

6. SEPP 65 Compliance

6.7 Amenity



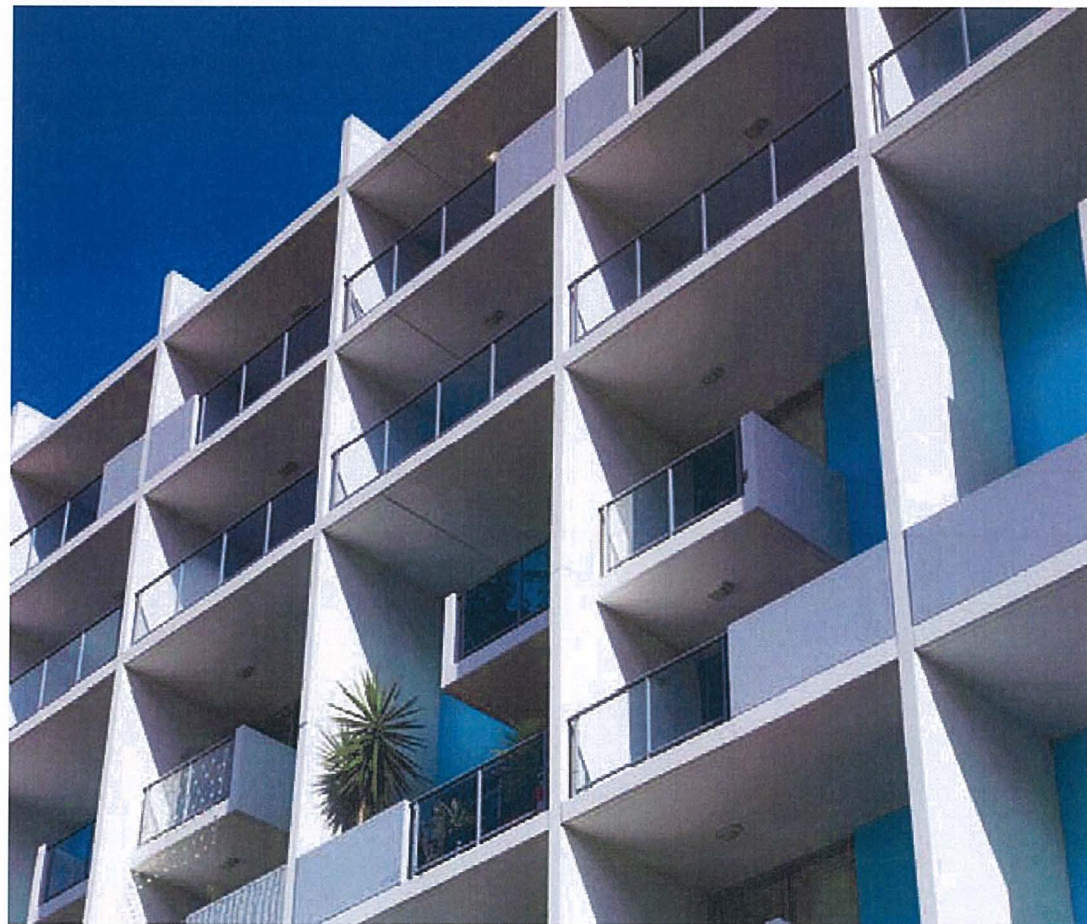
“Good design provides amenity through the physical, spatial and environmental quality of a development.”

Proposal

- The development will have a high level of amenity as noted else where in the report by way of central courtyards, swimming facilities, gymnasium, working gardens an multiple outdoor terraces and a shared laneway/urban space for bike riding and the like.
- Each of the housing units has access to an outdoor space like a balcony, garden, or terrace.
- All units have well-sized rooms of useable proportions.
- All living areas which are well lit by daylight and can be naturally ventilated.
- Covered and secure parking is provided at the underground car park for residents and visitors. There is a total of 195 car parking spaces over a single basement level. 1 space per 0.75 units.

6. SEPP 65 Compliance

6.8 Safety and Security



"Good design optimizes safety and security, both integral to the development and for the public domain."

Proposal

- The design of the buildings optimizes safety and security, of both the development and the public domain. Lighting appropriate for locations and activities is provided accordingly.
- Safety in the courtyard is enhanced due to the passive surveillance by residents who are able to look through their windows. Ample lighting will be provided throughout the site.
- By reinforcing the development boundary, the distinction between public and private spaces is strengthened. In this design, the secured car park access will act as a safety threshold to control vehicular access into the development.

6. SEPP 65 Compliance

6.9 Social Dimension and Affordability



“Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.”

Proposal

- This new development optimizes the provision of housing to suit the social mix and needs in the neighborhood. There are a variety of economic housing choices and a mix of housing types to cater for different budgets and needs.
- The various dwellings proposed allows for a variety of residences. Families would be able to fit comfortably in a 2 or 3 bedroom unit, or a lane terrace, whilst a bachelor or young couple without children could stay in the 1 bedroom unit.
- The inclusion of a diverse dwelling mix results in a positive social benefit that will reinforce the urban life of the area.
- The outdoor spaces are designed to create and strengthen community bond between the residents within the development and adjoining neighbours by encouraging thoroughfare and offering areas for congregation and activity.
- 30% of the development will contain adaptable units - allowing for easy adaptation for a person with a disability.

6. SEPP 65 Compliance

6.10 Aesthetics



“Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development.”

Proposal

- The building will reference its industrial aesthetic context with a strong formal geometry, which will then be balanced with a playful elevational activation, via colourful balcony forms etc.
- A strong high-calibre relationship with the landscape component will be presented.
- The form will transform to a more personal and layered architectural palette towards the lane and the transition between itself and the neighbouring residential buildings, providing for a seamless integration.

7. Regional, Local Context + Transport

7.1 Regional and Local Context

- Located 14 km west from Sydney CBD.
- Canterbury road is a major arterial road connecting the site to its surrounding facilities, including parks, public transportation, hospital, shops and outlets.
- It is dominated by industrial and commercial use building along the main arterial road with residential housing found along the side streets generally.
- There are no trees along the main road and there are some vacant and disused retail shops and offices with many buildings in a state of disrepair. However this is likely to change as the area is redeveloped given its proximity to key infrastructure uses and its proximity to the city.

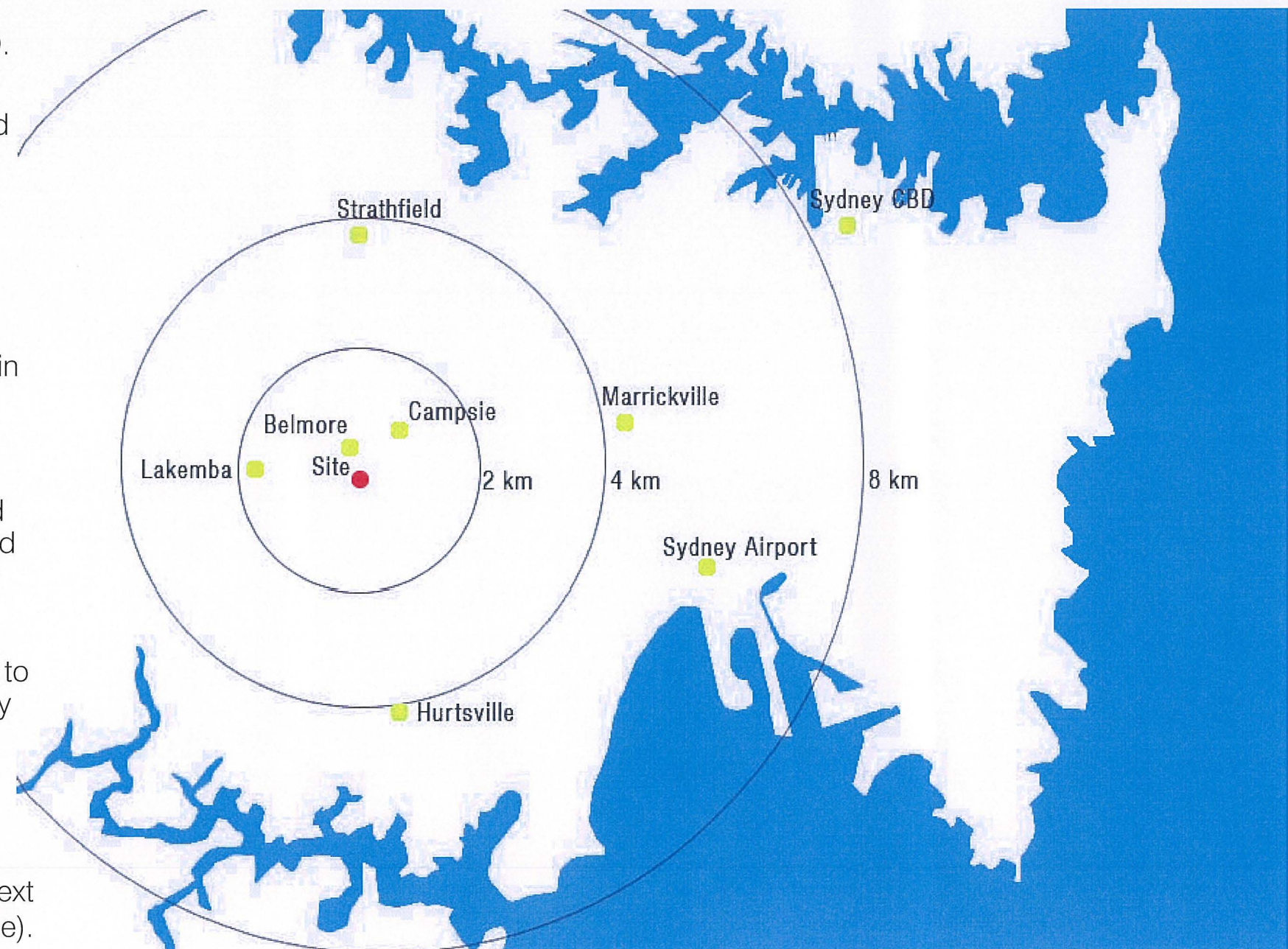


Fig. 6: Regional Context
(not to scale).

