

LANDSCAPE ARCHITECTURE
PLANNING PROPOSAL
13.12.23

23 Kiora Rd & 2-6 Willock Ave Miranda

PREPARED FOR FORMUS MIRANDA PTY LTD

LAND
AND
FORM

Prepared for



Project Status - Landscape Planning Proposal
Date: 13th December 2023

This report should be read in conjunction with
Landscape Planning Proposal Drawings (Appendix A) Prepared by
Land and Form

This Design Report provides an explanation that verifies how the development addresses how design quality principles are achieved, and demonstrates, in terms of the DCP for Sutherland Shire Council Public Domain Guidelines and how the objectives and relevant sections have been achieved.

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This document has been prepared in collaboration with:



Acknowledgement of Country

We acknowledge the Dharawal people, the traditional Owners and Custodians of the land in which the our site is located and in which we gather, and pay our respects to the Elders past, present and future.

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Introduction & Context

Introduction

Project Overview

The project involves a planning proposal for the re-development of 23 Kiora Rd and 2-6 Willock Ave Miranda with the inclusion of Public Domain upgrades & TSA courtyard & Communal terrace. This design report demonstrates the quality of the public domain and private open space provisions and embellishments.

This document provides an outline of the context, the brief, concepts and principles that have played a role in the preparation of the overall design and public domain works. The overall design solution aims to promotion of a highly pedestrianised environment within the nominated extent of works.

The redevelopment of the site is an important design challenge in itself and this design report expresses the carefully considered principles + solutions to some of the site's key challenges and what we believe provides a much more significant public domain offering for the local community.

Project Objectives

- To establish a 'local' neighbourhood precinct with an activated ground plane & public domain for current and future residents
- To connect future residents of Miranda with it's sense of place
- To facilitate precinct wide permeability and connectivity for pedestrians
- To become a catalyst and for high quality landscape & public domain renewal in the area



Strategic Context (State)

RELEVANT POLICIES, GUIDELINES & CONTROLS

BETTER PLACED & GREENER PLACES (GANSW)

Good design is fundamental in creating better places, considering the needs of people and the community. The NSW EP&A Act has been amended to include the new design object, reinforcing the importance of good design and amenity in the planning process.

- To promote good design and amenity of the built environment
- To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)

GANSW policies and guidance form the line of sight from the Environmental Planning & Assessment (EP&A) Act amendments to include the promotion of good design and amenity of the built environment.






Apartment Design Guide

Part 3: 3D Communal & Public Open Space

Part 4: 4O Landscape Design

Part 4: 4P Planting on structures

OBJECTIVES FOR GOOD DESIGN (GANSW)

 OBJECTIVE 1. <u>Better fit</u> contextual, local and of its place	 OBJECTIVE 2. <u>Better performance</u> sustainable, adaptable and durable	
 OBJECTIVE 3. <u>Better for community</u> inclusive, connected and diverse	 OBJECTIVE 4. <u>Better for people</u> safe, comfortable and liveable	
 OBJECTIVE 5. <u>Better working</u> functional, efficient and fit for purpose	 OBJECTIVE 6. <u>Better value</u> creating and adding value	 OBJECTIVE 7. <u>Better look and feel</u> engaging, inviting and attractive

A WELL-DESIGNED BUILT ENVIRONMENT IS:

Healthy for all members of our communities, promoting physical activity and walkable environments, social cohesion, and community safety and security to support people's well-being.

Responsive to the needs and aspirations of local people, now and into the future, inviting innovative use and habitation, interaction, productivity and enjoyment.

Integrated, by drawing together the relationships between parts and elements, considering interfaces at multiple scales, and working to common goals and aspirations.

Equitable by presenting opportunities for all segments of our community so residents and visitors have access to and can move about freely between public domain, infrastructure, open space and buildings.

Resilient to the dynamic, challenging conditions of our time, to adapt and evolve while retaining essential qualities and values



Strategic Context (Local)

SUTHERLAND SHIRE ENVIRONMENTAL SPECIFICATION 2020

PAVING

- Paved areas shall be designed to drain onto landscaped areas or into absorption trenches where applicable rather than directly into stormwater drains
- Use of semi-permeable or porous interlocking pavers shall be maximised in hard surface areas, particularly those in private open spaces
- Paving shall be laid on a stable sub-base, eg, concrete, dry sand/cement mixture to avoid slumping. All paving shall be laid flat to eliminate trip points.

TURF AND GARDEN BEDS

- Subsoil for turf shall be ripped and cultivated to a depth of 150mm. 100mm topsoil shall be spread and graded evenly over the prepared subsoil base. Topsoil used in turfed areas shall be free from materials detrimental to plant growth. After settlement, turf shall finish flush with adjoining pavements.
- Tree planting in lawn area and deep soil planting bed area is to have a 600mm combined depth of general purpose soil to base with a 150mm top cover of a soil blend. In the vicinity of the root zone of any existing tree to be retained, the existing soil level is to be maintained intact.

