



Applicant Briefing to the Sydney South Planning Panel

Address: 1-13 Close Street and 242-258 Canterbury Road, Canterbury

Applicant : Realize Architecture Pty Ltd

Owner: Metro Storage Pty Ltd

Developer: Close Street Developments Pty Ltd

Proposal: S4.55(2) Modification Application to approved DA-503/2013/B for residential flat buildings and shop top housing

Project Vision

The vision of this modification is to further enhance and strengthen the Cooks River and open space/public domain network by reducing the building mass and footprint immediately adjacent to the river.

Importantly, this modification proposal **is in response to** and **acknowledges the public domain changes** which have occurred - and continue to occur - **in and around the subject site**, since approval of the original development.

The proposal also seeks to **improve its integration** with the expanded **pedestrian and cycleway routes within the area**, including:

- The pedestrian and cycleway link located under the Canterbury Road bridge; and
- The expanded parklands including the Lesley Muir Parkland, located immediately to east of the site.

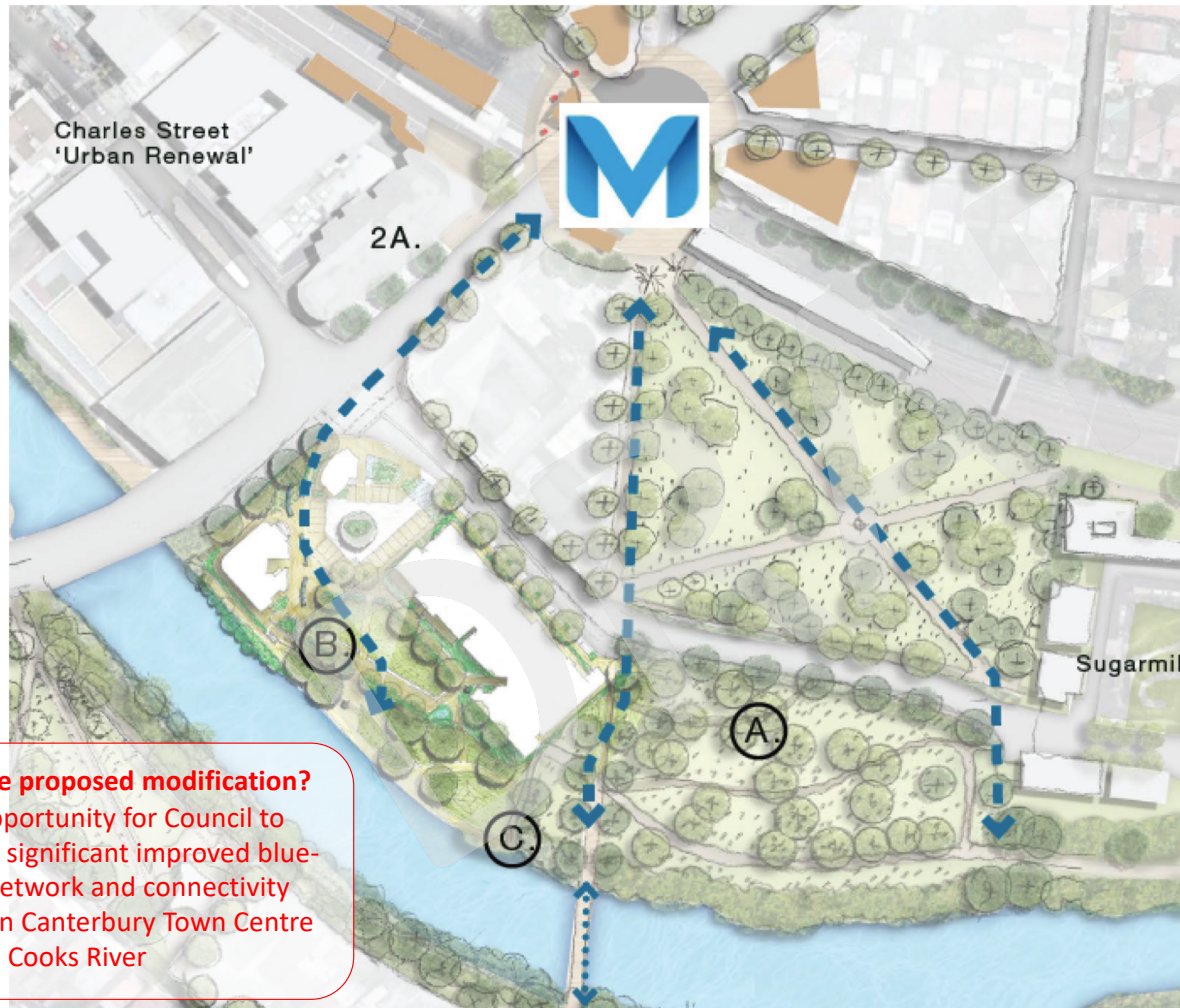
The revised development scheme also **foreshadows the changing site context**, evidenced in the proposed expansion of nearby parklands, including the Canterbury Bowling Club site to the north-east which will be returned to parkland (to be known as the **Jack Munday Park**) by 2024 following its temporary use as a storage area to assist with delivery of the Sydney Metro project.

Additionally, the proposal - by way of creating and promoting increased opportunities on the site for ground level activation and a better ground level relationship to the Canterbury Town Centre - **responds to the Sydney Metro** conversion of the existing railway line and Canterbury Train Station, which will be completed in 2024.

Ultimately, the proposal significantly improves and promotes a walkable city close to rapid public transport.

Project Vision

Create and enhance the civic connectivity between the riverfront, open space and Town Centre



A. Riverside 'Mundy / Muir' Parkland



B. Riverside Public Domain



C. Riverside activation

Project Vision

Deliver a seamless civic precinct with interconnected spaces and activities



Why the proposed modification?

