



Artist Impression

55 Coonara Ave West Pennant Hills

Reimagine Urban Life

December 2021

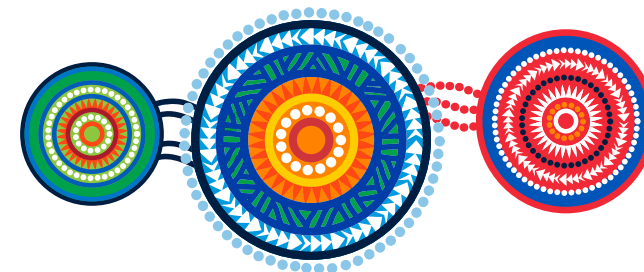
This Slide is prepared solely for the purpose of general community information. The information is high level and preliminary in nature. The information is not to be relied upon as it is subject to change as part of the statutory planning process.





Acknowledgement of Country

Mirvac acknowledges the Traditional custodians of the land at 55 Coonara Avenue, the Darug people of the Eora Nation and pays our respects to Elders past, present and emerging



Mirvac

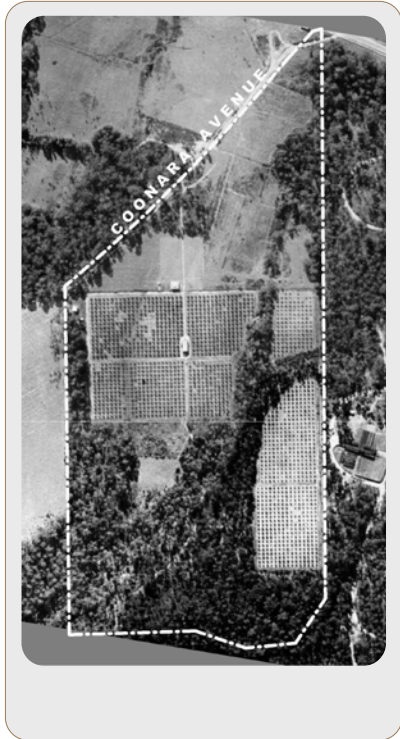
- > Founded in 1972, ASX top 50, one of Australia's leading and most innovative groups
- > Almost 50 years of *Reimagining Urban Life* – this purpose inspires us to be a force for good
- > November 2021 – the first property company in Australia to become net carbon positive, 9 years ahead of target, we eliminate more carbon than we emit
- > Over 4,000 industry and Government awards
- > Trusted partner at all levels of Government
- > Reputation for quality and design excellence
- > Fully integrated model – All in house – Design, Construction, Sales & Marketing, Development and Project Management



