

DKO

6 - 20 Hinkler Avenue, Caringbah

SSPP BRIEFING MEETING

PROJECT OVERVIEW

Site Address : 6 - 20 Hinkler Avenue, Caringbah, 2229, NSW.

Developer : Landmark Group

Applicant : Landmark Group

The site is located approximately 27 km south of the Sydney CBD in Sutherland Shire Council. Along T4 train line it is provided with an easy connection to the city.

The site comprises of 16 separate allotments with a combined total area of **9,431 sqm.**



SITE ANALYSIS DEVELOPMENT CONTROLS

Caringbah Medical Precinct - Site specific DCP
Sutherland Shire Council
2015

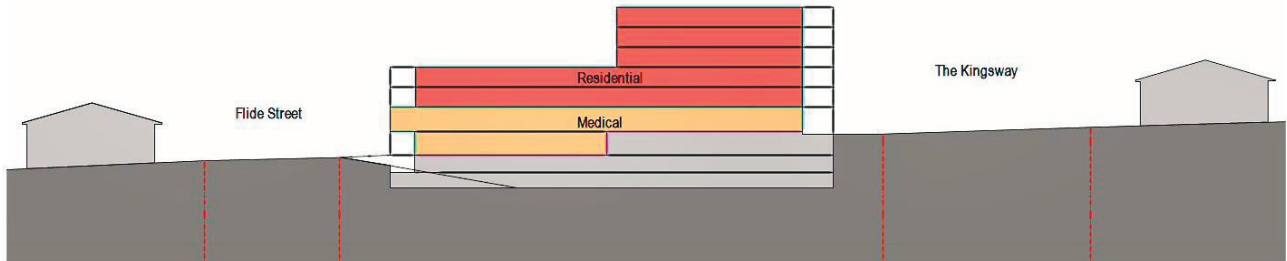
This plan applies to the redevelopment of the precinct located northwest of Caringbah Centre and is bounded by the Kingsway to the north, railway line to the south, the Sutherland Hospital to the northwest and Willarong Road to the southeast.

Main proposed changes to the controls:

- R4 Zone
- FSR - 2:1 (conditional of 25% of the proposed FSR being Health Services Facilities)
- Height of building - 20 m (6 Storeys)



Map 3: Caringbah Medical Precinct Building Envelope Plan



Section C: Caringbah Medical Precinct: Section BB through Flide Street and the Kingsway looking NW

KEY DESIGN DRIVERS

1

AFFORDABLE HOUSING

2

MEDICAL OFFERING

3

**SITE CONSOLIDATION
OPPORTUNITIES**

4

**GROUND FLOOR
ACTIVATION**

1

AFFORDABLE HOUSING
50% AFFORDABLE HOUSING



CARINGBAH DEMOGRAPHIC



NURSES



TEACHERS



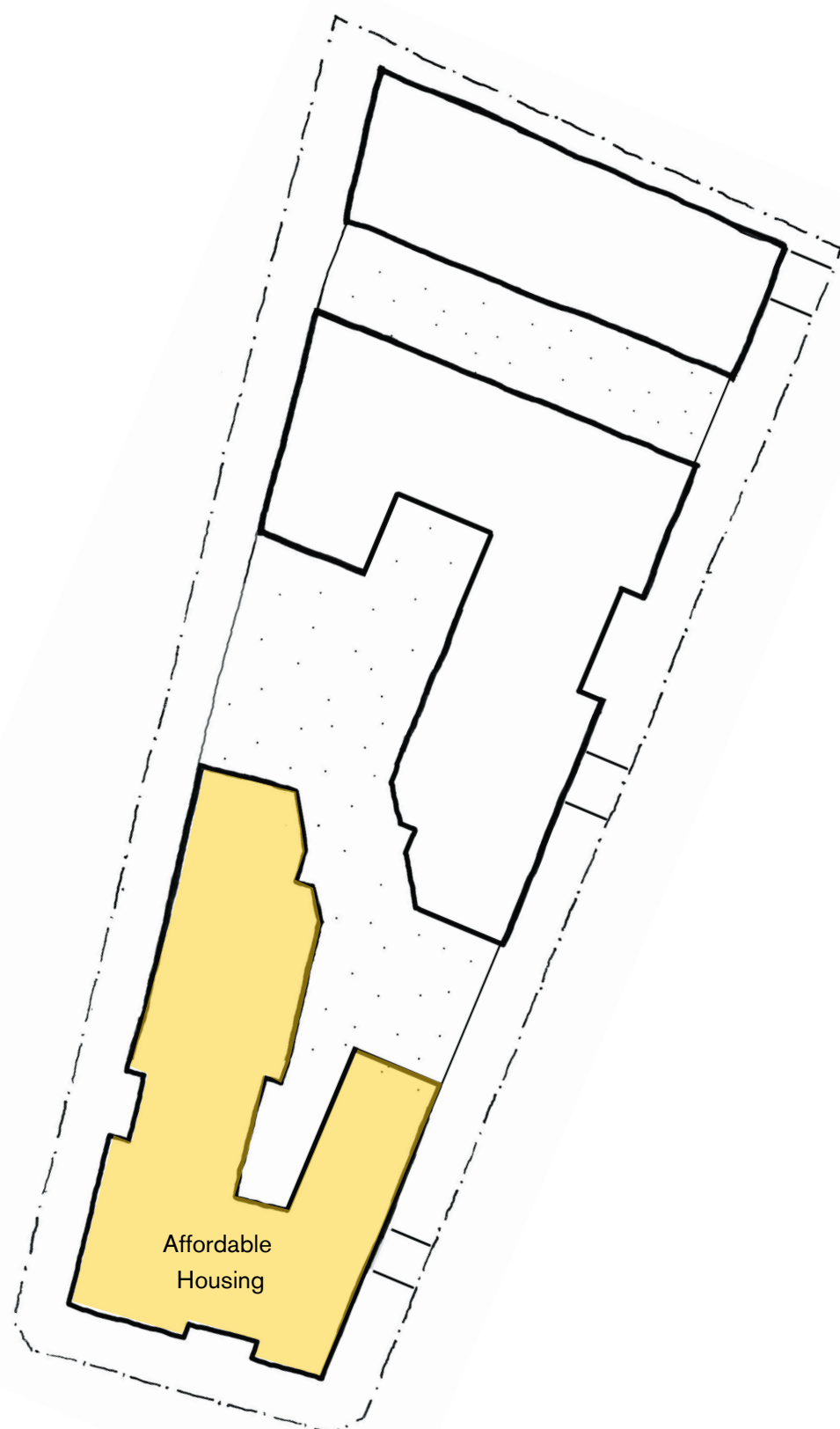
CHILD CARE WORKERS



POLICE OFFICERS



PROVIDE CIRCA. 120
AFFORDABLE HOUSING UNITS IN
PROPOSAL



Importance of Affordable Housing

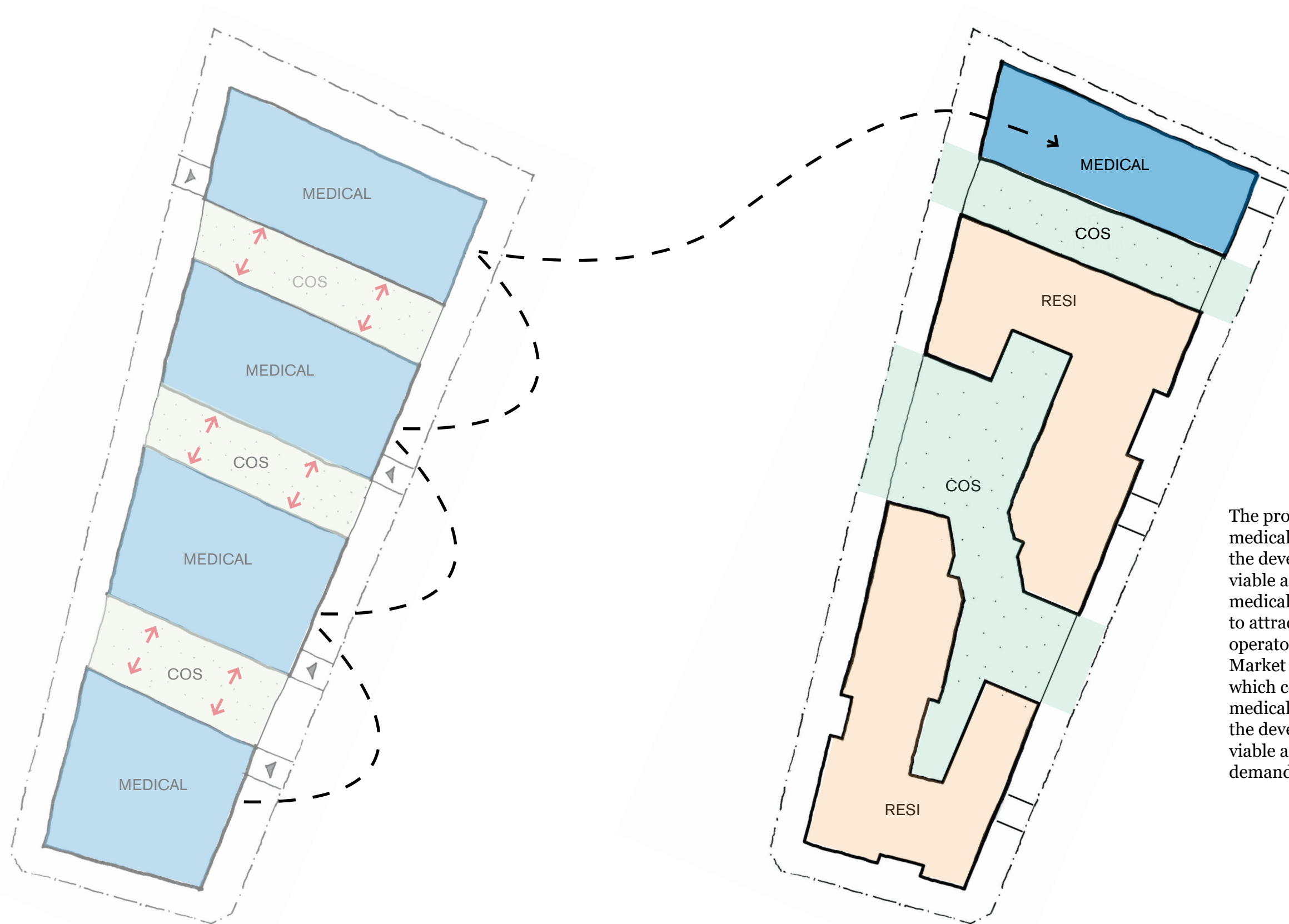
Sutherland Shire Council have acknowledged the need for more affordable housing in the Shire, as highlighted in the Sutherland Shire Council Delivery Program 2017-2021, Outcome 6 – A Liveable Place with a High Quality of Life, deliverable 6C states an outcome as:

Support enhanced housing diversity, accessibility and affordability to meet the diverse needs of the community.

