

D K O

11-19 MIDDLE HARBOUR ROAD LINDFIELD



| | | | | | |
|-----------------|----------------|------------------|---------------|--------------------------|------------------|
| NAARM/MELBOURNE | WARRANG/SYDNEY | MEANJIN/BRISBANE | BOORLOO/PERTH | TĀMAKI MAKĀURAU/AUCKLAND | HO CHI MINH CITY |
|-----------------|----------------|------------------|---------------|--------------------------|------------------|

DKO acknowledges that we gather, live, work and design on Aboriginal land.

We pay respect to the inspiration, wisdom and story of Country and the traditional owners and custodians of this land. We extend that respect to the elders past, present and emerging.

We are committed to creating places where people of all cultures are welcome, respected and have equal opportunity in the local community.

CONTENTS

Context Analysis

Site Analysis

Constraints and Opportunities

Massing Options

The property is part of a well-established residential precinct with a strong sense of place.

Surrounding streets feature heritage homes, mature landscaping, and well-planned open spaces.

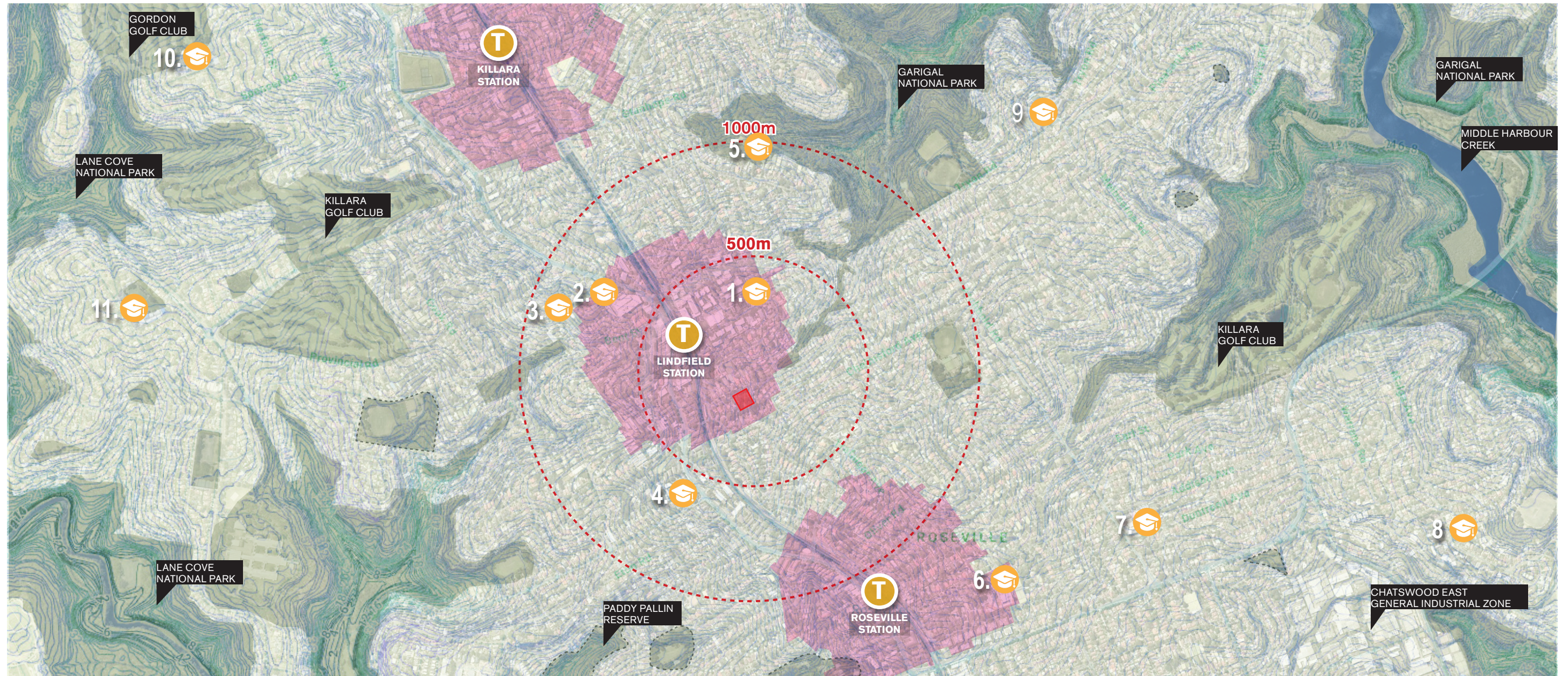
Whilst the area is undergoing rapid urban renewal, the delivered density should be designed to maintain this continuity of character by ensuring that any infill or redevelopment proposals are designed to be sympathetic to the existing urban form.



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CONTEXT ANALYSIS

WIDER CONTEXT



- Open Green Spaces
- TOD Area (Transport Oriented Development)

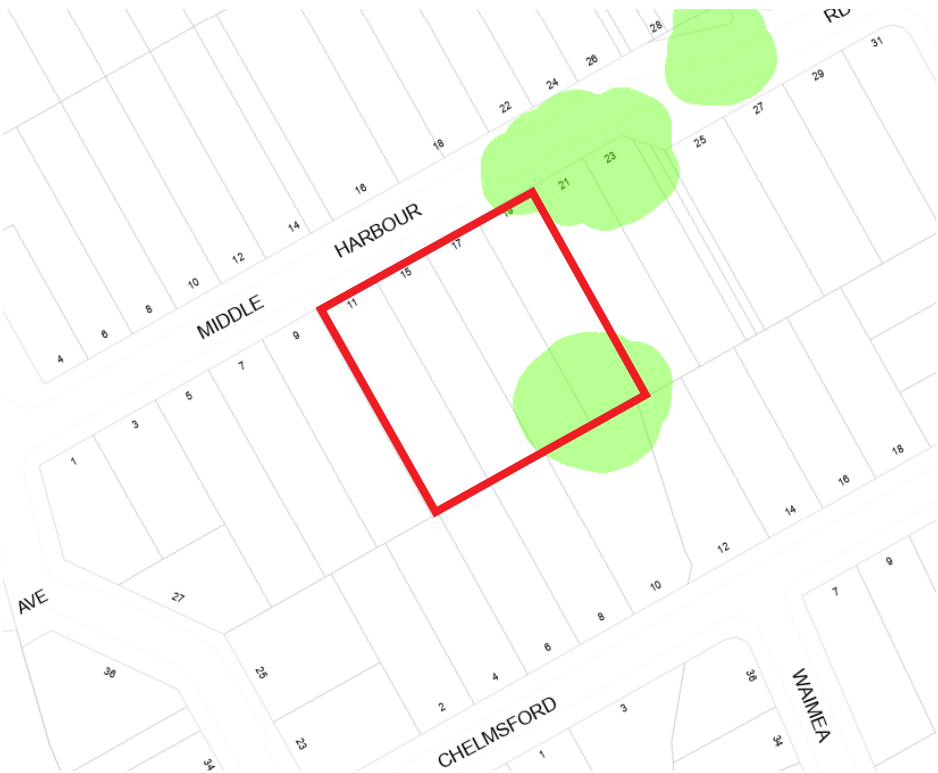
EDUCATION INSTITUTIONS:

