



Urban Design Study 15 Close Street Canterbury NSW

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Introduction

1 Introduction

1.1 Introduction

This Urban Design Study for the site at 15 Close Street Canterbury accompanies the planning study by JBA Planning for the proposed re-zoning of the site for the City of Canterbury. This Urban Design Study provides a Masterplan for the site, which includes proposed land uses, public and communal spaces, through site links, and building setbacks, building separations and building heights. The intent of this Urban Design Study is to provide the basis for the proposed Zoning, Height of Building and Floor Space Ratio controls in the Gateway process leading to the future Local Environmental Plan controls for the site.

1.2 Local Context

The site is located adjacent to the eastern boundary of the Canterbury Town Centre. It has residential apartment buildings and the historic Sugarmill to the east (Figure 1).

1.3 Planning Context

The site is currently zoned as RE1 'Public Recreation'. The floor space ratios for land adjacent to the site in the Town Centre vary between 2.75 and 3:1. The building height limits for the Town Centre west of the site vary between 6 to 8 storeys, while the existing residential to the east of the site is 3 to 5 storeys (Figures 2, 3 and 4).



Figure 1: Site Location

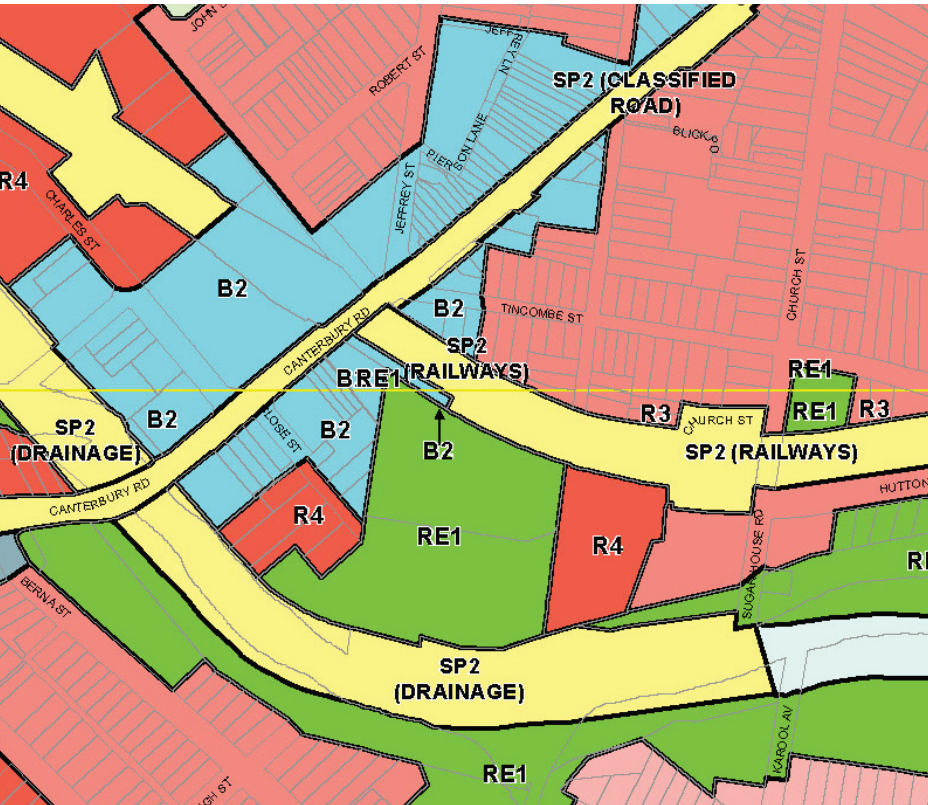


Figure 2: Zoning

Land Zoning Map - Sheet LZN_007

- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B5 Business Development
 - B6 Enterprise Corridor
 - E1 National Parks and Nature Reserves
 - IN1 General Industrial
 - IN2 Light Industrial
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R4 High Density Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - SP2 Infrastructure
 - W1 Natural Waterways
 - UL Unzoned Land
- Cadastre**
- Cadastre 01/02/12 © Land & Property Information (LPI)