Data from the NSW Government Housing Kit indicates that data for 2019 indicated that there were low levels of affordable rental accommodation for those on very low (1.5%) and low incomes (17.7%), and a reasonably supply of affordable rental accommodation for those on moderate incomes (68.8%) in the Sutherland Shire LGA. While there is a reasonable supply of affordable rental accommodation for those on moderate incomes in the Shire, the proportion is lower than that found in Greater Sydney (72.5%) and in NSW (77.4%).

2 MEDICAL OFFERING

CONSOLIDATION OF MEDICAL OFFERING



The proposed consolidation of the medical uses into 1 building allows the development to be commercially viable and allows for the 4,700sqm of medical us within the development to attract much needed tier 1 medical operators to the Sutherland Shire. Market analysis has been undertaken which confirms that fragmented medical space over 4 buildings within the development is not commercially viable and there is not enough demand in the Sutherland Shire.

DCP BUILT FORM

PROPOSED



3 | SITE CONSOLIDATION OPPORTUNITY STREETSCAPE - STREET EDGE

EXISTING CONDITION
ON HINKLER AVENUE



PROPOSED GREATER
BUILDING STREET WALL
PRESENCE WITH
FACADE ARTICULATION TO
REDUCE ITS PERCEIVED BULK



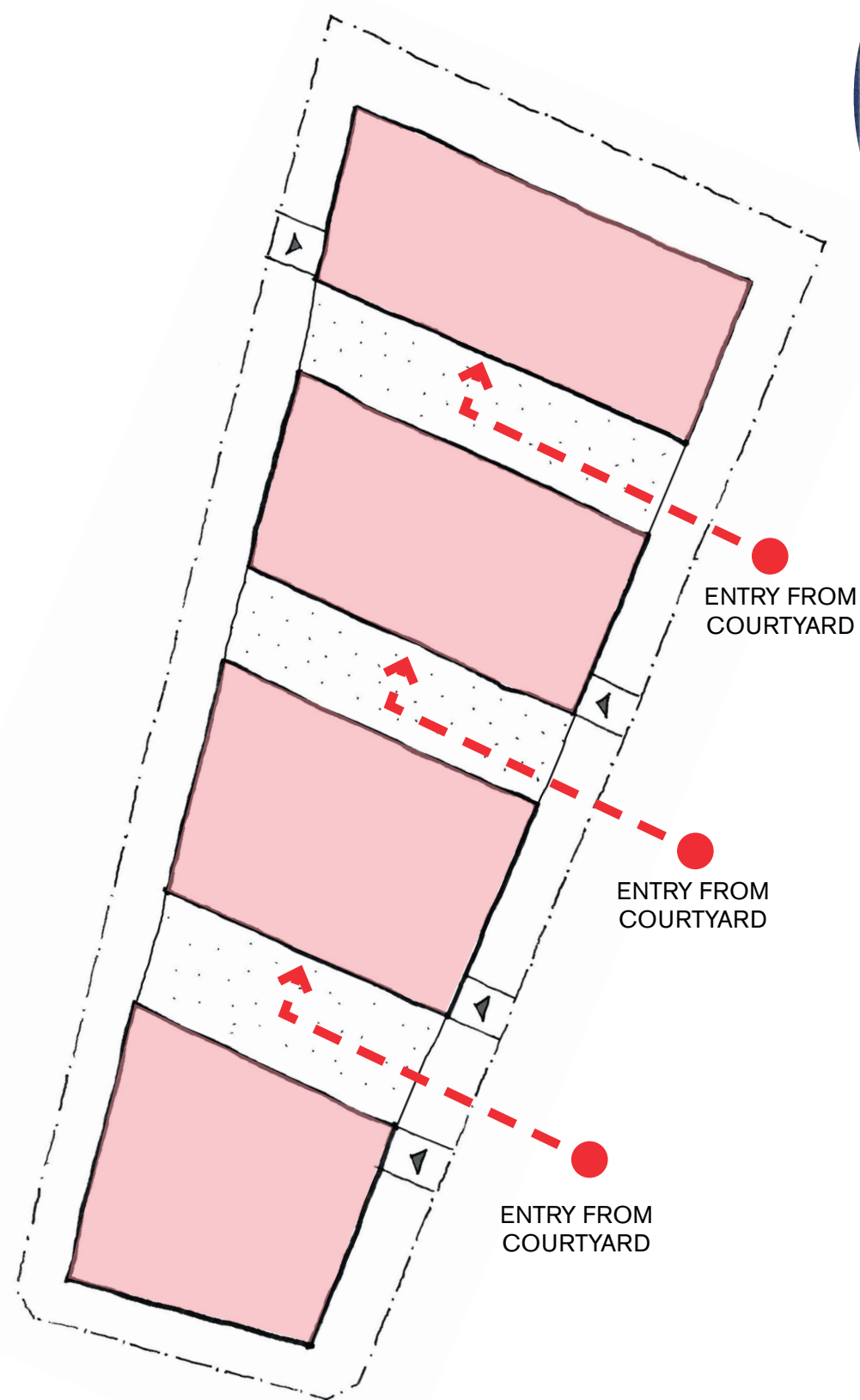
Proposed building addresses the street reducing the fragmented approach of DCP massing where only the southernmost building addresses the street.