7. Regional, Local Context + Transport

7.1 Regional and Local Context

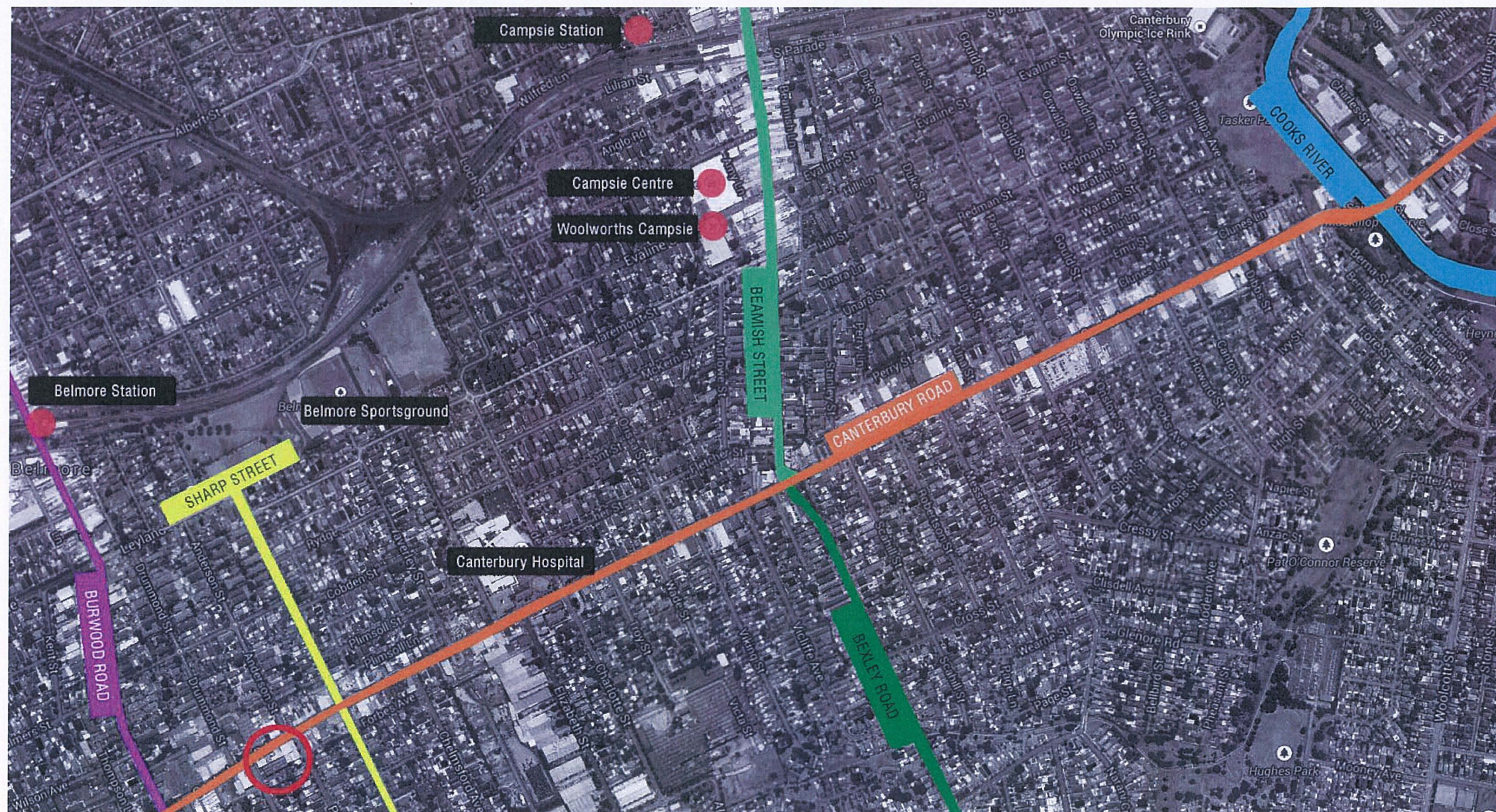


Fig. 7: Local Context (not to scale).

7.2 Transport

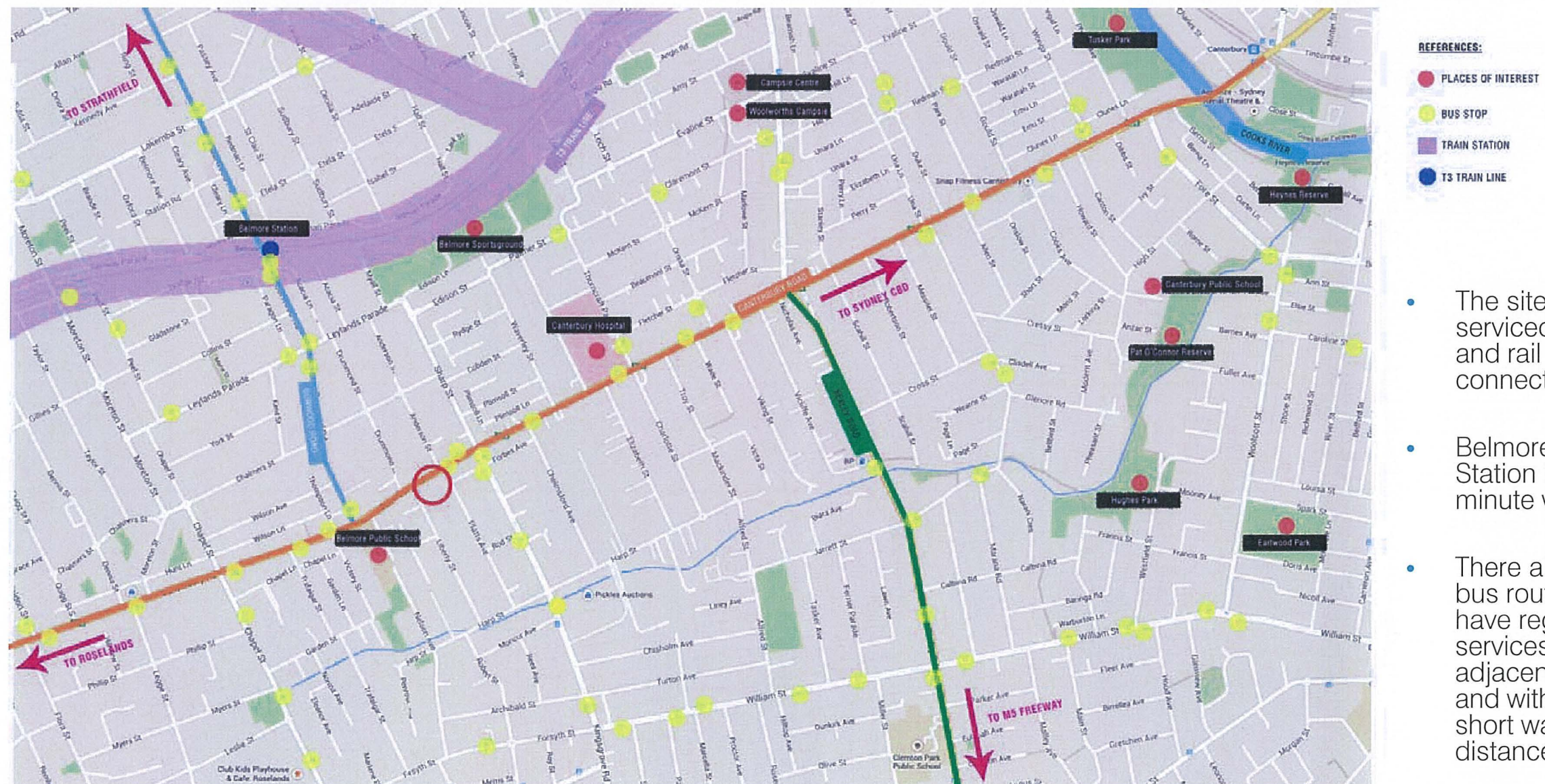
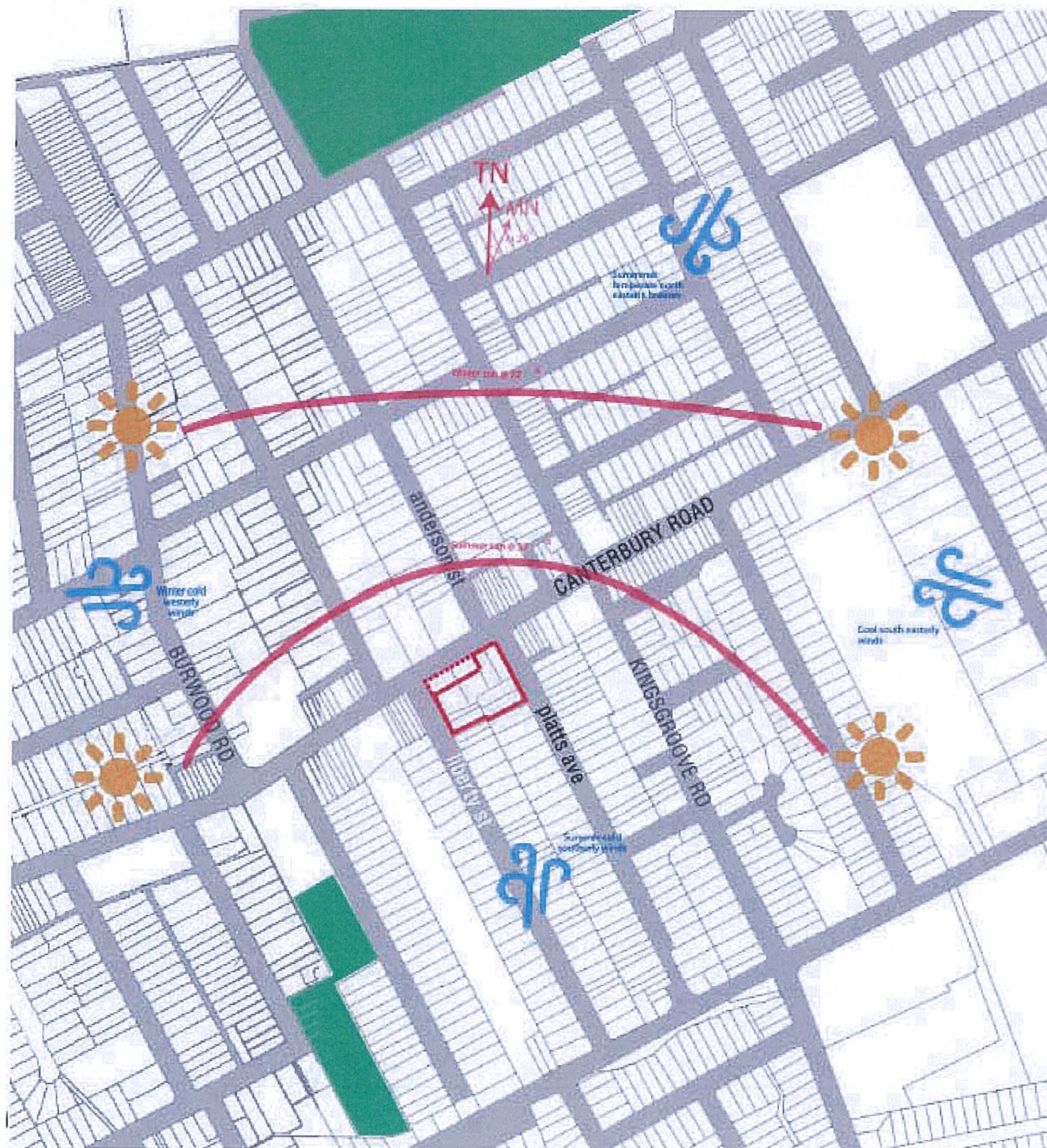


Fig. 8: Transport (not to scale).