PODIUM, ROOFTOP AND RAISED PLANTER LANDSCAPE WORKS

- Podium areas where planting is to be established shall have a minimum soil depth of:
 - 450mm for ground cover
 - 600mm for shrubs

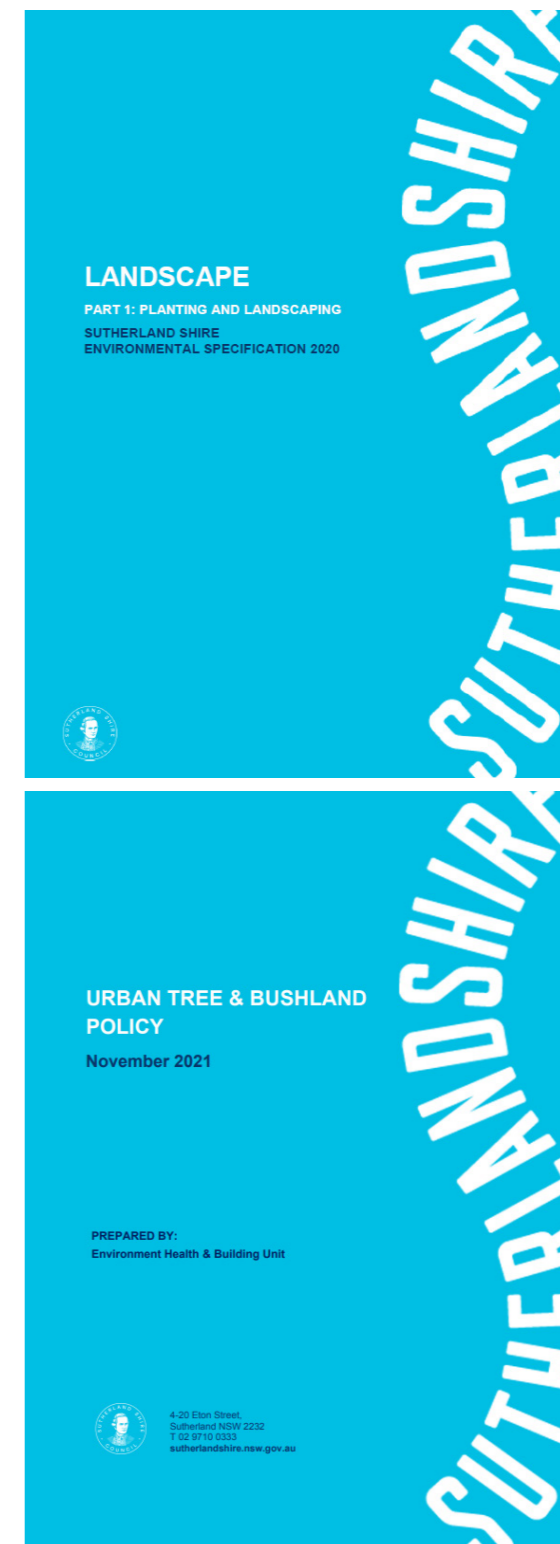
- 800mm for small trees
- 1200mm for large trees
- All grassed areas adjacent to garden beds are to be bounded by a mowing strip, preferably of concrete, steel, hardwood or brick. Edging is to be flush with adjoining turf areas.
- The sides and base of planting holes shall be cultivated to a minimum depth of 150mm to ensure pit is free draining prior to backfilling.

PLANTING AND MULCHING

- For new planting of general landscaping, minimum recommended plant container sizes are as follows:
 - - 100-175mm for ground covers
 - - 200mm for shrubs
 - - 300mm to 25 litre for accent planting and trees
- All trees generally and shrubs which are not self-supporting shall be provided with pointed hardwood stakes as follows:
 - - Trees up to container size 25 litre: 2 x 25mm x 25mm x 1.8m high stakes for each.
 - - Trees above container size 25 litre: 2 x 50mm x 50mm x 2.1m high stakes for each.
 - - Shrubs: 1 x 25mm x 25mm x 1.5m high stake for each.

TREE MANAGEMENT

- Council will use indigenous and native species wherever possible as part of tree planting. There are times where deciduous trees are more appropriate to allow solar access, and these will be chosen to achieve the desired outcome, whilst minimising negative environmental outcomes. All trees planted by Council must meet the requirements of the current Australian Standard for Tree Stock.



Local Context Plan



Design Objectives & Precinct Vision

Design Objectives

A Safe and Connected Community

A welcoming neighbourhood that creates a sense of belonging and security whilst being connected to the wider local community of quality schools and local lifestyle amenity. The proposal expands on the sites existing assets and creates a new community destination. We aim to create resilient communities with shared spaces & encourage community support & engagement



Sustainability & Innovation

We aim to create resilient spaces harnessing innovation and a commitment to a sustainable community for all. The proposal aims to increase Urban canopy & City greening improve Green infrastructure - with a minimum 30% site canopy coverage through implementation of trees & 'green' canopy structures to mitigate heat island effect. WSUD principles are also explored through blistered kerb WSUD planting