1. Cromehurst School
2. Holy Family Catholic Primary School
3. Highfields Preparatory & Kindergarten School
4. Lindfield Public School
5. Newington Lindfield K-6 Preparatory School
6. Roseville College
7. Roseville Public School
8. Castle Cove Public School

9. Lindfield East Public School
10. Killara Public School
11. Beaumont Road Public School

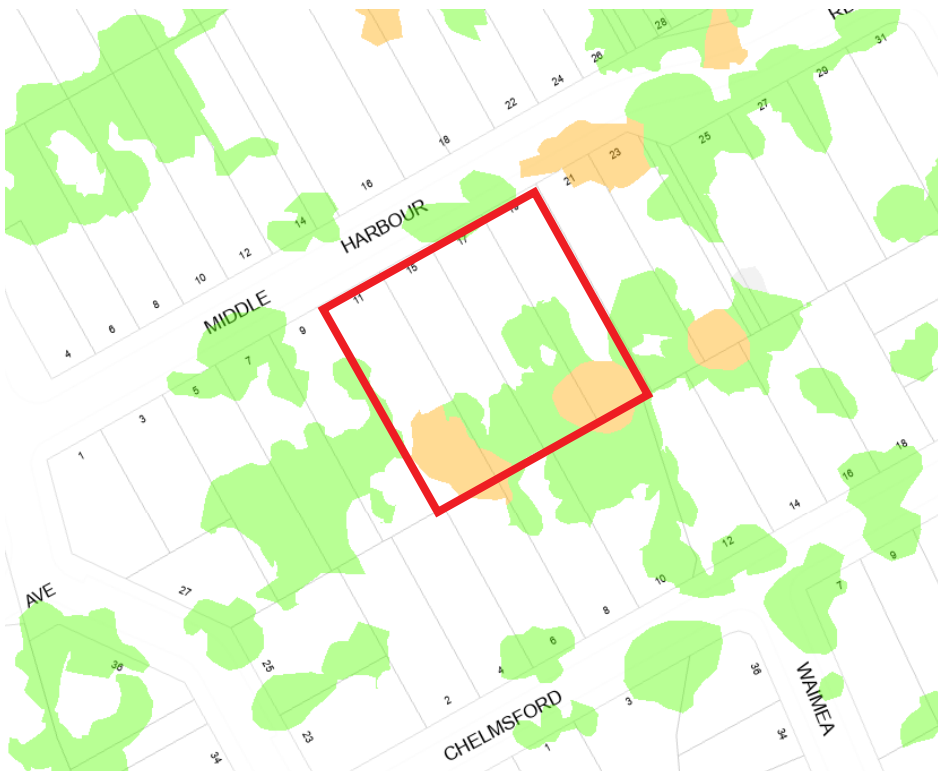


MAPPING - KU-RING-GAI LOCAL CONTROLS



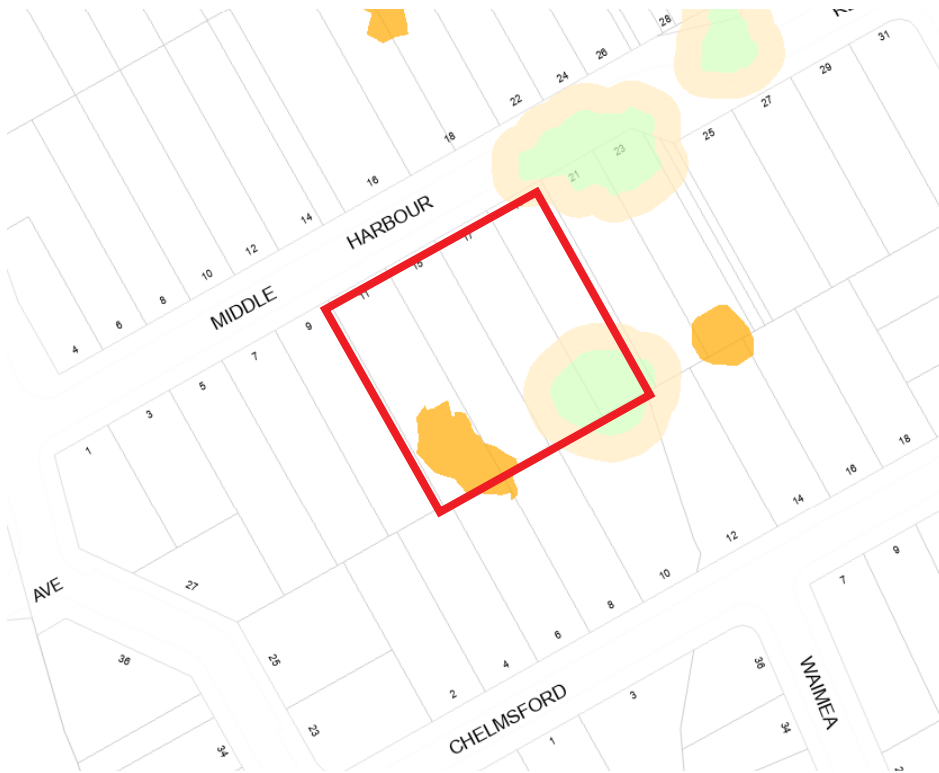
BIODIVERSITY

Natural Resources - Biodiversity



VEGETATION

- Blue Gum High Forest
- Coastal Flats Tall Moist Forest
- Coastal Shale Sandstone Forest
- Coastal Upland Swamp Core Area
- Coastal Upland Swamp Mosaic
- Duffys Forest
- Estuarine Saltmarsh
- Estuarine Swamp Oak Forest
- Gully Rainforest
- Other Vegetation
- Riverflat Paperbark Swamp Forest
- Sydney Sandstone Gully Forest
- Sydney Sandstone Gully Forest / Other Vegetation
- Sydney Sandstone Ridgeline Woodland
- Sydney Sandstone Ridgeline Woodland / Other Vegetation
- Sydney Sandstone Ridgeline Woodland / Sydney Sandstone
- Sydney Sandstone Ridgeline Woodland / Sydney Sandstone
- Sydney Turpentine-Ironbark Forest
- Unmapped



