

**URBAN DESIGN REPORT
FOR A RESIDENTIAL DEVELOPMENT
10-14 MERTON STREET, SUTHERLAND**

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This Urban Design report has been prepared by Aleksandar Design Group as part of a Planning Proposal that seeks to review the key controls for 10 - 14 Merton St, Sutherland.

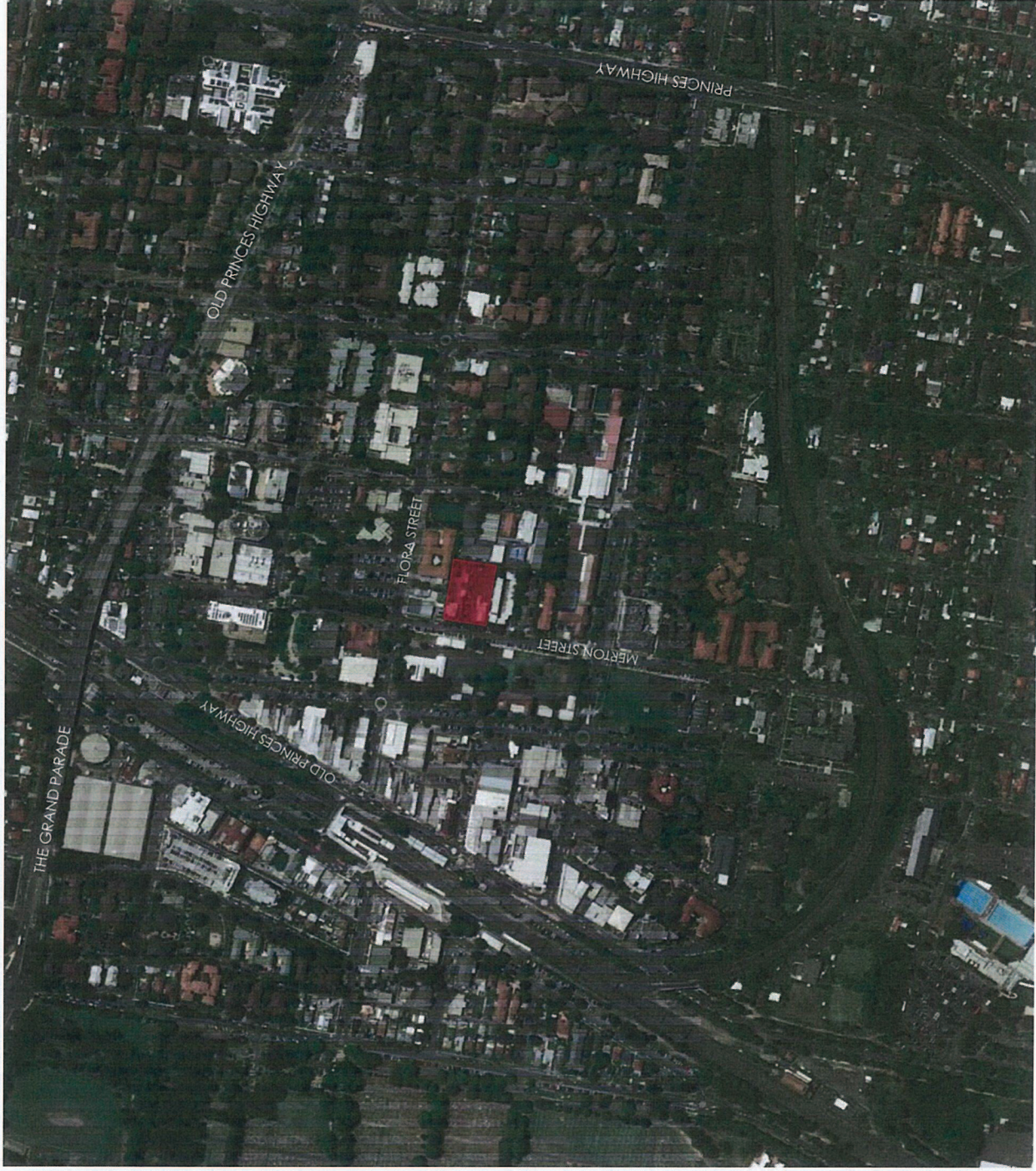
The client have expressed a desire to develop the site into a multi-residential development. The proposal seeks an increase to both the height limit and FSR. The proposal is inkeeping with the significant development currently proposed or under-construction in Sutherland, particularly around train stations and transport hubs.

This urban design report examines:

- The position of the surrounding buildings, their height limits and FSR, whether those buildings are likely to be redeveloped and their potential height etc at a micro context. The analysis also consider the proximity of adjoining buildings to the subject site, and whether specific setbacks should be applied.
- Building envelope testing (height, setbacks, floor plate, efficiencies, bulk, mass and overshadowing, Apartment Design Guide amenity/ building separations).
- 3D modelling of the built form proposed on the subject site and on adjacent properties is provided to demonstrate impact as well as contextual fit.
- The impact of the redevelopment on neighbouring sites.

In thoroughly examining these issues this report identifies a preferred built form that satisfies the above objectives.

2 LOCATION



The site is 10-14 Merton Street, Sutherland.

The site is defined by the following factors:

- Close proximity to key transport infrastructure including trains and buses
- Close proximity to commercial/retail core of Sutherland

Site: 10-14 Merton Street, Sutherland

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LOCATION STUDY

The site is located within the block bounded by Merton Street to the west, Flora Street to the north, Belmont Street to the east and President Avenue to the south.

Currently on site are two existing dwellings. Immediately to the south is a three storey residential townhouse development. To the east is St Patrick's Primary School and across the road to the west is Sutherland Primary School.

The corner site immediately to the north is a potential development block. It is currently occupied by a commercial use building. To the north-east of the site is an aged care facility.

2 LOCATION

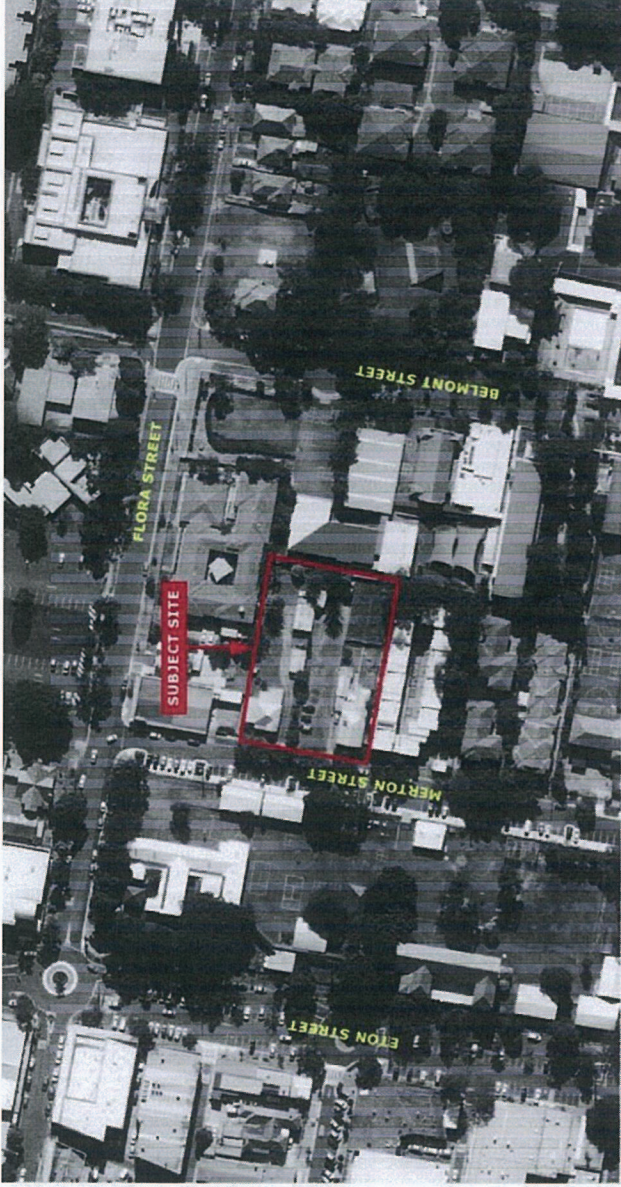


Photo 1: Aerial photo of the subject site (source Google Maps).



Photo 2: View of 10 Merton Street.