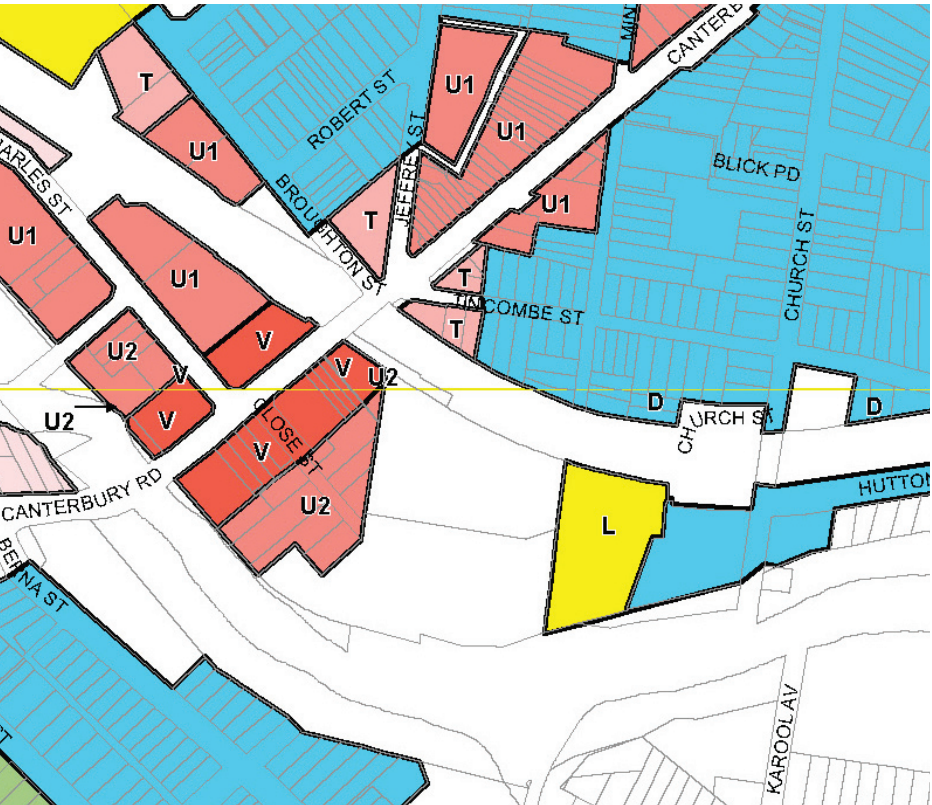


Figure 3: Floor Space Ratio

Floor Space Ratio Map - Sheet FSR_007

- Maximum Floor Space Ratio (n:1)**
- D 0.5
 - I 0.75
 - L 0.9
 - N 1
 - R 1.4
 - S1 1.5
 - S2 1.6
 - S3 1.8
 - T 2
 - U1 2.5
 - U2 2.75
 - V 3
- Cadastre**
- Cadastre 01/02/12 © Land & Property Information (LPI)

