

Masterplan

Masterplan Site Layout

Design Principles are derived from the Site Analysis, the Canterbury Town Centre and Riverfront Precinct Masterplan, the City of Canterbury's Community Facilities Plan and residential design principles based on the SEPP 65 Residential Flat Design Code.

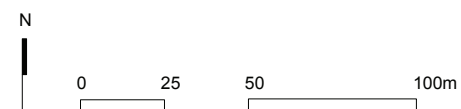
Design Principles for the Masterplan

The Masterplan :

- Provides pedestrian links from Canterbury Railway Station, adjacent to the railway line and through the site, to the riverfront parklands;
- Provides a community facility building to meet some of the community facility needs identified by the City of Canterbury;
- Locates a civic place adjacent to the community facility building. This civic place incorporates some of the largest existing trees on the site into a well landscaped place with multiple pedestrian through site links;
- Creates a communal courtyard with multiple openings between buildings;
- Retains all significant existing trees on site, to place the future development in a well-landscaped setting;
- Creates a substantial building setback from Close Street, that is appropriate to its location opposite the Riverfront Parklands. This is a greater building setback than the setbacks in the Development Control Plan applying to sites to the west of the subject site;
- Provides a transition of building height from the 6 to 8 storeys in Canterbury Town Centre to the 3 to 5 storeys in the residential buildings to the east of the site;
- Complies with the SEPP 65 Residential Flat Design Code “rules of thumb” for solar access and natural cross ventilation to apartments, building depths and building separations.



Figure 10: Masterplan Site Layout



Masterplan Building Envelopes

The Masterplan building envelopes contain residential apartments and community facilities. The envelopes are designed to comply with the SEPP 65 Residential Flat Design Code “rules of thumb” for solar access and natural cross ventilation to apartments, building depths and building separations.

Proposed Masterplan Building Envelopes

- 8 Storeys Residential
- 6 Storeys Residential
- 6 Storeys Mixed Use
- 3 Storeys Community Facilities

DCP Building Envelopes for future development

- 8 Storeys
- 6 Storeys
- 3 Storeys

Context

- Existing Buildings
- 6 Height of Buildings (No. of Storeys)
- Open Space
- Cooks River
- Bankstown Railway Line

Perspective Views

- 1 View from the southern Cooks River foreshore park (near Berna Street) Refer Page 17.
- 2 View from the northern Cooks River foreshore park to the subject site Refer Page 18.