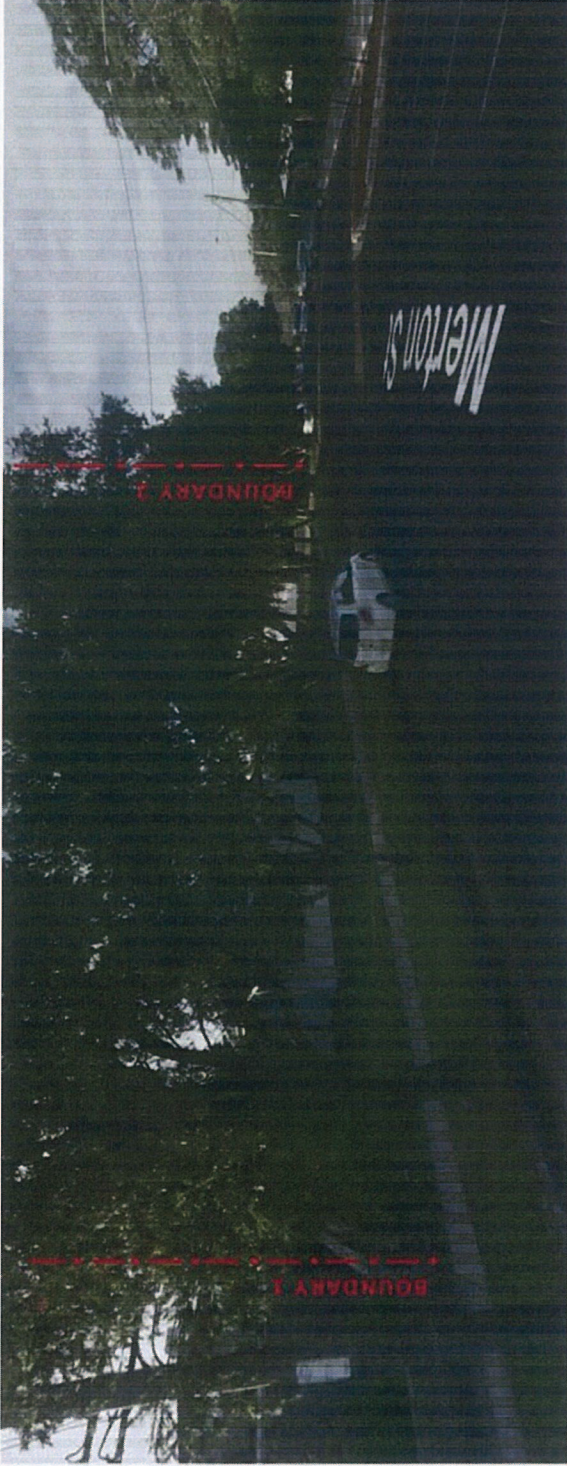


Photo 3: View of 14 Merton Street.

SOURCE: GEOFORM

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10-14 MERTON STREET, SUTHERLAND



Site looking south along Merton Street (source Google Street View).

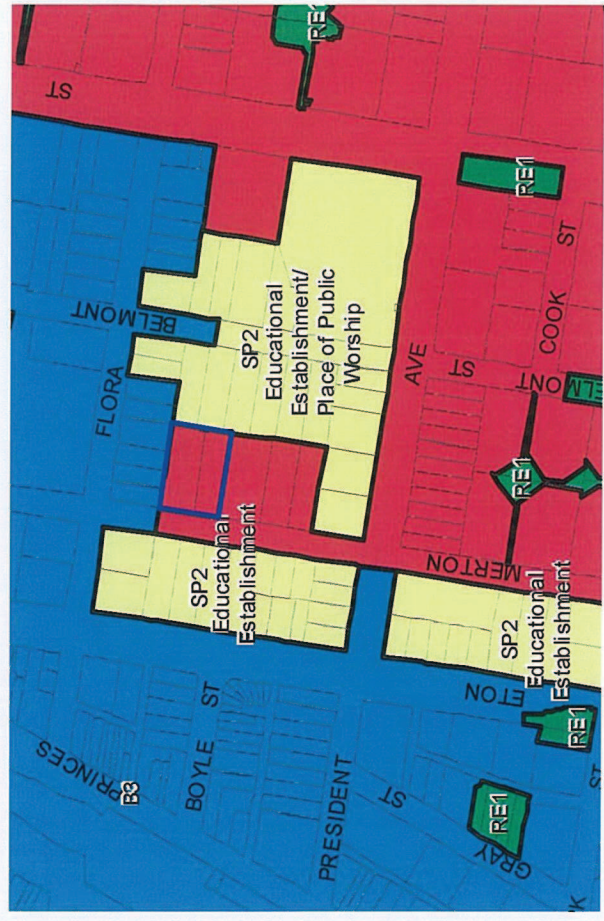


Site looking north along Merton Street (source Google Street View).

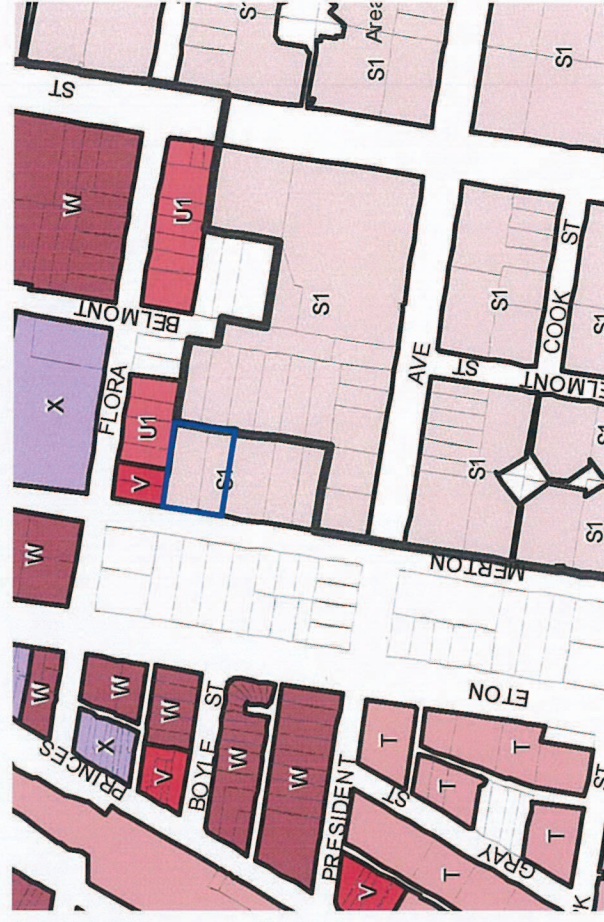
SOURCE: GEOFORM

4 PLANNING FRAMEWORK

LAND ZONING MAP



FLOOR SPACE RATIO MAP



Zone

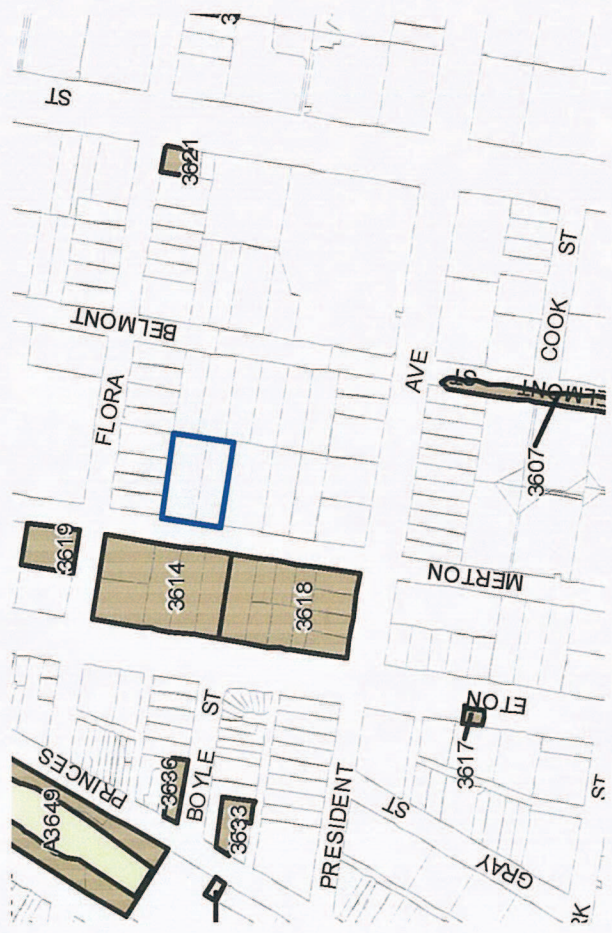
- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- B7 Business Park
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- IN3 Heavy Industrial
- IN4 Working Waterfront
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure
- SP3 Tourist
- W1 Natural Waterways
- W2 Recreational Waterways
- UL Unzoned Land
- DM Deferred Matter

