



# 544 - 550 Box Road, Jannali

MIXED USE DEVELOPMENT  
INFORMATION FOR PLANNING PROPOSAL

OCTOBER 2023  
REVISION G

**GRAY PUKSAND**



# LOCATION PLANS

## Regional

Jannali is located approximately 28 kilometers south-west of Sydney with the main land uses comprising of residential and bushland reserve.



Location Plan - Regional



# LOCATION PLANS

## Local

The proposed development of 544-550 Box Street, presents the opportunity to provide a true mixed-use building that contributes to central retail and shopping village of Jannali.

The corner site offers a unique opportunity to not only enhance the mix of active retail and commercial street frontage but provides significant opportunity for additional upper story residential development.

Our client’s aspiration is to create a development that is centred on community. TCQ are committed to creating an engaging and high quality building for people to visit, work and live.

At pedestrian level the architecture is responsive to scale and rhythm of the neighbouring traditional shop fronts and includes landscaping in-keeping with the already significant tree canopy along Box Road and takes further formal queues from the surrounding local bushland environment, including the natural ridges and gullies prevalent within the area. Above the shop front datum line, the building conceived as a lighter backdrop to the surrounding fine grain precinct.

The project is a contemporary response that speaks to the character of its Jannali context and forms a beautiful and healthy contribution to the community.

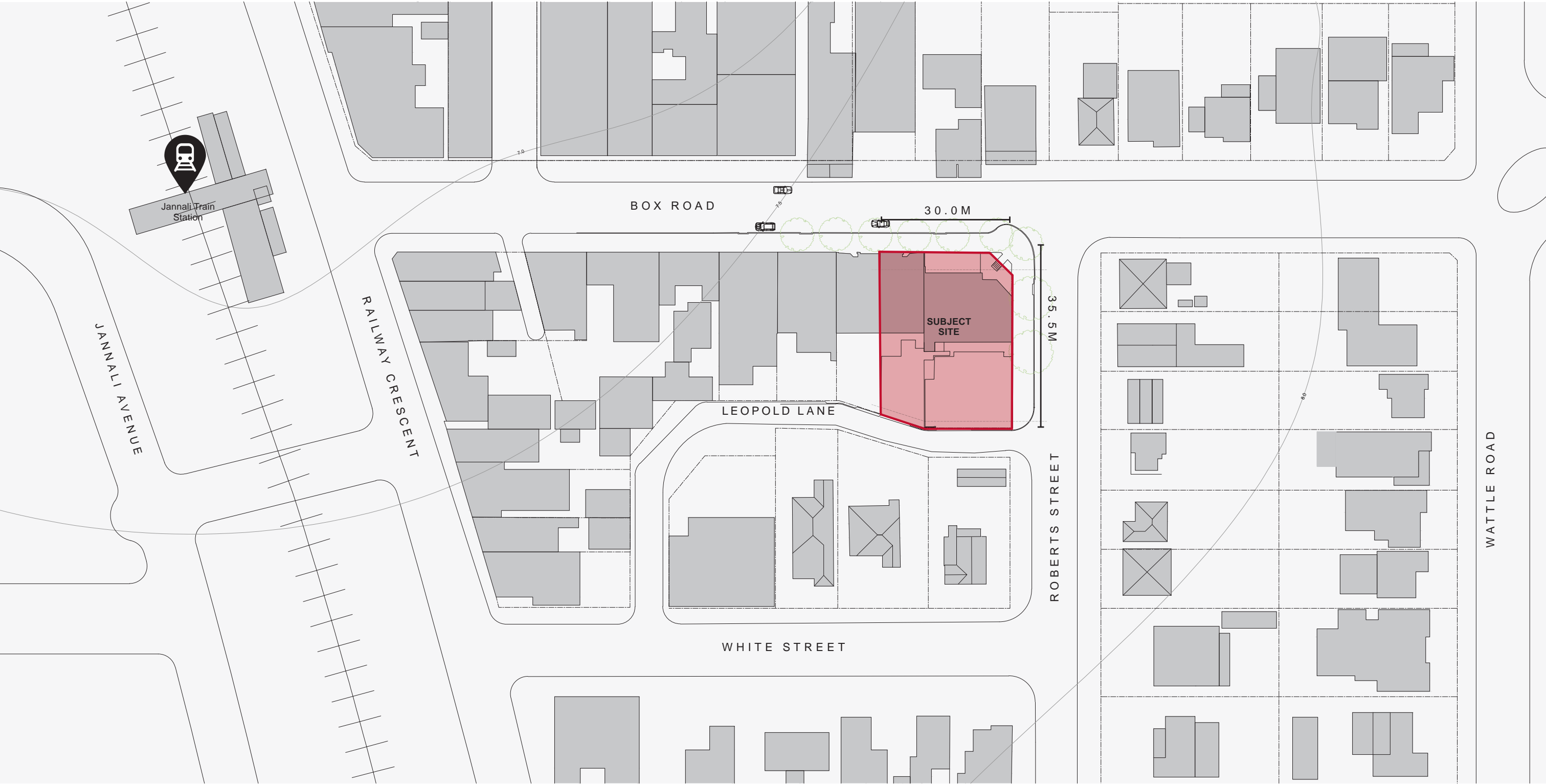


Location Plan - Local





# SITE



Site Plan



# URBAN CONTEXT

## Traffic Network Plan

The site is well connected with Jannali train station and a bus routes within 5 minutes walking distance.

LEGEND

SUBJECT SITE

RAIL

MAIN ARTERIAL ROAD

SECONDARY ROAD

LOCAL ROAD

BICYCLE NETWORK

BUS STOP

TRAIN STOP

544 - 550 Box Road, Jannali

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# URBAN CONTEXT

## Open Space Network & Community Uses Plan

Located in the community centre of Jannali, the site is well served by surrounding cafes, restaurants, small scale supermarkets and the community uses of Box Road. Local schools and recreation areas are also located in close proximity to the site.

KEY	
1	JANNALI OVAL
2	SOLDIERS ROAD OVAL
3	OYSTER GULLY RESERVE
4	BONNET BAY PARK
5	CARINA GULLY RESERVE
6	JANNALI PRE-SCHOOL
7	JANNALI PUBLIC SCHOOL
8	JANNALI HIGH SCHOOL
9	ST GEORGE + SUTHERLAND COMMUNITY CENTRE
10	JANNALI COMMUNITY CENTRE
11	LITTLE ACHIEVERS CHILDCARE CENTRE
12	JANNALI KINDER HAVEN 2 CHILDCARE
13	MEDICAL CENTRE
14	SEECHANGE COMMUNITY CHURCH
15	JANNALI ANGLICAN CHURCH
16	JANNALI UNITING CHURCH

LEGEND	
	SUBJECT SITE
	RAIL
	MAIN ARTERIAL ROAD
	SECONDARY ROAD
	LOCAL ROAD
	BUS STOP
	TRAIN STOP
	PARKS AND OPEN SPACE
	RETAIL / SHOPPING PRECINCT
	EDUCATION PRECINCT
	SPORTING PRECINCT





# URBAN CONTEXT

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LEGEND

SUBJECT SITE

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MAIN ARTERIAL ROAD

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PARKS AND OPEN SPACE

RETAIL / SHOPPING PRECINCT

EDUCATION PRECINCT

SPORTING PRECINCT





# URBAN CONTEXT

Tree Canopy Coverage

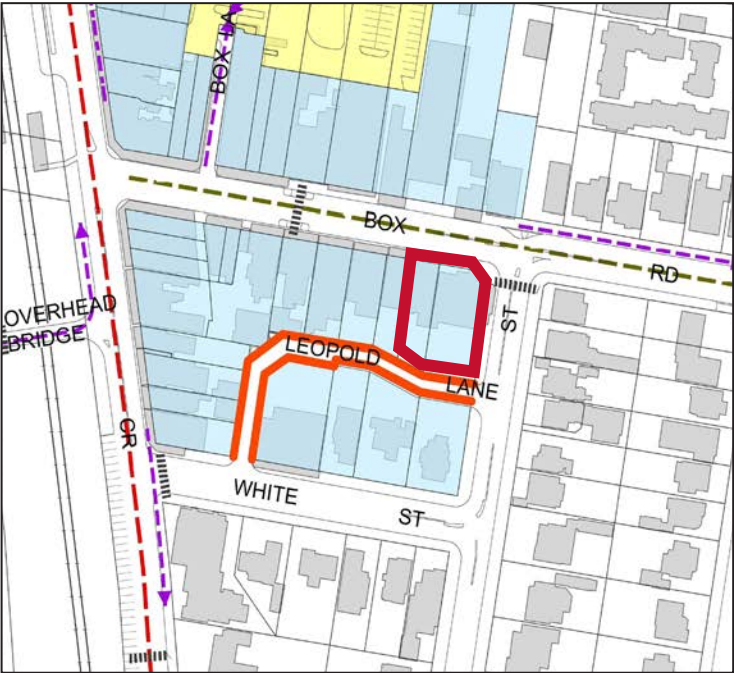




# STRATEGIC CONTEXT

## Planning Controls

This report has been prepared with reference to the Sutherland Shire Local Environmental Plan (LEP) 2015.



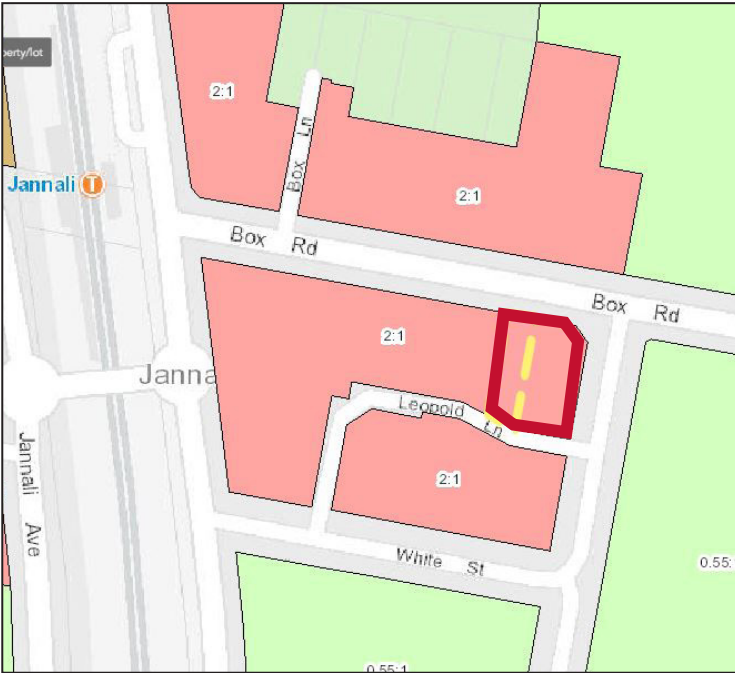
Zoning

- E1 Local Centre
- SP1 Civic use and schools
- Laneway widening 1.5 meters each side
- Primary cycle route
- Local cycle route
- Pedestrian link



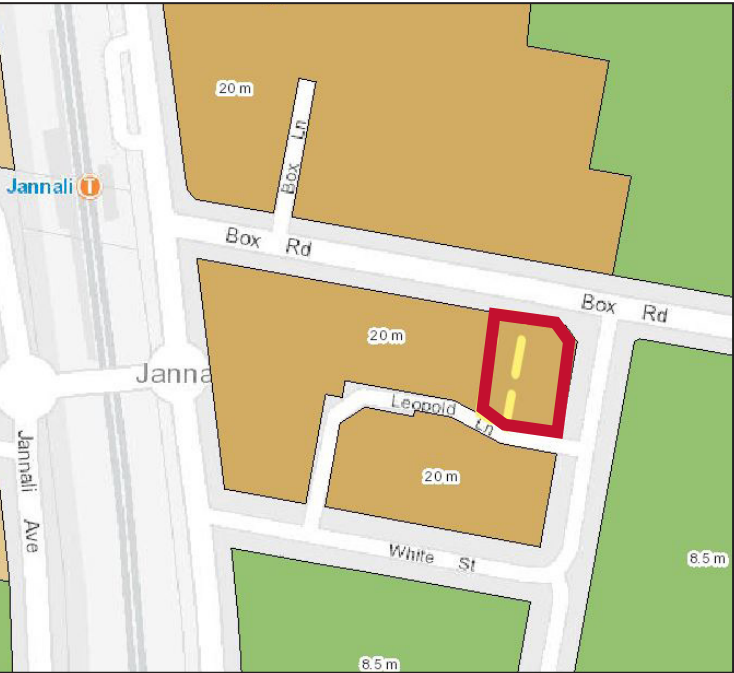
Jannali Centre

- Jannali Active Frontages Plan



Floor Space Ratio

- 2:1



Building Height and Setbacks

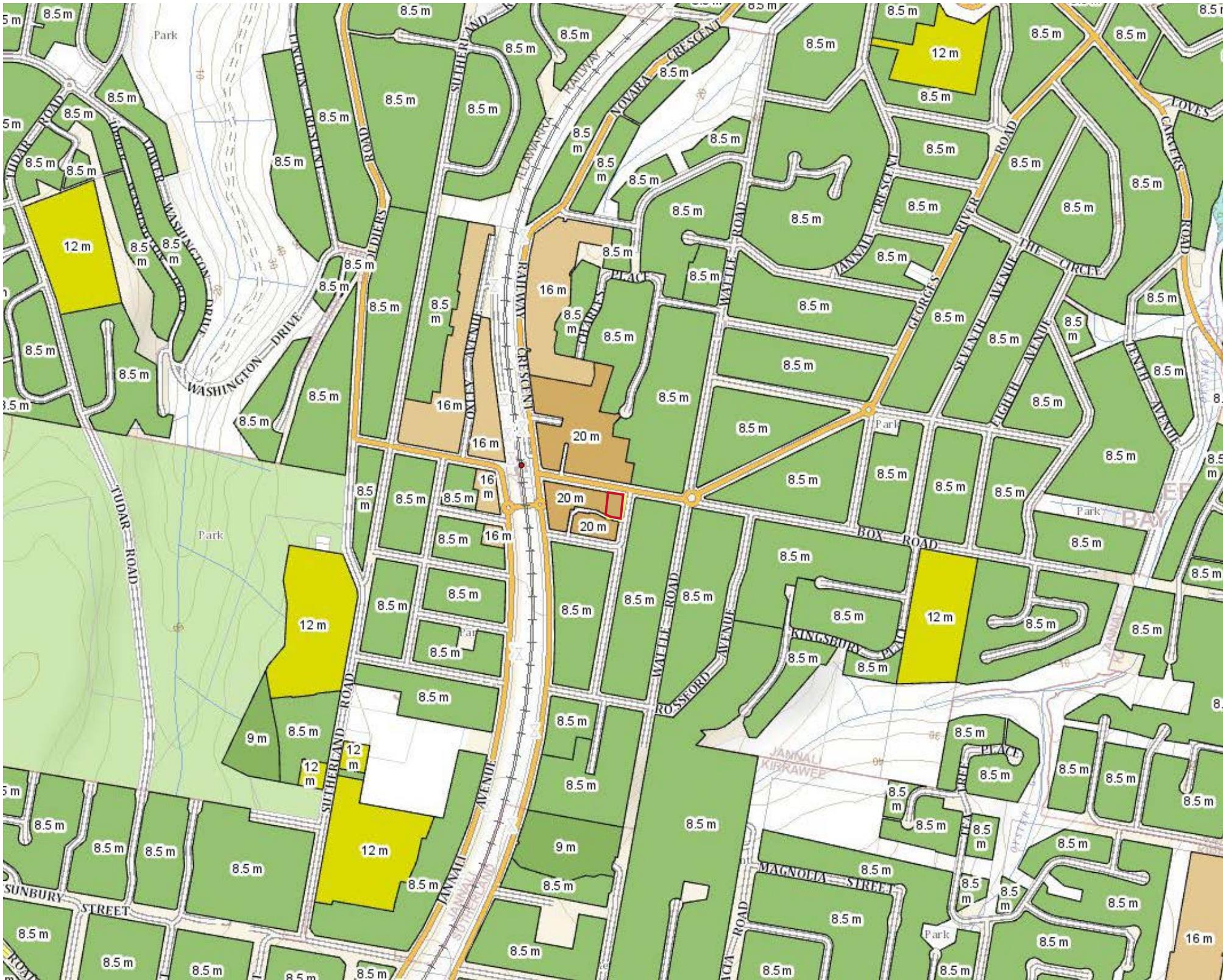
- 20m Height Limit
- 1. The first two storeys of new development must have a nil setback to the street, with a wall height of approximately 8m to an active street frontage.
- 2. Where existing buildings are setback behind the street boundary and the space adds to the quality of the streetscape, development shall maintain the streetscape.
- 3. For development of more than two storeys, the upper storeys should be setback **at least 4m** and solar access to the public domain in mid-winter is to be maintained.