GREENWEB

- Category 1 - Core Biodiversity Lands
- Category 2 - Support for Core Biodiversity Lands
- Category 3 - Landscape Remnant
- Category 4 - Biodiversity Corridors and Buffer Areas
- Category 5 - Canopy Remnant

MAPPING - KU-RING-GAI LOCAL CONTROLS



FLOODING

- ☒ Creeks
- ☒ Catchment
- ☐ Flooding
 - ☒ Blackbutt Creek
 - ☒ Flood Planning Area
 - ☒ Mainstream Flow
 - ☒ Overland
 - ☒ Lovers Jump Creek
 - ☒ Flood Planning Area
 - ☒ Mainstream Flow
 - ☒ Overland
 - ☒ Middle Harbour South
 - ☒ Flood Planning Area
 - ☒ Mainstream Flow
 - ☒ Overland
 - ☒ Middle Harbour North
 - ☒ Flood Planning Area
 - ☒ Draft Mainstream Flow
 - ☒ Draft Overland Flow

RIPARIAN CORRIDOR

- ☒ Category 1
- ☒ Category 2
- ☒ Category 3
- ☒ Category 3a

SOIL LANDSCAPE

- ☒ (xx) Disturbed Terrain
- ☒ (wp) West Pennant Hills
- ☒ (lh) Lucas Heights
- ☒ (lc) Lane Cove
- ☒ (la) Lambert
- ☒ (ha) Hawkesbury
- ☒ (gy) Gymea
- ☒ (gn) Glenorie
- ☒ (ep) Mangrove Creek

AFFORDABLE HOUSING OPPORTUNITY

Landmark Group are a registered Community Housing Provider (CHP) with 250 affordable housing dwellings delivered and managed to date.

There is extensive shortage of affordable housing in the Kuringai LGA.

Key workers, such as nurses, forced out of the area for living and employment due to cost of living in Kuringai area.

30% of Lindfield residents work part-time and therefore desperately require discounted accommodation options.

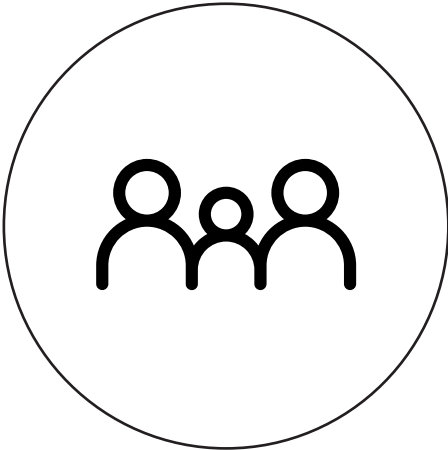


AGE

Median age **41** years old.

20.8% Adults aged 20-39
(VS **27.5%** for NSW)

28.8% Adults aged 40-59
(VS **25.2%** for NSW).



HOUSEHOLD COMPOSITION

80.5% Family household
(VS **71.2%** for NSW)

17.6% Single (or lone) person household
(VS **25%** for NSW)



EMPLOYMENT STATUS

58% Worked Full Time
(VS **55%** for NSW)

30% Worked Part Time
(VS **30%** for NSW)



MORTGAGE & RENT

\$3,600 Median mortgage repayment
(VS **\$2,167** for NSW)

\$620 Median weekly Rent
(VS **\$420** for NSW)



TENURE TYPE

73% Dwellings owner occupied
(VS **64%** for NSW)

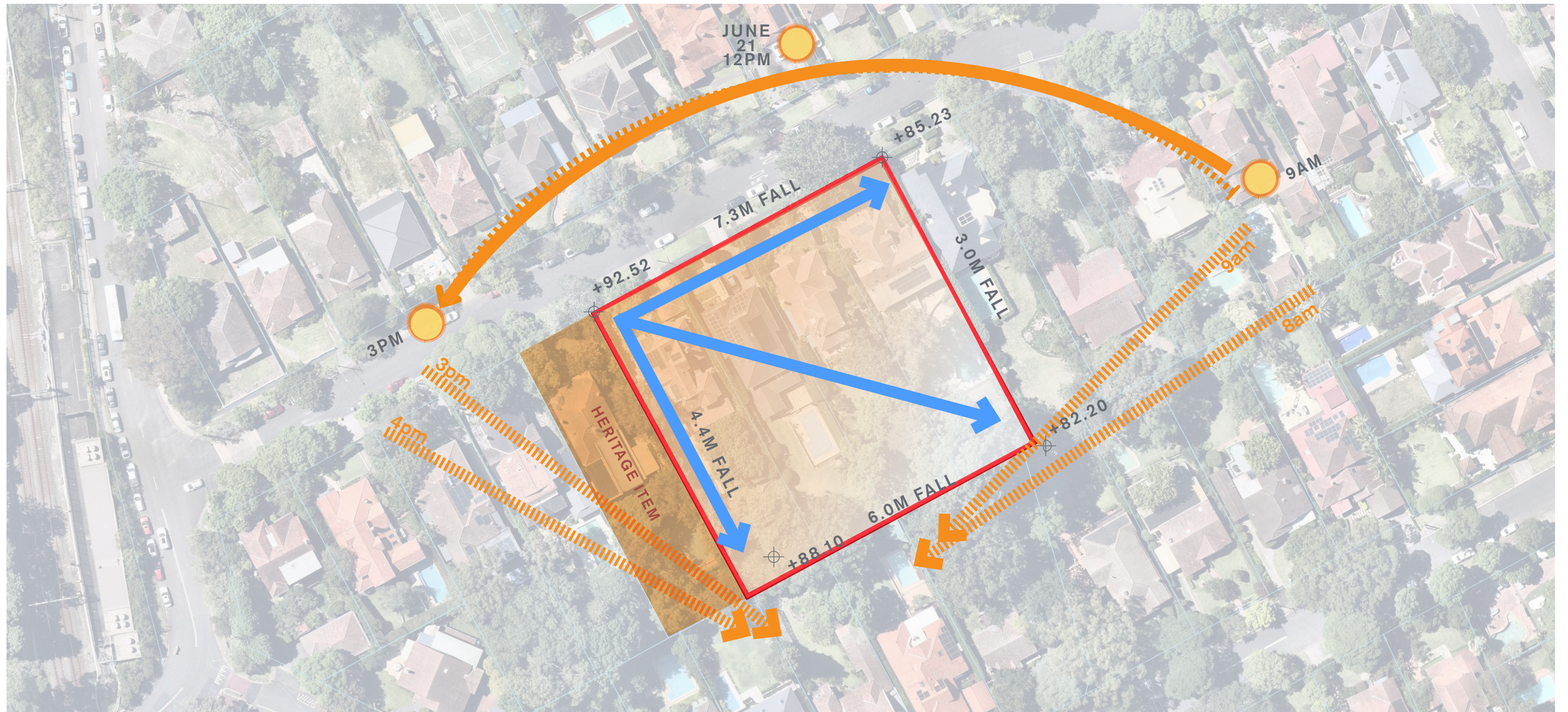
24% Dwellings Rented
(VS **33%** for NSW)