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
- S1 1.5
- S2 1.6
- S3 1.8
- T 2
- U1 2.5
- U2 2.75
- V 3
- W 3.5
- X 4

4 PLANNING FRAMEWORK

HERITAGE MAP



Heritage

- Item - General
- Item - Archaeological

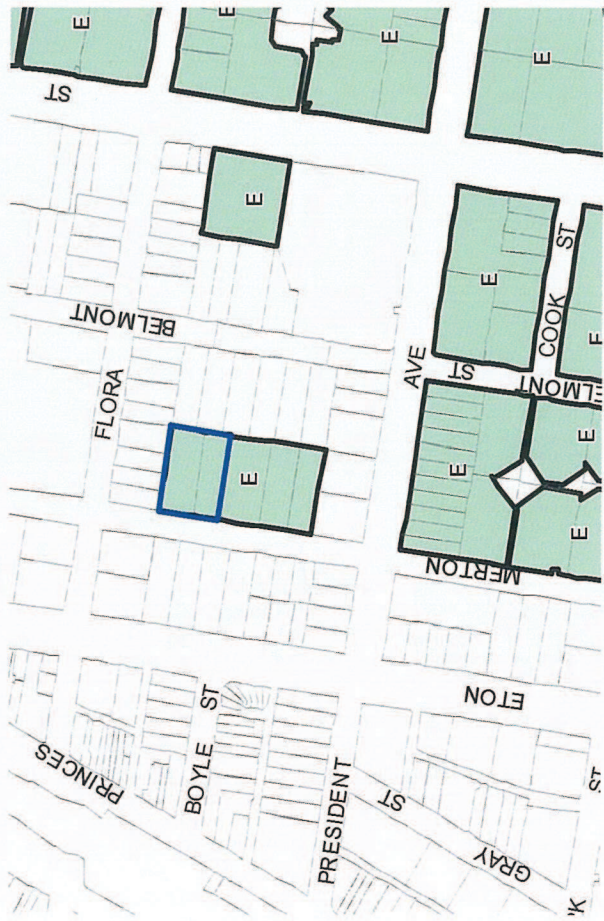
HEIGHT OF BUILDINGS MAP



Maximum Building Height (m)

I	8.5
J1	9
J2	9.5
N	13
O	16
Q	20
T	25
U	30
V	35
W	40
Y	50

LANDSCAPE AREA MAP

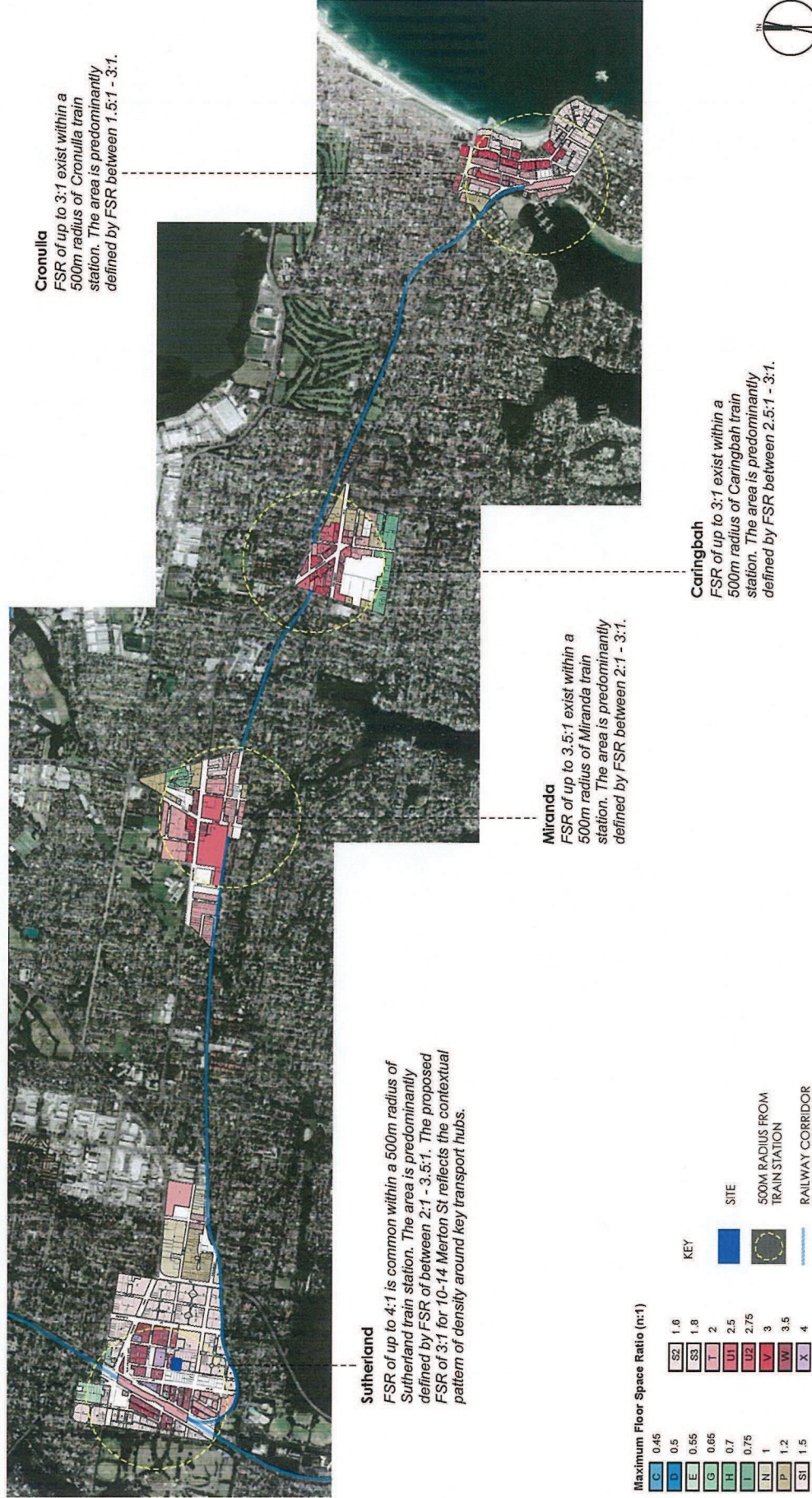


Minimum Landscape Area (%)