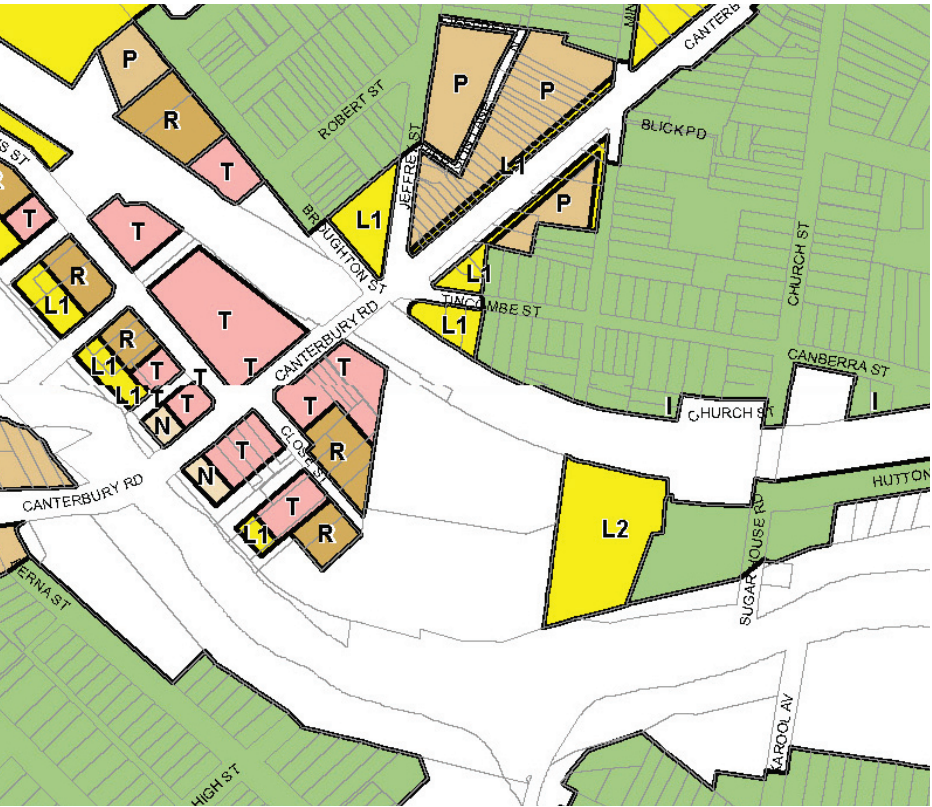


Figure 4: Height of Buildings

Height Of Buildings Map - Sheet HOB_007

- Maximum Building Height (m)**
- B 4
 - I 8.5
 - J 9.5
 - K 10
 - L1 11
 - L2 11.5
 - M 12
 - N 14
 - P 18
 - R 21
 - T 27
 - U 30
- Cadastre**
- Cadastre 01/02/12 © Land & Property Information (LPI)

Current development controls for Zoning, Floor Space Ratio and Height of Buildings (extracted from Canterbury Local Environmental Plan 2012)

1.4 Canterbury LGA Planning and Strategy

1.4.1 Relationship of this site to the Canterbury Town Centre and Riverfront Precinct Masterplan

This site is located between the Canterbury Town Centre to the west, and the existing residential apartment buildings to the east. The site addresses the Cooks River parklands to the south. The Riverfront Parklands and existing trees in Close Street place the site within a landscaped setting. The opportunity exists for development of the site to make a transition in scale between the development controls of the Town Centre and the existing residential apartment buildings to the east.

1.4.2 Canterbury Town Centre and Riverfront Precinct Master Plan

Various public domain upgrades are planned as part of the redevelopment of the Riverfront Precinct. These upgrades will deliver local amenities for the site.

According to the Canterbury Riverfront Precinct Public Domain Strategy (2007) and the Canterbury Town Centre and Riverfront Precinct Development Contribution Plan (2011), the future works will include:

- Water supply and sewerage discharge capacity enhancements;
- New and upgraded streets;
- Upgraded intersections;
- New urban places / spaces;
- Stormwater drainage improvements;
- Other utility upgrades.

1.4.3 Community Facility Plan for City of Canterbury, January 2006

The Community Facility Plan for the City of Canterbury (January 2006) states that there is a demand for multipurpose community arts and cultural facilities. There is no dedicated facility in the LGA, however benchmarks indicate that the community could use up to five centres in the LGA.

The proposed rezoning of this site in Close Street offers the opportunity for the provision of a community facility in close proximity to Canterbury Town Centre.

In the Council Community Facility Plan, the areas used for the Community Centres vary between 150-250m² up to the large scale performance space of the Orion, which is 1,485m² in size.

Through the Community Facility Plan, the City of Canterbury has the opportunity to prioritise the facilities needed for the community. This Close Street Canterbury site provides the opportunity to meet one or more of those needs. Approximately 1,256 sqm of floor area has been provided for community facilities as part of this Masterplan.



Figure 5: Existing height controls for the Town Centre (DCP 2012 Part 3 - Business Centres)