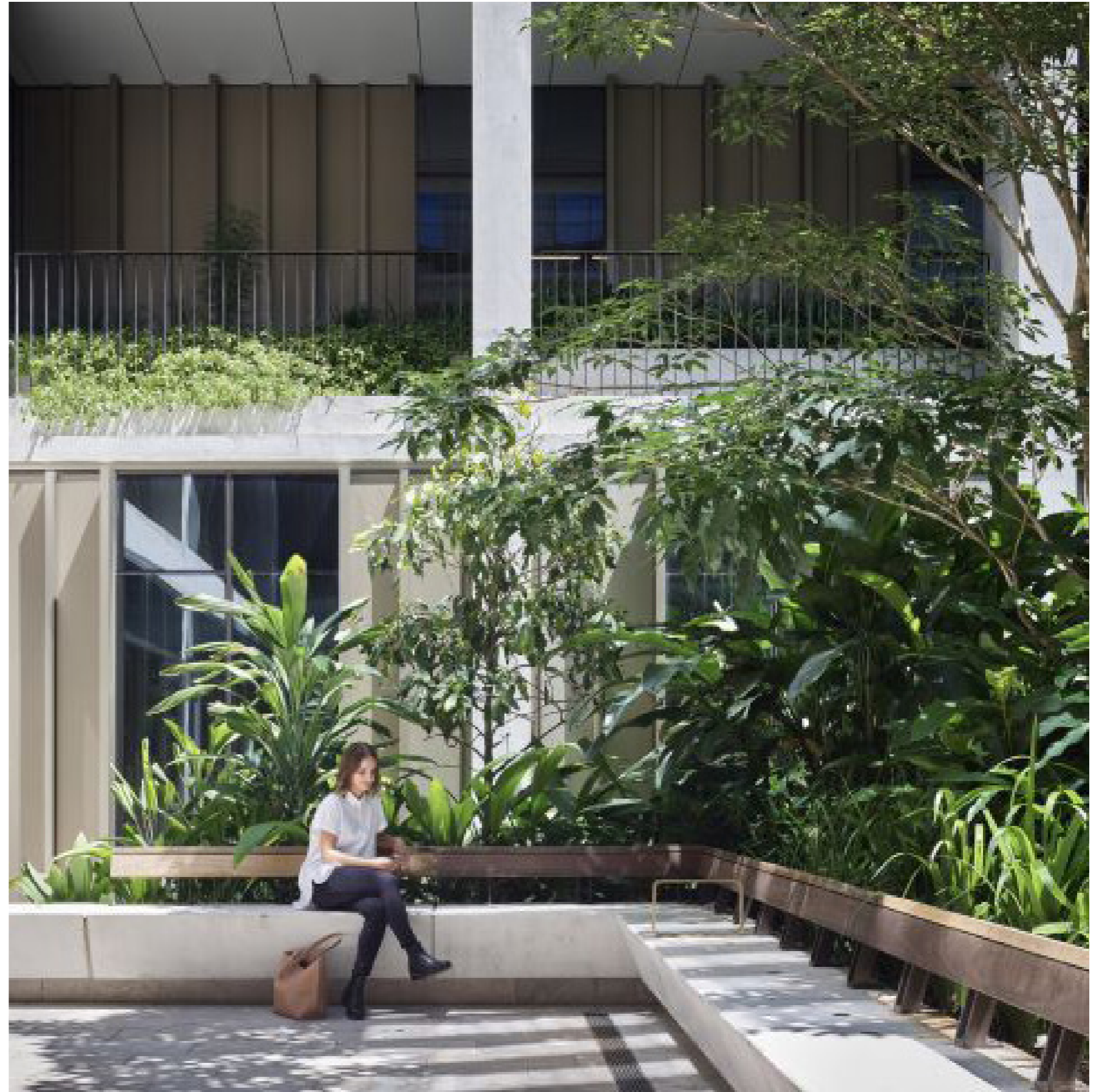
Harmony With Nature

Biophilic design principles influence the urban design to balance built form with natural landscape. Supported by generous open spaces vegetated corridors and selective tree-planting to enhance the beauty of the site. We aim to create a Green Heart to the development with an emphasis on tree Canopy , natural materials and sustainability.



A Healthy Lifestyle

A site designed for a healthy, positive lifestyle with public spaces, active linkages, sporting facilities and nearby access to township amenities and transport. We aim to enhance the existing site with connections to existing reserves and the wider context



Design Principles



Connection with Nature and Biodiversity

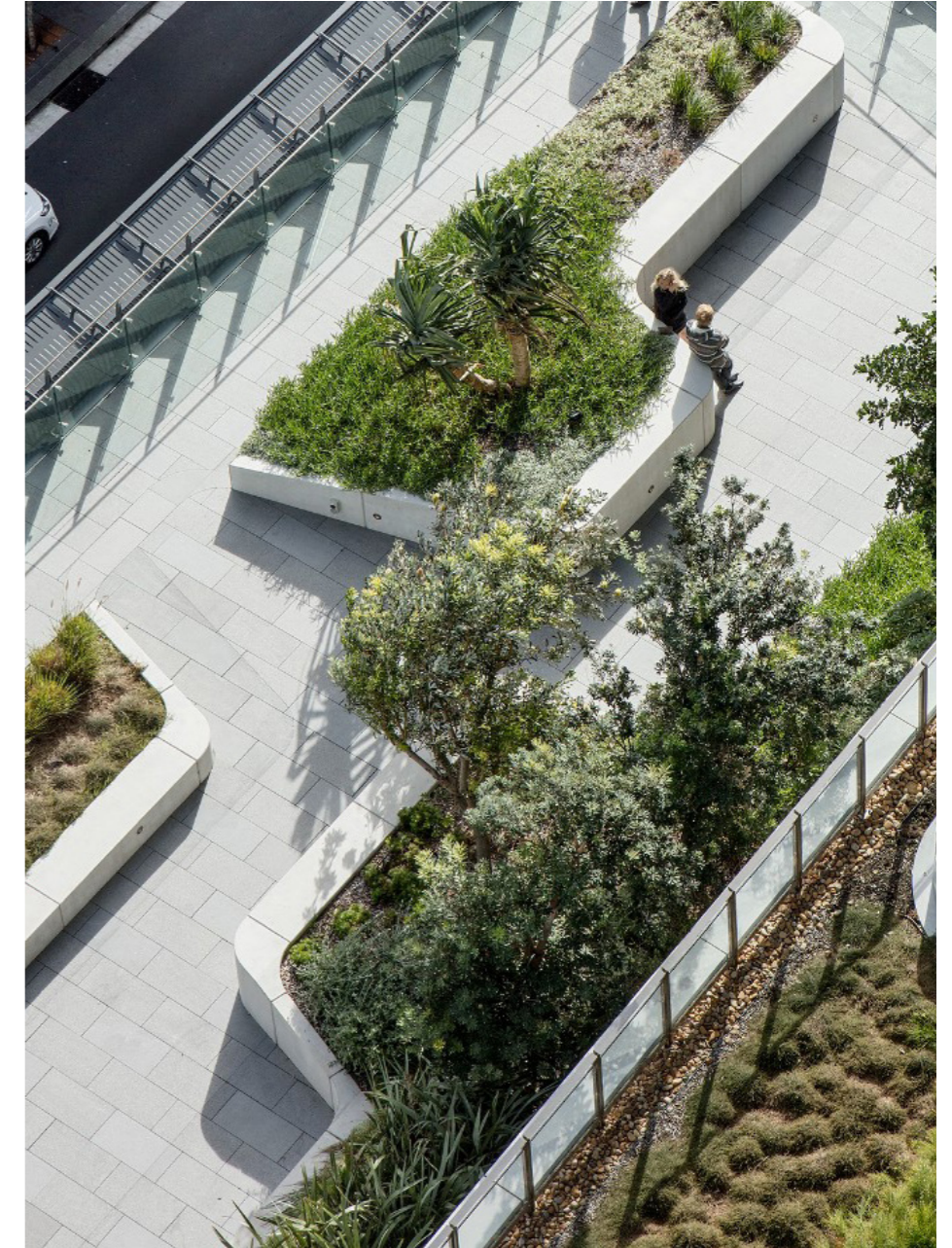
The proposal seeks to not only strengthen the connection between people and nature through a series of integrated & diverse landscape spaces where people and nature come together in an interactive manner. All communal spaces have a strong component of soft native landscaping