# STRATEGIC CONTEXT

## Maximum Building Heights

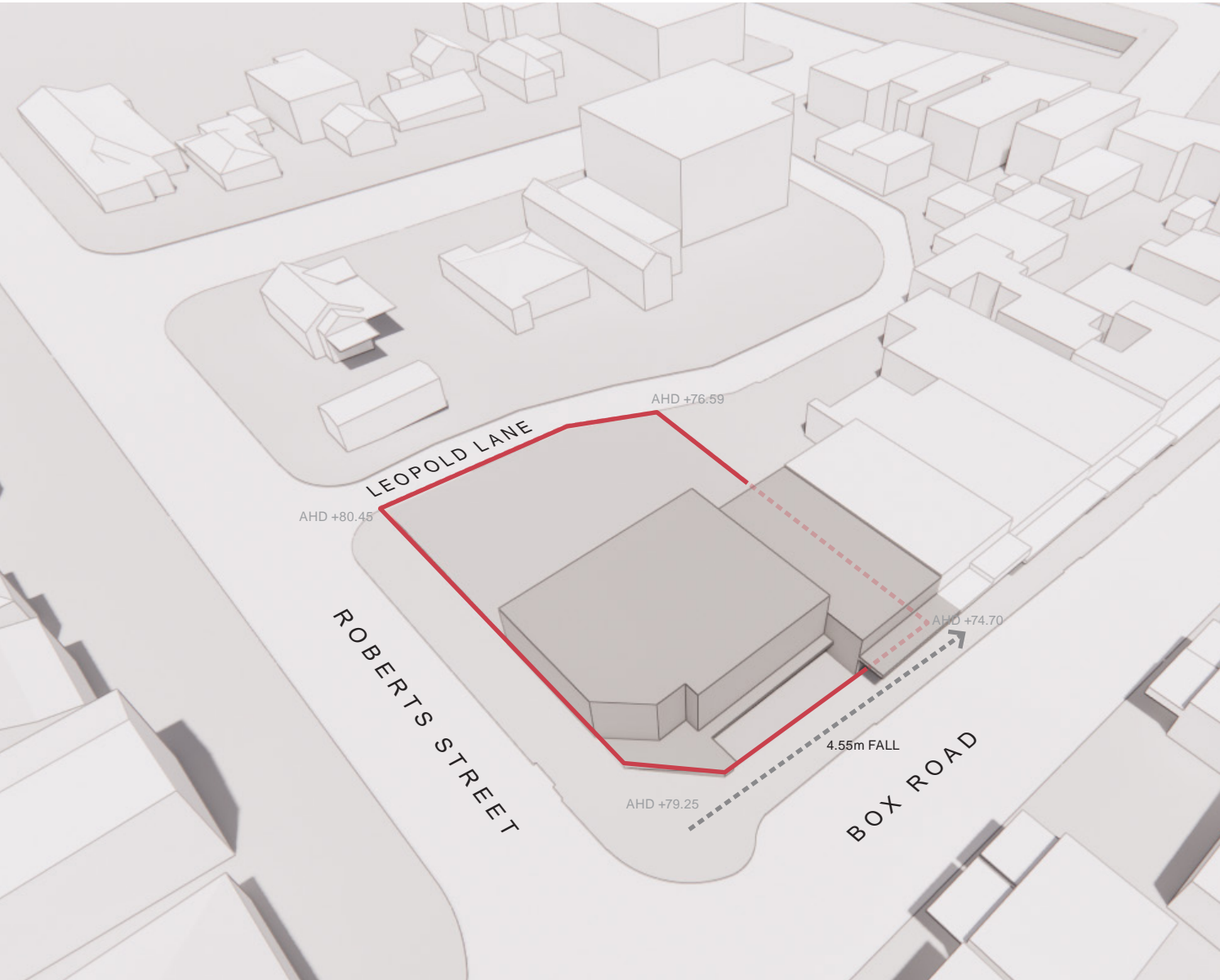
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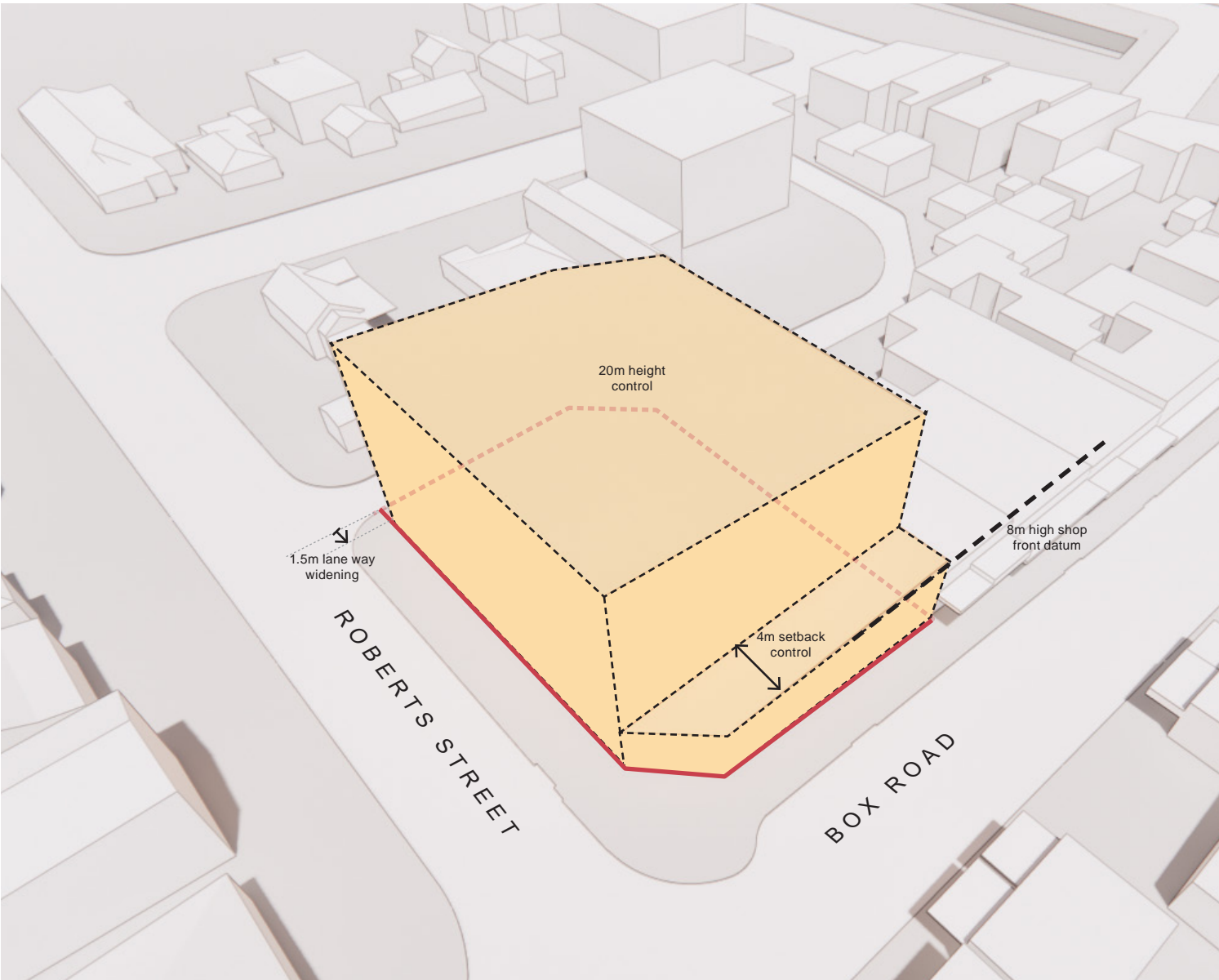
# SITE AND CONTEXT

## Site Analysis



### Site Conditions

The site is located on the corner of Box Road and Roberts Street and connected to Leopold Lane to the rear. The lot has a significant fall in the east-west direction, as shown above. To the east of the site traditional shop fronts line both sides of Box Road with a mix of residential and community buildings to the south and east.



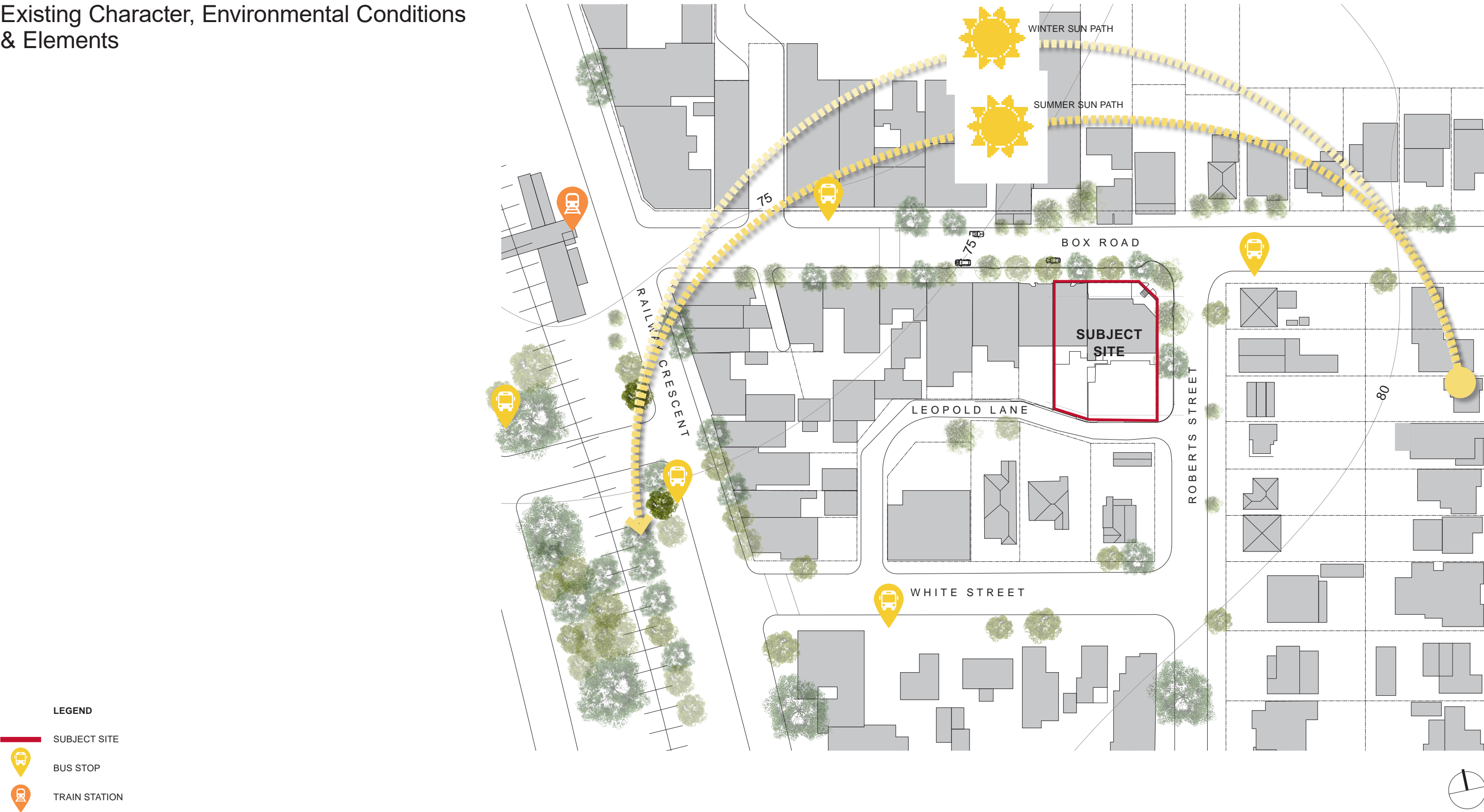
### Planning Envelope

The current planning controls call for an 8m high (2 levels) active frontage to Box Road with a datum that is in-keeping with existing shopfronts, including requirement for street canopies to match adjacent. Upper levels are to be set back from the street frontage by 4m with a 20m height limit (approximately, an additional 4.5 levels).



