal and design detail enhancing the enjoyment of space, but also contributing to local biodiversity and reducing water run-off implementing key water sensitive urban design strategies



CONNECTIVITY

Create an interconnected network of open space

Providing a pedestrian focused ground plane with active frontages to promote walk-ability, connectivity and collaboration across the precinct. Reinforces and integrates additional connections to the existing urban fabric promoting innovative ways to live, work and play

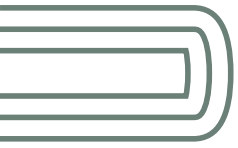


MULTI-FUNCTIONALITY

Deliver multiple ecosystem services simultaneously

The proposal is able to contribute a range and diverse typology of commercial offerings, including retail, business, complemented with expansive public open space, increased landscaped setbacks and community spaces





2.0 DETAILED SITE ANALYSIS



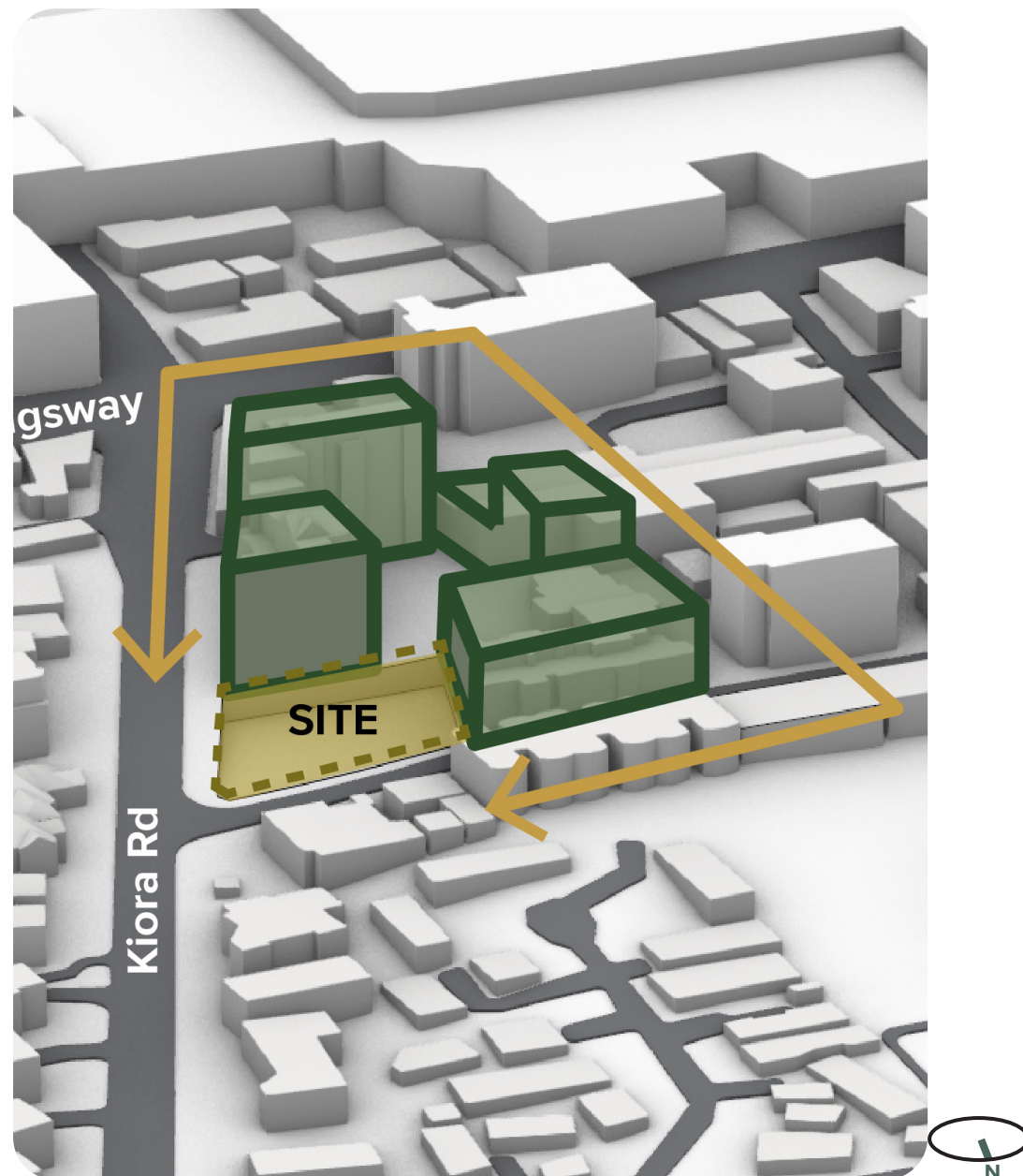
This site analysis is vital for comprehending the unique characteristics of the site, evaluating its opportunities and limitations, and ensuring that the proposal is well-informed, contextually suitable, environmentally conscious, and socially inclusive. It provides clear design cues that elevate the overall quality of the built form and design.

2.01 SITE FEATURES

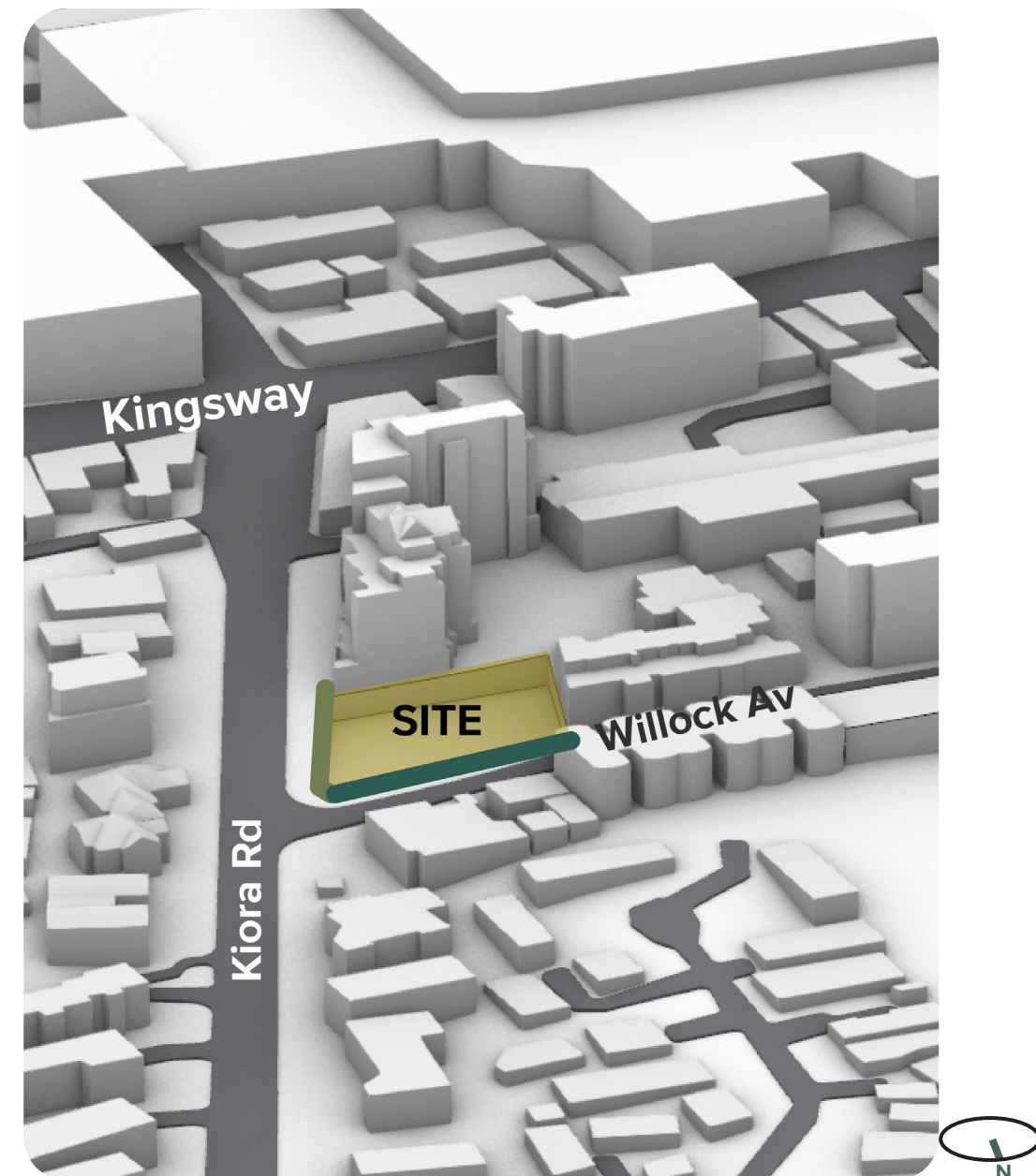
The site presents itself as a prominent corner site with dual street frontage, this is a compelling opportunity for development, considering its potential to establish a visual landmark, enhance connectivity, and contribute to the existing adjoining residential complex.

By recognising and capitalising on these unique site features, the proposed building can achieve a harmonious integration with its surroundings, ultimately benefiting both the immediate community and the broader urban fabric.

CORNER SITE OF EXISTING ADJOINING RESIDENTIAL COMPLEX



DUAL STREET FRONTAGE





2.02 SITE CHARACTERISTICS



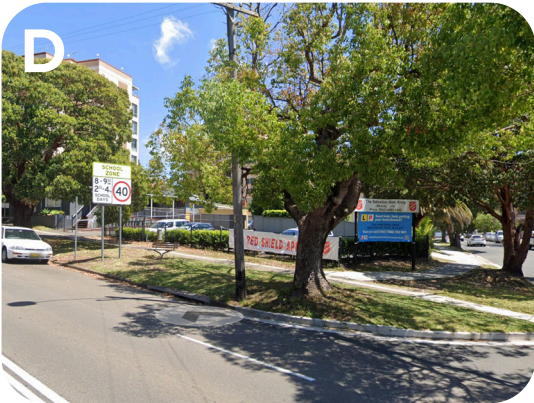
A
VIEW FORM KIORA ROAD NORTH EASTERN CORNER
OF THE SITE

B
SALVATION ARMY NORTH ENTRANCE AND PARKING

C
POLICE STATION TO THE NORTH

D
SALVATION ARMY DRIVEWAY EXIT (NORTH-EAST)

E
SALVATION ARMY EAST ENTRANCE AND PARKING

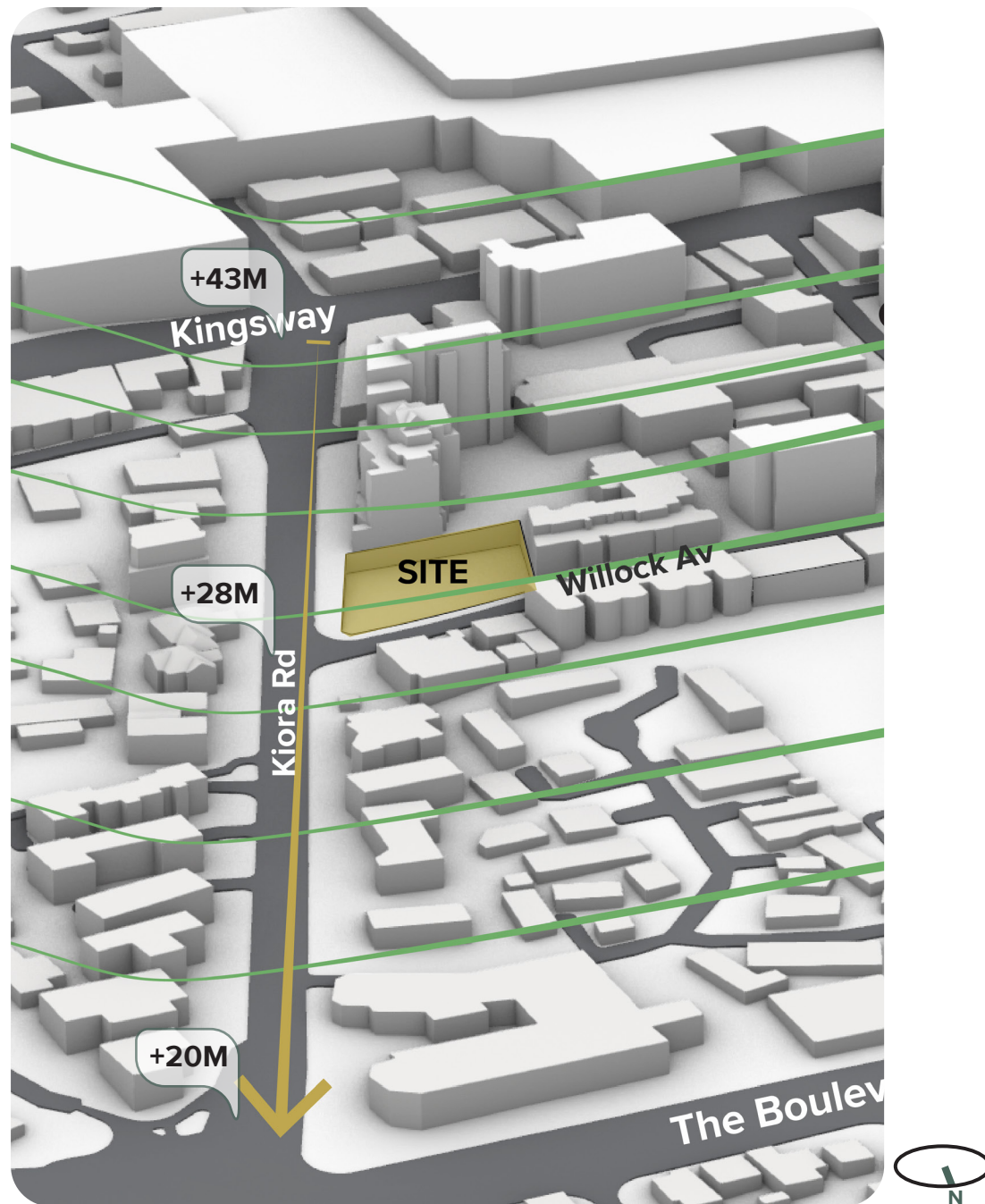


Key Legend



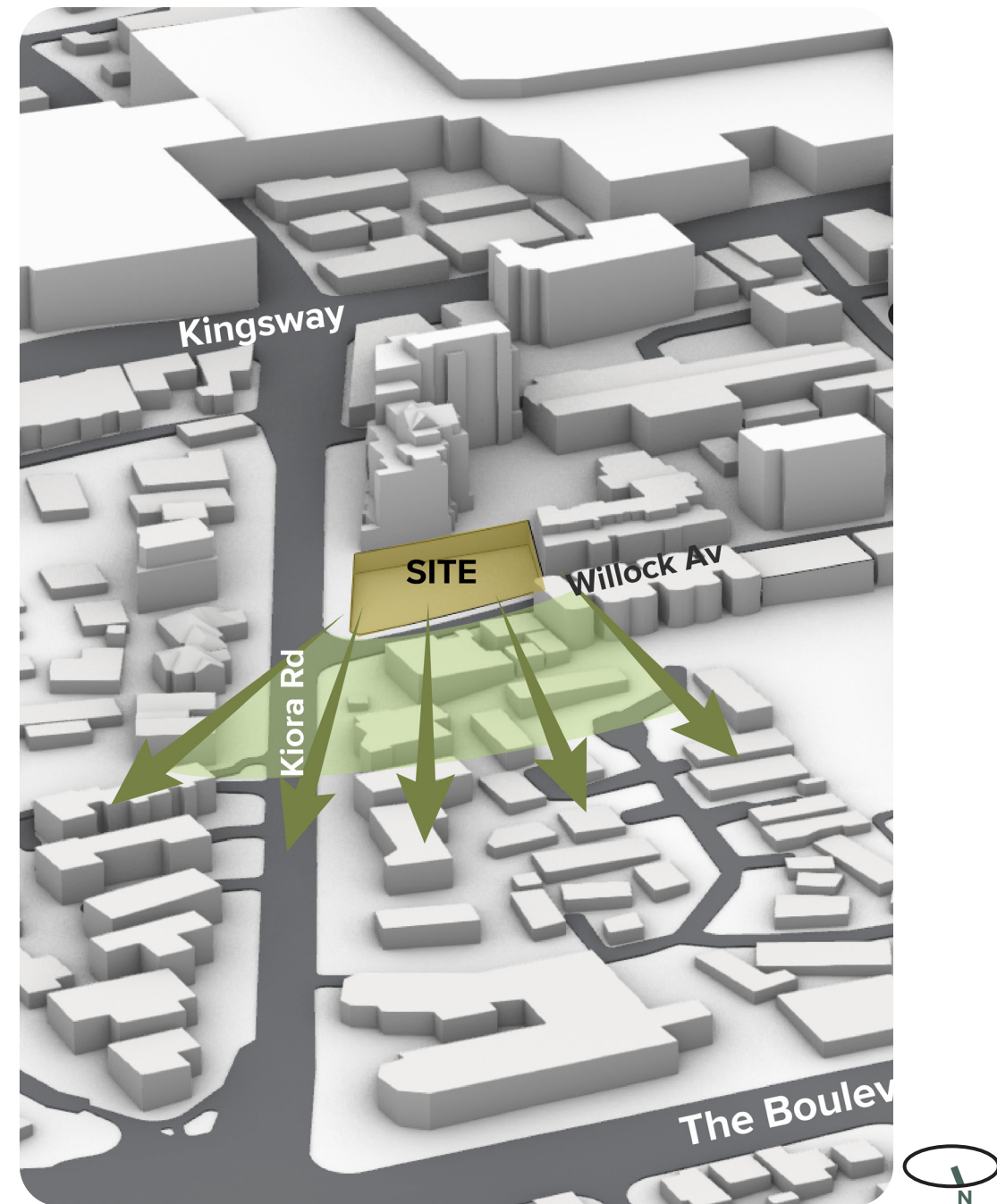
2.03 SITE ANALYSIS_ NATURAL CONTEXT FEATURES

TOPOGRAPHY TRANSITION



The topography slope from the junction of Kingsway and Kiora Road to the junction of The Boulevard and Kiora Road is about 23m. The site slope along Kiora Road from the corner of 25-27 Kiora Road to the corner of Kiora Road and Willock Avenue has a difference of 6m in topography. The difference in height from Kingsway to Willock avenue is 15m.

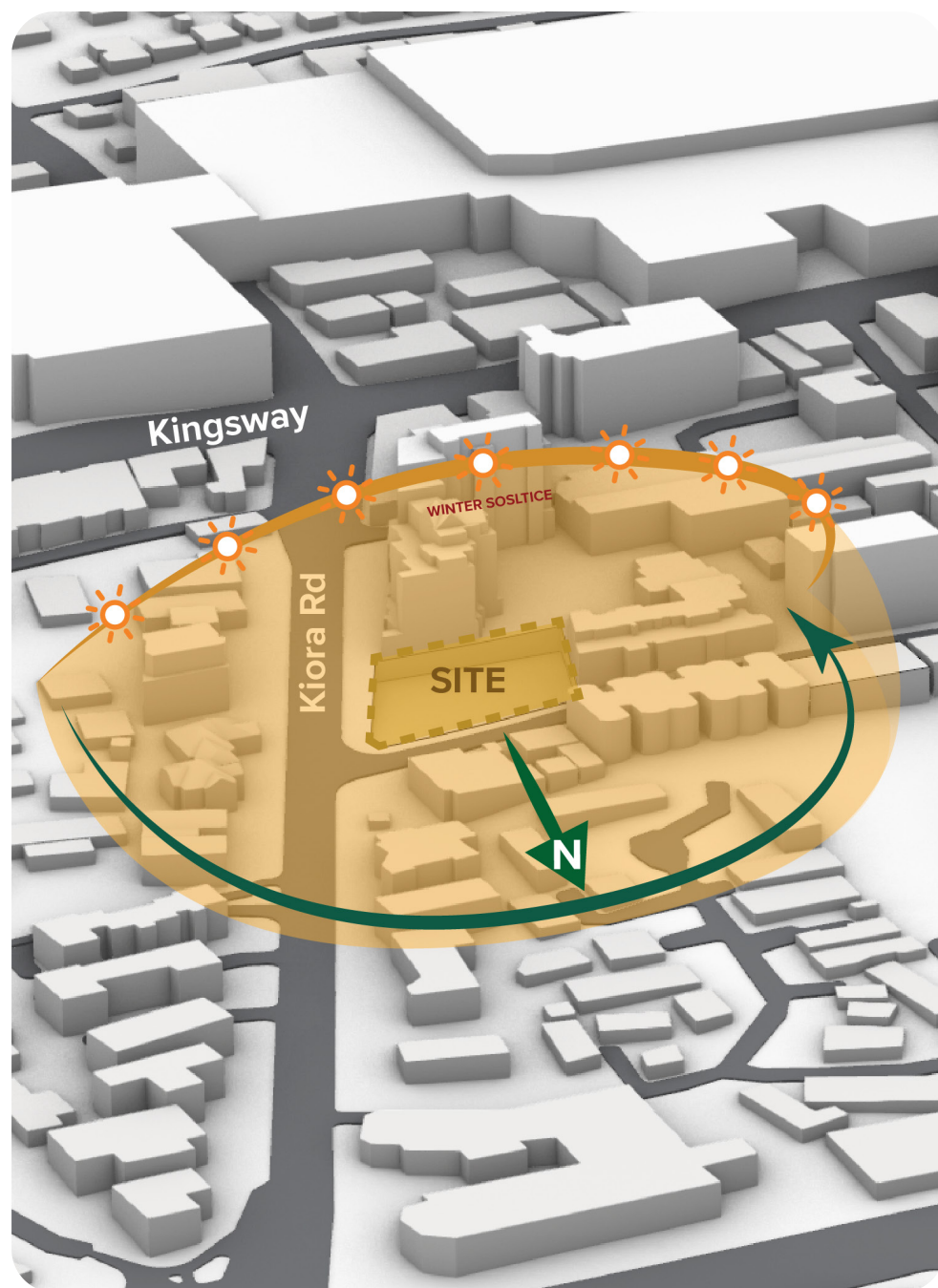
MAIN OUTLOOKS



Due to the nature of the slope in the topography and low rise development towards the northern side of the site, this gives an opportunity for a long distance view towards the Sydney CBD and Georges River.

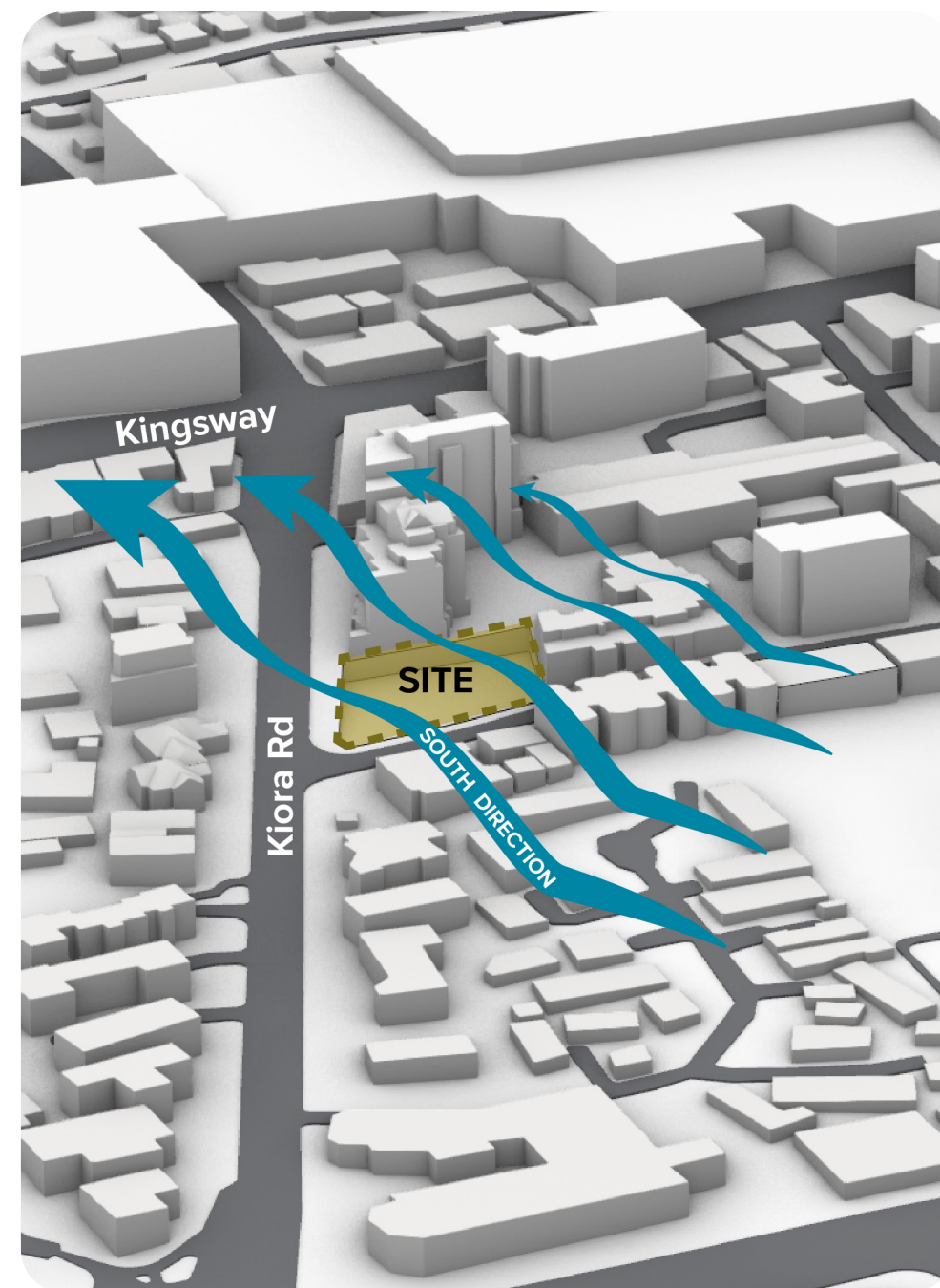
2.03 SITE ANALYSIS_ NATURAL CONTEXT FEATURES

SUN PATH

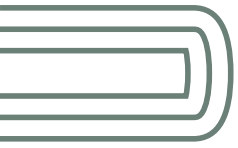


The site fronting Willock Avenue is orientated towards the north, hence the building massing should maximise apartment facing Willock avenue to achieve maximum solar compliance.

PREVAILING WINDS



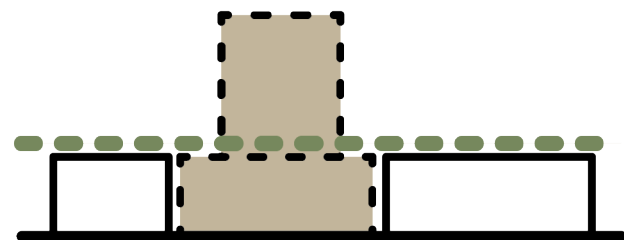
Based on the low rise built form and the low topography to the north of the site as well as the open field Seymour Shaw Park the prevailing wind is coming from the north westerly direction of the site.



2.1 CASE STUDIES & PLACE MEASURES

Analysing case studies helps establish a baseline for the proposed development in Miranda. Similar developments, such as Woollooware Bay, provide benchmarks for future typologies. Case study analysis informs the proposal framework and guides the development of Place Performance measures to implement the strategy and measure its success.

2.11 RESIDENTIAL CASE STUDIES RESPONDING TO EXISTING CONTEXT



MERIDIAN MIRANDA, NSW

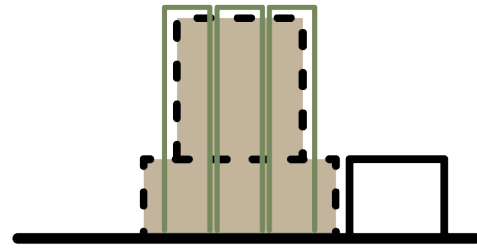
Meridian Apartments sits on the ridge line at the Kingsway in Miranda. The building massing and shape is derived from the contours of the ridgeline. The organic fluid forms refer to the parkside location. Landscape and greenery is drawn from the adjacent park, through the setbacks and podium courtyards, and up onto the rooftop terraces. This constant connection to place and context greatly improves the amenity for residents. The stepping in the facades align with the predominant street high datums within the precinct.

The proposed development at The Salvation Army in Miranda, will also need to marry in with its adjacent street wall datums. It's future building character should react to its typography and context in order to sit comfortably in this steep streetscape.



2.12 RESIDENTIAL CASE STUDIES

HIGHLY ARTICULATED FACADE / BUILDING MASSING



CREST, PIER & LINKS
WOOLLOOWARE, NSW

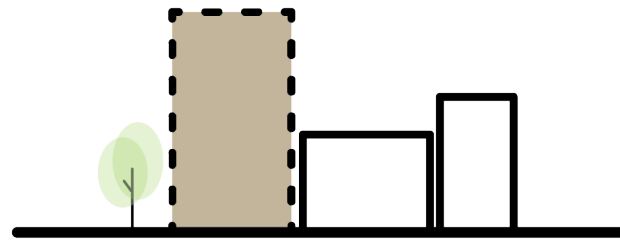
The highly articulated facades allow for a playful streetscape within the Woollooware Bay development. While there are familial themes within the facade language, the grouping of buildings achieves architectural diversity. High quality and low maintenance materials will ensure the longevity of the design into the future.

The proposed development at The Salvation Army in Miranda, will aim for a facade language that is highly articulated. Its future built form will enhance the streetscape of Kiora Road and Willock Avenue with a palette of quality low maintenance materials. The future materials selection should reference the predominance of brick within the adjoining apartment developments.



2.13 RESIDENTIAL CASE STUDIES

KEY MARKER

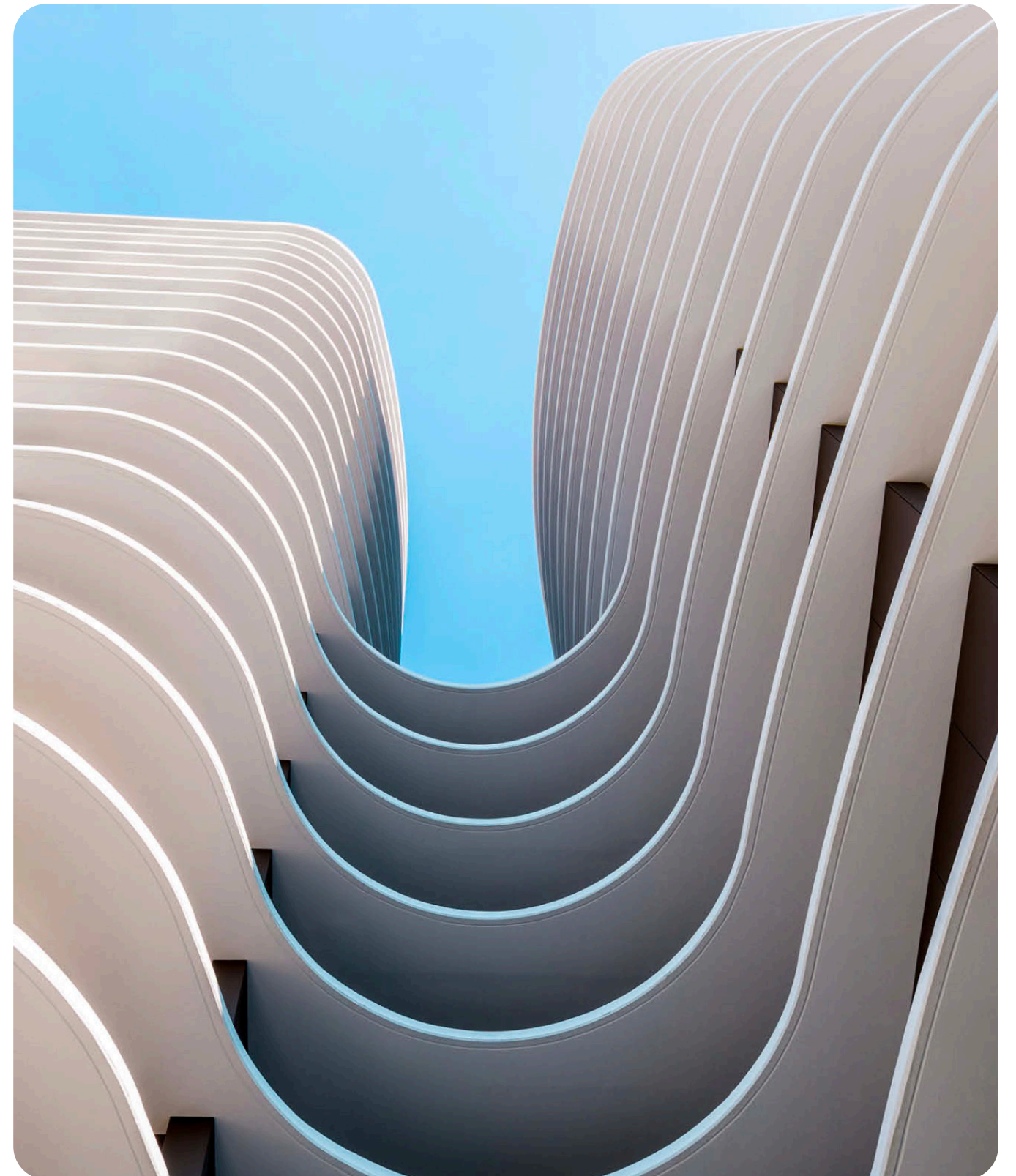


PARK ONE
MACQUARIE PARK, NSW

Park One was the inaugural tower within its immediate context. Despite the area being an emerging center, the tower was strategically designed to seamlessly blend into its streetscape and serve as a focal point on a prominent corner. The tower's distinctive round shape lends it a memorable curved form, establishing a strong identity and clear visibility. This landmark building acts as a defining feature within the precinct.

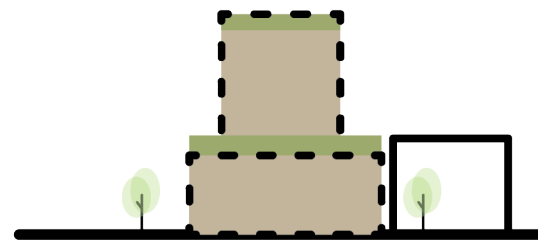
At its base, the streetscape boasts lush and inviting landscaping, providing shade and shelter. The public domain ensures unobstructed sightlines and intuitive wayfinding to guide visitors effortlessly towards the lobby entries.

The proposed development at The Salvation Army in Miranda, will aim to achieve design excellence for this prominent corner site on Kiora Road. The design will aim to be highly contextual. It's landscaping and public domain will aim to be inviting with tree canopy coverage, seating and quality finishes.



2.14 RESIDENTIAL CASE STUDIES

PODIUM AND TOWER

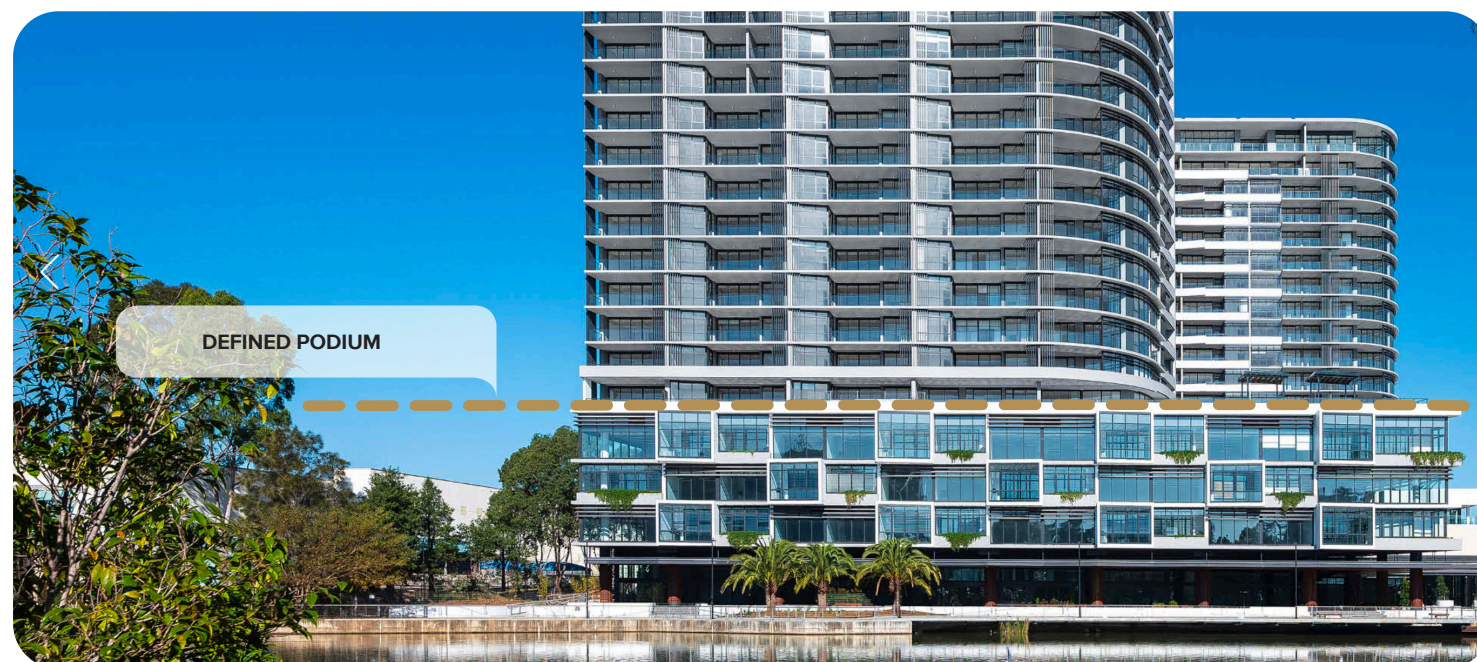


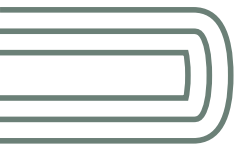
ESPLANADE
NORWEST, NSW

Esplanade creates a dynamic streetscape that activates the wider precinct. Well considered landscaping results in a desirable and inviting public domain.

The podium creates a strong street wall condition, with the towers overhead being setback and more recessive. Lush landscaping is integrated into the facades, terraces and rooftops.

The proposed development at The Salvation Army in Miranda, will aim to establish a strong podium language that grounds the building within its context, allow for setbacks to the tower overhead. The street edge will aim to be highly activated, permeable, and inviting.





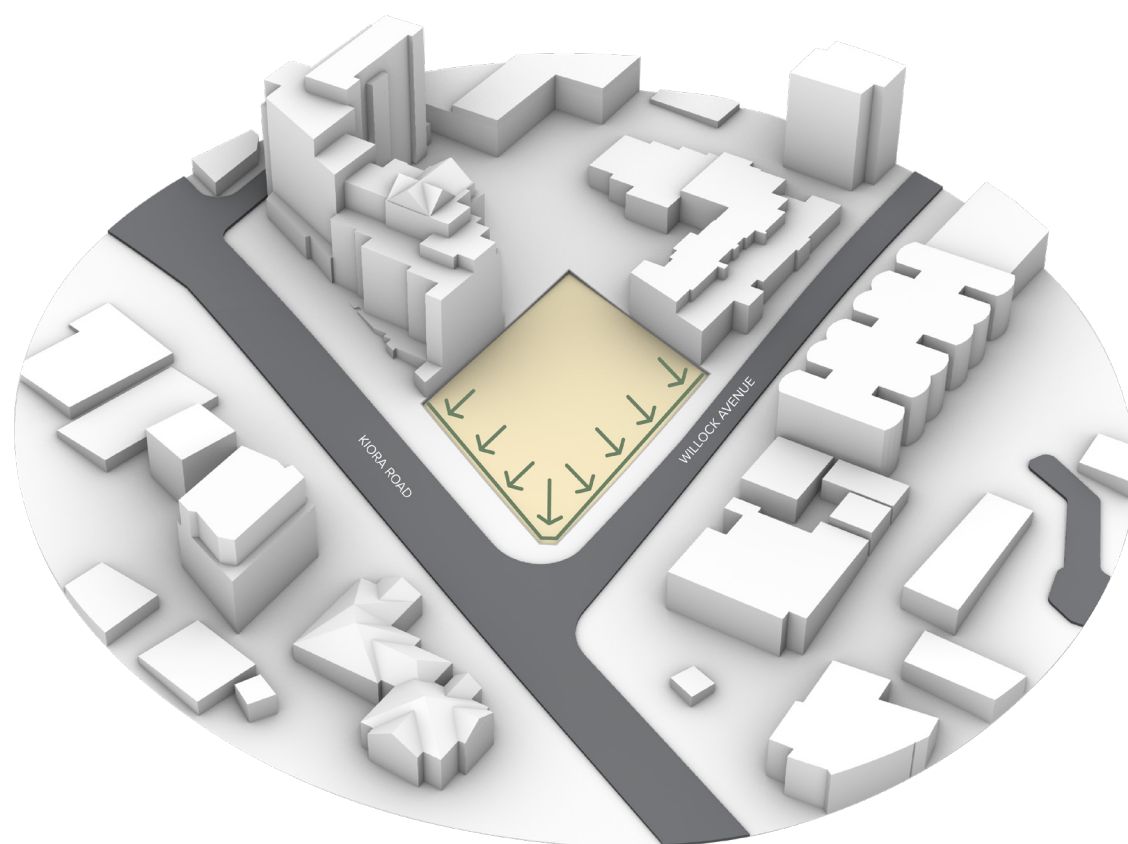
3.0 SITE STRATEGY & PROPOSED BUILDING ENVELOPE

The site strategy analysis for this proposed building envelope embraces a holistic approach to creating a vibrant and sustainable community. Our approach focuses on reinforcing the street edge, creating an open green space, ensuring building height is appropriate to the context, respecting the existing context, achieving overshadowing compliance, activating the ground plane, making it connected and ensuring the building performs optimally.