Community and Social Connection

The communal open spaces promote connection, engagement and care between neighbours and visitors

The spaces have been designed to encourage social connectedness and in turn build the resilience of the community so they can come together during times of duress and bounce back effectively and quickly. In addition, this connectedness will also enable the sharing of stories and memories instilling a strong sense of place and ownership over their land and homes.



Place and Identity

To create a high quality 'green' development creating a sense and community identity and sense of ownership.

Connections to streets, public spaces & communal areas allow a new neighbourhood to thrive and stay connected which forges a strong sense of place and identity for the precinct

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LANDSCAPE VISION

TO CREATE A LANDSCAPE SANCTUARY, AN
IMMERSIVE NATURAL & SOCIAL EXPERIENCE
THAT SETS A BENCHMARK FOR BIOPHILIC
DESIGN & LIVING IN THE SHIRE

The Design

Design Statement

Public Domain & Streetscapes

An upgrade and make-good of the public domain and associated streetscapes is included as part of the development offer to ensure seamless transitions throughout the ground plane. The ground plane is publicly accessible and offers a high quality civic environment with active frontages to both Kiora Rd and Willock Ave

Access, Egress & Connectivity

All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required.

CPTED, Safety & Visibility

All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces and retail activation enables passive surveillance to all areas, discouraging undesired behaviour and possible blind spots.

Universal Access & DDA Compliance

The ground plane offers full universal accessibility to all lobby areas at maximum 1:14 grades allowing access from the street to the communal spaces

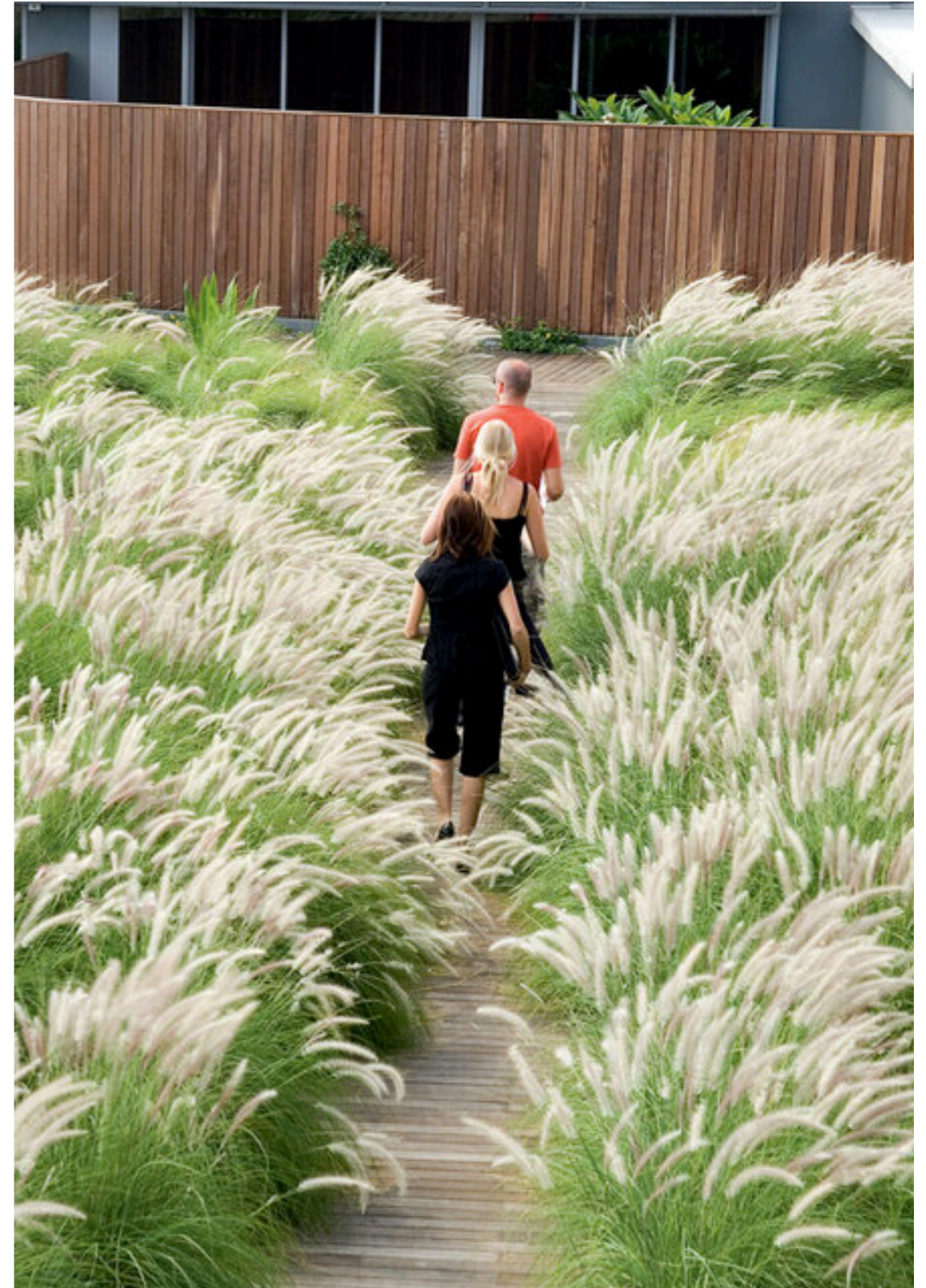
Deep Soil, Soil Depths on Podiums & Permanent Planting