Location



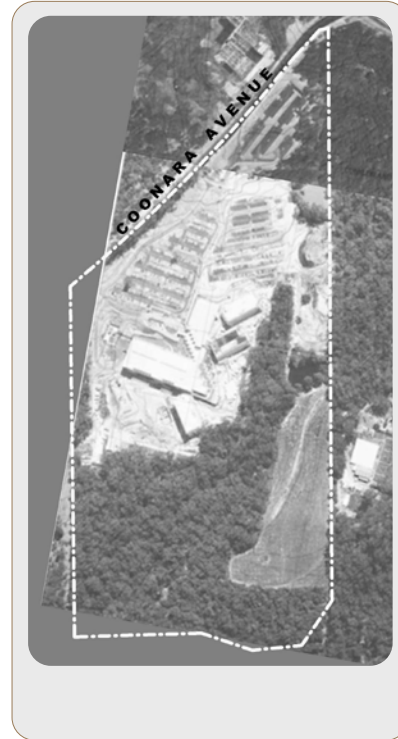
History – Recap



1943 – ORCHARD



1982 – PRE IBM



1980s – DURING
IBM DEVELOPMENT



1986 – POST
IBM DEVELOPMENT



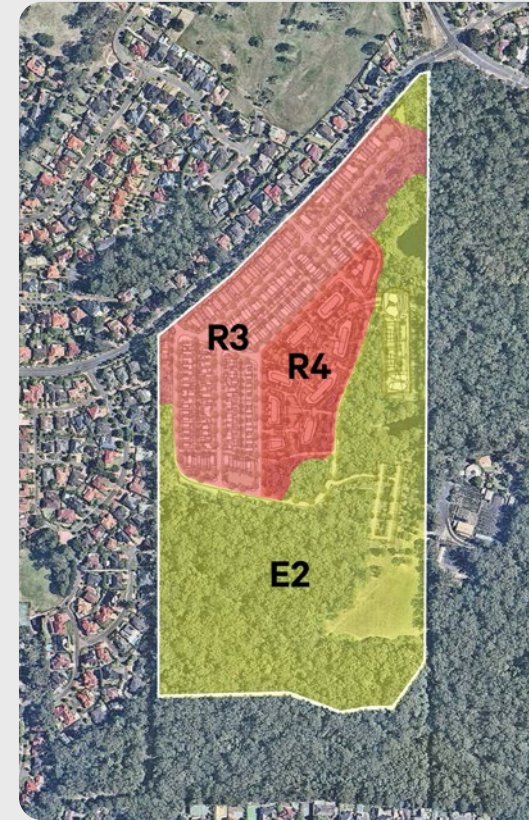
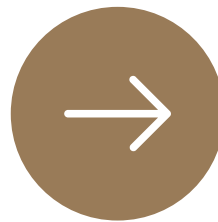
EXISTING –
PRE DEMOLITION

Planning – Recap



PRE-REZONING

- > Zoning
 - B7 Business Park
- > Height
 - 22m over entire site
 - No environmental protection zoning
- > Cars – approx. 1,700
- > Site capacity – 3,000 people approx.



REZONING (JUNE 2020)

- > Zoning
 - E2 Environmental Conservation
 - R3 Medium Density
 - R4 High Density
- > Height
 - R3 – 9m & 12m
 - R4 – 22m
- > Cars – approx. 980
- > 600 dwelling cap
- > 86sqm lots
- > Future residents -1,500 approx.

Timeline



Vision



**COUNTRY LED,
ENVIRONMENTALLY AND
SOCIALY SUSTAINABLE
APPROACH**



**PRESERVE & ENHANCE
CRITICAL BLUE GUM
HIGH FOREST AND
SYDNEY TURPENTINE
IRONBARK FOREST**



**FAMILY FRIENDLY,
MASTERPLANNED
COMMUNITY**



**NEW DESIGN
EXCELLENCE BENCHMARK
FOR THE HILLS**



**POSITIVE LASTING
LEGACY FOR FUTURE
GENERATIONS**

What we have heard

Main Items	Response
Protection of the forest and flora & fauna	<ul style="list-style-type: none">> Design is ecologically led> E2 Environmental Conservation, highest form of zoning protection> Approx. 10ha of forest area to be dedicated to State Government as public open space and significant cash contribution for future maintenance> Alignment of development footprint to materially disturbed and excavated areas> Trees and plants to be removed are generally planted landscaped species exotic to the site
Bulk, Scale and Density	<ul style="list-style-type: none">> 30% reduction in permissible dwellings – 418 proposed / 600 permissible> Larger land lots – 150sqm minimum proposed / 86sqm permissible> 50% less apartment buildings – 4 not 9> 2 & 3 storey houses in R4 High Density, 22m zone
Traffic	<ul style="list-style-type: none">> Material reduction in traffic> Pre-Rezoning – 1,700 cars servicing up to 3,000 people> Rezoning – 980 cars> Proposal – only 875 sought
Leave buildings as is	<ul style="list-style-type: none">> Existing buildings are redundant and obsolete – cannot be reused> Metro in operation for over 2 years> Land use has changed – Sympathetic and respectful proposal