DCP BUILT FORM

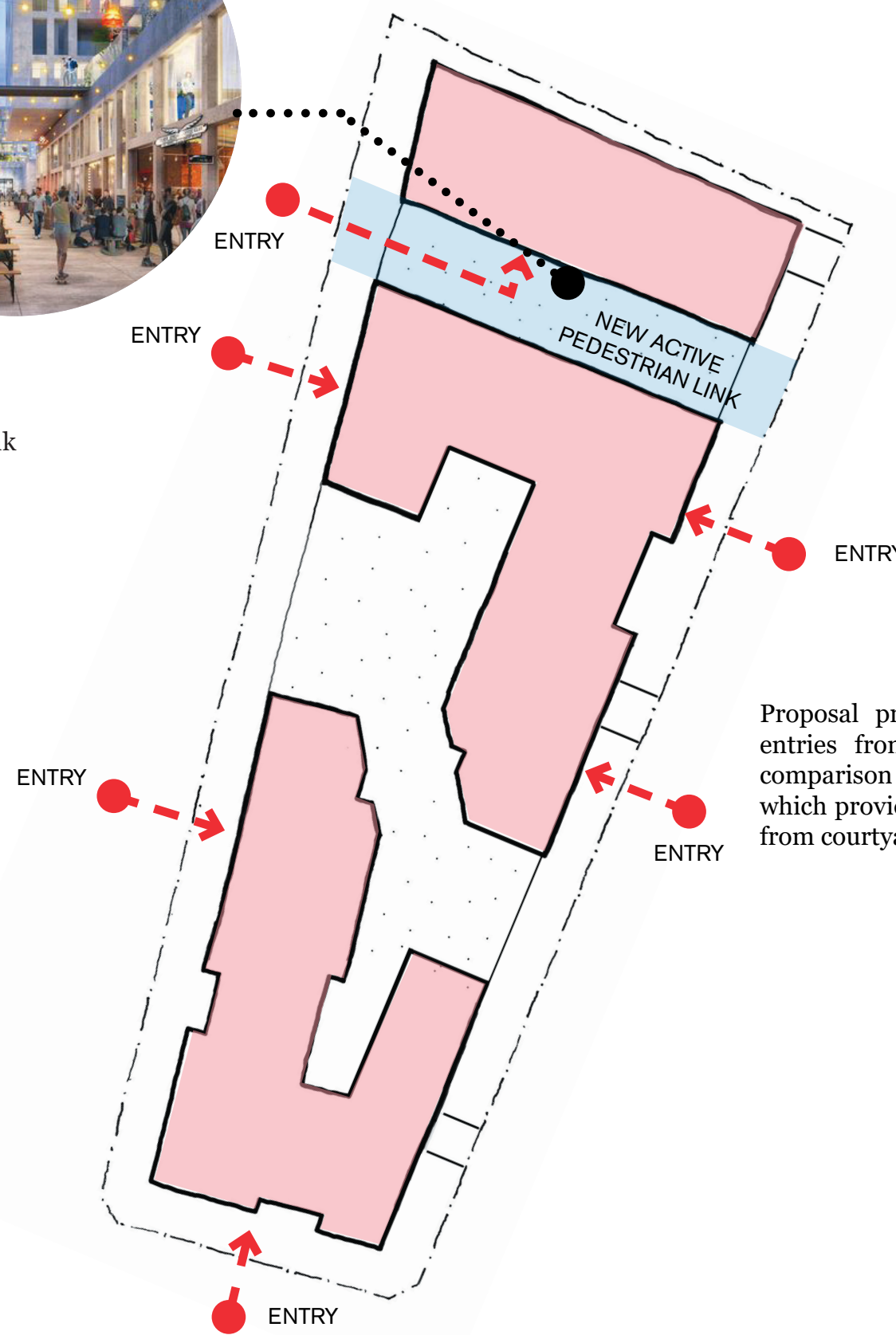
PROPOSED



3 | SITE CONSOLIDATION OPPORTUNITY STREET SCAPE - STREET ADDRESS



Pedestrian Link



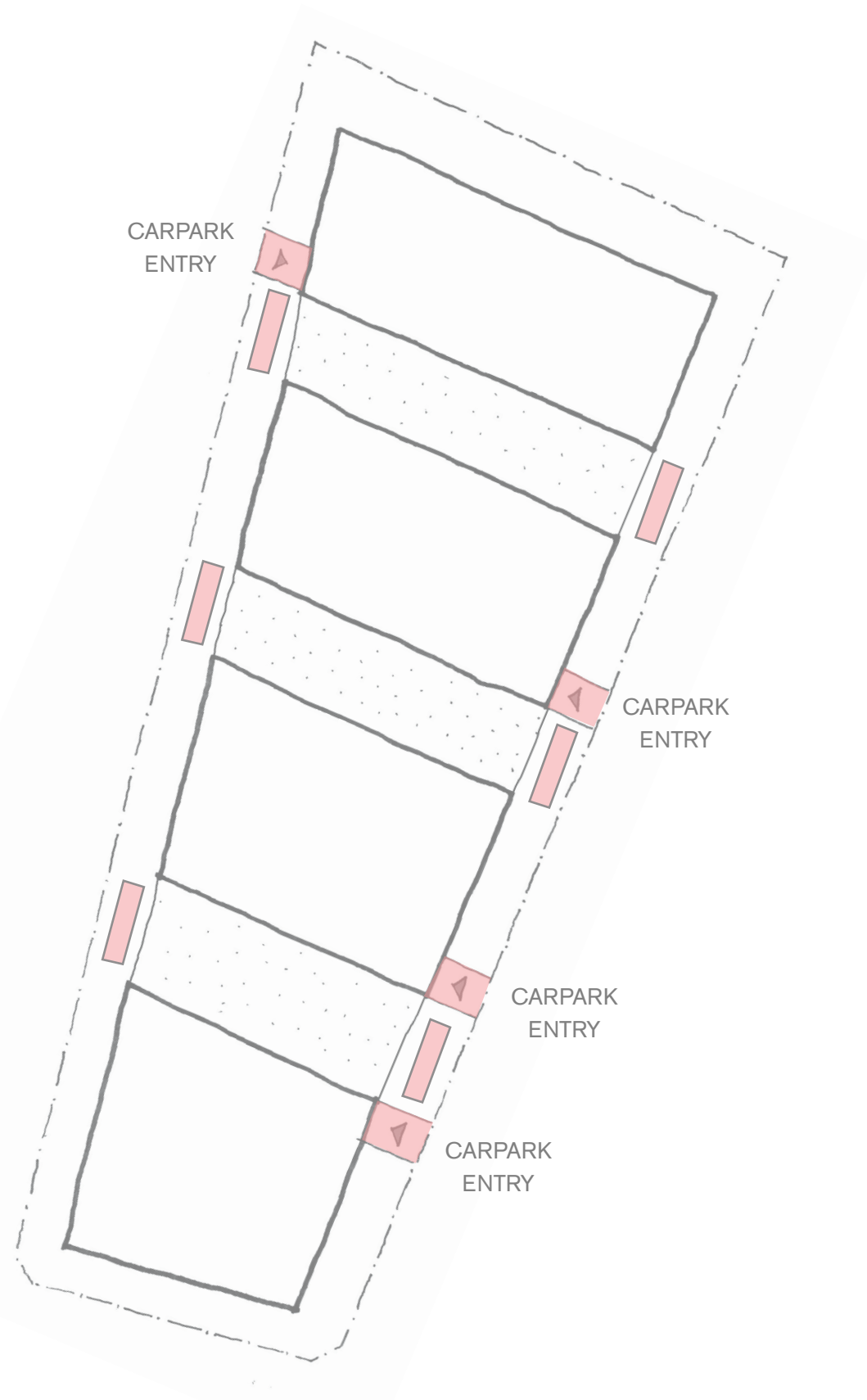
Proposal provides multiple clear entries from the street level in comparison to the DCP Scheme which provides fragmented entries from courtyard spaces.