All planters have a minimum soil depth of 450-600mm in the development. Additional mounding is provided for tree planting depth where needed as per ADG Part 4P Planting on structures guidelines.

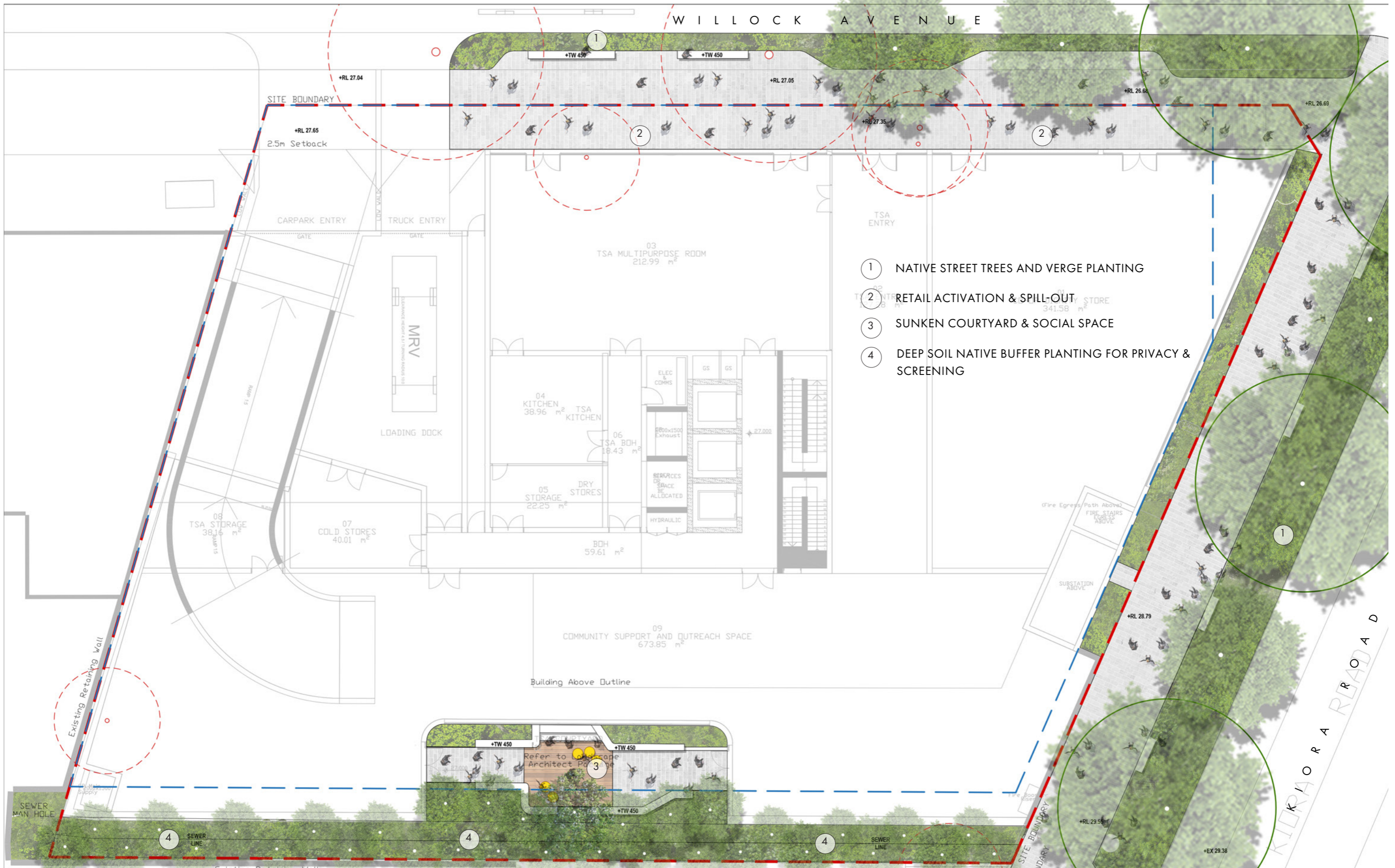
As per the ADG guidance related to Objective 3E-1 for deep soil zones, achieving the full design criteria may not be possible on some sites, including where the location is within a high density area or in a recognised strategic centre such as Miranda. The guidance also acknowledges circumstances where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

For more information on Deep Soil amenity please refer to Turner Architects Urban Design Report Section 3.26