By embracing these key principles, we aim to create a development that not only meets the needs of its occupants but also enhances the surrounding environment, providing a lasting legacy for generations to come. This proposal seeks to strike a balance between creating a functional and attractive development while respecting the existing context and character of the area.

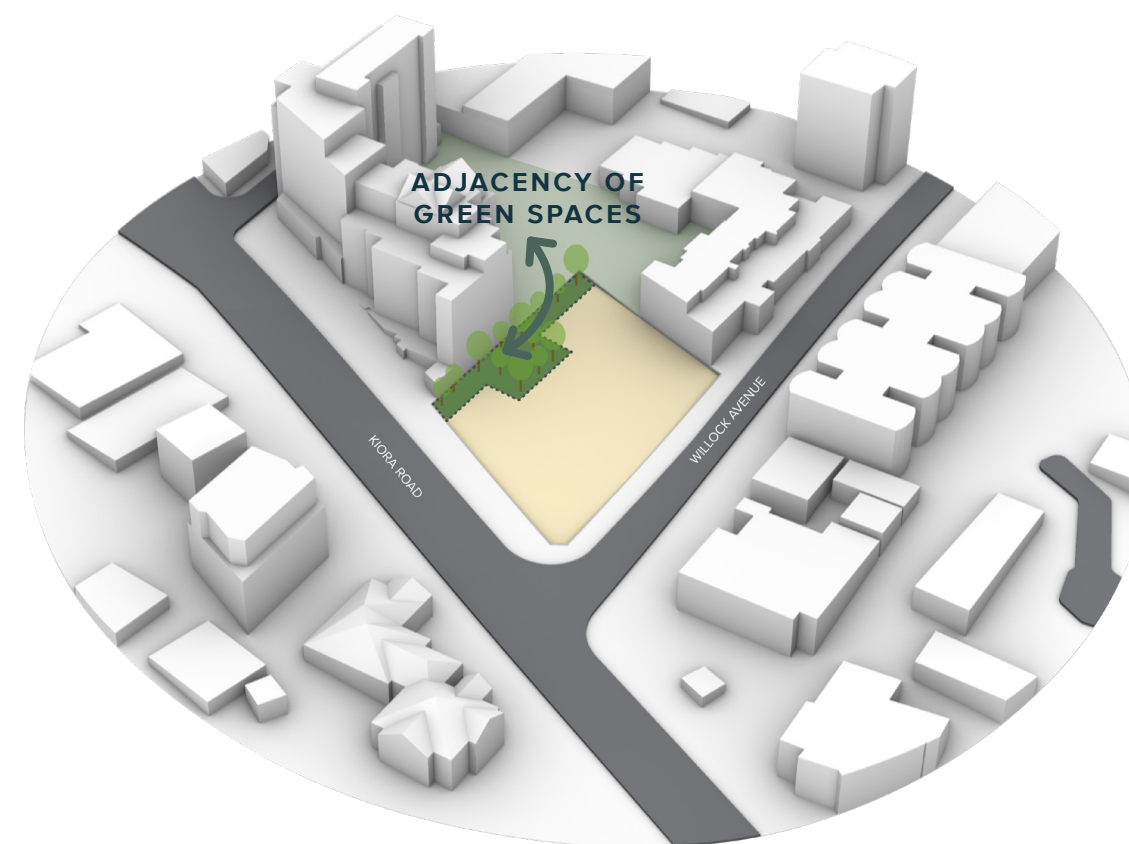
3.01 MASSING STRATEGY

The preferred massing of the proposal is a result of careful consideration of the site's opportunities and constraints. Key moves have been identified and incorporated to create a building that responds harmoniously to the surrounding context while maximising the site's potential.



REINFORCING STREET EDGE

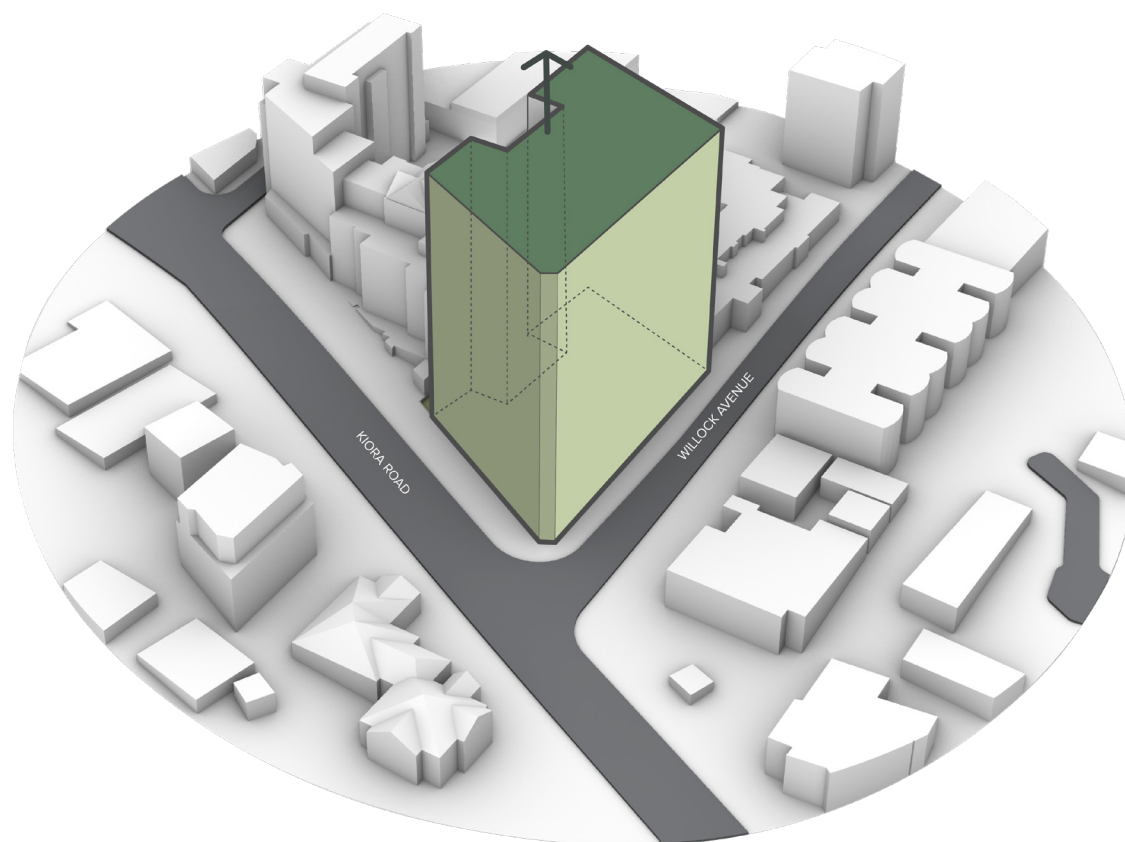
Reinforcing the street edge is important because it creates a cohesive and defined urban fabric, improving pedestrian safety and the overall visual quality of the streetscape.



OPEN GREEN SPACE

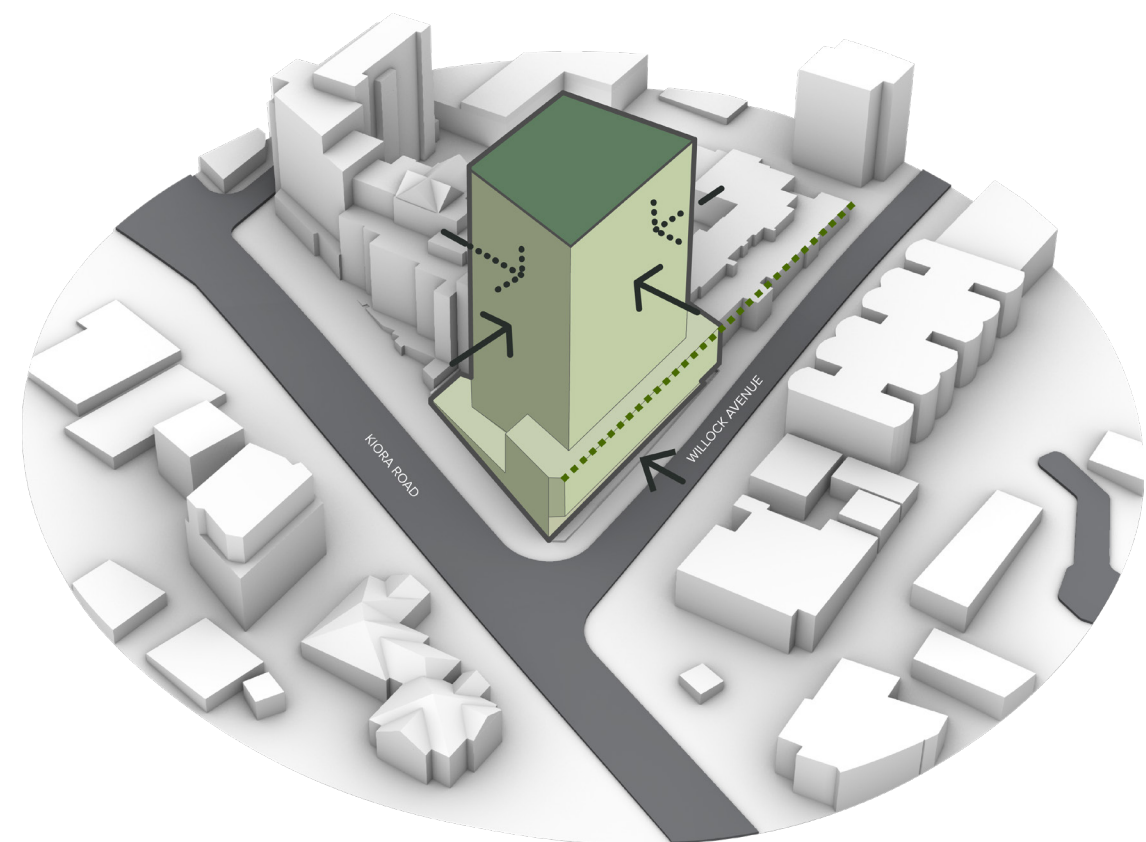
Providing green open space and continuing with existing green areas can improve the quality of life for residents, provide a space for recreation and relaxation, reduce urban heat island effect, improve air quality, and promote biodiversity.

3.01 MASSING STRATEGY



BUILDING HEIGHT / UPLIFT

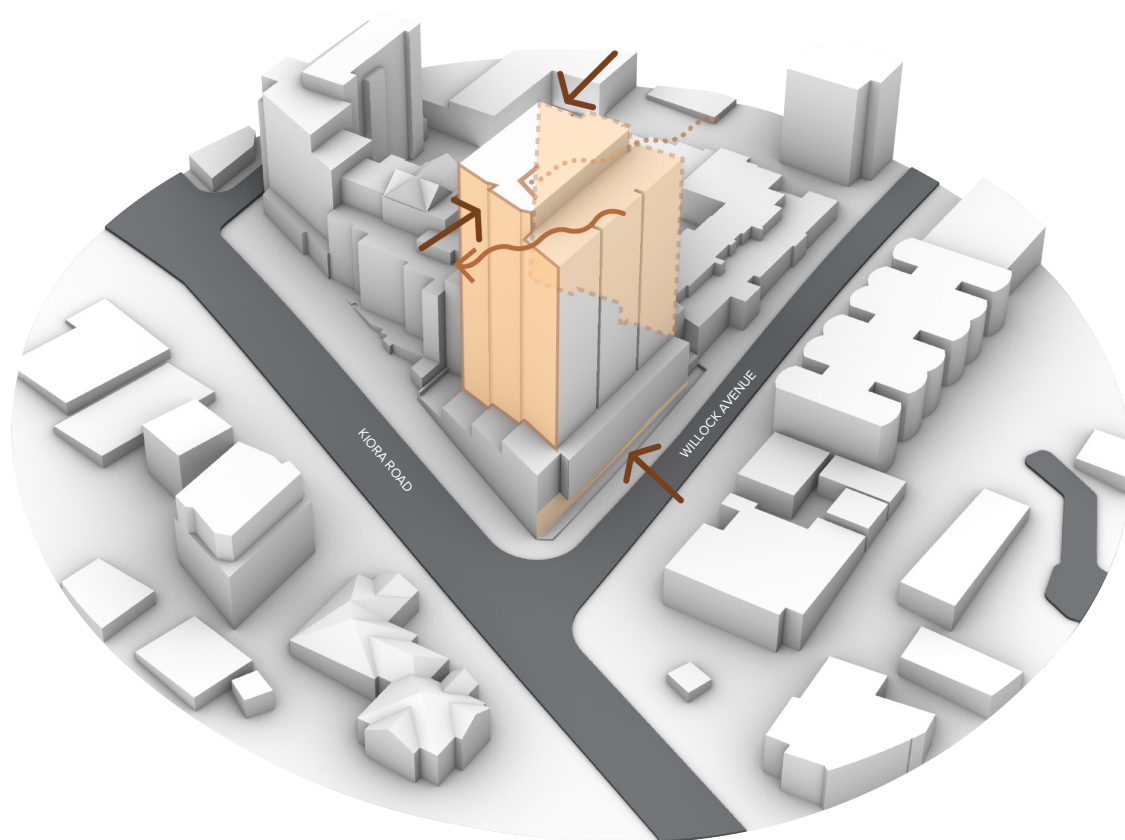
We aim to maximise the building height and uplift to achieve the highest and best use of the site. This will allow for the optimization of the available floor space, which is essential for commercial and residential purposes. Careful consideration will be given to ensure that the height does not negatively impact the surrounding context.



EXPRESSING CONTEXT DATUM LINE + SETBACKS

Expressing existing context datum lines and defining setbacks for a building is important to ensure that the new development fits cohesively with the surrounding built environment, maintains the character of the area, and respects the visual relationship between buildings and the street.

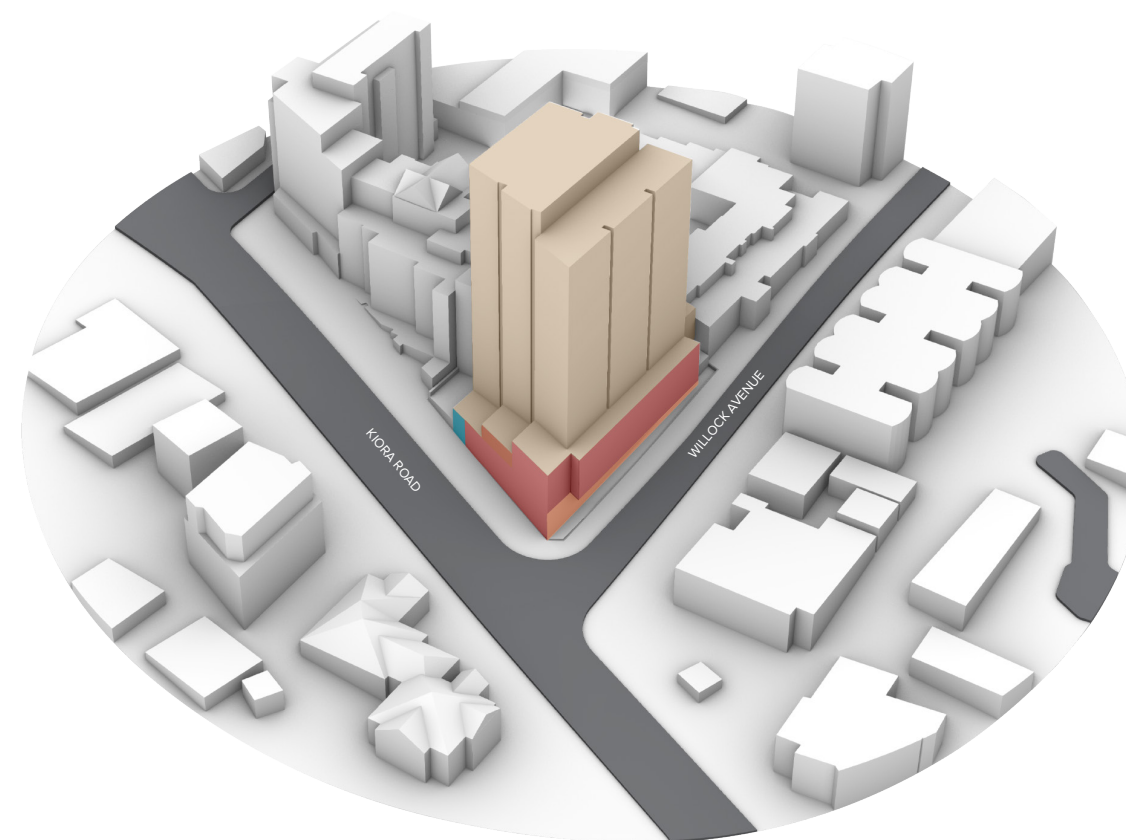
3.01 MASSING STRATEGY



FACADE ARTICULATION + OVERSHADOWING COMPLIANCE

Overshadowing can affect the amount of natural light available to surrounding buildings, so it's important to carefully consider the placement and orientation of the proposed building to minimise any potential negative impacts.

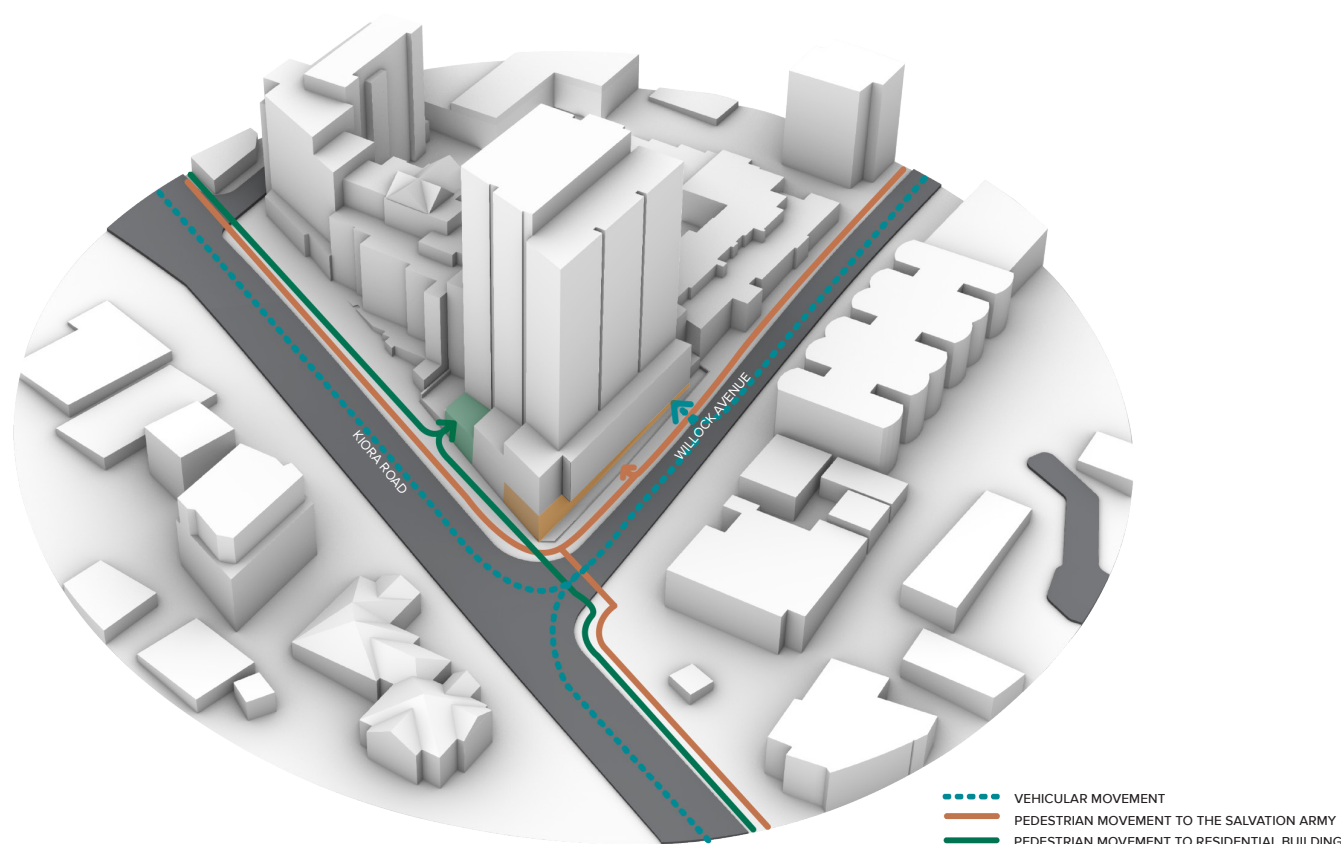
By articulating the facade, we can strategically place and shape the building to minimise overshadowing while still achieving the desired massing and aesthetic goals.



ACTIVE GROUND PLANE

The aim is to make the street frontage lively and exciting, creating a space that people love to be in. We want the building to be more than just a structure, but a vital part of the local community. By activating the ground floor, we can achieve this goal and enhance the overall experience of the area. The project will deliver a 1500sqm holistic community centre with significant street frontage, Permeability, and openness.

3.01 MASSING STRATEGY



CONNECTIVITY + MIXED USE PRIVACY

Connectivity in a development refers to how easily accessible and connected the different areas within the development are, promoting pedestrian and vehicle movement. Mixed-use privacy refers to designing a development in a way that allows for a mix of public, semi-public and private spaces, accommodating different needs while also providing a sense of privacy and security for the users.



BUILDING PERFORMANCE

The building can be designed to efficiently meet occupant needs while minimising environmental impact. Features like outdoor terraces, cross ventilation, and sustainable materials can be incorporated to achieve this goal.



3.02 GROUND LEVEL_ THE SALVATION ARMY CENTRE

INDICATIVE LAYOUT_1500SQM HOLISTIC COMMUNITY FACILITY

MEET



WORK



SHARE



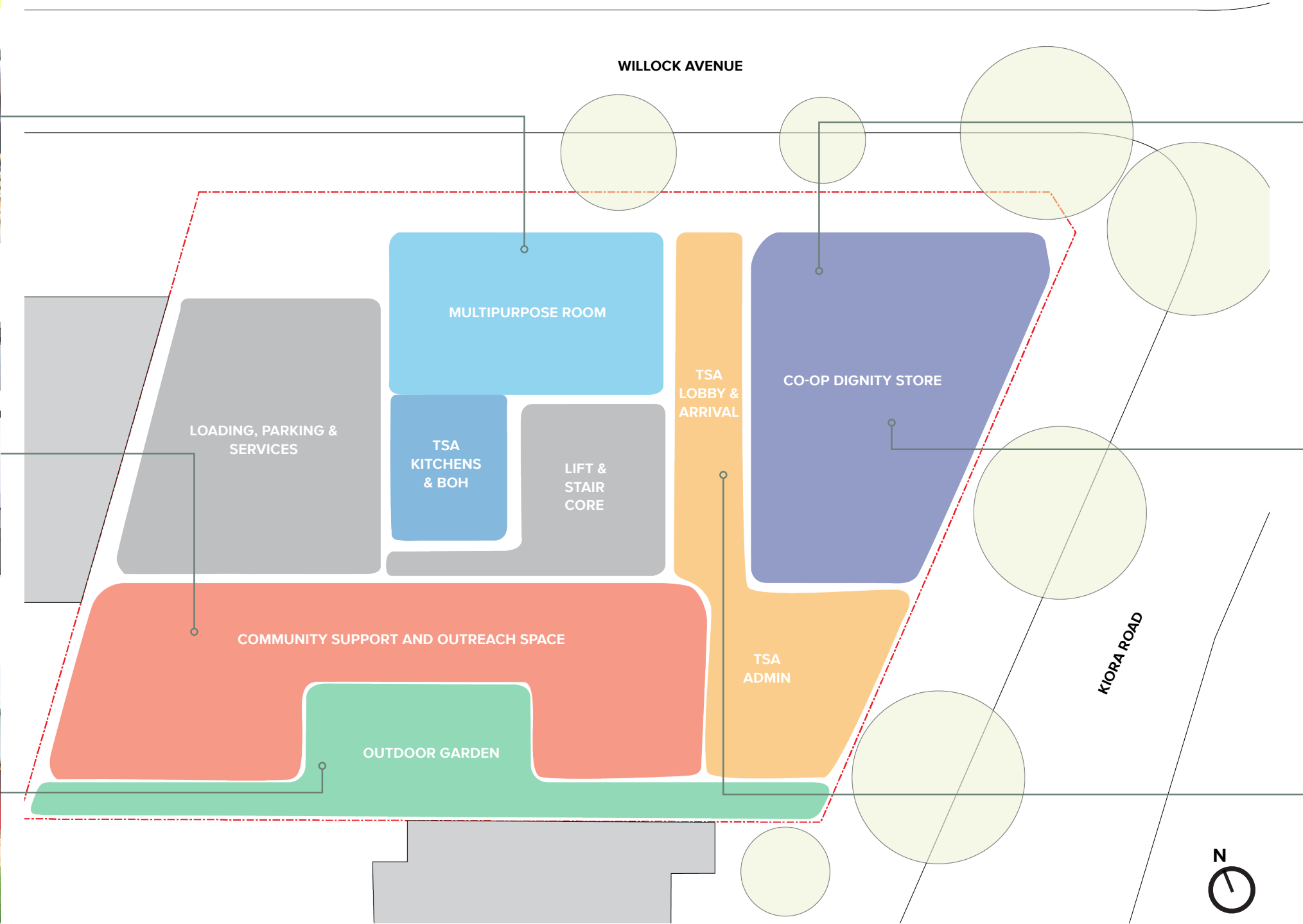
DINE



SHOP

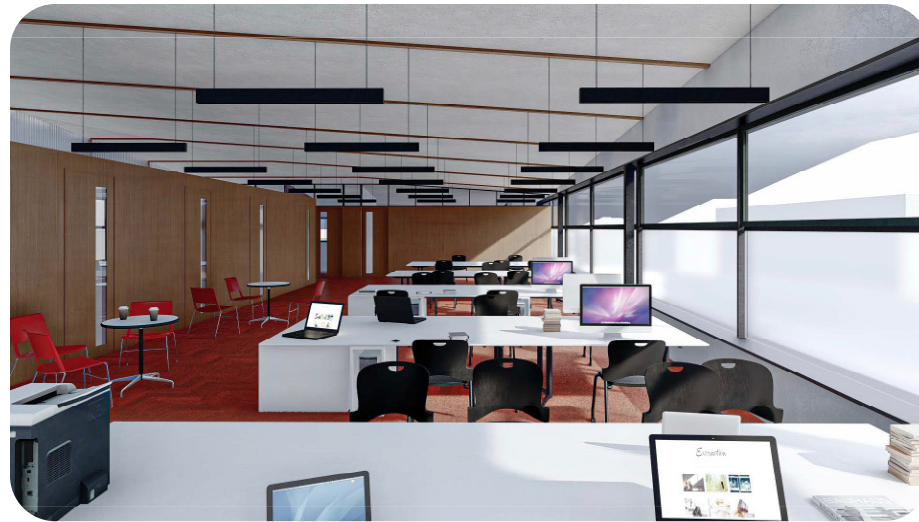


WELCOME



3.02 GROUND LEVEL_ THE SALVATION ARMY CENTRE

PRECEDENT IMAGES FROM OTHER EMERGING TSA FACILITIES NATIONALLY ILLUSTRATING THE POTENTIAL QUALITY OF THE PROPOSED FACILITIES



3.03 BUILDING ENVELOPE_ PROOF OF CONCEPT

ANALYSIS OF DENSITY WITHIN EMERGING STRATEGIC CENTRES

Transit-orientated developments are the focus of growth and sustainable places, facilitating centres of mixed-use, density, public space and high levels of public transport connectivity.

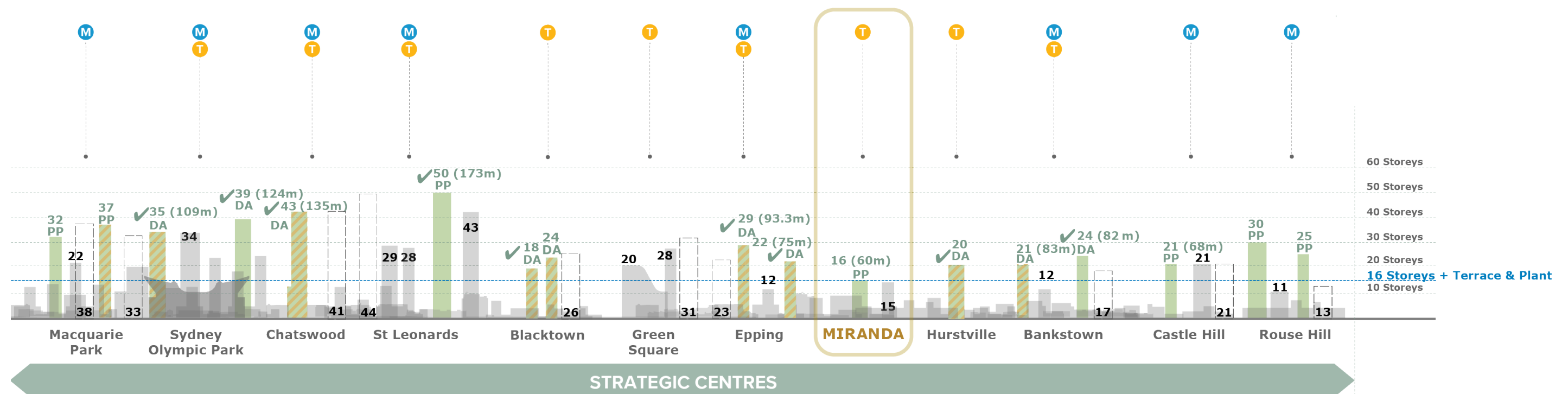


DIAGRAM OF EXISTING & FUTURE HEIGHT ALONG TRANSIT CORRIDORS

GENERAL NOTE: INDICATIVE HEIGHTS SOURCED FROM COUNCIL WEBSITES OR OTHERS, BASED ON INFORMATION AVAILABLE AS OF 2022.

Across the wider Sydney Metro area, the established pattern of development allows for increased density around key transport and services nodes. This allows for the delivery of housing in appropriate locations.

The proposal at the Salvation Army site in Miranda, consisting of 16 storeys of residential plus rooftop residents communal terrace and plantrooms, is modest in the context of the wider Sydney Metro area. Other strategic centres located on train lines are delivering far greater height and densities.

The proposal at the Salvation Army site in Miranda instead references the current building heights already delivered in the Sutherland Shire, and speaks to a proposal that is tailored to its location, context and the desired character of the Sutherland Shire

Legend

- Height plane reference
- 16 Storey + Terrace & Plant Height plane reference
- Non-Residential Development
- Mixed-Use Development
- Development application Building
- Existing Building
- PP Planning proposal
- DA Development application
- XX Development application Building Height
- XX Existing Building Height
- SSDA State significant development application
- UC Under construction
- * Subject to approval
- ✓ Approved
- Policy Height Limit

3.03 BUILDING ENVELOPE_ PROOF OF CONCEPT

BUILDING HEIGHT ASSESSMENT

The analysis shows residential building heights of up to 16 storeys within the Sutherland Shire area. The proposal seeks to align with this general height range to allow for an appropriate response for the Shire context. The proposal sits within the central core of the established Miranda Strategic Centre. The development is also supported by its proximity to quality public transport, schools, health-care, parks, retail and dining. The location and orientation of the large amalgamated site allows for a built form that limits negative impact or overshadowing on its immediate context. These factors all illustrate the site's suitability for height, and that the proposed built form is tailored for the location and environs.



* Woollooware Bay Stage 4 (Bay Central) has a concept plan approval of 15 storeys and RL59.815 to the top of plantroom. Note that the lower levels of this development include retail levels where the floor heights range up to 5m, which is far greater than a typical residential floor height. This results in a building that is much taller than a standard residential building, and equivalent to, if not greater than, 16 storeys.

3.03 BUILDING ENVELOPE_ PROOF OF CONCEPT

BUILDING HEIGHT ASSESSMENT

ESTABLISHING AN APPROPRIATE HEIGHT



TOPOGRAPHY

The project site is 15 metres lower from the Kingsway where Westfield is located. Hence this creates an opportunity of height for the site that does not dominate it's wider context. The proposed 60m sits in a similar height range to that of Westfield and other buildings locally.



LOCATION

The project site is located within E2 Commercial Centre zone and along the Kiora Rd gateway corridor into Miranda strategic centre. With it's proximity to public transport and infrastructure, the project team believe the location of the site is appropriate to support the desired growth of Miranda Strategic centre.



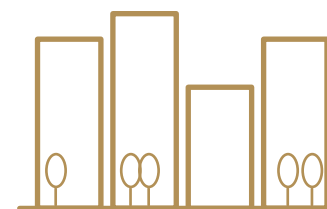
DENSITY

To align with The Sutherland Local Housing Strategy for more housing supply towards 2031 in order to address a population growth by approximately +4,351 by 2036, the project site is seeking to accomodate this housing need. The Sutherland Local Housing Strategy also explicitly prioritised new apartment development along the central transport spine in the eastern part of Sutherland Shire, which includes Miranda.



CONTEXT

The proposed Building Envelope is driven by minimising any solar impact on surrounding buildings. The proposed built form also allows for quality solar access to apartments within the development. This considered approach allows for a 60m tower that is considerate of location and context.



HEIGHT

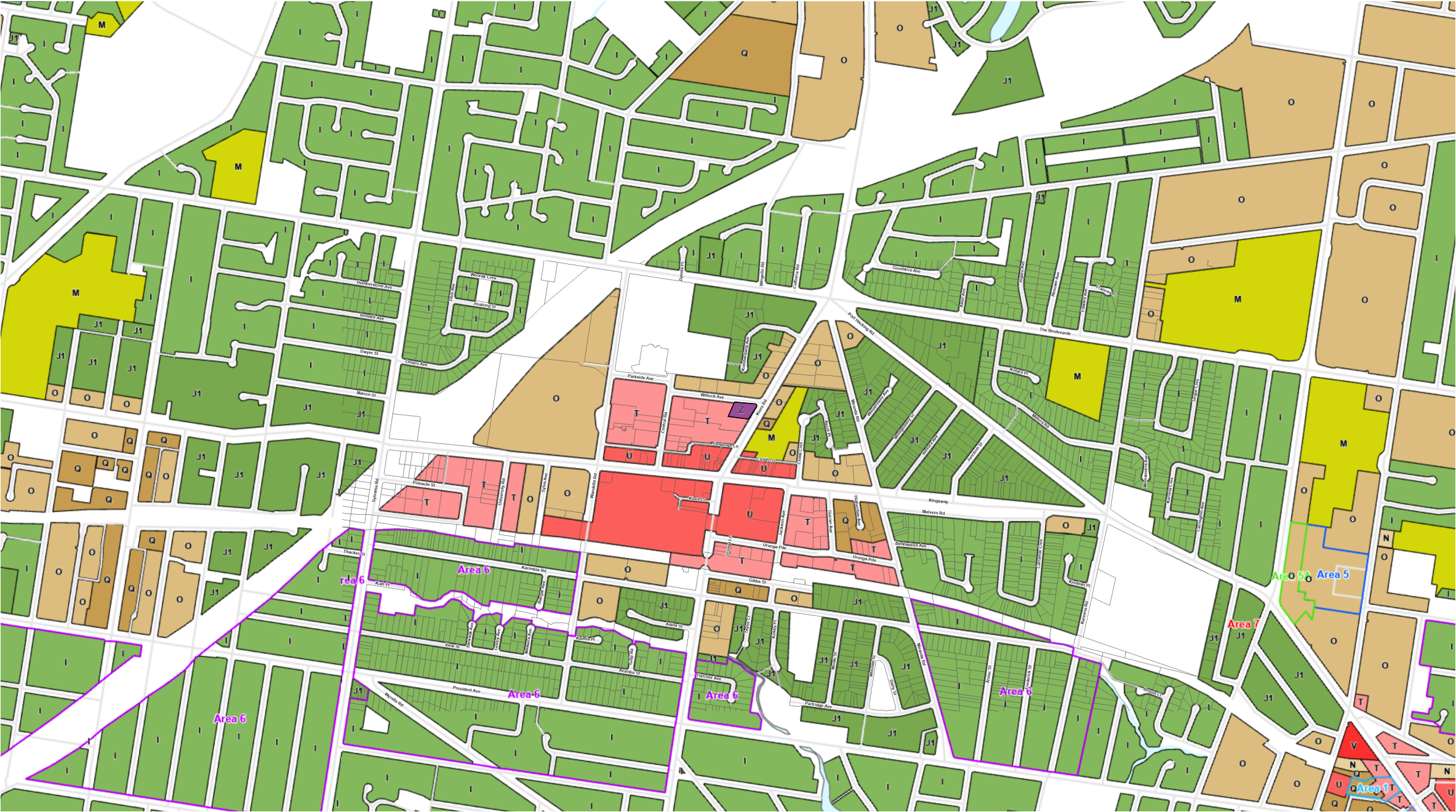
The proposed 60m height limit is based on an examination of building heights in the Sutherland Shire area, which is in a height range of up to approximately 15 - 16 storeys. Consequently, the proposal is customised to fit the specific characteristics of the local Sutherland Shire environment and in particular, it's location within the Miranda Town Centre.