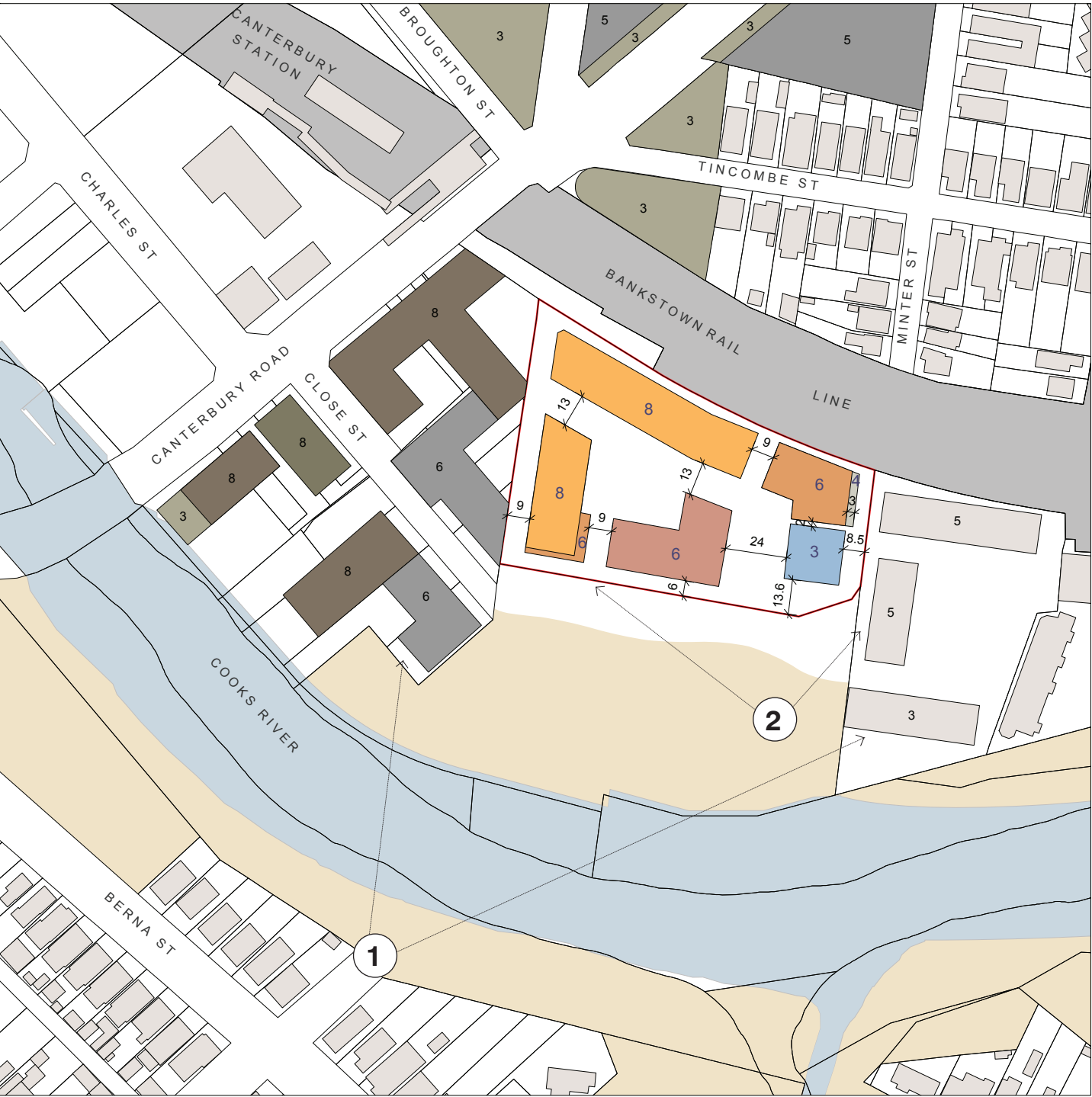
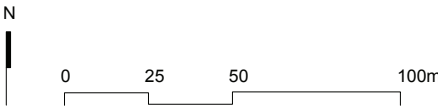


Figure 11: Proposed 2D building envelopes with future DCP 2012 building envelopes and existing buildings



Ground Floor / Level 1

The Masterplan Ground Floor level includes the through-site links to facilitate pedestrian connectivity. The proposed north-south pedestrian link is for public use and connects the subject site to Canterbury Railway Station. The east-west pedestrian link connects the residential component with the community building to the east.

The residential apartments on the ground level will provide casual surveillance of Close Street, the residential courtyard, pedestrian links and open space (15A Close Street) along the Cooks River foreshore. The restaurant/cafe proposed at the corner will provide activity to the proposed civic place and Close Street. Entry to the basement carpark is from Close Street.

The Masterplan contains a residential courtyard and civic place. The dimensions of the residential courtyard relate to the proposed 8 storey buildings. The civic place is proposed in between the community building and the restaurant/cafe. The width of the civic place is appropriate to the 6 storey residential building to the west and 3 storey community building to the east.

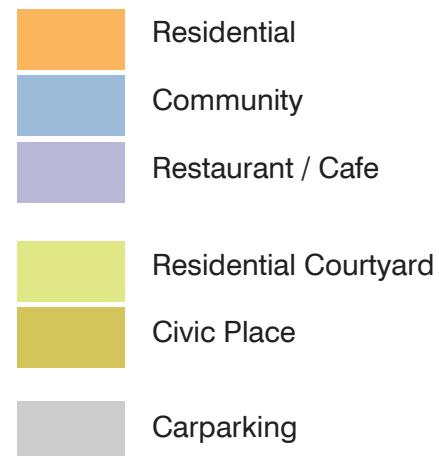


Figure 12: Proposed Ground Floor / Level 1

Existing Trees

A total of 63 trees were assessed in the Arborist Report, on and adjacent to the subject site. The location, foliage size and retention value of the trees is marked in Figure 13: Existing Trees. The building envelopes and extent of the basement carpark for the Masterplan considers location and retention value the trees. The Masterplan is designed to enable significant existing trees to be retained.

The tree sizes, location and retention values are extracted from the Arborist Report by Tree Wise Men (May 2014)

- Tree with Retention Value A
- Tree with Retention Value B
- Tree with Retention Value C
- Tree with Retention Value D
- Transplantable Tree

Retention Value A: 9 trees which should be retained.

