

[REDACTED]

[REDACTED]

Saturday 4th May 2024

Canterbury Bankstown City Council
PO Box 8,
Bankstown NSW 2885

Site: Planning Proposal application for 913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl (Club Punchbowl)
RE: Consideration of proposal at the Canterbury Bankstown Local Planning Panel

Dear Sir/Madam

I hope this email finds you well

I am writing to address the Planning Proposal Application submitted for the redevelopment of the sites located at 913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl, commonly known as Club Punchbowl. Specifically, I wish to express my concerns regarding the proposal under consideration by the Canterbury Bankstown Local Planning Panel, as outlined in the letter dated April 29th, 2024, received from Council.

The application aims to amend the planning controls applicable to the site under the Canterbury Bankstown Local Environmental Plan 2023. The proposed changes include:

1. Rezoning the sites 913-921B from R2 Low Density Residential to R4 High Density Residential.

In response, I would like to highlight that these lots have never been part of the Bankstown/Canterbury Road Corridor Design Zone. Moreover, considering the council's Land Use and Infrastructure plan, particularly in relation to the 400m and 800m zones from local precinct centres and transportation hubs, the proposed changes may exacerbate existing traffic congestion and parking issues in the area. The site is located 1.2km from Punchbowl Railway Station to be noted, also a burden on traffic and congestion for local residents, which has not been addressed by Council.

2. Applying new maximum building heights ranging from 11m to 38m (up to 11 storeys).

It is crucial to note that these land lots are situated on the fringe of the boundary between the local precincts of Bankstown and Canterbury Council. The proposed heights raise concerns regarding privacy infringement on surrounding residences and the potential for overdevelopment in a predominantly residential area. The zone is not within the city centre precinct and is not compatible with Local Residential Area. Existing B1 Zone with a 4-5 storey and maximum height of 17m such as developments along Canterbury Road, seem to be a more suitable allowance as the proposed site adjoins Zone 2 residential area.

[REDACTED]

3. Applying a new maximum Floor Space Ratio (FSR) of 2.1:1 on 923-925 Punchbowl Road and 21 Canterbury Road and, on 913-921B Punchbowl Road

The proposed increase in FSR, particularly for existing Zone B1 lots on Canterbury Road, raises significant concerns about exacerbating existing parking issues and the strain on local infrastructure. For many years, local residents have been suffering from the overflow of the carpark from the club especially at festival times and large events. With the increase in volume of residents and visitors to such a proposal, the main roads cannot cope. They are already heavily congested with traffic and the problem with off street parking is the icing on top. Additionally, the potential flood-related issues associated with the proposed underground basements need to be comprehensively addressed in the application.

4. Amending Schedule 2 to allow for 'tourist and visitor accommodation', 'function centres', and 'registered club' on 923-925 Punchbowl Road and 21 Canterbury Road

The proposed inclusion of tourist accommodation and function centres in the area raises concerns about increased traffic congestion and parking demand, particularly near the intersection of Punchbowl and Canterbury Road. It is essential to consider the implications of such developments on the surrounding residential area's social fabric and existing amenities.

Furthermore, the proposed increase in building height and FSR for the site at 23 Canterbury Road warrants careful consideration, as it may further exacerbate existing concerns regarding overdevelopment and strain on local services and amenities.

In conclusion, I urge the Canterbury/Bankstown Council and the Local Planning Panel to carefully consider the concerns raised and ultimately refuse the proposed planning application in its current form.

Thank you for your attention to this matter.

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 6 May 2024 4:06 PM
To: [REDACTED]
Subject: FW: Submission regarding the Planning proposal for 913-925 Punchbowl Road & 21-23 Canterbury Road Punchbowl

FYI

From: [REDACTED]
Sent: Sunday, 5 May 2024 9:45 PM
To: Governance and Property Services <govn.team@cbc.city.nsw.gov.au>
Subject: Request to address the local planning panel regarding the Planning proposal for 913-925 Punchbowl Road & 21-23 Canterbury Road Punchbowl

Please keep my name and address confidential.

I'm writing to you about the proposed planning policy to rezone the sites of 913-925 Punchbowl Road Punchbowl and 21-23 Canterbury Road Punchbowl. We, the local residents, are not just opposed to this proposal, we are deeply concerned. This plan, which would rezone the site from 11m to 38m (11 storeys), is not only excessive but also completely out of sync with the surrounding low residential housing. These towering buildings will not only overshadow our homes but also cause considerable distress and anxiety for us. Moreover, the proposed high-rise apartments will block our morning easterly sunlight, a natural element we cherish in our community.