3.03 BUILDING ENVELOPE_ PROOF OF CONCEPT

BUILDING HEIGHT ASSESSMENT

Sutherland Shire LEP_ Proposed Building Height Map



Sutherland Shire Key Plan



Maximum Building Height (m)

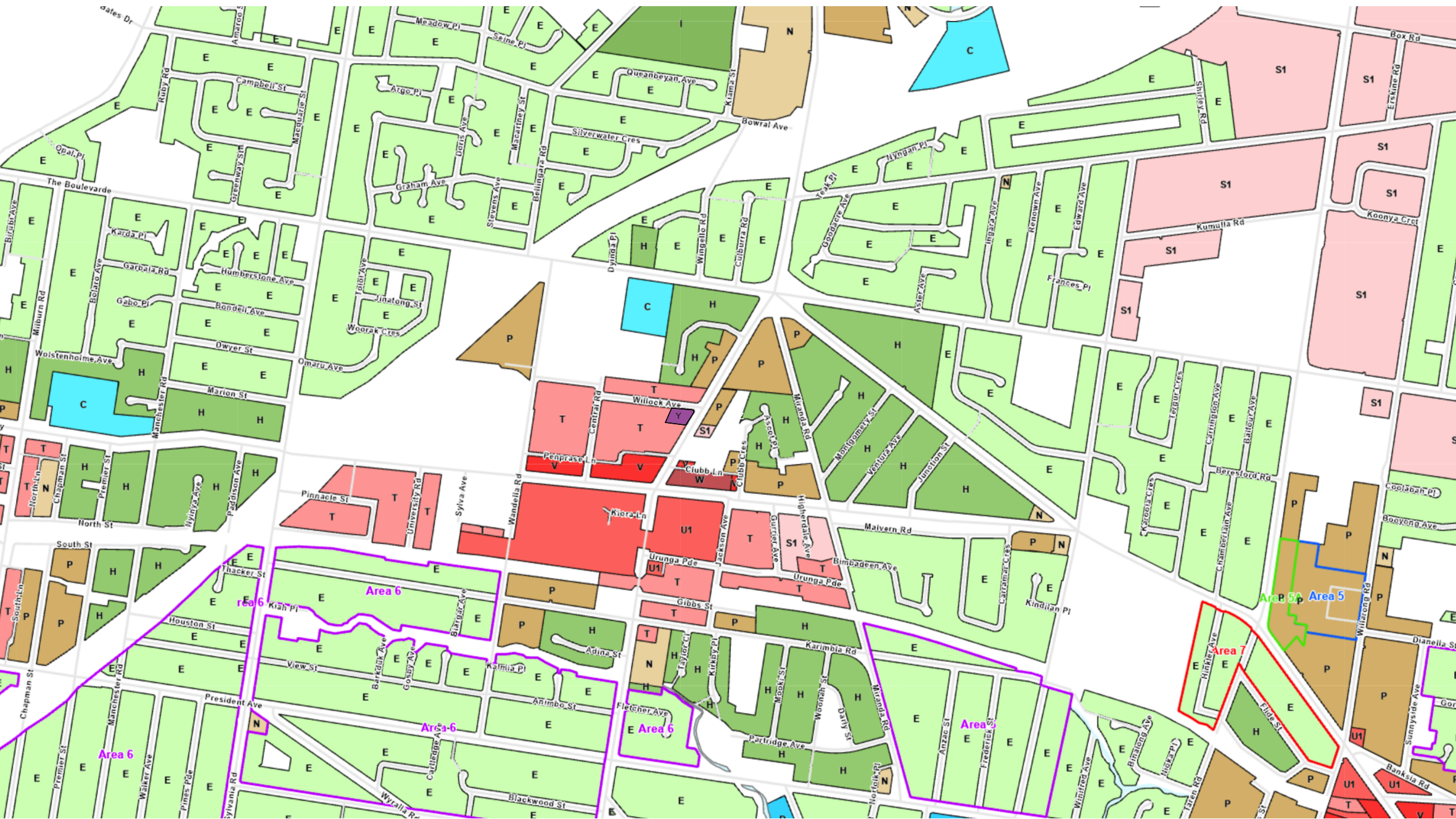
I 8.5
J1 9
J2 9.5
M 12
N 13
O 16
Q 20
T 25
T1 26.5
U 30
V 35
W 40
Y 50
Z 60



3.03 BUILDING ENVELOPE_ PROOF OF CONCEPT

BUILDING HEIGHT ASSESSMENT

Sutherland Shire LEP_ Proposed Floor Space Ratio Map



Sutherland Shire Key Plan



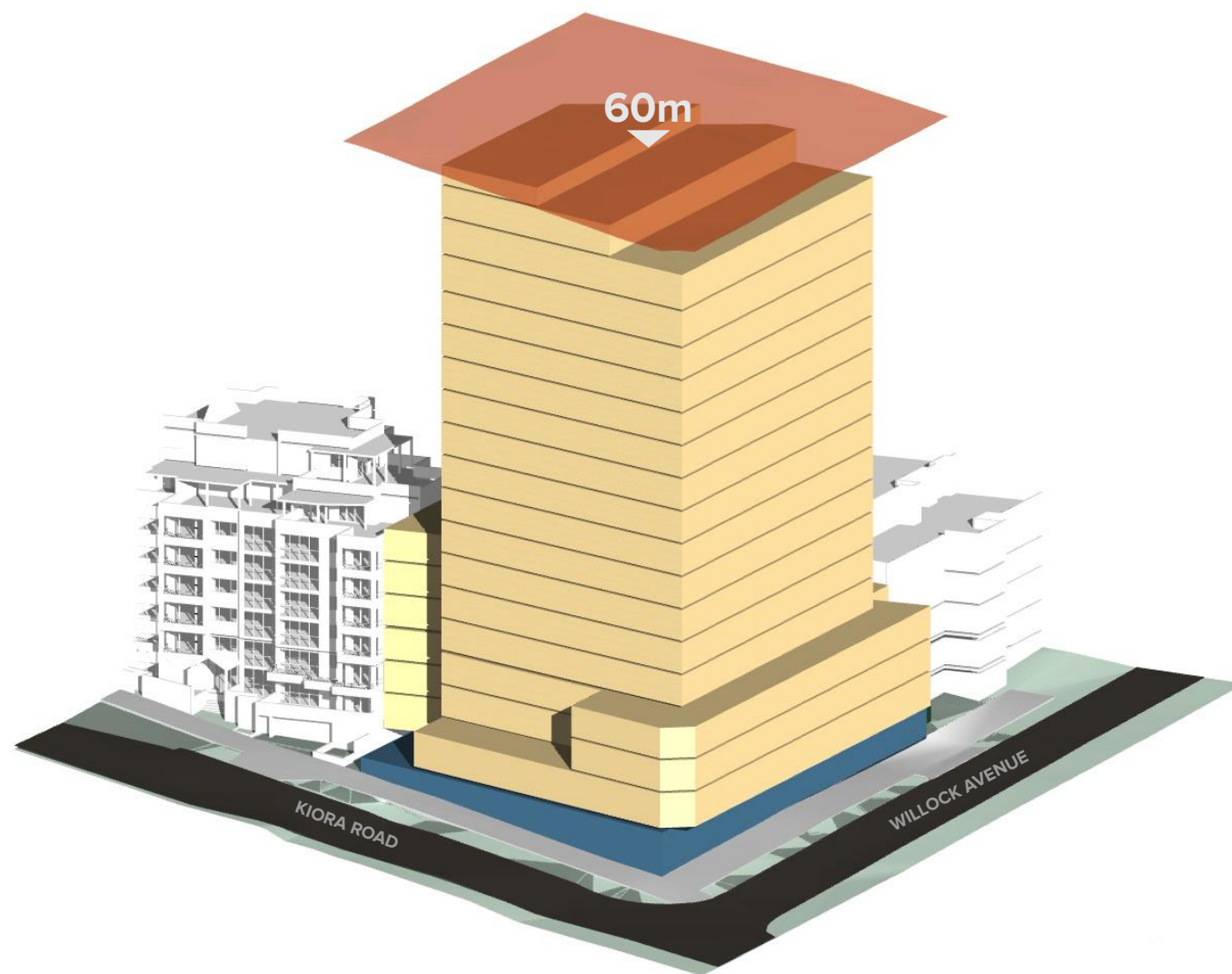
Maximum Floor Space Ratio (n:1)

- C 0.45
- D 0.5
- E 0.55
- G 0.65
- H 0.7
- I 0.75
- N 1
- P 1.2
- P1 1.26
- S1 1.5
- S2 1.6
- S3 1.8
- T 2
- U1 2.5
- U2 2.75
- V 3
- W 3.5
- X 4
- Y 5.5

3.03 BUILDING ENVELOPE_PRIMARY CONTROLS

Massing orientation and building envelope is driven by maximum solar compliance and access to the adjacent building.

The shaping of the building envelope has been driven based on solar access to the adjacent property, ADG building separation and DCP controls.

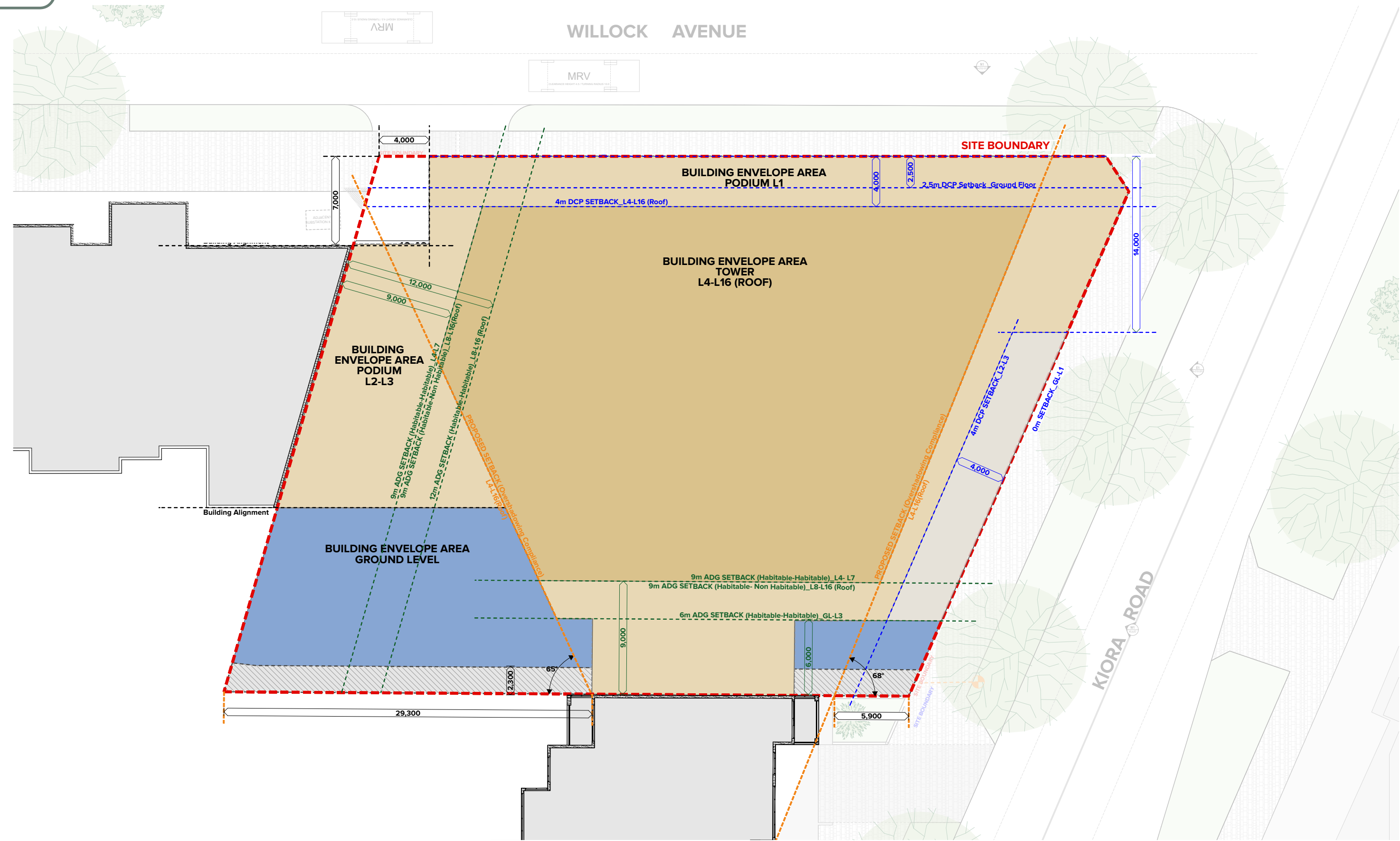


BEA Built Form



GBA Built Form

3.03 BUILDING ENVELOPE_PRIMARY CONTROLS

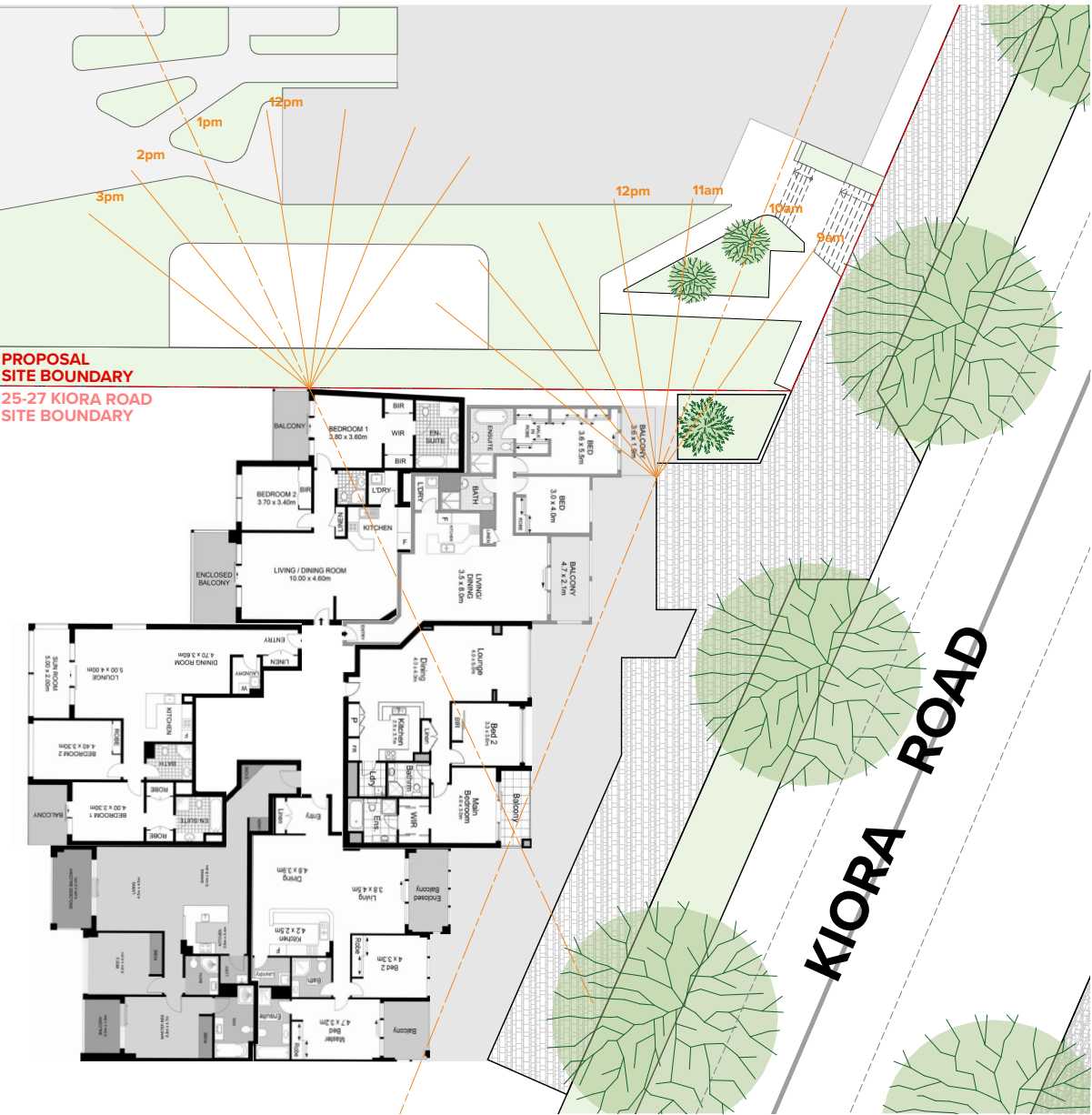


3.03 BUILDING ENVELOPE_PRIMARY CONTROLS

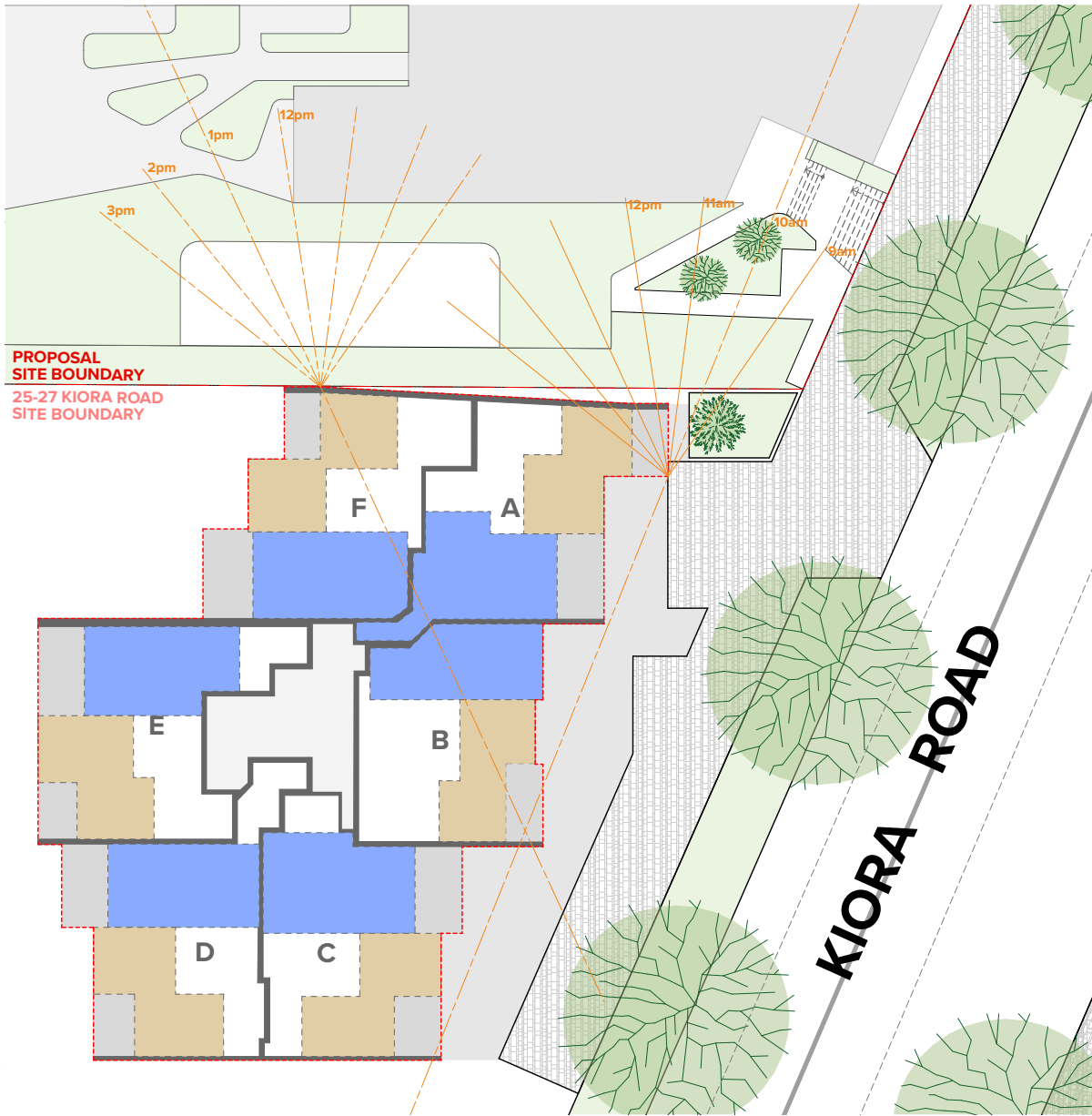
EXISTING CONTEXT SOLAR ANALYSIS 25-27 KIORA ROAD - SOLAR PLANES

The placement of the solar plane along the eastern boundary is determined by the angle at which the adjacent development begins casting a shadow on itself during the winter solstice (21st of June) at 10:00am. Causing non-compliance with the ADG. The placement of the solar plane along the western boundary is determined by the angle at which the adjacent development begins meeting the ADG requirement of 2 hours of solar access, starting at 1:00pm on the winter solstice (21st of June).

The apartments on the eastern facade of the adjacent development fail to meet the ADG minimum requirement of 2 hours of solar access prior to introduction of our proposed development. Whereas, the apartments on the western facade meet the ADG requirement of 2 hours solar access and will continue to meet the ADG requirements following our proposed development.



MARKETING FLOOR PLANS OF 25-27 KIORA ROAD WITH SOLAR ACCESS PLANES



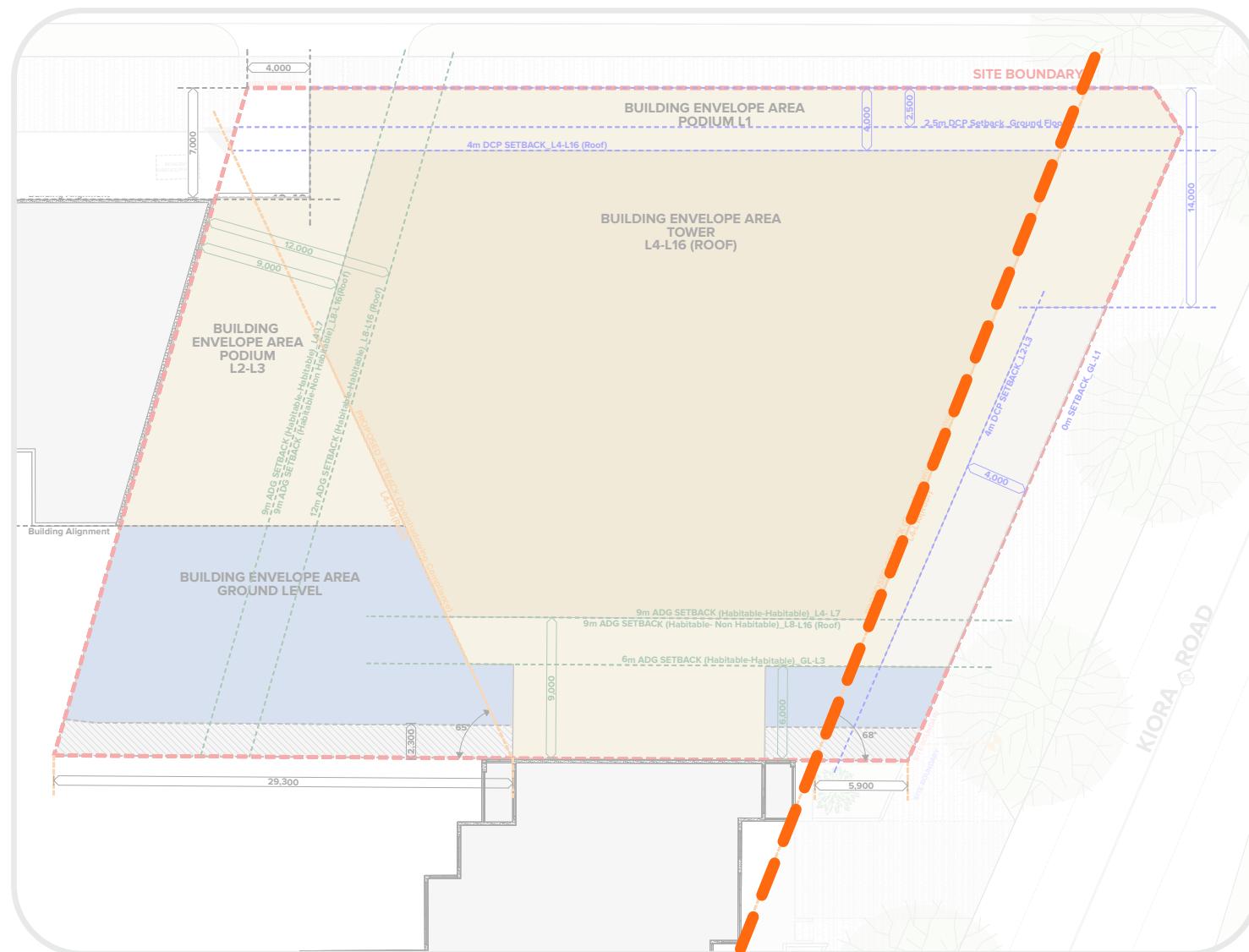
ADG ZONING BREAKDOWN PLANS OF 25-27 KIORA ROAD WITH SOLAR ACCESS PLANES

- Bedrooms
- Living / Dining
- Balcony

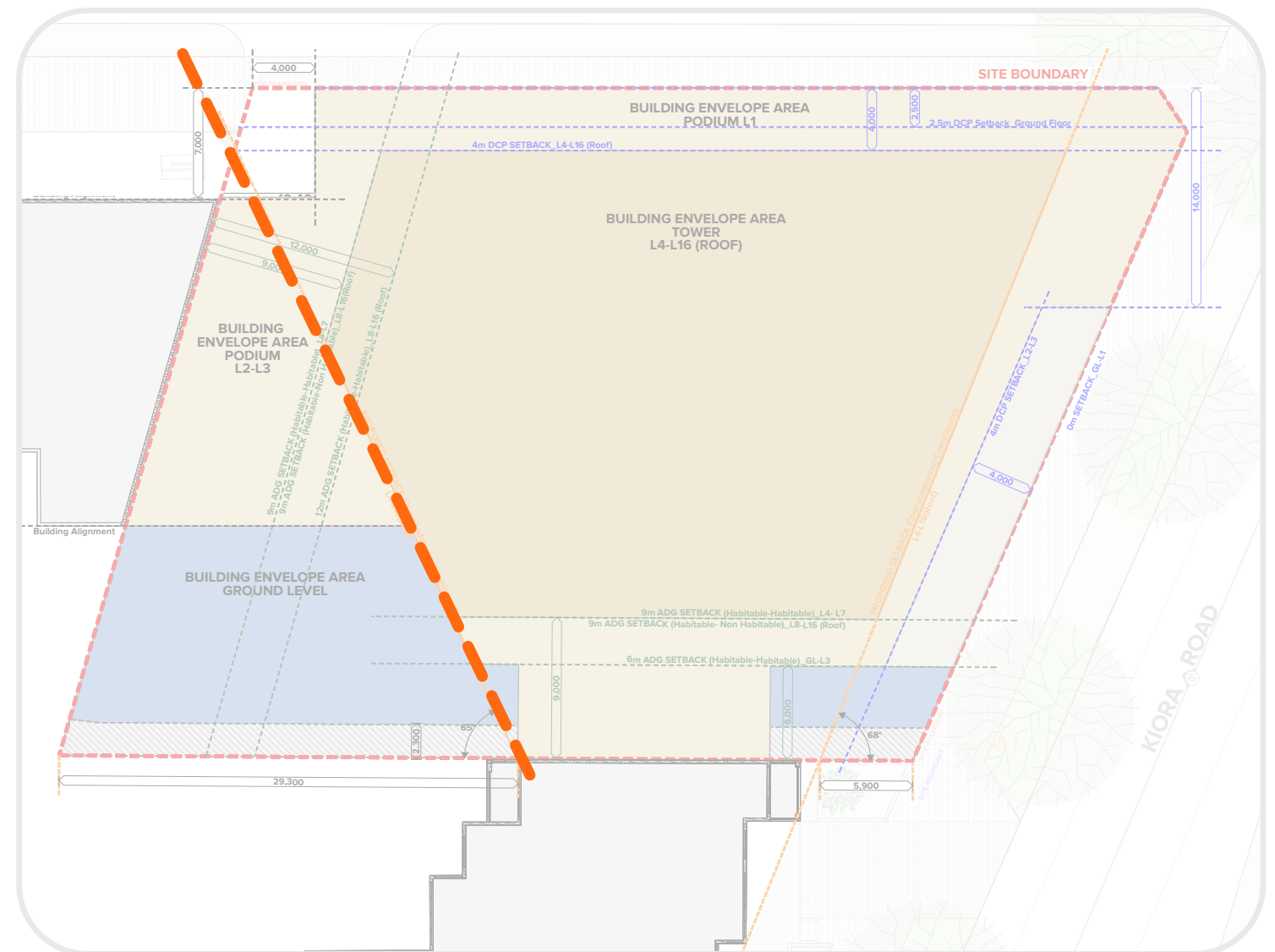


3.03 BUILDING ENVELOPE_PRIMARY CONTROLS

SOLAR PLANES



The placement of the solar plane along the eastern boundary is determined by the angle at which the adjacent development begins casting a shadow on itself during the winter solstice (21st of June) at 10:00am. The apartments on the eastern facade of the adjacent development fail to meet the ADG minimum requirement of 2 hours of solar access. Therefore ensuring no further overshadowing implications.

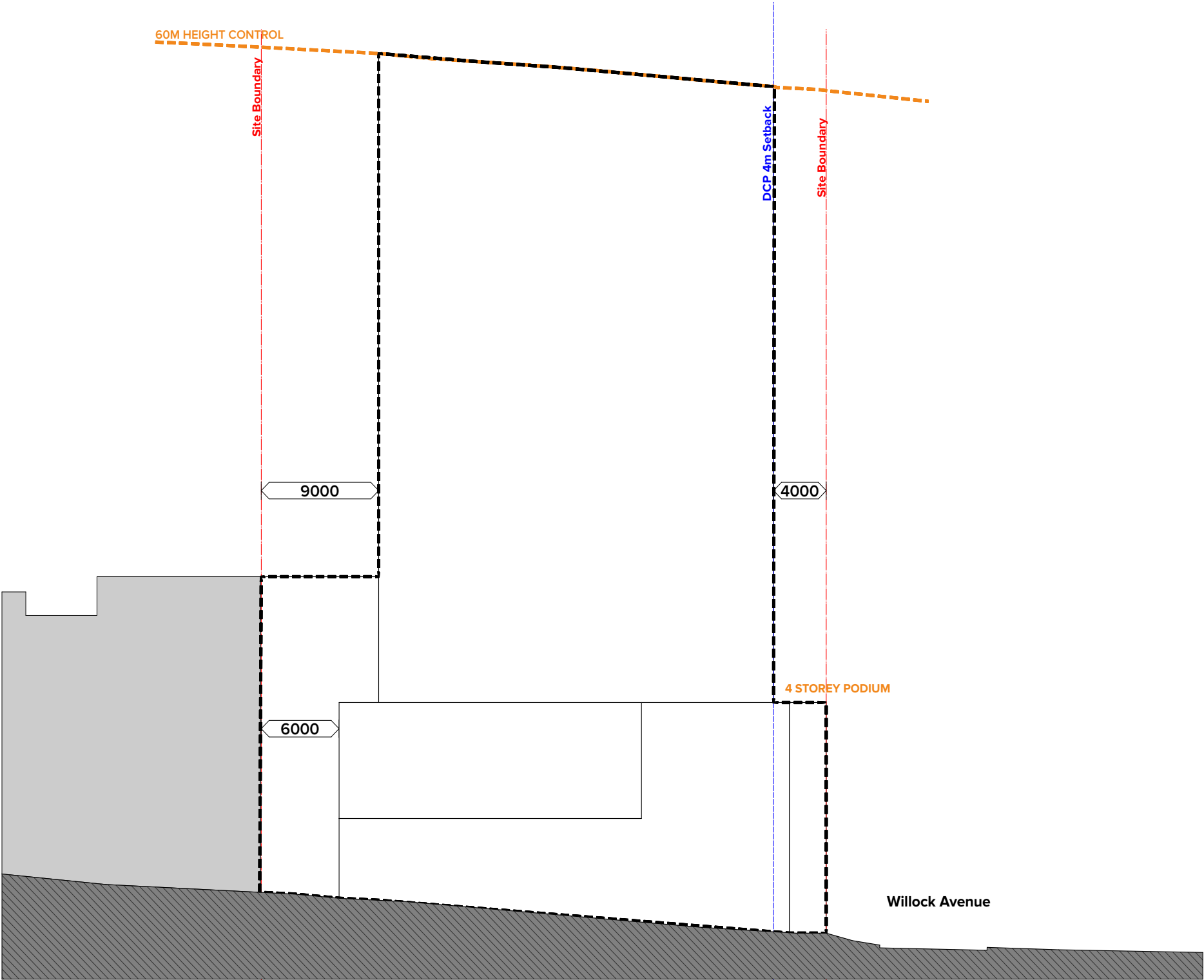


The placement of the solar plane along the western boundary is determined by the angle at which the adjacent development begins meeting the ADG requirement of 2 hours of solar access, starting at 1:00pm on the winter solstice (21st of June). This ensures there are no overshadowing implications.

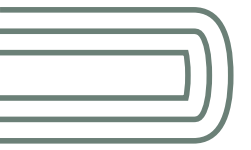




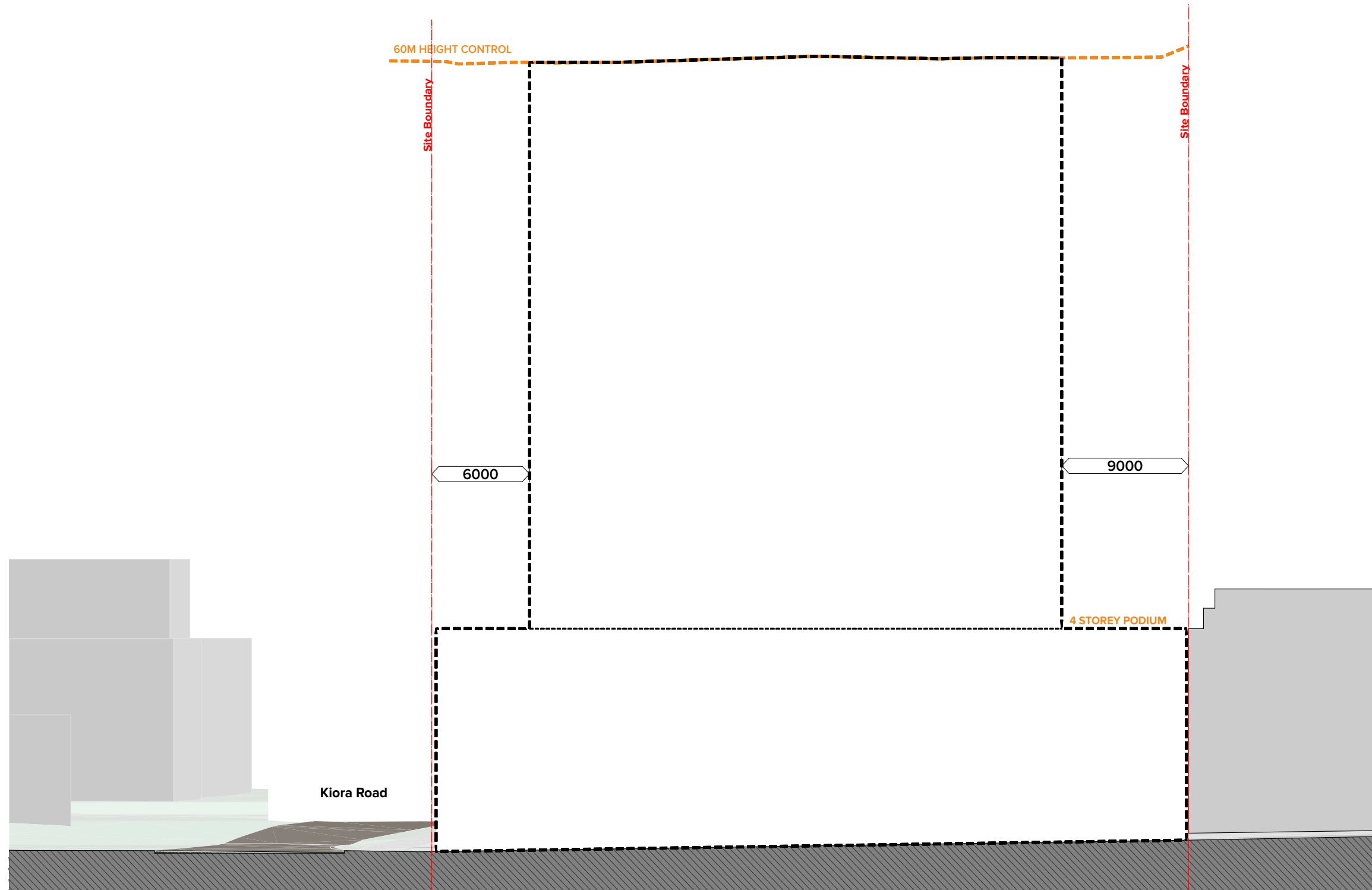
3.03 BUILDING ENVELOPE_ PRIMARY CONTROLS



Kiora Road Elevation



3.03 BUILDING ENVELOPE_ PRIMARY CONTROLS



Willock Avenue Elevation

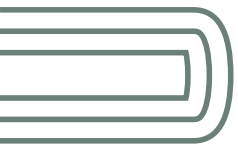
INDICATIVE SCHEME

3.04 VISUAL IMPACT ASSESSMENT

The Visual Impact Assessment report dated October 2023, has been prepared separately by David Duloy. The images show the proposed massing of 16 storey residential apartments plus rooftop communal terrace and plantroom. The views are located at key points in the wider precinct and show how the building sits within its context. Miranda is an established centre with a streetscape that is predominantly apartments, interspersed with commercial developments such as Westfield Miranda. The views illustrate a proposed built form that is cognisant of its corner site and gateway location on Kiora Road.



The distant view from the intersection of Kiora Road and The Boulevard shows a building set within a wide streetscape and an established context of mature street trees. The proposal has a built form and height that reflects its prominent location on this corner site at one of the key gateways into the town centre. It should be noted that any future development on the Kingsway or around Westfield, will sit higher than the proposal.



INDICATIVE SCHEME

3.04 VISUAL IMPACT ASSESSMENT



Willock Avenue is an established precinct of apartment developments that form the edges of the Miranda town centre. The medium density context varies in height but steps up to 8 storeys close by, and then steps further up to 15 storeys at the near Parkside Village. The proposal is part of this varying height datums of the precinct.



Due to the topography of the wider precinct, the proposal will generally not be visible from The Kingsway which sits on the ridgeline. The Kingsway is 15m higher than Willock Avenue. The consistent street wall along the Kingsway offers very limited outlook or view lines to the wider context.



INDICATIVE SCHEME

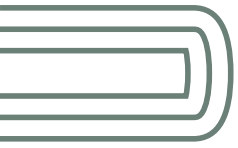
3.04 VISUAL IMPACT ASSESSMENT



The distant view from Kiora Road looking up the hill towards The Kingsway, shows a building set within a wide streetscape and an established context of mature street trees. The proposal has a built form and height that reflects its prominent location on this corner site at one of the key gateways into the town centre. It should be noted that any future development on the Kingsway or around Westfield, will sit higher than the proposal.



Due to the topography of the wider precinct, the proposal will generally not be visible from The Kingsway which sits on the ridgeline. The Kingsway is 15m higher than Willock Avenue. The consistent street wall along the Kingsway offers very limited outlook or view lines to the wider context.

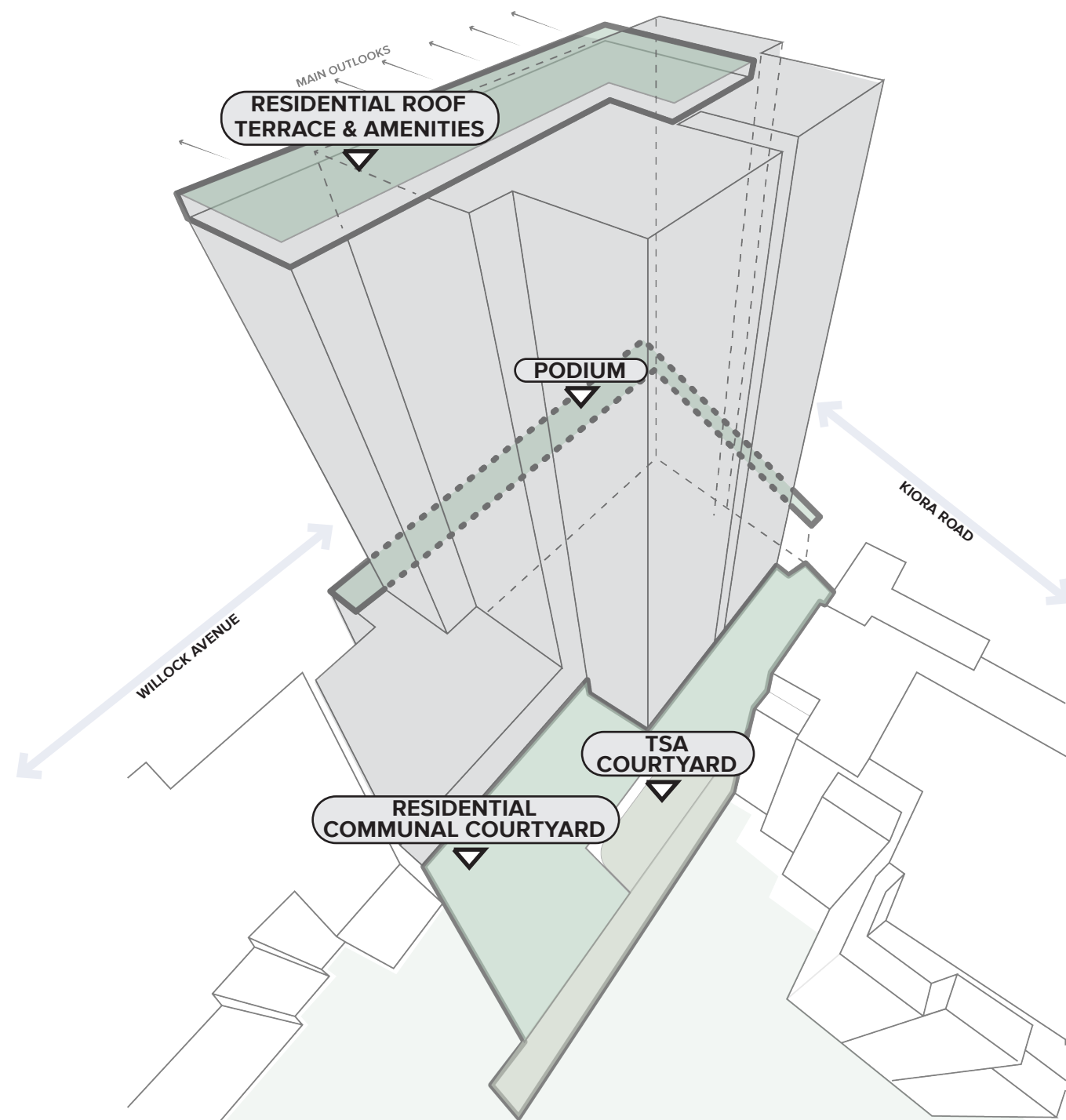


3.1 LANDSCAPE STRATEGIES



3.11 LANDSCAPE APPROACH

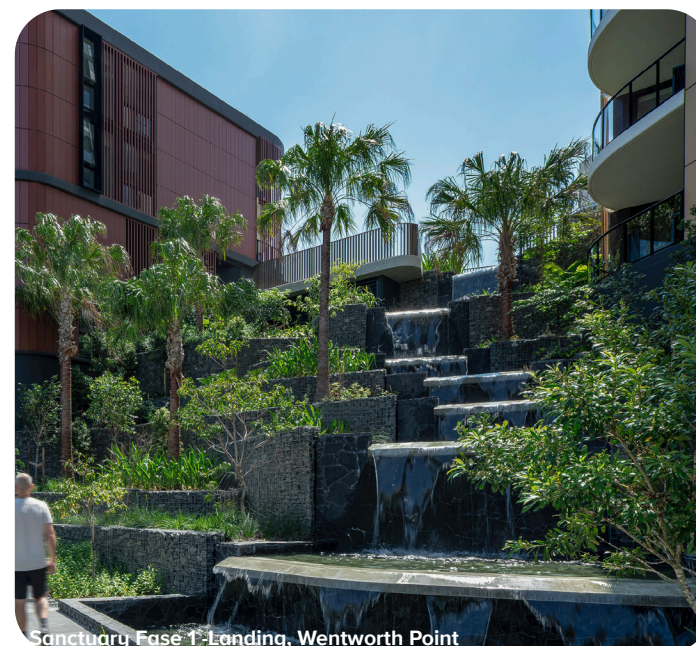
Our approach to landscape for the proposed development takes into account both the natural and built environment of the site to create a development that is visually appealing. To achieve this, we have included a courtyard for the The Salvation Army, a communal courtyard for residents and a green link on the southern border of the site, as well as incorporating lush landscaping on the tower roof terraces.



The proposed courtyard for The Salvation Army at Lower ground level, Residential Courtyard at Upper Ground Level and green link on the southern border of the site will function as a natural buffer between the tower and the existing surrounding buildings. This green space will not only help minimise the impact of development, but also serve as a peaceful gathering area for residents and visitors in the midst of the urban environment.

Furthermore, the lush landscape on the tower roof terraces and podium datum line will provide a visually appealing view for residents and visitors, while also promoting sustainability. By incorporating green spaces, green roofs, and lush landscapes, we can enhance the natural beauty of the development while also mitigating the heat island effect and improving air quality.

In summary, our landscape design approach for The Salvation Army development project takes into consideration both the natural and built environment, resulting in a sustainable and visually pleasing development. Through the incorporation of green spaces, green roofs, and lush landscapes, we can create an environmentally responsible and aesthetically pleasing project.