DCP BUILT FORM

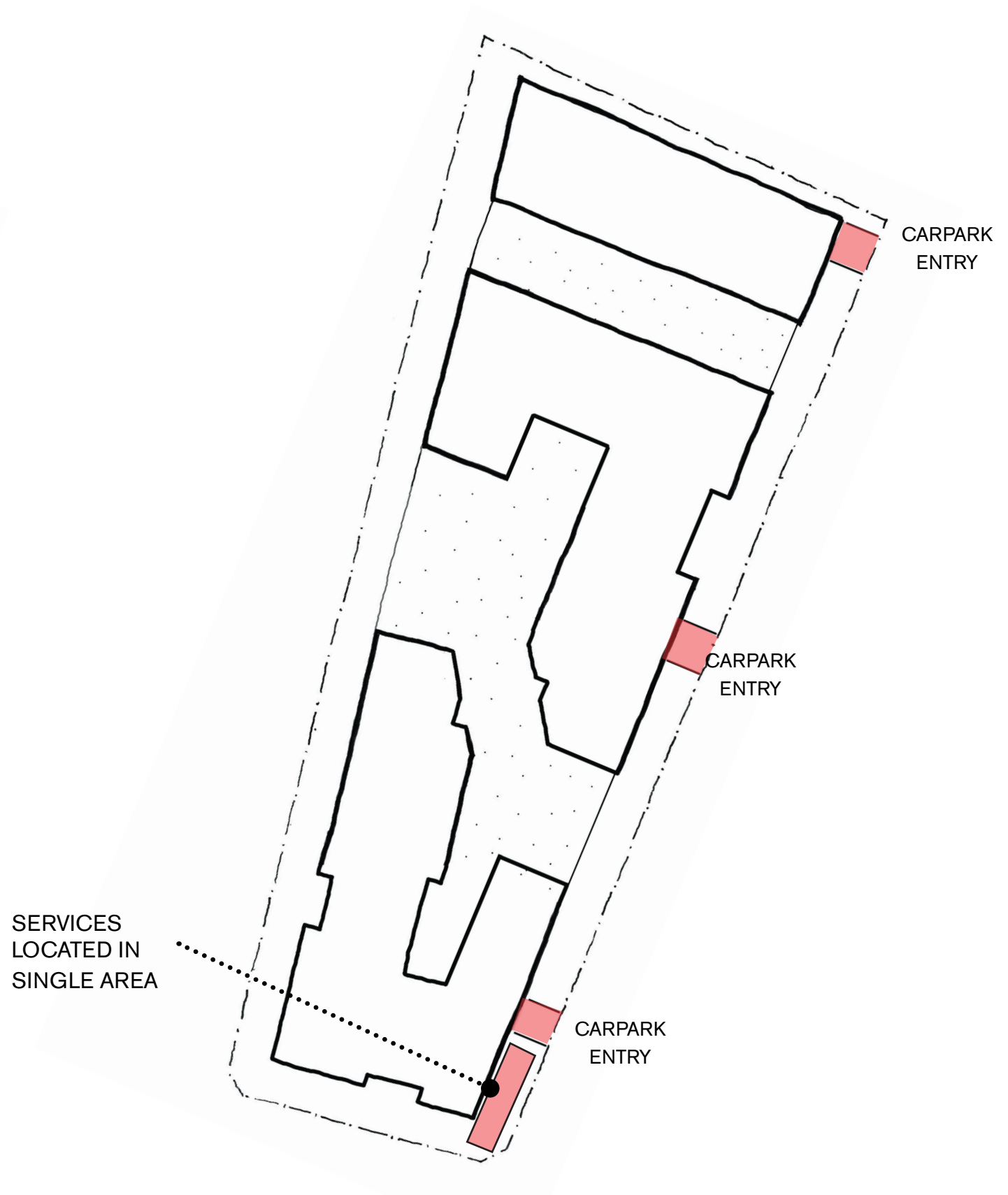
PROPOSED



3 | SITE CONSOLIDATION OPPORTUNITY STREET SCAPE - SERVICES & CARPARK



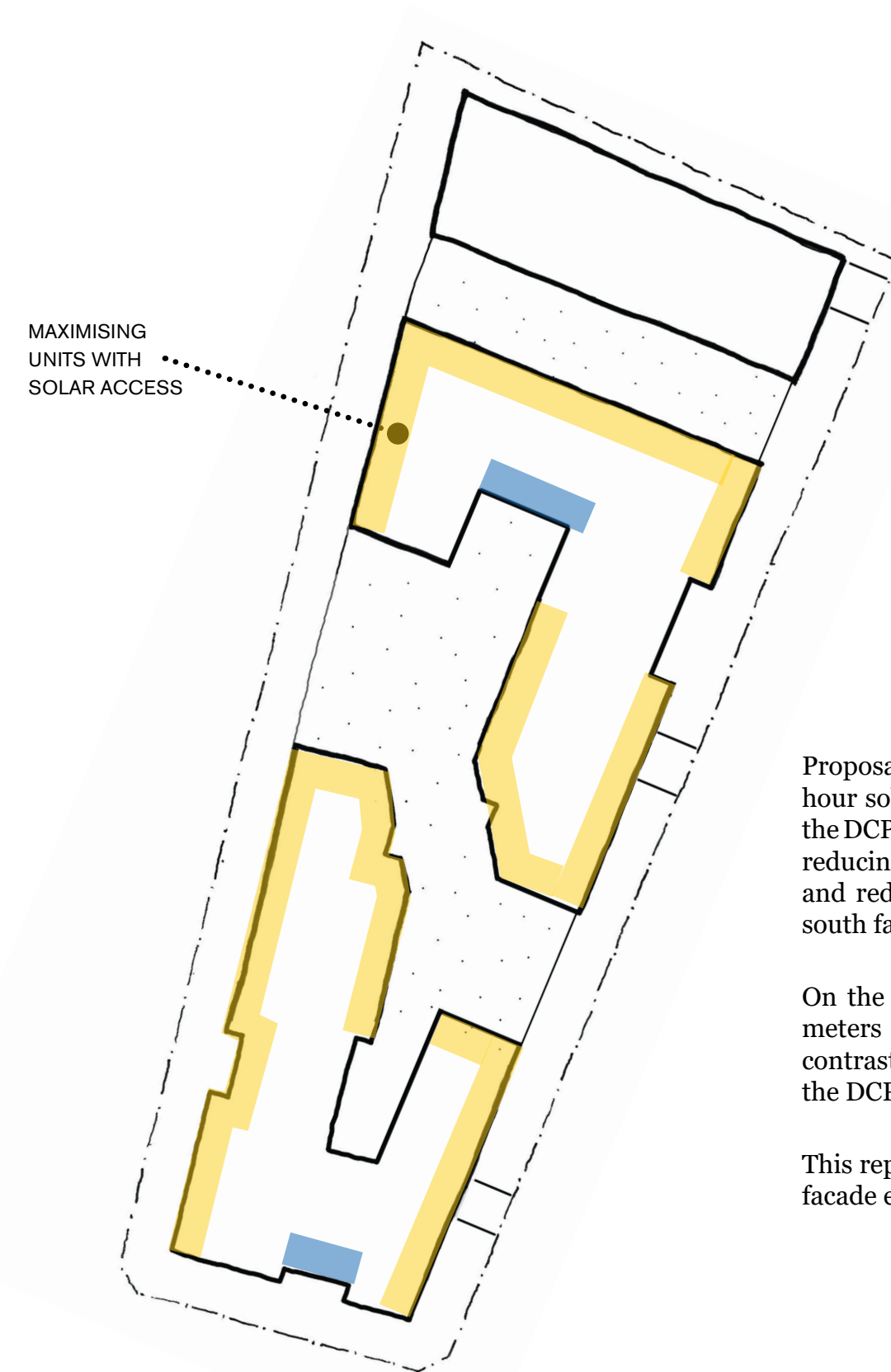
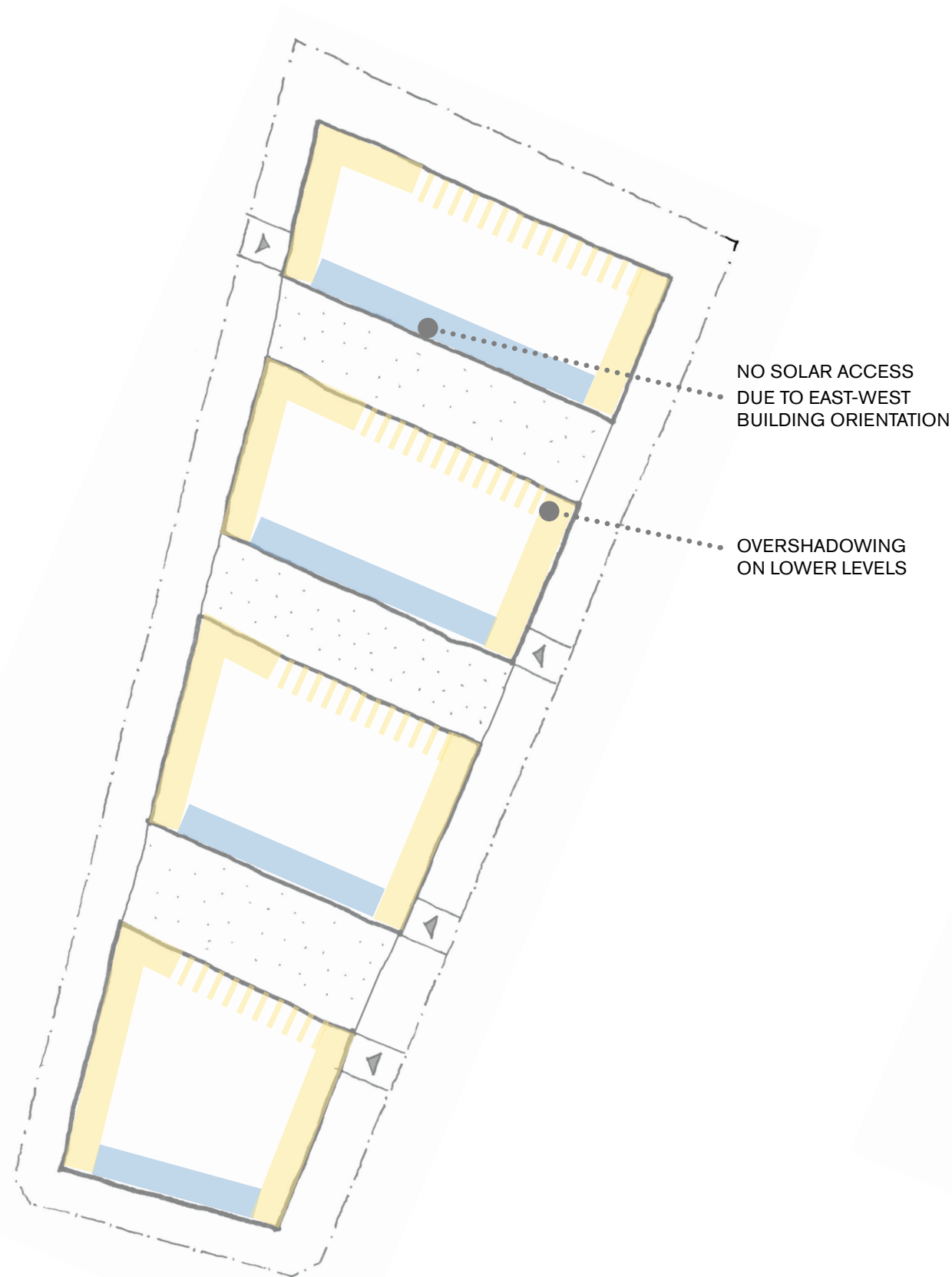
DCP BUILT FORM



PROPOSED



3 | SITE CONSOLIDATION OPPORTUNITY AMENITY - BUILT FORM SOLAR ACCESS



Proposal maximises units with 2 hour solar access in comparison to the DCP scheme, This is achieved by reducing the east-west alignment and reducing the number of units south facing.

On the current proposal 65 linear meters of facade is facing south in contrast with t 170 linear meters on the DCP massing

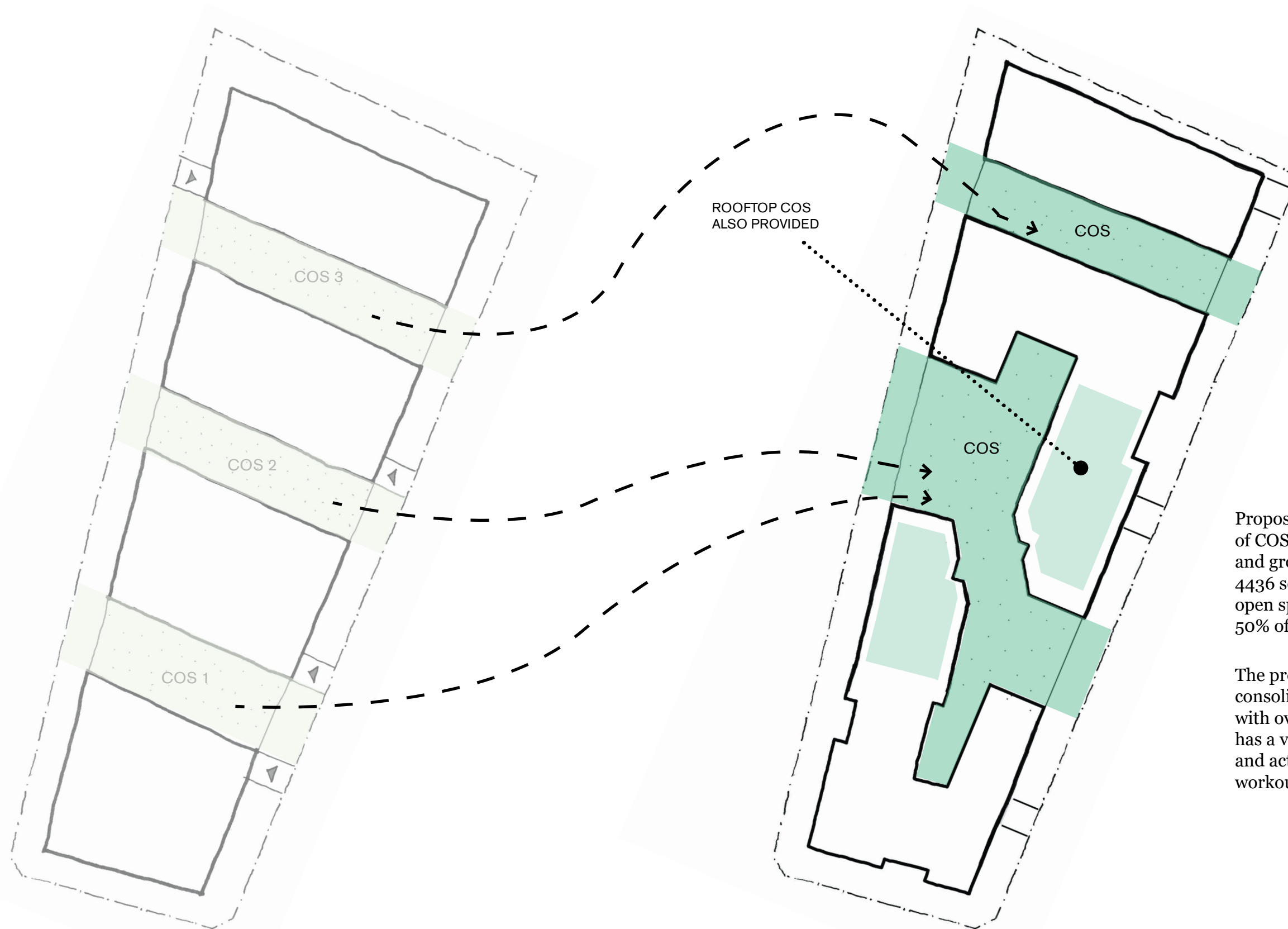
This represents a 60% reduction of facade extent facing south.