# SITE ANALYSIS

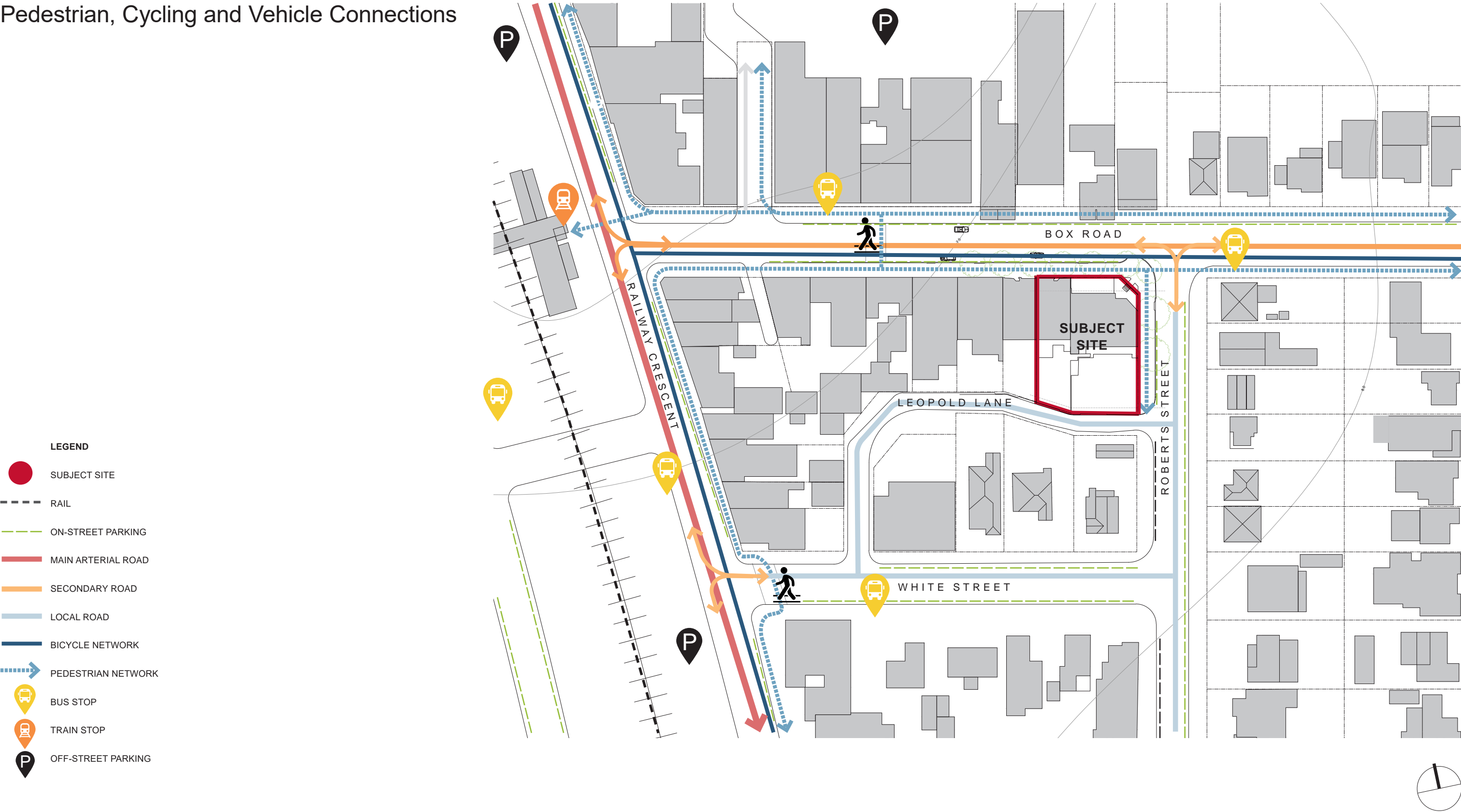
Existing Character, Environmental Conditions  
& Elements





# SITE ANALYSIS

## Pedestrian, Cycling and Vehicle Connections





# DEVELOPMENT OPPORTUNITY

## Available Envelope Under Current Controls

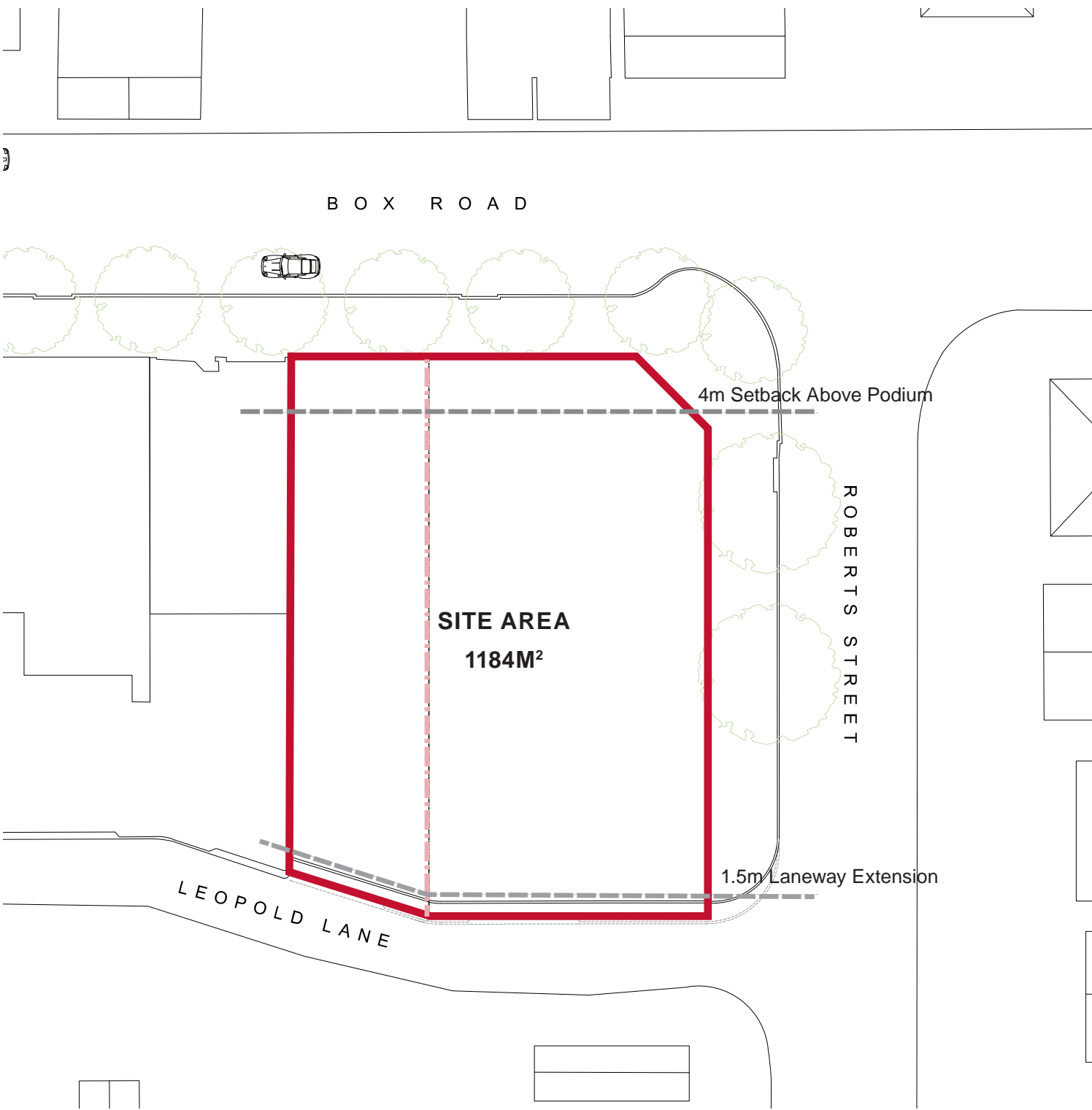
Floor Space Ratio to comply with planning controls = 2:1

Site Area = 1,184m<sup>2</sup>

Allowable Gross Floor Area = 2,368m<sup>2</sup>

Design Criteria SEP 65

Communal open space to 25% of the site = 296 m<sup>2</sup>

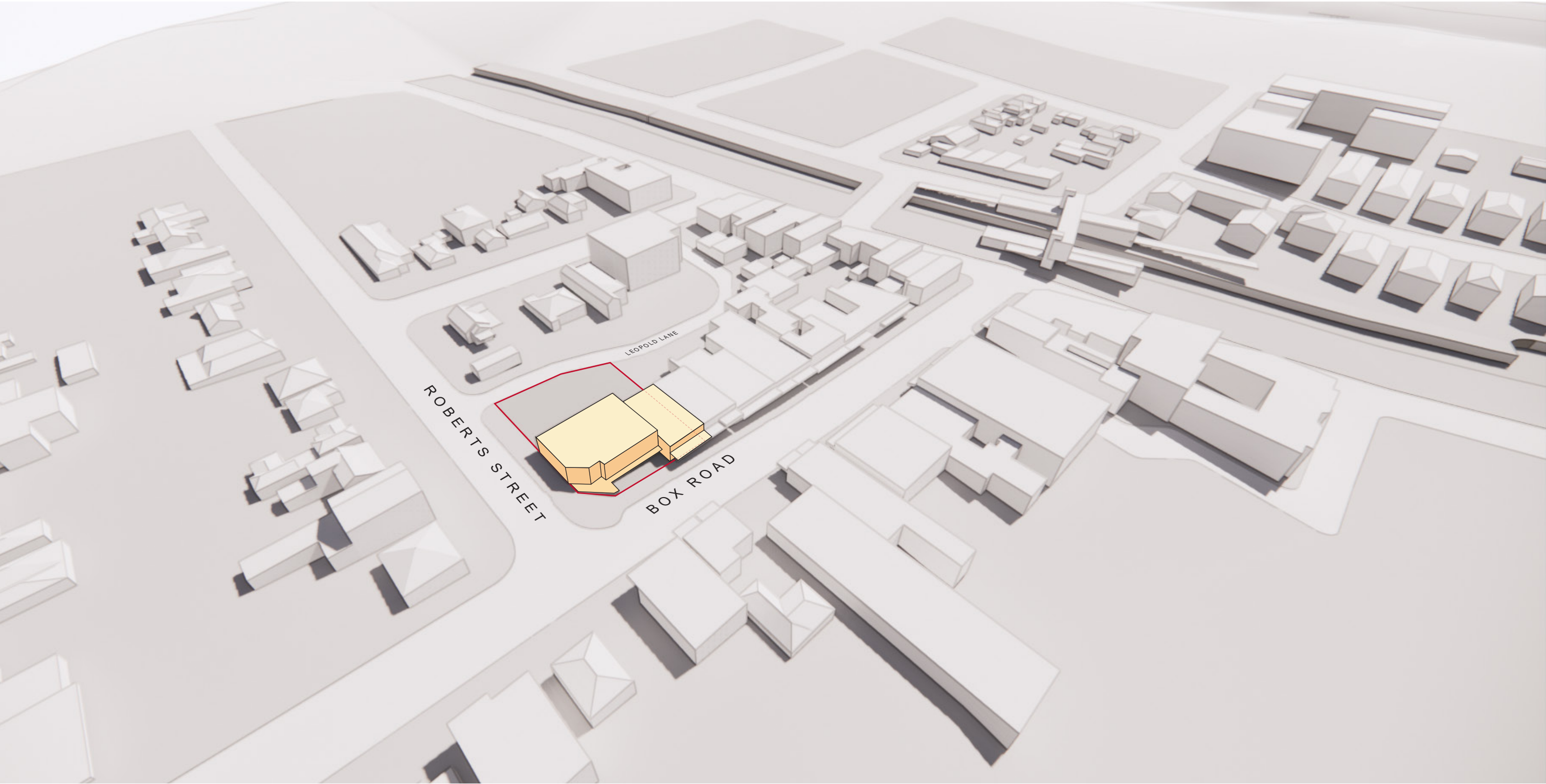


ALL AREAS SHOWN ARE PRELIMINARY AND SUBJECT TO FURTHER DETAILED DESIGN AND RELEVANT TOWN PLANNING AND BUILDING APPROVALS.