- The site is very well serviced by bus and rail connections.
- Belmore Railway Station is a 15 minute walk .
- There also are 4 bus routes that have regular 7 day services directly adjacent to the site and within very short walking distance.

8. Contextual Analysis

8.1 Environment & Greenscape



- Advantage of having a larger facade facing the north which has the greatest opportunity to receive sunlight throughout the year.
- During summer, there will be a need for shading to the west facade.
- 10 minute walk to Belmore sport grounds and children playground [Terry Lamb Reserve] located at the north.
- Multiple reserves to the south-west with Clempton park and Yatama Park to the south east, all with in a 10 minute walk.
- Convenient balance between green space and built environment.

Fig. 9: Environment & Greenscape (not to scale).

8. Contextual Analysis

8.2 Setbacks & Topography



Fig. 10: Setbacks & Topography (not to scale).

- The required lower level setback from Canterbury road is 3m, increasing to 5m from the fourth floor up to the top floor.
- Setback from Liberty street is 5m.
- Setbacks to the rear and along the NEW LANEWAY/SHARED SPACE, building separation have been suggested at 9m and 12m respectively.
- The site has a rather strong fall from Canterbury Road to the South, along Platt and Liberty, of about 3.65m/3.2m



9. Planning Framework

Canterbury LEP - 2012

Existing Conditions:

- Land Zoning = B6 (Enterprise Corridor)
- Building Height = M (12 m)
- Floor Space Ratio = there is not currently designated floor space ratio for the site
- Key Sites = the site doesn't fall under any key site

Future Conditions:

We have undertaken the following Urban Analysis Report with the understanding that Canterbury Council is currently undertaking a strategic review of its key statutory and development controls and specifically in respect of the Planning proposal to amend Canterbury LEP 2012 – Implementation of Canterbury Residential Development Strategy – Stage 1.

We also note that It has being requested of Council that the following changes be made in relation to this site:

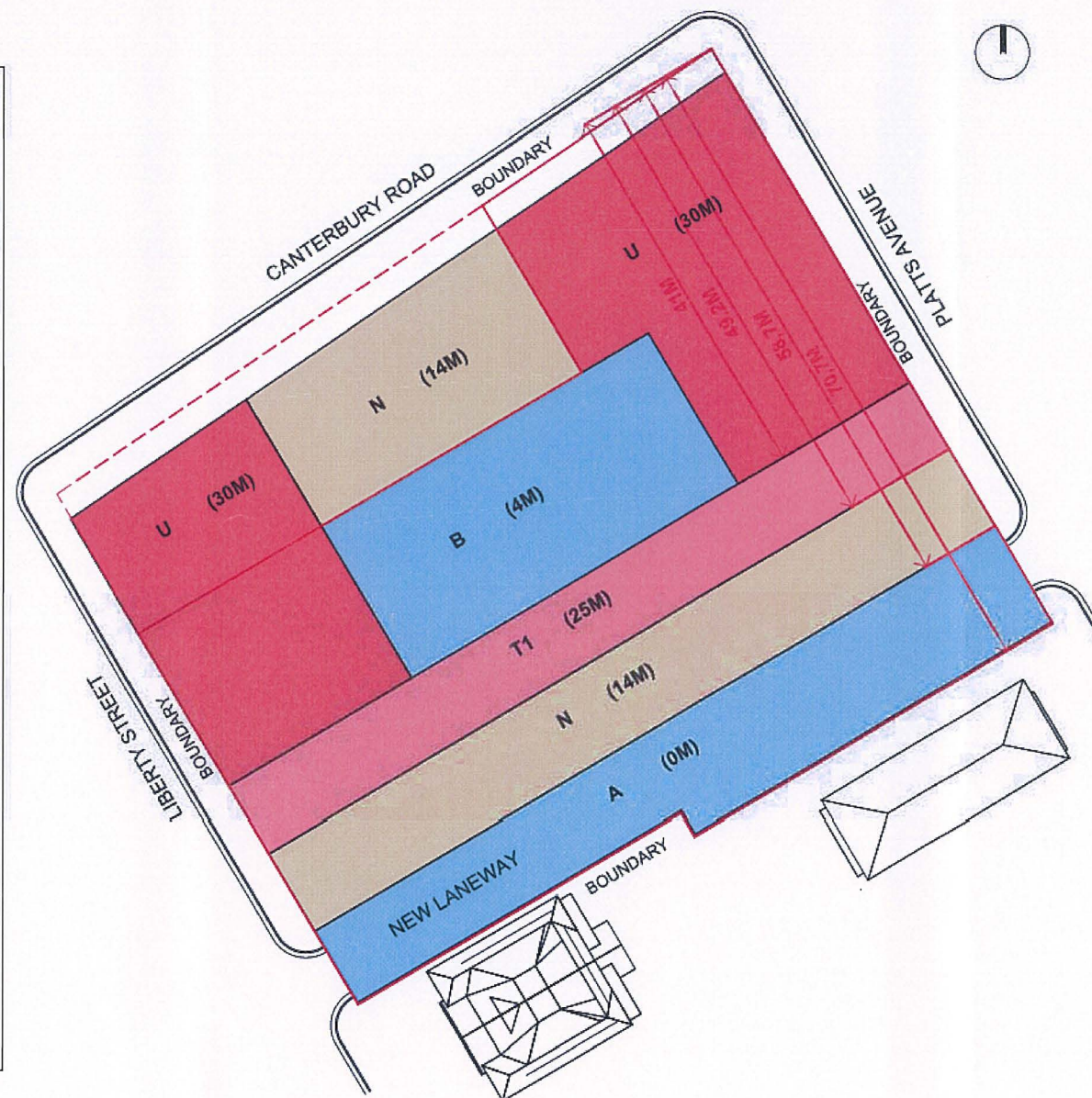
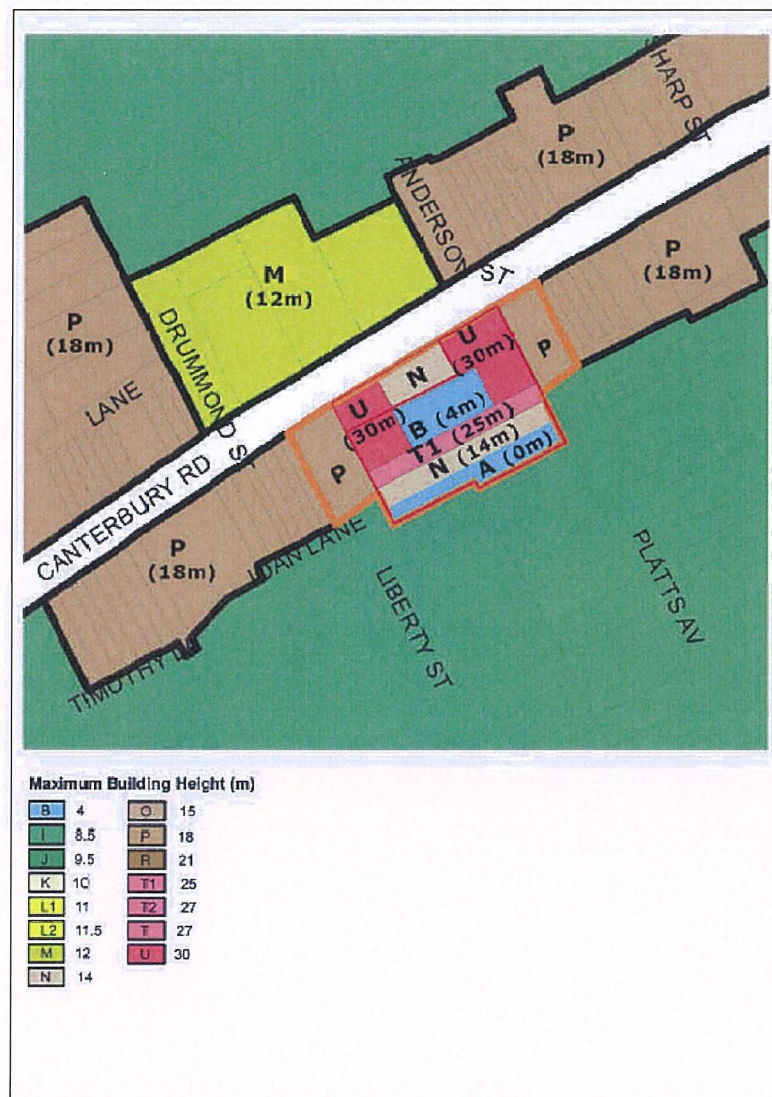
1. Confirmation of proposed B5 zoning along the Canterbury Road properties.
2. Amendment to the proposed zoning boundary at the southern edge of the site.
3. Amend in the existing 'generalized' height map for this site into a suggested 'stepped' height plan map with finer resolution.