Largest individual consolidated landholding in the Canterbury Town Centre/Riverfront Precinct that can achieve significant public domain benefits



A. 'Water' benches & artwork as wayfinding elements

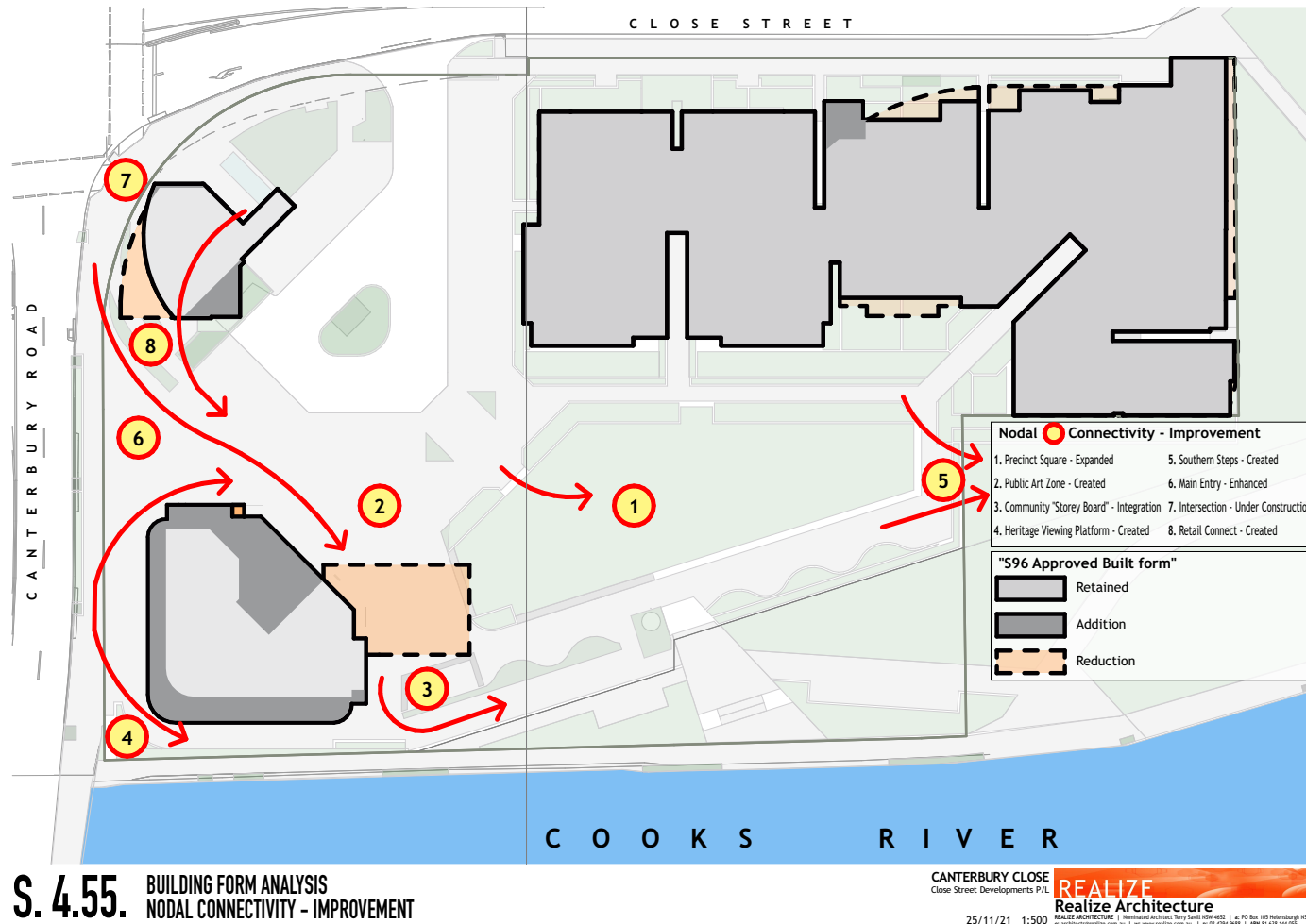


B. Engaging undercroft & art connects expanded open space



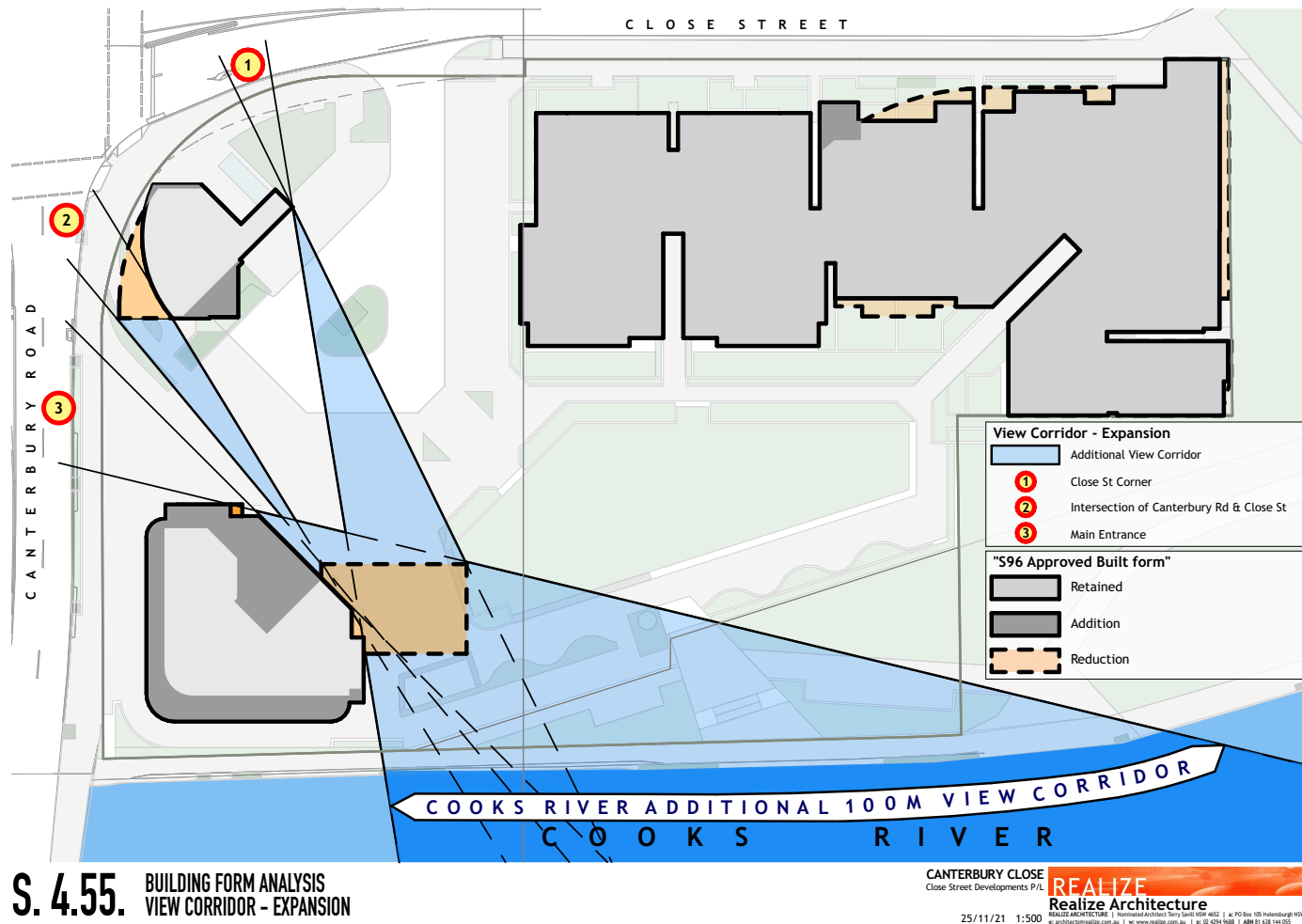
C. Cafes / retail / waterfront seating activate

Project Vision Reduce approved built form to allow for increased open space and public domain



Project Vision

Optimise views to Cooks River and open space from Canterbury Road



Project Background

- **On 10 July 2014- Consent DA-503/2013**

- DA-503/2013 was granted consent for a nine storey residential flat and shop top housing development, consisting of 397 residential dwellings and two ground retail tenancies.
- Land dedication of foreshore to make way for improved pedestrian and bicycle connectivity.

- **On 28 June 2017 – Consent DA-503/2013/A**

- Modification to Approved Buildings - Modification application DA-503/2013/A was approved to modify the original approval. The modified approved development included amendments to the layout and design of the residential dwellings, increasing the total number of units to 439 dwellings.