# SITE AND CONTEXT

Existing Conditons



Massing View from the North East - 20m High Envelope



# SITE AND CONTEXT

Existing Conditions



Massing View from the South-East - 20m High Envelope



# SITE AND CONTEXT

Current Planning Scheme Height Analysis



Massing View 01 from North East - 20m High Envelope



# SITE AND CONTEXT

Current Planning Scheme Height Analysis

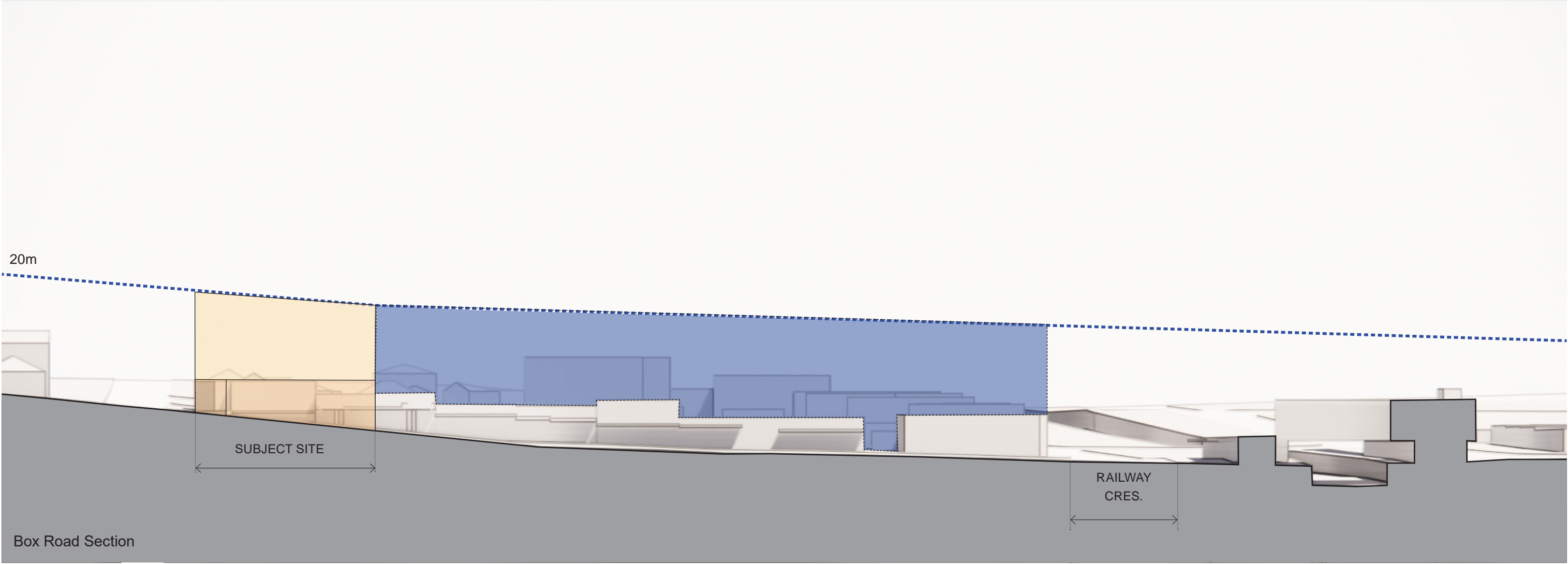


Massing View 02 from South-East - 20m High Envelope



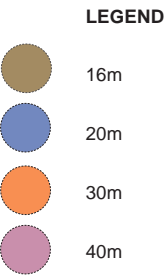
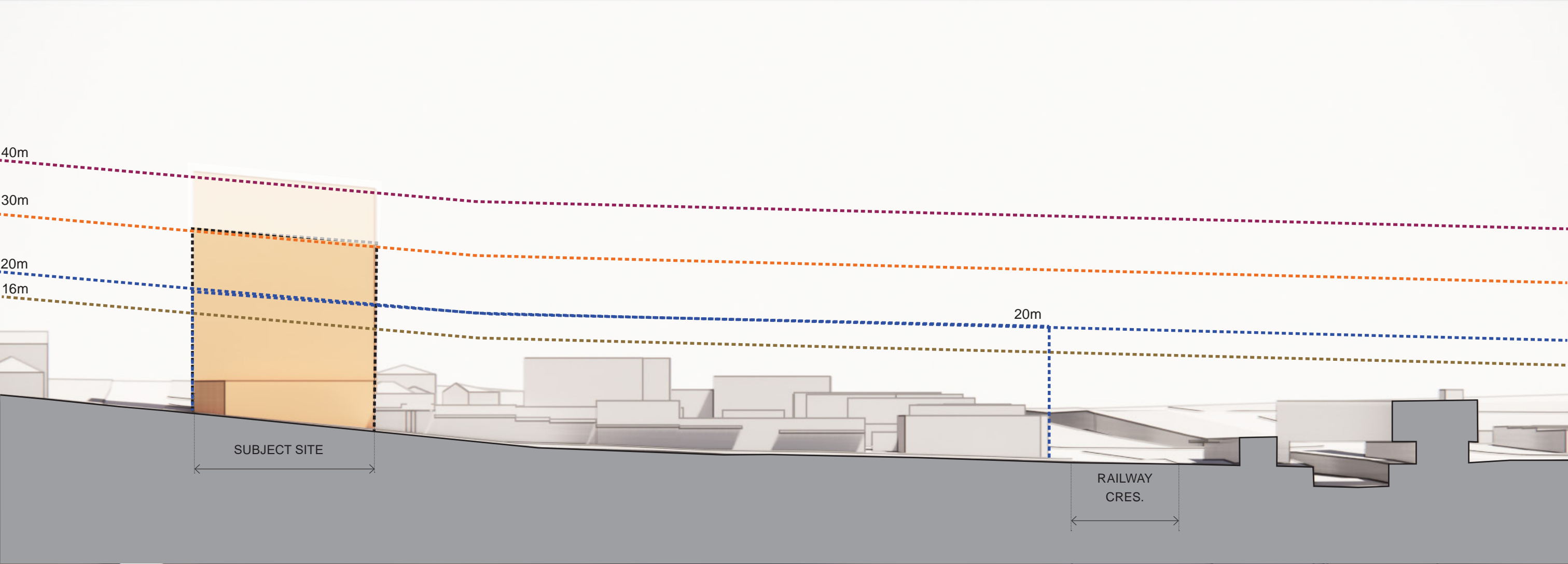
# SITE AND CONTEXT