Guiding Principles



**PRIORITISE ENVIRONMENTAL
AND ECOLOGICAL
CONSERVATION**



**CONNECT THE
COMMUNITY TO
NATURAL AMENITY**



**PROVIDE
HOUSING DIVERSITY
AND CHOICE**



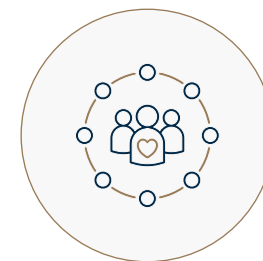
**ADOPT BEST
PRACTICE DESIGN**



**REDUCE LAND
INTENSITY AND
DENSITY**



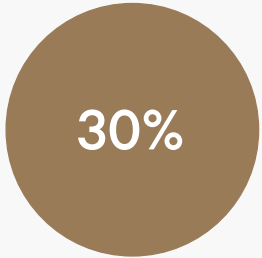
**PROTECT LOCAL
SURROUNDINGS**



**ENCOURAGE
COMMUNITY AND
SOCIAL INTERACTIONS**

DA#1 – Concept Plan & Civil Works

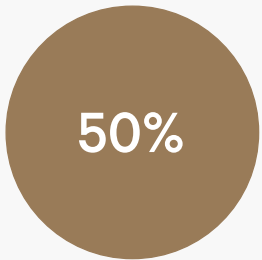
- > Provide certainty to Community, Council and Mirvac
- > Lock in overall site masterplan and development parameters
- > Design Excellence – participating in the DEP process and considered design
- > Regrade site, post significant IBM excavation and disturbance to allow for new uses



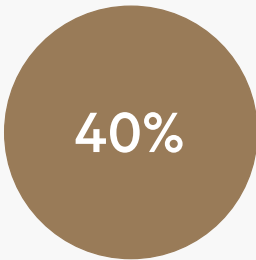
Less dwellings
418 not 600



150sqm-500sqm+



Less apartment
buildings



To be dedicated to the
State Government as
Public Open Space

DA#1 – Concept Plan & Civil Works

CONCEPT PLAN

- > 418 dwellings – 166 houses & 252 apartments
- > Set building footprints and envelopes
- > Publicly accessible Open Space areas
- > 11m setback to Coonara Ave, retaining existing trees
- > Through Site Green Links to Forest Areas
- > Asset Protection Zone outside of E2
- > Site Specific Design Guidelines



Artist impression

CIVIL WORKS

- > Bulk earthworks cut and fill
- > Regrade bespoke and invasive IBM excavation and disturbance on land to allow for new rezoned uses
- > Upgraded existing perimeter ring road to remain and new street network
- > Storm water management and other onsite controls
- > Other associated civil and infrastructure works



Existing IBM basement

Civil Works Footprint

Within the footprint of existing excavated and disturbed area on the site



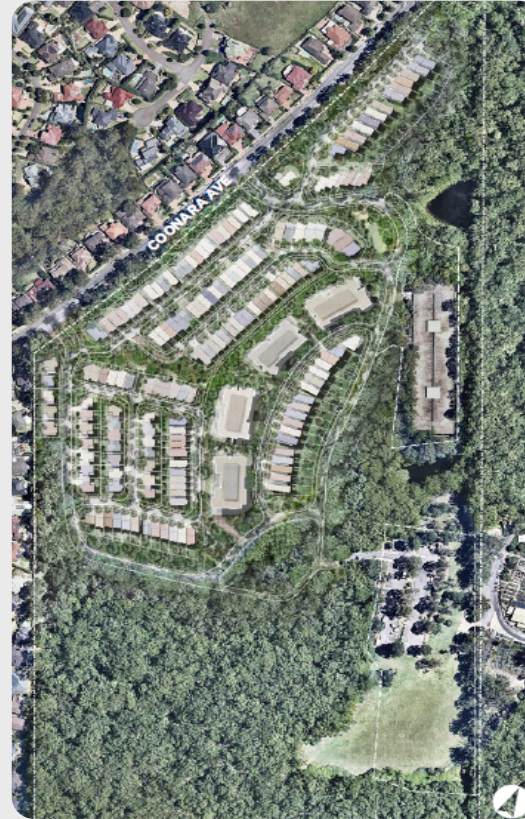
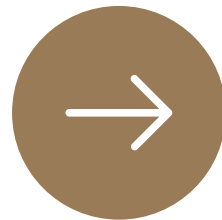
APPROXIMATE
CONCEPT PLAN
CIVIL EXTENT