Ground Floor and Sunken Courtyard Plan



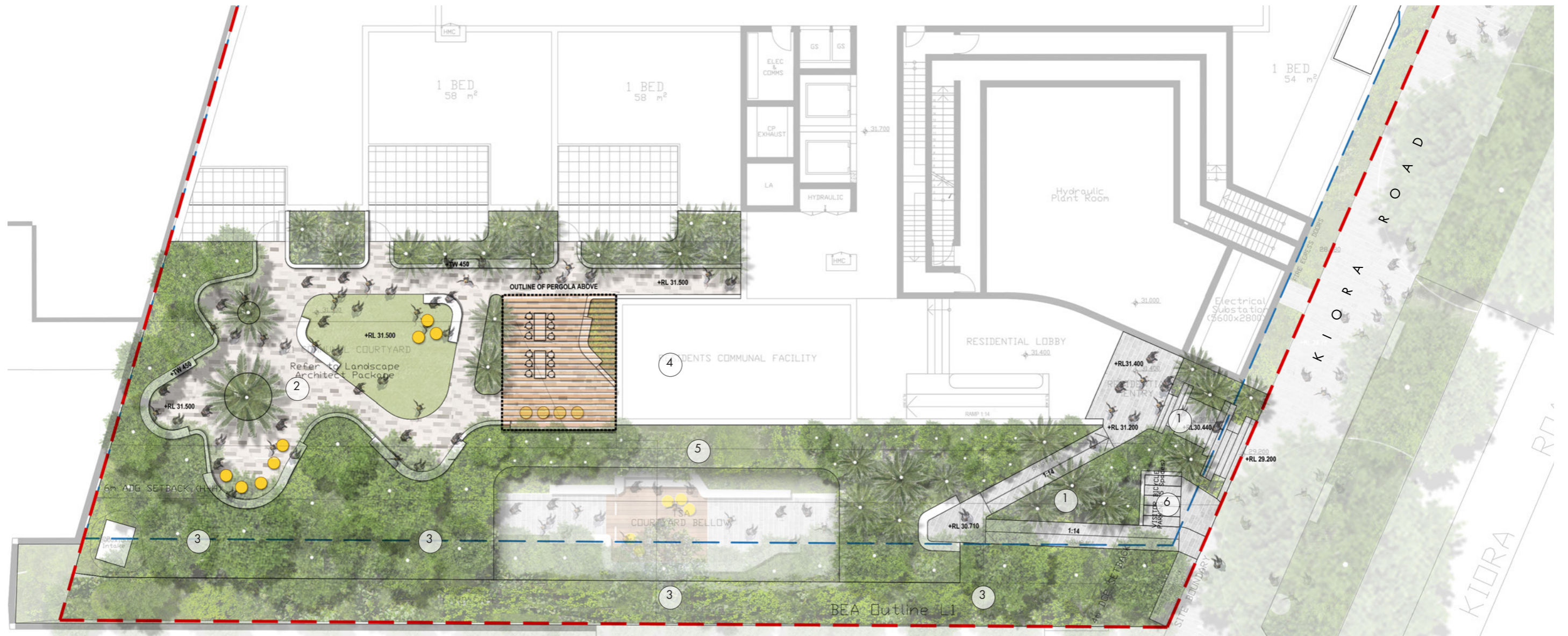
- ① NATIVE STREET TREES AND VERGE PLANTING
- ② RETAIL ACTIVATION & SPILL-OUT
- ③ SUNKEN COURTYARD & SOCIAL SPACE
- ④ DEEP SOIL NATIVE BUFFER PLANTING FOR PRIVACY & SCREENING