Sanctuary Fase 1-Landing, Wentworth Point



Park One, Macquarie Park

3.12 RESIDENTIAL AMENITY _ ROOFTOP EXPERIENCE

Our rooftop proposal for the development combines the best of natural beauty and modern amenities, providing residents with a unique and unforgettable experience.

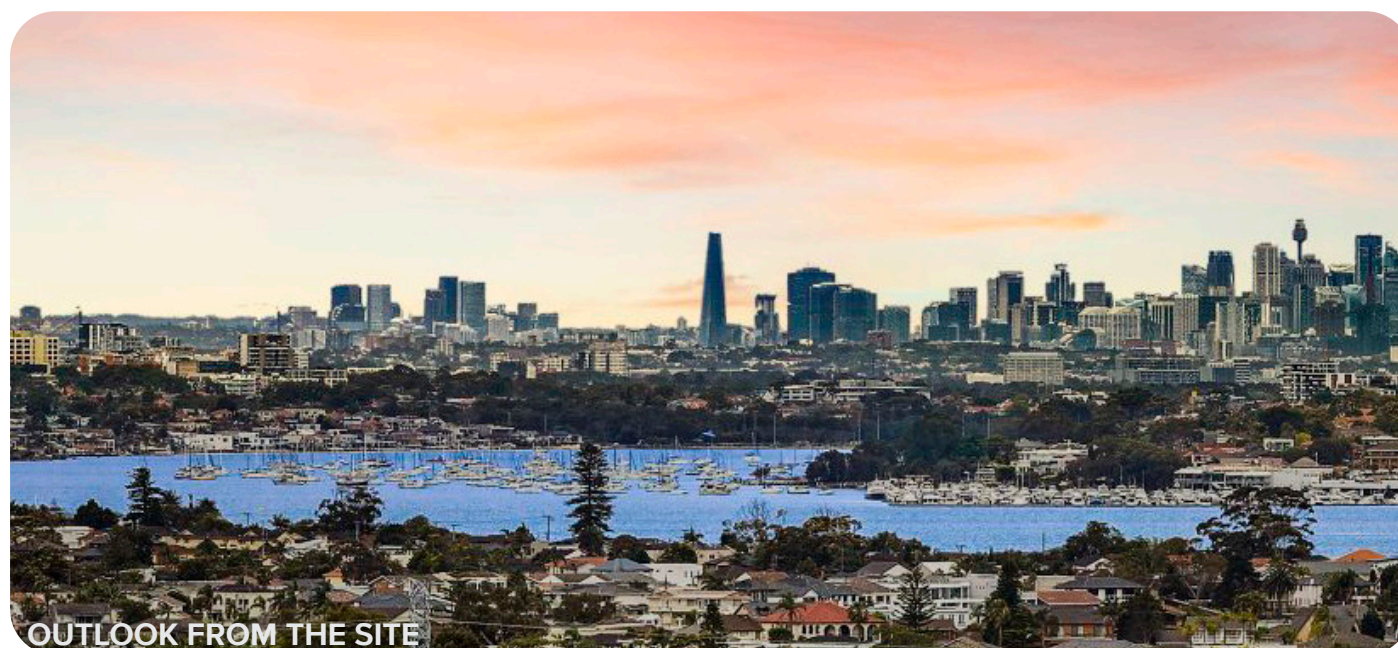


Source: Landscape PP report_Rooftop Communal Terrace Plan

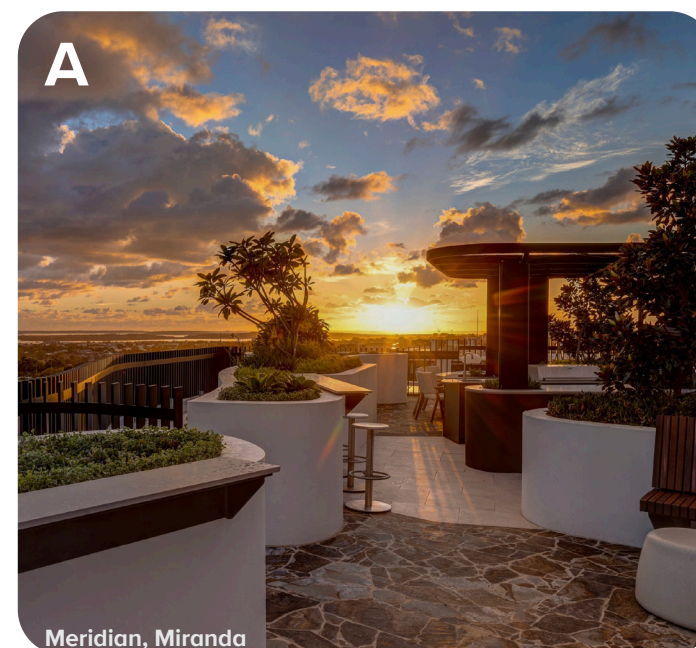
The rooftop will feature lush landscaping, which will provide a natural and serene environment for the residents. The landscaping will include a mix of planters, trees, and greenery, providing a refreshing escape from the Miranda Town Centre.

The proposal will include communal amenities that will cater to the needs of the residents. The proposed development allows to have BBQ areas, which will provide residents with the perfect place to gather with family and friends and enjoy outdoor cooking and dining. These BBQ areas could be equipped with comfortable seating, tables, and grills, making them an ideal place for socializing and entertainment.

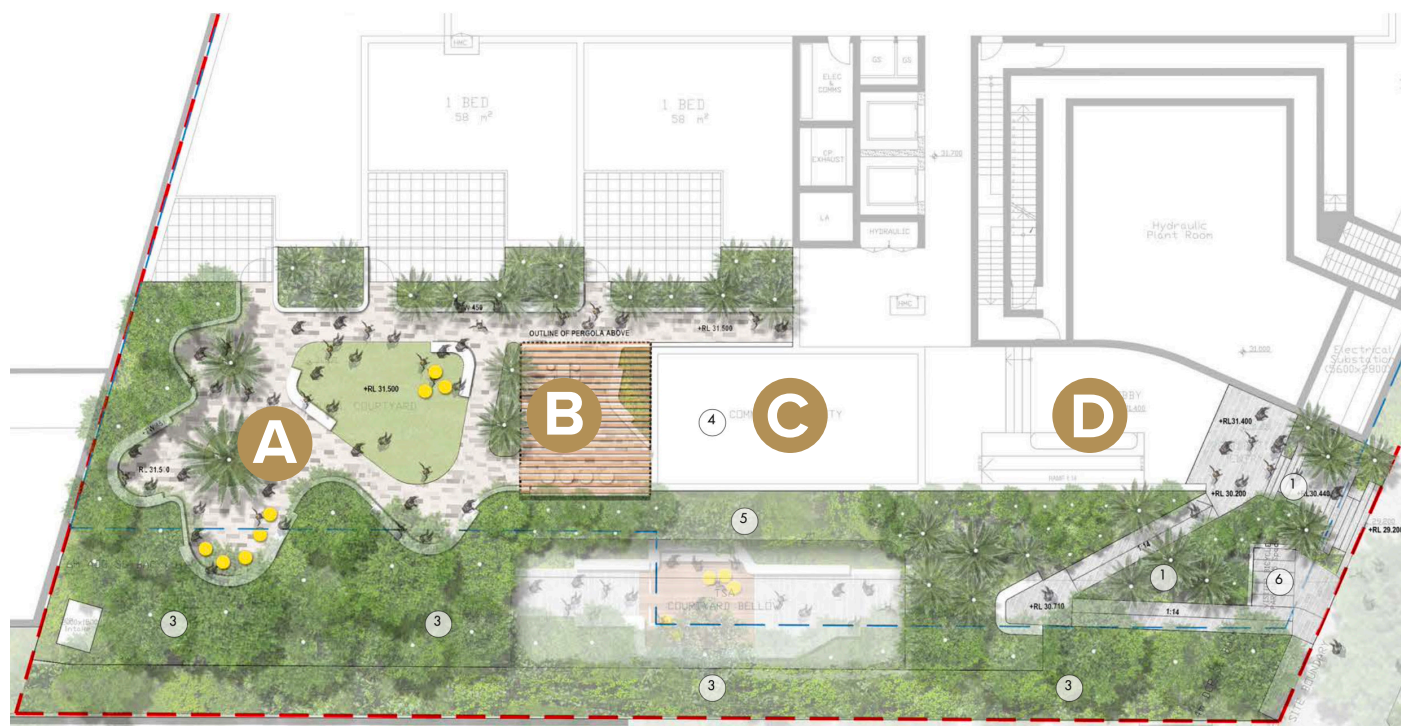
The panoramic 360 view of Sydney from the rooftop is the highlight of the proposal. The North view of the site will offer a stunning view of the Georges River, Botany Bay, and the Sydney skyline, making it a perfect spot to enjoy the sunset and the city lights. Residents will be able to appreciate the beauty of Sydney's natural surroundings and cityscape from the comfort of their rooftop.



OUTLOOK FROM THE SITE



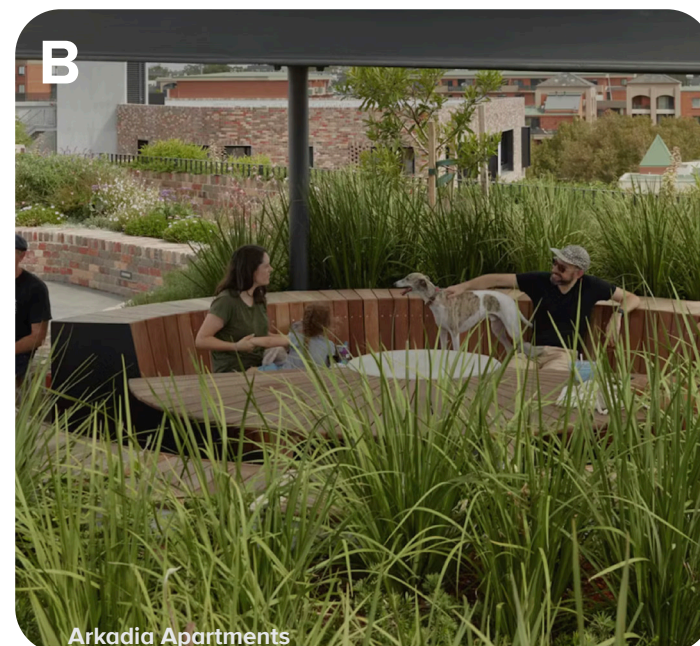
3.13 RESIDENTIAL AMENITY_COMMUNAL PODIUM



Source: Landscape PP report_L1 Communal Podium Plan

The proposed communal podium will serve as a vibrant social hub, fostering a strong sense of community through its open layout, lush greenery, and comfortable seating. Residents can gather, relax, and connect with nature effortlessly.

Internally, we've proposed a specifically located private residential entry/lobby with easy access to the residential amenities and the outdoor podium. The internal amenities have the potential for a versatile communal room which could host events as well as being a well-equipped gym, etc. It can adapt to changing needs, ensuring lasting relevance and a fulfilling living experience for the community.



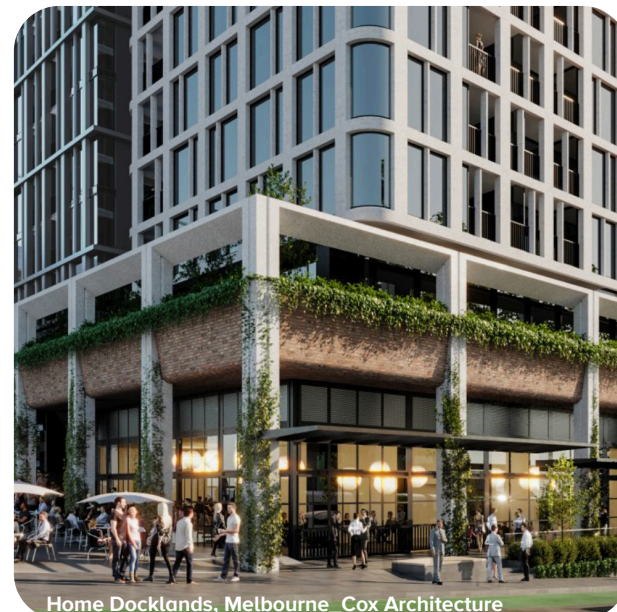
3.14 THE STREET FRONTAGE APPROACH

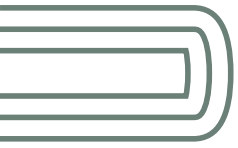
Our streetscape and street edge approach for the Proposed Development prioritises privacy and adequate separation between different uses and maximises the potential of the sloping site, while also creating an environment that is both visually attractive and practical for workers, residents, and visitors.

We have strategically positioned the main streetscape for The Salvation Army along Willock Avenue at the ground level and the North facing boundary. The vehicle carpark and loading dock entry are located on the North-west corner of the site, adjacent to an existing residential carpark entry of the adjacent development. Our design incorporates widened sidewalks, street trees, and benches to encourage people to walk and spend time in the area. The street edge is visually engaging with extensive glazing, creating an active and vibrant street front.

For the residential entry on Kiora Road on level one and east-facing boundary the aim is to create an inviting and aesthetically pleasing environment for the residents. We have carefully incorporated landscaping and pedestrian amenities.

PRECEDENT PROJECTS





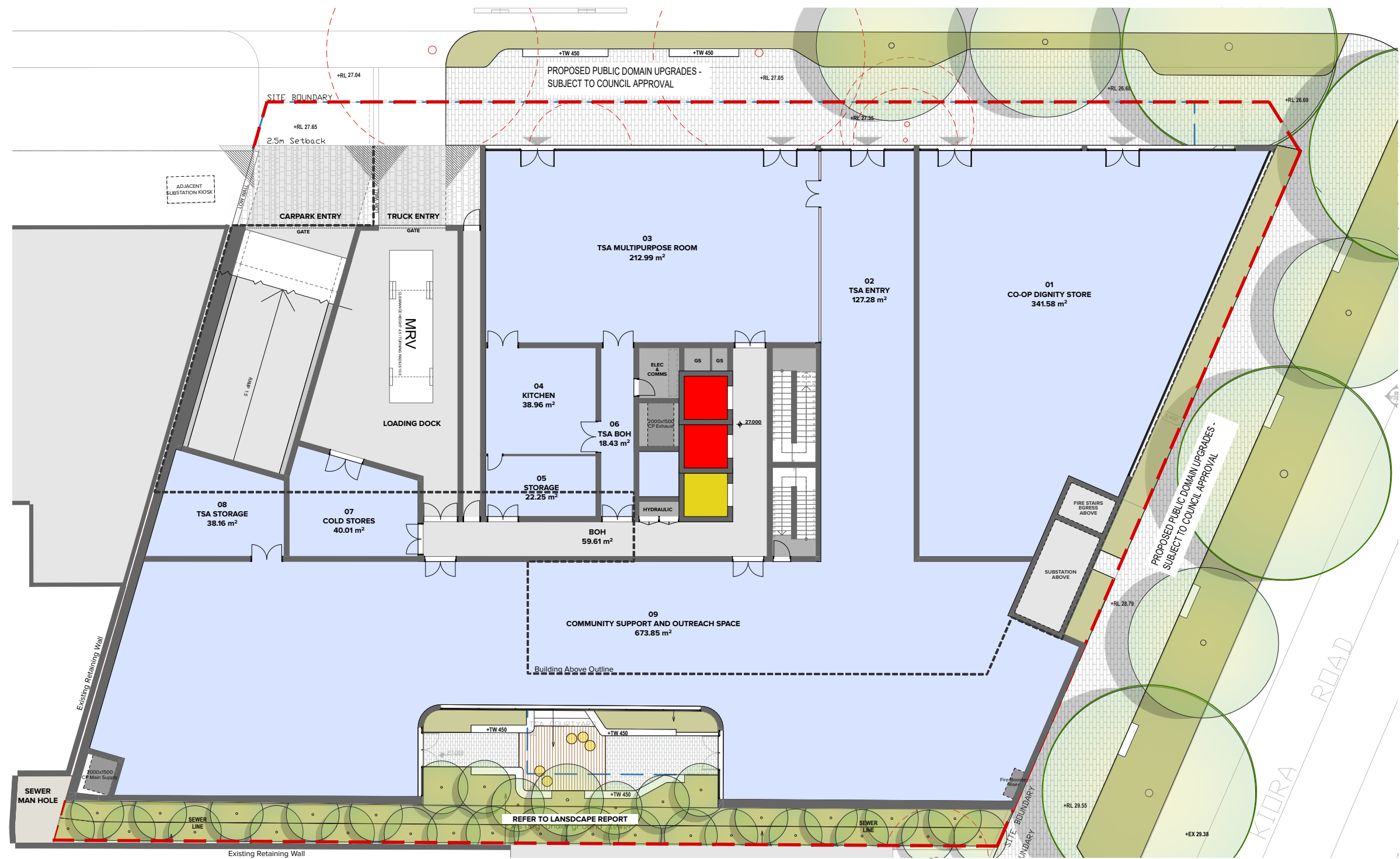
3.2 INDICATIVE SCHEME

The indicative scheme illustrates the site's capacity to meet compliance for site setbacks, overshadowing, and the ADG. The proposal also shows that ability for a future building of design merit that sits comfortably within the site and context. The proposed building envelopes have enough tolerance to allow the future detailed design to explore architectural variety tailored to the needs of both The Salvation Army and the residents of the apartments overhead. The indicative scheme should be viewed as a test fit only and not a final design outcome.



INDICATIVE SCHEME

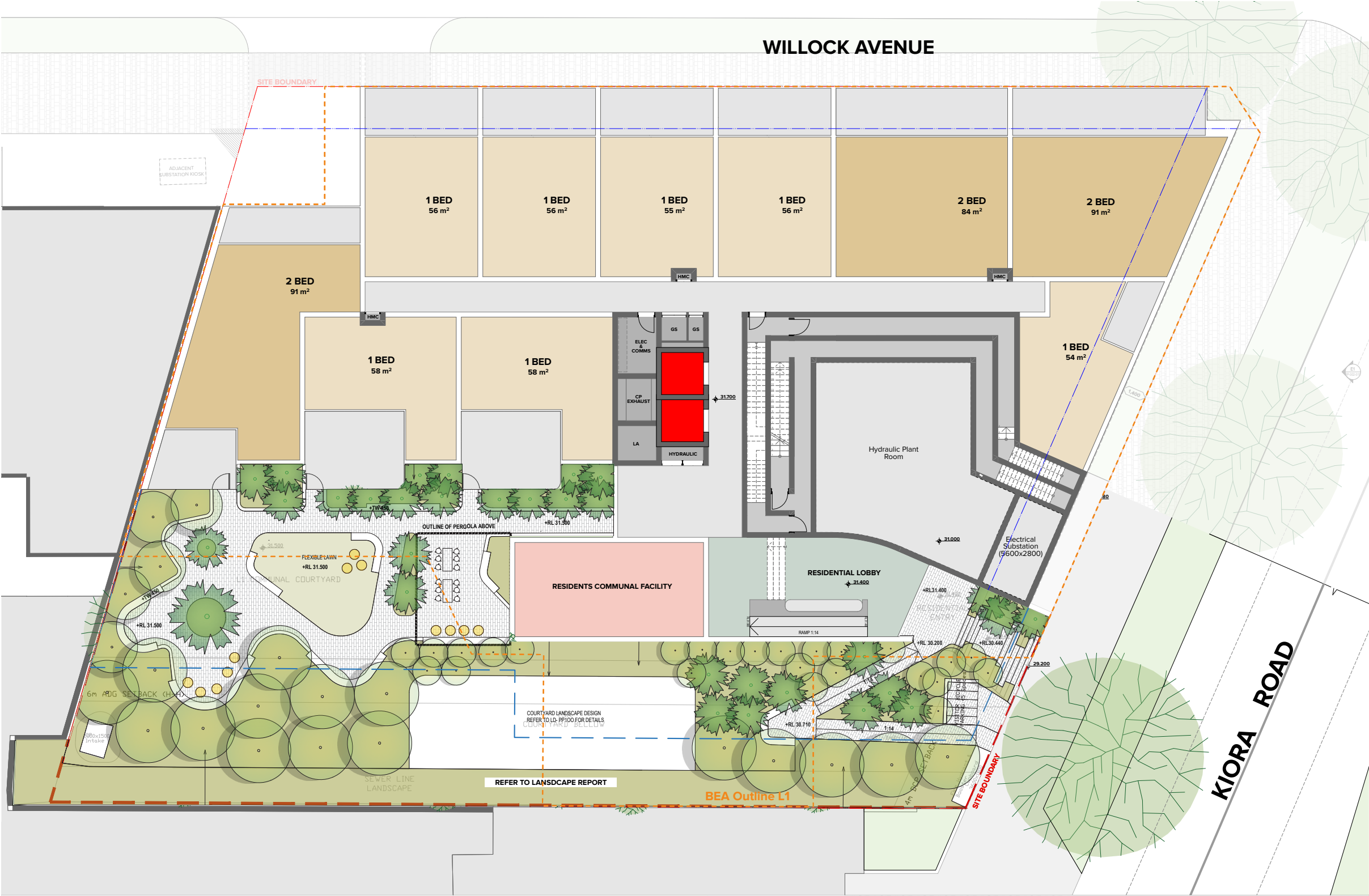
3.21 PLANS_ GROUND LEVEL THE 1500SQM SALVATION ARMY FACILITY





INDICATIVE SCHEME

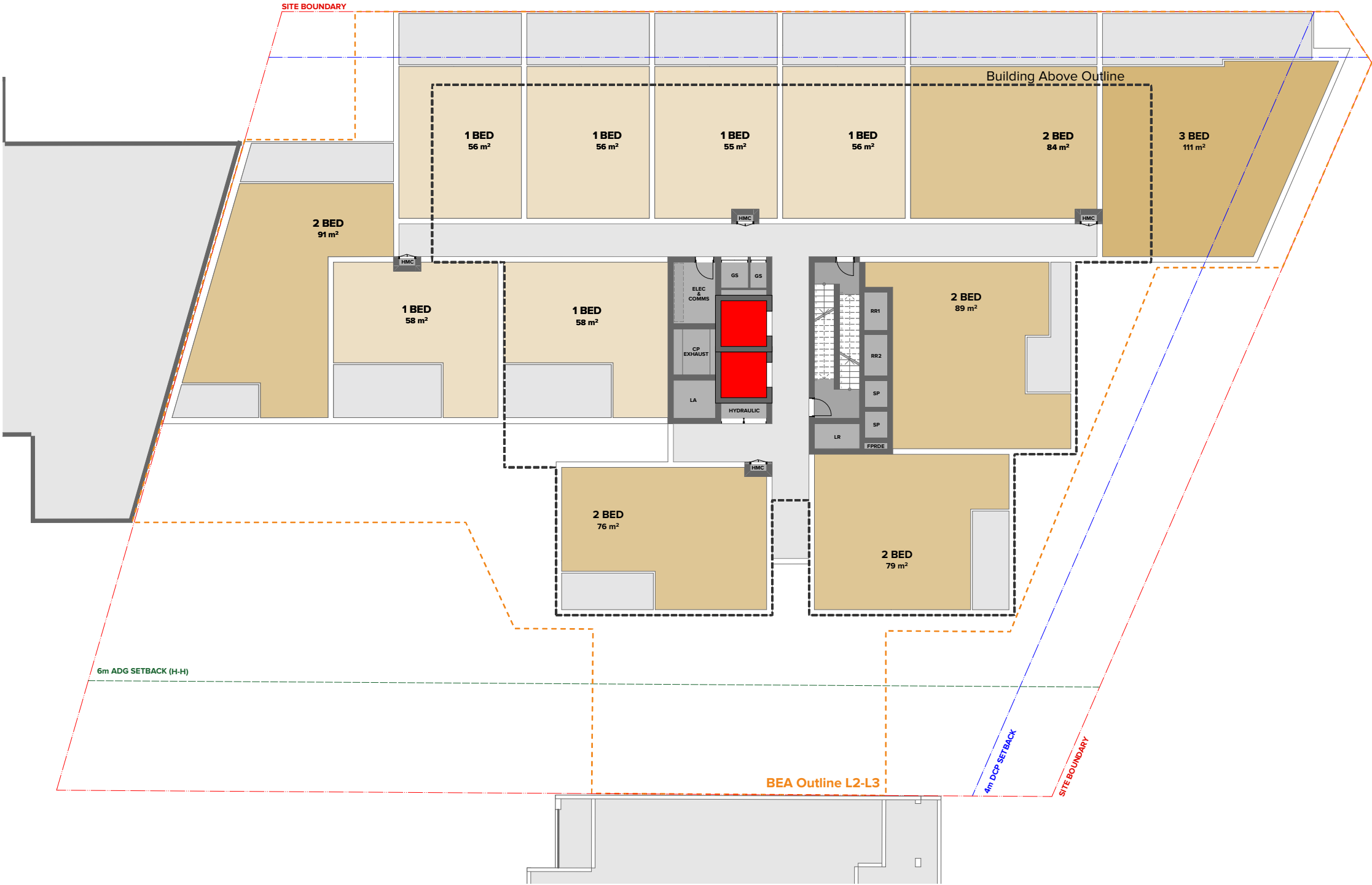
3.21 PLANS_ LEVEL 01 RESIDENTIAL ENTRY FROM KIORA ROAD





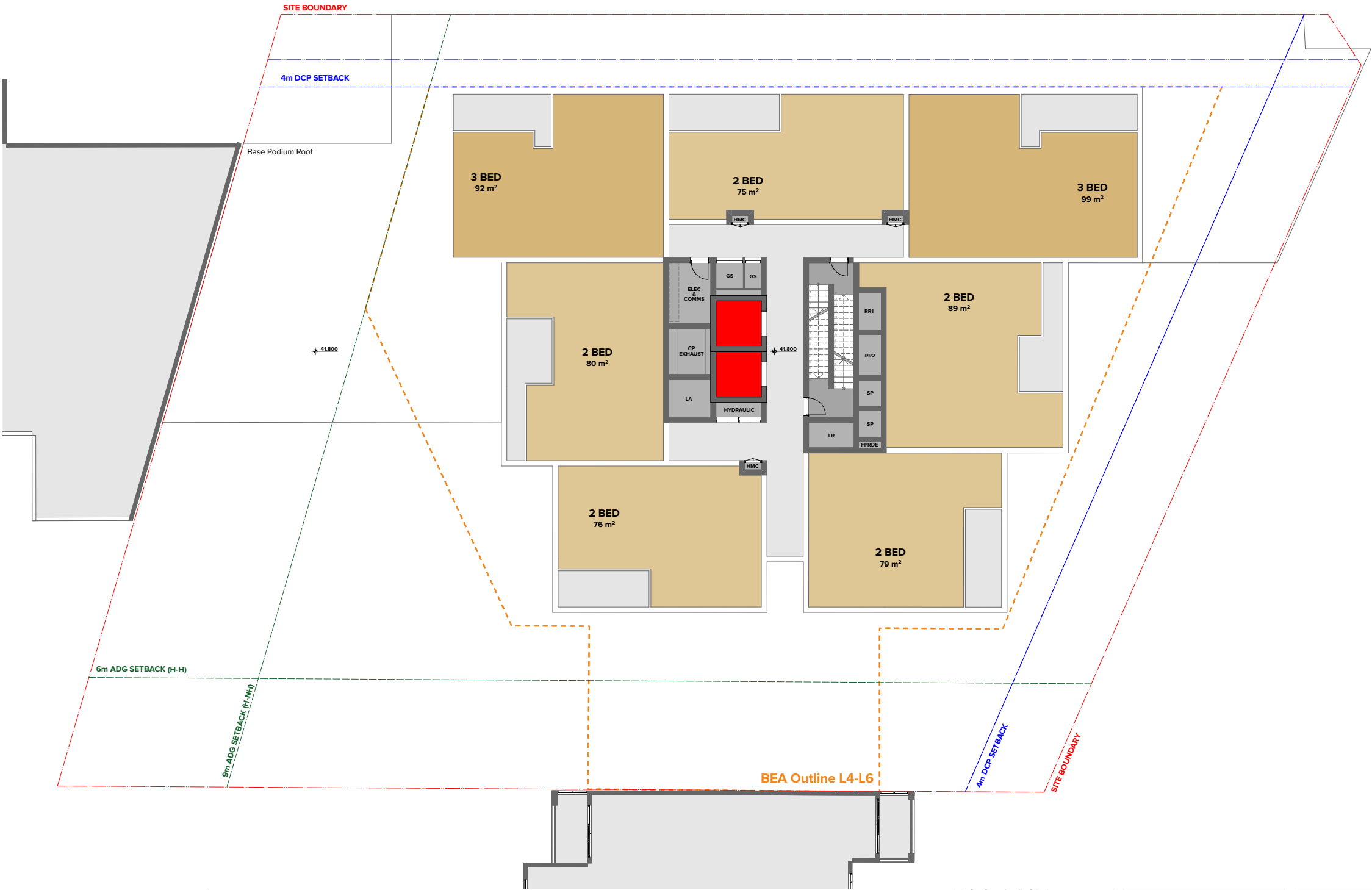
INDICATIVE SCHEME

3.21 PLANS_ LEVEL 02-03 TYPICAL PODIUM FLOORPLATE





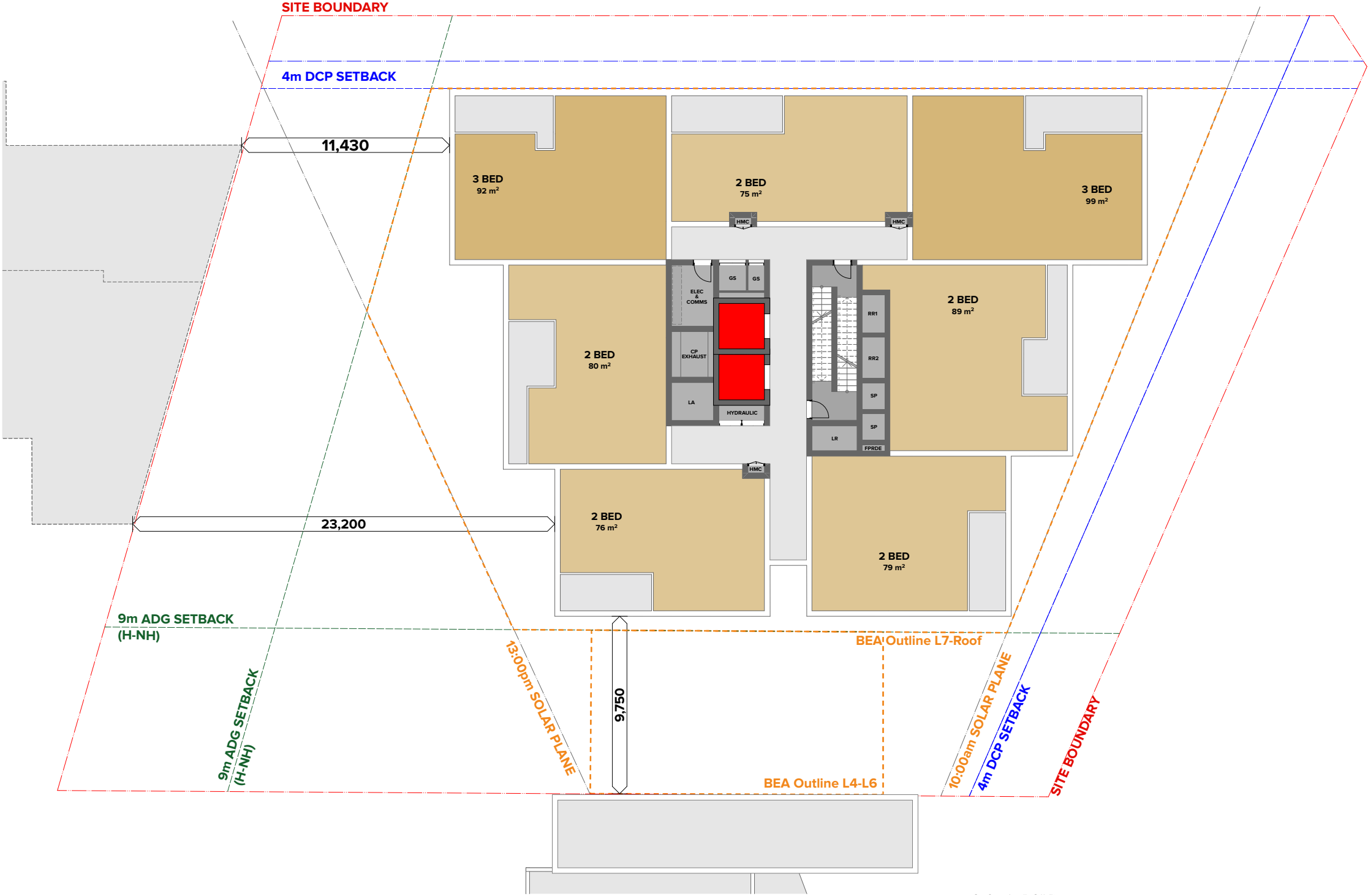
INDICATIVE SCHEME
3.21 PLANS_ LEVEL 04





INDICATIVE SCHEME

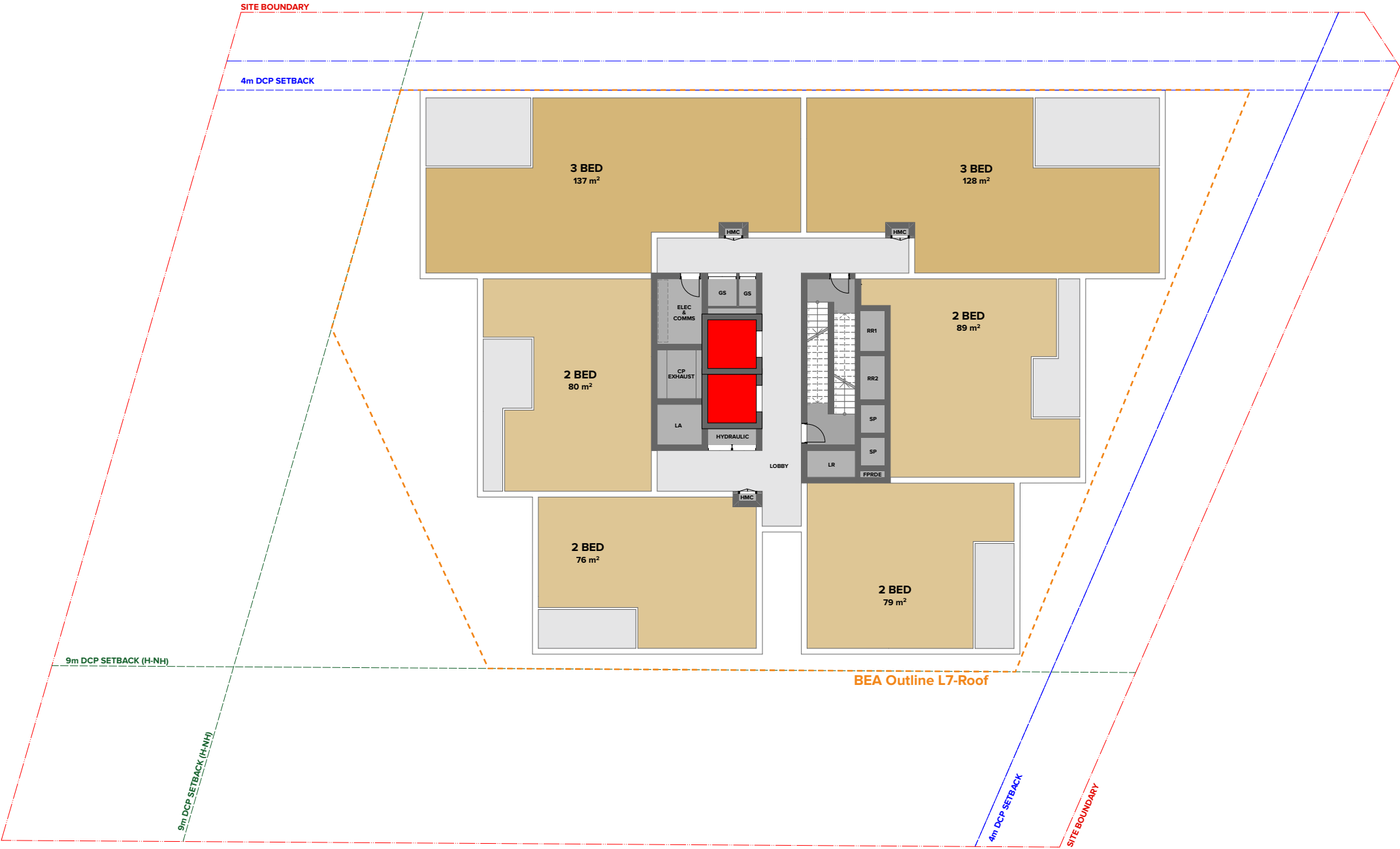
3.21 PLANS_ LEVEL 05-13 TYPICAL TOWER FLOORPLATE