Concept Plan



REZONING CONTROLS

- > 600 dwellings
 - 200 Houses
 - 400 Apartments
- > 9 Apartment Buildings
- > 86m² lots



DA PROPOSED

- > 418 dwellings – 30% reduction
 - 166 Houses – 17% reduction
 - 252 Apartments – 37% reduction
- > 4 Apartment Buildings – 50% reduction
- > 150m² - 500m² + lots

Proposed Concept Plan – Detail



This Slide is prepared solely for the purpose of general community information. The information is high level and preliminary in nature. The information is not to be relied upon as it is subject to change as part of the statutory planning process.

Public Benefits

- > No tree removal under Demolition DA until the Fauna Management Plan approved by Council – anticipated early 2022
- > **Protection** and **enhancement** of critical forest areas
- > **10ha approx.** of forest areas to be dedicated to State Government as Public Open Space and significant cash contribution for future maintenance
- > **Legal public access** to site including forest areas & new open spaces, first time in over 100 years
- > Material **reduction** in total number of dwellings and traffic generation
- > **Tree replacement** proposal more sympathetic to the Blue Gum High Forest and Sydney Turpentine Ironbark Forest
- > New **family friendly** housing near metro station
- > **Repurposing** of redundant site



Concept Plan – Housing

- > Family friendly & socially inclusive
- > 2 & 3 storey attached and detached
- > Extensive range of diversity, typologies, layouts, sizes and configurations
- > Dynamic and engaging streetscapes
- > 166 houses
 - Housing South: 61
 - Housing Central: 56
 - Housing North: 49
- > Lot sizes range from approx. 150sqm–500sqm+ (not 86sqm)



DA#2 – Housing South

- > 61 houses
- > 2 & 3 storey attached and detached dwellings
- > 3, 4 & 5 bedroom

3 bed	4 bed	5 bed
11%	69%	20%

- > Flexible configurations including studies, media areas, family rooms etc.
- > High quality architectural finishes
- > 2 off street car spaces per home
- > Landscaping of public open spaces, streetscapes and lots
- > Creating new connectivity & pathways throughout



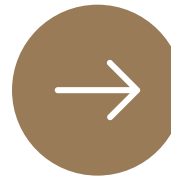


Concept Plan – Apartments Precinct

REZONING CONTROLS



- > 9 buildings
- > 400 apartments



DA PROPOSED



- > 37% reduction in dwellings
- > 4 buildings
- > 252 apartments
- > 2 & 3 storey housing

DA#3 – Apartments

- > Treehouse inspired design
- > 4 buildings
- > 252 apartments
- > Resident amenities
- > Diverse layouts with varying sizes and configurations
- > 1, 2, 3 & 4 bedroom

1 bed	2 bed	3 bed	4 bed
15%	54%	28%	3%

- > Rationalised basement parking – better environmental outcome
- > Deep soil 15% (double the ADG guide)



Apartment Building Heights

- > 2 & 3 storey housing instead of apartment buildings in R4 zone
- > Sensitive transition to forest areas
- > Better urban design outcome
- > Minor height exceedences – Existing IBM levels & topography