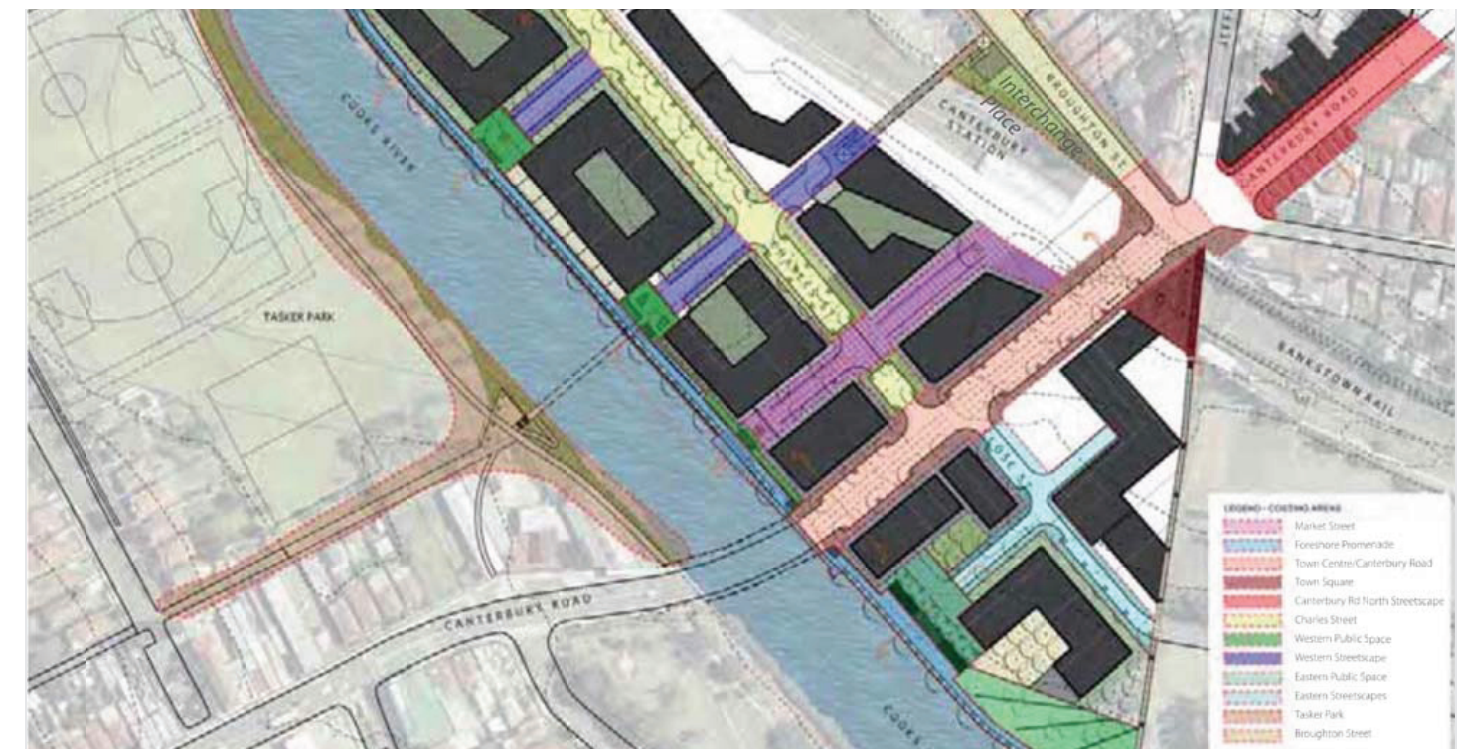


Figure 6: Proposed Town Centre Master Plan (DCP 2012 Part 3 - Business Centres)

Analysis

2 Analysis

2.1 The Site

The site is owned by the Council and was previously used as a bowling club. The site area is 10,780m². It has an average slope of 1:12.5.

The site is bounded by:

- A medium density residential development to the east,
- Cooks River parklands to the south,
- A railway line to the north, and
- A warehouse (which will be developed as a 6-8 storey residential in the future Town Centre redevelopment) to the west.

2.2 Existing Trees

The site is currently endowed with stands of trees concentrated on the Close Street boundary and the railway line boundary. These trees are important to the streetscape character of Close Street and the pedestrian path along the southern boundary of the railway line.

An arborist's report has been completed to provide professional advice regarding the characteristics of each tree, its retention value, and the methodology for keeping trees that are recommended for retention. The retention of trees is a criterion in the location of building envelopes and carparking in this Urban Design Study.