10.1 Site Plan



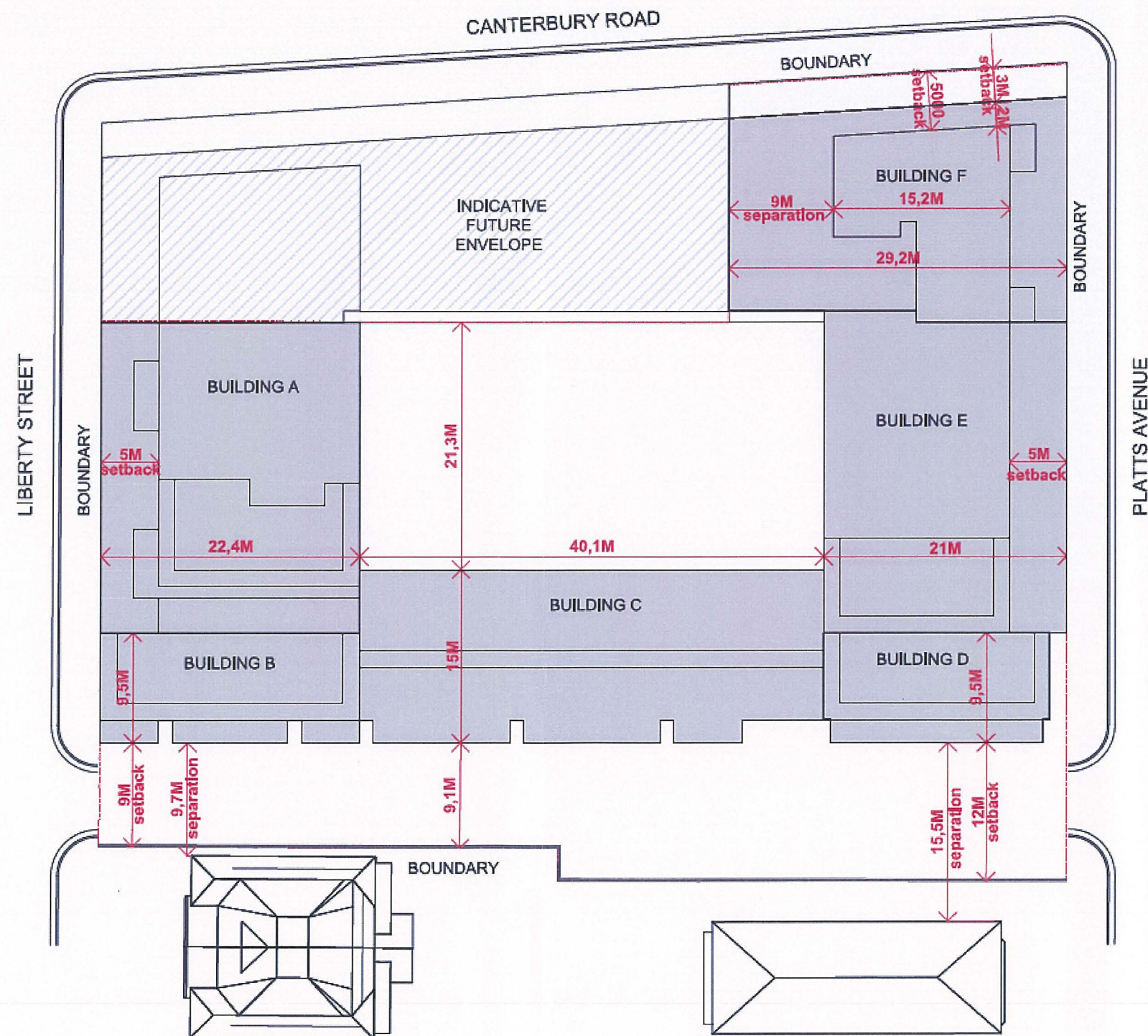
10. PLANS & SECTIONS

10.2 Building Height Plan



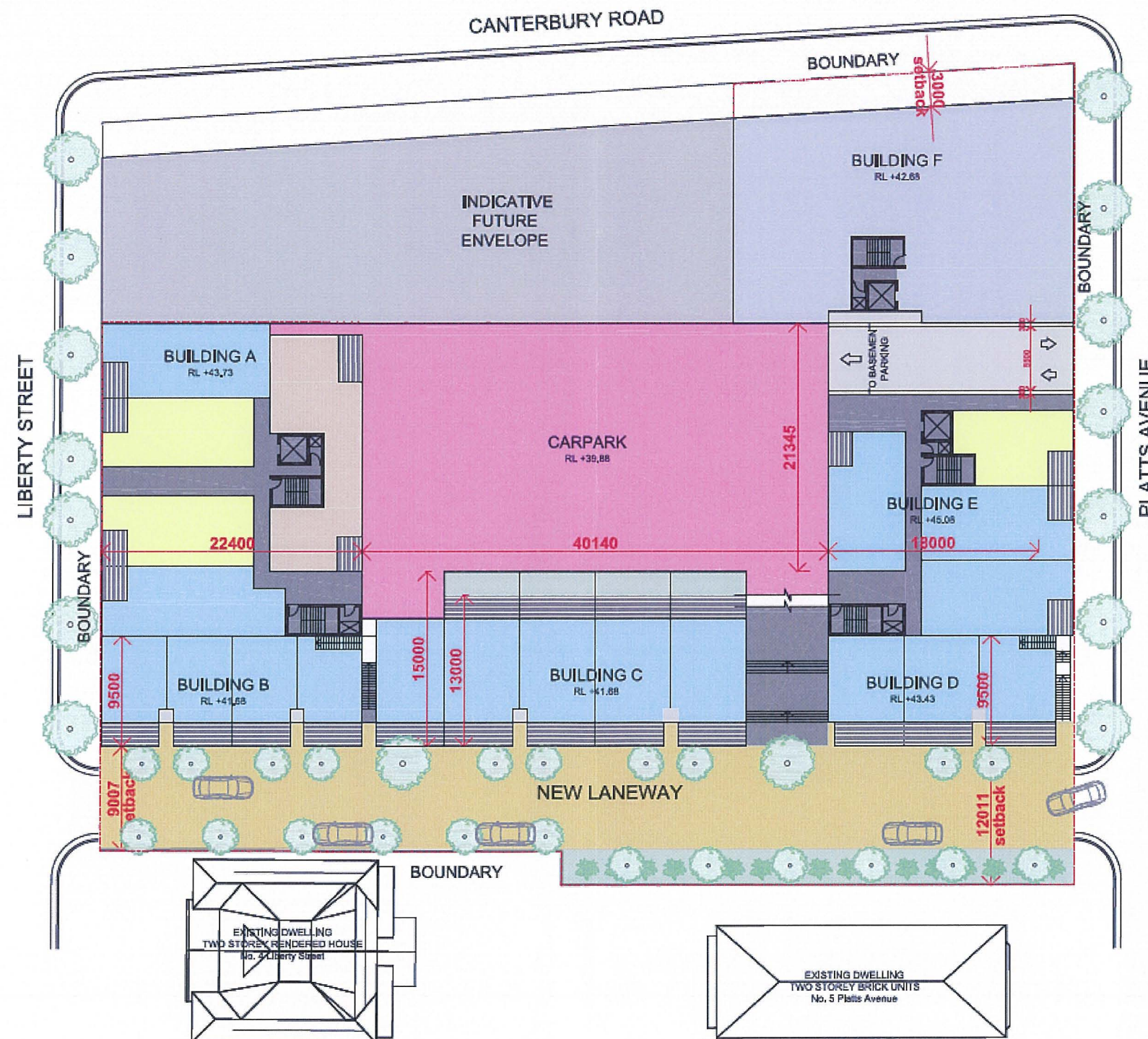
10. PLANS & SECTIONS

10.3 Setbacks



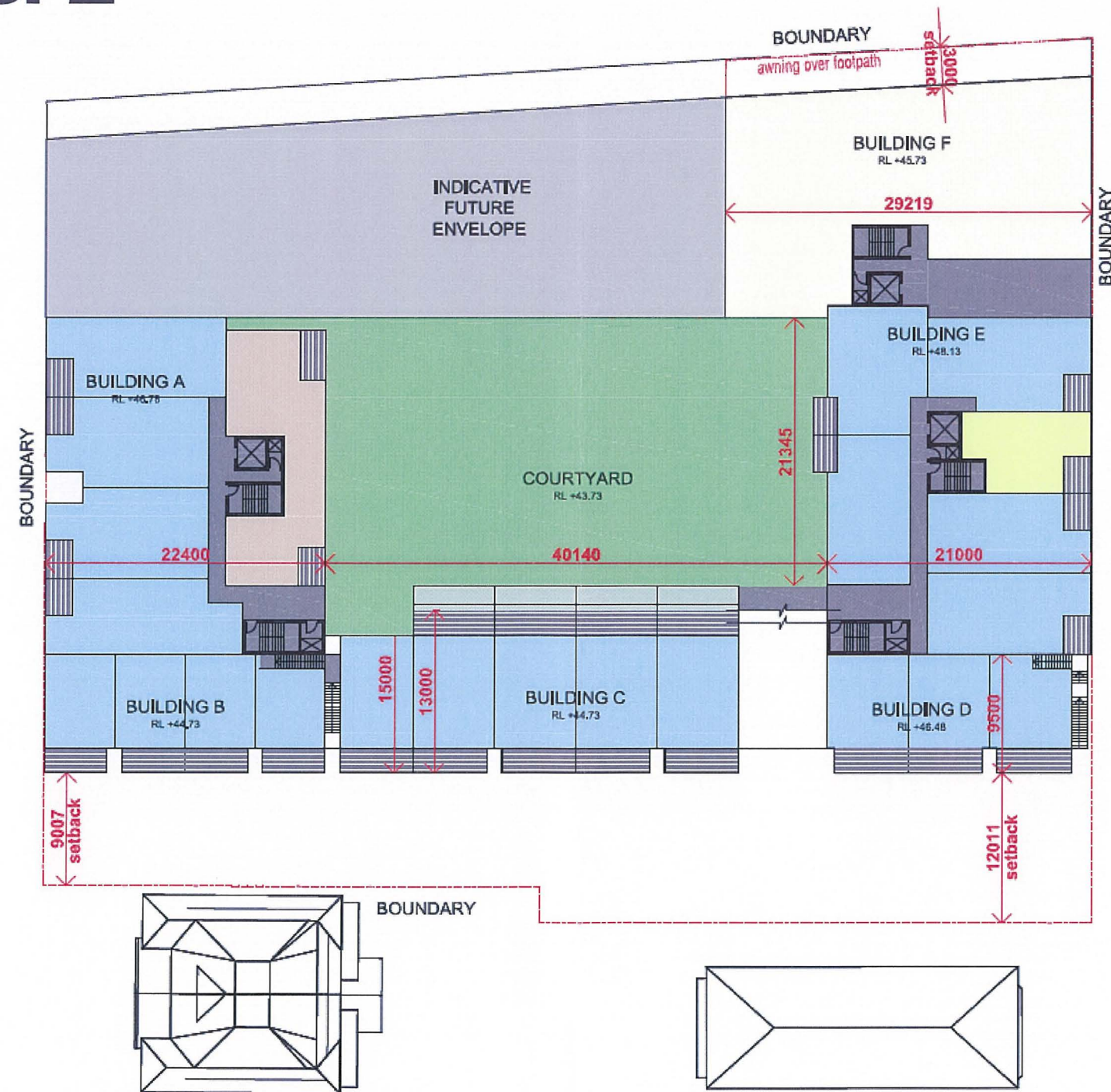
10. PLANS & SECTIONS

10.4 Level 1 Ground Floor



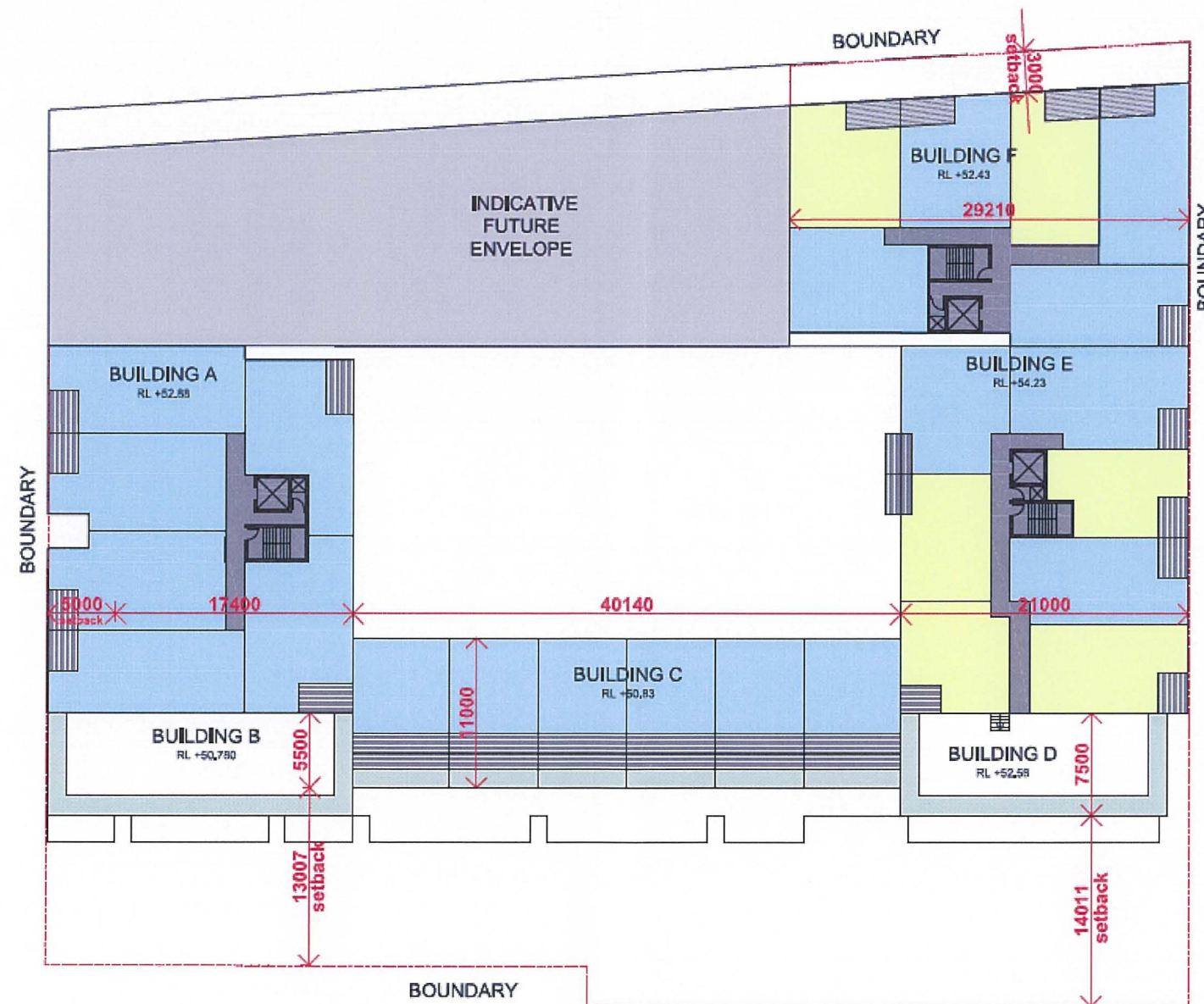
10. PLANS & SECTIONS

10.5 Level 2



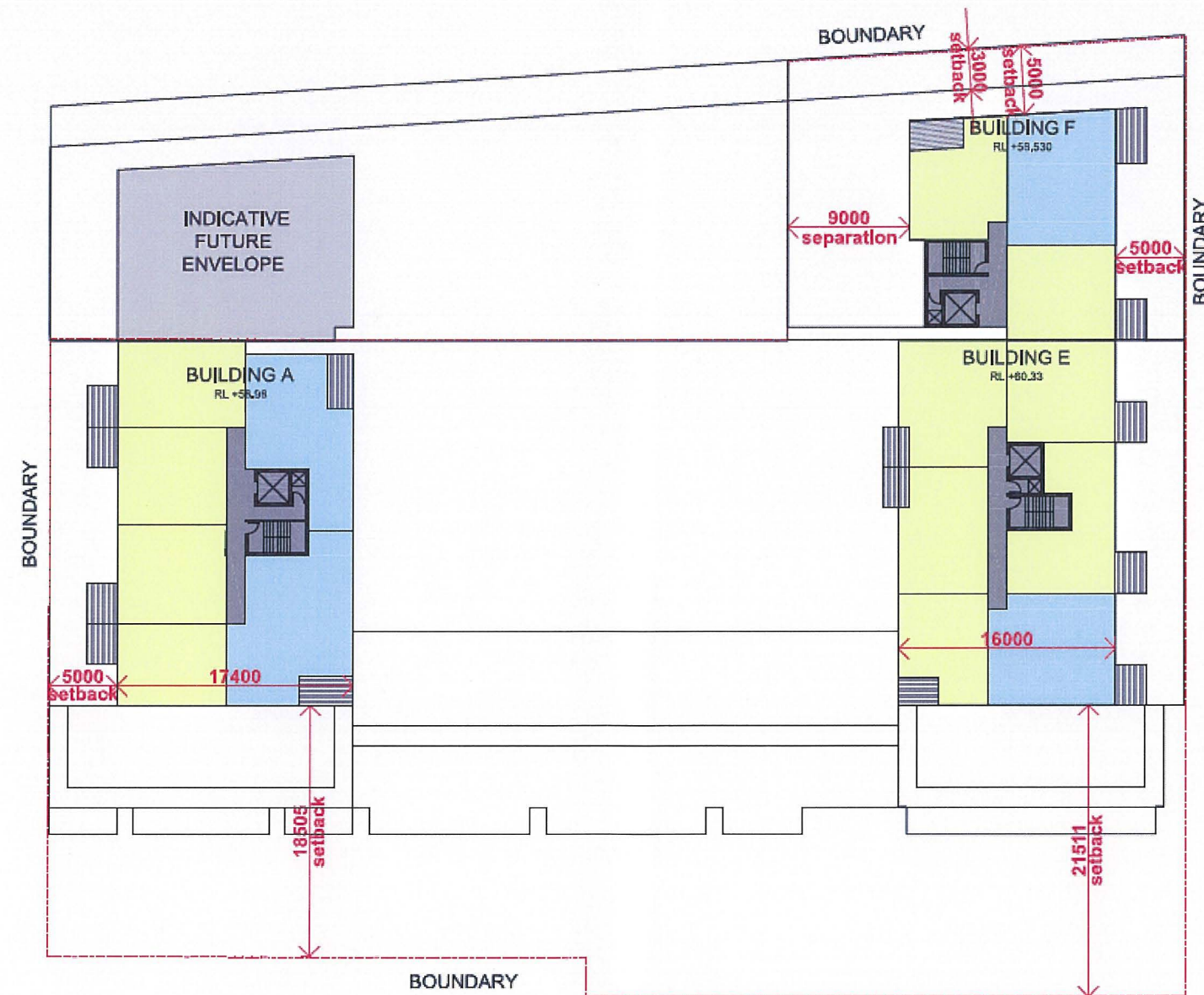
10. PLANS & SECTIONS

10.6 Level 4



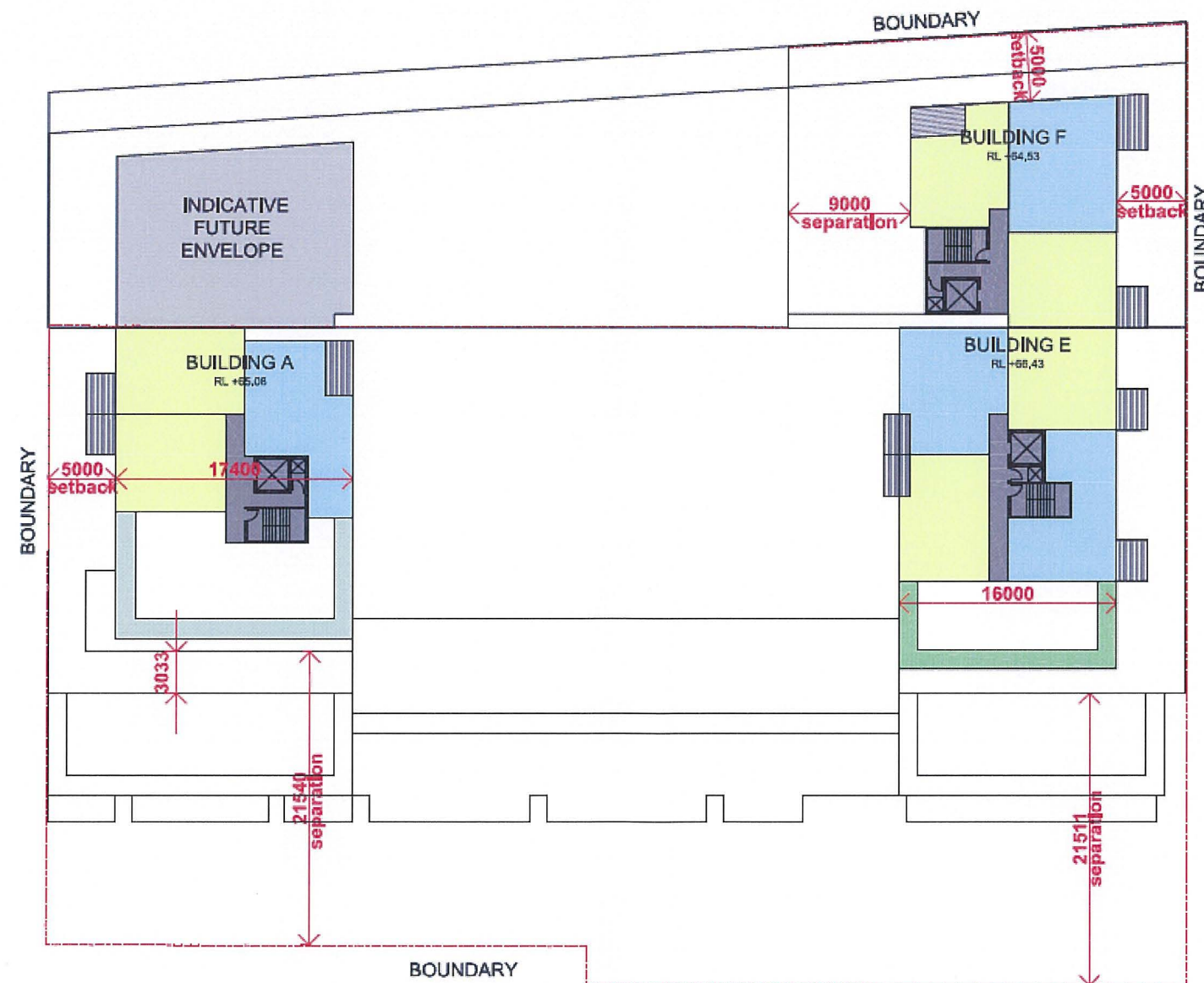
10. PLANS & SECTIONS

10.7 Level 6



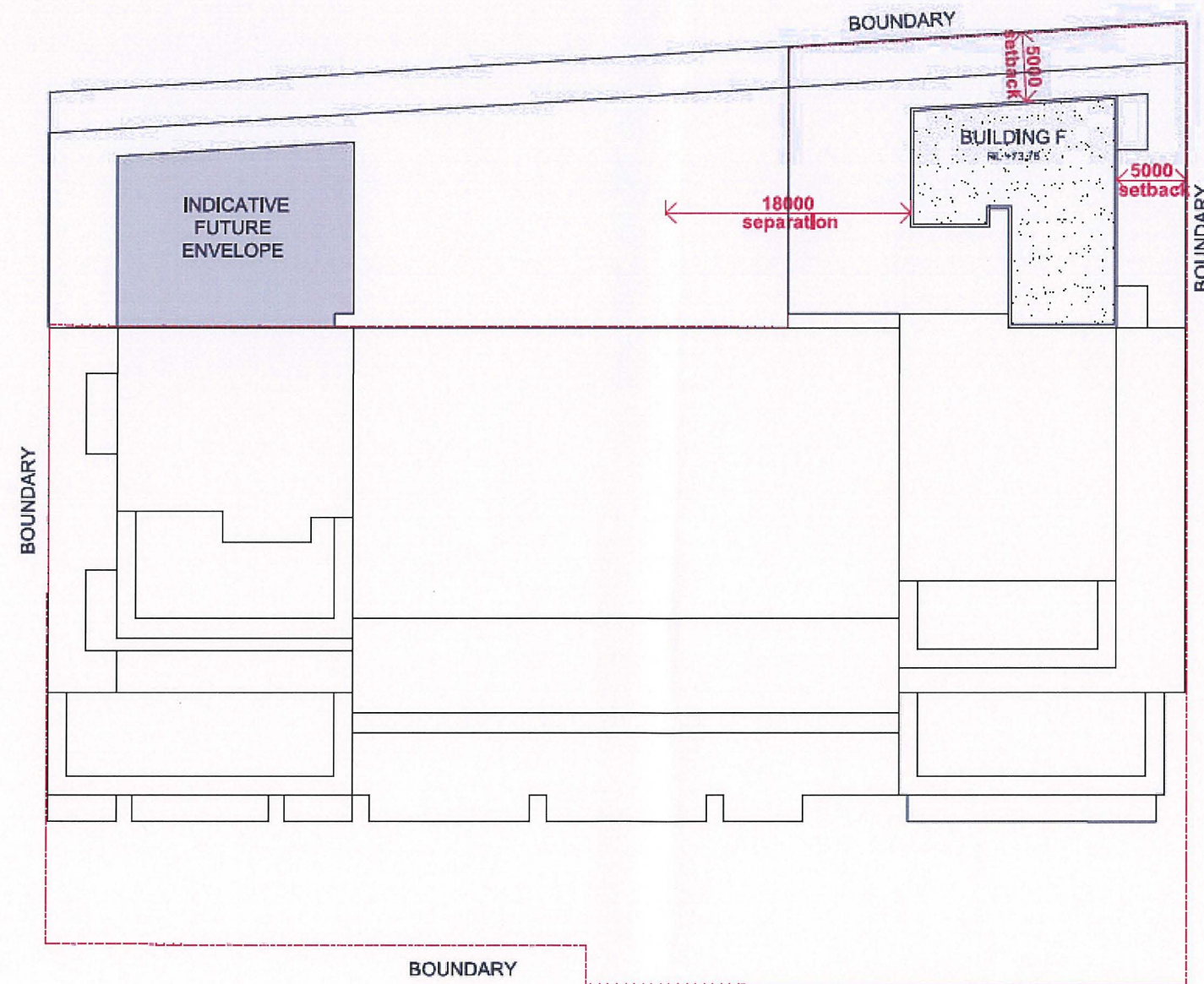
