

MATTHEW PULLINGER ARCHITECT

4 Phillips Street
ALEXANDRIA
NSW 2015
AUSTRALIA

M +61 413 990052

matthew@pullinger.com.au

26 October 2023

PLANNING PROPOSAL AT 23 KIORA ROAD, MIRANDA

Attention:

Ms Manjeet Grewal

Chief Executive Officer, Sutherland Shire Council

Dear Ms Grewal,

This letter is offered in support of a Planning Proposal for land at 23 Kiora Road, Miranda. The site is owned by The Salvation Army, which has established a joint venture partnership with Formus Miranda Pty Ltd for the purposes of this project.

I was formally engaged by the project proponents on 20 July 2023, and from this date have attended a series of design team meetings with the architect (Turner) and statutory planner (Ethos Urban) to support the preparation of a coordinated site planning, urban design and built form proposal to accompany a Planning Proposal submission to Sutherland Shire Council.

A series of pre-Planning Proposal design strategy presentations have been made to Council officers during 2023 and their feedback has been carefully considered and incorporated into the final submission.

Since my engagement, I have supported the design team as a peer reviewer of the urban design and built form proposal, seeking to ensure the Planning Proposal represents a high quality urban renewal proposition that meaningfully responds to feedback raised by Council during early consultation. I have also sought to ensure the Planning Proposal demonstrates the greatest possible alignment with Council's published strategic planning directions.

I am satisfied the Planning Proposal - described in Turner's documentation dated October 2023 - represents a compelling, logical and positive renewal of the site, bringing with it a significant range of public benefits discussed later in this letter, but which include:

- Contributing to the renewal and consolidation of Miranda as an important mixed-use commercial centre, in close proximity to the train station and consistent with identified metropolitan and local strategic planning objectives.
- Providing new, fit-for-purpose community support facilities of approximately 1,500sqm to accommodate the work of the Salvation Army, offering public access to critical services that help care for vulnerable members of society.
- Introducing new, high quality residential apartments in an area with excellent amenity and access to transport, education, employment and services, and including a component of key worker housing to be administered by the Salvation Army as housing provider.

- _ A building form that reflects the anticipated scale and nature of renewal in the Miranda centre, and sensitively resolves its integration within the immediate context as infill development, redefining a prominent corner site and completing an existing perimeter block development pattern.
- _ Public domain enhancements along the site's two street frontages, including footpath widening, new street tree planting, retention of significant trees and the provision of active, publicly accessible community and retail uses at street level.
- _ A building form that successfully introduces increased density in a manner that mitigates against off-site impacts of overshadowing, cross viewing and visual privacy.

This letter of support deals primarily with urban design issues, site planning considerations and the resultant proposed urban form. To a lesser degree, it also addresses aspects of the building configuration and its general arrangement - to the extent these factors influence the presentation of the project to the public domain and the immediate context.

This review doesn't undertake any detailed assessment of the proposal against the NSW Apartment Design Guide (ADG), which will be addressed by Turner in detailed design stages. In any event, I don't perceive there to be any shortcomings in the proposal that would bring it into conflict with the objectives and targets set out within the ADG. In fact, the site - benefiting from a northern orientation and corner location with dual aspect - is expected to perform very well in terms of solar access and natural cross ventilation objectives and design criteria.

Considering the Planning Proposal and supporting documentation - its relationship to the local urban and landscape features and neighbouring built form - I note the following points:

- _ The key siting strategy adopted by the proposal is the completion of the existing perimeter block form evident on the site today.
- _ This built form strategy marries up with the two existing adjacent properties to create a coherent street scale and alignment, and also arranges proposed open space in an area that augments existing open space provided by the neighbouring properties, reading as a central courtyard within the wider perimeter block.
- _ The siting strategy also extends and completes the existing scale of street walls evident on Kiora Road and Willock Avenue resolving these positively around the corner site.
- _ A 1,500sqm community facility - representing significant public benefit - is provided along the northern site frontage at street level and will be operated by the Salvation Army to provide critically important community support services and provides valuable activation and identity for the site.
- _ The proposal will provide public domain improvements along both street frontages and identify distinct, separate residential and community addresses on adjacent street frontages.
- _ The built form strategy introduces a residential tower, set back from the prevailing street wall alignments, and adopting a form which eliminates overshadowing of neighbouring apartments and private open spaces.
- _ This tower seeks a maximum height of 60m, approximately 16 storeys, which is based on careful analysis of topography, overshadowing and privacy impacts, features of the local area's character and relevant precedents, along with recognition of the site's visual prominence.
- _ Acknowledging the site's strategic value, which is derived from its close proximity to Miranda Station and to retail and commercial services, this proposed building height is appropriate for a site that is configured to provide increased residential density with high amenity along with community support facilities and a component of affordable housing.

- No unreasonable overshadowing impacts arise from the proposed building form, its density or its height - analysis included with the proposal demonstrates that all neighbouring properties and the local school retain appropriate levels of solar access during mid-winter.
- The tower presents as a distinctive, regular form occupying a prominent corner site, which sits in the foreground against a backdrop of taller and denser development making up the Miranda town centre.
- The Floor Space Ratio (FSR) of 5.5:1 sought through the Planning Proposal process has been derived from a design-led process and is accommodated on the site in a manner that delivers high quality urban renewal consistent with the increases in residential density anticipated within Council's draft Housing Strategy.
- This resultant FSR is also broadly equivalent to comparable sites identified for intensification elsewhere across the metropolitan area, where such sites have good proximity to transport links, employment, education, services and open space assets.

In conclusion, the Planning Proposal has been carefully considered in its urban design and contextual fit, balancing the strategic planning objectives articulated by Council, the provision of material public benefit and the aspirations of the proponent to contribute to a positive urban renewal project with a strong social dividend.

The project includes significant public benefit in the form of a 1,500sqm community support facility with strong street activation and identity benefits, and is also configured to contribute much-needed affordable housing within the local area.

By intelligently and creatively responding to the opportunities present in a strategically valuable site, close to Miranda Station, the proposal represents a well-mannered, well-designed and considerate contribution to the ongoing renewal of this part of Sutherland Shire.

Please feel free to contact me to discuss any aspect of this letter.

Regards,

A handwritten signature in black ink that reads "Matthew". The signature is stylized with a large, bold 'M' and a long, sweeping tail that extends to the right.

Matthew Pullinger LFRAIA
Registered Architect: 6226

Concise Curriculum Vitae

Matthew Pullinger is an award-winning architect and urban designer, whose experience lies in the design of the city and urban centres, residential apartment buildings, commercial office buildings and also in the design of residential dwellings.

Matthew has attained the following formal qualifications:

- _Master of Urban Design, University of Sydney, 2000
- _Bachelor of Architecture (Hons), University of Sydney, 1995
- _Bachelor of Science (Architecture), University of Sydney, 1992
- _NSW Registered Architect - 6226

Matthew is a Past President and Life Fellow of the Australian Institute of Architects (NSW) and a respected leader of the architecture profession.

Since 2009 he has served as a member of a number of design advisory panels, whose function has been to provide clear, constructive advice on matters of design excellence in the built environment.

- _2009 to date - City of Ryde, Urban Design Review Panel
- _2014 to date - Inner West Council, Architectural Excellence Panel
- _2018 to date - City of Sydney, Design Advisory Panel, Residential Sub-committee
- _2018 to date - Member, NSW State Design Review Panel
- _2023 - Member, Canterbury Bankstown Council, Design Review Panel

Earlier in his career, Matthew worked with the NSW Department of Planning's Urban Design Advisory Service (UDAS) on urban design and public policy projects such as the State Government's initiatives to lift the design quality of residential apartment development across New South Wales, and was an author of State Environmental Planning Policy SEPP 65.