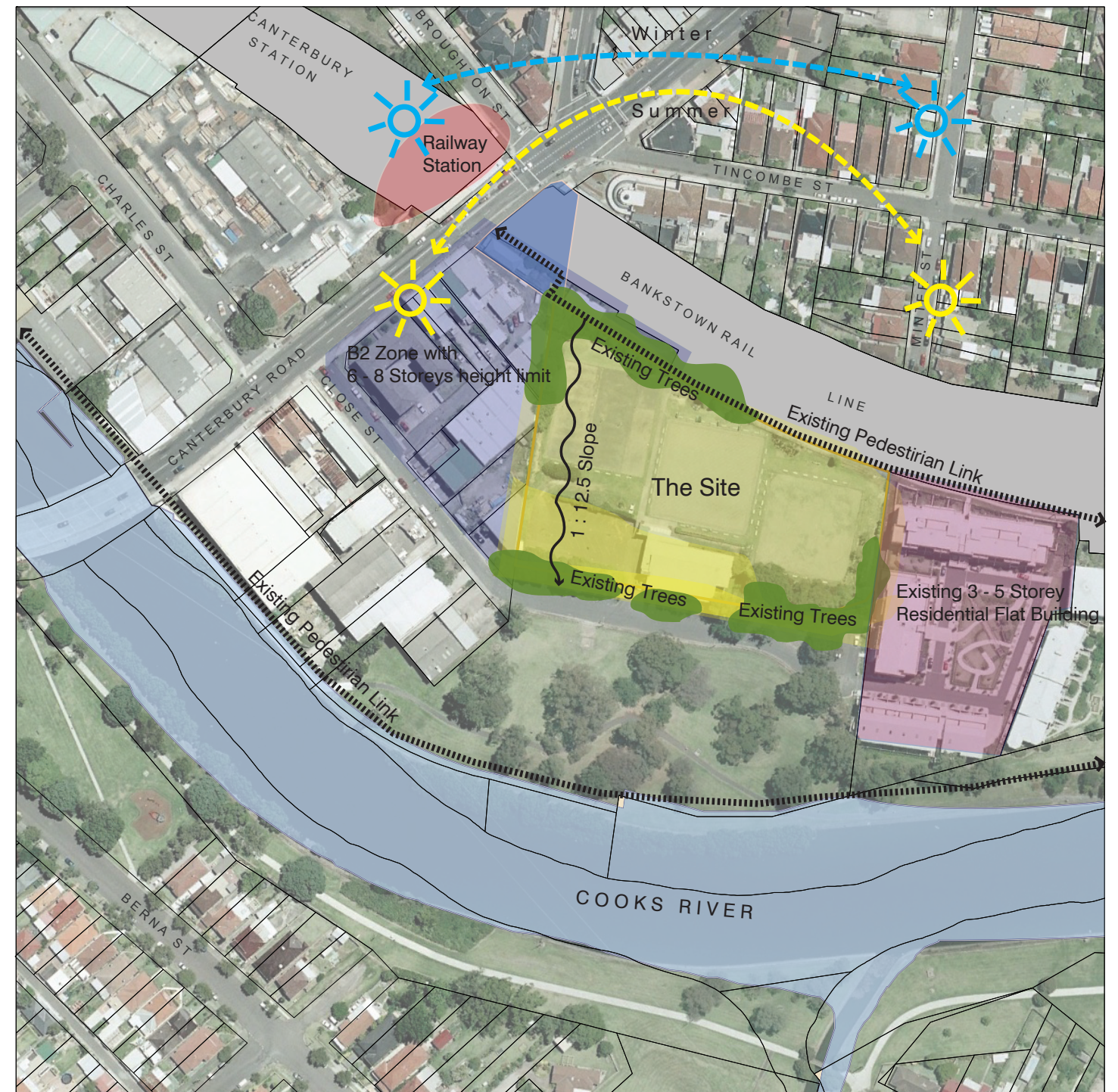
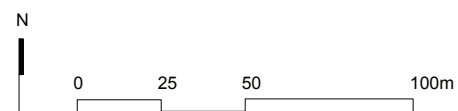


Figure 7: Site & Context Analysis Drawing



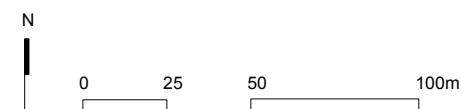
2.3 Topography and 100 year flood line

The topography of the Canterbury Town Centre to the west of the site comprises a constant fall down to the river, and the 100 year flood line impacts upon the form of development possible on sites fronting the river. The 100 year flood line passes through the Riverfront Parklands to the south of the subject site, and has no impact on the future development of the site.

The topography within the boundaries of the site has been substantially altered by the construction of the 3 bowling greens, and there are steep falls from the bowling greens down to Close Street. Any future development of the site will involve excavation for carparking and re-construction of the site levels for buildings, therefore the current on-site contours are not relevant to the future siting or form of development.



Figure 8: Topography and 100 Year Flood Line



2.4 Key Views to the Site

The location of the site near to the Cooks River, Canterbury Road and the Bankstown Railway Line makes it visible from a number of key locations. The key locations that have been identified are all in the public domain.