- Land Dedication for New Intersection - The consent also included land dedication of part of the corner of Canterbury Road and Close Street to allow for a new intersection to be built. This allowed for a realignment of Close Street with Charles Street.

- **Since Approval of DA-503/2013/A**

The developer has undertaken a number of works that have triggered physical commencement of DA-503/2013, including:

- Detailed environmental site investigations, remediation works and site survey works.
- Civil works to land dedication on the corner of Close Street and Canterbury Road, including demolition of structures to allow for vacant possession for Council.

- **On 21 December 2021**

A Section 4.55(2) modification application was lodged to modify DA-503/2013/A. This application DA-503/2013/B is currently under assessment and the subject of this briefing presentation.

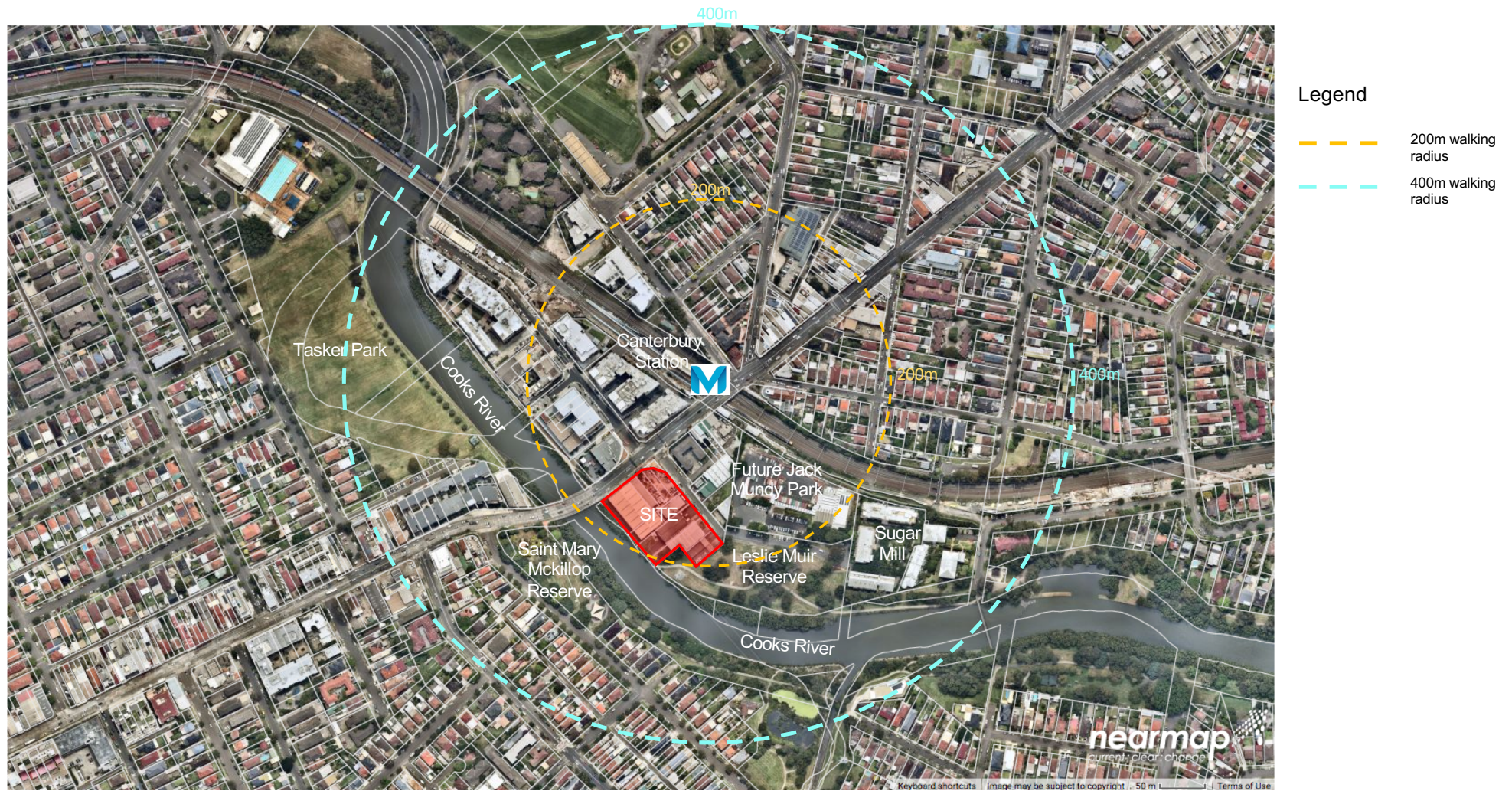
Proposed Modification Application and Comparison with Approved Development