A	10
E	30
J	35
K	40

PLANNING CONTEXT FLOOR SPACE RATIO AROUND TRANSPORT HUBS

5 CONTEXTUAL ANALYSIS

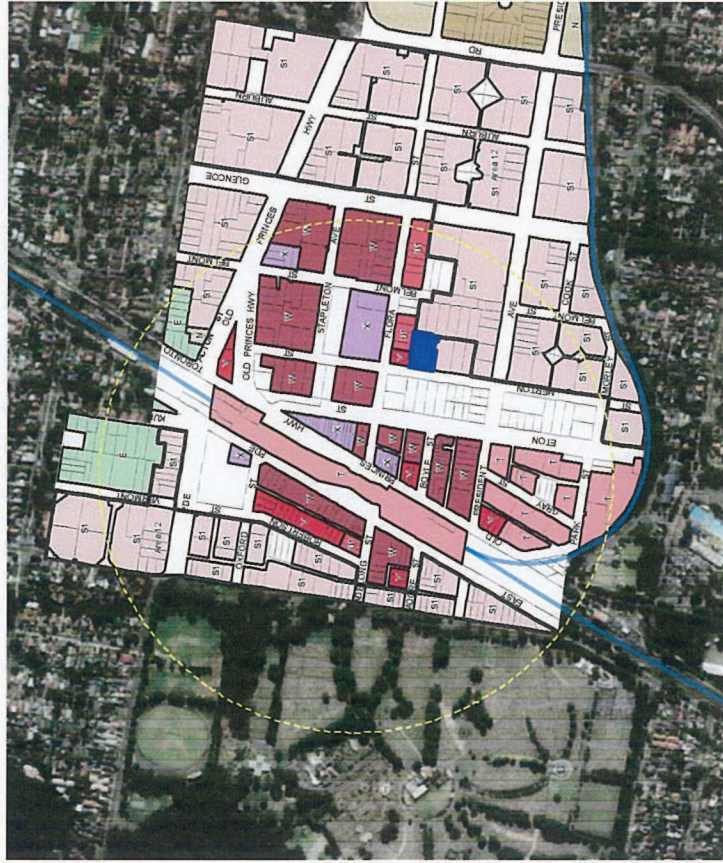


PLANNING CONTEXT HEIGHT OF BUILDINGS AROUND TRANSPORT HUBS

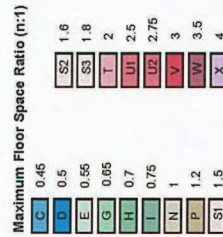
5 CONTEXTUAL ANALYSIS



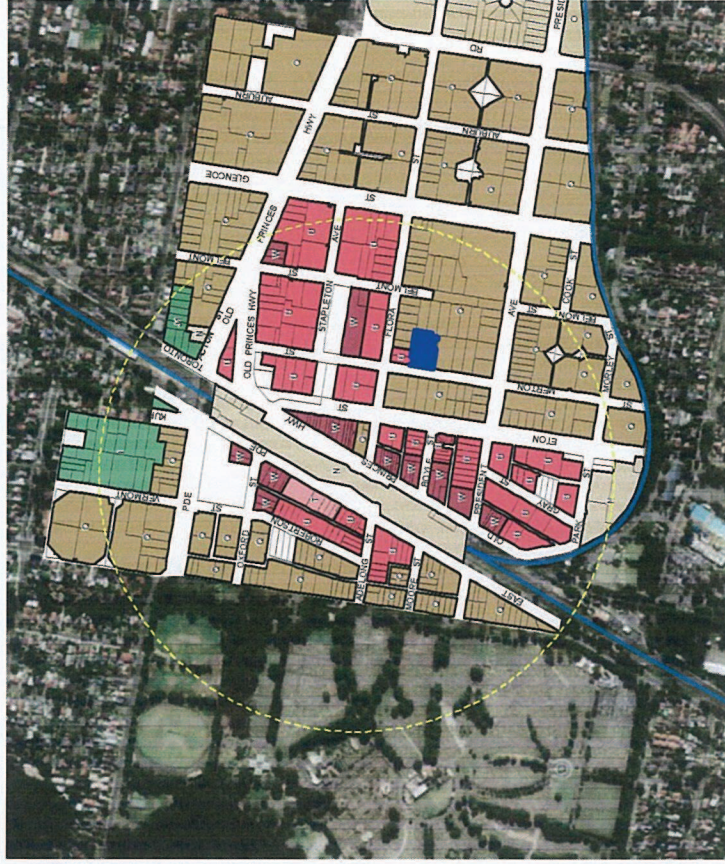
PLANNING CONTEXT SUTHERLAND



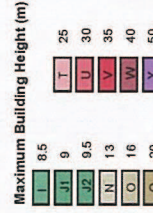
FSR of up to 4:1 is common within a 500m radius of Sutherland train station. The area is predominantly defined by FSR of between 2:1 - 3.5:1. The proposed FSR of 3:1 for 10-14 Merton St reflects the contextual pattern of density around key transport hubs.



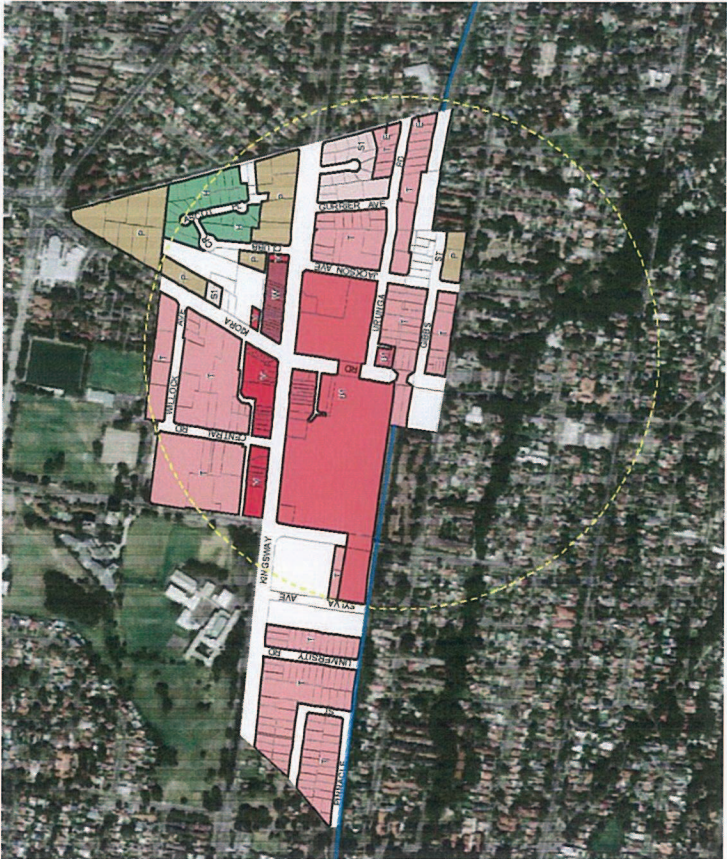
5 CONTEXTUAL ANALYSIS



Building heights predominantly range from 30m - 40m within a 500m radius of Sutherland train station. A building height of 40m is proposed for 10-14 Merton St, in keeping with the contextual pattern of density around key transport hubs.



PLANNING CONTEXT MIRANDA



FSR of up to 3.5:1 exist within a 500m radius of Miranda train station. The area is predominantly defined by FSR between 2:1 - 3:1.

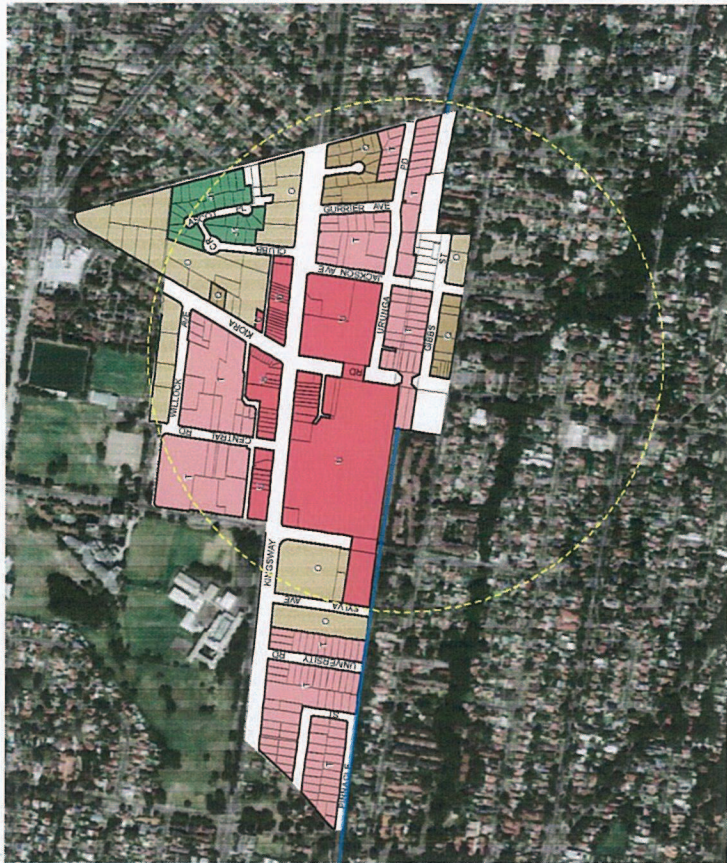
KEY

500M RADIUS FROM TRAIN STATION

RAILWAY CORRIDOR

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
S1	1.5
S2	1.6
S3	1.8
T	2
U1	2.5
U2	2.75
V	3
W	3.5
X	4