HOUSING PRICE

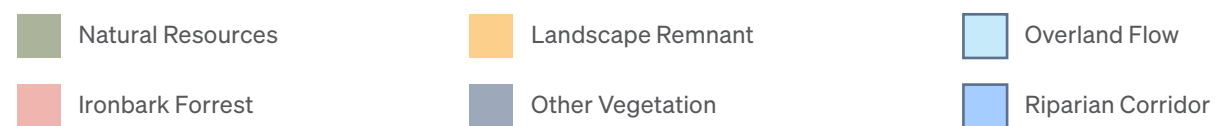
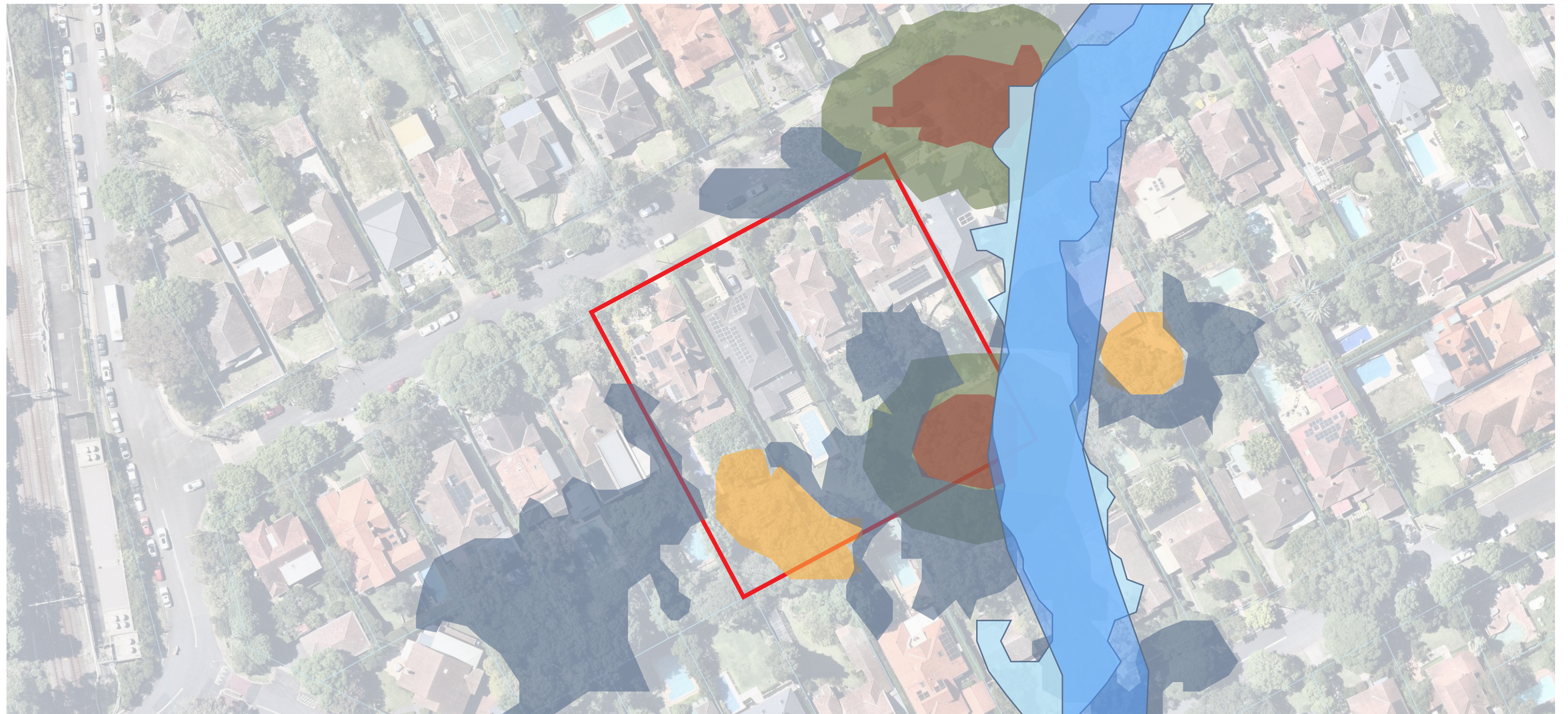
\$4,010,000 Median House Price
(Last 5 years)– one of the highest in NSW