DCP BUILT FORM

PROPOSED



3 | SITE CONSOLIDATION OPPORTUNITY COMMUNAL OPEN SPACE - CONSOLIDATION



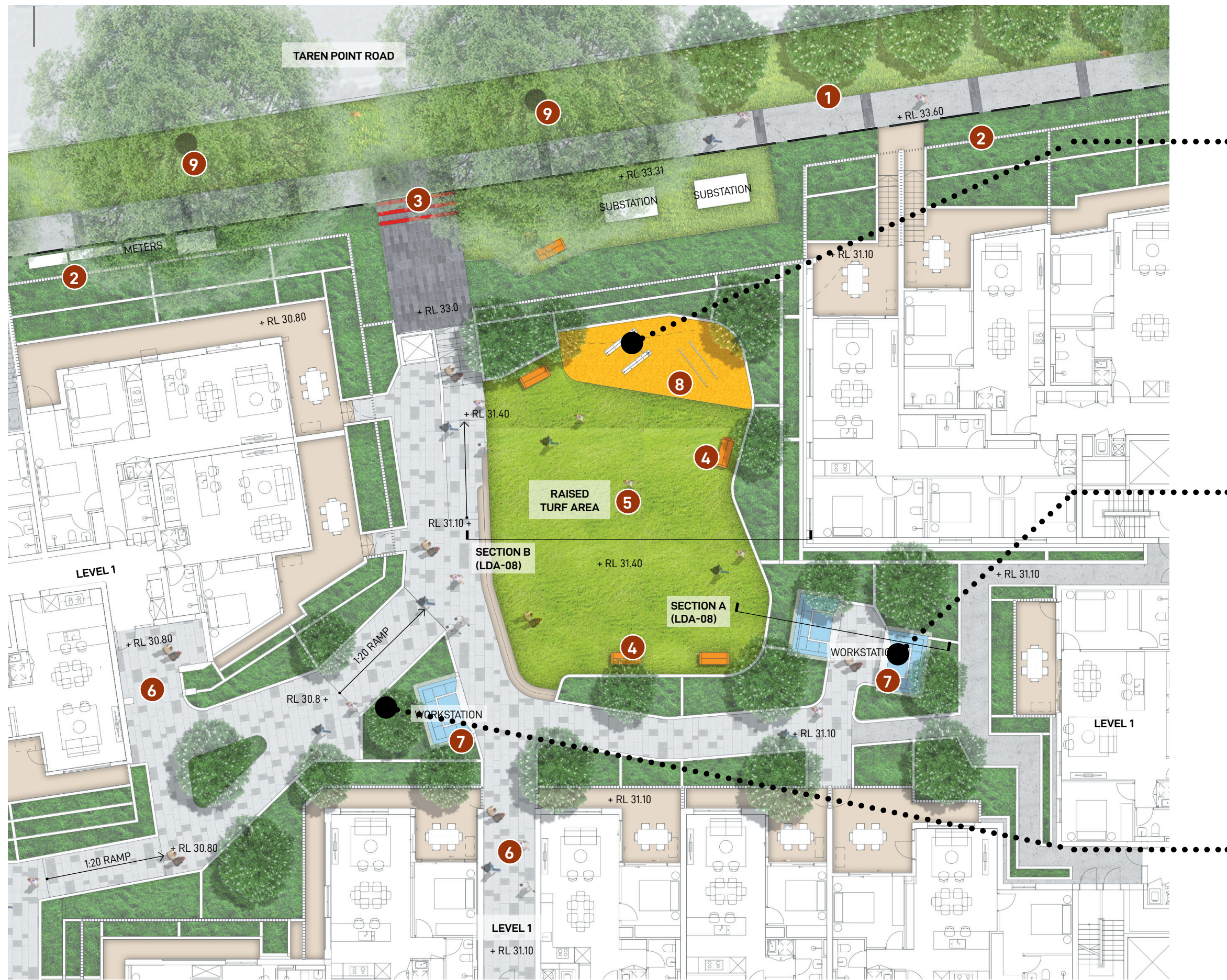
Proposal achieves 2839 sqm of COS split between rooftop and ground floor. In addition 4436 sqm of ground floor open space which covers 50% of the total site area.

The proposal provides a generous consolidated main COS on ground with over 1500sqm. This space has a variety of different passive and active uses from play areas, to workout space to workstations.