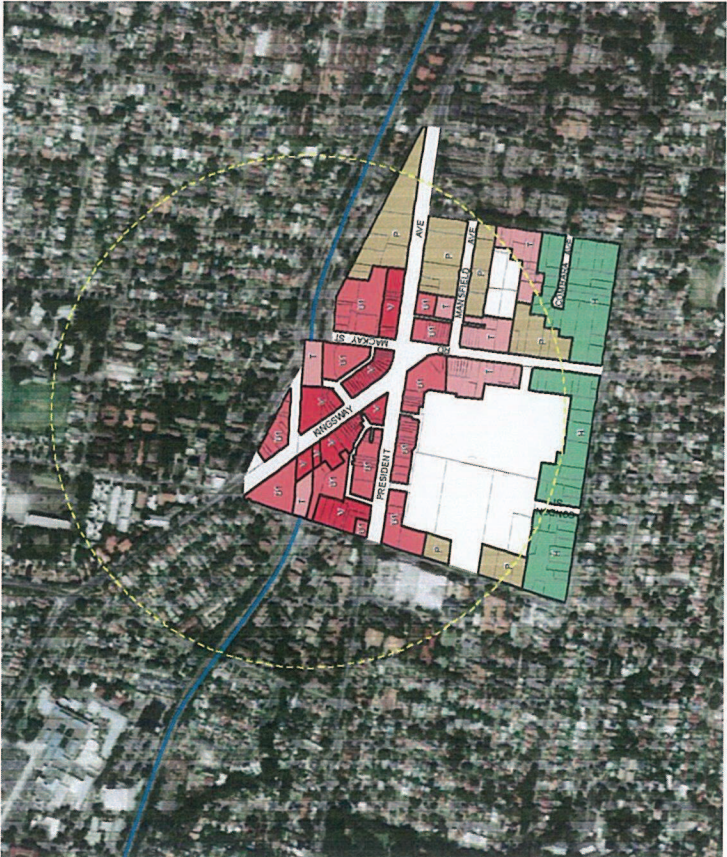
5 CONTEXTUAL ANALYSIS



Building heights predominantly range from 25m - 30m within a 500m radius of Miranda train station.

Maximum Building Height (m)	
T	8.5
J1	9
J2	9.5
N	13
O	16
Q	20
T	25
U	30
V	35
W	40
Y	50

PLANNING CONTEXT CARINGBAH



Building heights of up to 35m exist within a 500m radius of Caringbah train station.

KEY

500M RADIUS FROM TRAIN STATION

RAILWAY CORRIDOR

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
S1	1.5
S2	1.6
S3	1.8
T	2
U1	2.5
U2	2.75
V	3
W	3.5
X	4

5 CONTEXTUAL ANALYSIS



Building heights of up to 35m exist within a 500m radius of Caringbah train station.

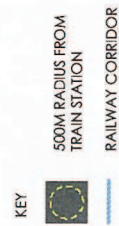
Maximum Building Height (m)

L	8.5
J1	9
J2	9.5
N	13
O	16
Q	20
T	25
U	30
V	35
W	40
Y	50

PLANNING CONTEXT CRONULLA



FSR of up to 3:1 exist within a 500m radius of Cronulla train station. The area is predominantly defined by FSR between 1.5:1 - 3:1.



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
S1	1.5
S2	1.6
S3	1.8
T	2
U1	2.5
U2	2.75
V	3
W	3.5
X	4

5 CONTEXTUAL ANALYSIS



Building heights of up to 30m exist within a 500m radius of Cronulla train station.

Maximum Building Height (m)	
I	8.5
J1	9
J2	9.5
N	13
O	16
Q	20
T	25
U	30
V	35
W	40
Y	50

REGIONAL + LOCAL CONTEXT

The site is in Sutherland, located 20km south of the Sydney CBD.

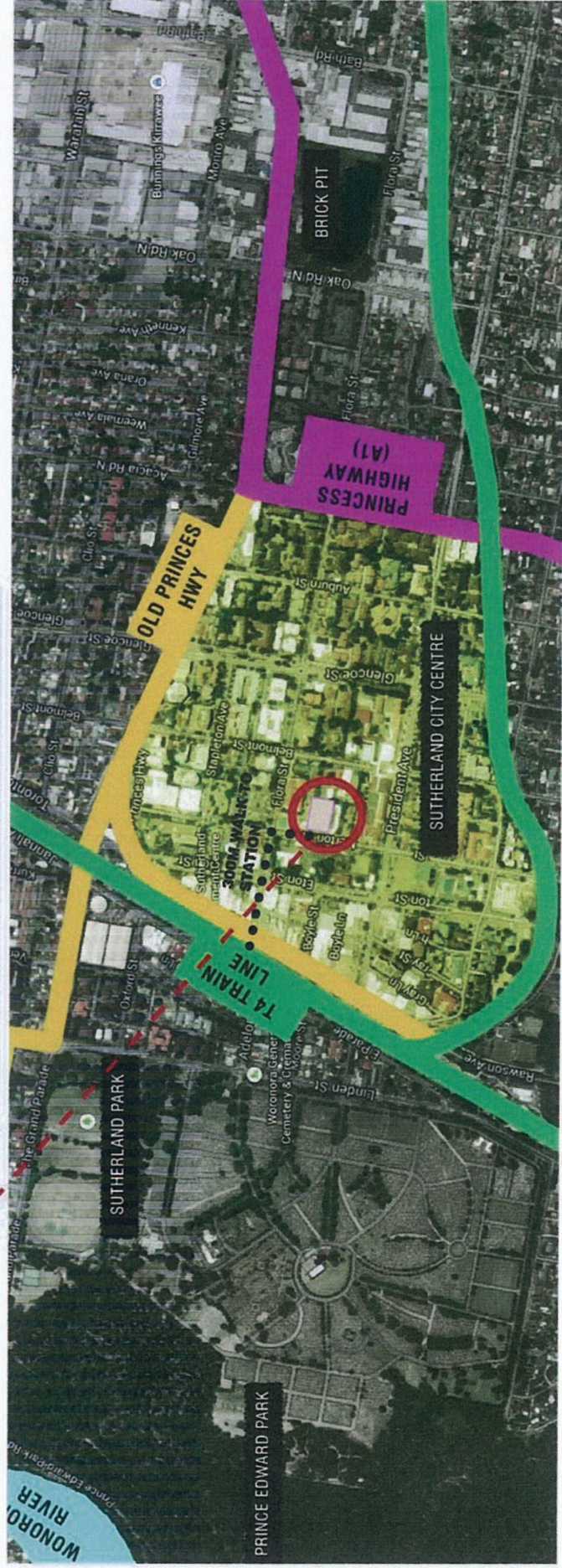
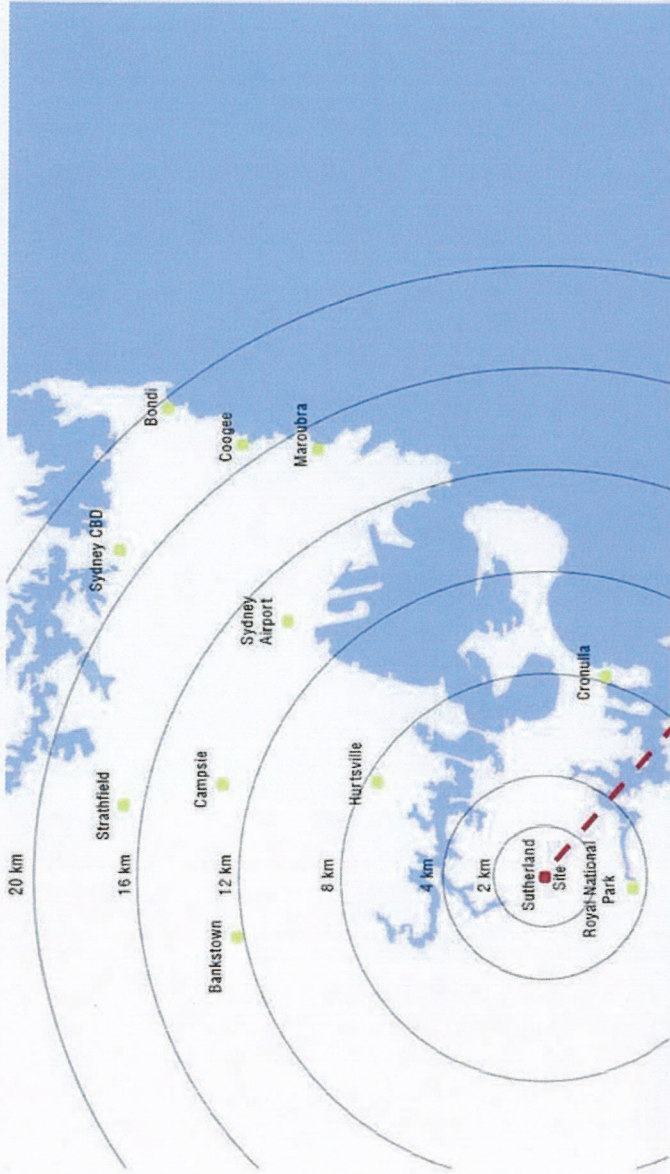
The site is in close proximity to the A1 Princes Highway, which is a major arterial road, and to Sutherland train station which links the Illawarra to the Sydney CBD. The site is well connected to its surrounding facilities, including parks, public transportation, hospital, shops and outlets.