INDICATIVE SCHEME

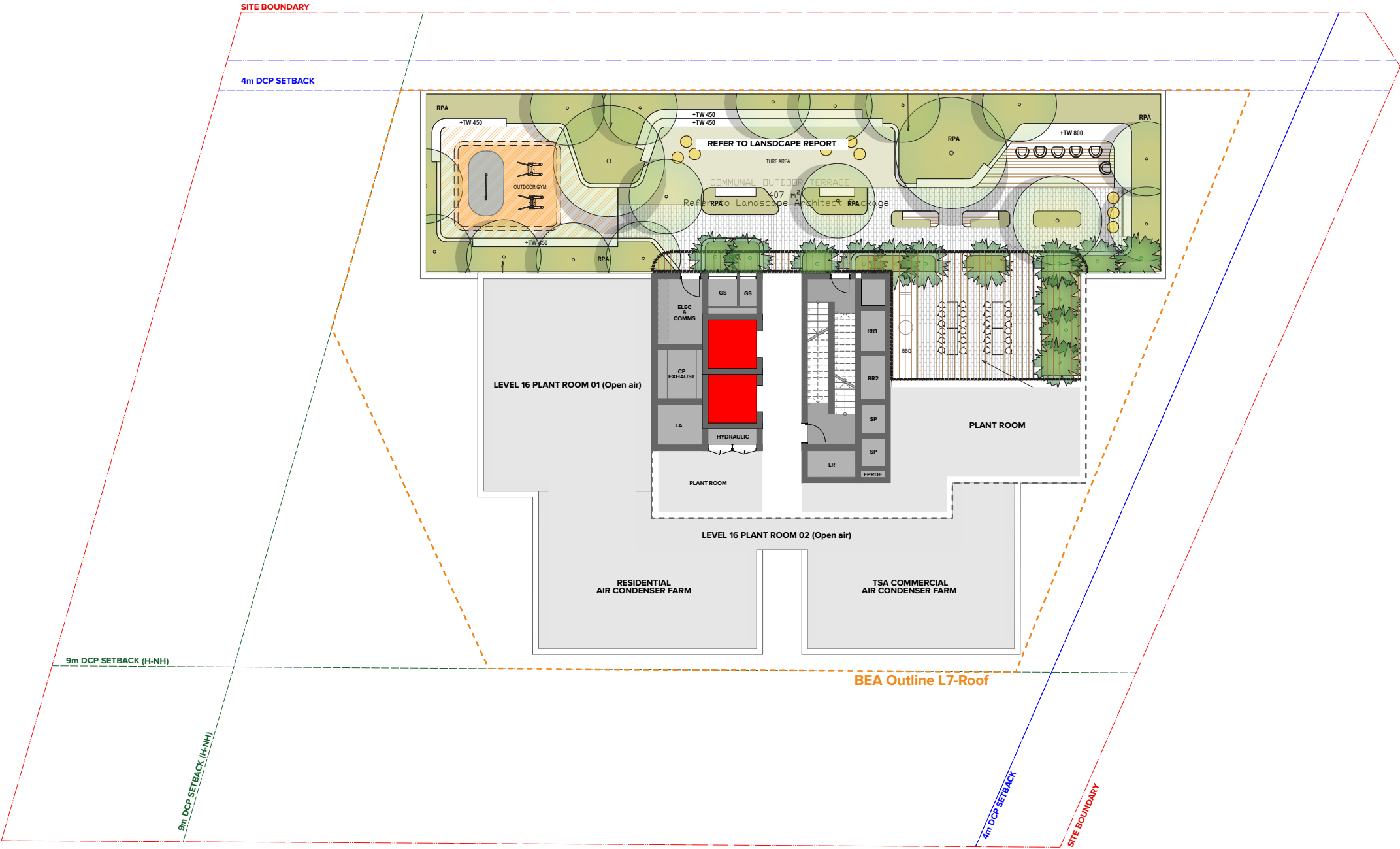
3.21 PLANS_ LEVEL 14-15 TYPICAL PENTHOUSE FLOORPLATE





INDICATIVE SCHEME

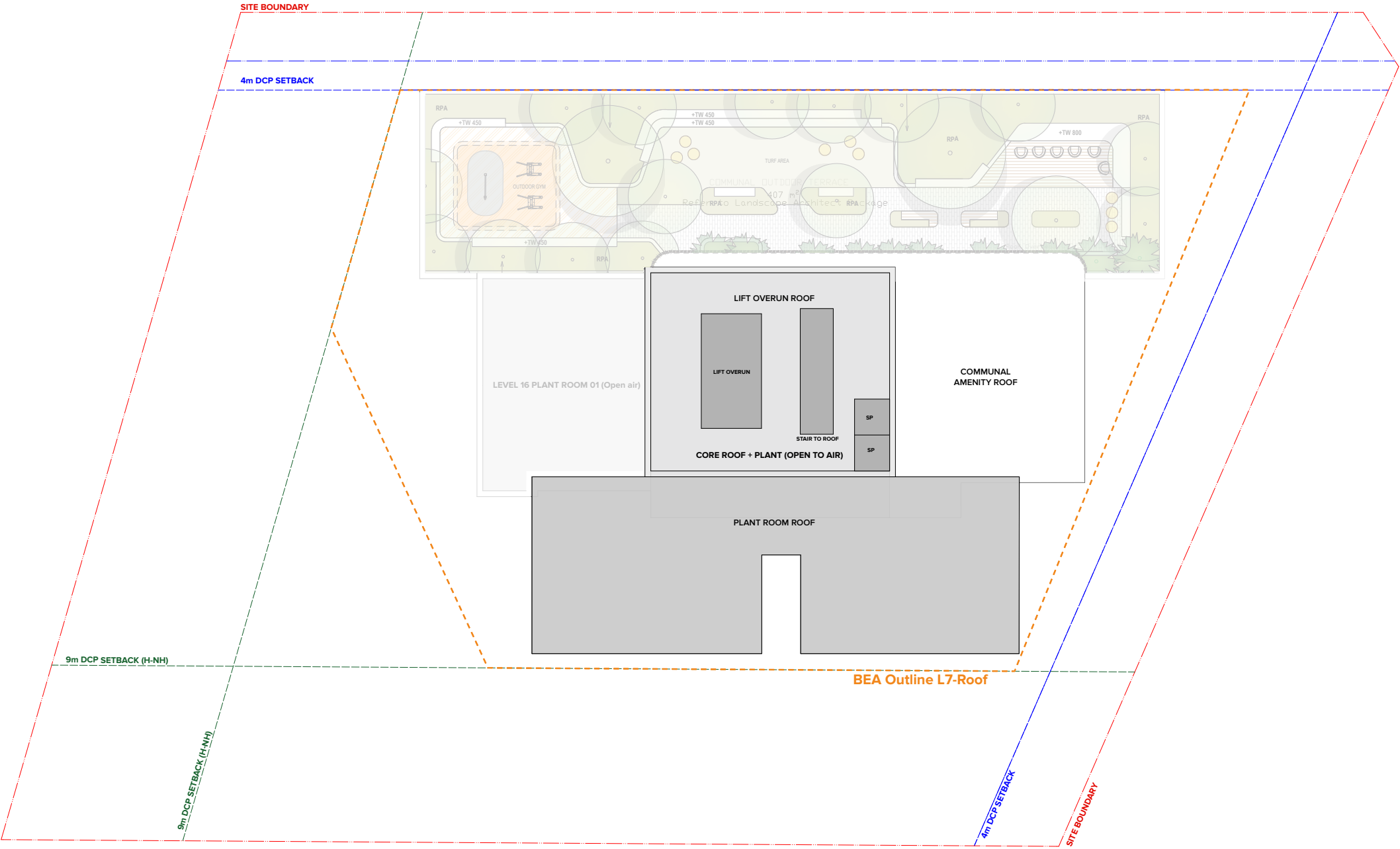
3.21 PLANS_ LEVEL 16 COMMUNAL AMENITIES AND ROOFTOP TERRACE





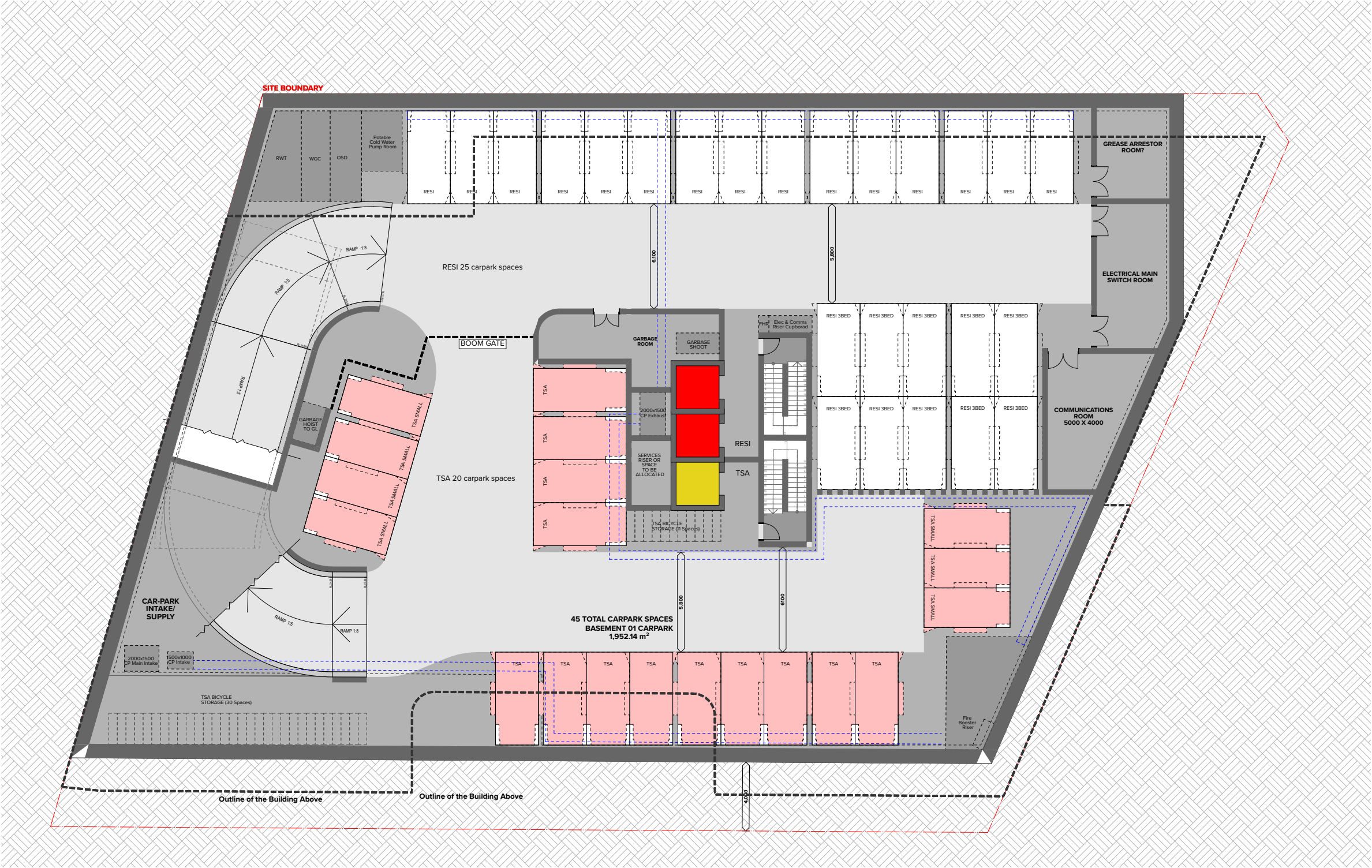
INDICATIVE SCHEME

3.21 PLANS_ ROOFTOP PLANT ROOM



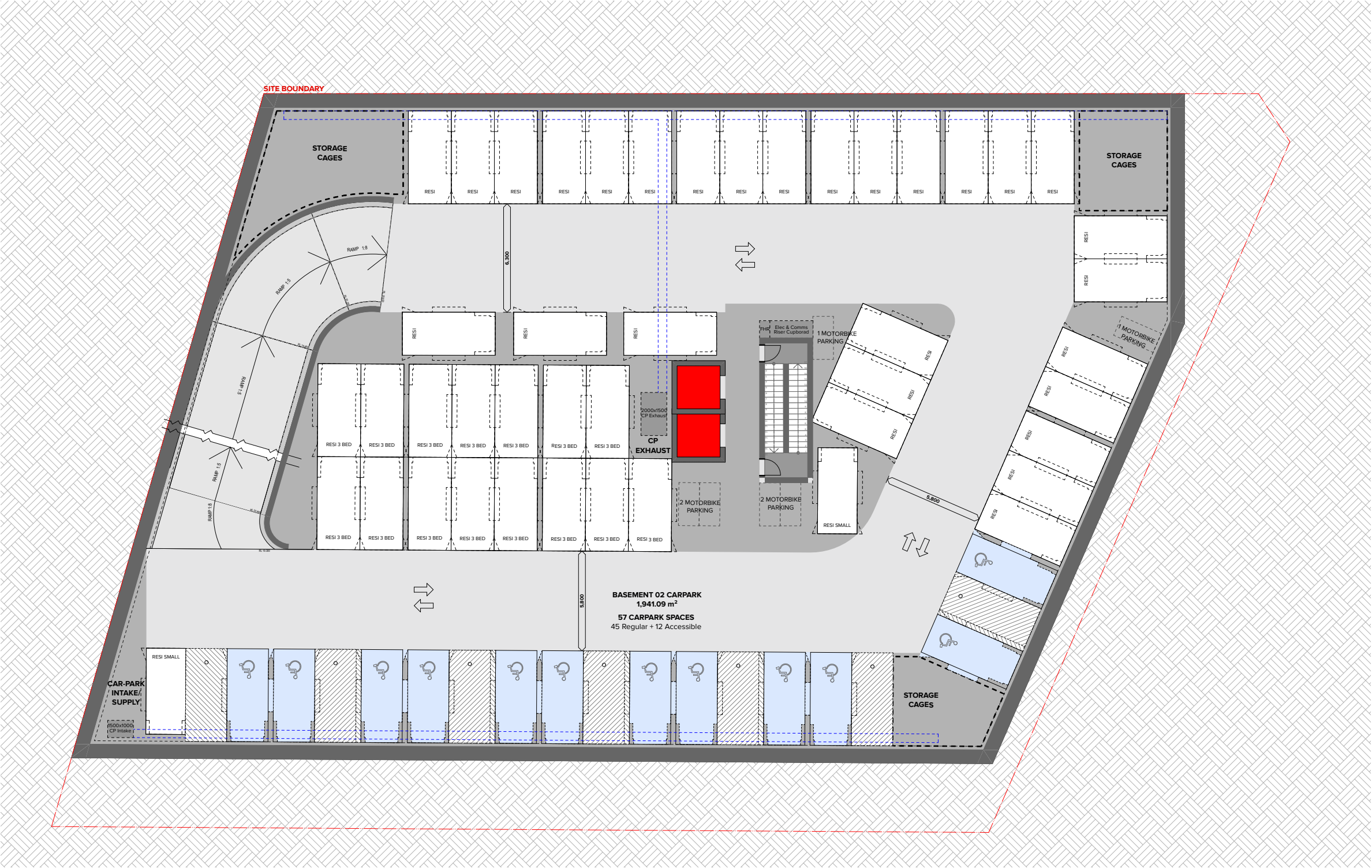


INDICATIVE SCHEME
3.21 PLANS_ BASEMENT 01





INDICATIVE SCHEME
3.21 PLANS_ BASEMENT 02



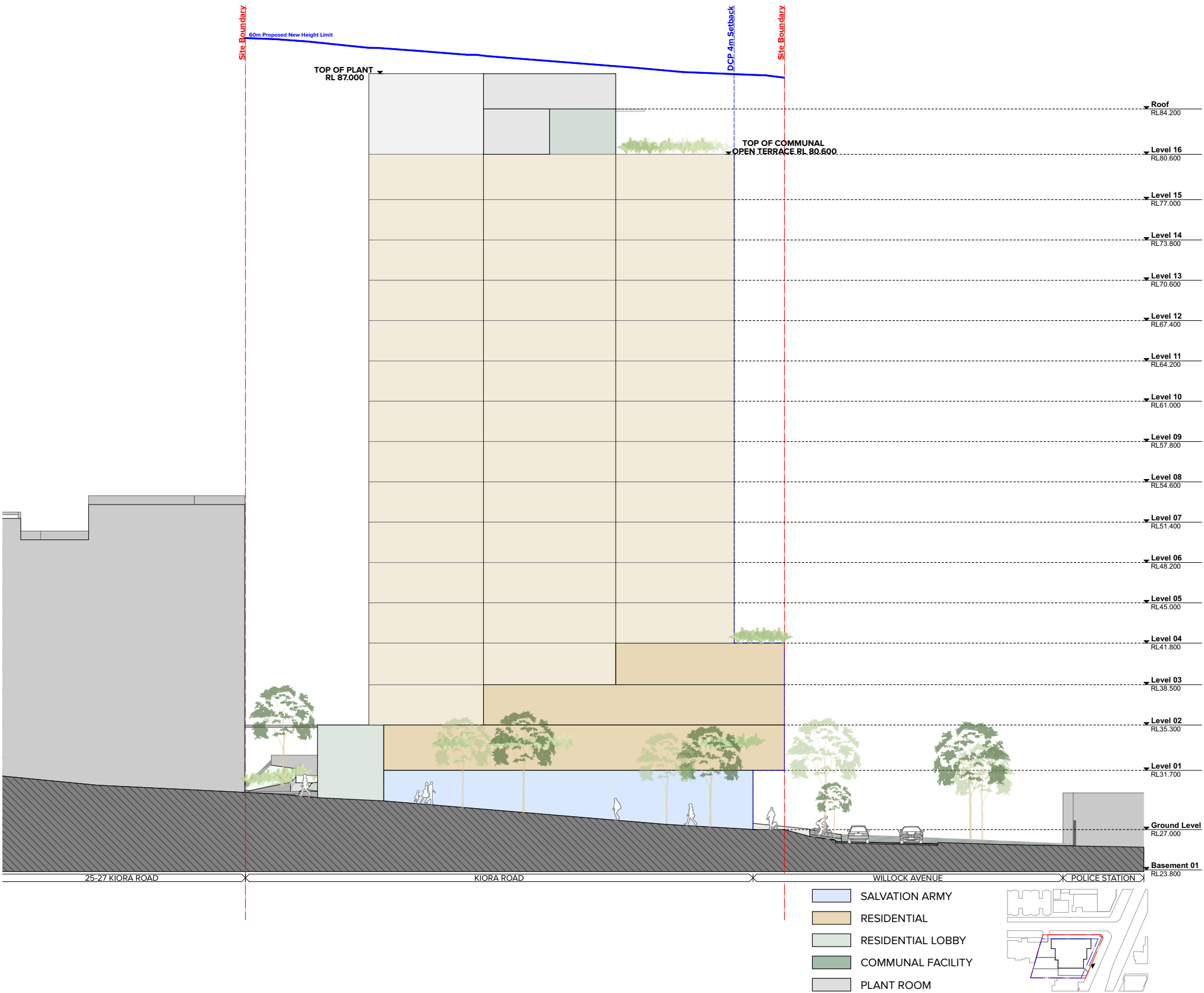
INDICATIVE SCHEME





INDICATIVE SCHEME

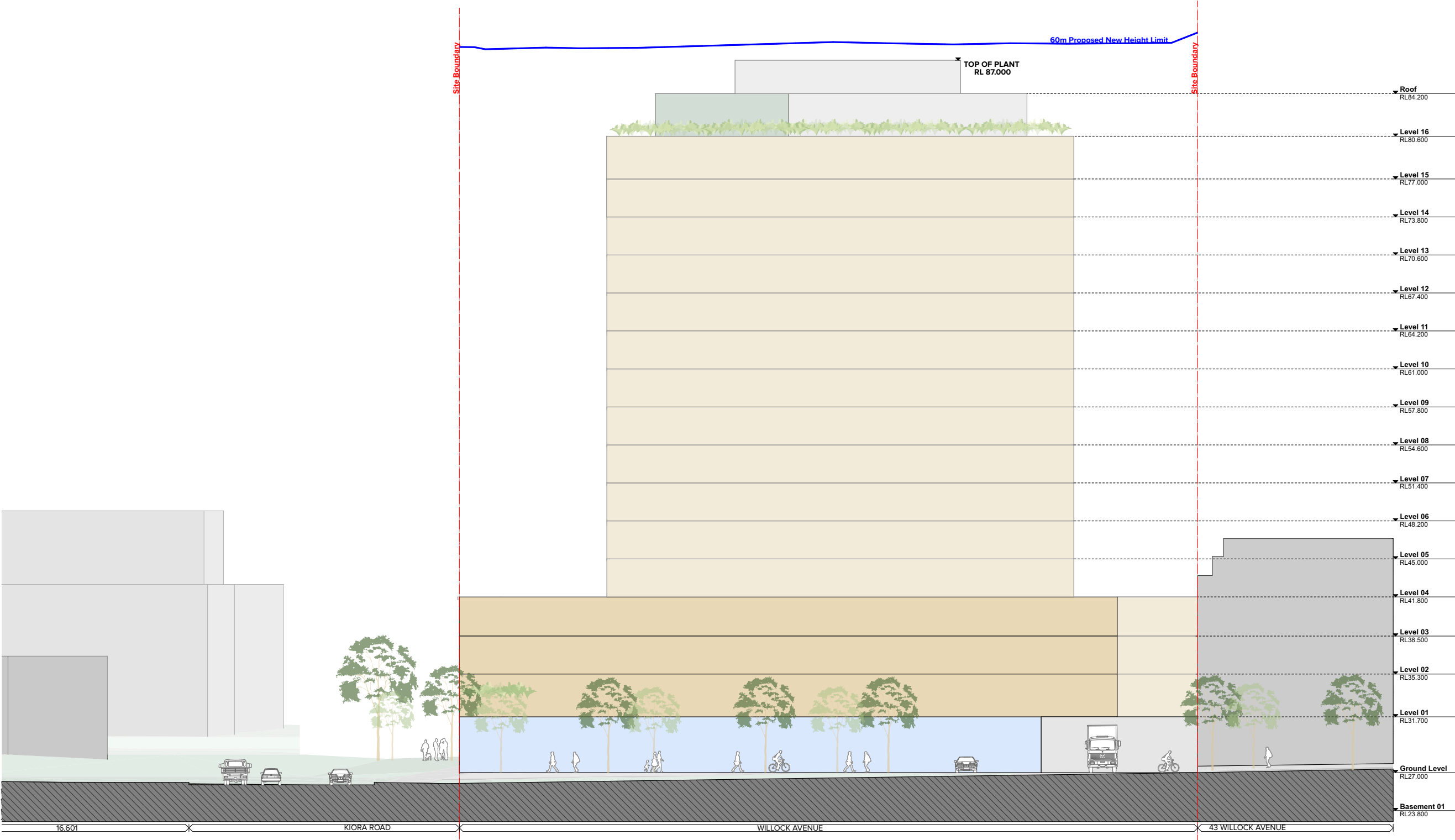
3.22 ELEVATION_ EAST KIORA ROAD



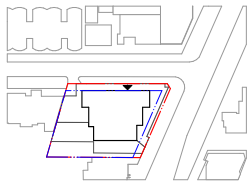


INDICATIVE SCHEME

3.22 ELEVATION_ NORTH WILLOCK AVENUE

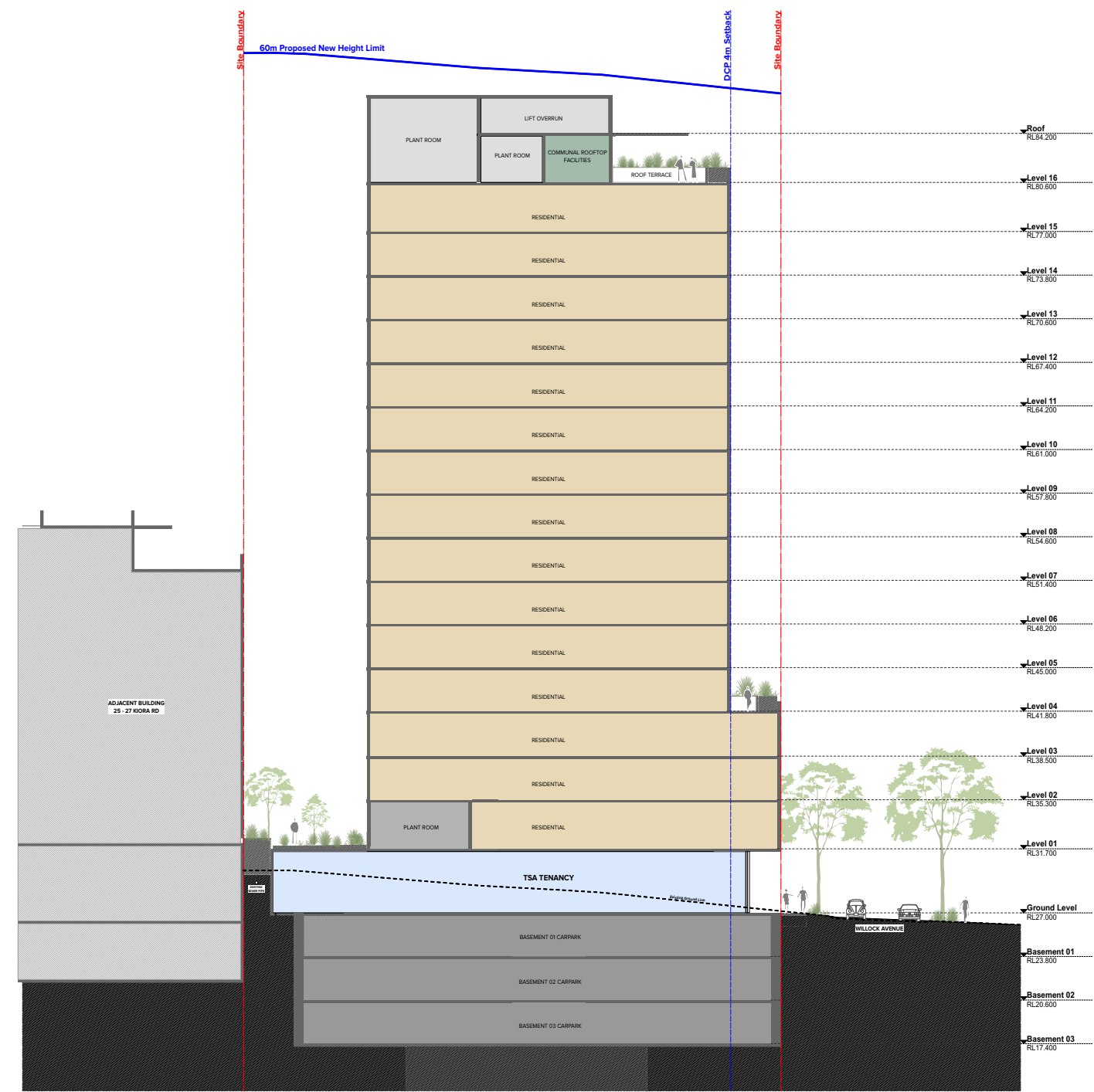


- SALVATION ARMY
- RESIDENTIAL
- COMMUNAL FACILITY
- PLANT ROOM

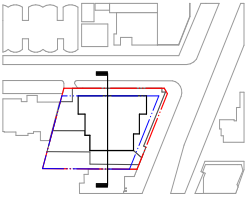


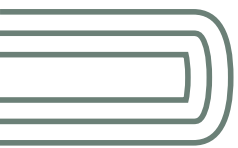


INDICATIVE SCHEME
3.23 SECTION_NORTH - SOUTH



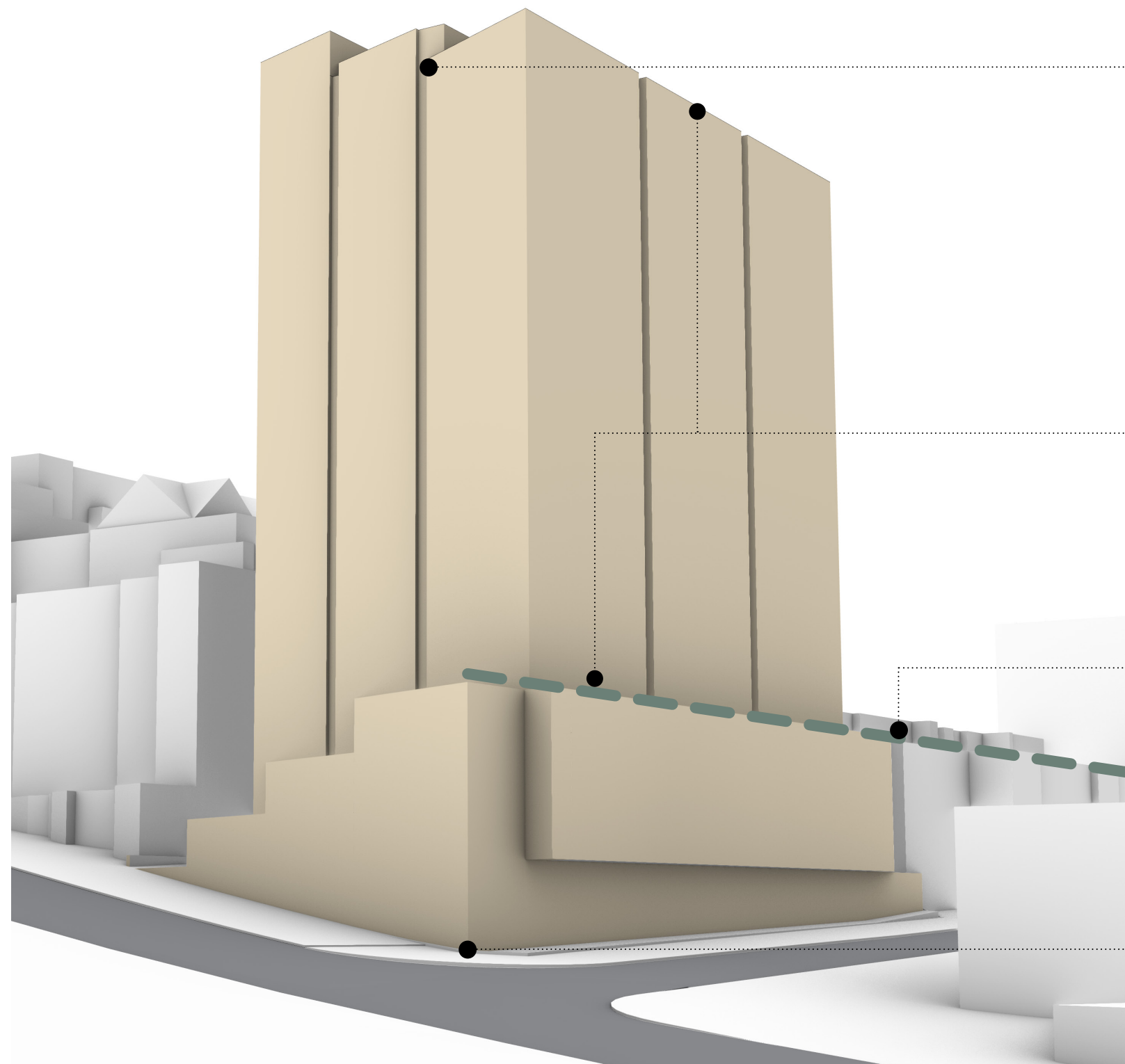
- SALVATION ARMY
- RESIDENTIAL
- COMMUNAL FACILITY
- PLANT ROOM
- BASEMENT



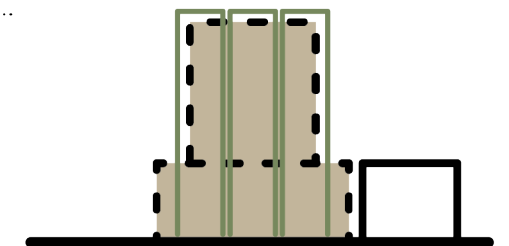


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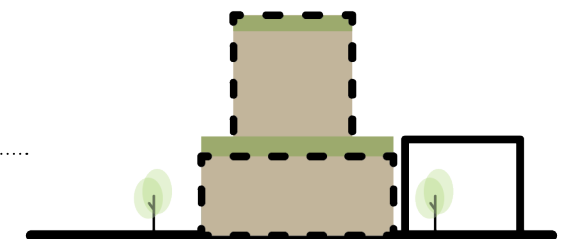
3.24 3D MASSING VIEWS_ OPPORTUNITIES



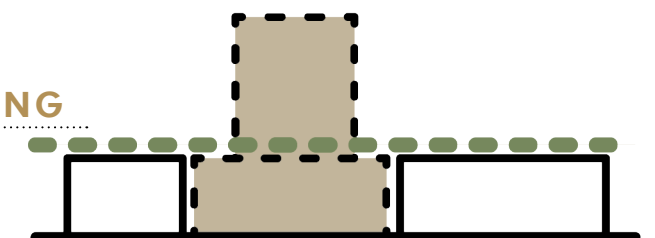
DISTINCT
BUILDING SHAPE



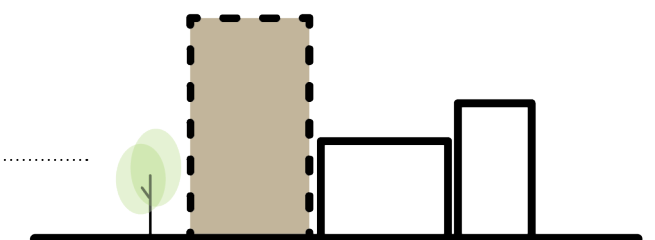
LANDSCAPE
INTEGRATION



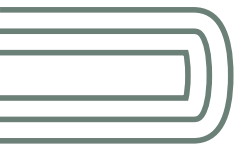
RESPONSE TO EXISTING
CONTEXT



CORNER SITE /
KEY MARKER

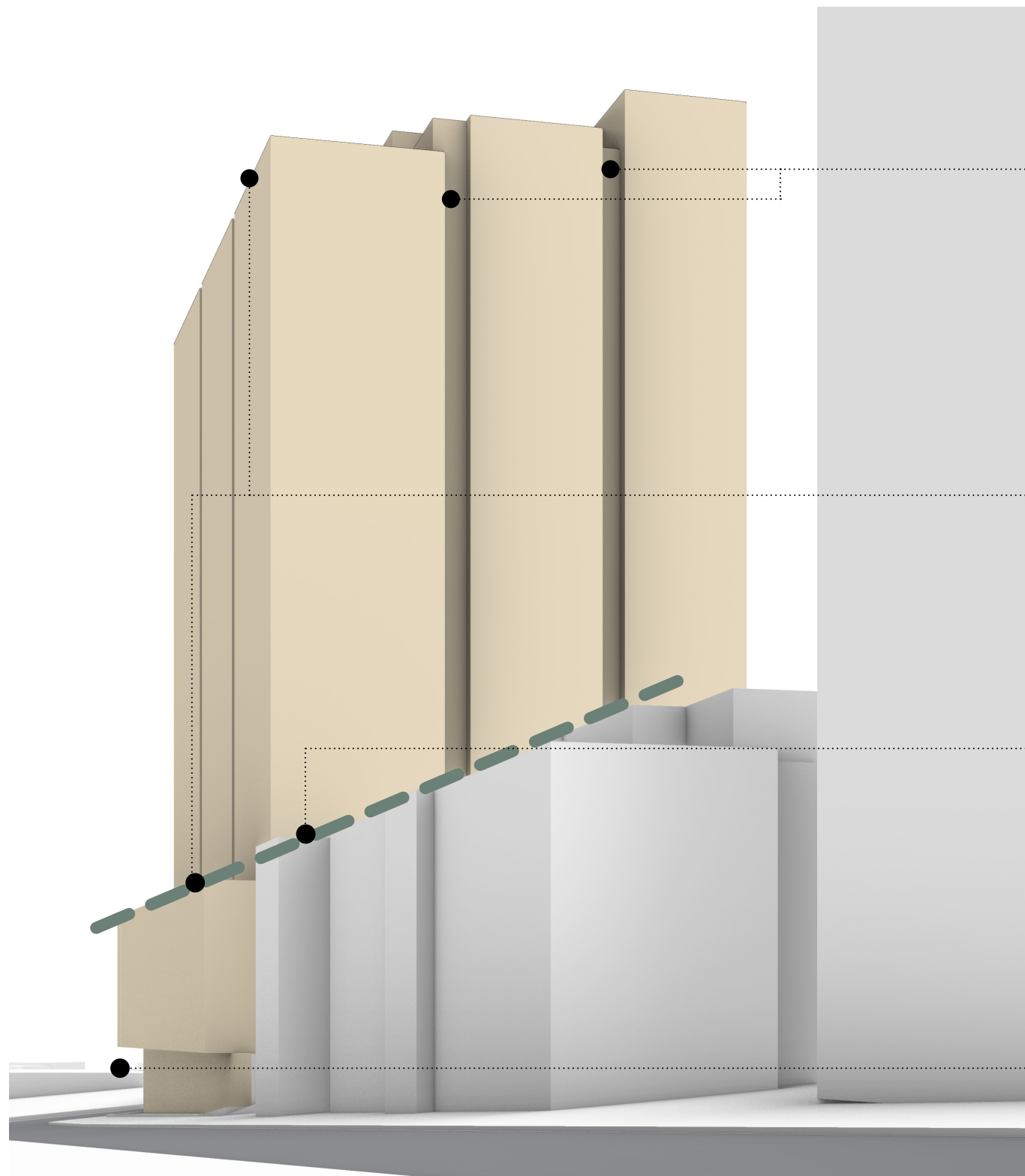


View from the corner of Kiora Road and Willock Avenue

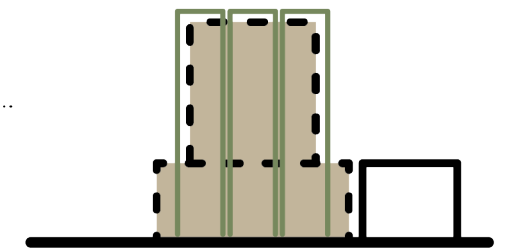


INDICATIVE SCHEME

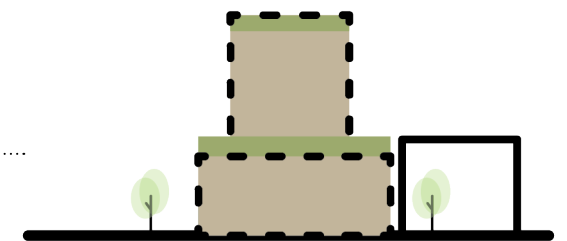
3.24 3D MASSING VIEWS_ OPPORTUNITIES



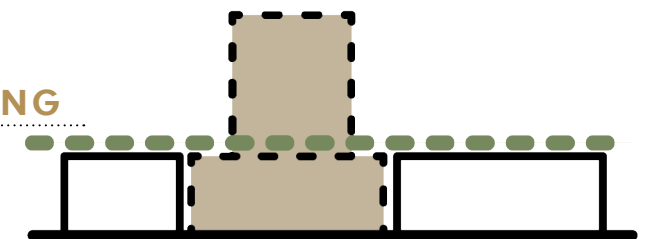
DISTINCT
BUILDING SHAPE



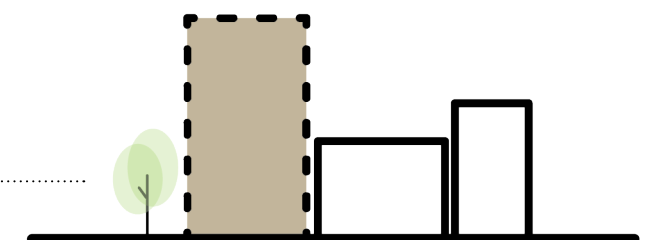
LANDSCAPE
INTEGRATION



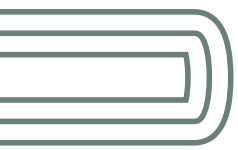
RESPONSE TO EXISTING
CONTEXT



CORNER SITE /
KEY MARKER

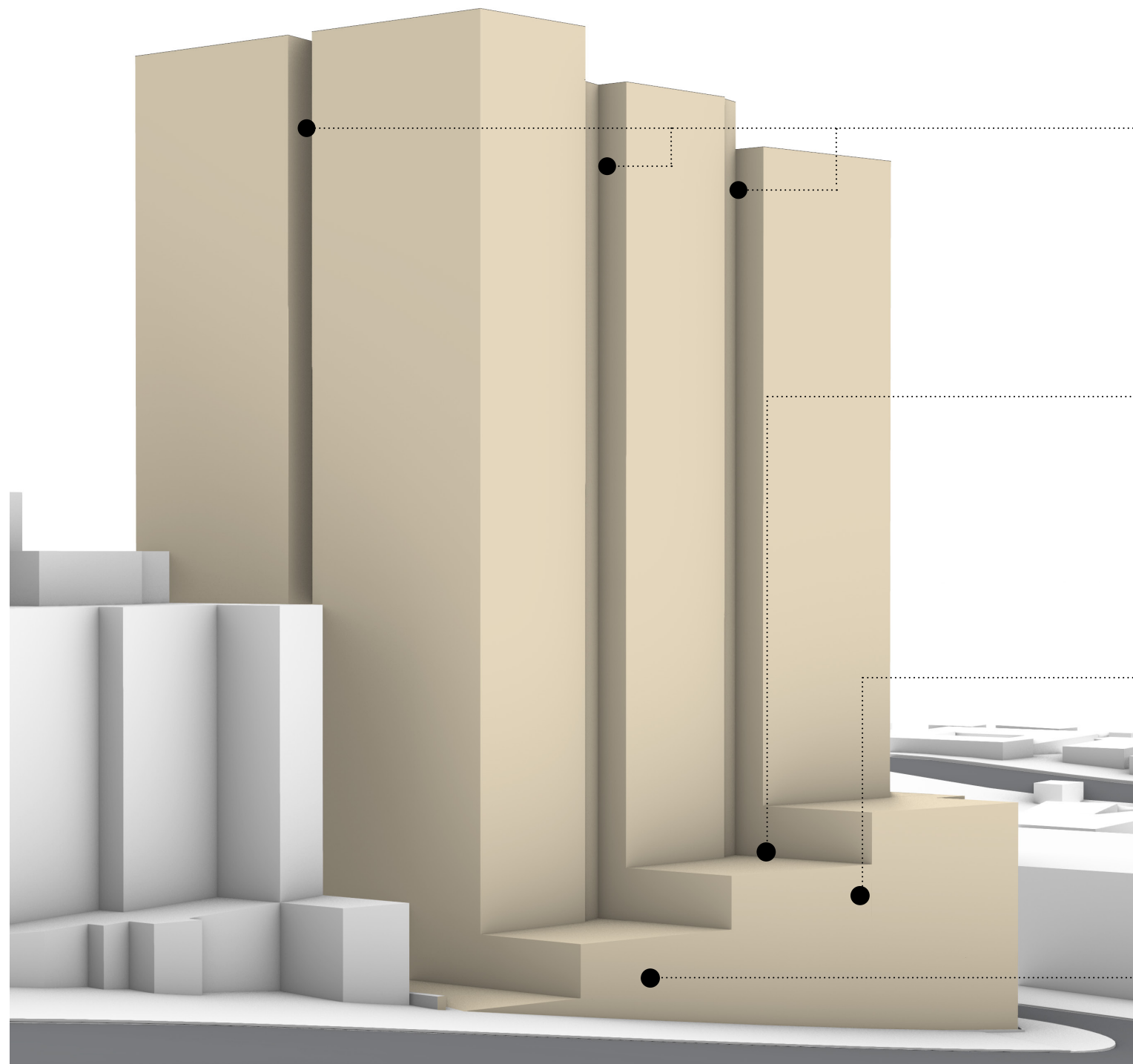


View from Willock Avenue looking East



INDICATIVE SCHEME

3.24 3D MASSING VIEWS_ OPPORTUNITIES

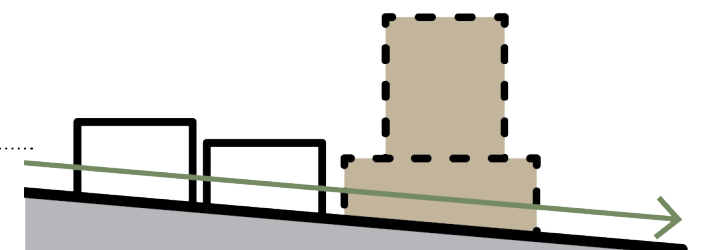
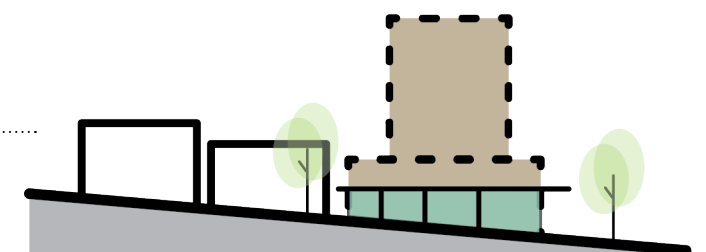
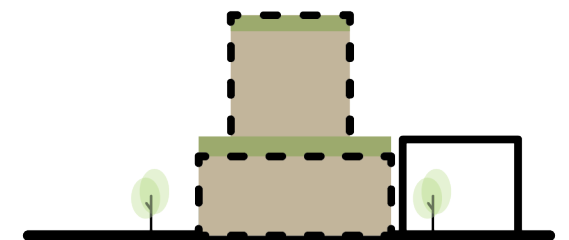
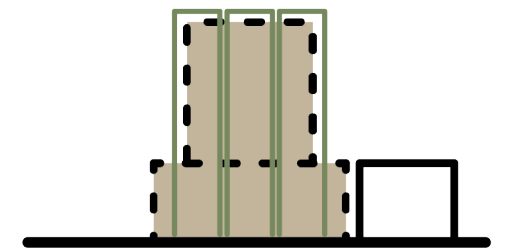