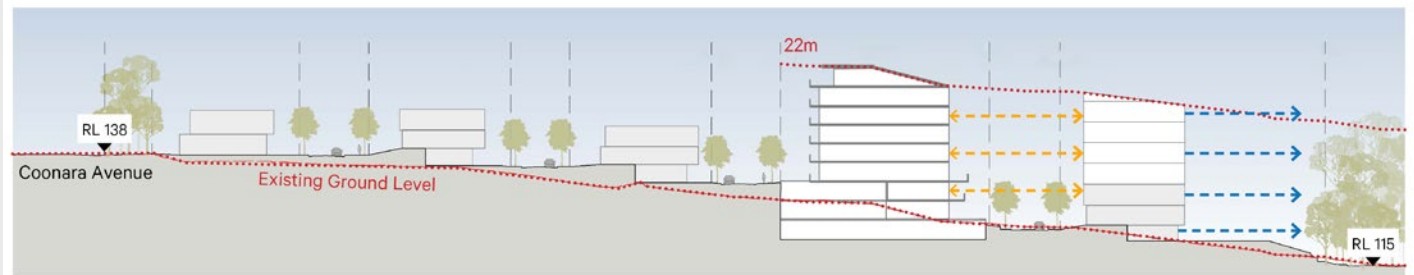


Figure 2 Rezoning

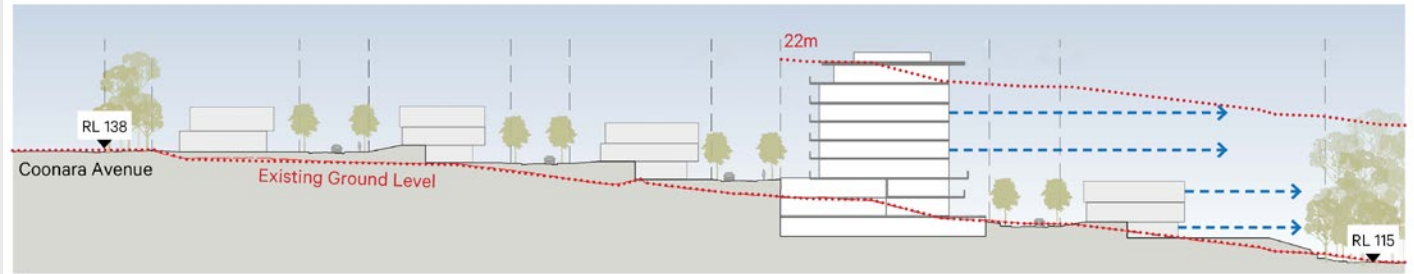
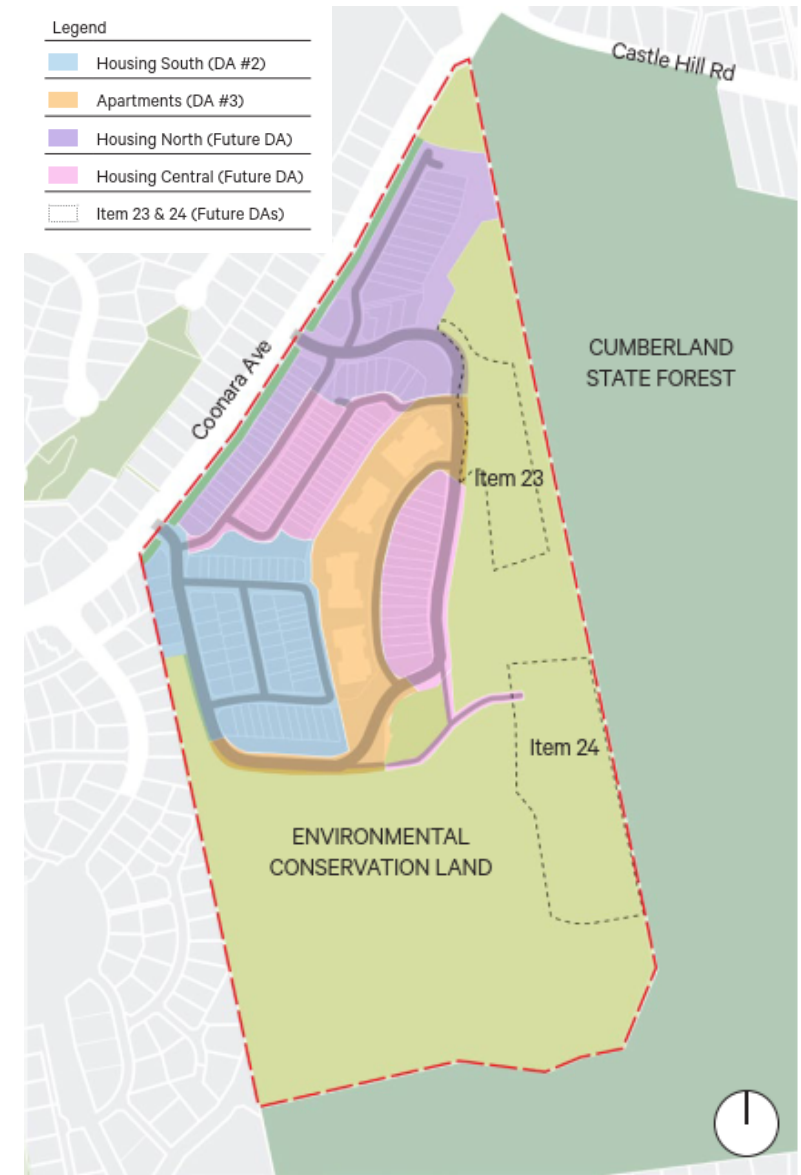