Height Plane Analysis - Box Road





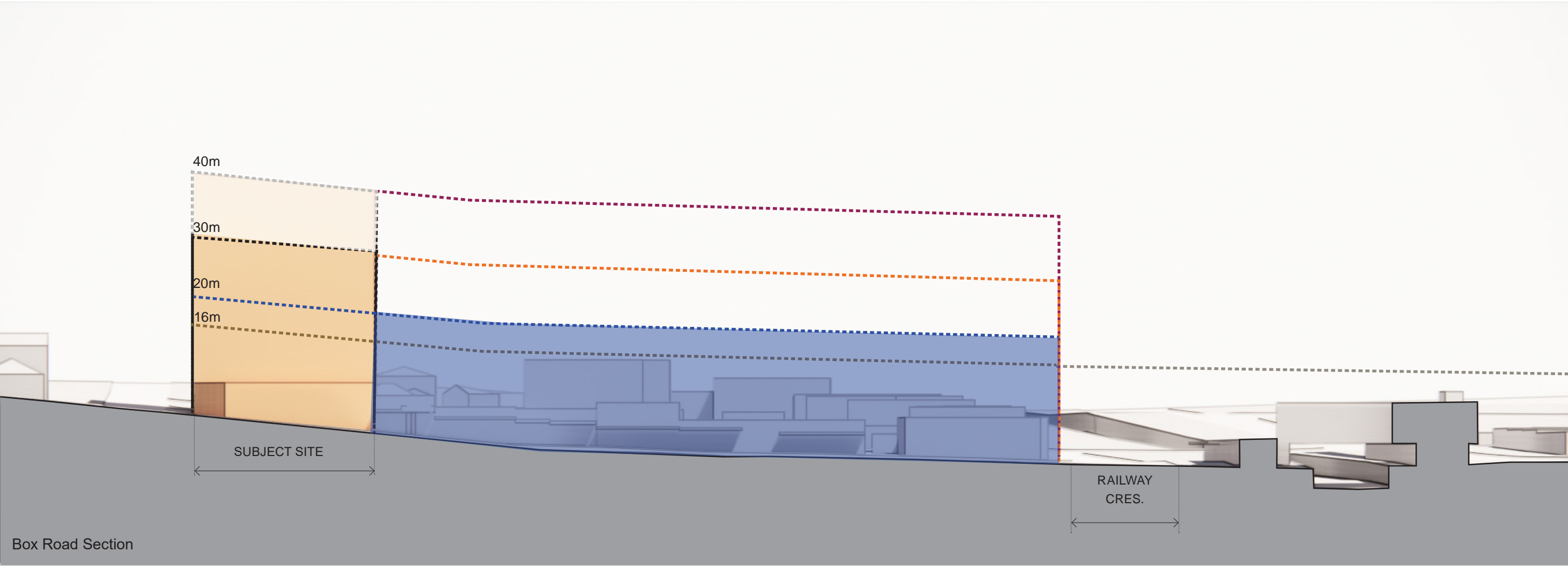
# SITE AND CONTEXT





# SITE AND CONTEXT

Height Plane Analysis - Box Road

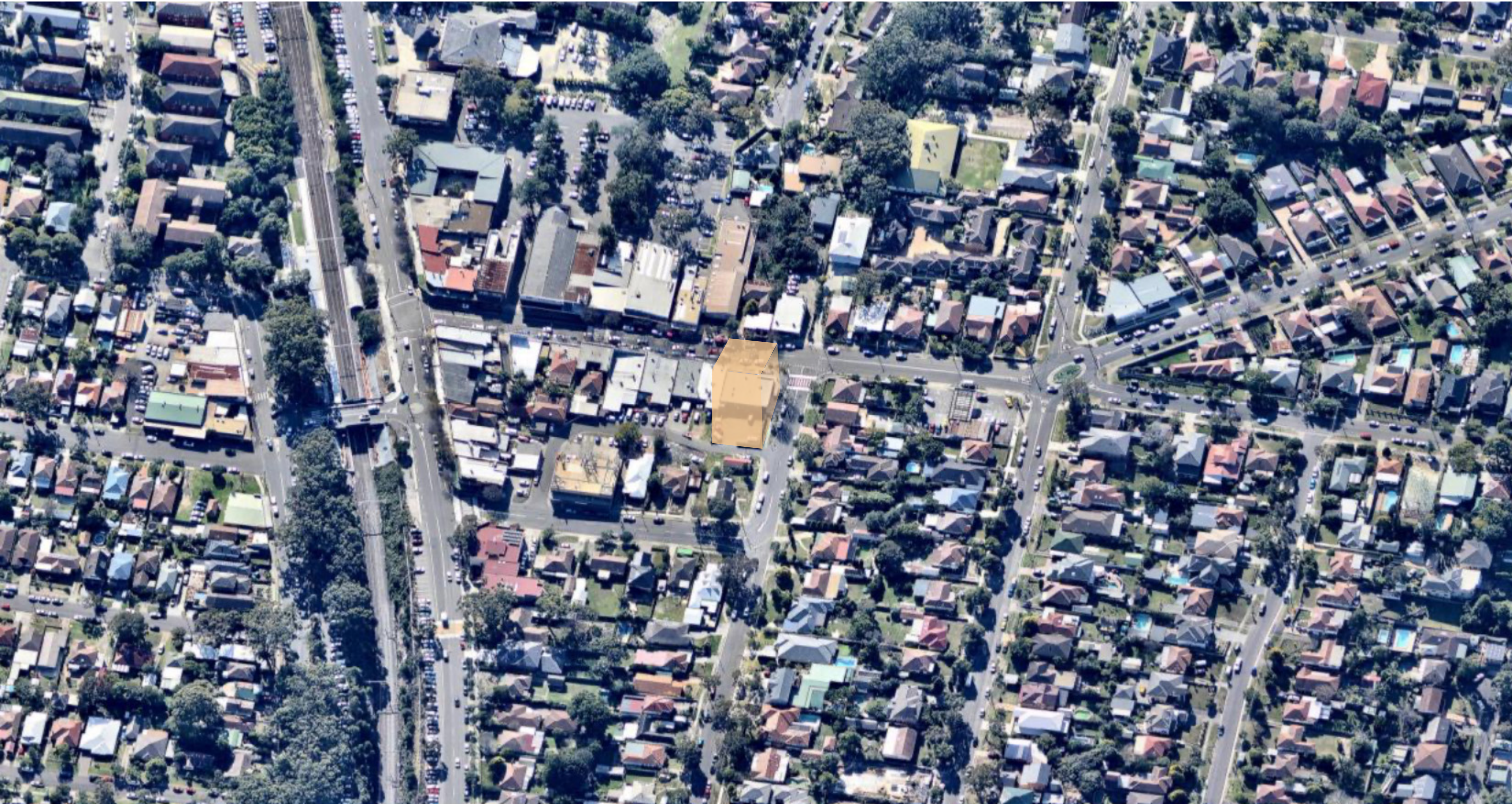


- LEGEND
- 16m
  - 20m
  - 30m
  - 40m



# SITE AND CONTEXT

South View





# SITE AND CONTEXT

North View



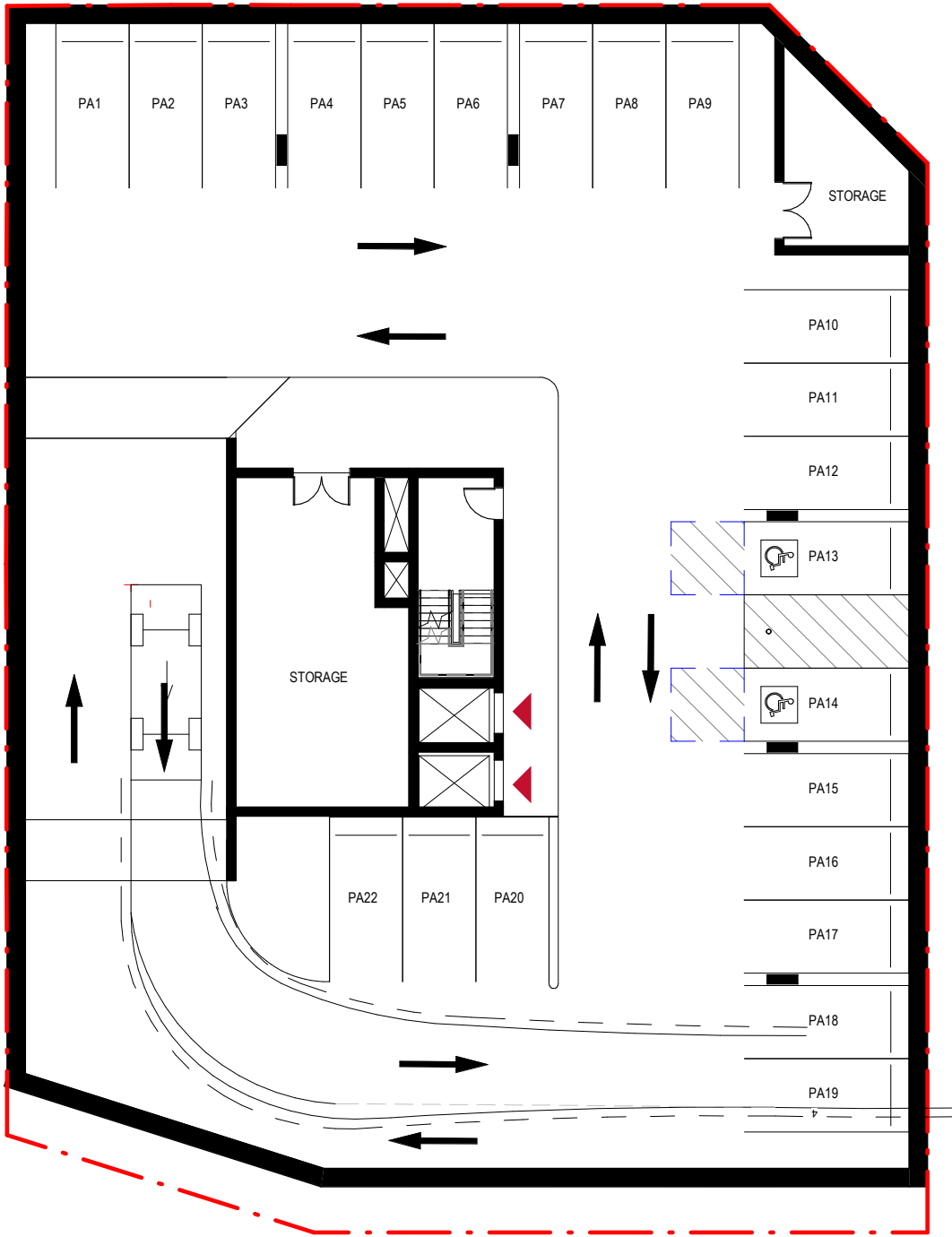
544 - 550 Box Road, Jannali

GRAY PUKSAND



# DEVELOPMENT STUDY

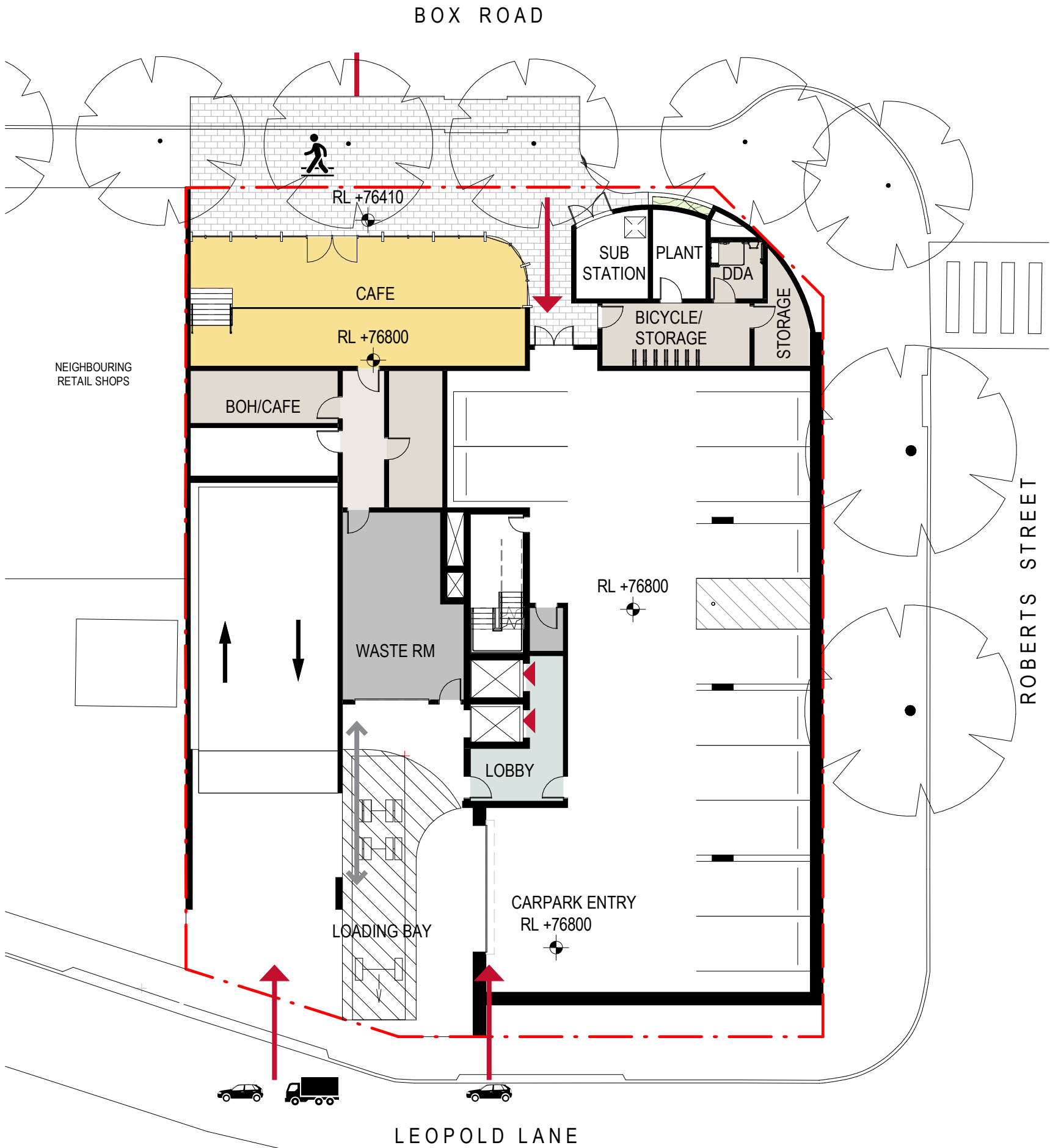
Basement 01-03 (Typical)





# DEVELOPMENT STUDY

## Lower Ground Floor

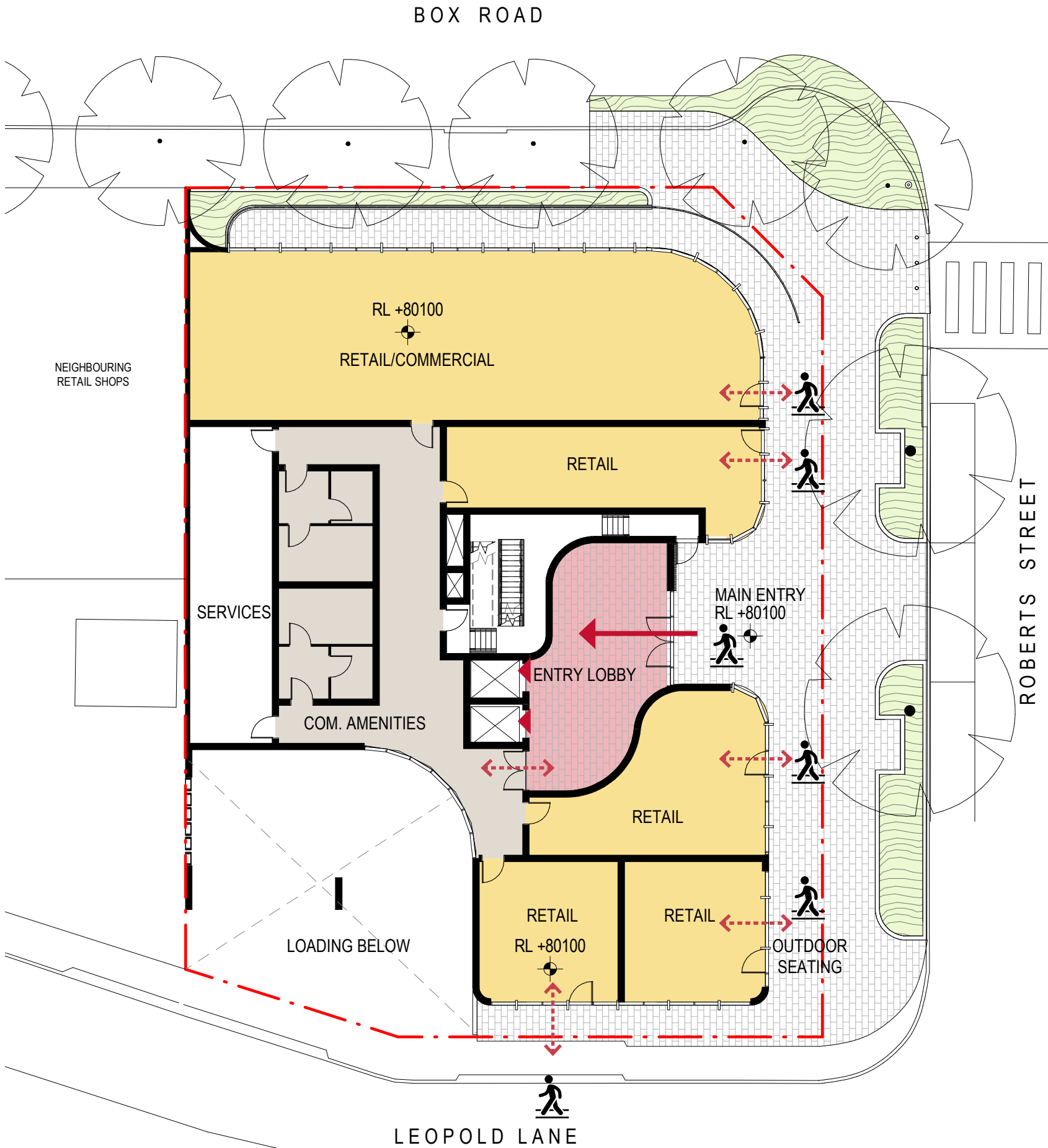


ALL AREAS SHOWN ARE PRELIMINARY AND SUBJECT TO FURTHER DETAILED DESIGN AND RELEVANT TOWN PLANNING AND BUILDING APPROVALS.