DISTINCT
BUILDING SHAPE

LANDSCAPE
INTEGRATION

ACTIVATED
GROUND PLANE

RESPONSE TO
TOPOGRAPHY

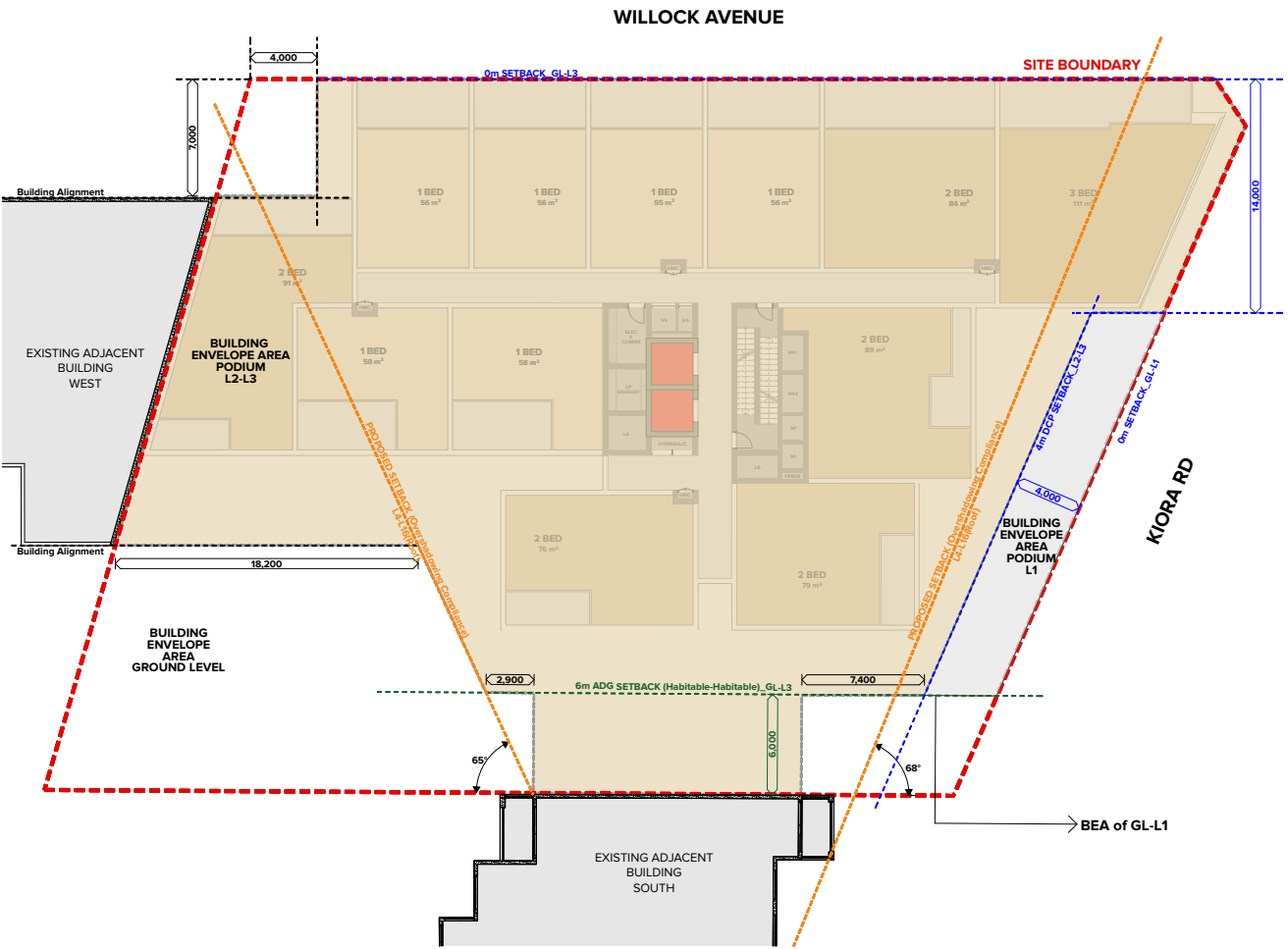


View from Kiora Road looking North West



INDICATIVE SCHEME

3.25 BUILDING ENVELOPE DIAGRAMS_ BUILDING SEPARATION

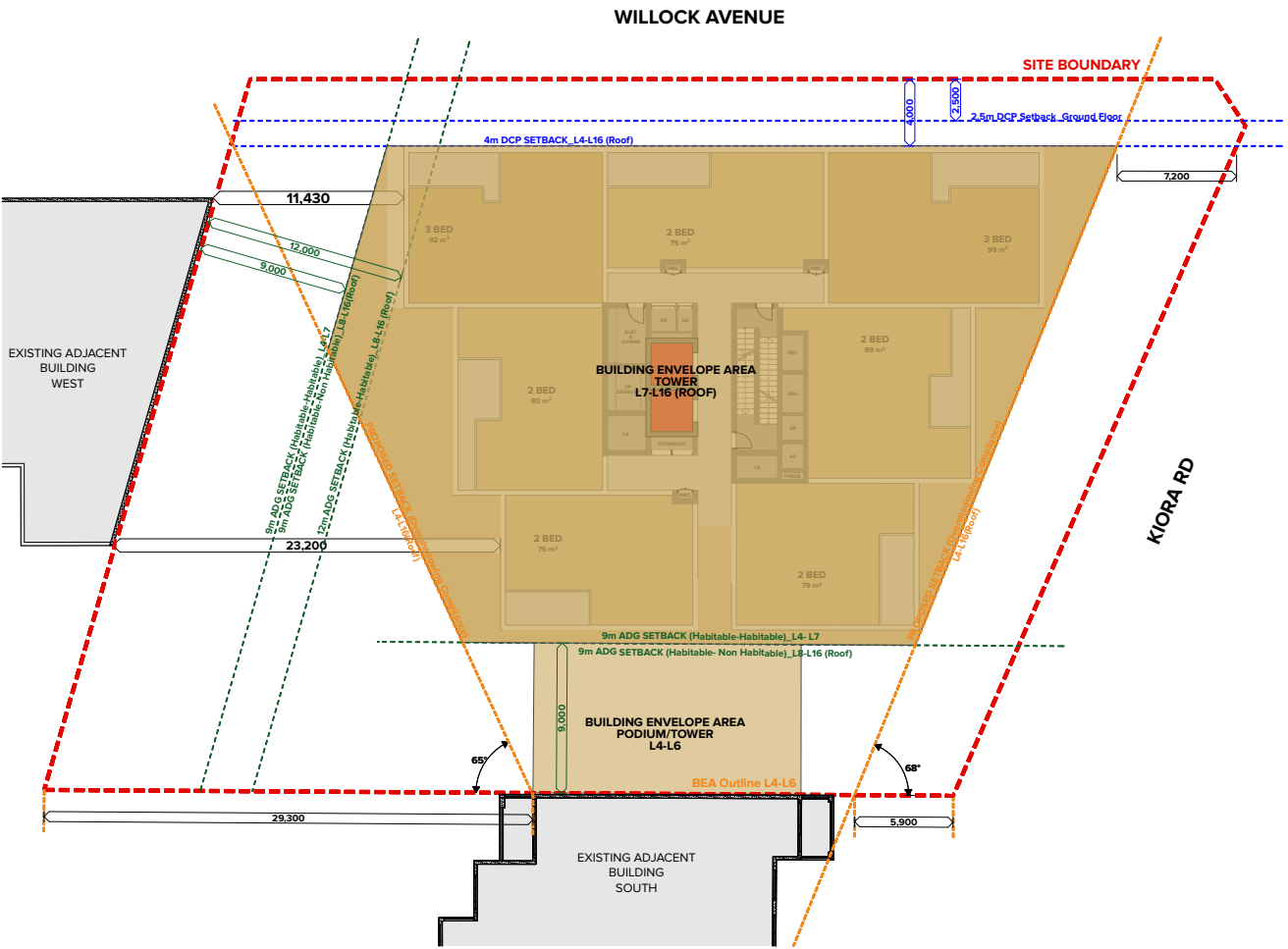


1

BEA Typical Podium Floorplate

LEYEND

- PROPOSED MAXIMUM BUILDING ENVELOPE ZONE
- EXISTING ADJACENT DEVELOPMENTS
- SITE BOUNDARY
- SOLAR PLANES
- LEP & DCP SETBACKS
- ADG SETBACKS

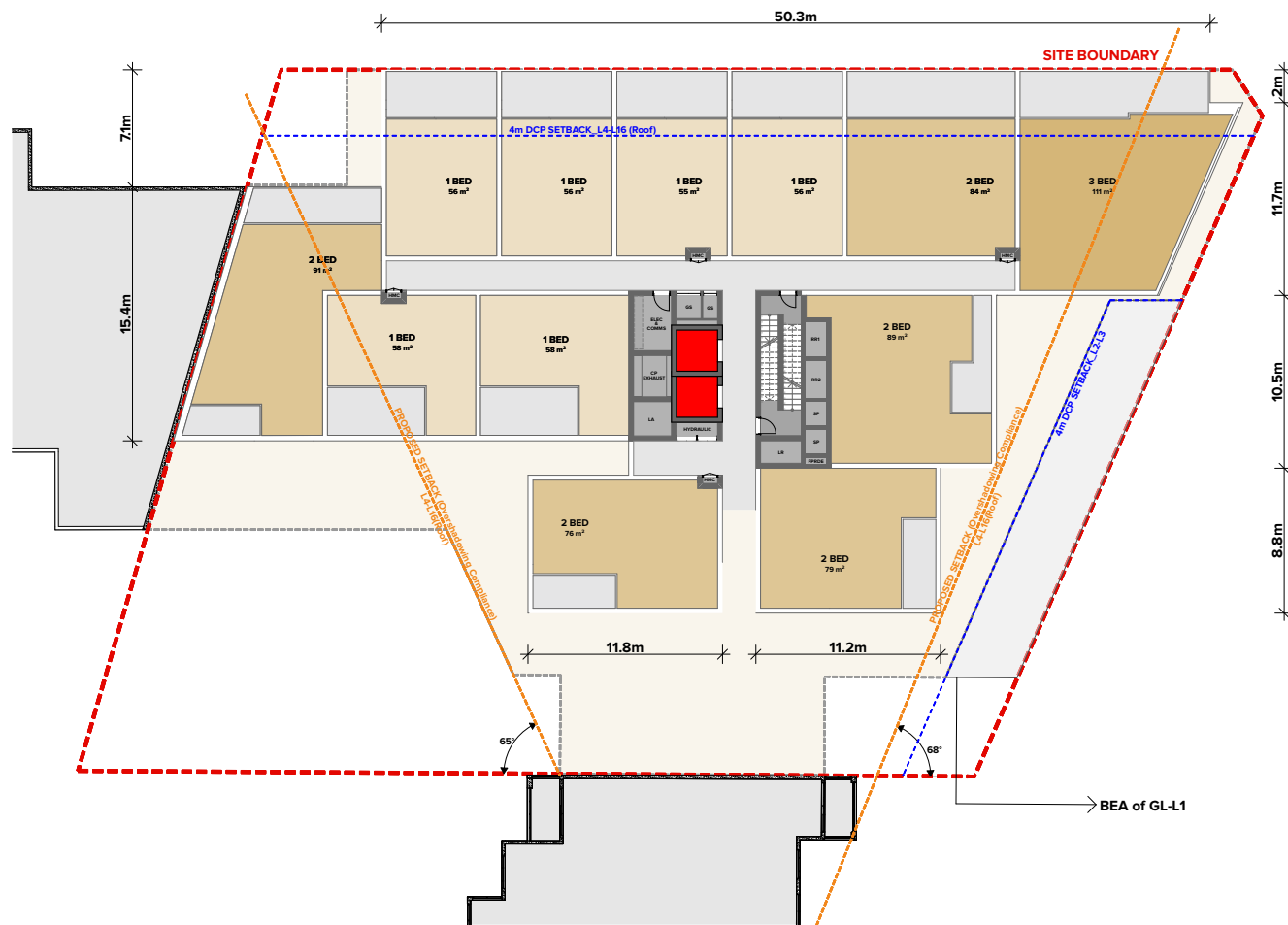


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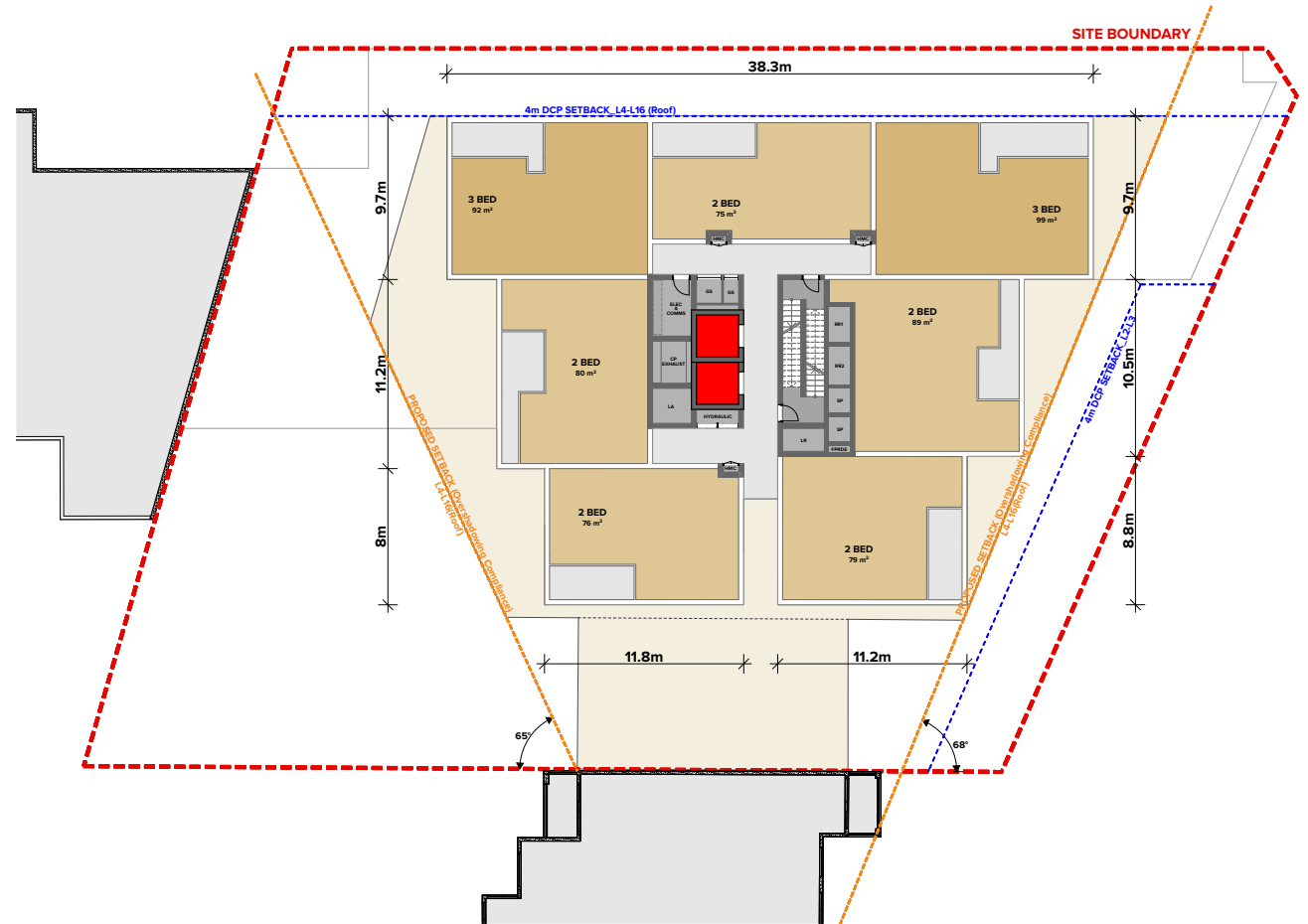
BEA Typical Tower Floorplate

INDICATIVE SCHEME

3.25 BUILDING ENVELOPE DIAGRAMS_ FACADE LENGTHS









1 Podium Facade Length_ Indicative Test Plan



2 Tower Facade Length_Indicative Test Plan

LEYEND

-  PROPOSED MAXIMUM BUILDING ENVELOPE ZONE
-  EXISTING ADJACENT DEVELOPMENTS
-  SITE BOUNDARY
-  SOLAR PLANES
-  LEP & DCP SETBACKS
-  ADG SETBACKS

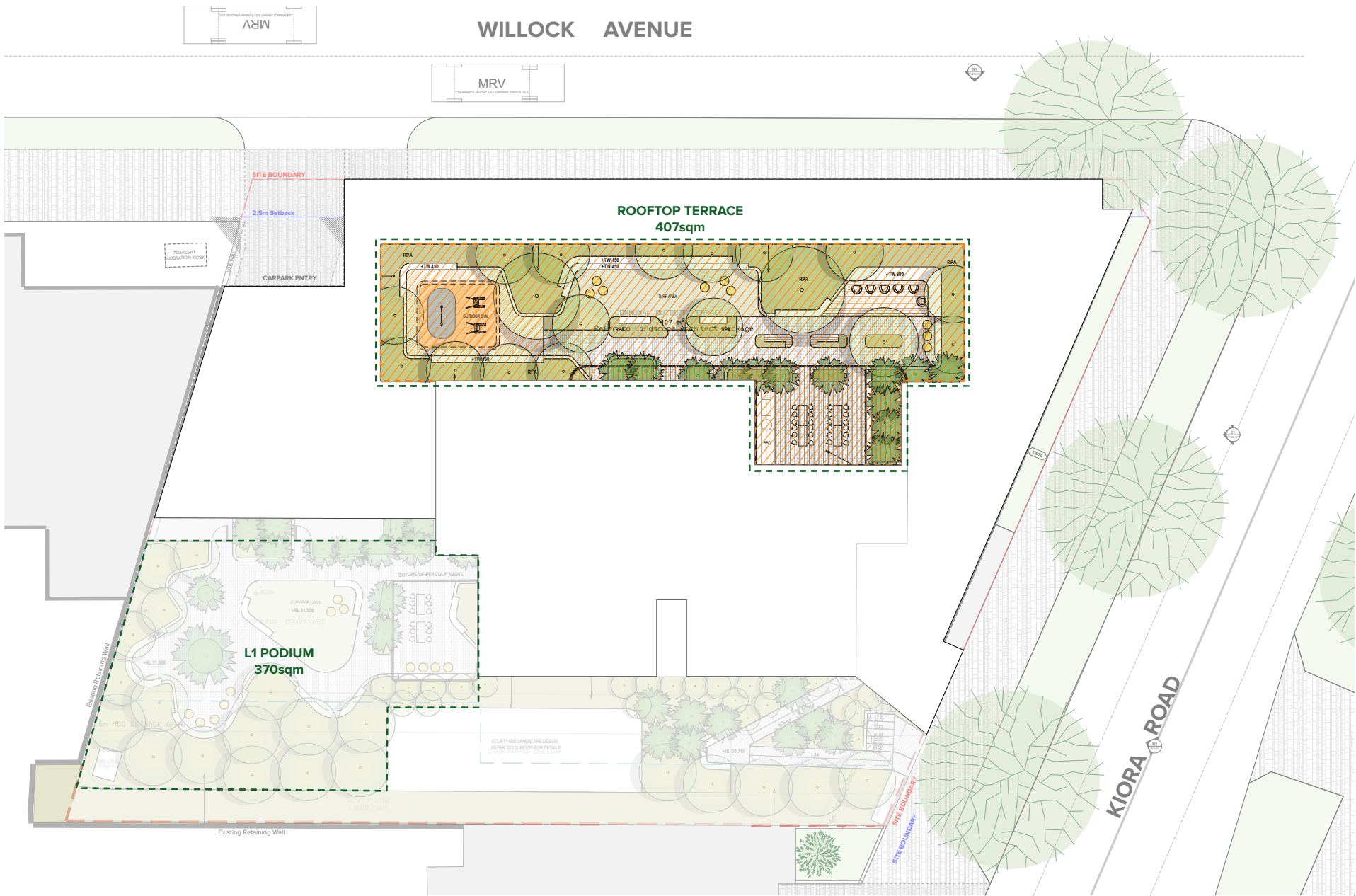


INDICATIVE SCHEME

3.26 BUILDING AMENITY DIAGRAMS_ COMMUNAL OPEN SPACE

The proposed communal open spaces on the level 1 residential podium and rooftop terrace create a holistic living experience. They enhance building amenity, promote community engagement, foster health and wellness, contribute to sustainability, and add to the aesthetic charm of the urban landscape. This comprehensive strategy is not just about creating physical spaces; it's about cultivating a vibrant and connected community within the building.

We have ensured compliance with the ADG Guidelines by optimizing solar exposure for over 50% of the communal open space. This was achieved through the creation of an expansive rooftop terrace designed for diverse and multi-functional purposes.



LEGEND

- COMMUNAL OPEN SPACE
- COMMUNAL OPEN SPACE ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT

Compliance Schedule

Communal Open Space Area with direct sunlight (sqm)	407	sqm
Total Communal Open Space Area (sqm)	777	sqm
Percentage	52%	

ADG OBJECTIVE 3D-1

- Communal open space has a minimum area equal to 25% of the site
- Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between am and 3 pm on 21 June (mid winter)



INDICATIVE SCHEME

3.26 BUILDING AMENITY DIAGRAMS DEEP SOIL AREA



Figure 3E.3 Deep soil zones promote the growth of larger trees which improve amenity and local microclimate

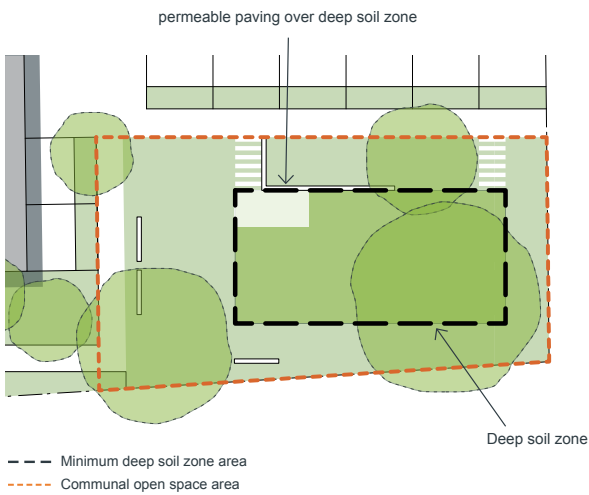


Figure 3E.4 Pedestrian pathways and paving which is specifically designed for tree root growth can occupy up to 10% of the deep soil zone

Objective 3E-1

Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality

Design criteria

1. Deep soil zones are to meet the following minimum requirements:

Site area	Minimum dimensions	Deep soil zone (% of site area)
less than 650m ²	-	7%
650m ² - 1,500m ²	3m	
greater than 1,500m ²	6m	
greater than 1,500m ² with significant existing tree cover	6m	

Design guidance

On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:

- 10% of the site as deep soil on sites with an area of 650m² - 1,500m²
- 15% of the site as deep soil on sites greater than 1,500m²

Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include:

- basement and sub basement car park design that is consolidated beneath building footprints
- use of increased front and side setbacks
- adequate clearance around trees to ensure long term health
- co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil

Achieving the design criteria may not be possible on some sites including where:

- the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres)
- there is 100% site coverage or non-residential uses at ground floor level

Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure

As per the ADG guidance related to Objective 3E-1 for deep soil zones, achieving the full design criteria may not be possible on some sites, including where the location is within a high density area or in a recognised strategic centre such as Miranda. The guidance also acknowledges circumstances where the building typology needs to cover the majority of the site.

In the case of this project, the key stakeholder is The Salvation Army who will operate a 1500sqm holistic community facility. Due to the management and security needs of the facility, it is vital that the 1500sqm is all on one level and is therefore covering the majority of the site. To mitigate this, acceptable storm-water management has been considered across the site, and significant forms of other planting are provided on structure at podium and at the rooftop.

Achieving the design criteria may not be possible on some sites including where:

- the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres)
- there is 100% site coverage or non-residential uses at ground floor level

Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure

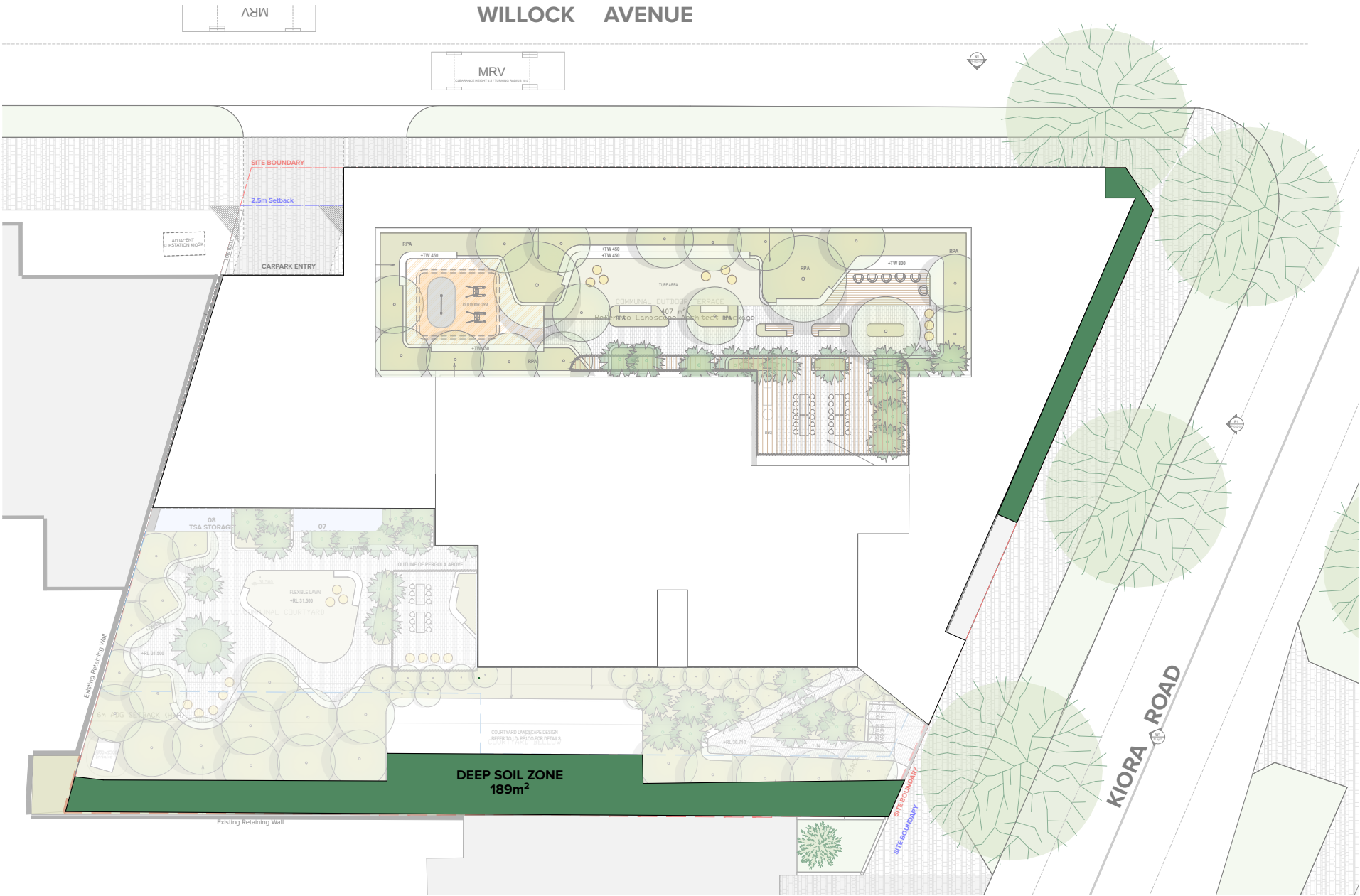


INDICATIVE SCHEME

3.26 BUILDING AMENITY DIAGRAMS DEEP SOIL AREA

It is worth noting that more than 7% of the site allows for landscaped areas that are directly on natural ground, but due to the dimensions of these zones, they are not deemed to be deep soil as per the design criteria.

Regardless, the proposed provision of components of deep soil adds to the quality of the design outcome. This highly considered design response is deemed appropriate for this site and location, and warrants the support of Council and others.

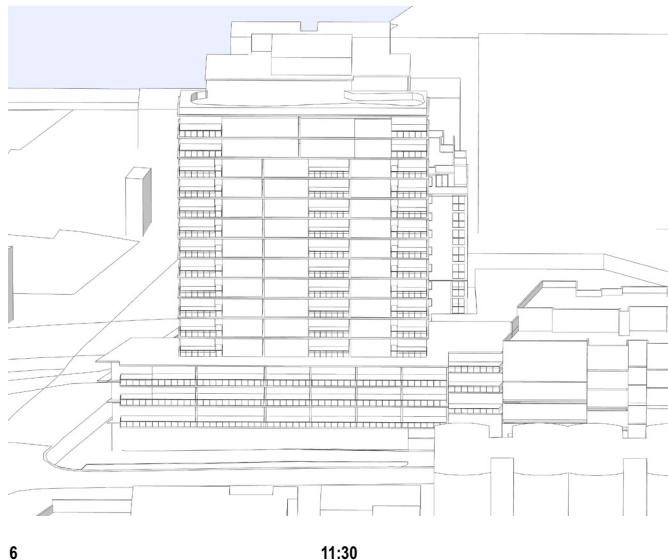
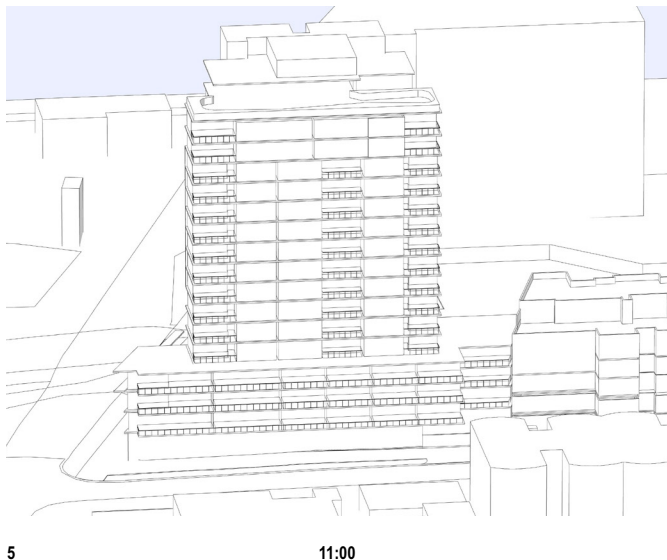
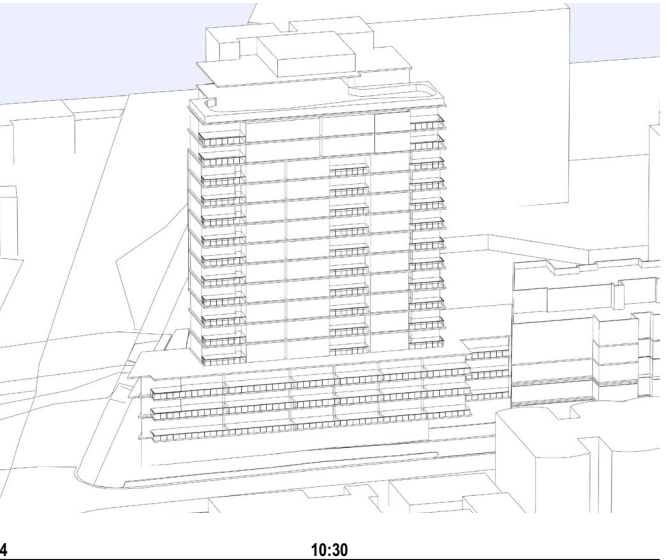
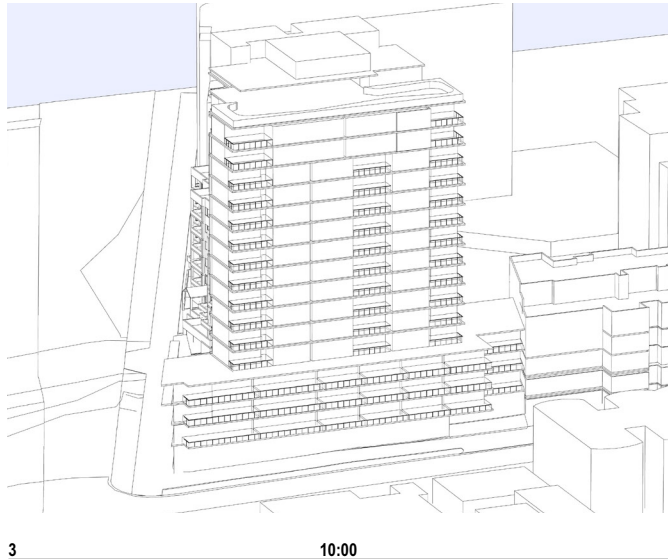
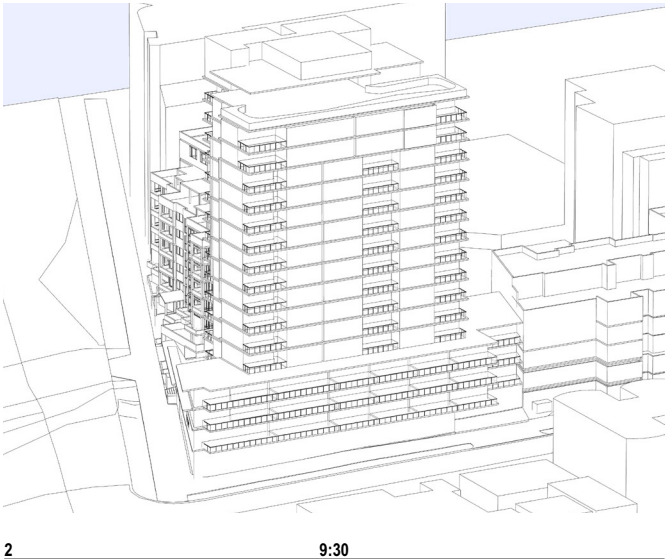
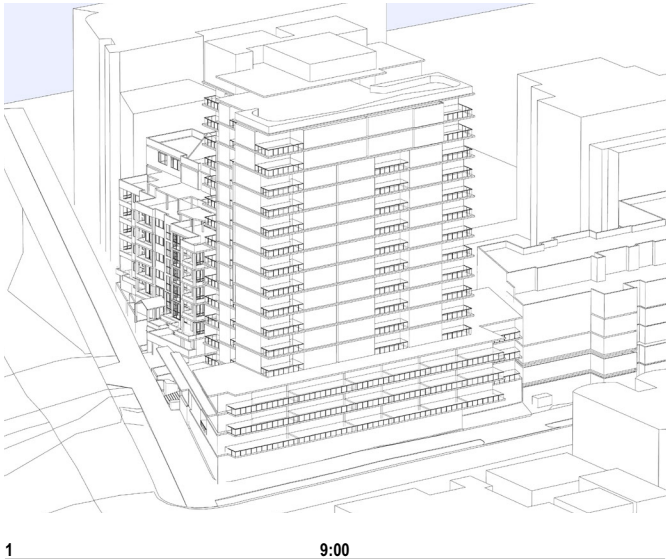


Deep Soil Zone (sqm)	189
Total Site Area (sqm)	2,447
Percentage	7.7%

INDICATIVE SCHEME

3.26 BUILDING AMENITY DIAGRAMS_ SUN EYE VIEWS

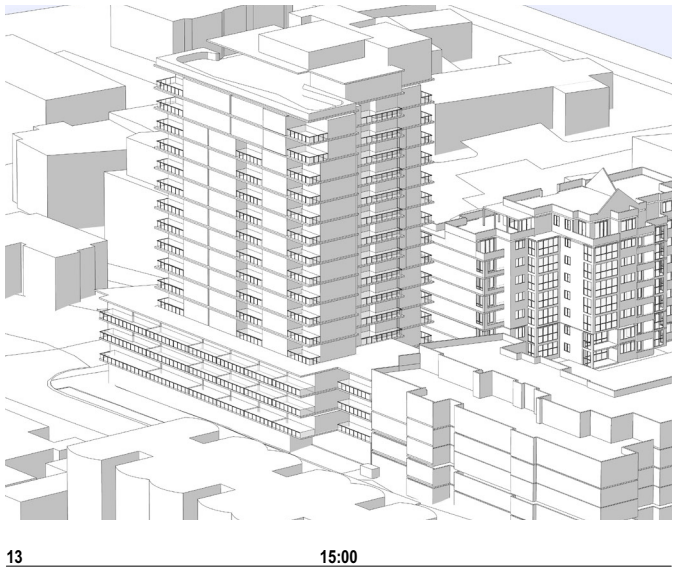
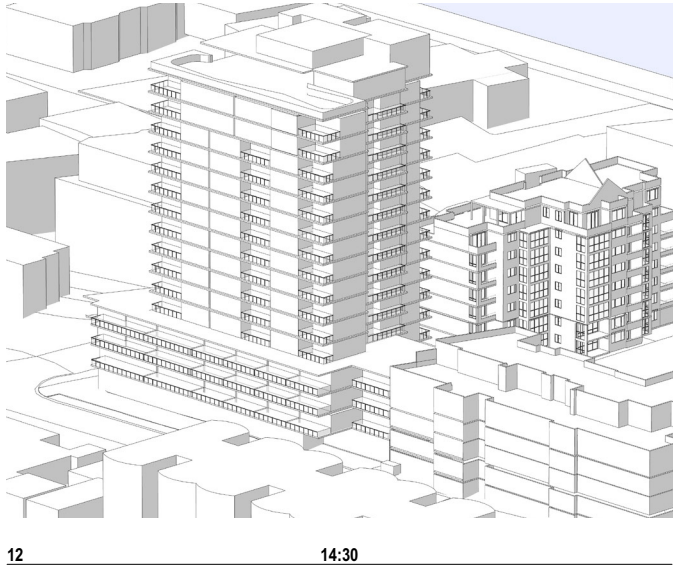
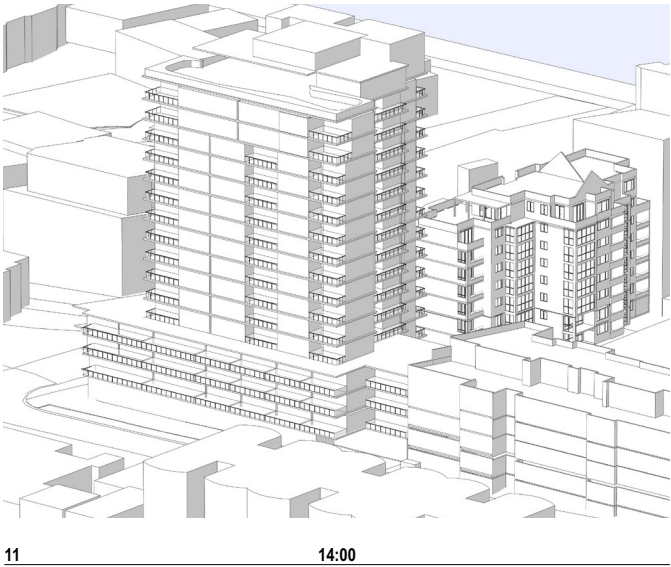
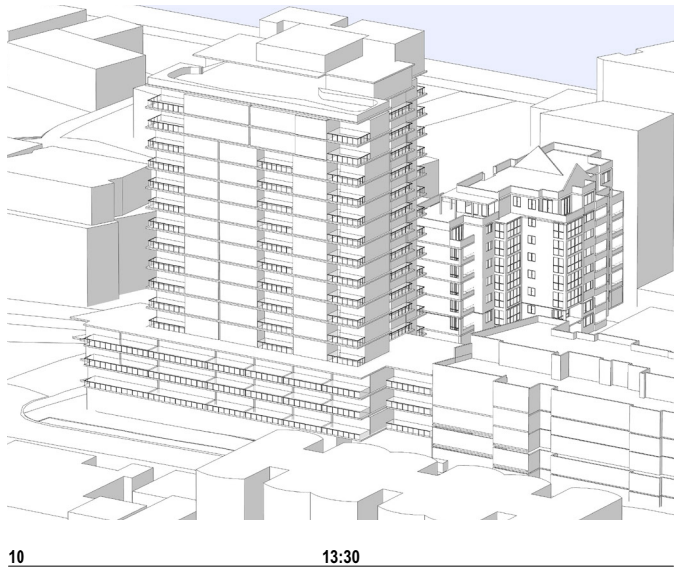
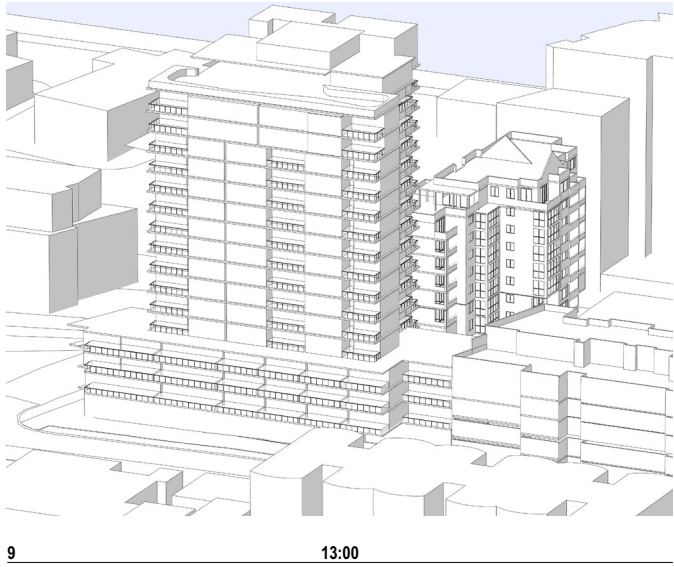
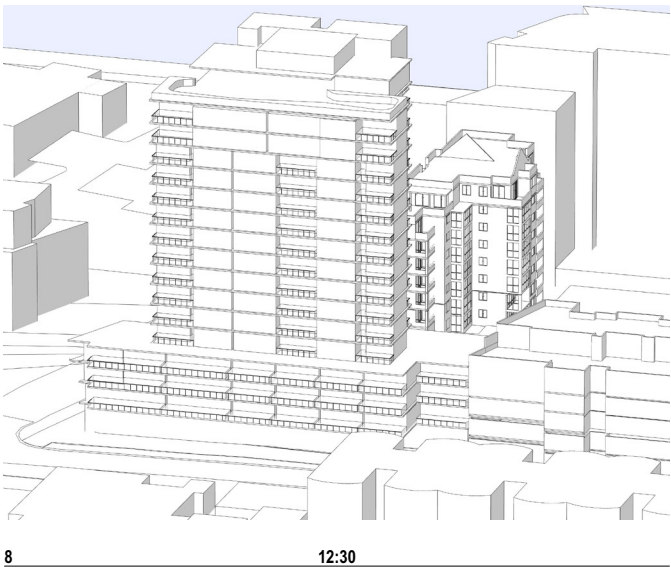
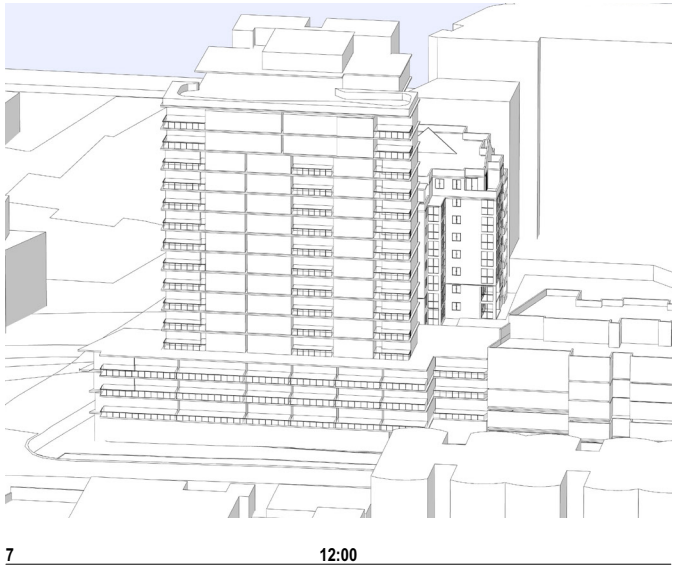
Sun-Eye Views _ Proposed Tower Massing
Winter Solstice (21 June)