DCP BUILT FORM

PROPOSED





Workout space

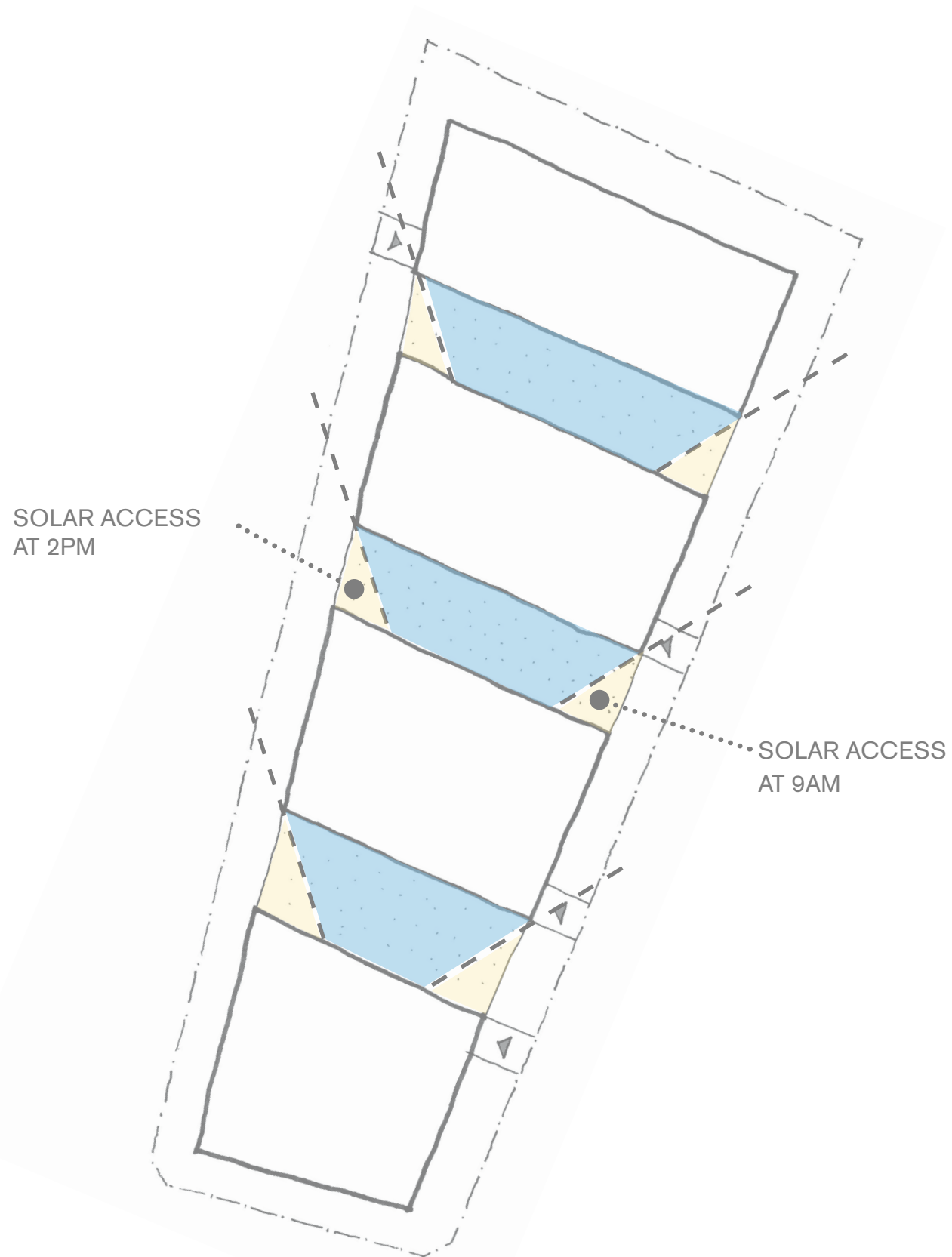


Workstation

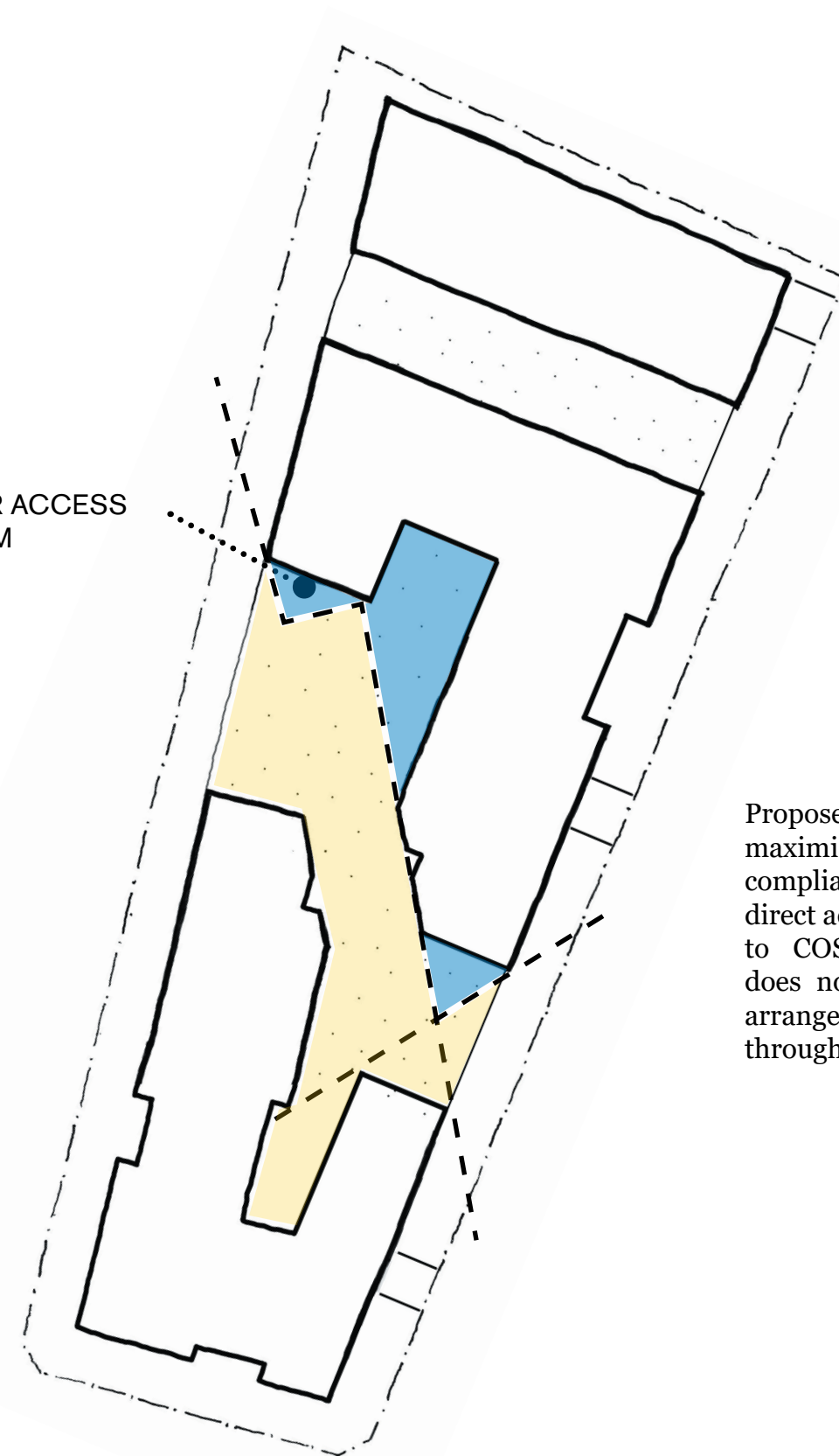


Passive spaces

3 | SITE CONSOLIDATION OPPORTUNITY AMENITY - COS SOLAR ACCESS



SOLAR ACCESS
AT 2 PM

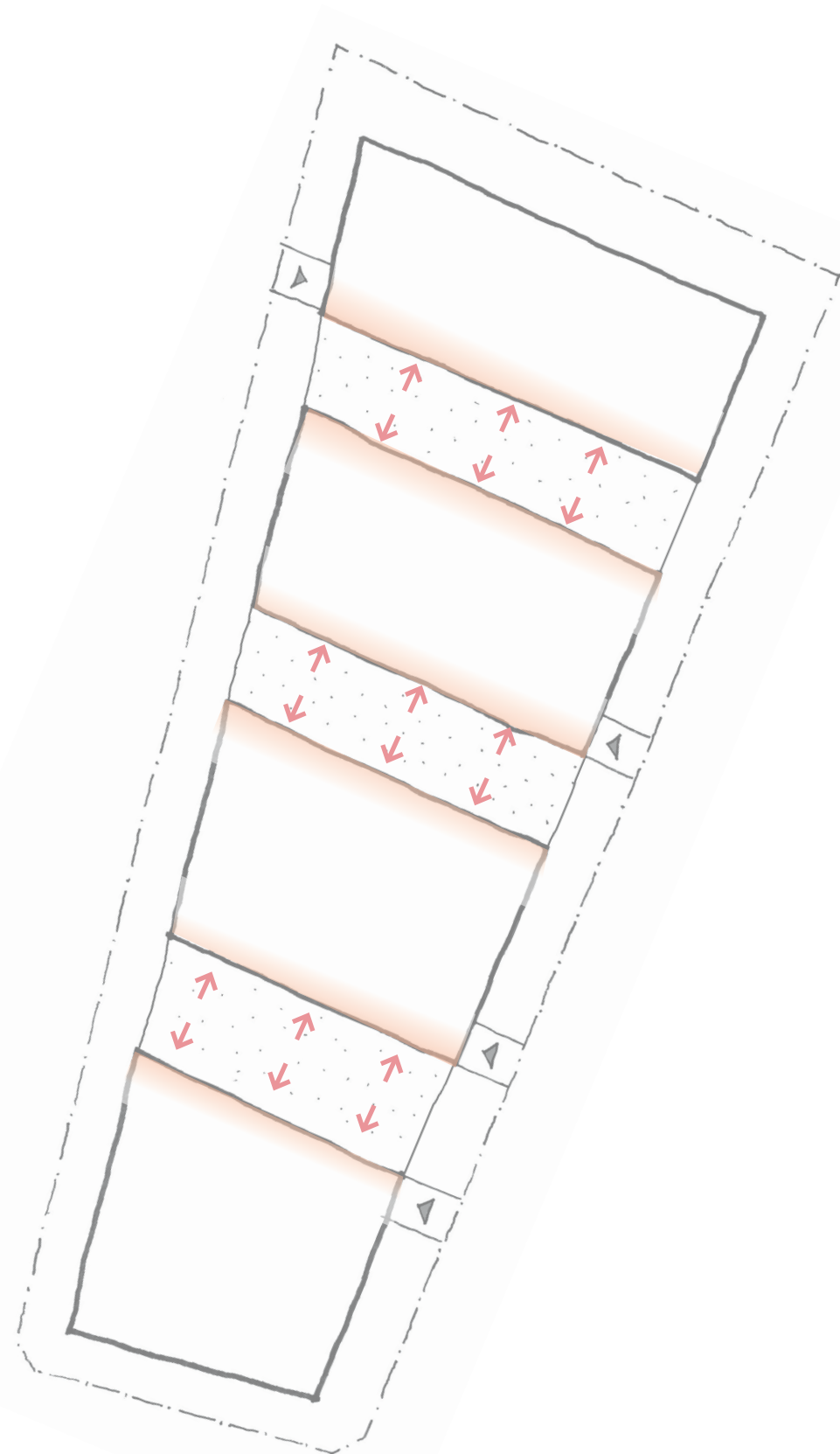


Proposed building massing maximises solar to achieving compliance of more than 50% direct access for more than 2 hours to COS, whereas DCP scheme does not comply as the building arrangement overshadows COS throughout the day.