Element	The Original Consent	Modification Consent	Proposed Modification
Use	Shop top housing, residential apartments	Shop top housing, residential apartments	Shop top housing, residential apartments
Number of buildings	4	4	4
Number of units	397	439	439
Apartment composition	- Studio: 95 - 1 bedroom: 199 - 2 bedroom: 98 - 3 bedroom: 5	- Studio: 120 - 1 bedroom: 199 - 2 bedroom: 118 - 3 Bedroom: 2	- Studio: 88 - 1 Bedroom: 208 - 2 bedroom: 131 - 3 bedroom: 12
Number of retail tenancies	2	2	2
Communal Open space	2,085m2	1,974m2	2,177.7m2
Building Vertical Height (at flyover)			
Building 1	28.75m	28.70m	28.70m
Building 2	30.85m	31.00m	36.85m
Building 3	28.35m	28.30m	34.30m
Building 4	28.50m	28.45m	28.45m
Number of levels/storeys	G-9	G-9	G-11
FSR	3.08:1	3.08:1	3.38:1
Parking Spaces	432 spaces	480 spaces	480 spaces
Total site area	7,838.5 sq m	7,838.5 sq m	7,838.5 sq m

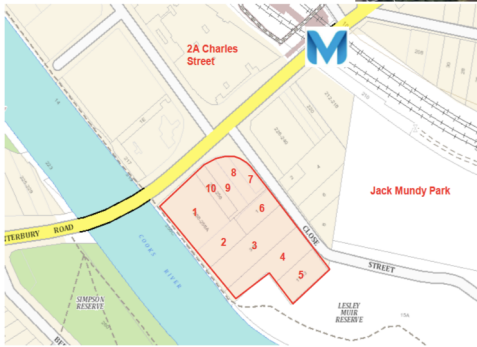
The proposed works include:

- Reduction in the building form and footprint adjacent to the Cooks River and the parkland to the east of the site to increase views to the green-blue network and increase open space and public domain;
- Relocate floor space from ground level to Buildings 2 and 3, thus increasing the height to each building by 2 levels. This results in increased open space and public domain improvements at ground level with no additional adverse environmental impacts on surrounding development;
- Proposed increased in building height to Buildings 2 and 3 approach parity with the scale of recent developments in the area, in particular the development at no.2A Charles Street;
- Remove approved columns to undercroft on corner of Close Street and Canterbury Road in order deliver an unobstructed pedestrian footpath;
- Reconfiguration of the ground floor plan to allow for improved connectivity between the Canterbury Town Centre and the Cooks River;
- Provision of 480 carparking spaces (including one car wash bay), which remains in compliance with consent conditions;
- Enhancement of the public domain through a redesigned landscape and public art concept for the site;
- Modify apartment mix to align with previous advice from Planning Panel by reducing number of studios and increasing the number of 1, 2 and 3 bedroom apartments, No increase in the overall approved number of apartments which remains at 439 in total;
- Increase in floor space ratio from 3.08:1 to 3.38:1 in parity with the recent scale of development in the locality, in particular the development at no.2A Charles Street; and
- Amendment to the design to address construction and consent compliance matters including:
 - Additional access requirements following the introduction of the Liveable Housing Design Guidelines (LHDG) into the National Construction Code (NCC) in 2022 which will require a 1.2m x 1.2m zone in front of the door and improved bathroom access to meet 'Silver' rating; and
 - Alteration to adaptable apartment layout.