\$1,188,000 Median Apartment Price
(Last 5 years) – one of the highest in NSW

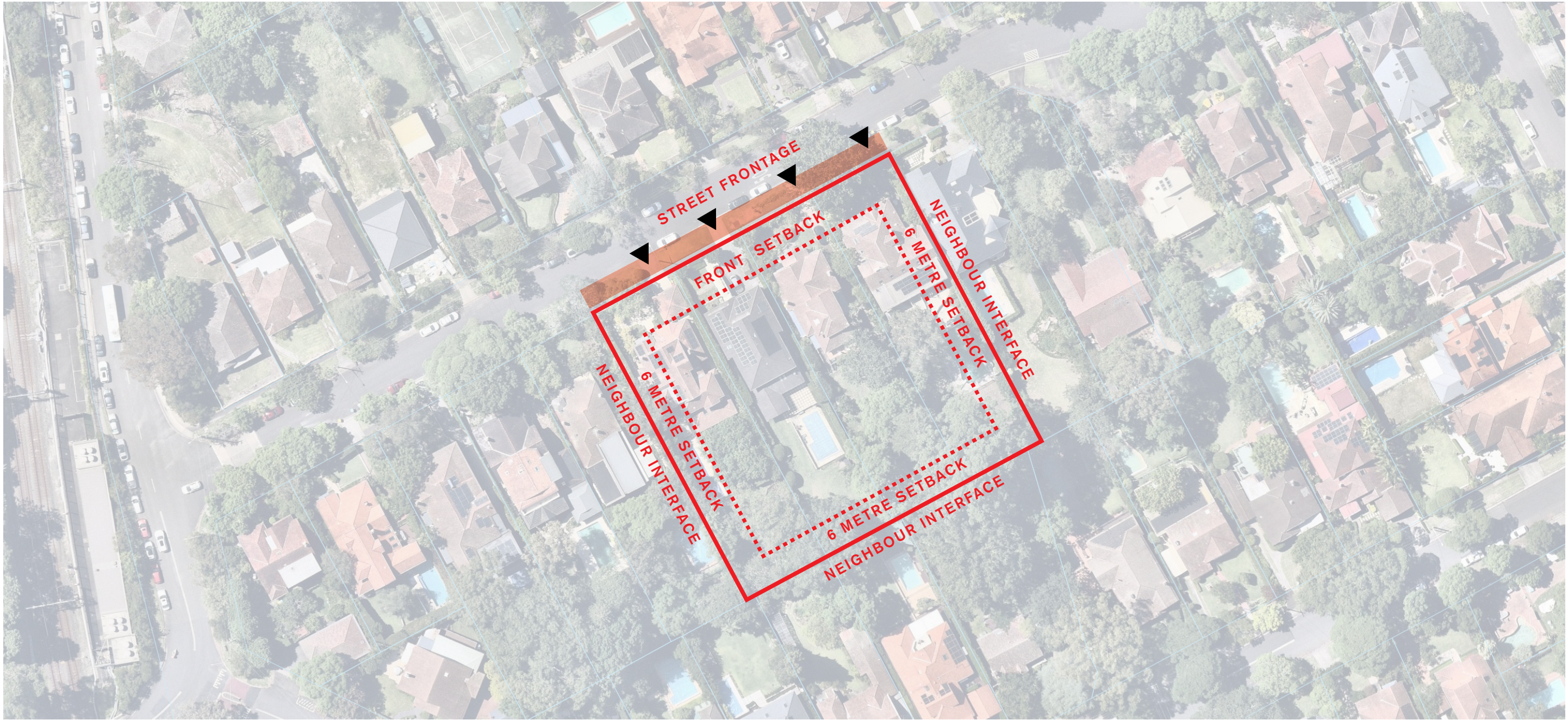
SITE ANALYSIS



BIODIVERSITY AND RIPARIAN FLOW



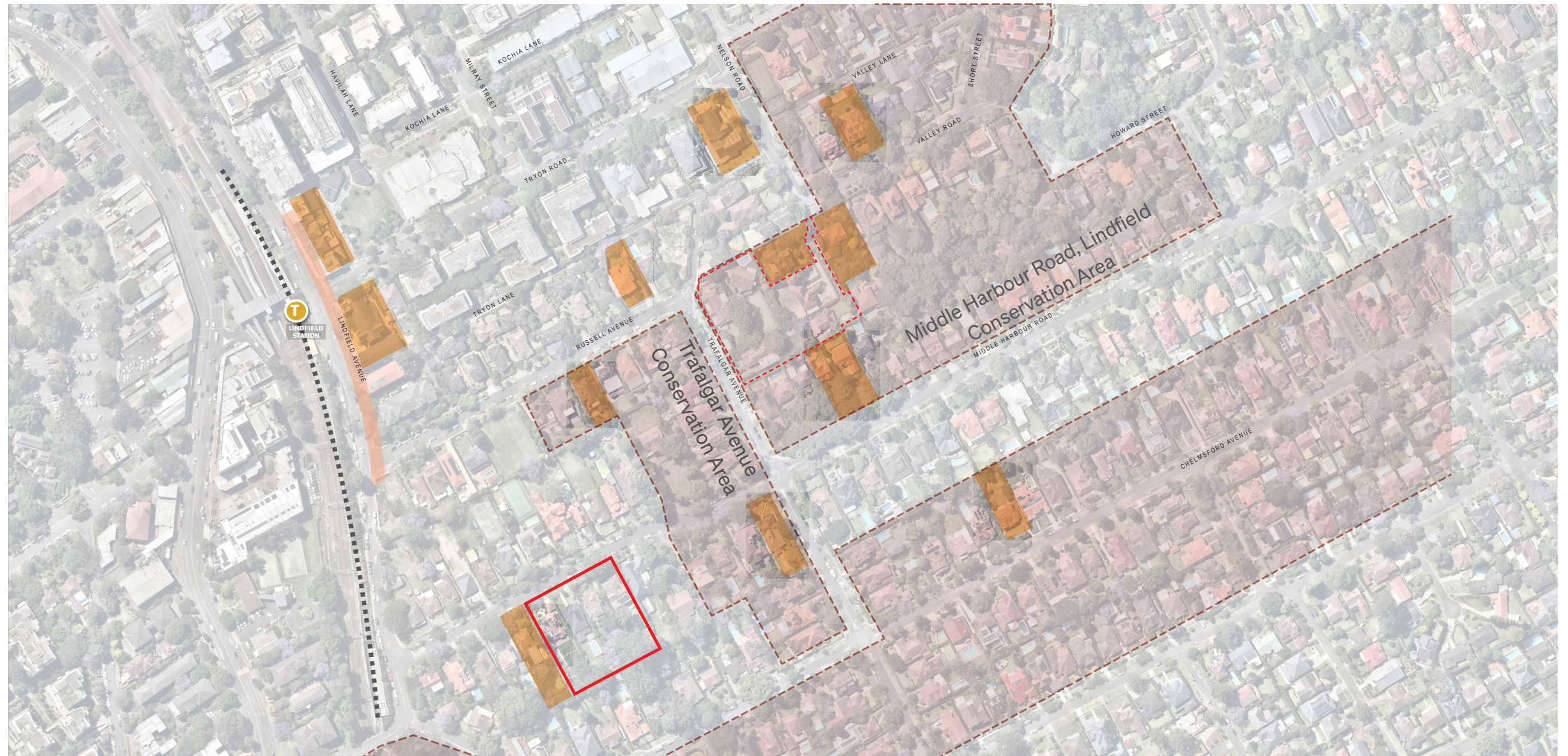
SITE ANALYSIS - SITE CONSTRAINTS



— Site Boundary
- - - - - Setback