DCP BUILT FORM

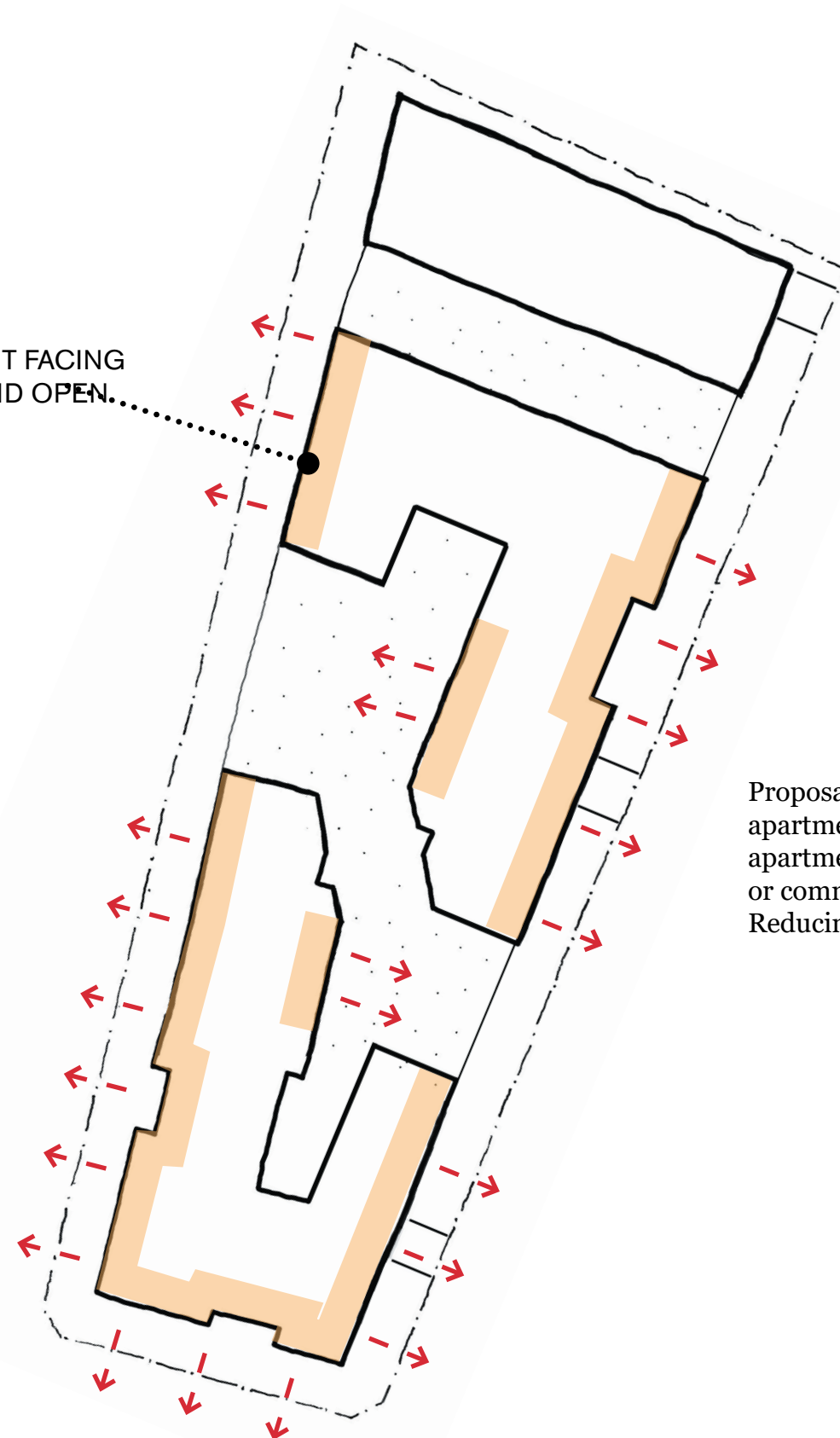
PROPOSED





DCP BUILT FORM

APARTMENT FACING
STREET AND OPEN
SPACE



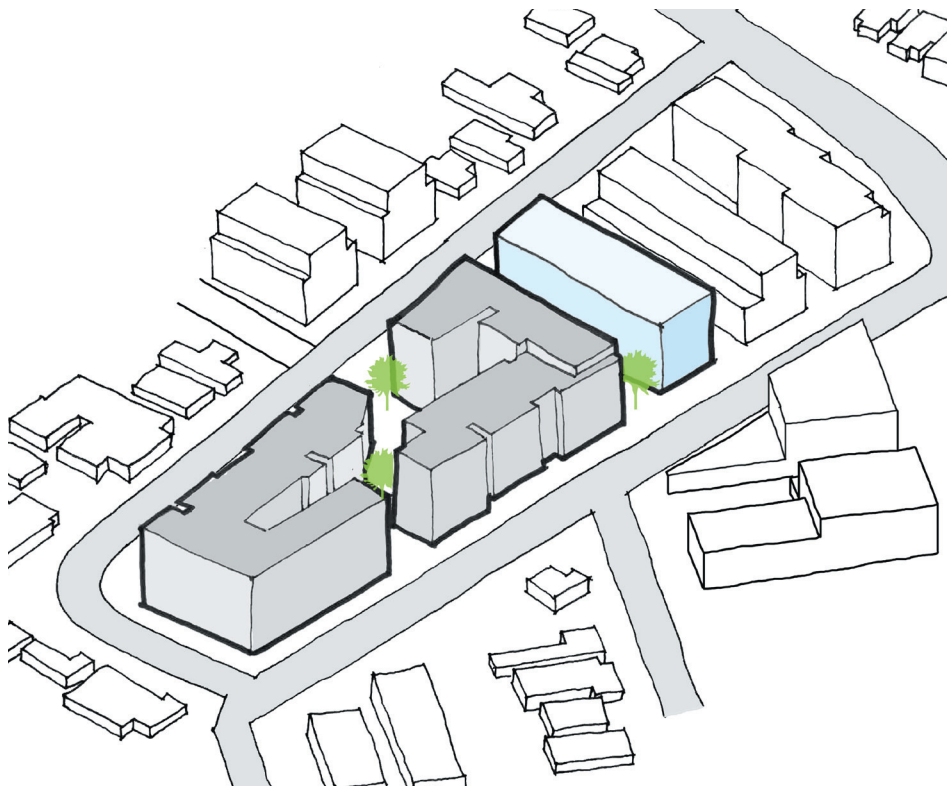
Proposal provides better
apartment outlook, as most
apartments face the street
or communal open space.
Reducing overlooking.