Site Context



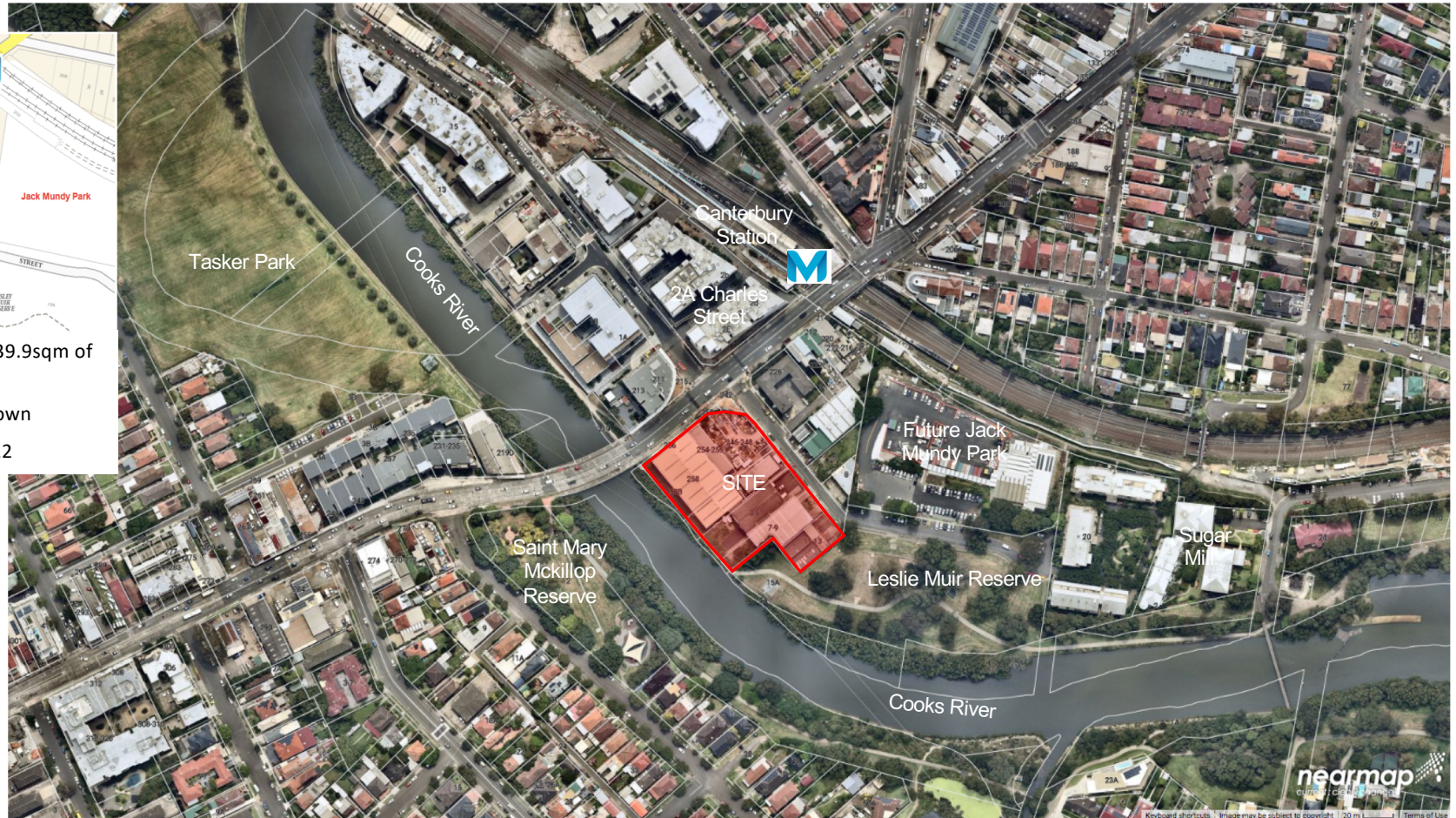
The Site



Site Area: 7,838.5 sqm incl. 239.9sqm of land dedication

LGA: Canterbury-Bankstown

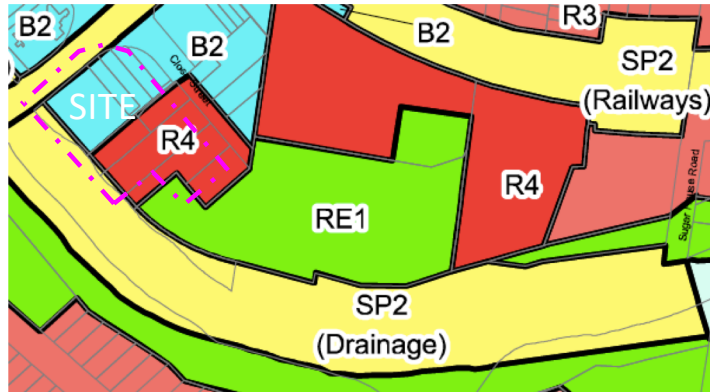
LEP: Canterbury LEP 2012



Canterbury Local Environmental Plan 2012 – Key Development Standards

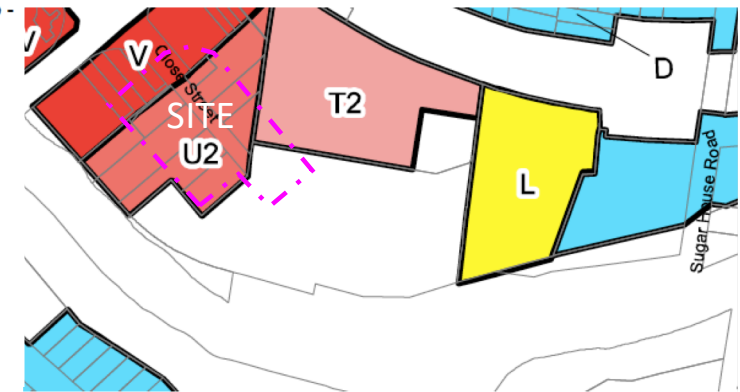
Land Zoning Map - Sheet LZN_007

Zone	
B1	Neighbourhood Centre
B2	Local Centre
B5	Business Development
B8	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