# DEVELOPMENT STUDY

Ground Floor

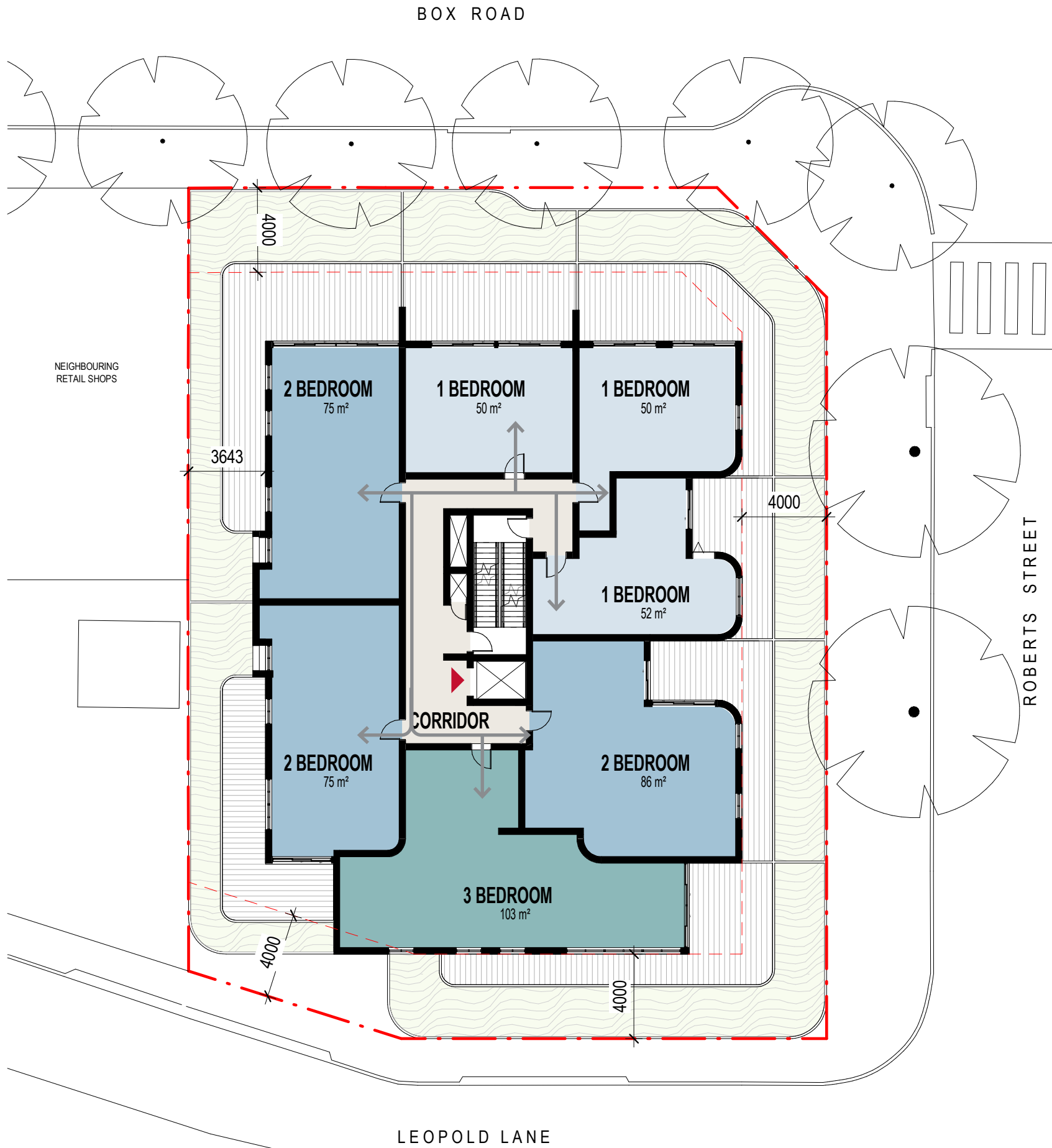


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# DEVELOPMENT STUDY

Level 01



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# DEVELOPMENT STUDY

Level 02 - 06

Typical Apartment Floor

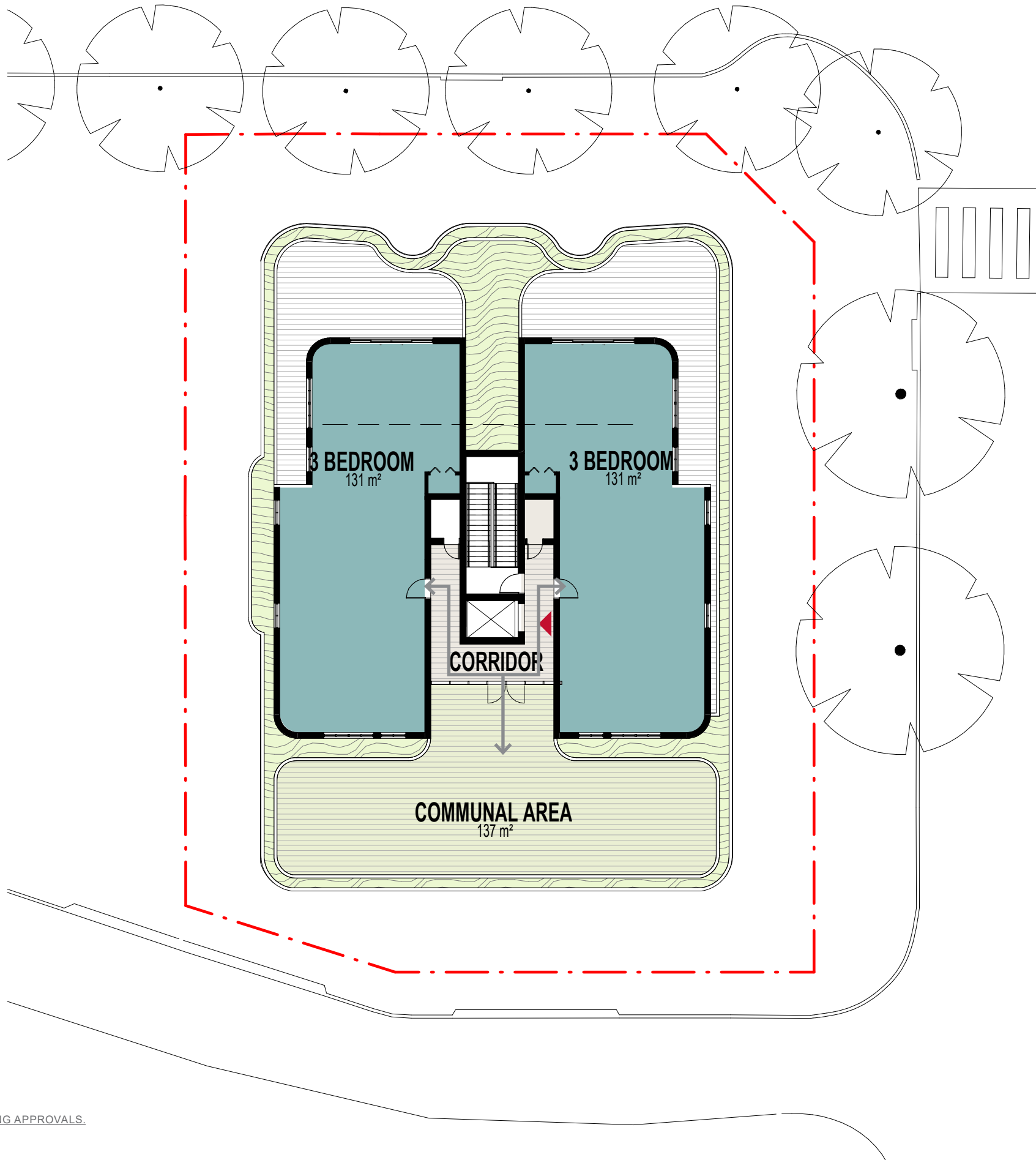


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# DEVELOPMENT STUDY

Level 07 Apartments &  
Communal Roof Terrace

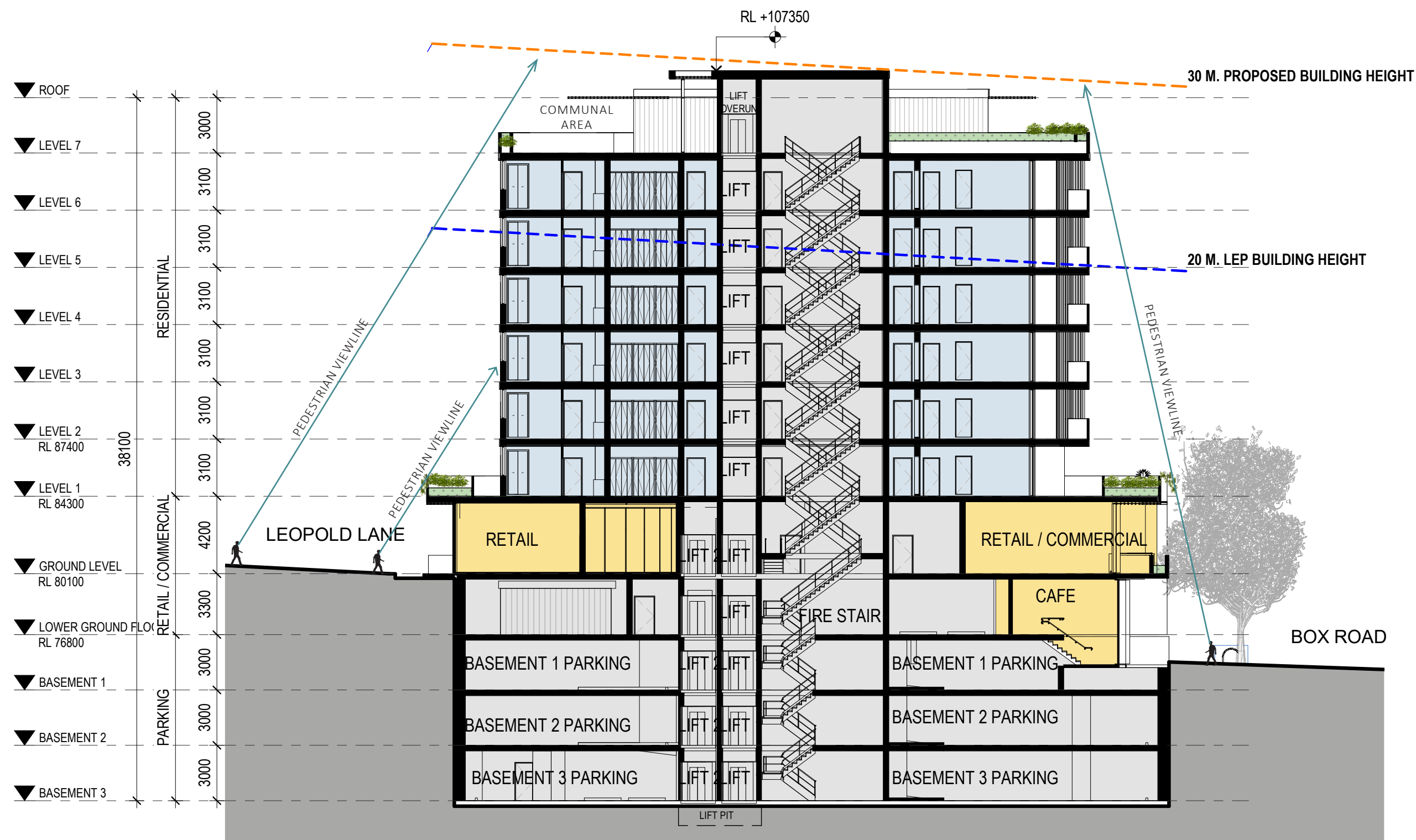


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# DEVELOPMENT STUDY

Section Diagram





# DEVELOPMENT STUDY

## Area Schedule

544-550 Box Road, Jannali				
Development Summary - Proposed				
Level - Use	GFA (m2)	No. Apts	No. Car	FFL to FFL (m)
Basement 03	-	-	26	3
Basement 02	-	-	22	3
Basement 01	-	-	16	3
Lower Ground Floor	237	-	11	3.3
Ground Floor	697	-	-	4.2
Level 01 - Apartments	545	7	-	3.1
Level 02 - Apartments	545	7	-	3.1
Level 03 - Apartments	545	7	-	3.1
Level 04 - Apartments	545	7	-	3.1
Level 05 - Apartments	545	7	-	3.1
Level 06 - Apartments	545	7	-	3.1
Rooftop Level	292	2	-	3.0
Subtotals	4496	44	75	38.1

Floor Space Ratio Calculations		
Site Area		1184
Total GFA (Measured to NSW Planning Scheme)		4496
Max GFA Available at ratio 2:1		2368
Difference (Actual GFA minus available)		2128
Actual FSR		3.8:1



# DEVELOPMENT STUDY

## Apartment Mix & Cars

Apartment Mix and Care

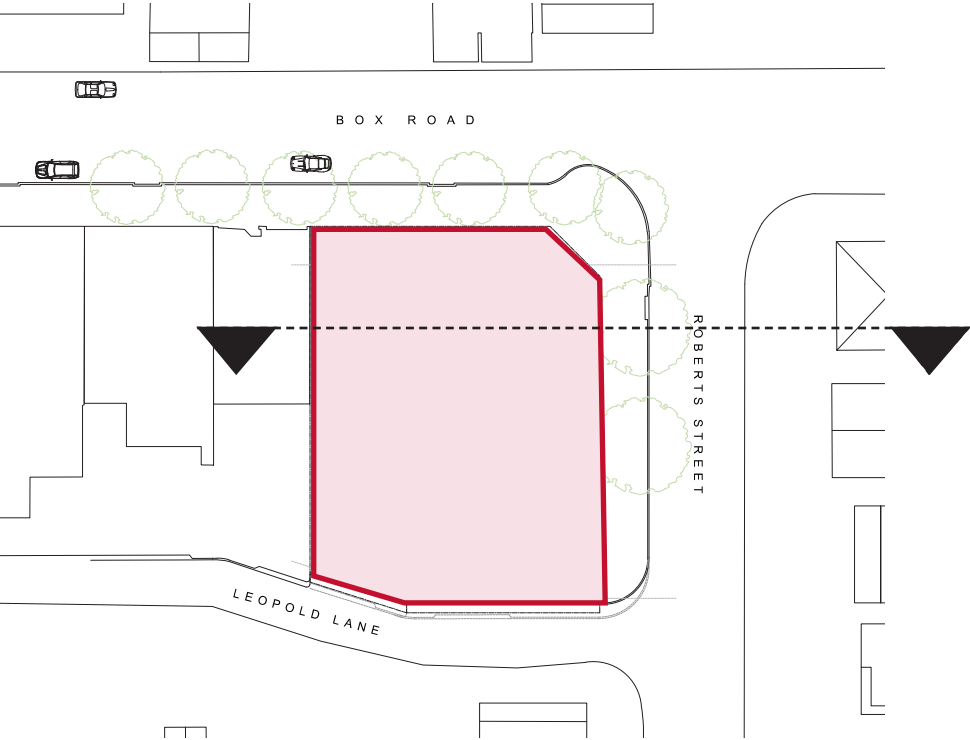
Level - Use	1 Bed	2 Bed	3 Bed	Total
Basement 03	-	-	-	-
Basement 02	-	-	-	-
Basement 01	-	-	-	-
Lower Ground Floor	-	-	-	-
Ground Floor	-	-	-	-
Level 01 - Apartments	3	3	1	7
Level 02 - Apartments	3	3	1	7
Level 03 - Apartments	3	3	1	7
Level 04 - Apartments	3	3	1	7
Level 05 - Apartments	3	3	1	7
Level 06 - Apartments	3	3	1	7
Rooftop Level	0	0	2	2
Subtotals	18	18	8	44
Percentage	41%	41%	18%	100%

Commercial and Retail (Tenancy area only, excluding amenities, corridor and back of house areas)

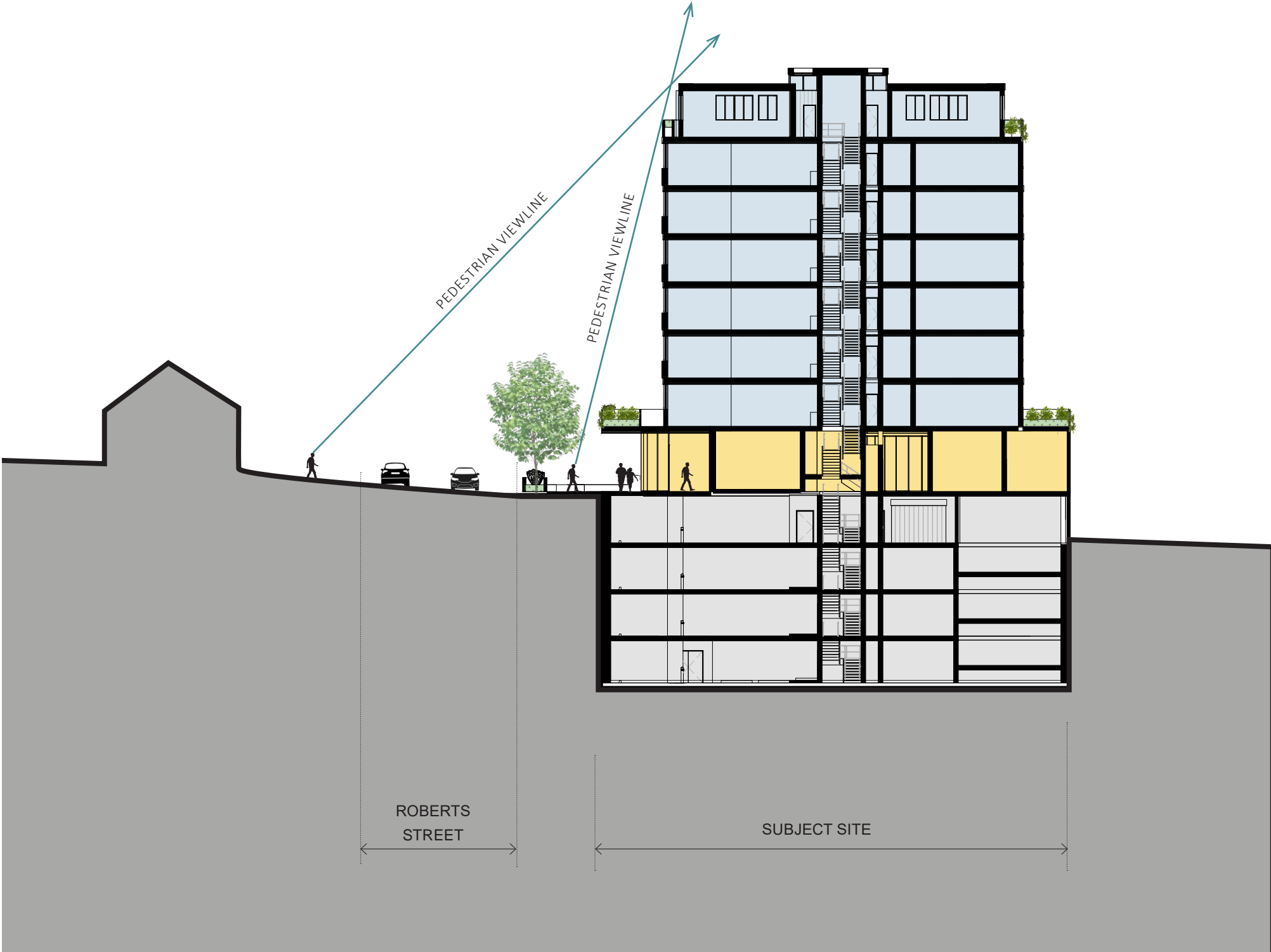
	GFA (m²)
Lower Ground Floor	83
Ground Floor	487
Total GFA	570