Canterbury Town Centre is rapidly developing. Many sites are at pre-development application stage, have already gained development approval, or are under construction. A number of these sites are on the eastern side of Canterbury Road close to the subject site. The form of these developments is similar to the building envelopes contained in the Canterbury Town Centre DCP. The building envelopes in the DCP are shown in the 3D views of the Masterplan building envelopes for the subject site. The building envelopes provide an indication of the future scale of development in this rapidly developing Town Centre.

The key views identified in this aerial photo correspond to the views of the Masterplan building envelopes in this report - Refer Section 5 Views.

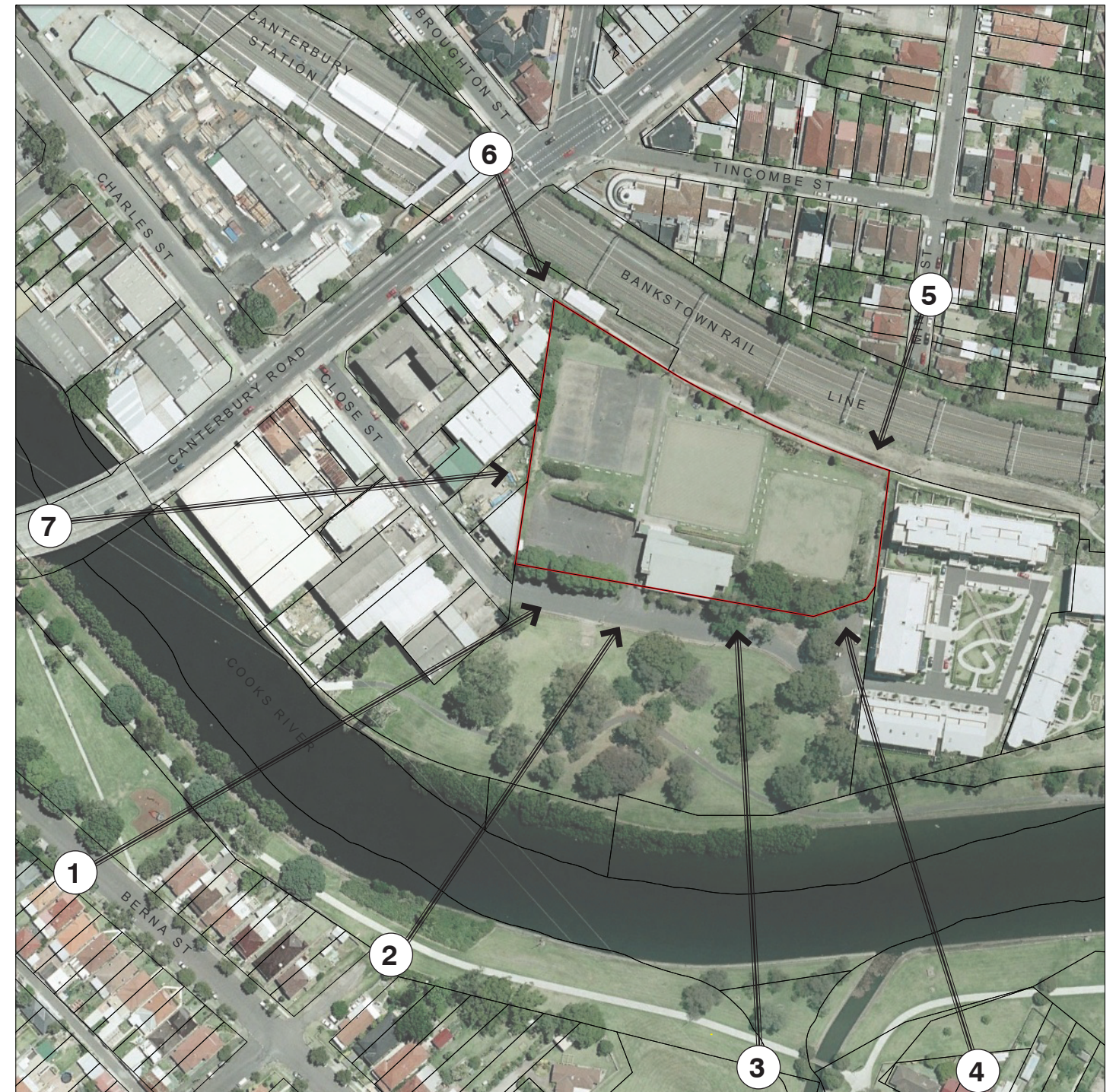


Figure 9: Key Views towards the Site