10. PLANS & SECTIONS

10.8 Level 8



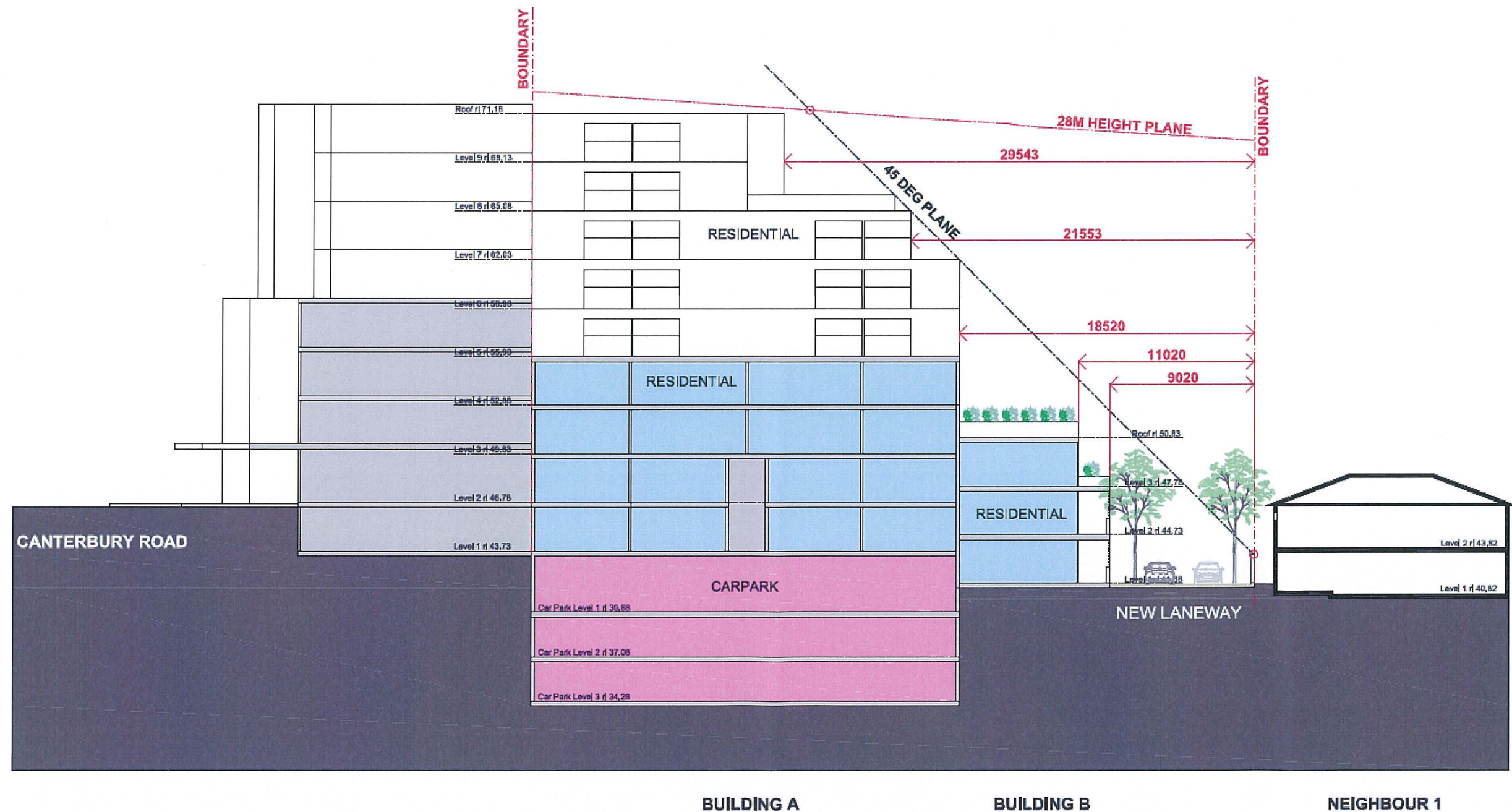
10. PLANS & SECTIONS

10.9 Roof Plan



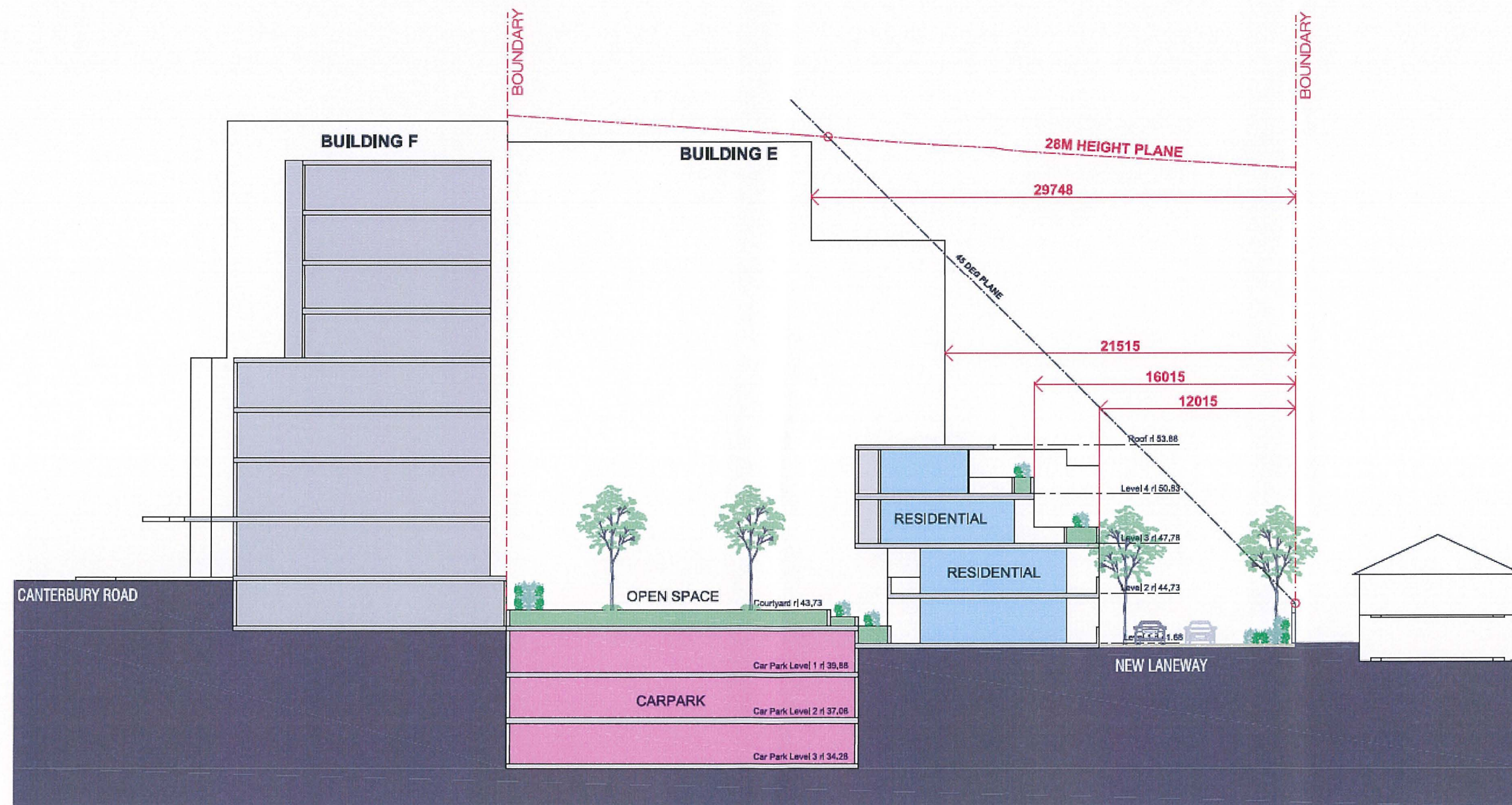
10. PLANS & SECTIONS

10.10 Section BB

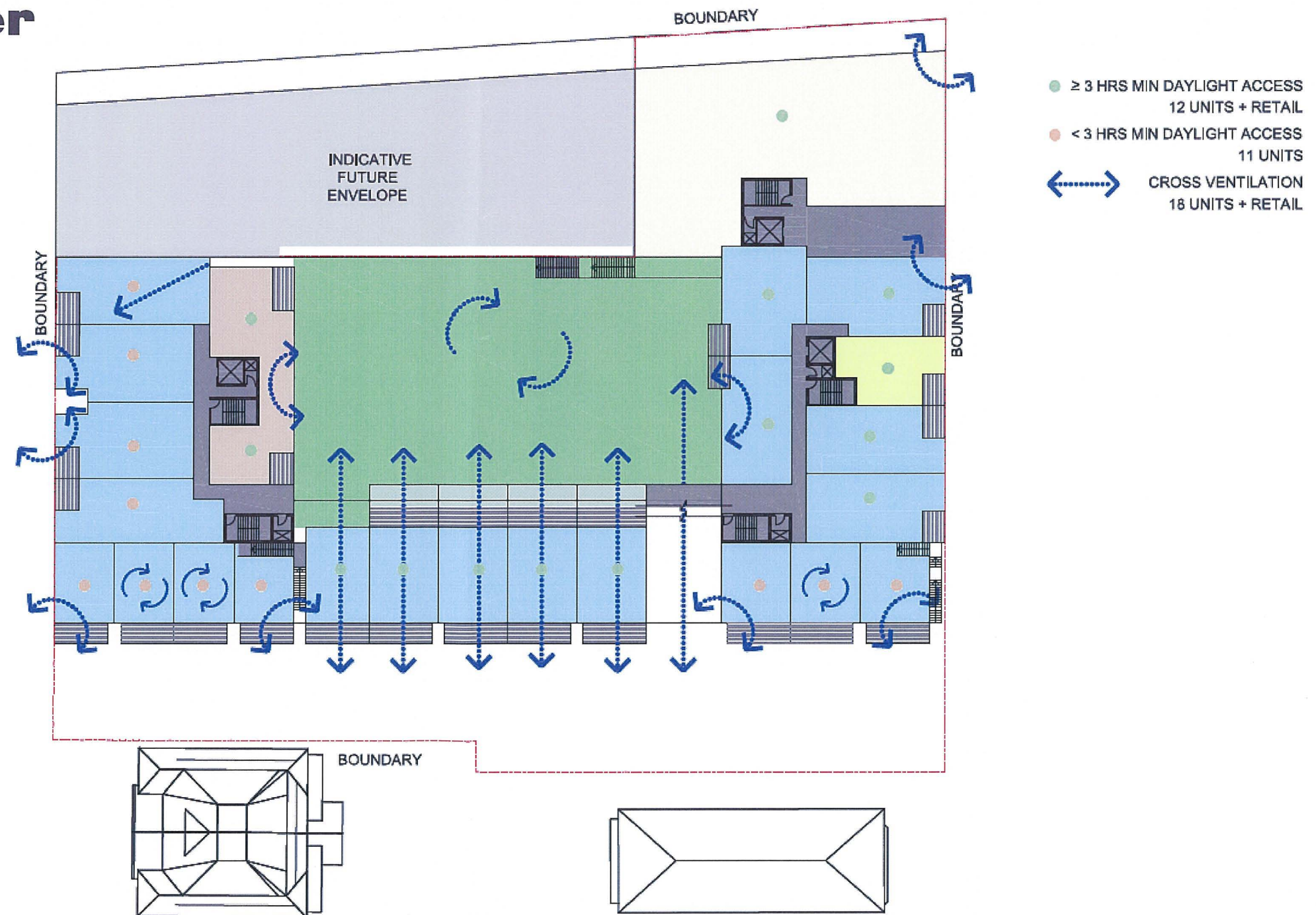


10. PLANS & SECTIONS

10.11 Section CC

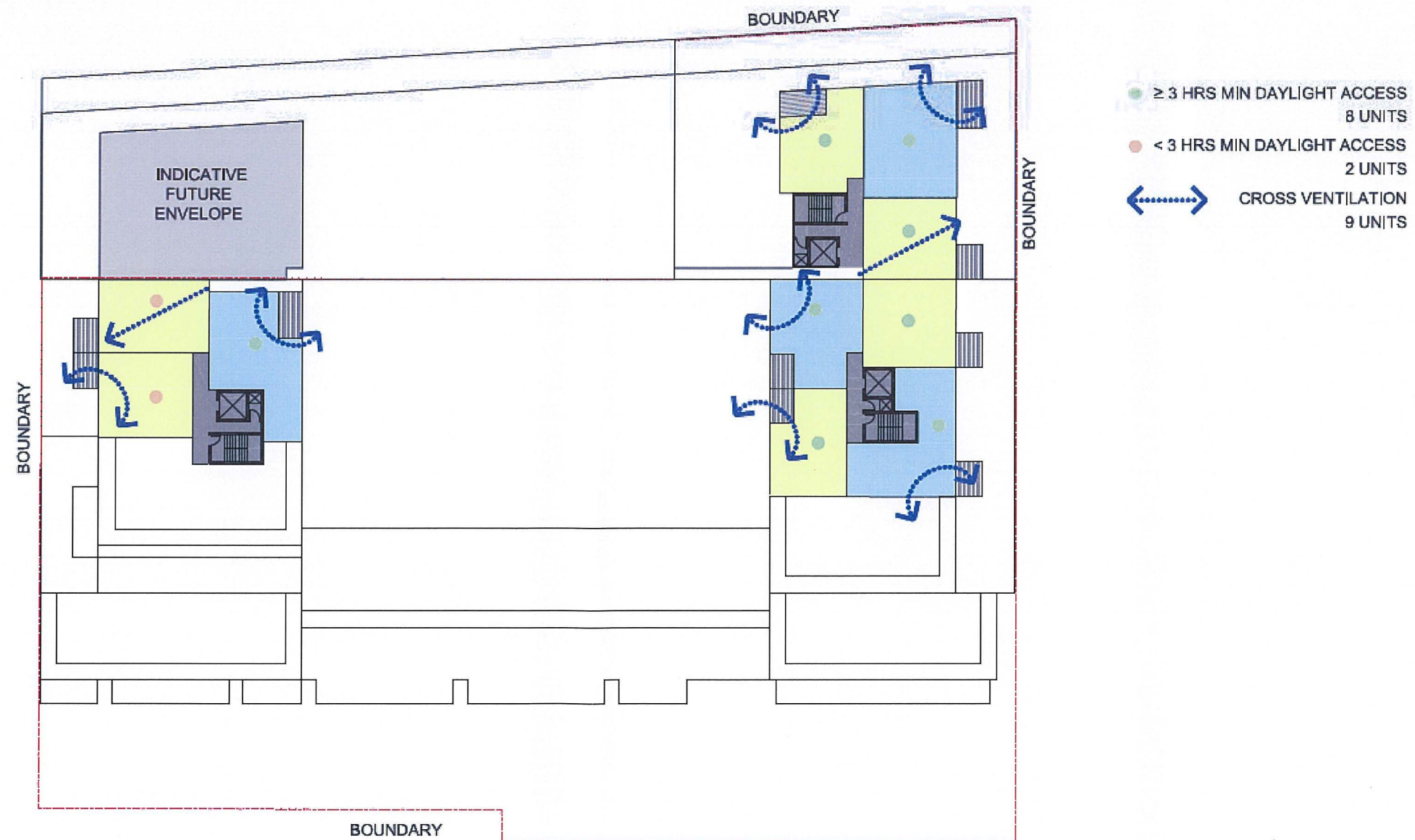


BUILDING C



1 1. Solar Access & Cross Ventilation

1 1.2 Upper



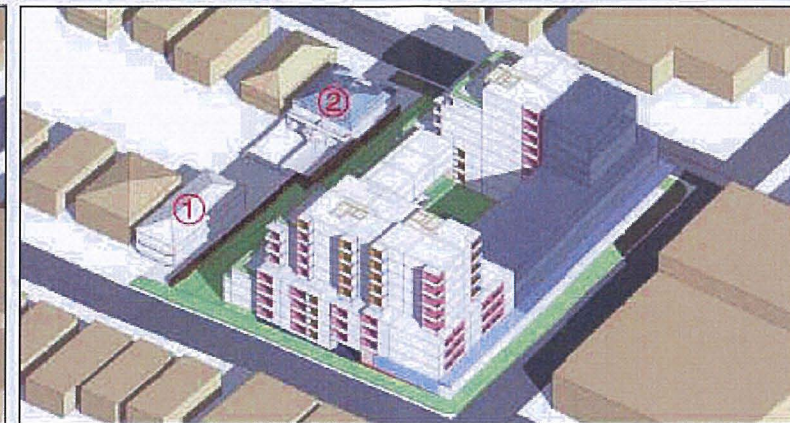
12. Shadow Diagram



9 AM- JUNE 21



10 AM- JUNE 21



11 AM- JUNE 21



12 PM- JUNE 21



1 PM - JUNE 21



2 PM- JUNE 21