Ground Floor and Sunken Courtyard Character



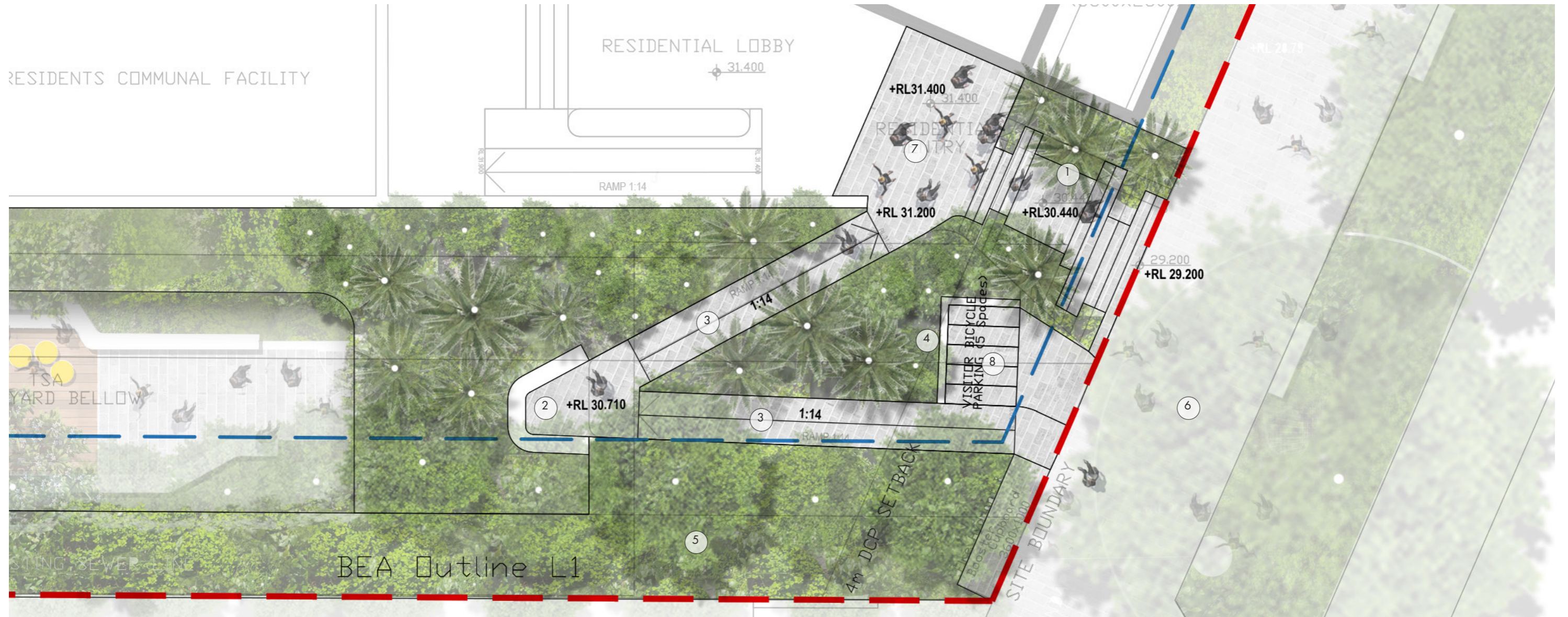
Level 1 Landscape Plan



- ① THE LANDSCAPE TERRACE
- ② THE COMMUNAL HUB
- ③ MASS NATIVE PLANTING TO DEEP SOIL AREAS
- ④ COMMUNITY/AMENITIES ROOM
- ⑤ LOW PLANTING TO ALLOW NATURAL LIGHT INTO SUNKEN COURTYARD
- ⑥ BICYCLE PARKING



Level 1 Detail Plan - The Landscape Terrace



- ① LANDSCAPED STAIRS / GREEN TERRACES
- ② SEATING POD
- ③ 1:14 WALKWAY FOR UNIVERSAL ACCESS
- ④ FEATURE LANDSCAPE EMBANKMENT PLANTING (MAX 1:8 GRADE)
- ⑤ DEEP SOIL NATIVE LANDSCAPE PLANTING
- ⑥ STREETScape UPGRADES TO KIORA RD
- ⑦ EXTERNAL LOBBY AREA
- ⑧ BICYCLE PARKING



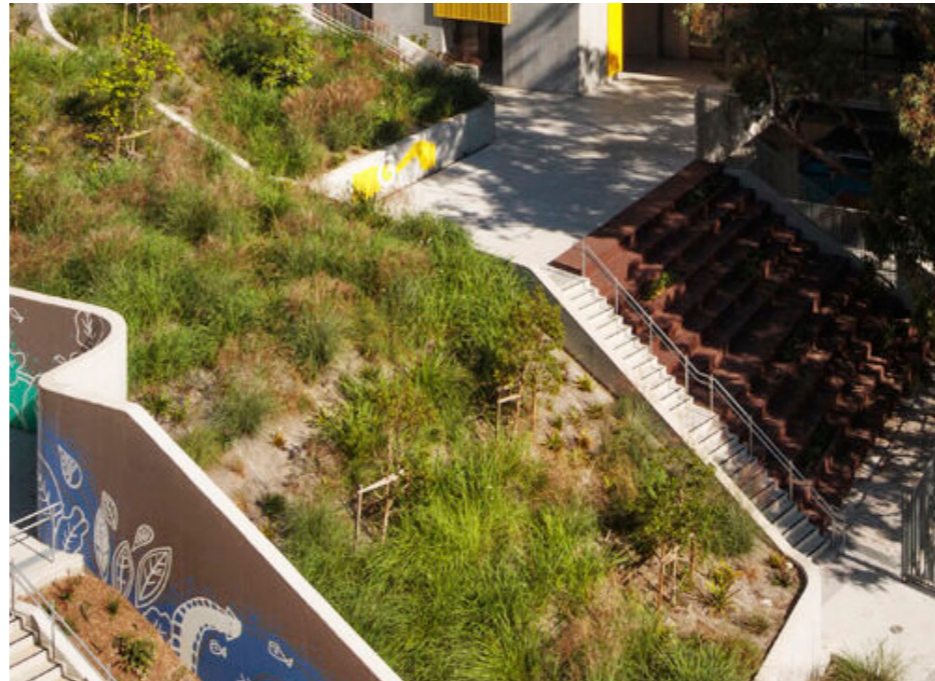
Level 1 Detail Plan - The Communal Hub



- ① FLEXIBLE LAWN FOR ACTIVE RECREATION
- ② SEATING NOOKS
- ③ CASCADING PLANTING TO COURTYARD
- ④ DIRECT COMMUNAL SPACE ACCESS FROM APARTMENTS
- ⑤ FEATURE STEEL PLANTERS WITH NATIVE PALMS
- ⑥ SOCIAL QUARTER & PERGOLA
- ⑦ MASS NATIVE PLANTING TO DEEP SOIL AREAS



Landscape Terrace Character



Communal Hub Character



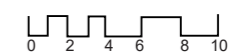
Rooftop Communal Terrace Plan



- ① VIEWING ROOFTOP BAR
- ② OUTDOOR KITCHEN & UNDERCOVER AREA
- ③ FEATURED TREE
- ④ CENTRAL LAWN WITH DECKED AMPHITHEATER
- ⑤ GYM BREAKOUT SPACES