The location is known as low residential housing single and two-storey low-density houses. The proposal seeks to build 12 residential homes and 322 apartments, in total, 334, on the premises. Six towering apartments do not resemble the typical landscape scene of trees and the sky, which has been the view for the last 40 years of living here. Currently, we have a six-story residential building on Canterbury Rd where visitors park across onto James St or Punchbowl Rd Punchbowl, using up everyday parking spaces for James St & Punchbowl St residents. James St has changed considerably, and street parking is currently difficult because the extra buildings in the area the proposal will only overflow onto James St & Punchbowl Rd and cause more severe parking issues for the area as visitors will be parking on the street as the proposed residents will overtake all parking station which is currently happening throughout the area as more people are buying vehicles instead of using public transport.

Furthermore, the proposed development will disrupt our daily lives and significantly increase traffic congestion. The upgrade of Canterbury Rd has always been proposed before the club's existence, and the addition of 334 residential units will only worsen the existing traffic issues. This area already needs help with daily traffic, and the proximity of traffic lights causes frequent congestion. Any proposal for additional development will only lead to a further traffic backup, making our daily commutes even more challenging and time-consuming.

I need clarification on how the corner of Canterbury Rd and Punchbowl Rd have become tourist destinations worldwide. I'm trying to understand what attracts this part of the area. If the application refers to the club bringing tourists, this is not the case, and I have yet to see any use of the club apart from failing to be a club. This club has become dormant as the owners do not care about the club, only the profits of the proposed sale of the residential apartments. I don't see bus loads of tourists coming to the corner of Punchbowl Road & Canterbury Rd as a tourist area to see the club, so please do not make this proposal about tourism and functions area, as this is a false lie.

I want to understand why the proposed area must be a High-Density residential, which is 1.2km away from the closest train station. They most likely need to catch a bus to get to the train station, or they would all have vehicles to drive there. High-density residential should be along South Terrace and next to Punchbowl train station and be encouraged to use the new light rail currently being built for the Bankstown train line and not 1.2 km away, which would only promote vehicles, in essence, more traffic for the area. So please disapprove of this high-density proposal and let it remain a low residential zone. Canterbury Road has changed since the introduction of multiple-story buildings, and it has become unappealing for anyone who drives on Canterbury Road. Please stop allowing such proposals to be approved (grey concrete structures with a splash of colour); they are very unappealing.

Over the last several years, I have also experienced flooding in the rear yard of my premises. The club back parking area previously was grass and dirt, which absorb lots of rainwater since the area was re-surfed with asphalt/bitumen tar, rainwater rushes into the rear canal, causing significant water to the canal, creating a clash of water and backing back up and creating the flooding effect, with the proposed buildings will only cause more flooding onto the low-density housing due to old stormwater systems creating additional problems there should be more natural absorption area for the rain to absorb into the ground and not direct into the canal which causing additional flooding and make rainwater travel faster into the drain.

Therefore, I'm requesting that this proposal not proceed however to remain the original zone as a low residential area such as townhouses or villas up to two stories. The club does not benefit the area (apart from drunk people fighting on the street or in the car park late-night screaming drunks in area).

Please email me if you require any further information, and I'll be happy to discuss this further.

Kind Regards



[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 6 May 2024 4:05 PM
To: [REDACTED]
Subject: FW: Submission regarding the planning proposal for 913-925 Punchbowl Road & 21-23 Canterbury Rd Punchbowl

FYI

From: [REDACTED]
Sent: Sunday, 5 May 2024 9:59 PM
To: Governance and Property Services <govn.team@cbc.city.nsw.gov.au>
Subject: Request to address the local planning panel regarding the planning proposal for 913-925 Punchbowl Road & 21-23 Canterbury Rd Punchbowl

Please keep my name and address confidential.

I'm writing to you about the proposed planning policy to rezone the sites of 913-925 Punchbowl Road Punchbowl and 21-23 Canterbury Road Punchbowl. We, the local residents, are not just opposed to this proposal, we are deeply concerned. This plan, which would rezone the site from 11m to 38m (11 storeys), is not only excessive but also completely out of sync with the surrounding low residential housing. These towering buildings will not only overshadow our homes but also cause considerable distress and anxiety for us. Moreover, the proposed high-rise apartments will block our morning easterly sunlight, a natural element we cherish in our community.