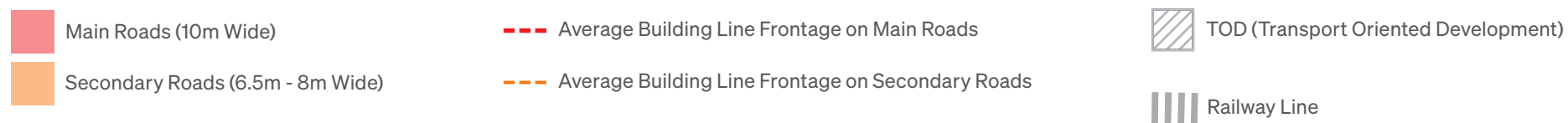
CHARACTER - HERITAGE CONSERVATION AREA



- Site
- Heritage Item
- Conservation Area - General



CHARACTER - LOCAL STREET CHARACTER



STREETSCAPE



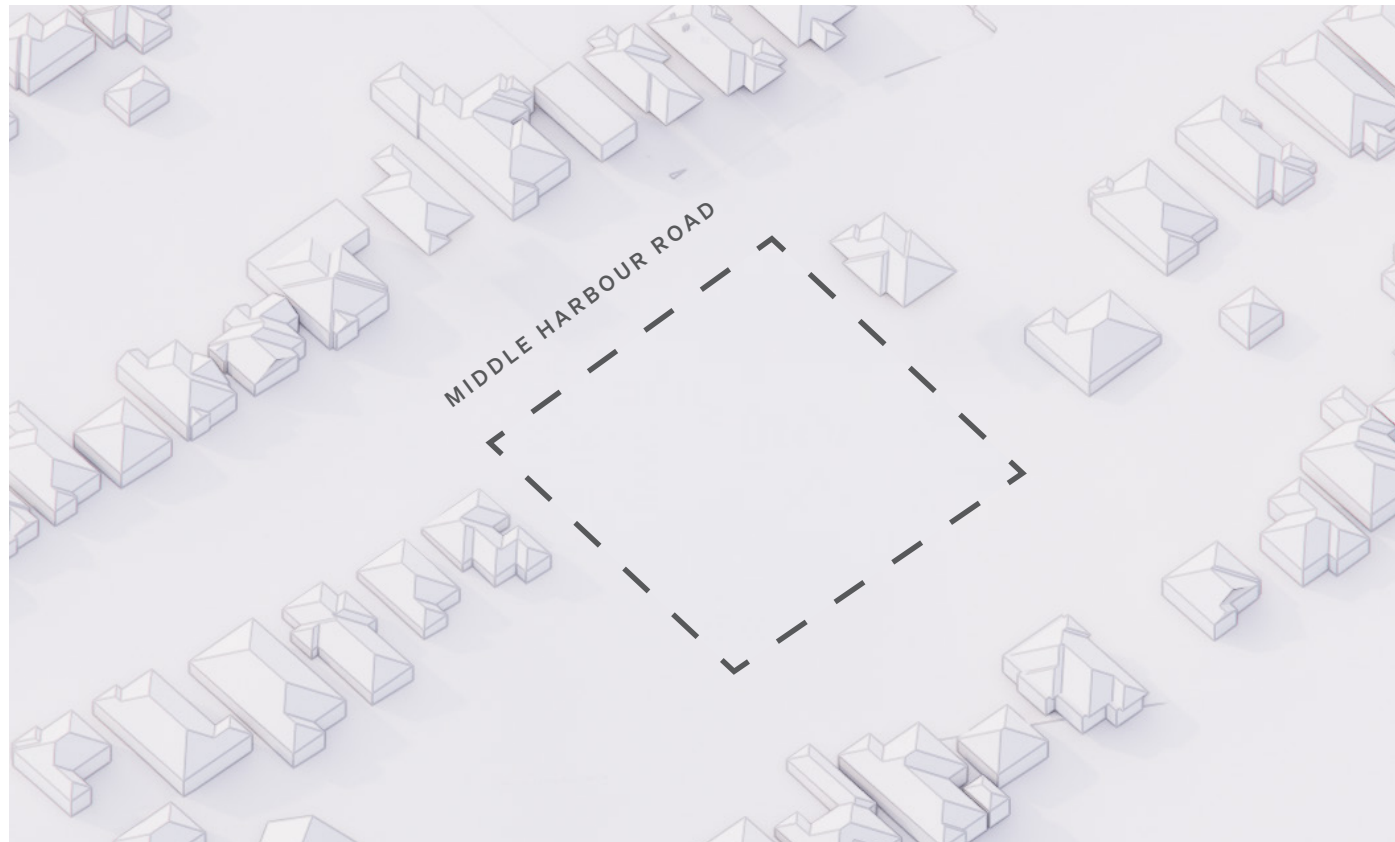
Large leafy established trees line along the neighbouring streets.



