

URBAN DESIGN  
MASTER PLANNING  
ARCHITECTURE  
INTERIOR DESIGN

LANDSCAPE  
GRAPHIC DESIGN  
PROJECT MANAGEMENT



Planning &  
Environment

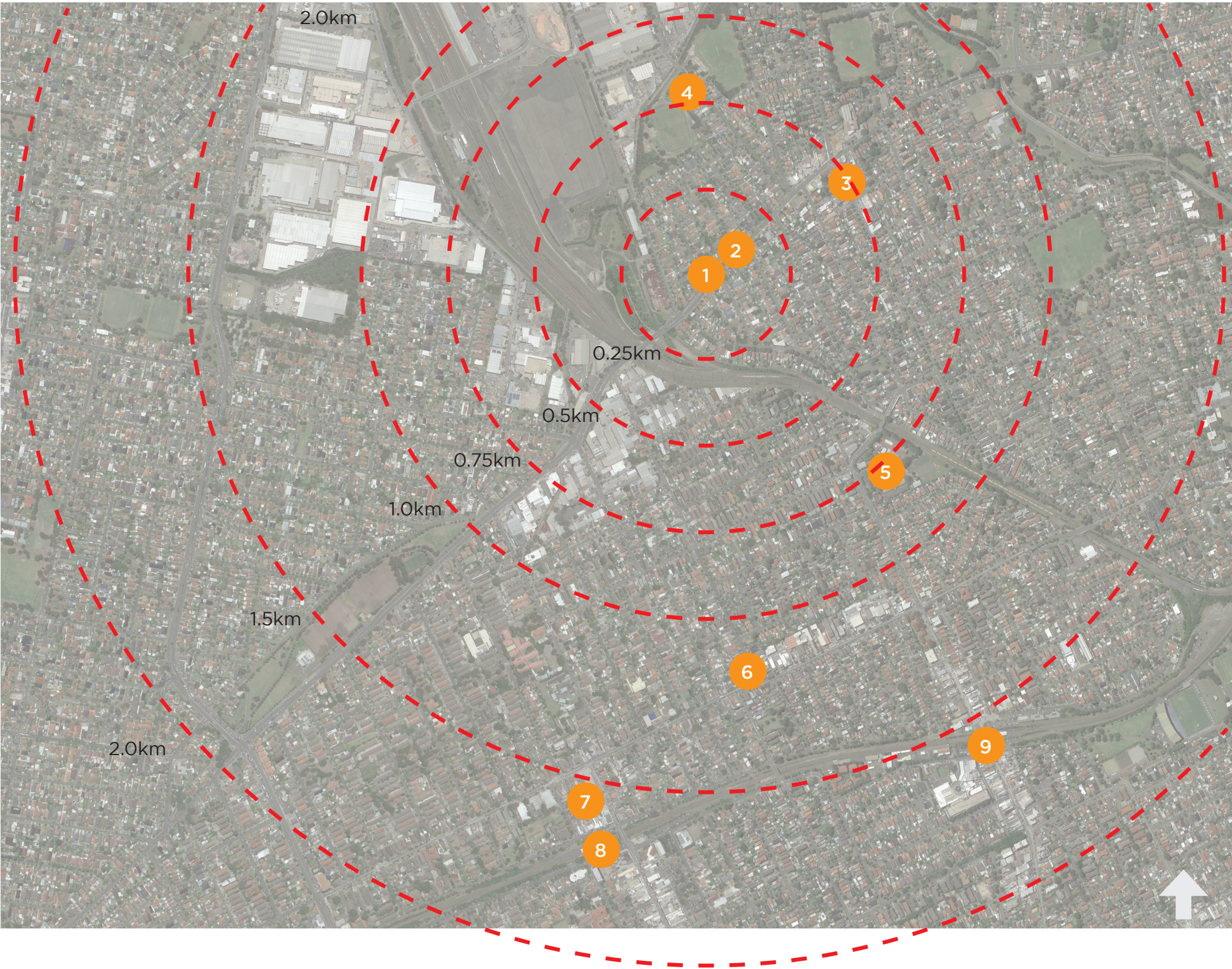


# Seniors Living at 97-99 Punchbowl Road, Belfield NSW Part 5 Submission

ISSUE BY  
02.12.2021  
ISSUE A



SUBJECT SITE AND URBAN CONTEXT



INTRODUCTION

The project brief is for the development of 8 units under State Environmental Planning Policy Housing for Seniors and People with a Disability (2004).

The site is known as 97-99 Punchbowl Road, Belfield (Lots 18 & 19 DP35824). It is located in the residential area of Belfield that contains a mix of 1-2 storey dwellings and dual occupancies. The site has an area of 1107m<sup>2</sup>.