The location is known as low residential housing single and two-storey low-density houses. The proposal seeks to build 12 residential homes and 322 apartments, in total, 334, on the premises. Six towering apartments do not resemble the typical landscape scene of trees and the sky, which has been the view for the last 40 years of living here. Currently, we have a six-story residential building on Canterbury Rd where visitors park across onto James St or Punchbowl Rd Punchbowl, using up everyday parking spaces for James St & Punchbowl St residents. James St has changed considerably, and street parking is currently difficult because the extra buildings in the area the proposal will only overflow onto James St & Punchbowl Rd and cause more severe parking issues for the area as visitors will be parking on the street as the proposed residents will overtake all parking station which is currently happening throughout the area as more people are buying vehicles instead of using public transport.

Furthermore, the proposed development will disrupt our daily lives and significantly increase traffic congestion. The upgrade of Canterbury Rd has always been proposed before the club's existence, and the addition of 334 residential units will only worsen the existing traffic issues. This area already needs help with daily traffic, and the proximity of traffic lights causes frequent congestion. Any proposal for additional development will only lead to a further traffic backup, making our daily commutes even more challenging and time-consuming.

I need clarification on how the corner of Canterbury Rd and Punchbowl Rd have become tourist destinations worldwide. I'm trying to understand what attracts this part of the area. If the application refers to the club bringing tourists, this is not the case, and I have yet to see any use of the club apart from failing to be a club. This club has become dormant as the owners do not care about the club, only the profits of the proposed sale of the residential apartments. I don't see bus loads of tourists coming to the corner of Punchbowl Road & Canterbury Rd as a tourist area to see the club, so please do not make this proposal about tourism and functions area, as this is a false lie.

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there. High-density residential should be along South Terrace and next to Punchbowl train station and be encouraged to use the new light rail currently being built for the Bankstown train line and not 1.2 km away, which would only promote vehicles, in essence, more traffic for the area. So please disapprove of this high-density proposal and let it remain a low residential zone. Canterbury Road has changed since the introduction of multiple-story buildings, and it has become unappealing for anyone who drives on Canterbury Road. Please stop allowing such proposals to be approved (grey concrete structures with a splash of colour); they are very unappealing.

Therefore, I'm requesting that this proposal not proceed however to remain the original zone as a low residential area such as townhouses or villas up to two stories. The club does not benefit the area (apart from drunk people fighting on the street or in the car park late-night screaming drunks in area).

Please email me if you require any further information.

Kind Regards

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 6 May 2024 4:04 PM
To: [REDACTED]
Subject: Submission regarding proposal for 913-925 Punchbowl Road and 21-23 Canterbury Road Punchbowl

FYI

From: [REDACTED]
Sent: Monday, 6 May 2024 7:37 AM
To: Governance and Property Services <govn.team@cbc.city.nsw.gov.au>
Subject: Request to address local planning panel regarding proposal for 913-925 Punchbowl road and 21-23 Canterbury road Punchbowl

To whom it may concern

I object to ANY proposed amendments to the rezoning or increasing building heights.

This whole area is predominantly low residential and it should remain that way.
If the site has to be redeveloped it should be townhouses/villas only like the rest of this area.

NO MORE HIGH RISE BUILDINGS

It seems every few years this council come up with some stupid ideas.
Why would this even make it to this stage.

Why would you want to amend Schedule 1 to allow for "tourist and visitor accommodation ,function centers and registered club" when they already exist on current site.
This makes no sense considering it has been running as a club for the last 20 odd years with function centres and accommodation as a registered club.

I strongly disagree with any changes to this local area.

Yours sincerely,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 6 May 2024 4:22 PM
To: [REDACTED]
Subject: FW: Submission regarding Planning proposal for 913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl (Club Punchbowl)

From: [REDACTED]
Sent: Monday, 6 May 2024 4:21 PM
To: [REDACTED]
Subject: FW: Submission regarding Planning proposal for 913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl (Club Punchbowl)

FYI

From: [REDACTED]
Sent: Saturday, 4 May 2024 1:57 PM
To: Governance and Property Services <govn.team@cbc.city.nsw.gov.au>
Subject: Planning proposal for 913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl (Club Punchbowl)

[REDACTED] [REDACTED]
[REDACTED]

Saturday 04 / May / 2024

Canterbury Bankstown City Council
PO Box 8,
Bankstown NSW 2885

Dear Sir/Madam

Site: Planning Proposal application for 913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl (Club Punchbowl)

RE: Consideration of proposal at the Canterbury Bankstown Local Planning Panel

I wish to address the local Planning Panel, please find below my response to the received letter from the council dated on the 29th of April 2024 for the planning Proposal Application Above.