INDICATIVE SCHEME

3.26 BUILDING AMENITY DIAGRAMS_ SUN EYE VIEWS

Sun-Eye Views _ Proposed Tower Massing
Winter Solstice (21 June)

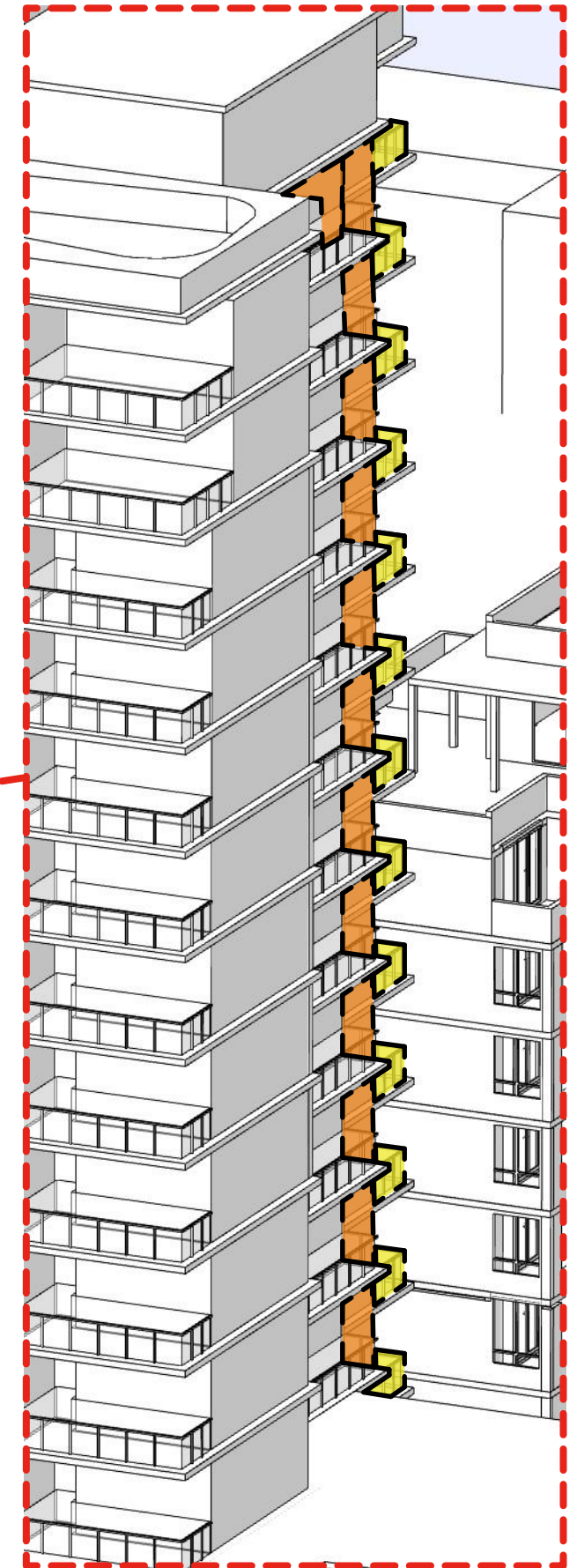
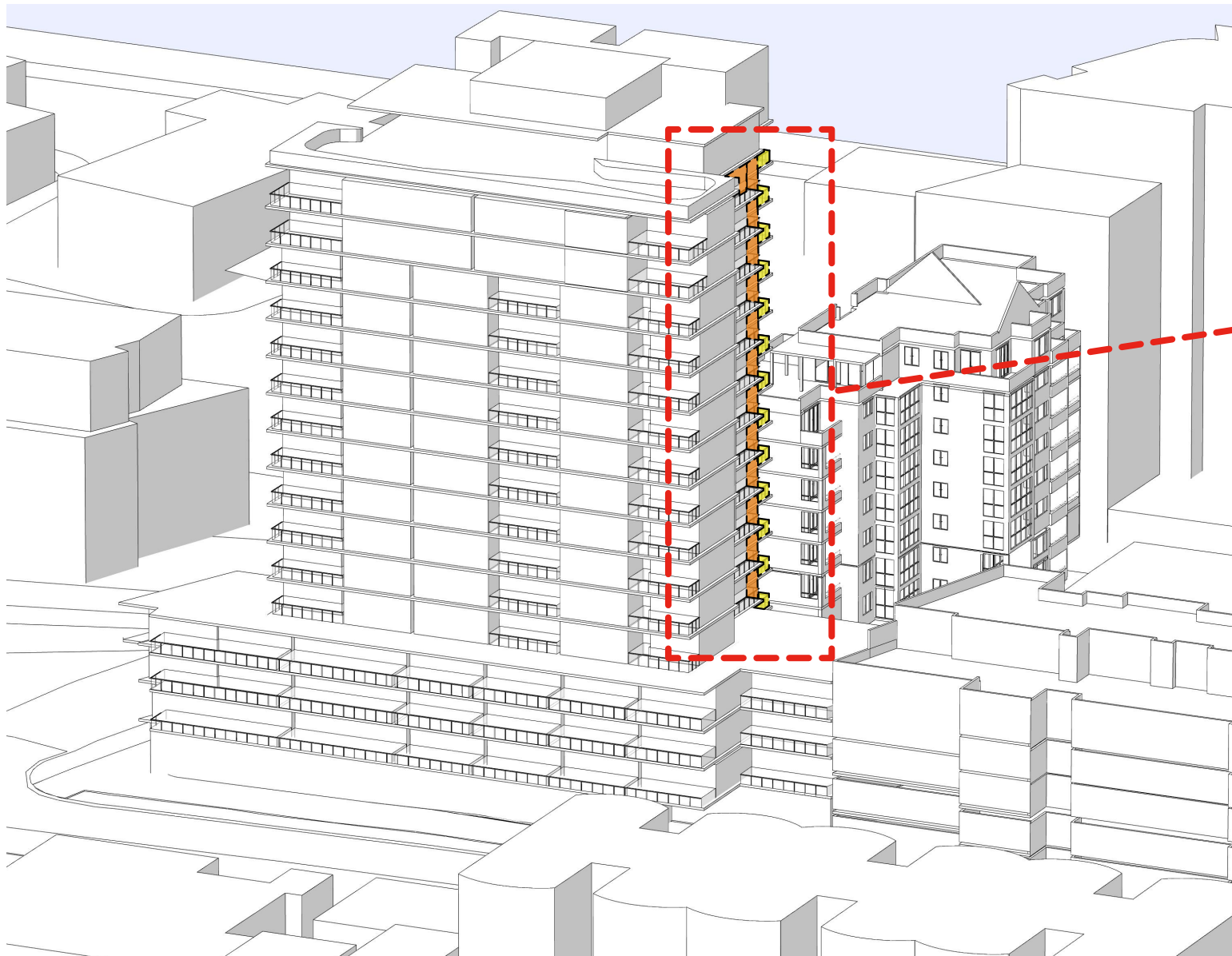


INDICATIVE SCHEME

3.26 BUILDING AMENITY DIAGRAMS_ ADG COMPLIANCE - 1PM

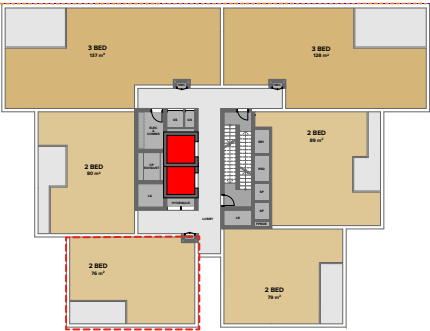


From the western solar plane the setbacks allow for compliance to ADG solar access of minimum 2 hours to direct solar access. The diagram below indicated which areas on the facade achieve the 2 hours solar in detail in the south west corner of the proposal. The detail also indicates in depth at 1pm on Winter Solstice.

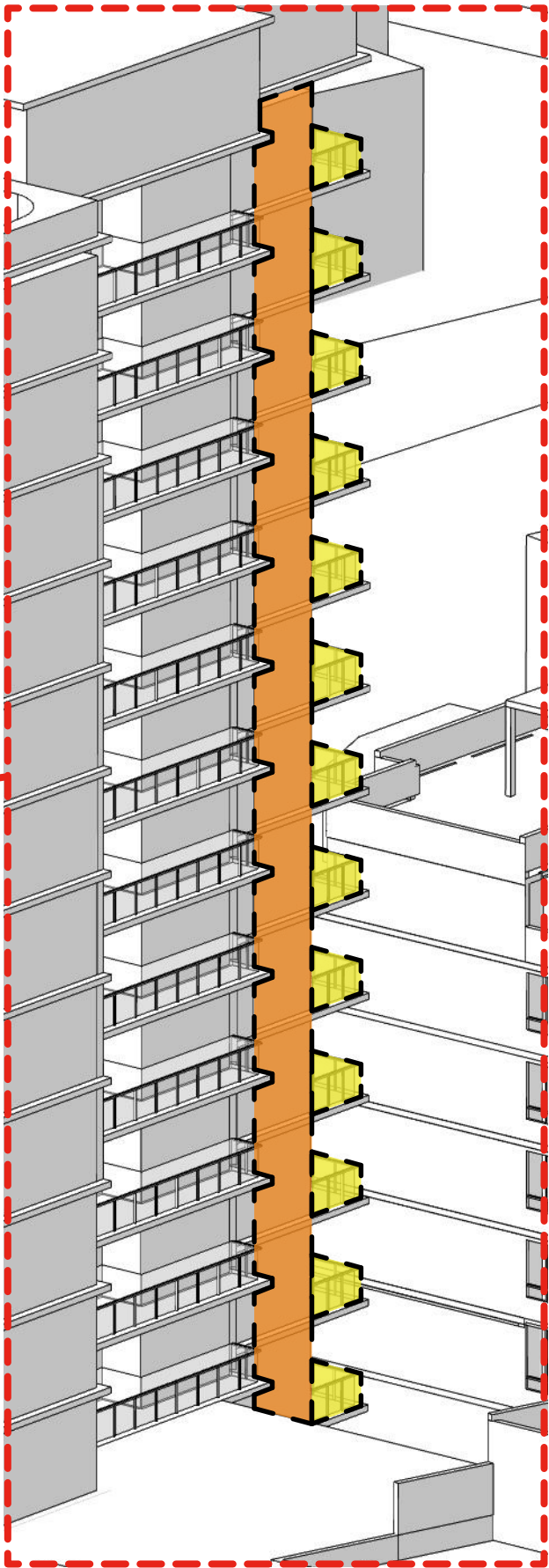
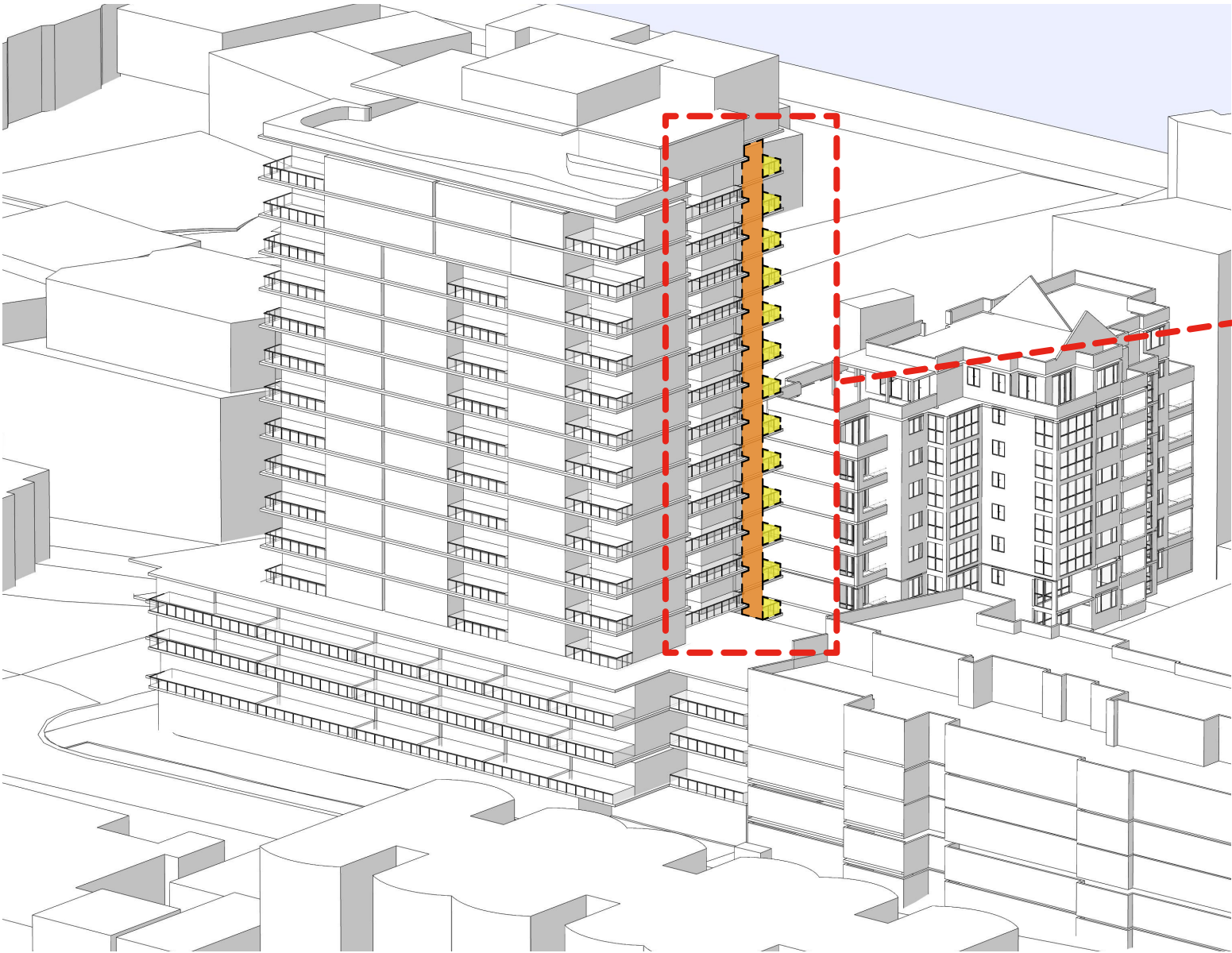


INDICATIVE SCHEME

3.26 BUILDING AMENITY DIAGRAMS_ ADG COMPLIANCE - 2PM

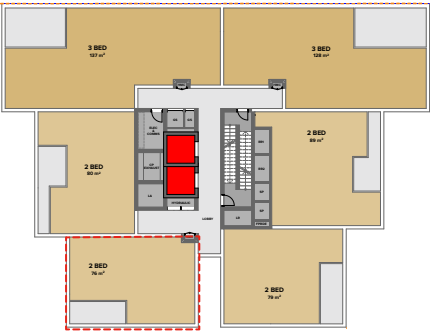


From the western solar plane the setbacks allow for compliance to ADG solar access of minimum 2 hours to direct solar access. The diagram below indicated which areas on the facade achieve the 2 hours solar in detail in the south west corner of the proposal. The detail also indicates in depth at 2pm on Winter Solstice.

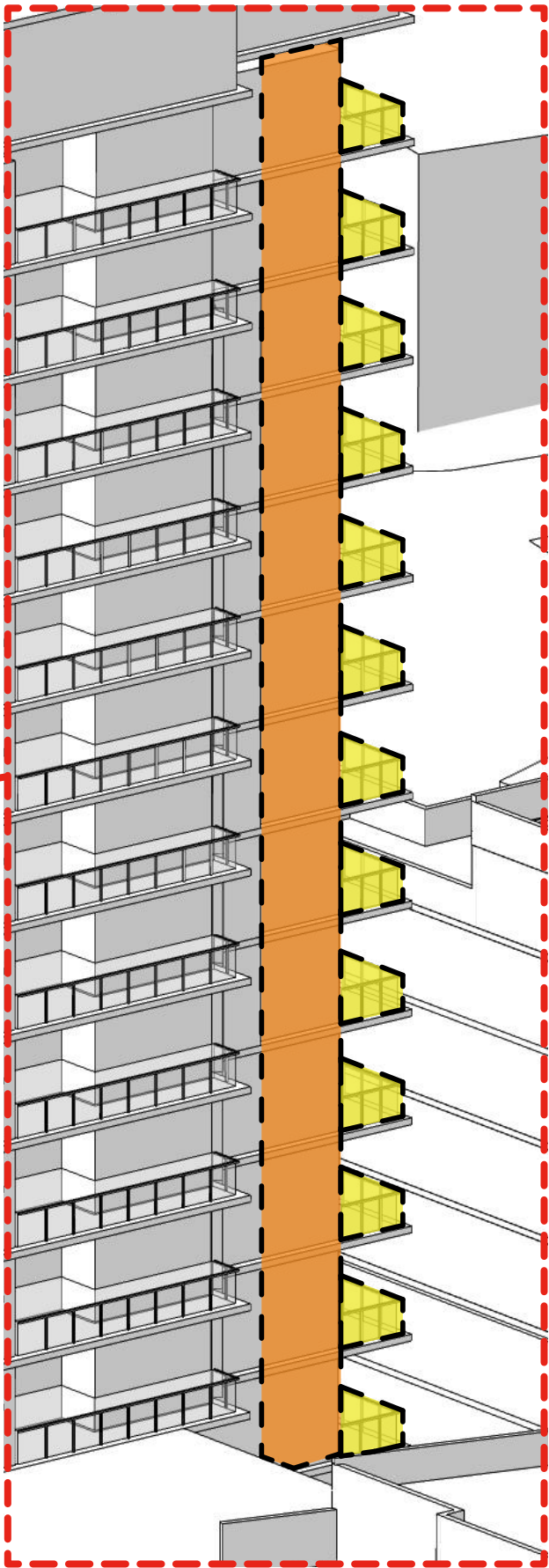
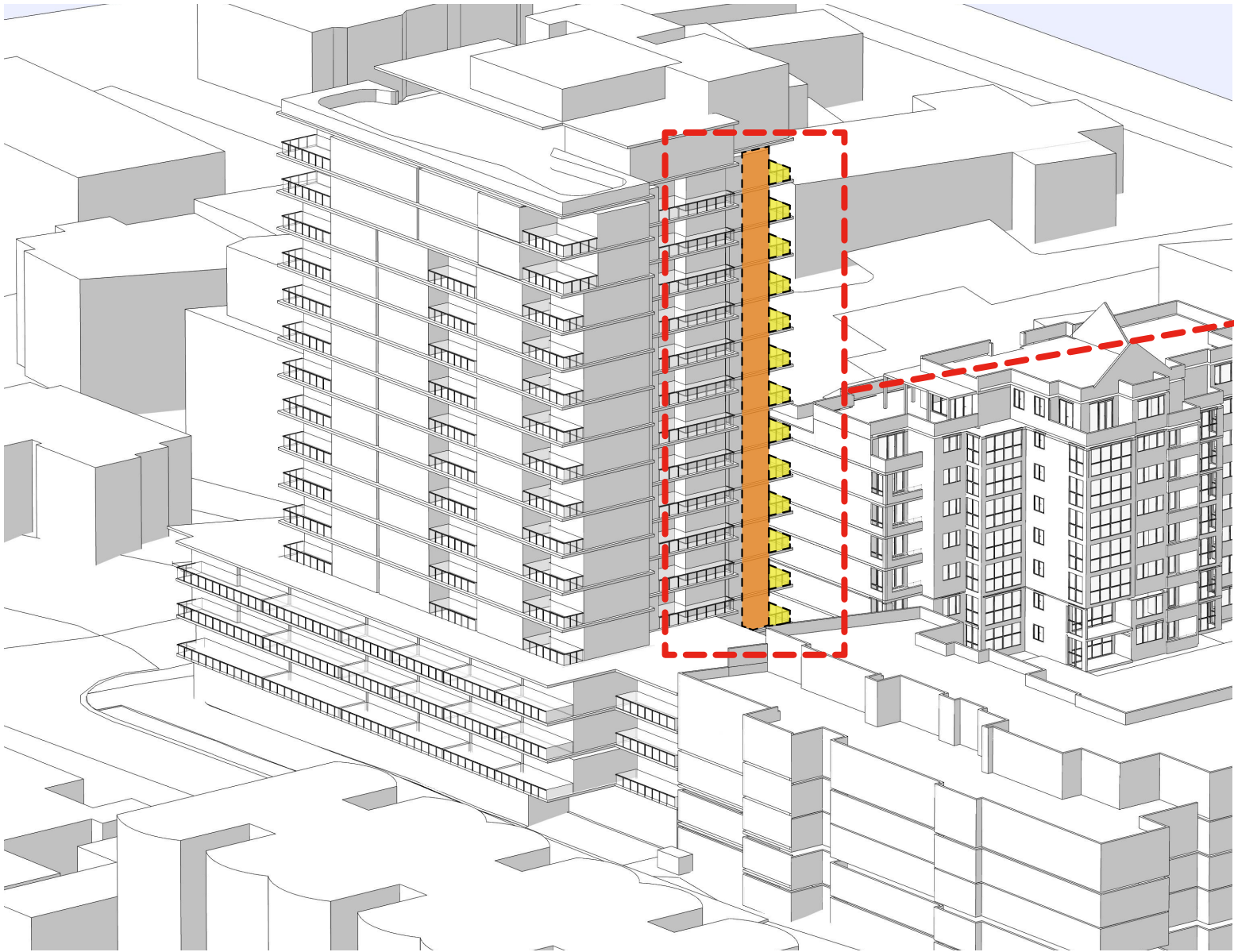


INDICATIVE SCHEME

3.26 BUILDING AMENITY DIAGRAMS_ ADG COMPLIANCE - 3PM



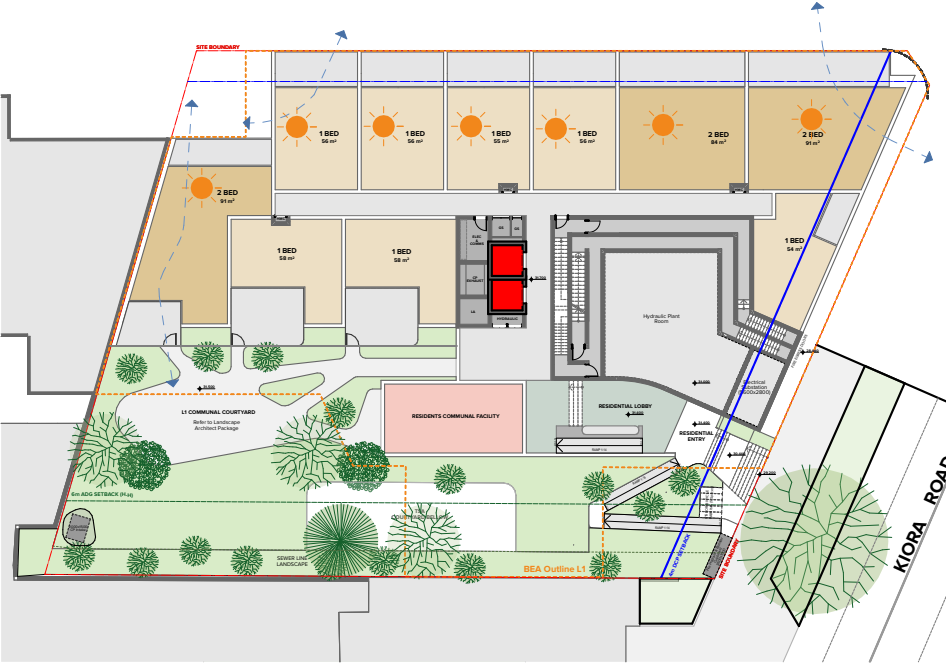
From the western solar plane the setbacks allow for compliance to ADG solar access of minimum 2 hours to direct solar access. The diagram below indicated which areas on the facade achieve the 2 hours solar in detail in the south west corner of the proposal. The detail also indicates in depth at 3pm on Winter Solstice.



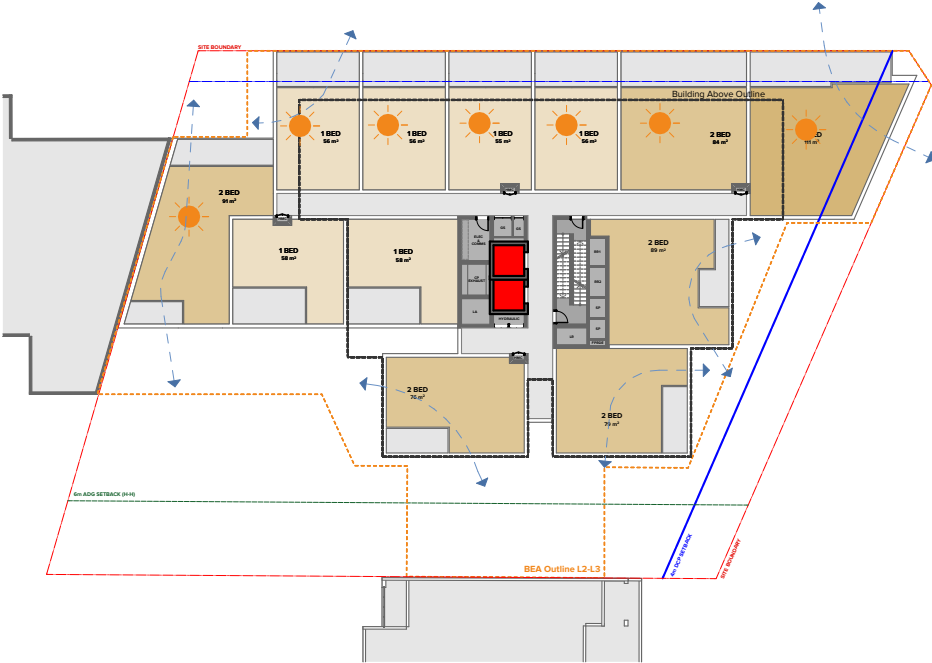


INDICATIVE SCHEME

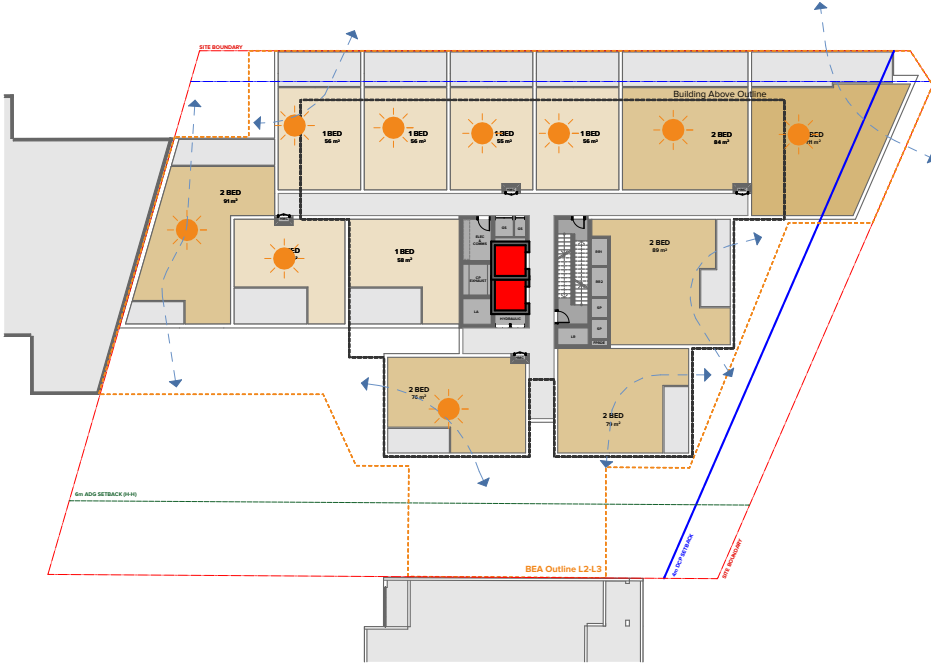
3.26 BUILDING AMENITY DIAGRAMS_ NATURAL DAYLIGHT ACCESS + CROSS VENTILATION



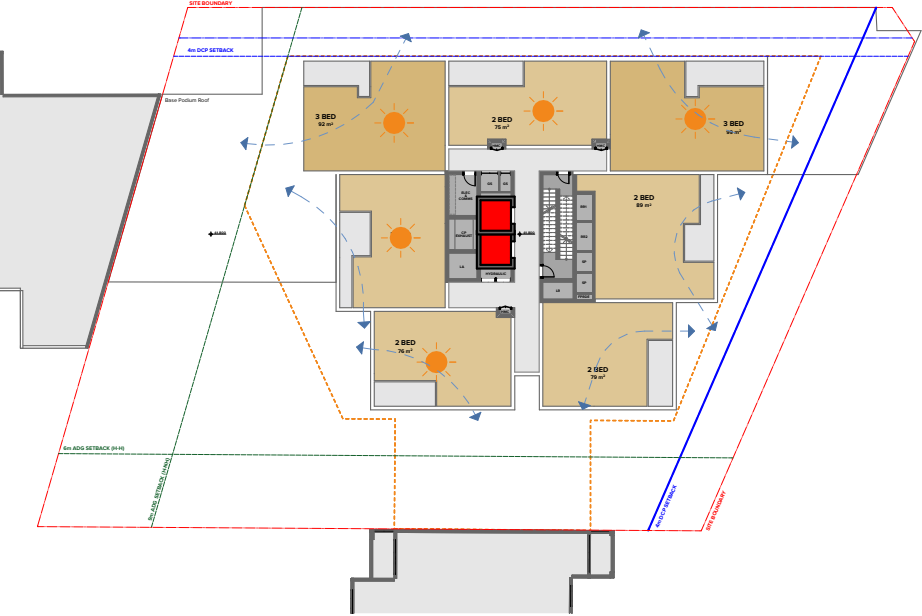
Level 01 ☀ = 7 ↔ = 3



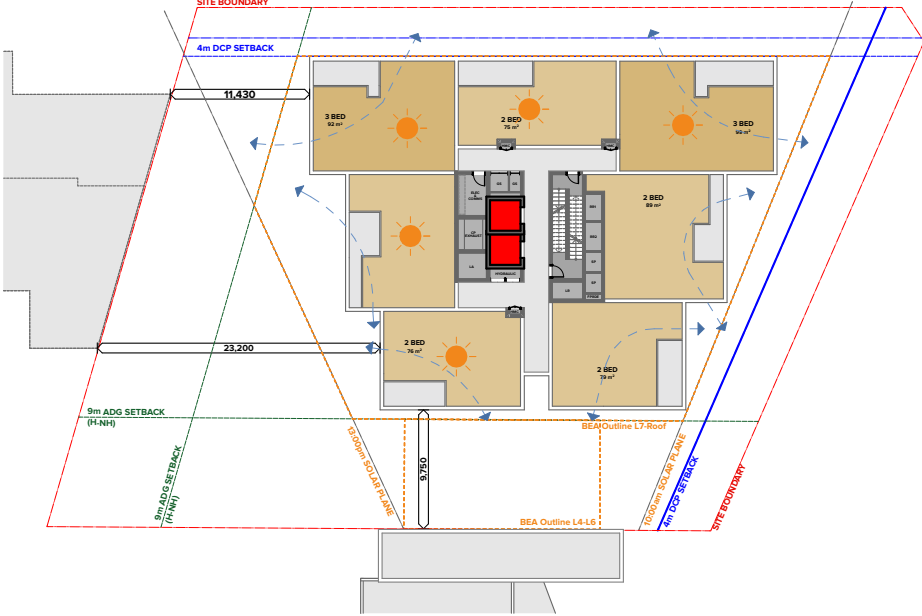
Level 02 ☀ = 7 ↔ = 6



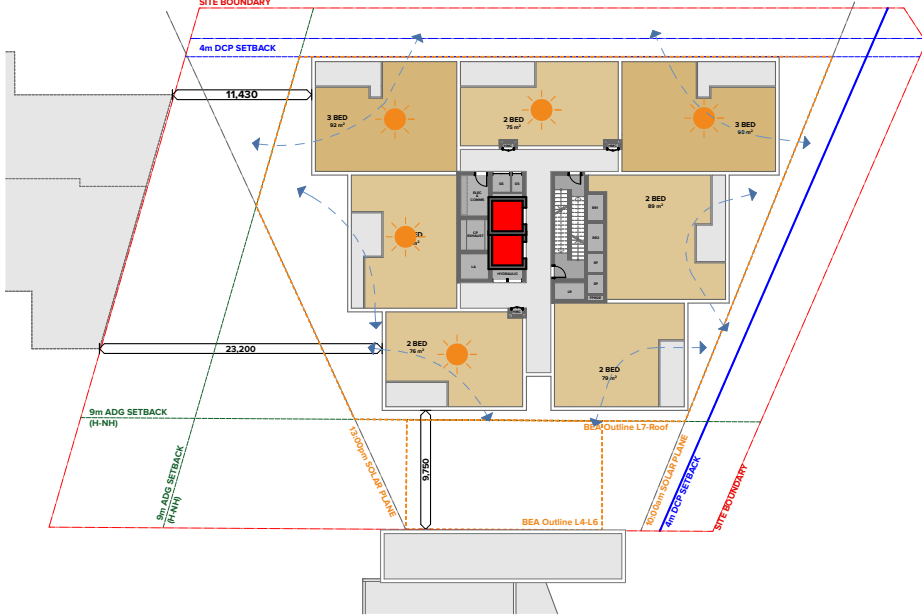
Level 03 ☀ = 9 ↔ = 6



Level 04 ☀ = 5 ↔ = 6



Level 05 ☀ = 5 ↔ = 6



Level 06 ☀ = 5 ↔ = 6

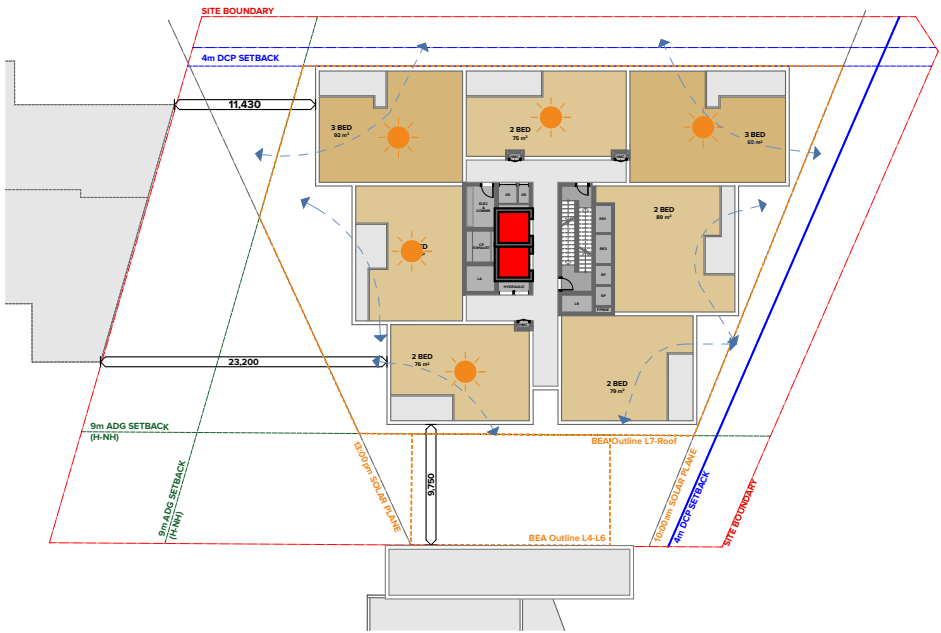
LEGEND

- ☀ Number of Apartments that Achieve Min. 2hrs of Solar
- ↔ Number of Apartments that Natural ventilation (First 9 Storeys)