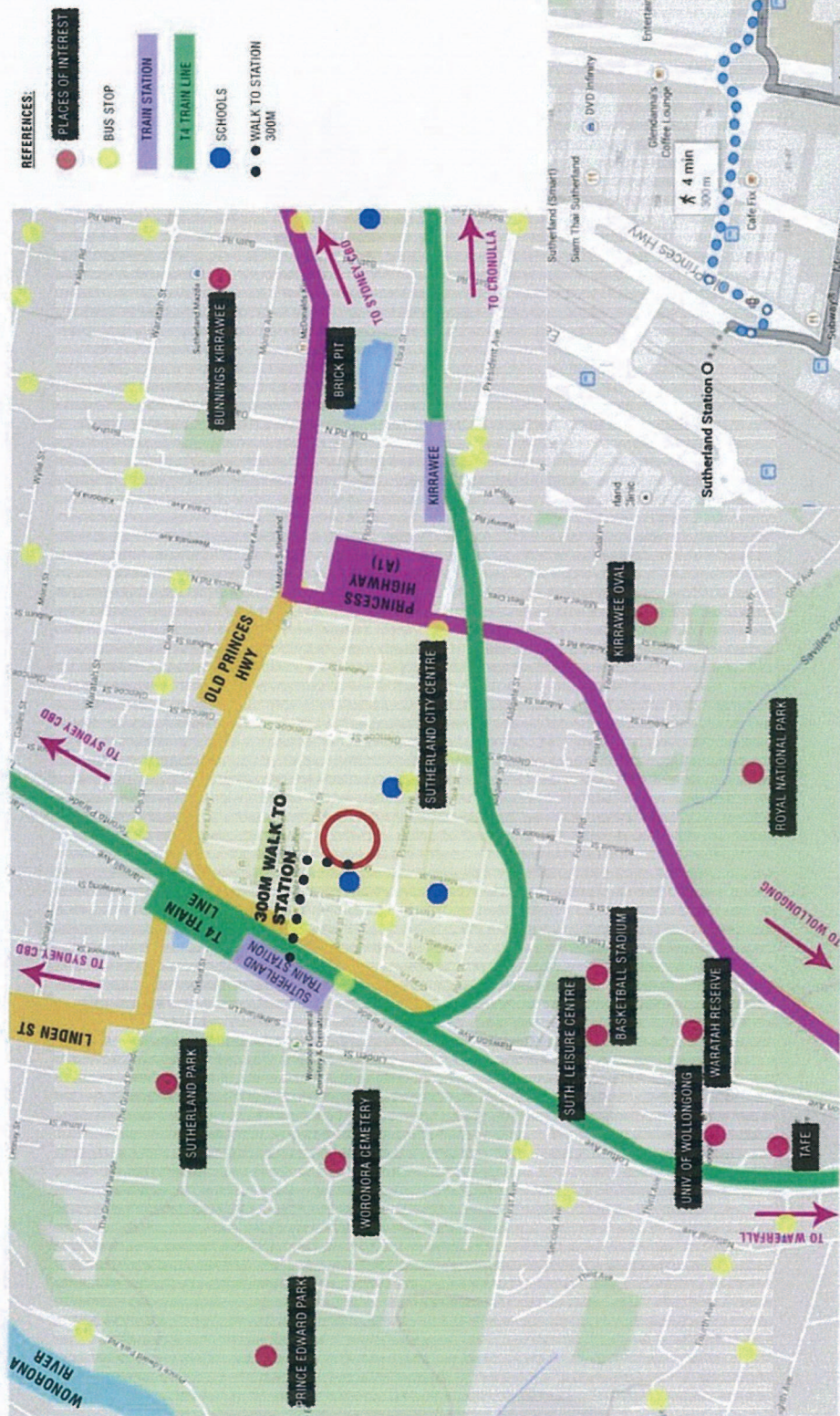
The site is within residential zoned land and adjacent to commercial buildings along Flora Street with residential housing found along the side streets generally.

There are existing street trees along the Merton Street frontage which will be retained.

This area is likely to change as the area is redeveloped given its proximity to key infrastructure uses and its proximity to the city.

SOURCE: GEOFORM





TRANSPORT

The site is very well serviced by bus and rail connections. Sutherland Railway Station is about a 4 minute walk from the site and there are also several bus routes that have regular daily services directly adjacent to the site and within very short walking distance.

SOURCE: GEOFORM

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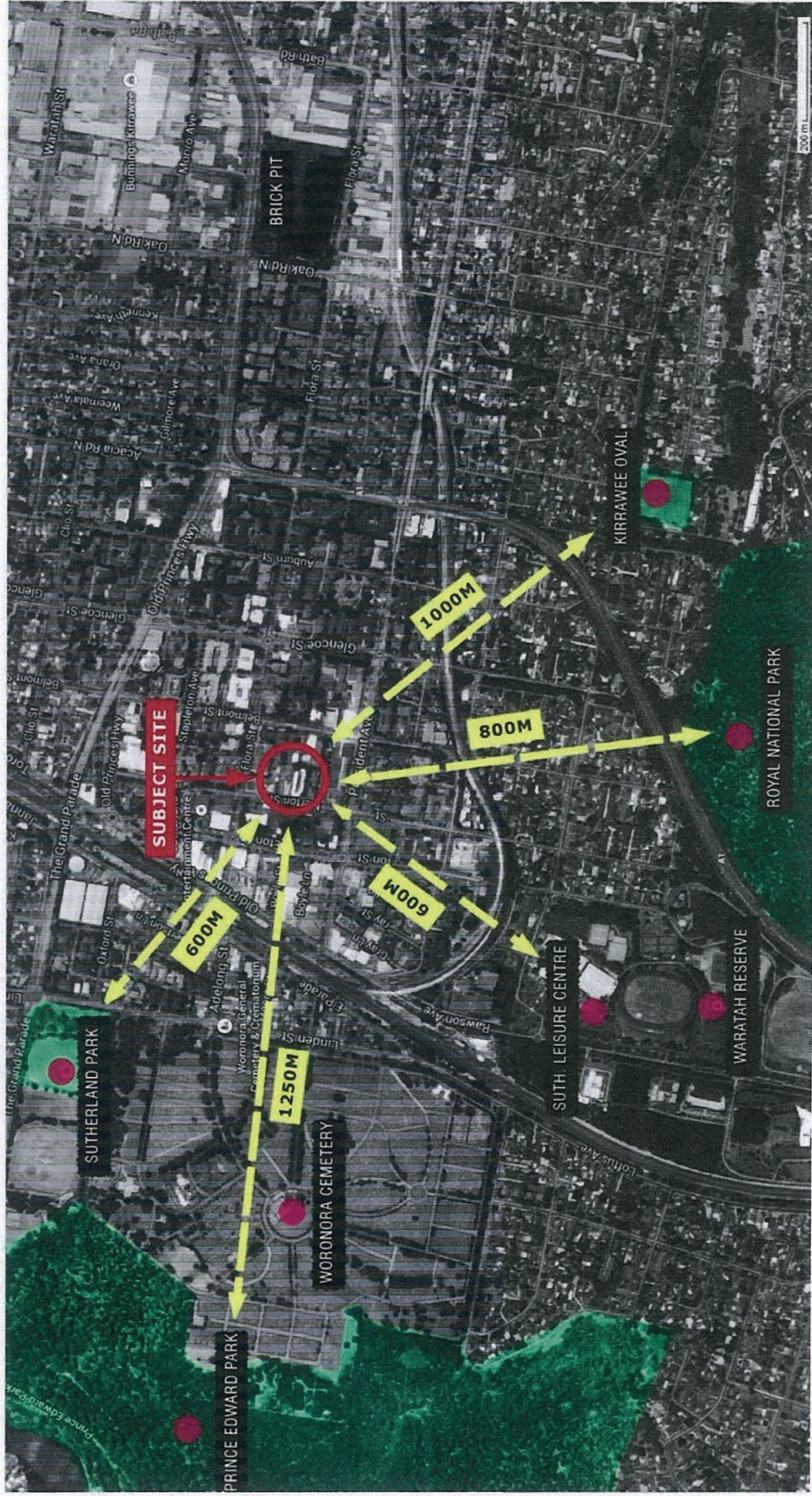
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The development site is a short 300m walk from Sutherland train station.