The application seeks to facilitate redevelopment of the site by change to the planning control that apply to the site under Canterbury Bankstown Local Environmental Plan 2023 as follows:

- *Rezone the sites 913-921B from R2 Low Density Residential to R4 High Density Residential.*

Response: -

- These lots never were part of Bankstown/Canterbury Canterbury's Road Corridor Design Zone and either by all means and as per the council Land use and Infrastructure plan specially related to the 400m & 800m zone from the local precinct centres for this type of high-rise zone developments and its

transportation hubs (Site is located 1.2 km from Punchbowl railway station), which will create an extra Purdon on the existing traffic & local & surrounded roads (on-street parking spaces) which lately start have a big congestion from existing residences.

- *Applying new maximum building height ranging from 11 m to 38m (up to 11 storeys)*

Response: -

- These Land lots are on the fringe of the boundary between local precinct of Bankstown & Canterbury Council and not by all means it's nether one of both City Centre to be consider compatible within this existing Local residential area. With proposed height it would be Considering the potential of breaching the privacy of surrounded private residences. It would be by all means as well an Over Development of a Local Site and it was never been address in all the Previous Council's Land Use and Infrastructure Plan future Planning Character before. B1 Zone with a height of max. 17 M (4 to 5 Storey max.) on main road (as per Canterbury Road) is considered a reasonable design Concept but not in Area Dominated & Surrounded directly by Zone R2
- *Applying a new maximum Floor Space Ratio of 2.1:1 on 923-925 Punchbowl Road and 21 Canterbury Road and, on 913-921B Punchbowl Road.*

Response: -

- Increasing the FSR for Existing Zone B1 Lots on Canterbury Road Lots 21 , 925, 21 & lot 23 from FSR ratio of 1.8:1 to 2.1:1 (plus & not include the proposed lots zoned Now R2 – Lots :- 913 – 915 – 917 – 919 – 921 - 921B and 921D in the north area of the proposed site to be change to B4 Zone with more denticity from 0.5:1 to 1.8:1 ratio) which will put a big pressure on the carparking issues both off street & our main concerned on street (from new residences and their visitor) and we had suffered for many years from the on street parking and the occupation of our local road resulting of the existing Punchbowl Club on every related festivals and big party held with considering of the existing large car parking (located on site) which was not coping with those occasions. Just noted that the site has flood related issues with the proposed two (2) underground basement & never clearly & fully noted that it can be achieve for sure in the application summery or related studies.
- *Amending Schedule 2 to allow for 'tourist and visitor accommodation', 'function centres', and 'registered club' on 923-925 Punchbowl Road and 21 Canterbury Road, and*

Response: -

- As per the existing and all council's future planning & infrastructure character advertised studies, it was never considering the above site as potential for tourist and visitor accommodation or a function Centre due to the location of the site from the main public transportation hubs and in addition & a combination of the proposed new club it would create an over developed site & a flood of car parking issues and more burden of local street on street carparking spaces as mentioned above. We have big concern about the big traffic being generated & created by this proposed over developed site specially near the intersection of punchbowl & Canterbury road.
- *For the site at 23 Canterbury Road, increase the maximum building height from 11m to 35 m (up to 10 storeys) and increase the FSR from 1.1 :1 to 1.3:1.*

Response: -

- Again, the site is not a local precinct City Centre to consider a high tower building which challenge all well-known town planning design studies around our state NSW and Most Cities' Town Planning Studies around the world. And noted again never introduced before by the Existing or the Council's Future Planning & Infrastructure Character Advertised Studies (Canterbury/Bankstown City Council), it was never considering the above site as it will interrupt the social and harmony of the local residential surrounded area putting stress on all type of existing services & amenities.

Conclusion: -

We seek The Canterbury/Bankstown Council & Local Planning Panel Considering a refusal to the above proposed planning application.

Kind regards,

[REDACTED]

Email to:- Govn.team@cbciry.nsw.gov.au

[REDACTED]

[REDACTED]

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