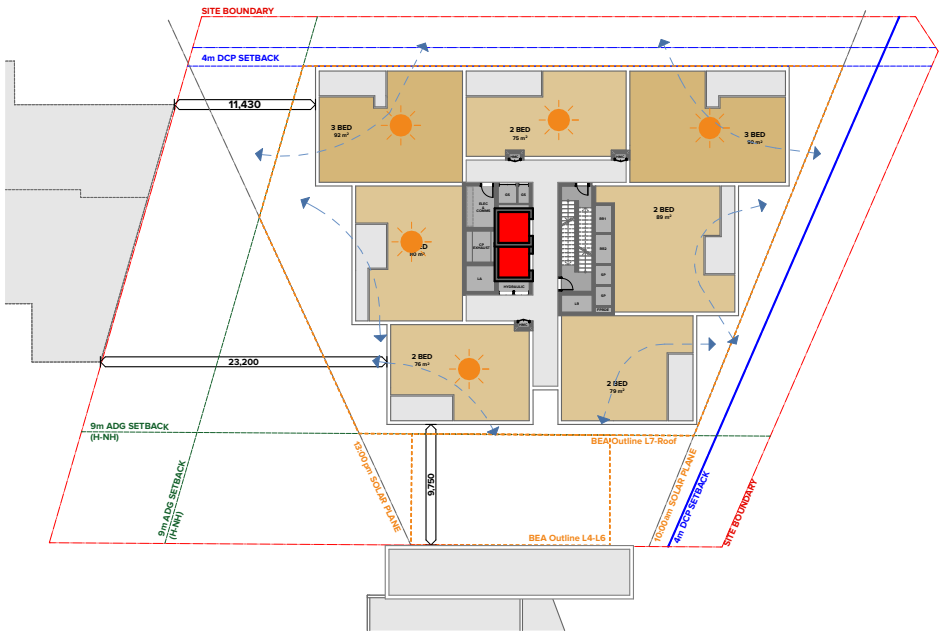


INDICATIVE SCHEME

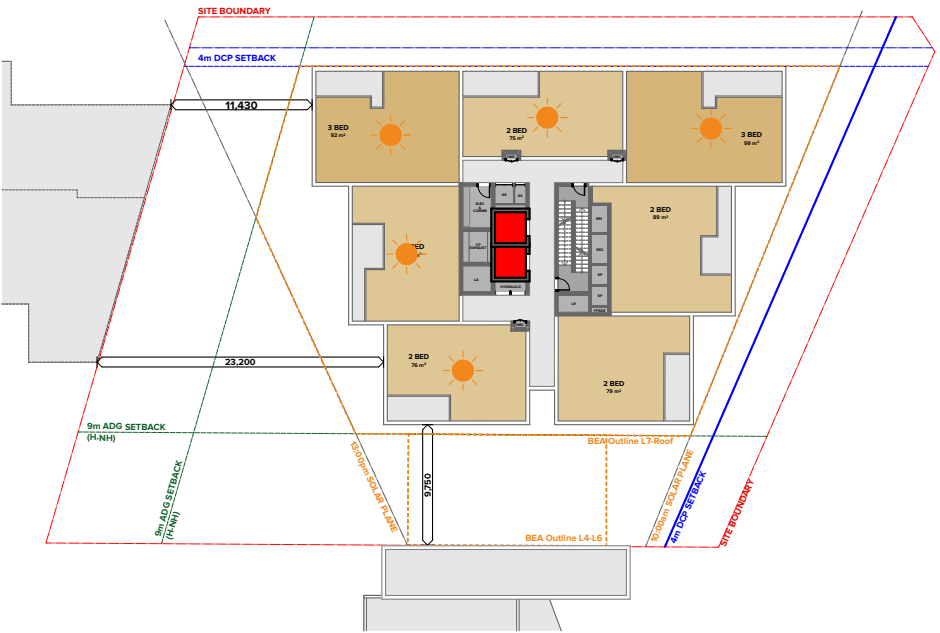
3.26 BUILDING AMENITY DIAGRAMS_ NATURAL DAYLIGHT ACCESS + CROSS VENTILATION



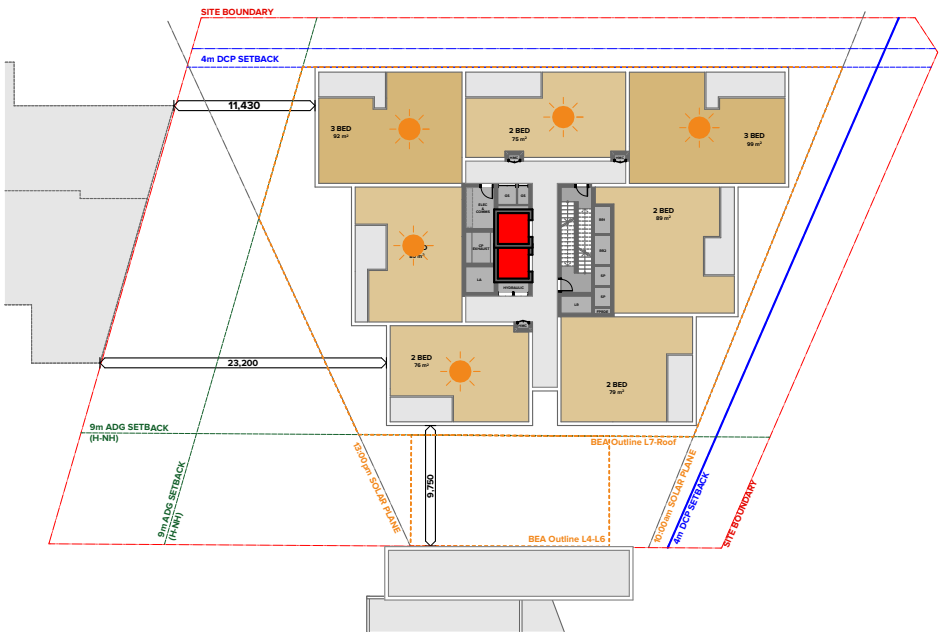
Level 07 ☀ = 5 ↔ = 6



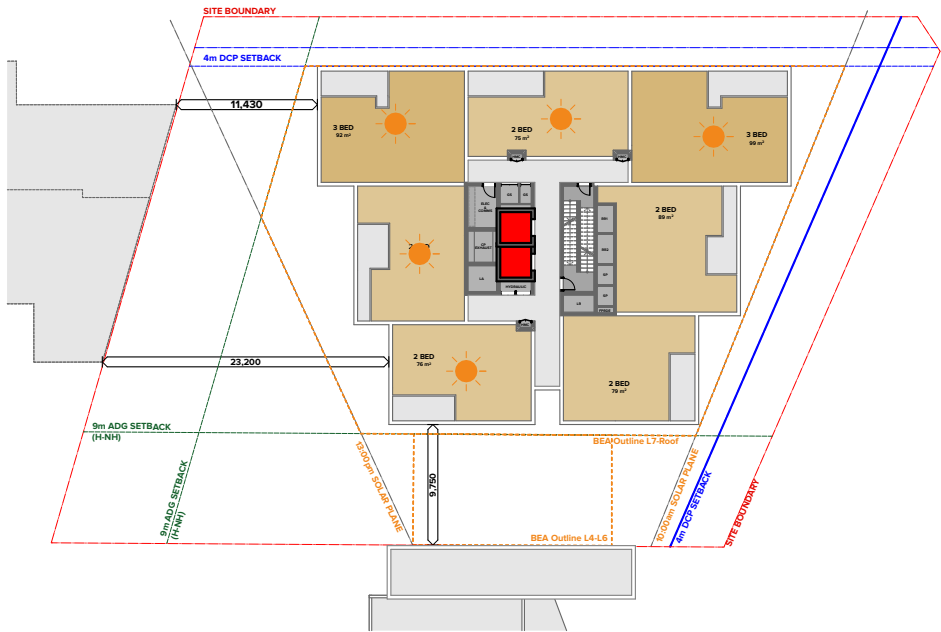
Level 08 ☀ = 5 ↔ = 6



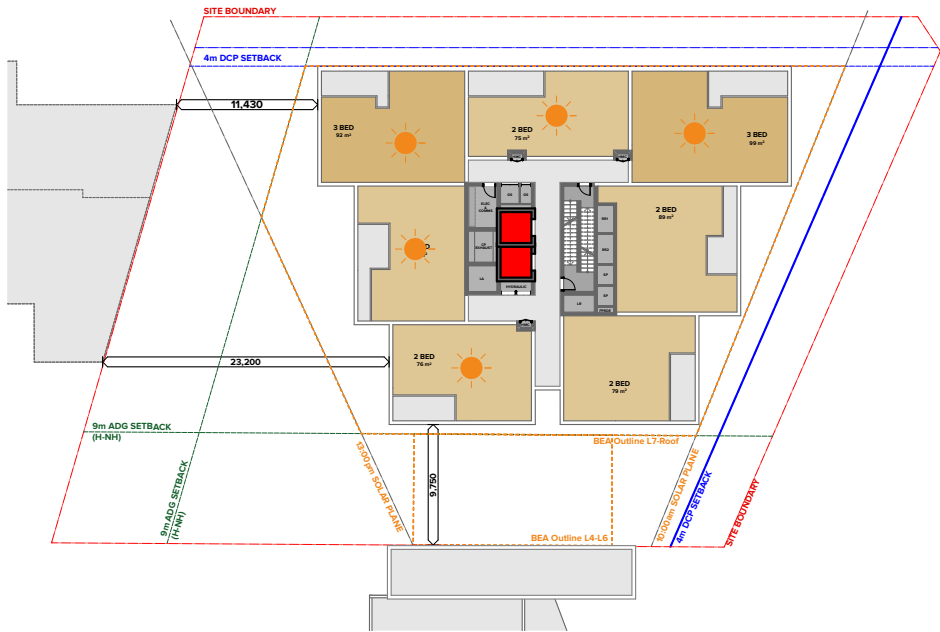
Level 09 ☀ = 5



Level 10 ☀ = 5



Level 11 ☀ = 5



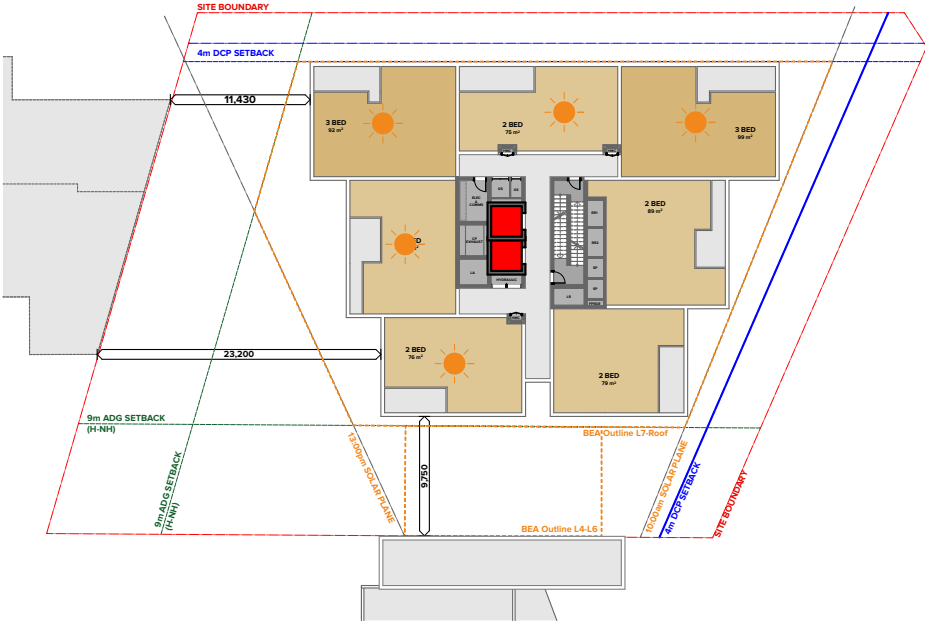
Level 12 ☀ = 5

- LEGEND**
- ☀ Number of Apartments that Achieve Min. 2hrs of Solar
 - ↔ Number of Apartments that Natural ventilation (First 9 Storeys)

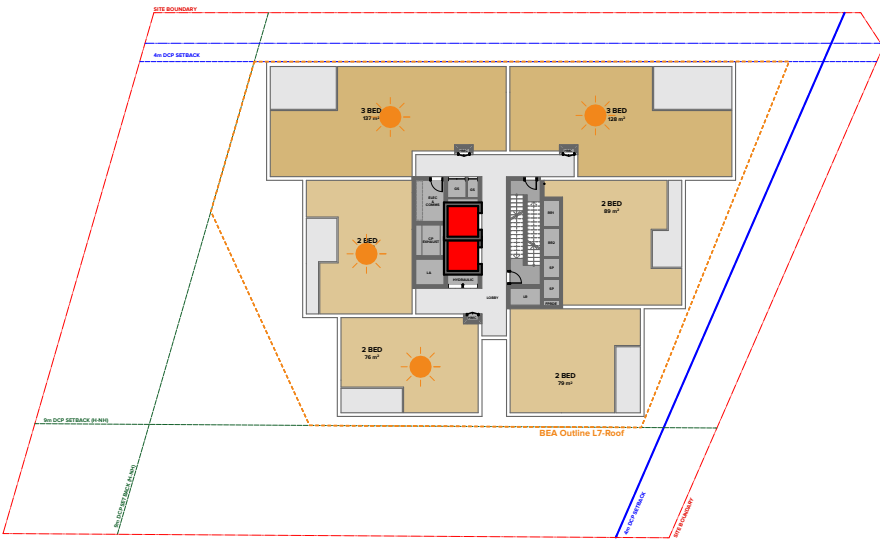


INDICATIVE SCHEME

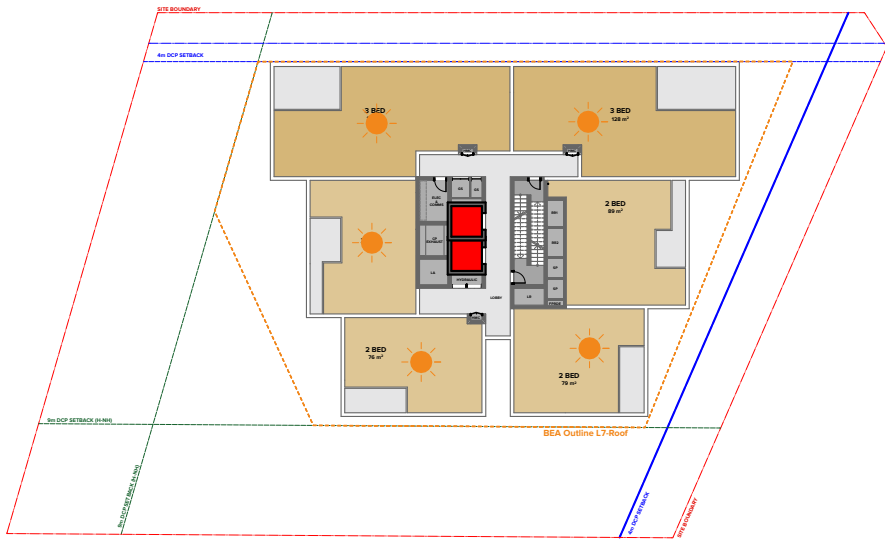
3.26 BUILDING AMENITY DIAGRAMS_ NATURAL DAYLIGHT ACCESS + CROSS VENTILATION



Level 13 = 5



Level 14 = 4



Level 15 = 5

Compliance Schedule

	LEVEL																
No. of Apartments	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Solar	10	12	12	7	7	7	7	7	7	7	7	7	7	6	6	116	
Cross Vent	7	7	9	5	5	5	5	5	5	5	5	5	5	4	5	82	71%
	3	6	6	6	6	6	6	6	6							45	65%

ADG OBJECTIVE 4A-1

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas

ADG OBJECTIVE 4B-3

At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed

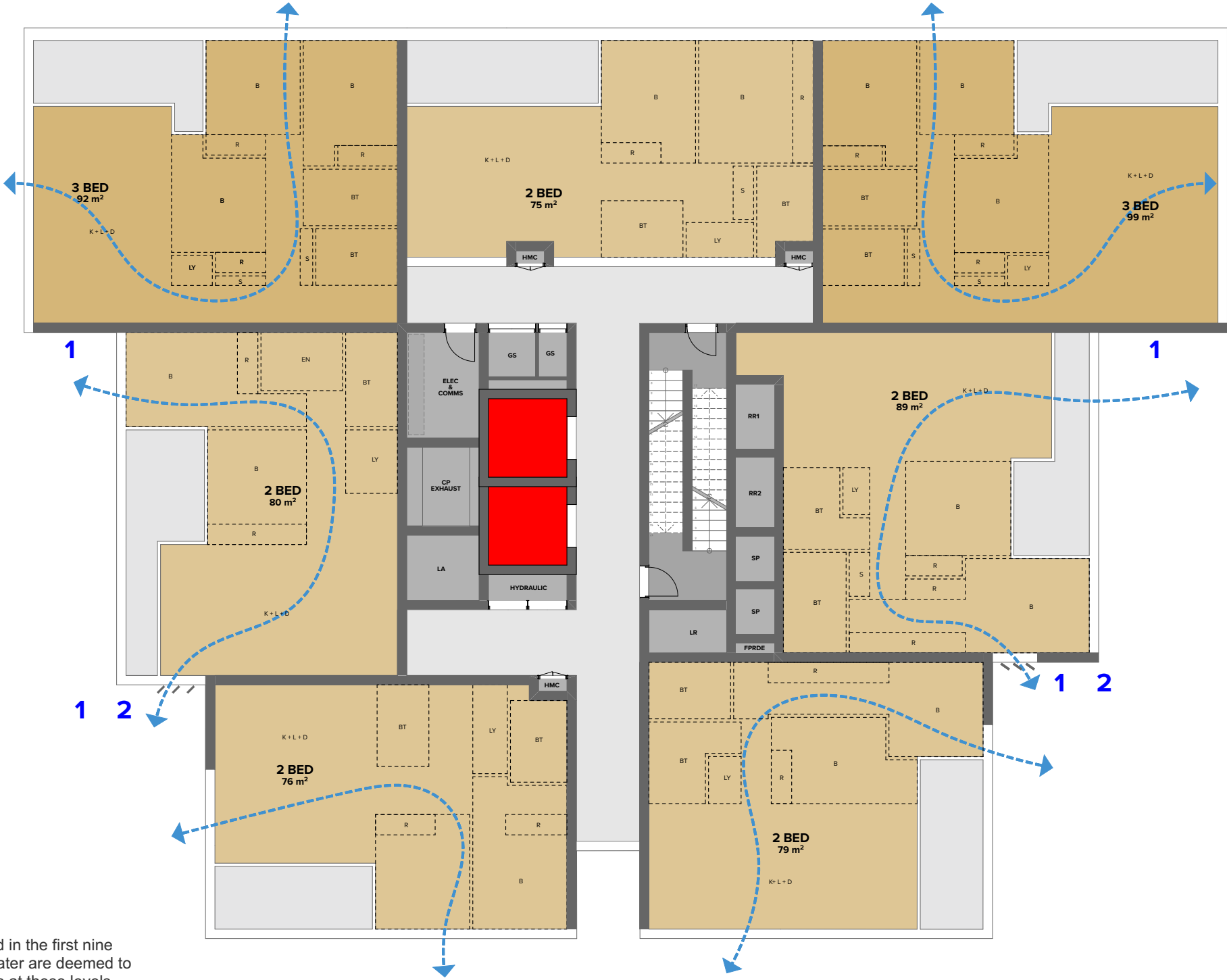
LEGEND

- Number of Apartments that Achieve Min. 2hrs of Solar
- Number of Apartments that Natural ventilation (First 9 Storeys)



INDICATIVE SCHEME

3.26 BUILDING AMENITY DIAGRAMS_ NATURAL VENTILATION ANALYSIS



ADG OBJECTIVE 4B-3
At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed

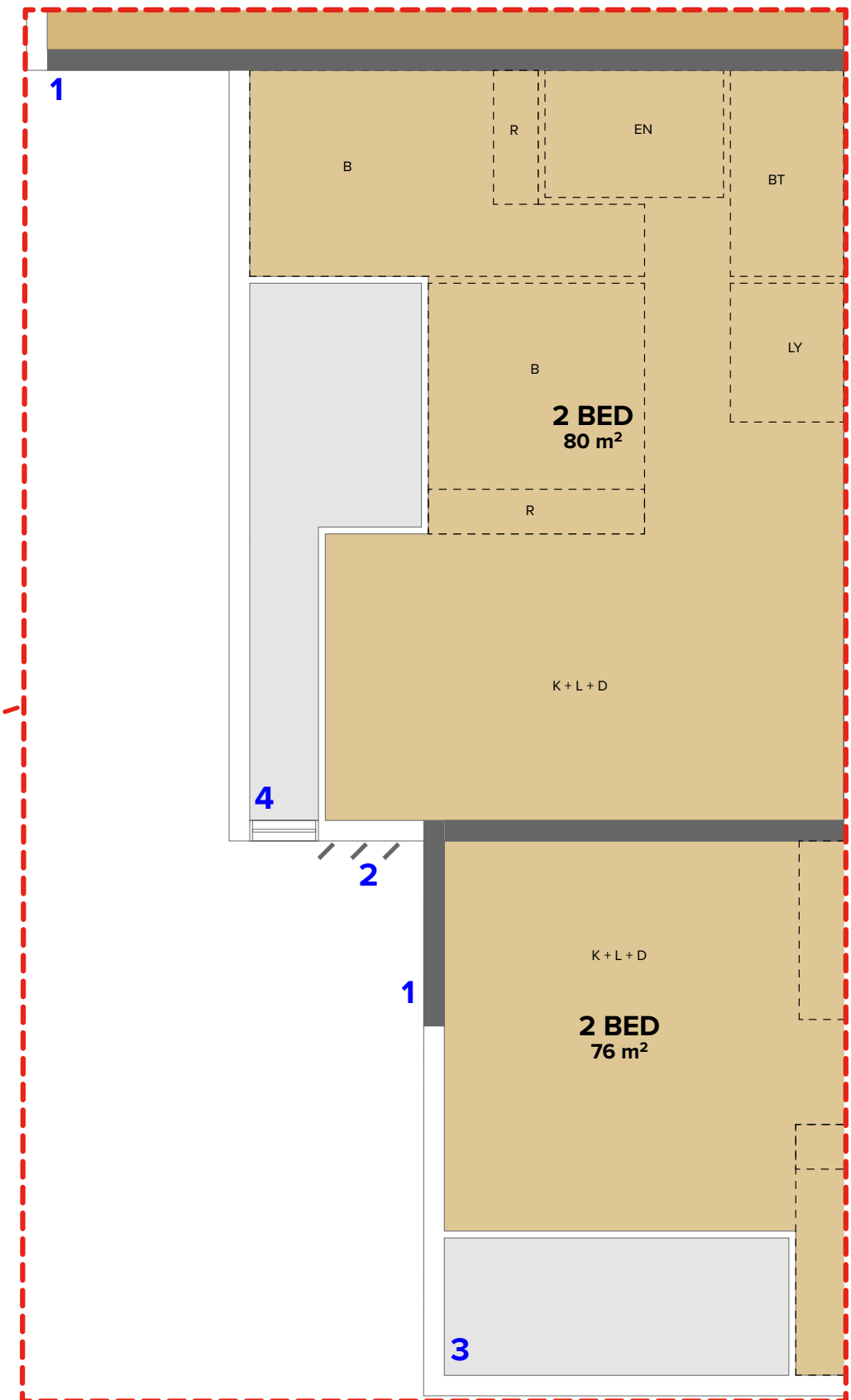
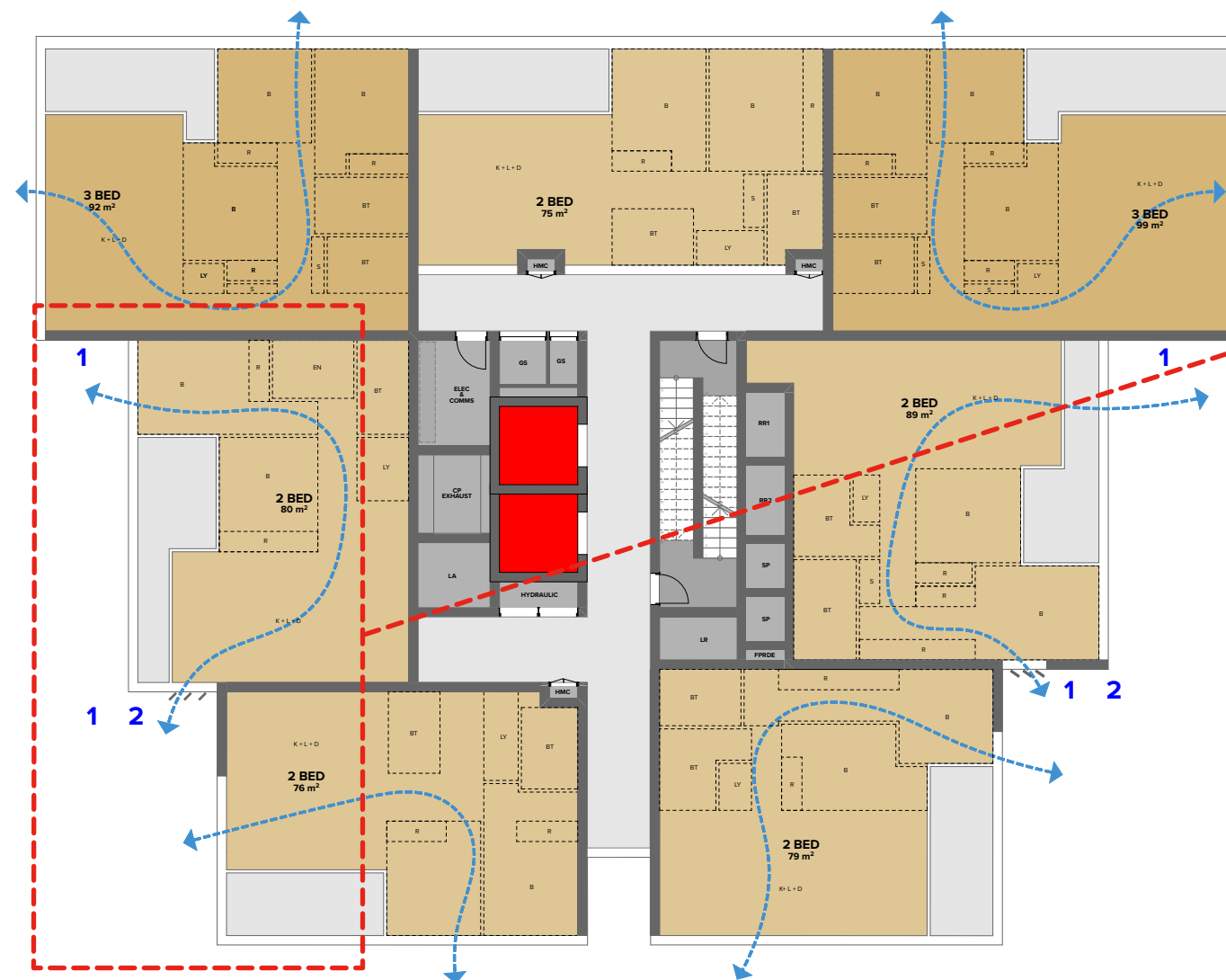
- NOTES:**
- 1. Solid wall provides privacy and acoustic separation.
 - 2. Louvres provide privacy.

INDICATIVE SCHEME

3.26 BUILDING AMENITY DIAGRAMS_ PRIVACY ANALYSIS

NOTES:

1. Solid wall provides privacy and acoustic separation between apartments to avoid windows overlooking one another.
2. Louvres provide ventilation while preventing overlooking privacy issues between apartments.
3. Apartments are placed on opposite sides to neighbouring louvered facaded to provide privacy and acoustic separation.
4. Opaque glazed wall on balcony edge to avoid overlooking issues while allowing solar access beyond.

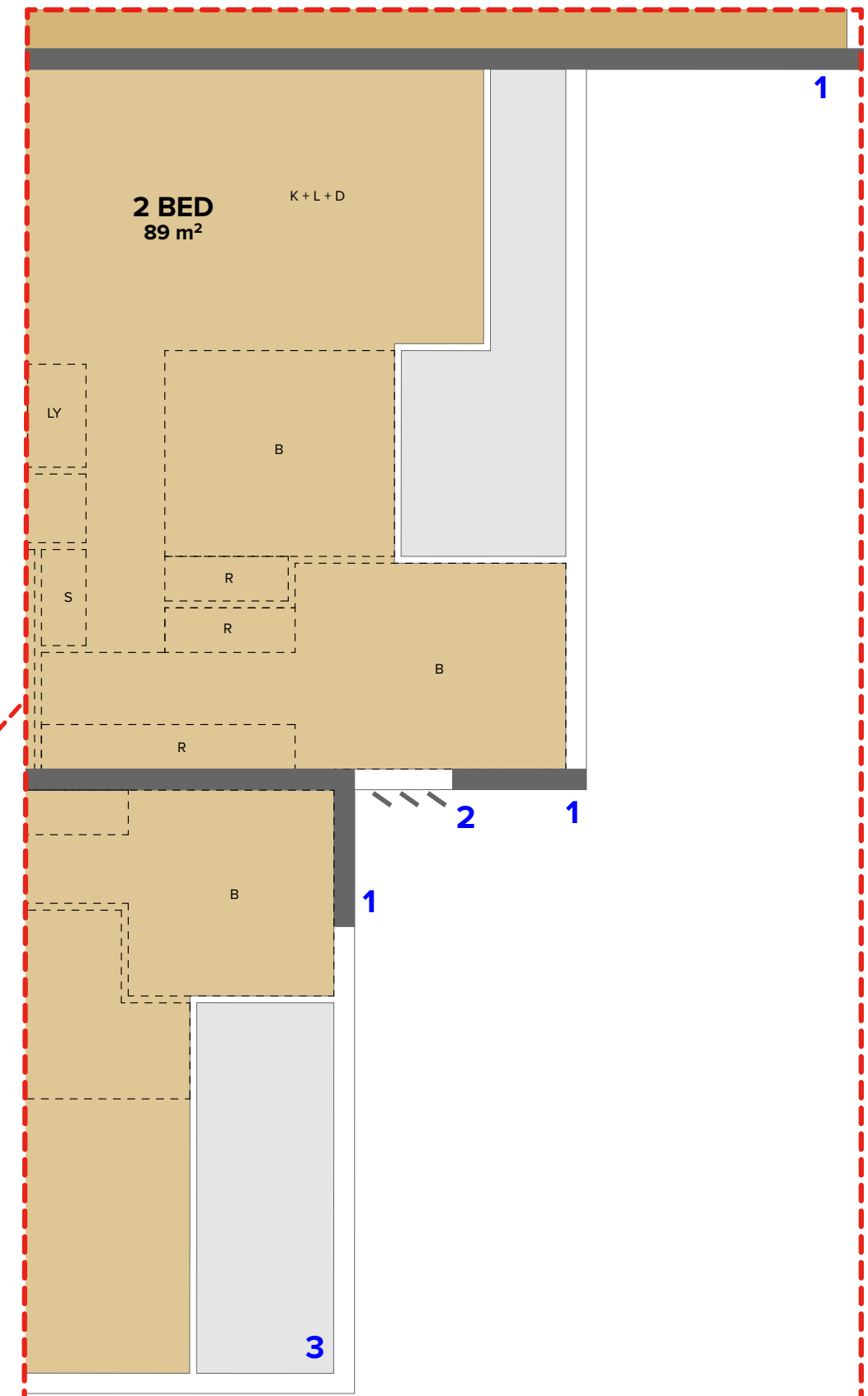
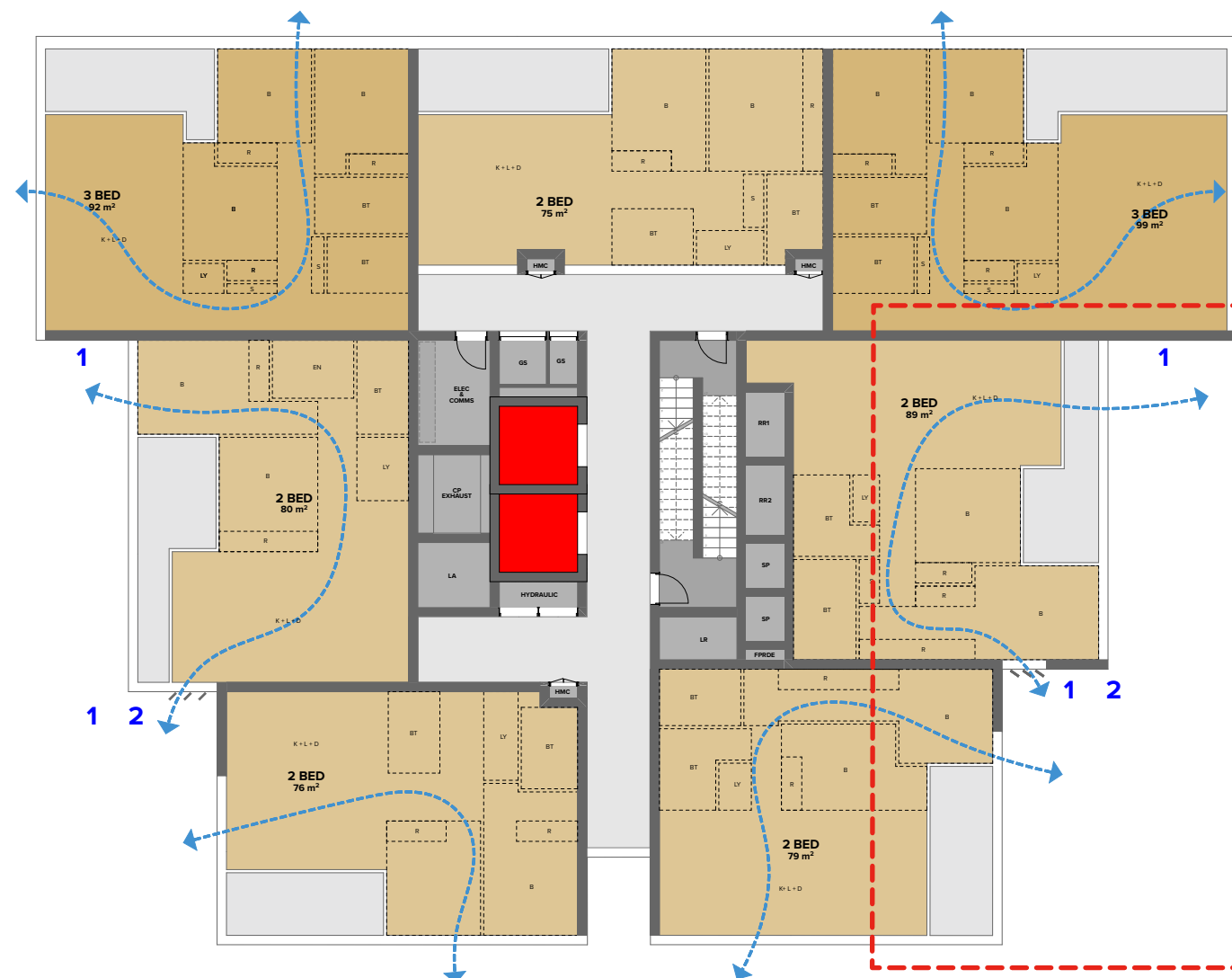


INDICATIVE SCHEME

3.26 BUILDING AMENITY DIAGRAMS_ NATURAL VENTILATION ANALYSIS

NOTES:

1. Solid wall provides privacy and acoustic separation between apartments to avoid windows overlooking one another.
2. Louvres provide ventilation while preventing overlooking privacy issues between apartments.
3. Apartments are placed on opposite sides to neighbouring louvered facaded to provide privacy and acoustic separation.
4. Opaque glazed wall on balcony edge to avoid overlooking issues while allowing solar access beyond.





INDICATIVE SCHEME

3.26 BUILDING AMENITY DIAGRAMS_ OVERSHADOWING COMPLIANCE

ADJACENT COMMUNAL OPEN SPACE

Shadow Diagrams _ Proposed Tower Massing impact assesment to adjacent communal open space
Winter Solstice (21 June)



LEGEND

- ADJACENT COMMUNAL OPEN SPACE AREA
- PROPOSED TOWER SHADOW IMPACT ON ADJACENT COMMUNAL OPEN SPACE AREA



INDICATIVE SCHEME

3.26 BUILDING AMENITY DIAGRAMS_ OVERSHADOWING COMPLIANCE

ADJACENT COMMUNAL OPEN SPACE

Shadow Diagrams _ Proposed Tower Massing impact assesment to adjacent communal open space
Winter Solstice (21 June)



LEGEND

- ADJACENT COMMUNAL OPEN SPACE AREA
- PROPOSED TOWER SHADOW IMPACT ON ADJACENT COMMUNAL OPEN SPACE AREA



INDICATIVE SCHEME

3.26 BUILDING AMENITY DIAGRAMS_ OVERSHADOWING COMPLIANCE

ADJACENT COMMUNAL OPEN SPACE

Shadow Diagrams _ Proposed Tower Massing impact assesment to adjacent communal open space
Winter Solstice (21 June)



Satellite view displaying the communal open space of adjacent developments.



ADG OBJECTIVE 3D-1
Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)

Overshadowing Assessment Schedule

	9:00am	9:30am	10:00am	10:30am	11:00am	11:30am	12:00pm	12:30pm	13:00pm	13:30pm	14:00pm	14:30pm	15pm
Communal Open Space Area with direct sunlight (sqm)	105	301	529	811	1095	1205	1197	1154	1057	899	681	435	190
Total Communal Open Space Area (sqm)	1773												
Percentage	6%	17%	30%	46%	62%	68%	68%	65%	60%	51%	38%	25%	11%

At least 50% of the Total Area gets 2:30hrs of Direct Natural Sunlight



INDICATIVE SCHEME

3.26 BUILDING AMENITY DIAGRAMS_ OVERSHADOWING COMPLIANCE

ADJACENT PRIMARY SCHOOL

Shadow Diagrams_Proposed Tower Massing impact assessment to adjacent buildings
Winter Solstice (21 June)



LEGEND

- ADJACENT PRIMARY SCHOOL
- PROPOSED TOWER SHADOW IMPACT ON ADJACENT PRIMARY SCHOOL



INDICATIVE SCHEME

3.26 BUILDING AMENITY DIAGRAMS_ OVERSHADOWING COMPLIANCE

ADJACENT PRIMARY SCHOOL

Shadow Diagrams_Proposed Tower Massing impact assessment to adjacent buildings
Winter Solstice (21 June)



LEGEND

- ADJACENT PRIMARY SCHOOL
- PROPOSED TOWER SHADOW IMPACT ON ADJACENT PRIMARY SCHOOL



INDICATIVE SCHEME

3.26 BUILDING AMENITY DIAGRAMS_ OVERSHADOWING COMPLIANCE

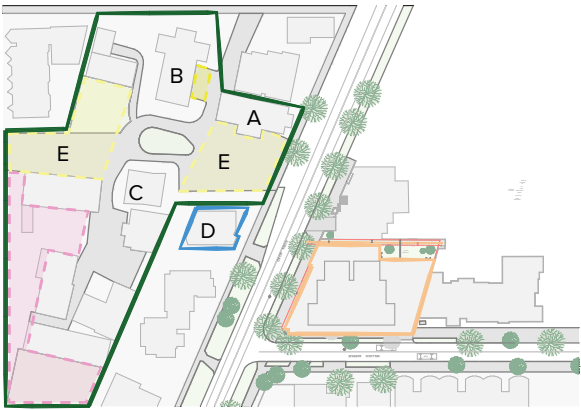
ADJACENT PRIMARY SCHOOL

Shadow Diagrams_Proposed Tower Massing impact assessment to adjacent buildings
Winter Solstice (21 June)



LEGEND

- ADJACENT PRIMARY SCHOOL
- PROPOSED TOWER SHADOW IMPACT ON ADJACENT PRIMARY SCHOOL



- PROPOSED DEVELOPMENT SITE
- EDUCATION FACILITY PRIMARY SCHOOL
- PARKING ZONE
- PLAY AREA
- RESIDENTIAL PROPERTY

After a thorough analysis of the shadow impact on the adjacent public school zone, it can be concluded that between 9:00am and 3:00pm the affected areas do not fall within the designated Kids Play area as assigned by the school property. The overshadowing primarily affects the parking lots.

Kids Play Area

Satellite view displaying the nearby Primary School along Kiora Rd.



ADG OBJECTIVE 3B-2

A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings.

Overshadowing Assessment Schedule

Building A: Overshadowing occurred from 12:00pm to 2:30pm.
Building B: Overshadowing occurred from 2:00pm to 3:00pm.
Building C: Overshadowing occurred from 2:30pm to 3:00pm.
Building D: Overshadowing occurred from 13:30pm to 3:00pm.
Zone E: Overshadowing occurred from 12:00pm to 15:00pm.

- In between 9:00am to 15:00pm, the neighbouring building are able to obtain a minimum of 4 hours of solar access.



INDICATIVE SCHEME

3.27 YIELD DISTRIBUTION

LEVEL	Floor Height	BEA		EFFICIENCY	BEA		EFFICIENCY	GFA		CARPARK SPACES		
		Non Resi			Services					No. Apt	RESI	TSA
Roof	2.8											
16	3.6							1138	72%	208		
15	3.6							1138	62%	705	6	
14	3.2							1138	62%	705	6	
13	3.2							1138	63%	712	7	
12	3.2							1138	63%	712	7	
11	3.2							1138	63%	712	7	
10	3.2							1138	63%	712	7	
9	3.2							1138	63%	712	7	
8	3.2							1138	63%	712	7	
7	3.2							1138	63%	712	7	
6	3.2							1138	63%	712	7	
5	3.2							1148	62%	712	7	
4	3.2							1148	62%	712	7	
3	3.3							1908	55%	1,050	12	
2	3.2							1908	55%	1,050	12	
1	3.6							2008	49%	989	10	
Ground Level	4.7	2177	72%		1,500	146.70	90%	132				
Basement 1	3.2										25	20
Basement 2	3.2										57	
Basement 3	3.2										62	
SUB TOTALS:		2177			1,500	146.7		132	20,638	57%	11,827	116 144 20
TOTAL GFA:		13,459										

SITE AREA: 2,447 sqm

Non Resi FSR: 0.67 :1

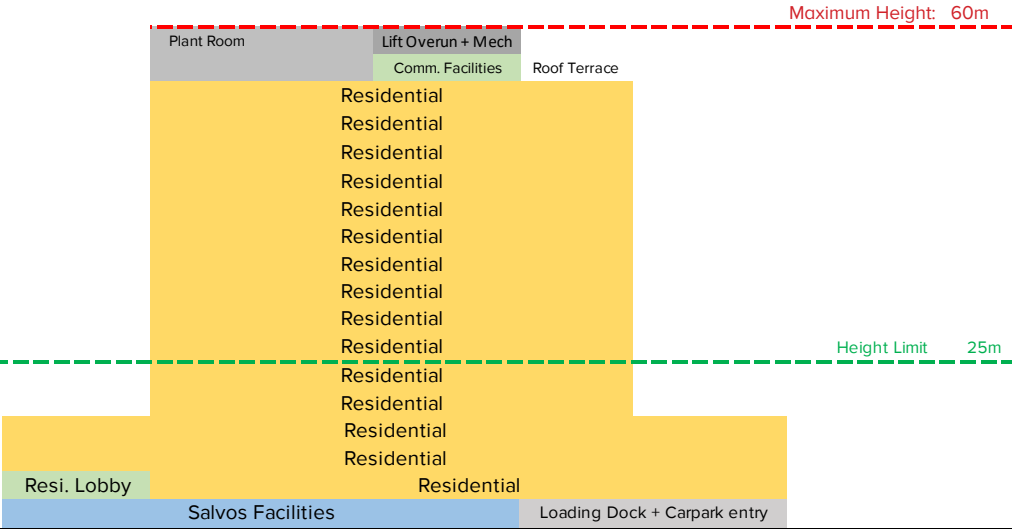
FSR: 5.50 :1

CAR-PARK SPACES REQUIRED FOR CURRENT MIX

	Residential CP Spaces			TSA CP Spaces
	1BED	2BED	3BED	
APT NO. :	19	71	26	
CP RATE :	1	1	2	
CARPARK NO. :	19	71	52	
SUBTOTAL:		142		20
REGULAR PARKING:		119		
ACCESIBLE RATE (20% OF UNITS): 0.2		23		
TOTAL:		162		

CAPACITY OF CAR-PARK SPACES OF PROPOSED SCHEME

	LEVEL Residential CP Spaces		TSA CP Spaces
	REGULAR	ACCESIBLE	
BASEMENT 1:	25	0	20
BASEMENT 2:	45	12	
BASEMENT 3:	50	12	
	120	24	
SUBTOTAL:		144	20
TOTAL:		164	



1BED	2BED	3BED	3BED+
0	4	0	2
0	4	0	2
0	5	2	0
0	5	2	0
0	5	2	0
0	5	2	0
0	5	2	0
0	5	2	0
0	5	2	0
0	5	2	0
0	5	2	0
0	5	2	0
6	5	1	0
6	5	1	0
7	3	0	0
		22	4

APT NO. :	19	71	26
APT PERCENTAGE :	16%	61%	22%
IDEAL MIX :	15%	60%	25%