Retention Value B: 32 trees which should be considered for retention.

Retention Value C: 11 trees which may be able to be retained if clear of construction.

Retention Value D: 11 trees which do not warrant retention.



Figure 13: Existing Trees



Building Uses and Floor Areas

Under the Masterplan, the community facilities gross floor area is 1,256 sqm. The total residential floor area is 24,240 sqm.

The Floor Space Ratio in the attached table is 2.38 : 1, based on the attached floor areas. The Floor Space Ratio recommended for inclusion in the Canterbury Local Environmental Plan 2013 is 2.4 : 1.

Method of Measurement of the Floor Areas

The areas that are stated above are in 2 categories :

1. Envelope Areas; and
2. Floor Space Areas

‘Envelope Area’ is the area in the drawn building envelope.

‘Floor Space Area’ is the area that complies with the state government’s standard definition of floor area as set out in the Canterbury Local Environmental Plan 2013.

The Envelope includes all balconies and walls, and also allow room for articulation of external walls by the architect, within the Envelope Area.

The Floor Space Area excludes balconies, external walls, lifts, fire stairs and car park entries and ramps, in accordance with the Canterbury LEP 2013 definition.

For commercial and community buildings, 90% of the envelope area is used to calculate the LEP floor area, as commercial and community buildings do not typically have balconies.

For residential buildings, 75% of the envelope area is used to calculate the LEP floor area, as residential buildings typically have balconies.

The LEP areas include lobbies, corridors and toilets/kitchens and lift cores. Property owners typically take out lobbies, corridors and toilets/kitchens and lift cores, from the LEP area, to achieve a nett lettable area. This would be a further reduction of the LEP areas stated in this table.

8th May 2014

Site Area	10,780					
Level	Envelope m2			GFA (LEP) m2		
	Community	Residential	Rest./Café	Community	Residential	Rest./Café
				0.9	0.75	0.9
1	465	4410	166	418.5	3307.5	149.4
2	465	4576		418.5	3432.0	
3	465	4576		418.5	3432.0	
4		4576		0.0	3432.0	
5		4513		0.0	3384.8	
6		4513		0.0	3384.8	
7		2578		0.0	1933.5	
8		2578		0.0	1933.5	
				1255.5	24240	149.4

Residential GFA	24240
Community GFA	1256
Rest./Café GFA	150
Total GFA	25646
FSR	2.38:1

Nett Lettable Area = Residential GFA X 0.9*

Nett Lettable Area = 24240 X 0.9 = 21816

No. of Apartments with a mix**:

21816 X 0.40 (40% X 1bed) = 158 X 1bedroom

21816 X 0.50 (50% X 2bed) = 136 X 2bedroom

21816 X 0.10 (10% X 3bed) = 21 X 3bedroom

Total apartments 315

Apartment sizes**:

1bedroom = 55sqm

2bedroom = 80 sqm

3bedroom = 100sqm

Car parking requirements based on Canterbury DCP 2012

158 (1 space per 1bedroom)

163 (1.2 spaces per 2bedroom)

42 (2 spaces per 3bedroom)

63 (1 space per 5 dwellings for visitors)

23 (Commercial use 1 space per 60 sqm - used for Commercial & Civic)

Total car spaces 449

*10% deduction for circulation space and party walls

**Apartment sizes and mix from the Sphere Land Economic Report - May 2013

Apartment mix may vary in future development proposals. The mix is shown here in order to calculate parking numbers



Figure 14: View from the southern Cooks River foreshore park near Berna Street. The proposed 8 storey height of buildings at the western end of the site matches the building heights in the adjacent land in the Town Centre. The perspective shows the future north-south pedestrian link along the western boundary of the site. The residential buildings along the Close Street frontage will provide casual surveillance of Close Street and the open space of the Cooks River Foreshore. The buildings step down from 8 storeys to 3 storeys in height from west to east and provide a suitable transition in scale.



Figure 15: View from the northern Cooks River foreshore park. The Civic Place dimensions are appropriate to the 6 storey residential building to the west and 3 storey community building to the east. The restaurant/cafe premise on the corner provides activity and casual surveillance of Civic Place and the adjoining open space. The proposed building heights range from 8 storeys to 3 storeys and provide transition to the neighbouring 3 storey residential development to the east of the site.