TRANSPORT

The site is located within 15 minutes walk to Sutherland Park and 20 minutes walk to Prince Edward Park located in the north-east. There are multiple reserves and parks to the south with Kirrawee Oval, Waratah Reserve and the Royal National Park all within a 15 minute walk which provides a convenient balance between green space and built environment. Waratah Reserve also provides a leisure centre.



SOURCE: GEOFORM

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design group

10-14 MERTON STREET, SUTHERLAND

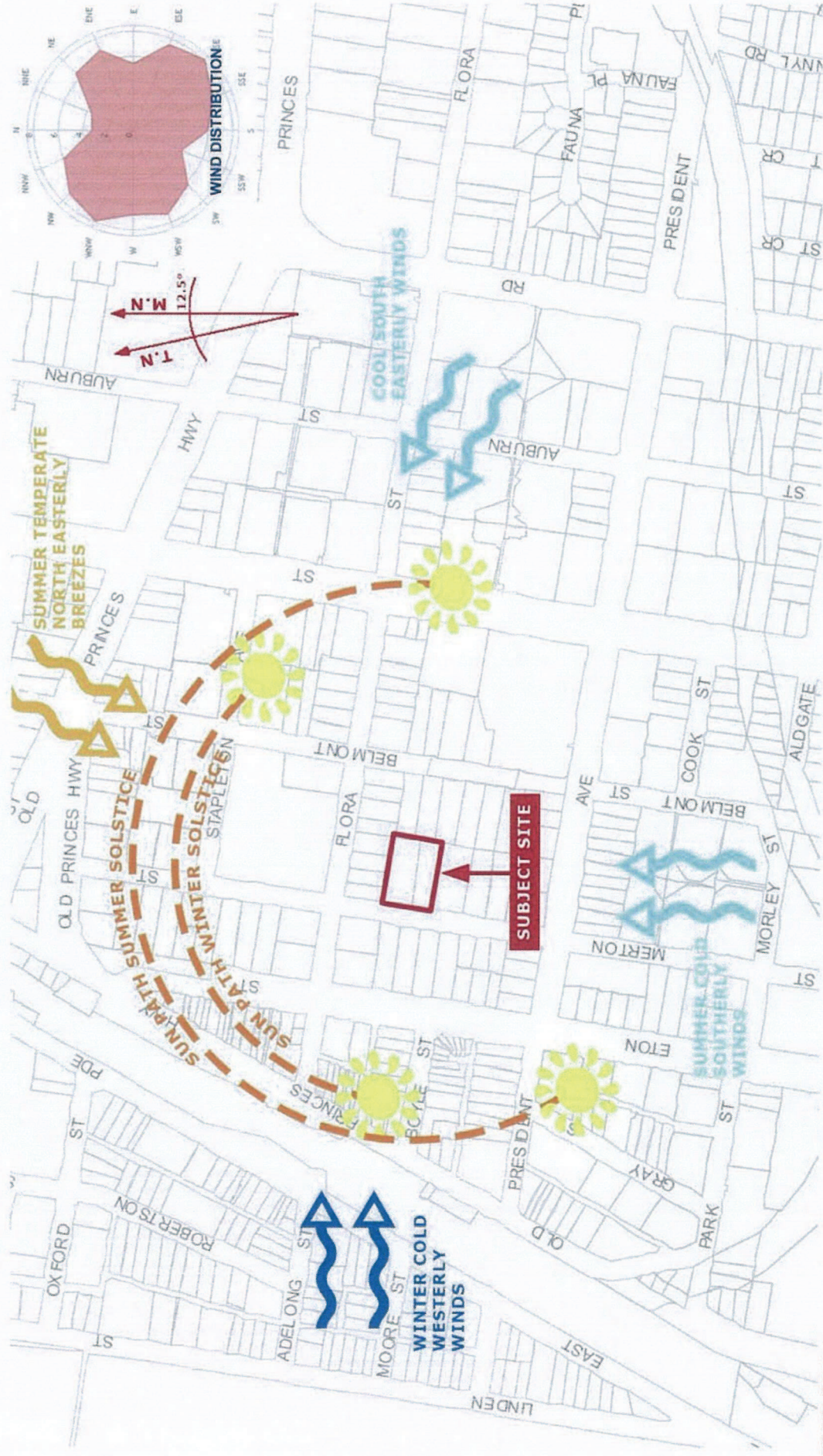
PRELIMINARY
URBAN DESIGN REPORT

5 CONTEXTUAL ANALYSIS

ENVIRONMENTAL ANALYSIS

The site has an advantage of having a longer facade facing the north which has the greatest opportunity to receive sunlight throughout the year. During summer, there will be a need for shading to the west facade.

6 SITE ANALYSIS



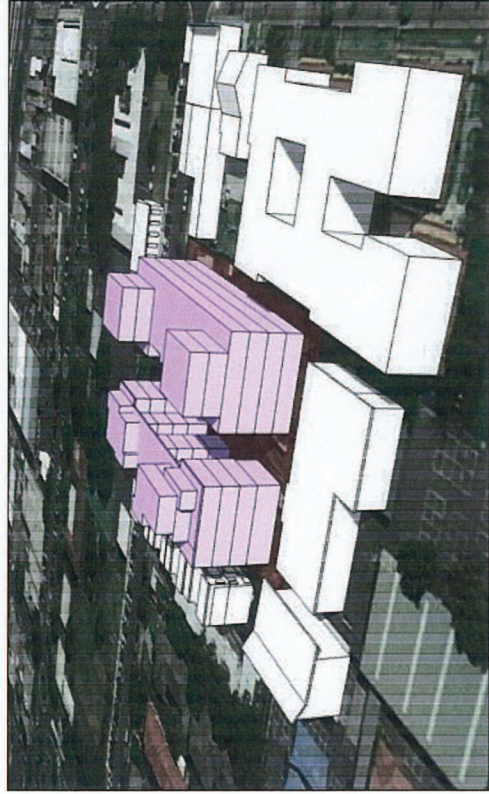
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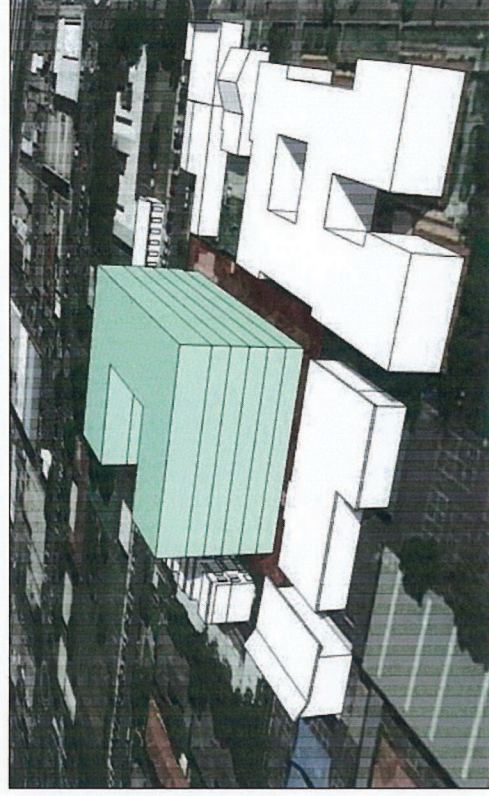
10-14 MERTON STREET, SUTHERLAND