Scale 1:200 @ A3



Rooftop Communal Terrace Character



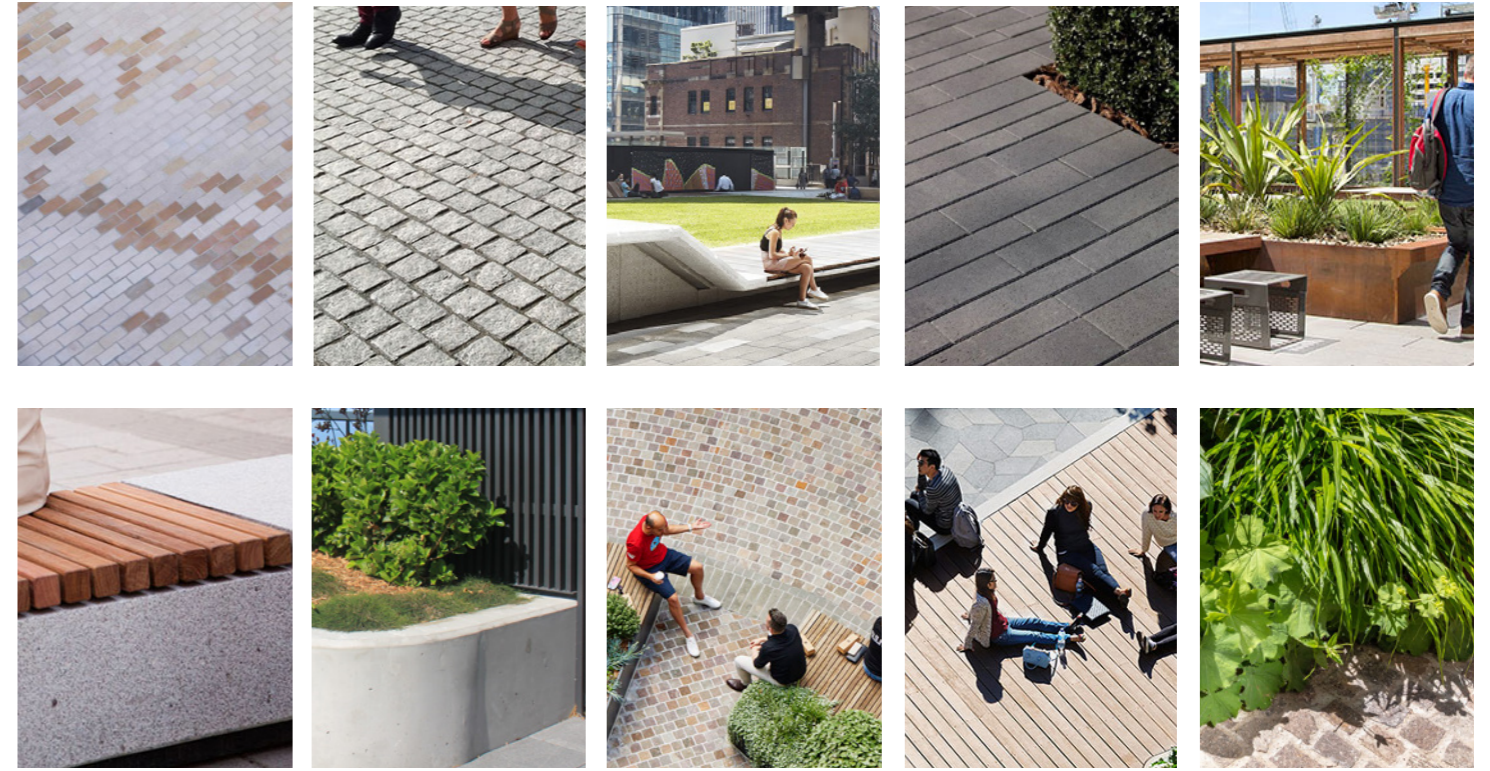
Planting & Materials

The materiality compliments the architectural palette with the use of a range of feature stone & brick paving, high class concrete in-situ walls and planters, high quality hardwood timber and the subtle use of steel as planter pots to provide an urban and fine grain experience.

The planting ranges from the ground plane up to the rooftops and responds to the solar access available to these areas. The ground plane is predominantly low and lush in nature with good tolerance to shade as the public streets reinforces high quality public domain style guides.

The rooftops make use of the full sun nature of these environments with a mix of tough natives and ornamental species which will thrive in the upper level landscapes which are heavily exposed to wind and sun.

MATERIALITY



PLANTING

Ground Plane
part sun / part shade



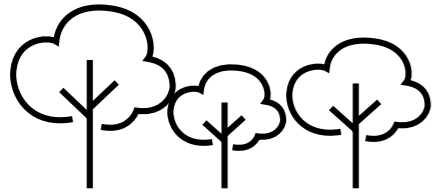
Streetscape
part sun / full sun



Rooftops
full sun

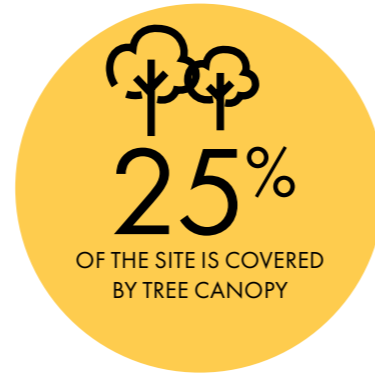


Project Aims/Target Outcomes



IMPROVED TREE CANOPY

The retention of key existing trees and the provision of new public domain spaces will enable the site to increase its current tree canopy coverage to 25% to further mitigate Urban Heat Island effect and create comfortable spaces around homes and within the public domain.



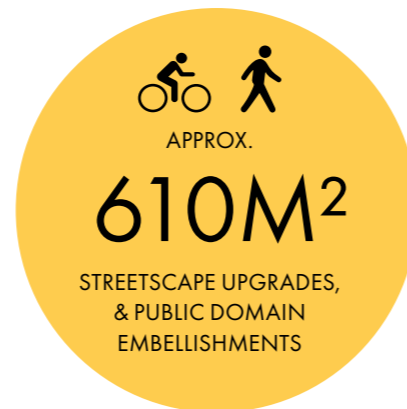
PROMOTING BIOPHILIC DESIGN

The proposal will promote biophilic design by creating extensive street tree canopy & rooftop gardens to contribute to local flora and fauna systems



IMPROVED PUBLIC DOMAIN

The site provides a number of public domain spaces, which enrich both leisure and recreational opportunity across the site.



A CATALYST FOR HEALTHY LIVING

The project will activate the precinct and become a catalyst for the area with outdoor fitness and well-being spaces for people of all abilities and ages



*Note figures indicative only and are subject to design development.

Appendix A: Landscape Drawing Set

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