# STREET SECTIONS

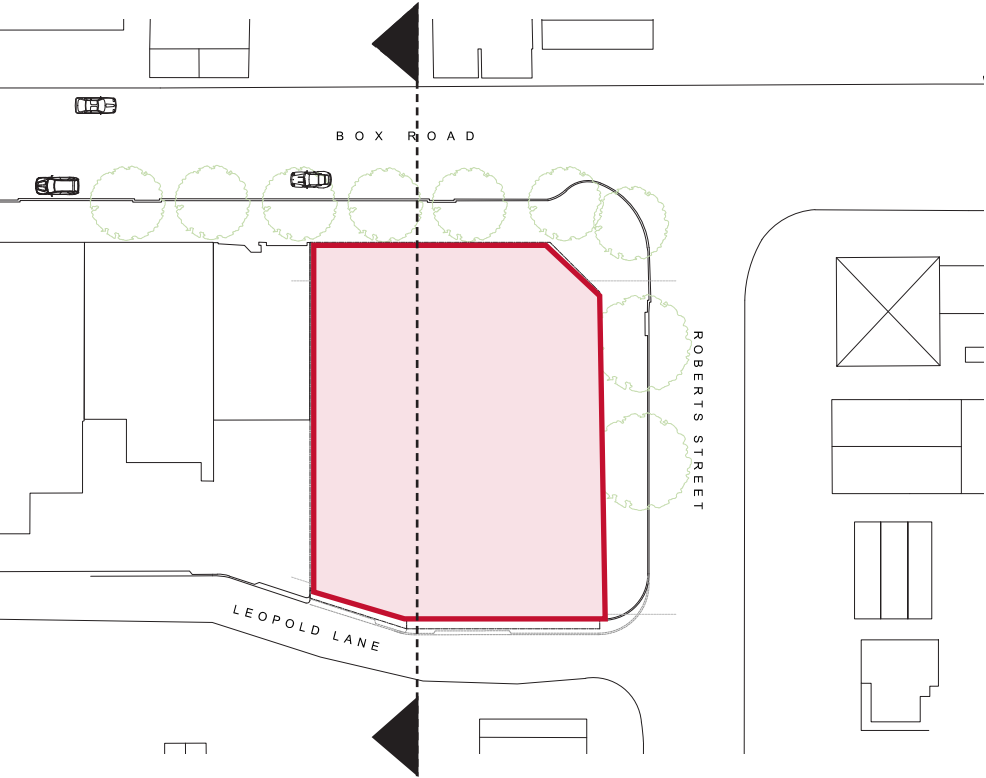


KEY PLAN

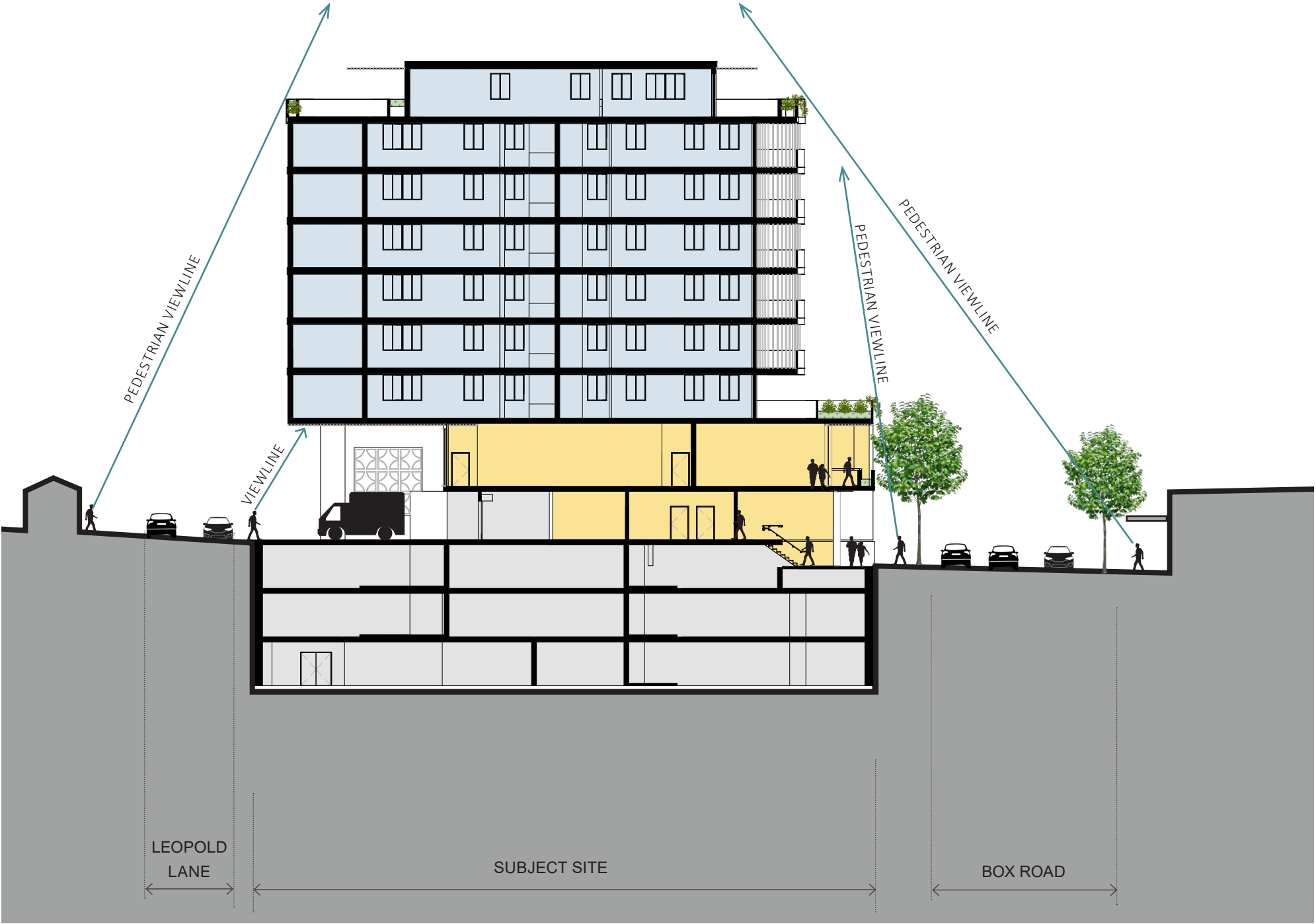




# STREET SECTIONS



KEY PLAN





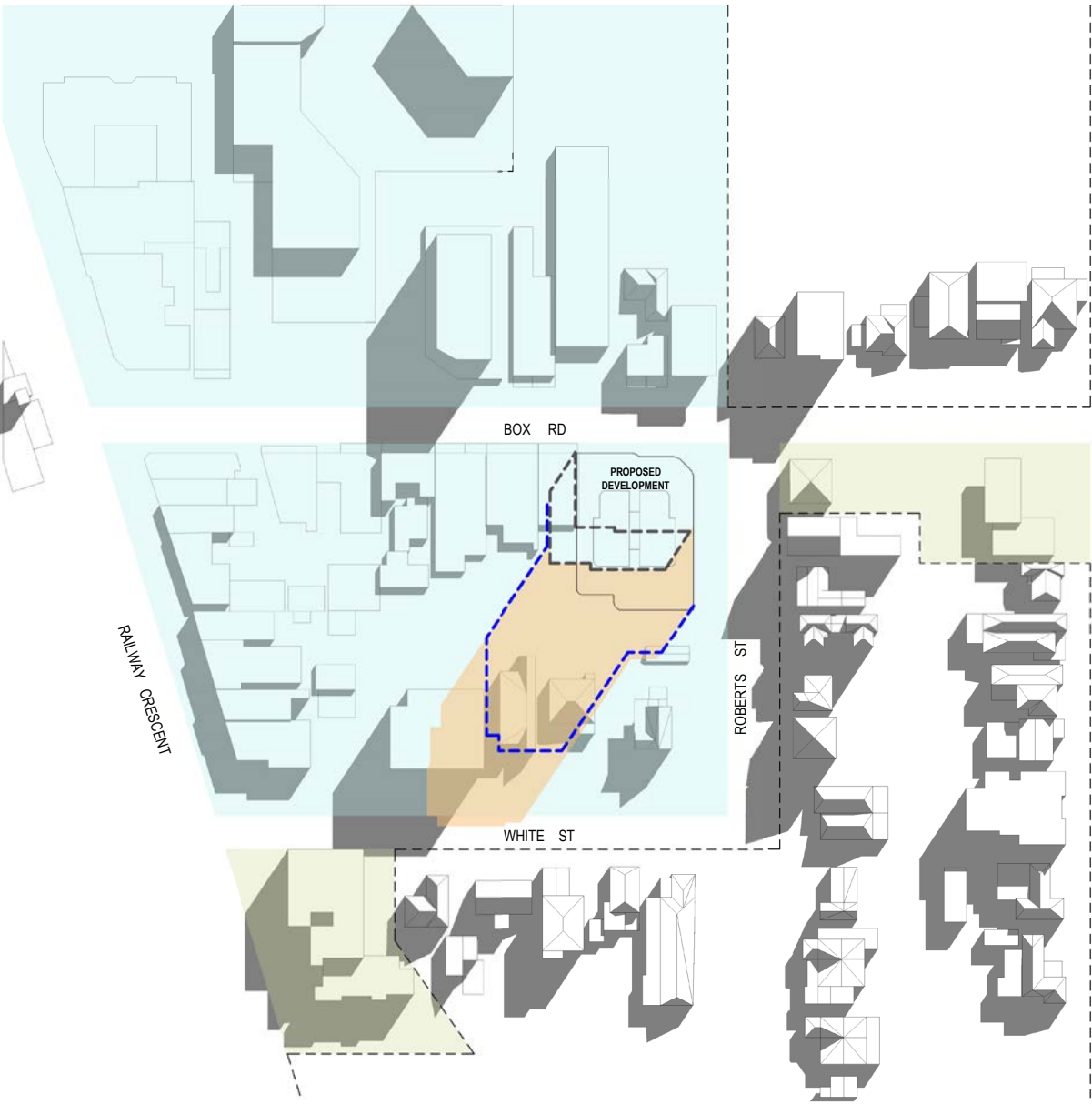
# SHADOW DIAGRAMS

EXISTING CONDITION , AT 20M. LEP HEIGHT AND AT 30 M. HEIGHT PROPOSED DEVELOPMENT

June 21 - 9am Existing



June 21 - 9am Proposed



LEGEND

EXISTING

20 m. LEP BUILDING HEIGHT

30 m. PROPOSED BUILDING HEIGHT

BUSINESS ZONE 'E1' ZONING

EXISTING BUSINESS PROPERTIES , R2 ZONING

RESIDENTIAL ZONE , R2 ZONING

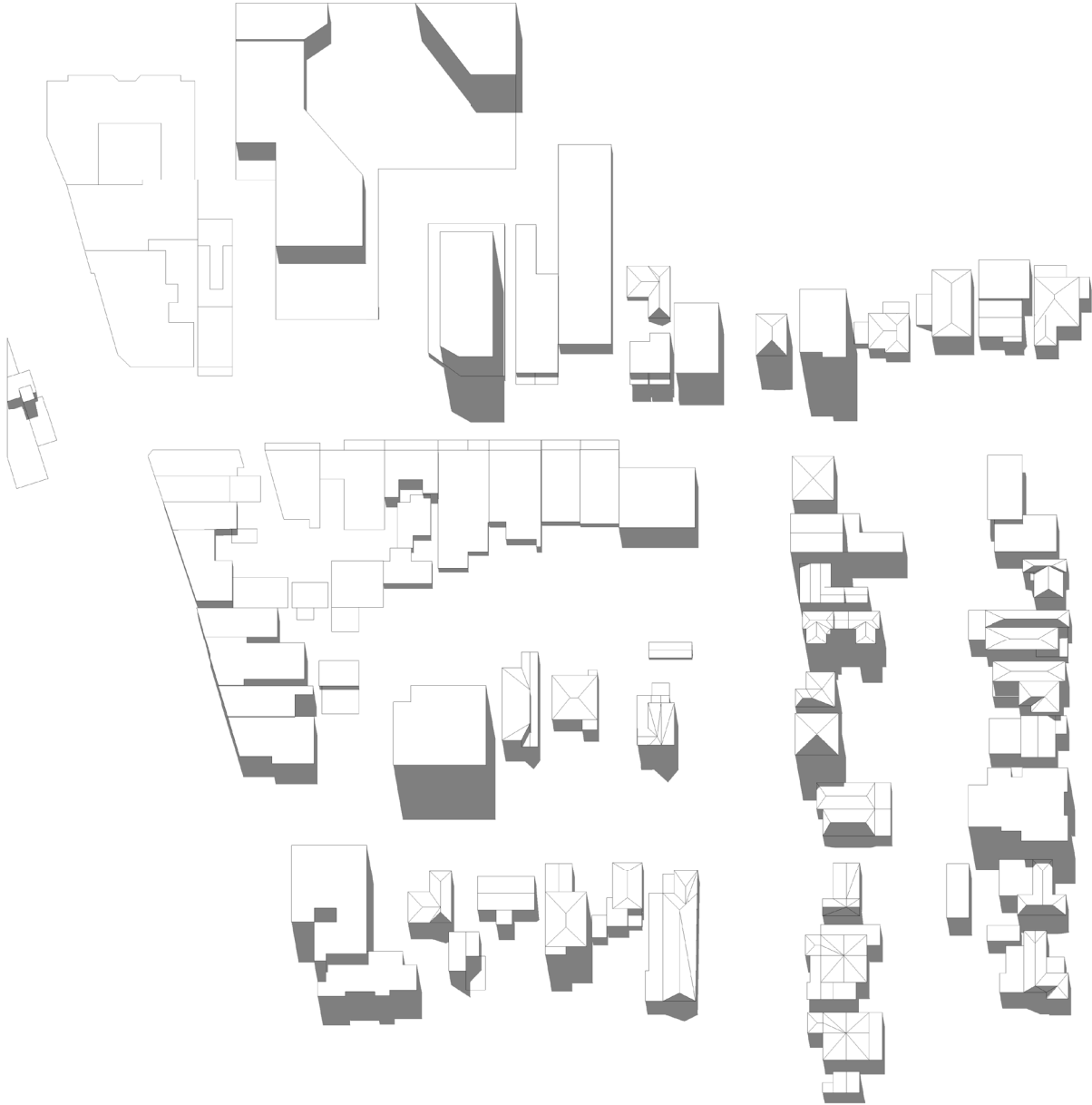
SHADOW DIAGRAMS ARE PRELIMINARY ONLY AND SUBJECT TO FURTHER DETAILED DESIGN AND SURVEY INFORMATION



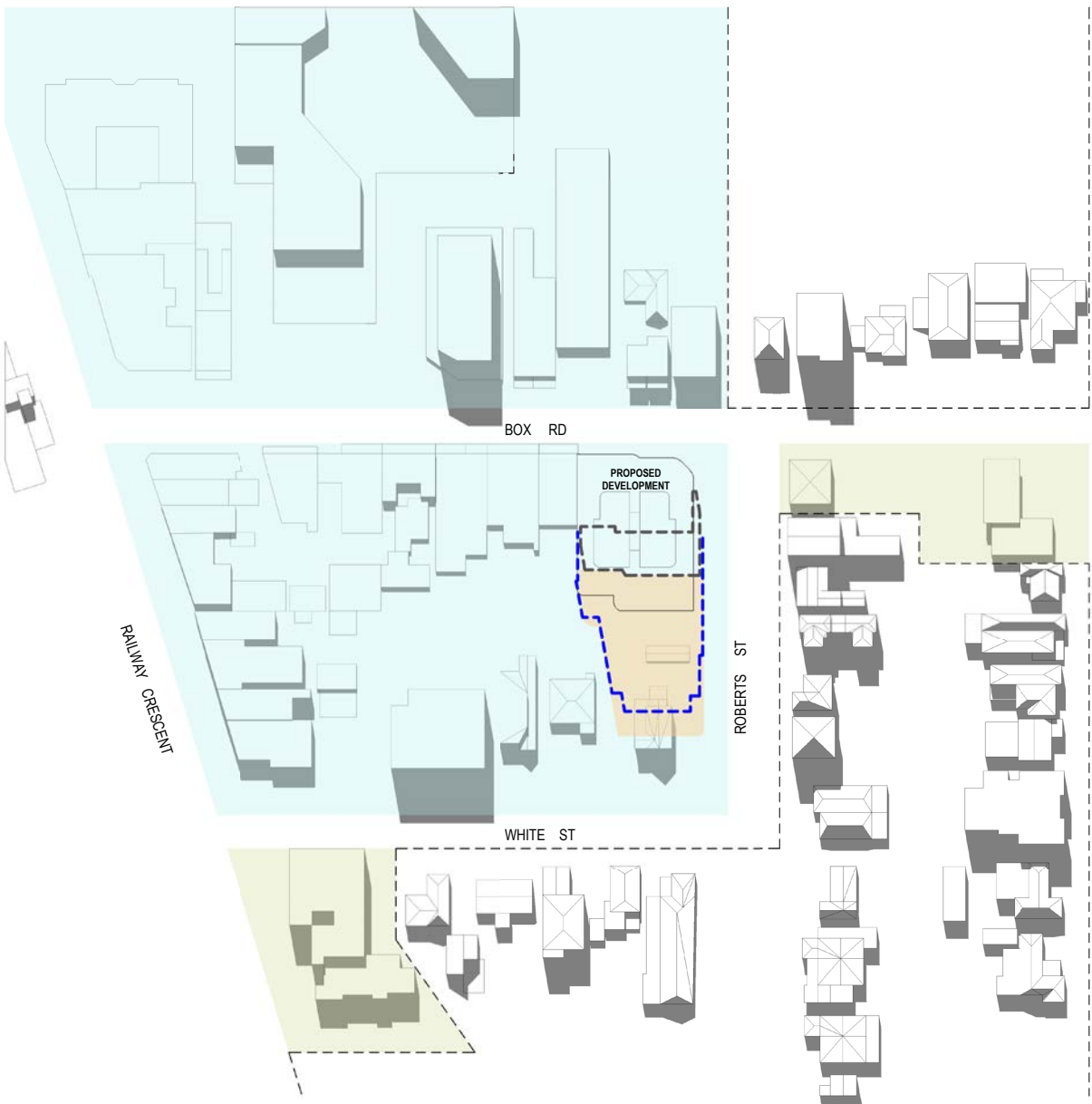
# SHADOW DIAGRAMS

EXISTING CONDITION , AT 20M. LEP HEIGHT AND AT 30 M. HEIGHT PROPOSED DEVELOPMENT

June 21 - 12pm Existing



June 21 - 12pm Proposed



LEGEND

—	EXISTING
—	20 m. LEP BUILDING HEIGHT
—	30 m. PROPOSED BUILDING HEIGHT
■	BUSINESS ZONE 'E1' ZONING
■	EXISTING BUSINESS PROPERTIES , R2 ZONING
□	RESIDENTIAL ZONE , R2 ZONING