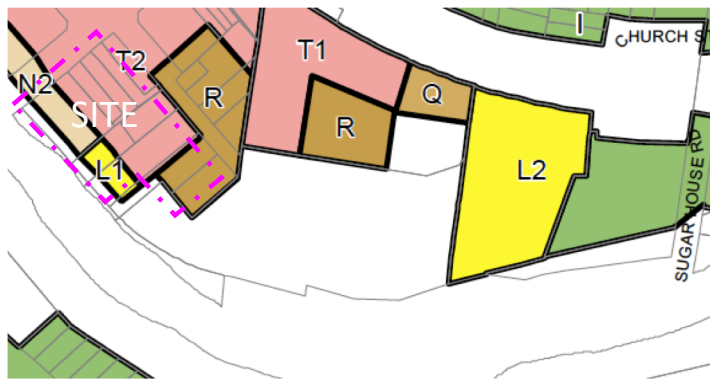
Floor Space Ratio Map - Sheet FSR_007

Maximum Floor Space Ratio (n:1)	
D	0.5
I	0.75
L	0.9
N	1
O	1.1
Q	1.3
R	1.4
S1	1.5
S2	1.6
S3	1.8
T1	2
T2	2.4
U1	2.5
U2	2.75
V	3



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
N1	13.5
N2	14
P	18
Q	20
R	21
T1	26
T2	27
U	30



LEP: Canterbury LEP 2012

Zone: Part B2 Local Centre and part R4 High Density Residential

HOB: Part 27m (T2), part 21m (R), part 14m (N2) and part 11m (L1)

FSR: Part 3:1 (V) and part 2.75 (U2)

Building Height and FSR Analysis - Relationship with no.2A Charles Street



A: Height Analysis

Comparative Analysis of Major Sites in Canterbury Town Centre

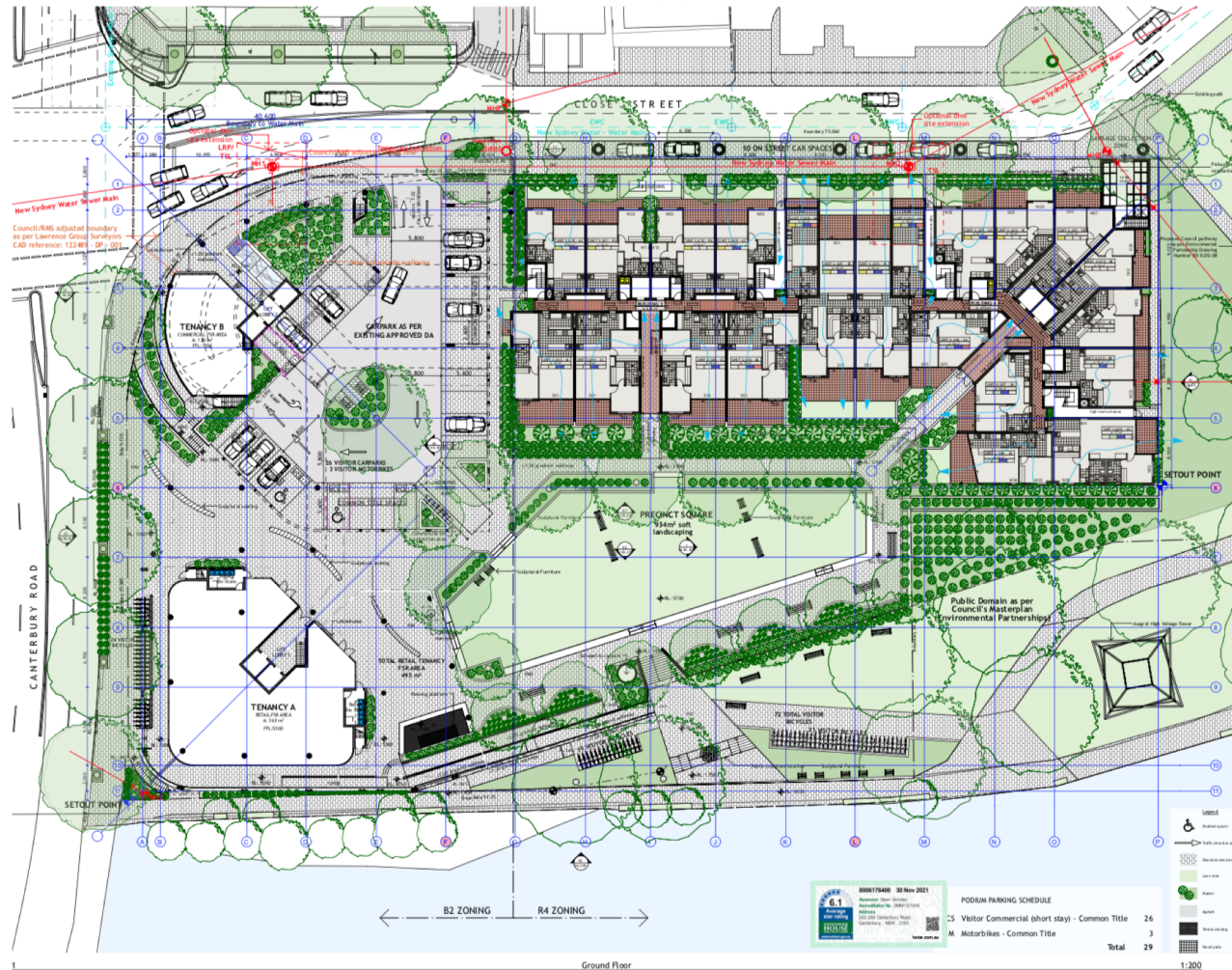
Reference Source: Surveyor's Site Plan Surveyor's Height Analysis	2A Charles Street Existing Corner Site Area 6,430.00 m ²	Canterbury Close S. 4.55 Corner Site Area 7,838.50 m ²
Ground RL	7.95	7.15
Roof RL	42.61	41.75
Building Height Metres	34.66	34.60
Allowable Height	27.00	27.00
Additional Height Approval	7.66	7.60