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MASSING OPTIONS

CONTEXT - CURRENT VS FUTURE

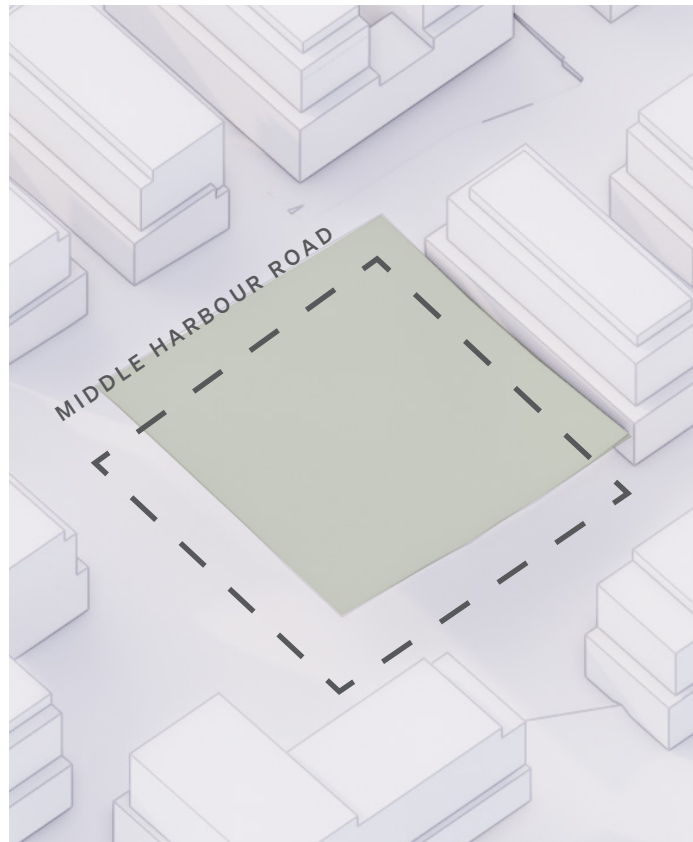


EXISTING CONTEXT

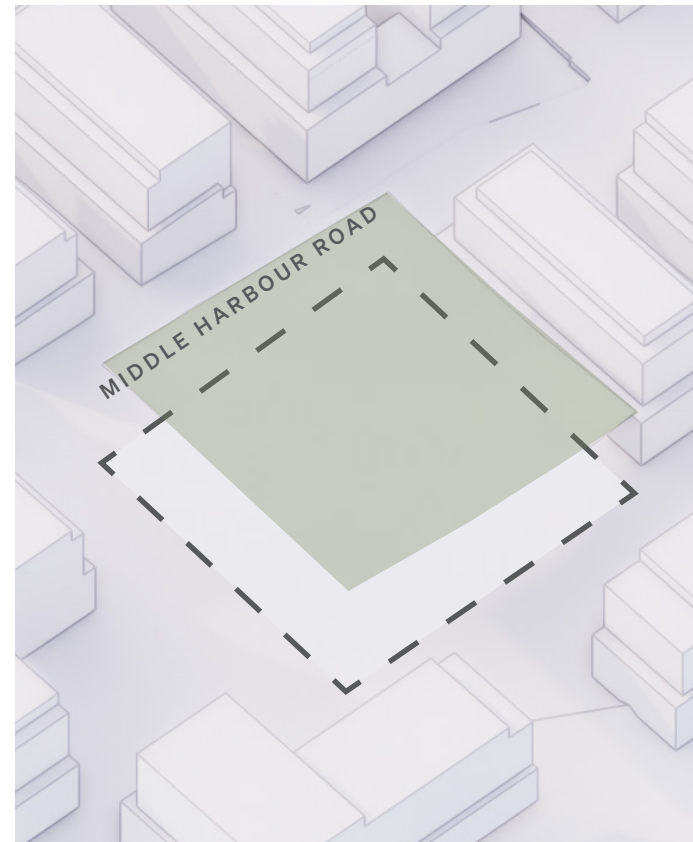


FUTURE CONTEXT - TRANSPORT ORIENTED DEVELOPMENT

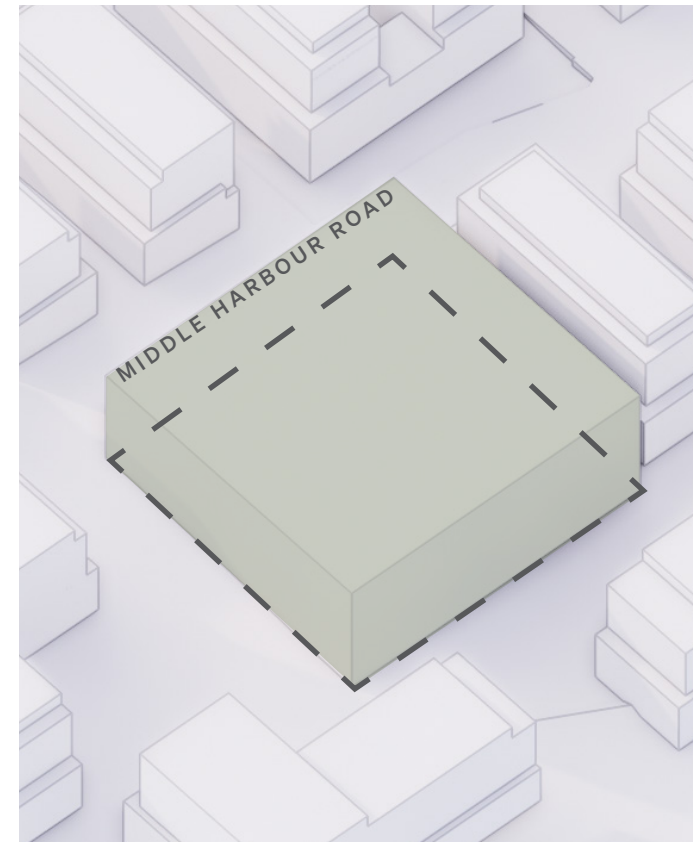
HEIGHT OF BUILDING



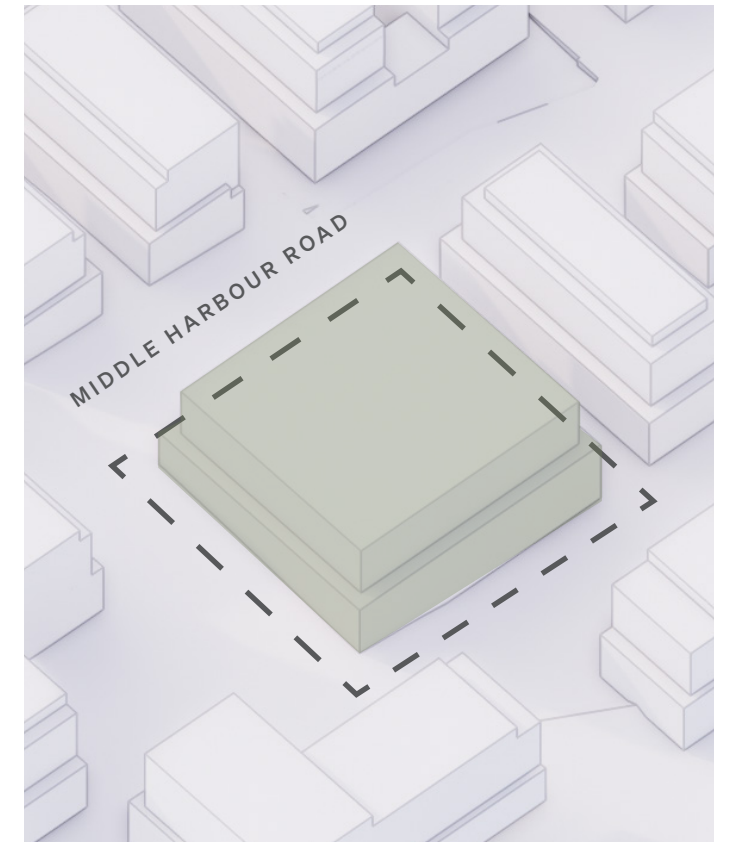