The site is located approximately 1.5 kilometres from the nearest train station (Belmore Station). A bus stop on Punchbowl Road provides bus service to the north and south (to Strathfield Station and Lakemba Station). In addition, public school, retail and local shopping are located in walking distance.



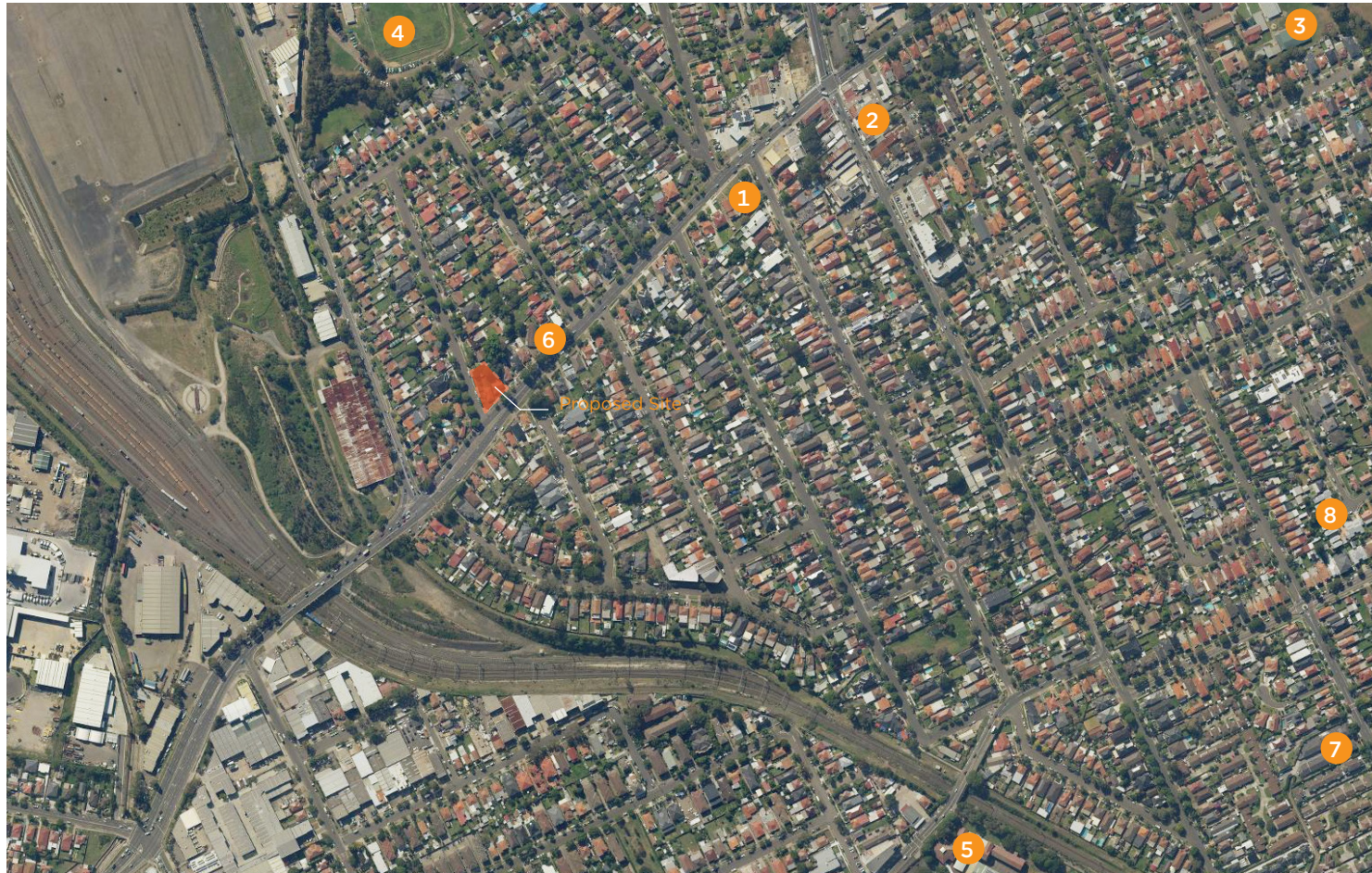
LEGEND

- 1 Site - 97-99 Punchbowl Road, Belfield
- 2 Punchbowl Road bus stop
- 3 Local shops with post office and pharmacy
- 4 Begbell Field / Cooke Park
- 5 Belmore North Public School & Belmore Boys High School
- 6 Benaroon Medical Centre
- 7 Coles / Woolworths Lakemba
- 8 Lakemba Train Station
- 9 Belmore Train Station