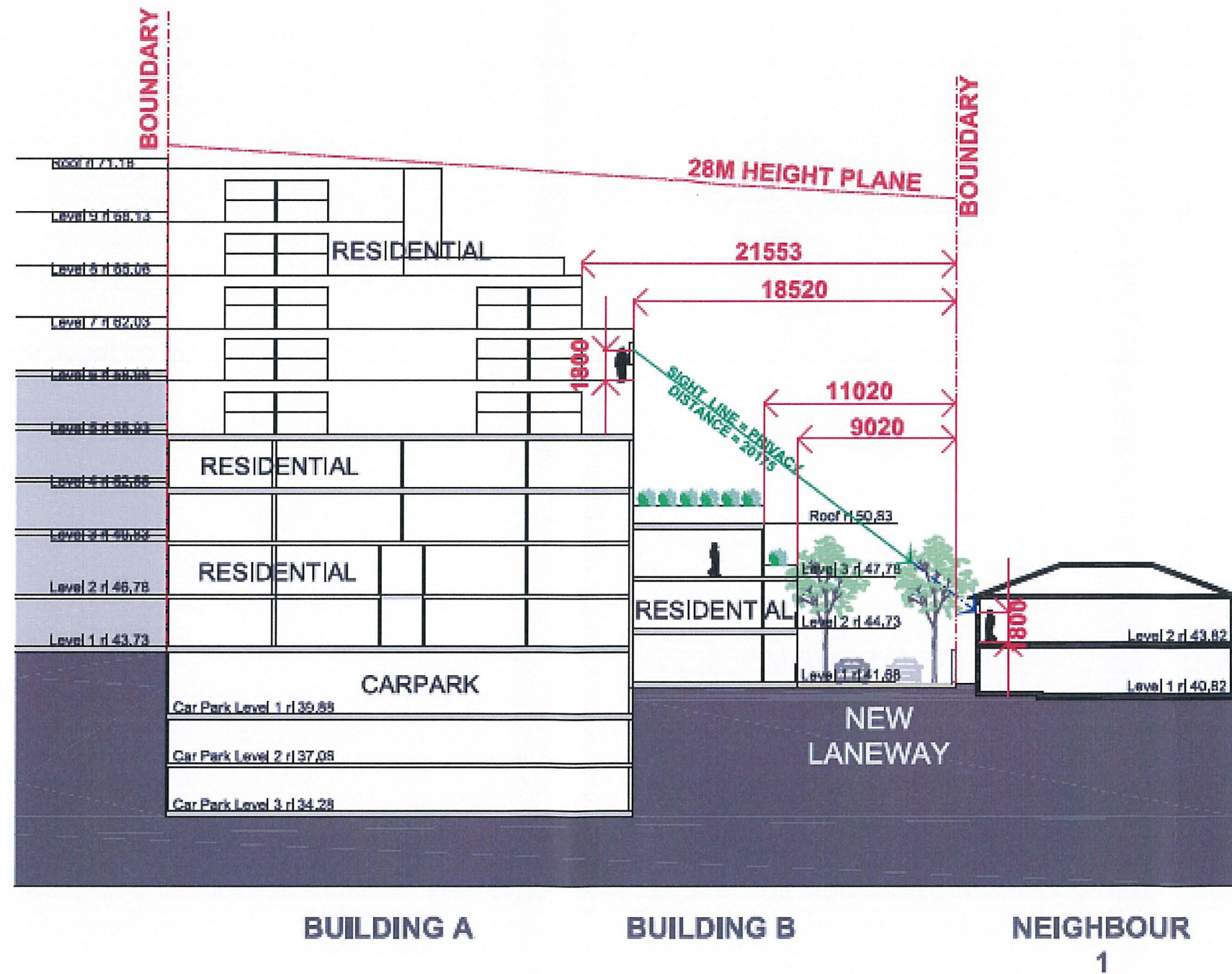


3 PM- JUNE 21

NEIGHBOURS SOLAR ACCESS SCHEDULE							
	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM
NEIGHBOUR 1 =							
NEIGHBOUR 2 =							
							3.0 HOURS
							3.0 HOURS
							3 HRS 100%

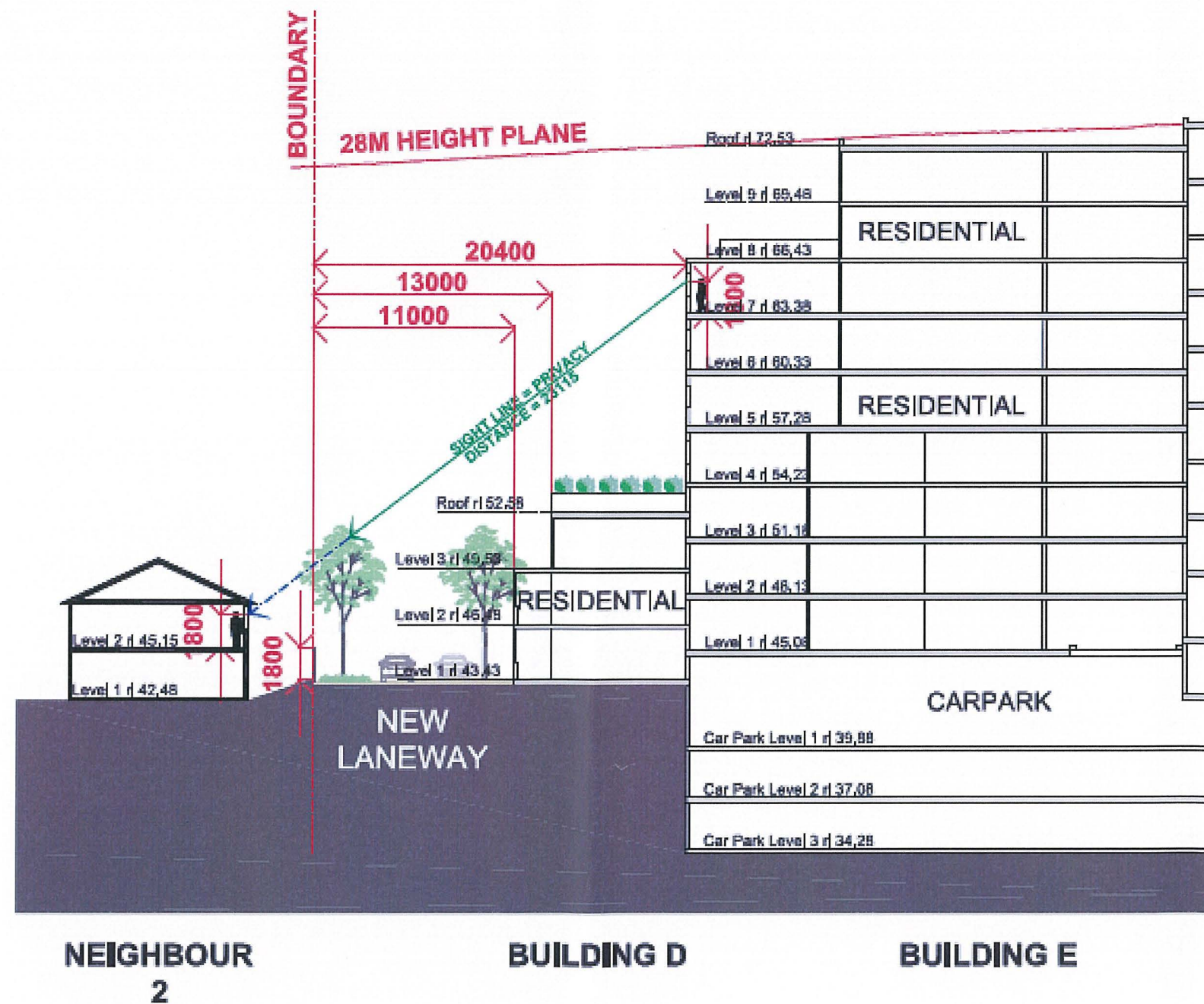
①② = 3 HOUR SUN

13. Privacy



BUILDINGS A& B - NEIGHBOR 1
(TOWARDS LIBERTY STREET)

13. Privacy



BUILDINGS D & E - NEIGHBOR 2
(TOWARDS PLATTS AVENUE)



14. Conclusion

- The sites bounded by Canterbury Rd, Liberty St and Platts Ave, offers a unique opportunity to develop a new retail and residential urban complex that removes the existing unsightly semi industrial use that compromises the housing stock immediately adjacent it on the south, and replace it with new, urbane and quality housing opportunities that can benefit from the sites proximity to Canterbury Hospital, local shopping and business centres, parks and adjacent Hotels and entertainment venues.
- The architectural queues will come from the modernist Bauhaus inspired J. Robbins Manufacturing Building directly opposite and the development will also implement best standard urban design experiences within and around the base of the building that promote a positive user experience via central, heavily landscaped courtyard spaces and hybrid shared vehicle and pedestrian walkways.
- It is an opportunity to create a benchmark outcome in an urban mix with a social agenda that promotes community interaction and a positive revitalisation as these older uses are naturally replaced with more vital and quality solutions to deal with future housing opportunities in areas with appropriate infrastructure.