PRELIMINARY
URBAN DESIGN REPORT

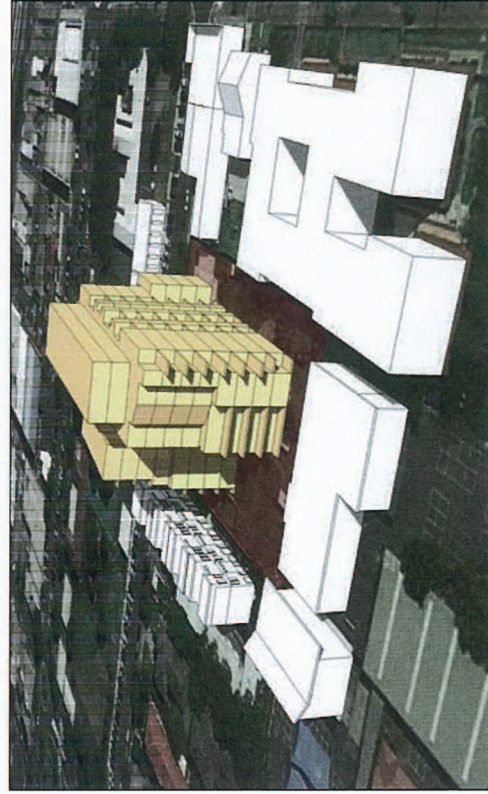
BUILT FORM ANALYSIS - NORTH-EAST PERSPECTIVES



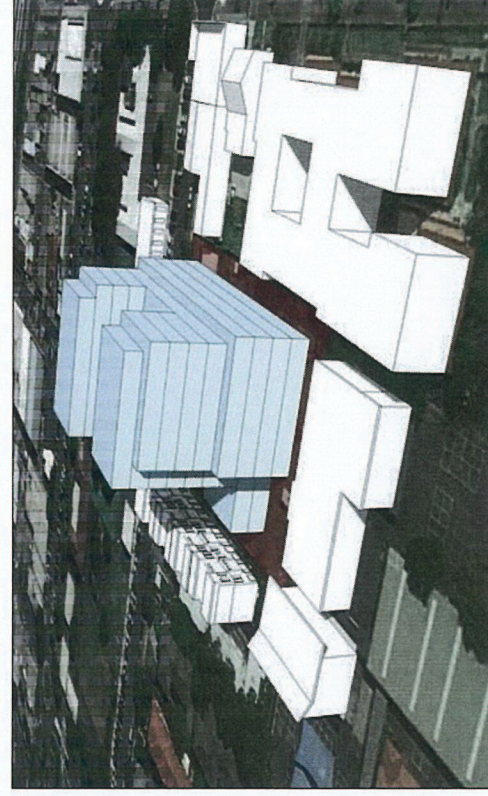
■ OPTION 1: PROPOSED BUILT FORMS CURRENTLY SUBJECT TO DA ASSESSMENT



■ OPTION 2: 6 STOREY CONSOLIDATE SITE OPTION (LEP HEIGHT COMPLIANT)



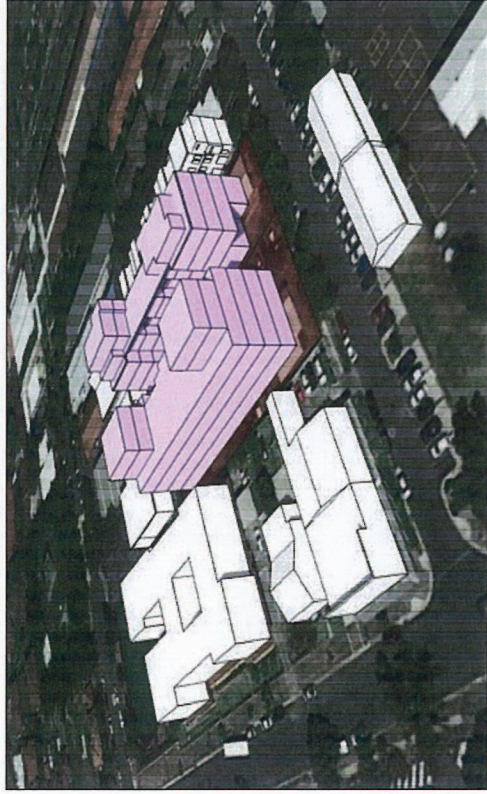
■ OPTION 3: 10 STOREY OPTION PROPOSED BY GEOFORM ARCHITECTS JULY 2015



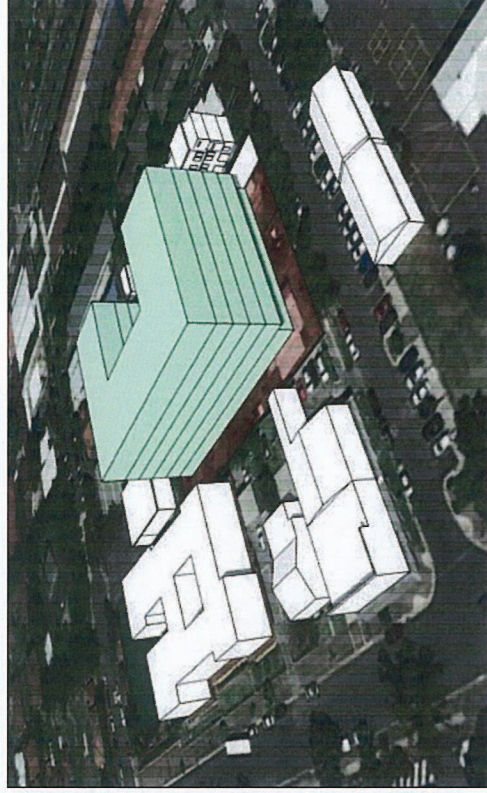
■ OPTION 4: AMENDED 9 STOREY OPTION PROPOSED BY ADG

7 BUILT FORM MODELLING

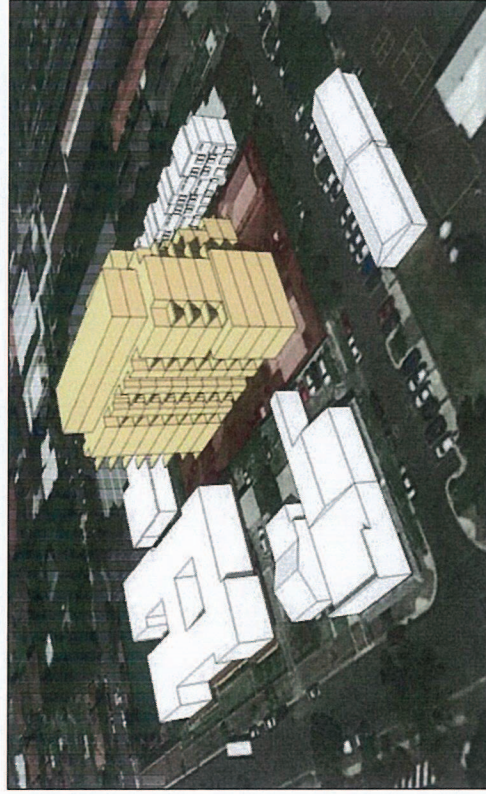
BUILT FORM ANALYSIS - NORTH-WEST PERSPECTIVES



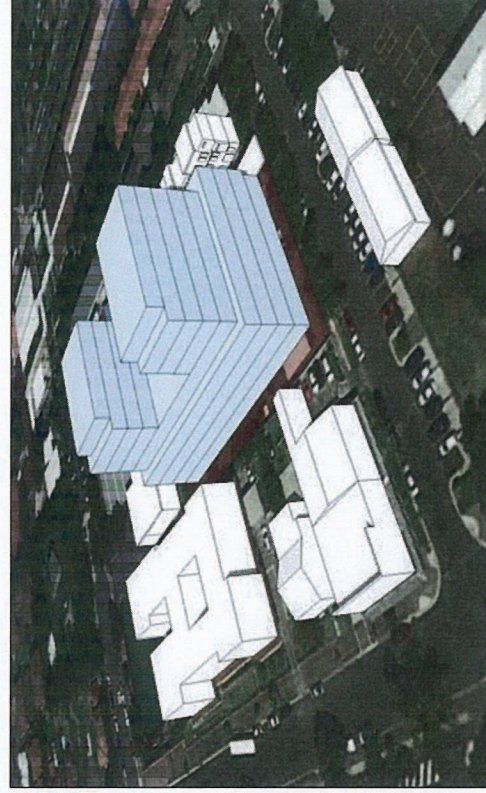
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BUILDING SETBACKS

7 BUILT FORM MODELLING



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