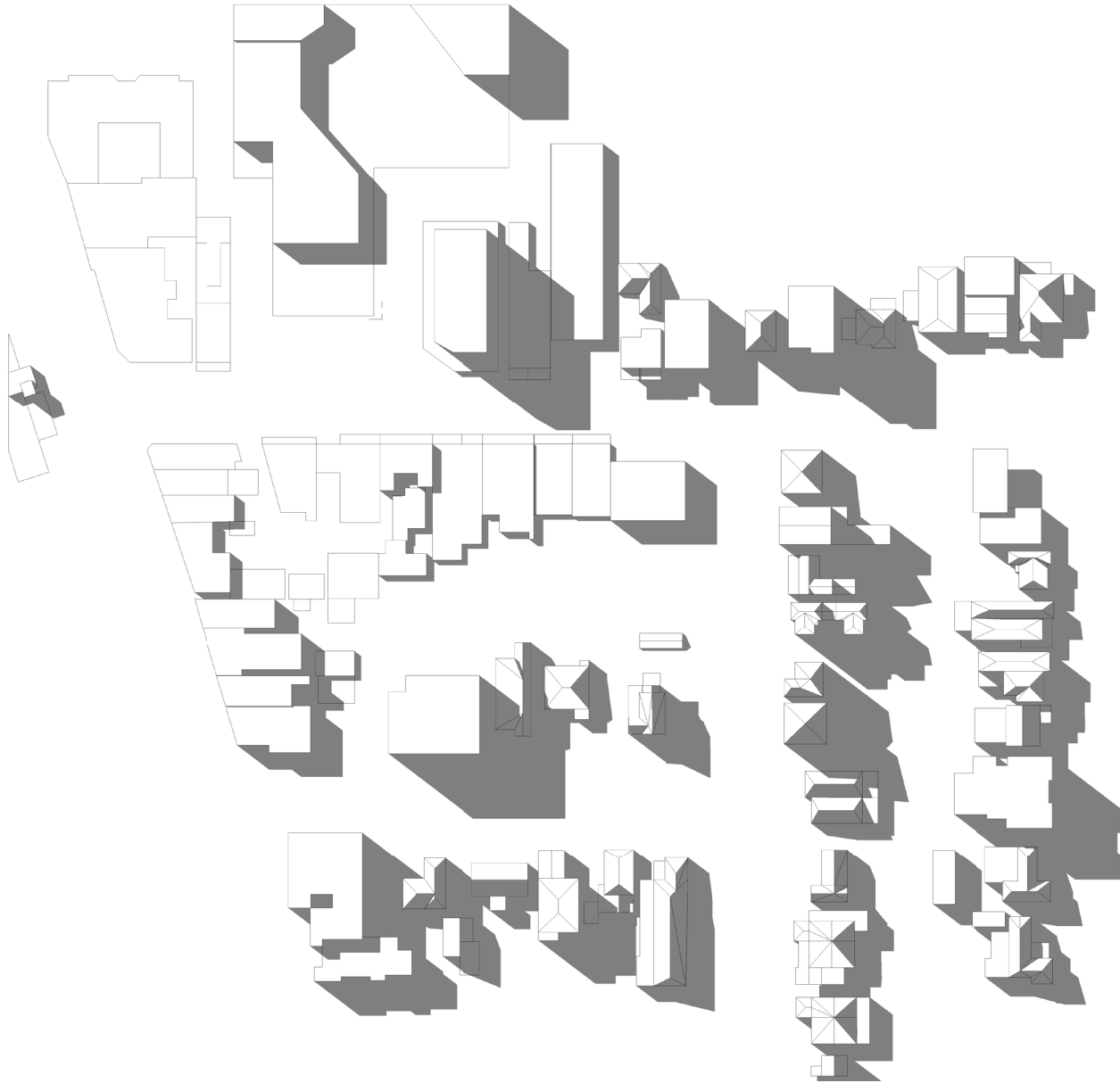
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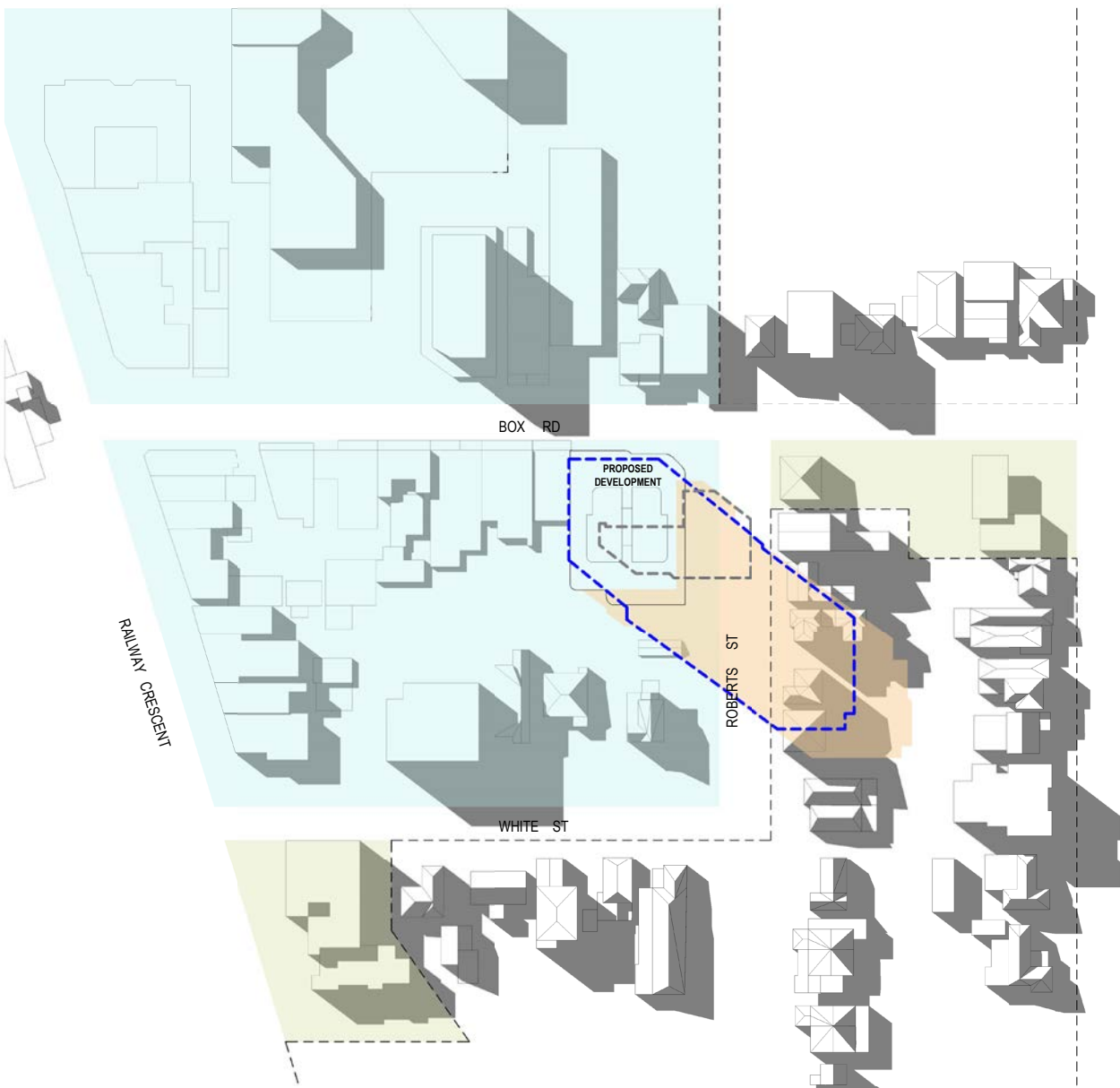
# SHADOW DIAGRAMS

EXISTING CONDITION , AT 20M. LEP HEIGHT AND AT 30 M. HEIGHT PROPOSED DEVELOPMENT

June 21 - 3pm Existing



June 21 - 3pm Proposed



LEGEND

EXISTING

20 m. LEP BUILDING HEIGHT

30 m. PROPOSED BUILDING HEIGHT

BUSINESS ZONE 'E1' ZONING

EXISTING BUSINESS PROPERTIES , R2 ZONING

RESIDENTIAL ZONE , R2 ZONING

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# DEVELOPMENT STUDY

View from corner of Box Rd and Roberts St - Existing Contexts





# DEVELOPMENT STUDY

View from corner of Box Rd and Roberts St - Future Jannali Contexts





# DEVELOPMENT STUDY

Box Road Street Commercial Frontage - Existing Contexts





# DEVELOPMENT STUDY

Box Road Street Commercial Frontage - Future Jannali Contexts





# DEVELOPMENT STUDY

Box Road North Elevation - Existing Contexts





# DEVELOPMENT STUDY

Box Road North Elevation - Future Jannali Contexts





# DEVELOPMENT STUDY

View on Box Road from North-West - Existing Contexts





# DEVELOPMENT STUDY

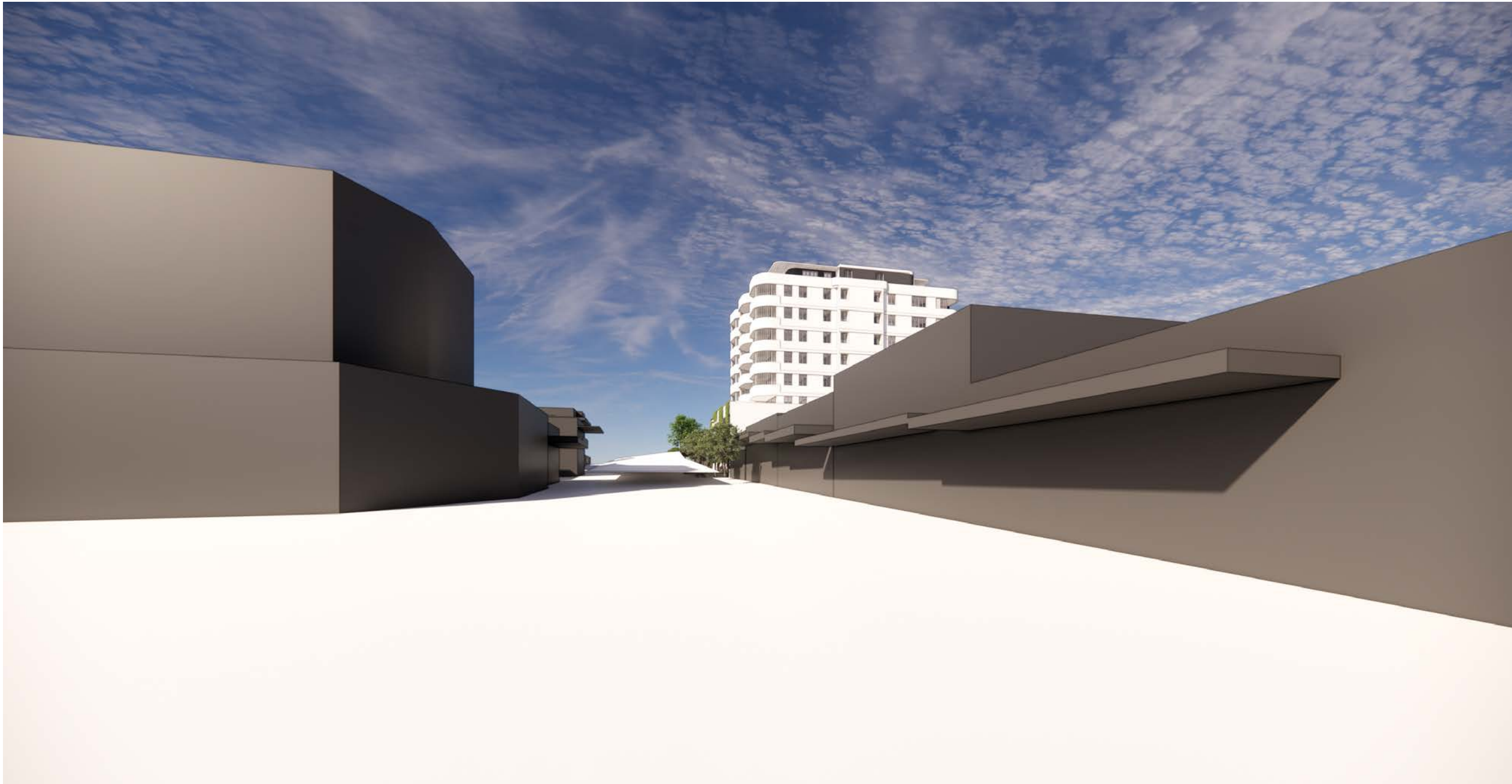
View on Box Road from North-West - Future Jannali Contexts





# DEVELOPMENT STUDY

View from Corner of Box Road and Railway Crescent - Existing Contexts



# DEVELOPMENT STUDY

View from Corner of Box Road and Railway Crescent - Future Jannali Contexts





# DEVELOPMENT STUDY

Roberts Street Elevation