Figure 1 DA Proposed



Planning



This Slide is prepared solely for the purpose of general community information. The information is high level and preliminary in nature. The information is not to be relied upon as it is subject to change as part of the statutory planning process.

Summary

OUR VISION IS TO BRING TO LIFE A FAMILY FRIENDLY COMMUNITY THAT:



Will set a new benchmark in the Hills Shire and leave a lasting legacy for future generations



Delivers benefits for the local community including new publicly accessible open spaces



Respects and sensitively responds to the natural environment



Prioritises connected communities, ecological sustainability and health and well-being



Promotes environmental conservation



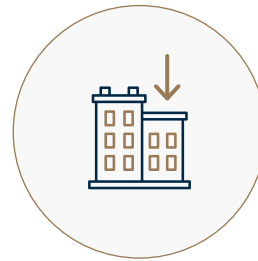
Safe guards important flora and fauna

Key Takeaways

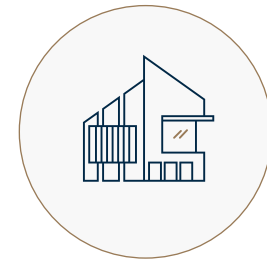
KEY PRINCIPLES OF OUR CONCEPT PLAN INCLUDE:



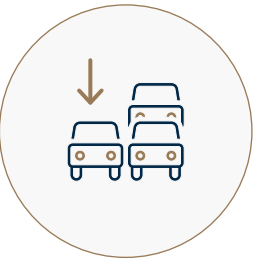
30% less dwellings: total number of dwellings proposed reduced from 600 permissible to only 418



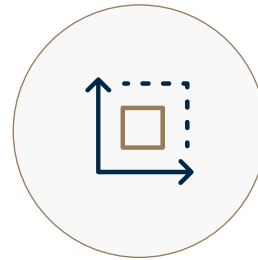
50% less apartment buildings: Total number of apartment buildings reduced from 9 envisaged to 4



Houses instead of multi storey apartments: Introduction of 2 & 3 storey housing in High Density Apartments zone to provide a sympathetic transition towards the forest



Further reduced traffic generation:
Materially less cars than former uses and permissible controls



No 86sqm lots: Larger minimum housing lots which range from 150m² to 500m²+



Approximately 40% of site to be dedicated to NSW Government as Public Open Space: 10 hectares of remnant forest to be given to the people of NSW

Community Engagement

We are committed to working with the community and proactively engaging via various initiatives including;

- > Community Reference Group
- > Stakeholder Presentations
- > Letterbox drops and fact sheets
- > Door knocks
- > Project website
- > Community Information Webinars
- > Resident drop in sessions
- > Council Public Exhibition of Development Applications
- > Dedicated community phone number and email

FOR ANY FEEDBACK OR QUERIES AT ANY TIME;

Email the project team via coonaracommunity@mirvac.com
or call 1800 531 535 or visit coonara.mirvac.com