22M TOD HEIGHT LIMIT



22M TOD HEIGHT LIMIT + 30% UPLIFT = 28.6M

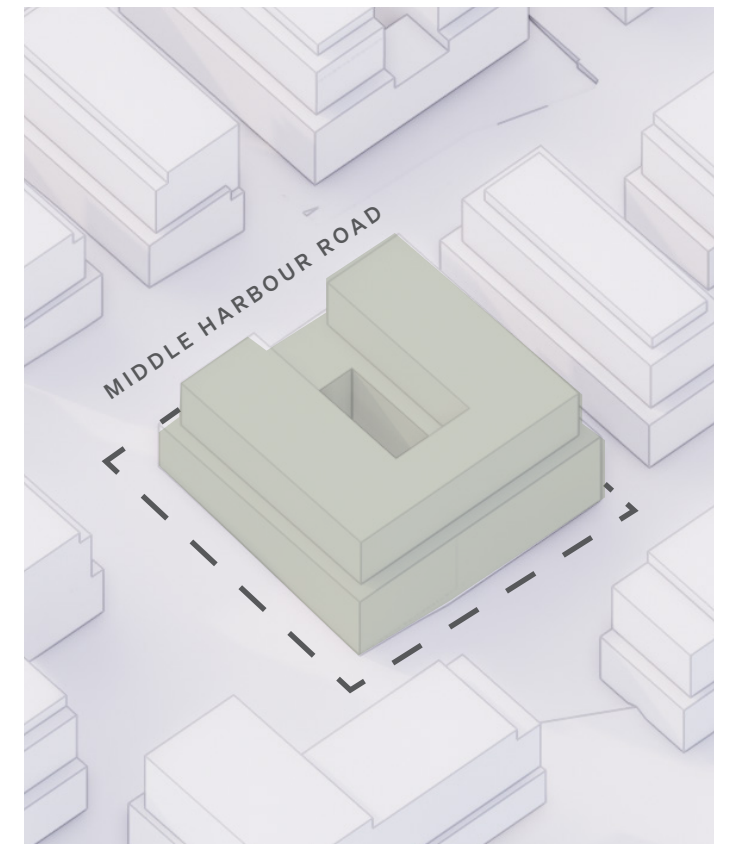
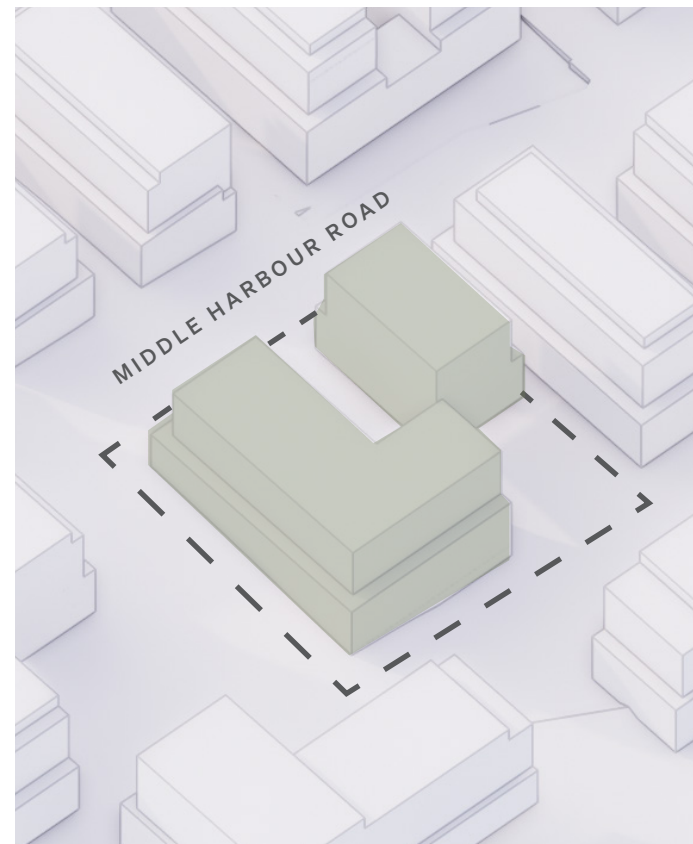
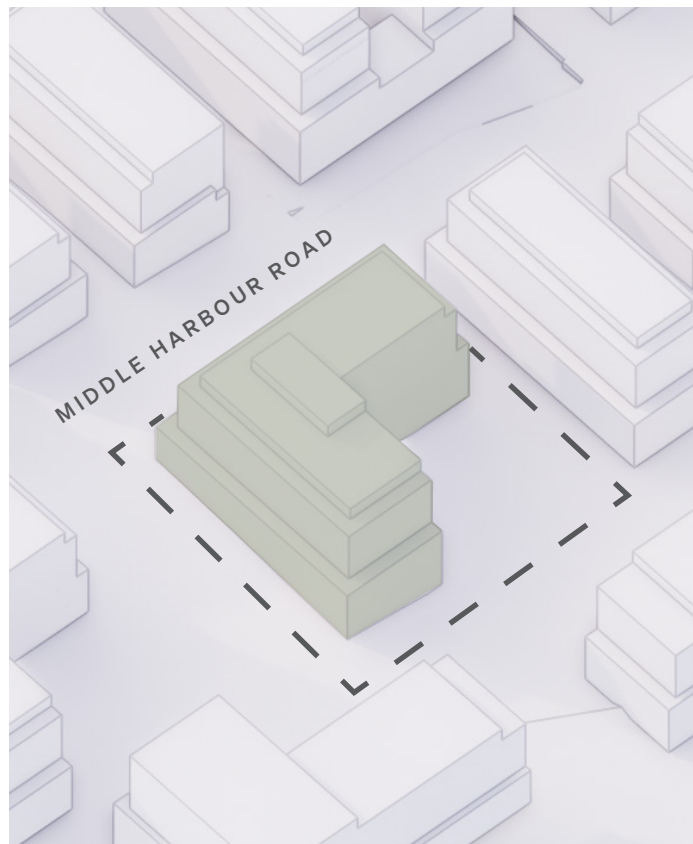


MAX SITE ENVELOPE



MAX SITE ENVELOPE WITH SETBACKS

FORM EXPLORATION



FSR = 3.25 : 1

ENVELOPE TESTING

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THANK YOU