B: FSR Analysis

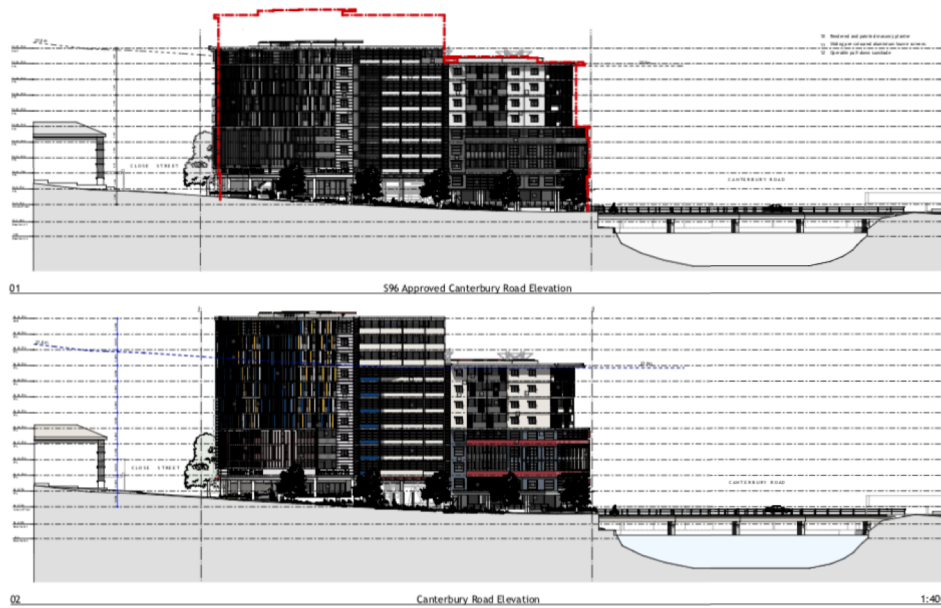
Comparative Analysis of Major Sites in Canterbury Town Centre

Reference Source: Council Public Documents	2A Charles Street Existing Corner Site Area 6,430.00 m ²	Canterbury Close S. 4.55 Corner Site Area 7,838.50 m ²
Site Area	6,430.00	7,838.50
Zoning	B2/R4	B2/R4
FSR Average	2.88	2.88
FSR Approved	3.55	3.08
FSR Section. 4.55	NA	3.38
FSR Approved over Average	23.48%	17.57%

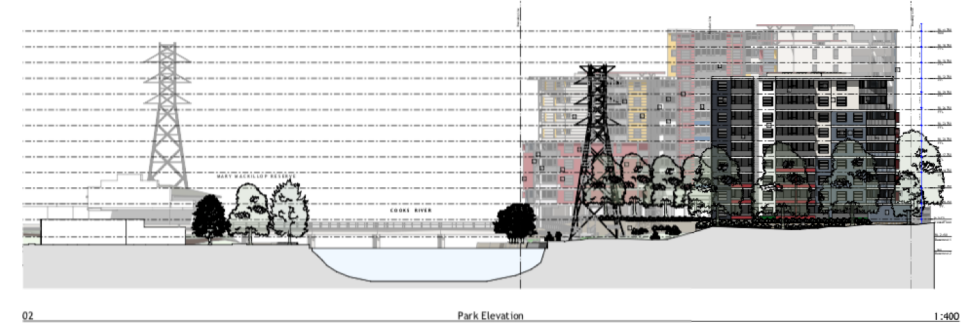
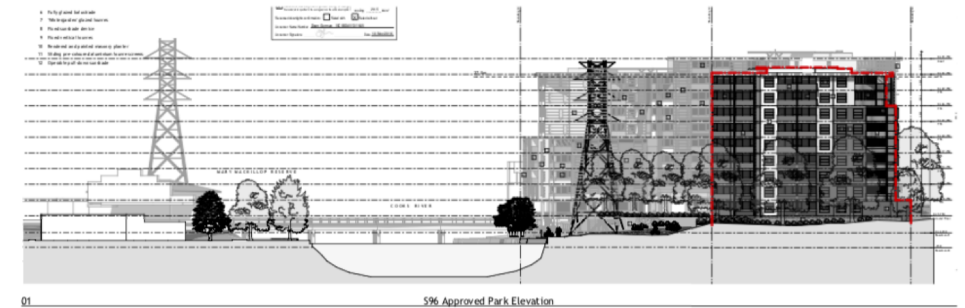
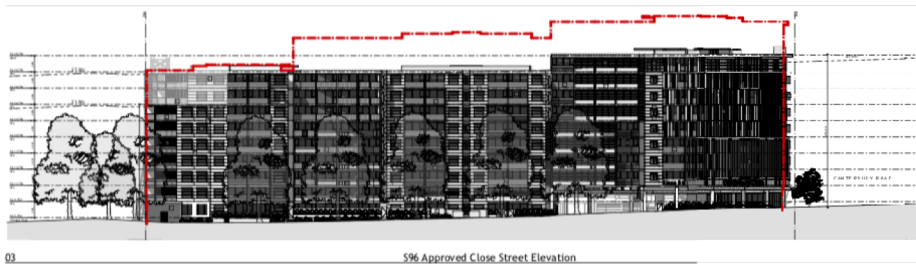
Ground Level Plan showing public open space including Precinct Square