PROPOSED

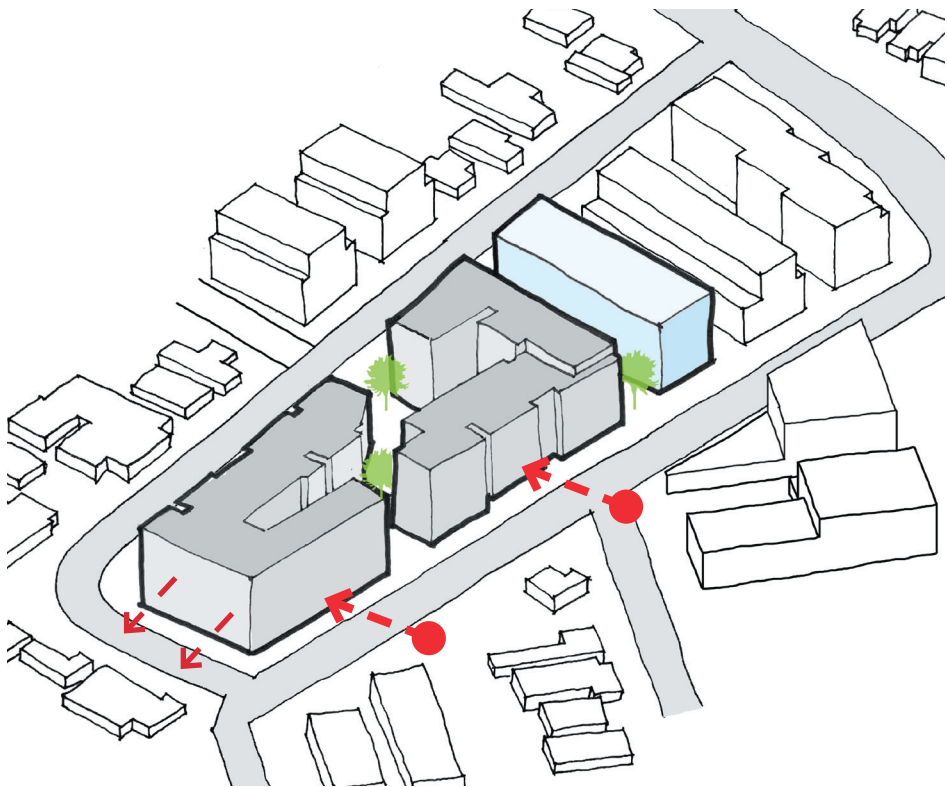




DCP MASSING



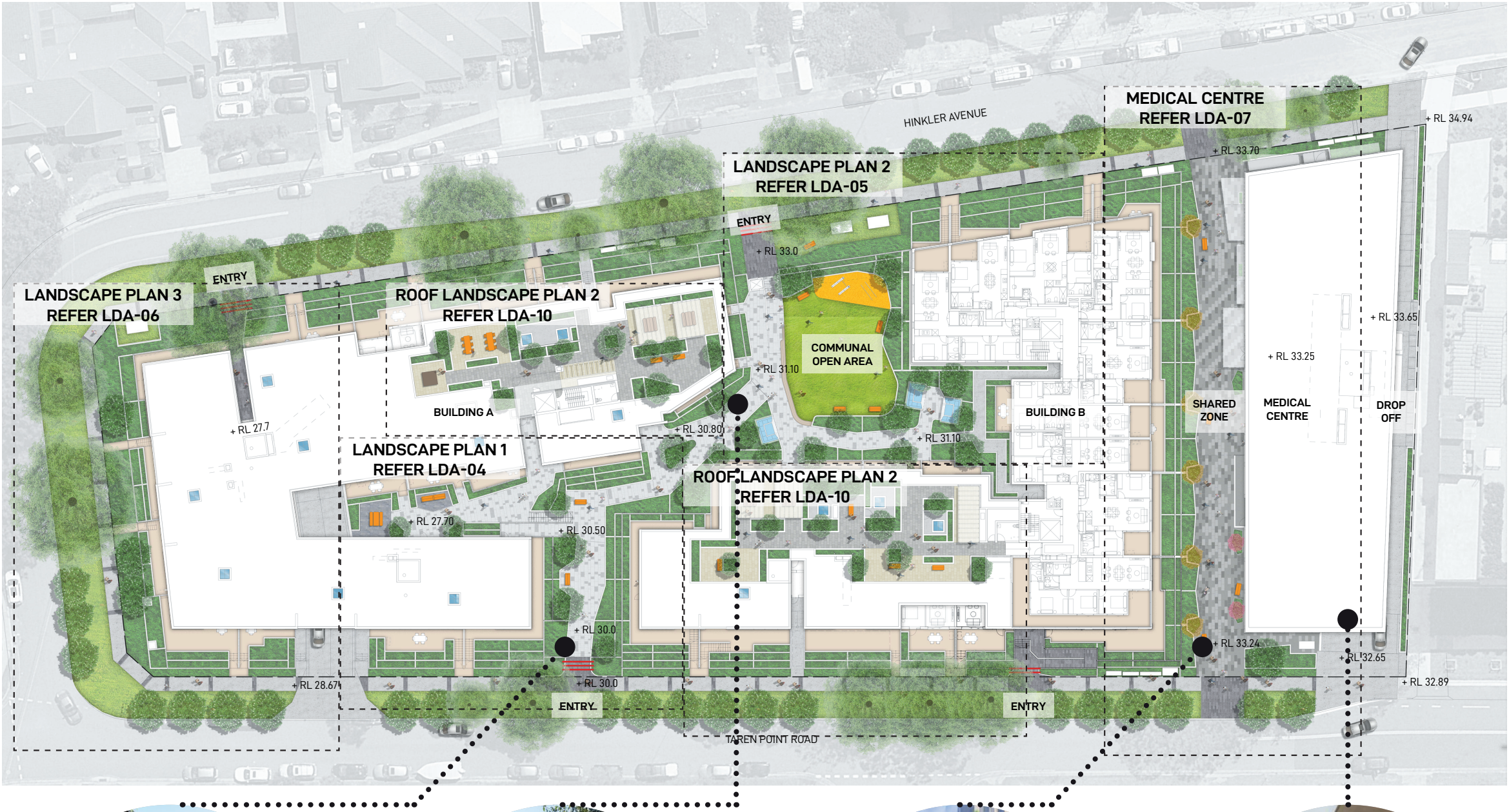
- CONSOLIDATION OF COS SPACES INTO SINGLE EQUAL AREA
- INCREASED SOLAR ACCESS TO BUILT FORM AND COS



- BETTER APARTMENT OUTLOOK TO STREET
- BUILDING WITH GREATER STREET INTERFACE

4 | GROUND FLOOR ACTIVATION

Landscaping of private and communal open spaces wrap around the building at ground level provide a visual buffer that enhances the street scape character and establishes a clearly identifiable, engaging and welcoming entry for residents.



Communal Open Space



Communal Open Space



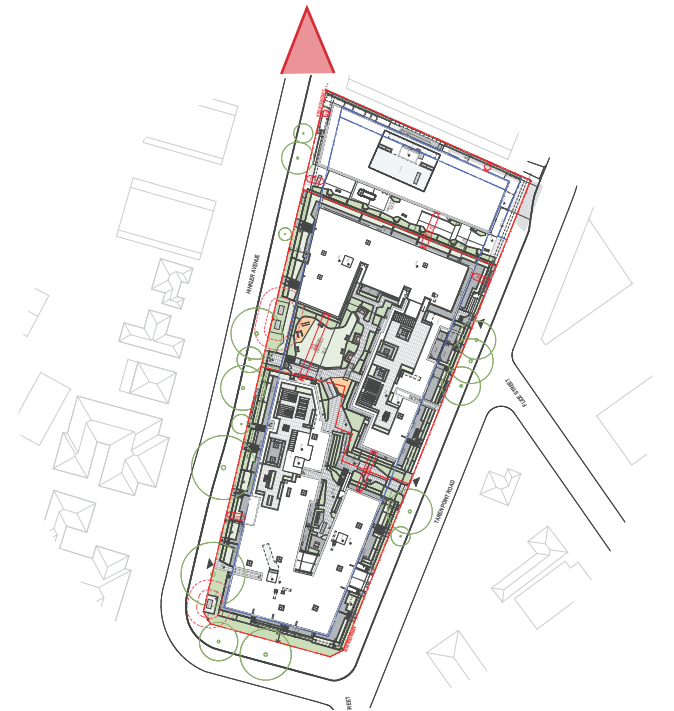
Pedestrian Link



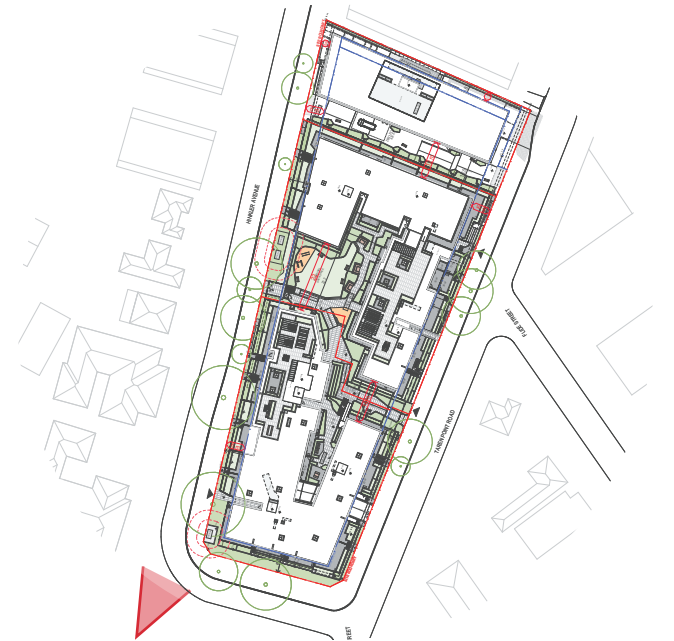
Medical / Commercial



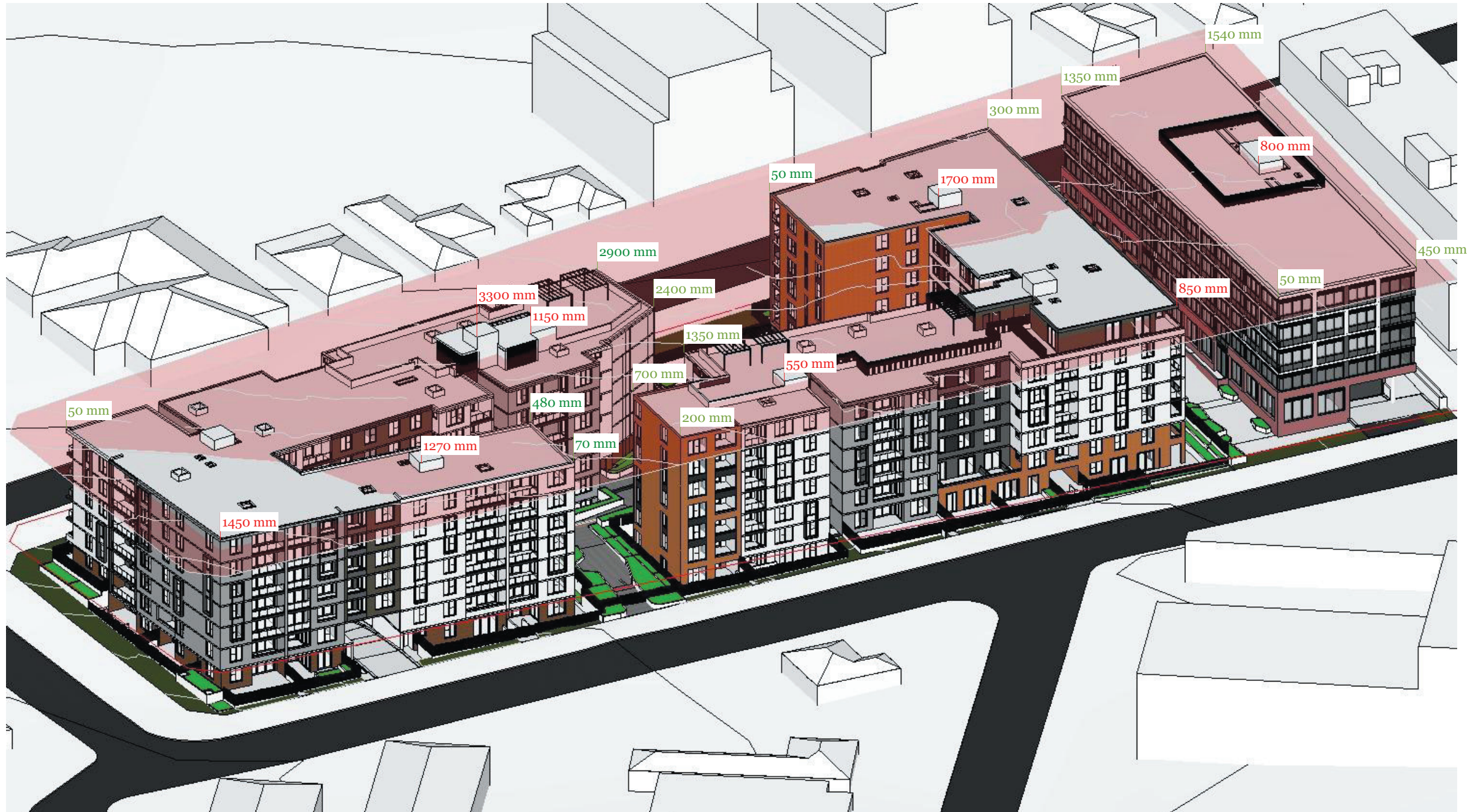
STREET VIEW
HINKLER AVENUE



STREET VIEW
HINKLER AVENUE



HEIGHT PLANE
HINKLER AVENUE



The majority of the development is under the height plane with the exception of certain locations.

The levels of the proposal have been considered in relation to the site's fall to reduce the areas protruding the height plane.



DKO