## LOCAL CONTEXT

### SITE SURROUNDINGS



1 Church At The Corner



2 Burwood Road, Local Shops with Pharmacy



3 Belfield Bowling Club



4 Begbelle Field / Cooke Park



5 Belmore North Public School



6 Neighbour Dwellings & Bus Stop on Punchbowl Road, Belfield



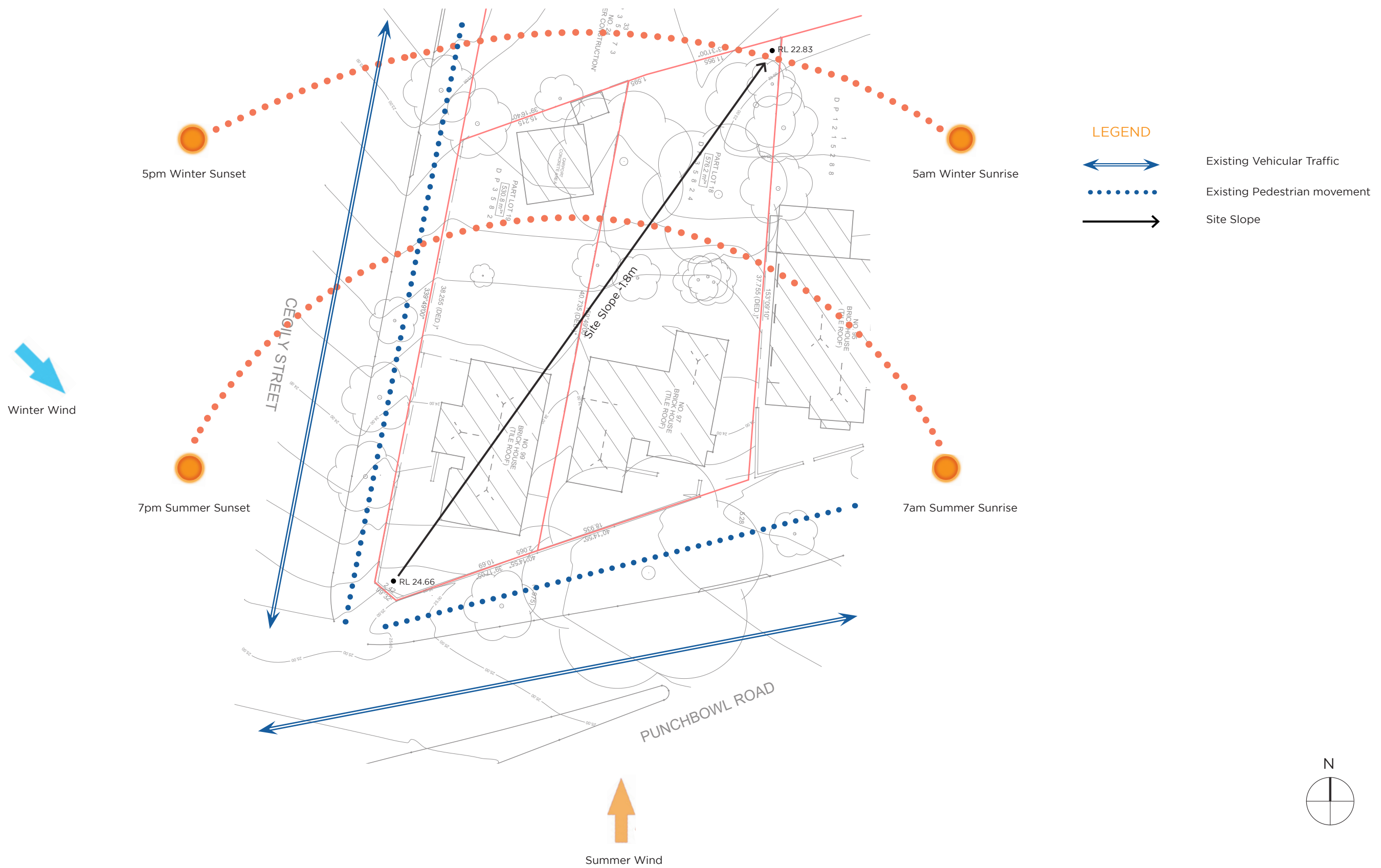
7 Multi dwelling development at 60-70 Baltimore Street, Belfield



8 Multi dwelling development at 6-12 Austin Cres, Belfield



SITE ANALYSIS





SITE STREET VIEW





DESIGN PRECEDENCE: ARCHITECTURE



Multi Residential Townhouses | Nord Studio



Aire At West | Studio Nine Architects



Jacaranda | Futureflip



George & Queen Residential Development | Studio Nine Architects



The Beaumont Townhouses | Mark Shapiro Architects



Frazer | ES Design



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