Elevations: Proposed & existing approved showing bulk variance



Elevations: Proposed & existing approved showing bulk variance



Perspectives Ground views from around the site



01 View from the north on Canterbury Road



02 View from the east down Close Street



03 View from the west in Mary MacKillop Park



04 View from the south along the Cools River cycleway

Perspective Aerial view from south east, including envelope of adjacent approved development



Perspectives

Elevated view from south, showing Precinct Square and riverside parklands



Perspectives Podium level ground view looking south towards Precinct Square



Specialist Reports and Investigations

Discipline	Consultant	Findings
SEPP65 & ADG	Realize Architecture	The proposal complies with SEPP65 and all ADG design criteria. Refer to detailed ADG assessment that supports the application.
Landscape and Placemaking	Site Image	Significant improvement of public open space and green-blue network. Increased common open space and increased opportunities for pedestrian connectivity and activities.
Traffic	Trafix Traffic and Transport Planners	The proposed changes to the residential unit mix would result in no change to the traffic generation associated with the approved development, with no additional assessment on traffic impacts necessary.
Stormwater Engineering	Greenview Consulting	The architectural amendments are in keeping with the original stormwater design intent. The design in accordance with normal engineering practice and meets the requirements of the National Construction Code and relevant Australian standards.
Acoustic	Acoustic Logic	Architectural drawings Revision P4 dated 30.04.21 have been reviewed and our review confirms that the acoustic recommendations in the report previously provided by Acoustic Logic dated 17/11/2015 with reference number 20130055.3/1711A/R1/GW is applicable.
BCA	VPL Consulting	The proposal is capable of achieving compliance with the Building Code of Australia (BCA) 2019 Amendment 1 and relevant adopted standards.
Access	Accessible Building Solutions	The proposal can achieve compliance with the access provisions of the BCA and AS4299 Adaptable Housing and is consistent with the approved design.
Waste Management	Elephants Foot	All recommended waste management measures will comply with council codes and any statutory requirements.

Community Consultation – Issues Raised by the Community

Community Issues	Response
Building height - generates unaccepted shadow impacts and airflow impacts	The proposal complies with SEPP65 and the ADG design criteria, including solar access and cross ventilation. Further, given the orientation of the property the proposal has no overshadowing impacts on adjoining residential properties. The proposal also ensures that the existing public domain and parks receive extensive solar access in mid-winter.
The proposed intersection upgrade does not include a right turn from Close Street into Canterbury Road	The developer under DA-503/2013/A dedicated part of the site at the corner of Canterbury Road and Close Street to Council, to allow for the new intersection. Council and Transport for NSW (TfNSW) are responsible for the design and delivery of the new intersection.
The proposal does not meet the character and charm of Canterbury	The site has been used for a large warehouse storage area and the properties closest to the site vary from old light industrial buildings to circa 1960s/1970s residential flat buildings. New tall mixed-use and residential flat buildings dominate the northern western side of Canterbury Road. The development is completely consistent with the character of the area and actually provides a significant improvement to the public domain and green-blue connectivity.
The proposal does not comply with SEPP65	The proposal complies with SEPP65 and the ADG design criteria, including solar access and cross ventilation.
The proposal does not comply with Council DCP setbacks	The proposal complies with Council's DCP controls.
The proposal does not comply with the FSR control	While the proposal does not comply with Council's LEP FSR control the proposal portion of non-complying floor space does not generate any material adverse environmental impacts. Further, the proposal provides a significant improvement to the public domain and green-blue connectivity.
The proposal will generate adverse traffic impacts	The proposed does not result in any increased traffic generation beyond the approved development. Further, the developer under DA-503/2013/A dedicated part of the site at the corner of Canterbury Road and Close Street to Council, to allow for the new intersection. Council and Transport for NSW (TfNSW) are responsible for the design and delivery of the new intersection.

Outcomes of the Proposal

In summary the proposal achieves the following:

1. The use, operation and function of the site remain predominately unchanged;
2. The design reduction in floor plates, ground to level 4, building 2, improves the connectivity between Canterbury Town Centre, the Cooks River & associated parkland;
3. The proposal has parity in height with the building adjacent on Canterbury Road at 2A Charles Street, a recent landmark corner development;
4. The change in apartment mix responds to comments previously made by the Planning Panel regarding the desirable apartment mix. The original variety of apartments is retained - being studio, 1/2/3 bedrooms. It is only the mix which is altered;
5. Retail tenancies on the ground floor are retained; the floor area of the retail tenancies is maintained
6. As required by the current development consent, the external materials and finishes have been revised and subsequently approved by Council. The proposal reflects this approved adjustment;
7. Improvement of communal areas (including the 200m² increase to Precinct Square), better landscape presentation, and connectivity to public areas and amenities;
8. The proposed modifications preserve 4 connected buildings, which are situated in the same positions on the site, with minor realignment only;
9. Two retail premises on the ground floor/podium levels are retained, their total lettable area maintained;
10. Two levels of basement parking are retained. Overall carparking remains the same as currently approved.
11. A slight 'de-bulking' of the buildings with localized reduction to building's 1, 2 & 4 floor plate widths over most levels;
12. The change in FSR from 3.08:1 to 3.38:1 is minimal in a quantitative sense (i.e. less than 10%). The FSR remains lower than the adjacent landmark development ;
13. The building height of two extra storeys occurs only on 2 of the 4 building (i.e. Canterbury Road & Close Street corner building 2 and Close Street aligned building 3);
14. Land dedication to Council for part of the site on the corner of Close Street and Canterbury Road remains a part of the scheme;
15. Improved views from Canterbury Road to the Cooks River and through the site;
16. The proposal enhances the river frontage and reinforces the opportunity to create a high quality public domain, previously established via an undertaking to dedicate a portion of riverside land in the original DA; and
17. The undertaking to incorporate significant placemaking, wayfinding and public art responsive to the site's landscape, heritage & urban forms.