



developer:

CALA PROPERTY GROUP

architect:

 **URBAN LINK**
ARCHITECTS

project: **1600 Canterbury Road Punchbowl**



SITE ANALYSIS - ZONING



SITE ANALYSIS - HOB

Constraints

FSR
N/A

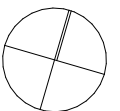
SITE COVER
N/A

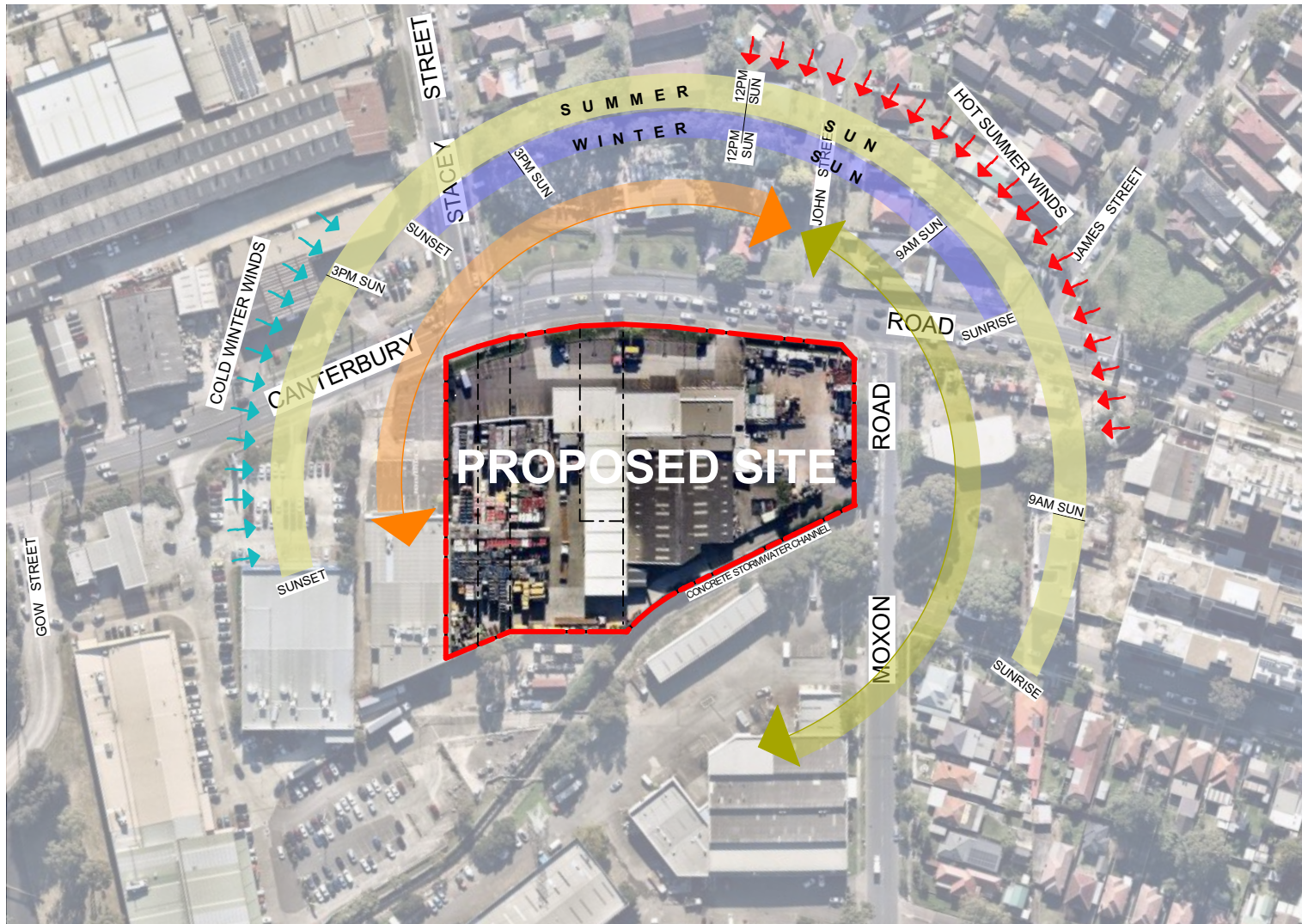
ZONING
B5 Business Development

North-W/South	Light Industrial
East/West	Business
North-E/South-E	Low Residential

HOB
18m

FLOOD EFFECTED
RL4.5 - 5.8 1% AEP
1.85m Ground floor raised up to





SITE ANALYSIS - OPPORTUNITES AND CONSTRAINTS

Site Analysis

ROADS

Canterbury Road
Moxon Road

NORTH

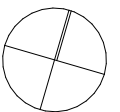
Towards Canterbury Road

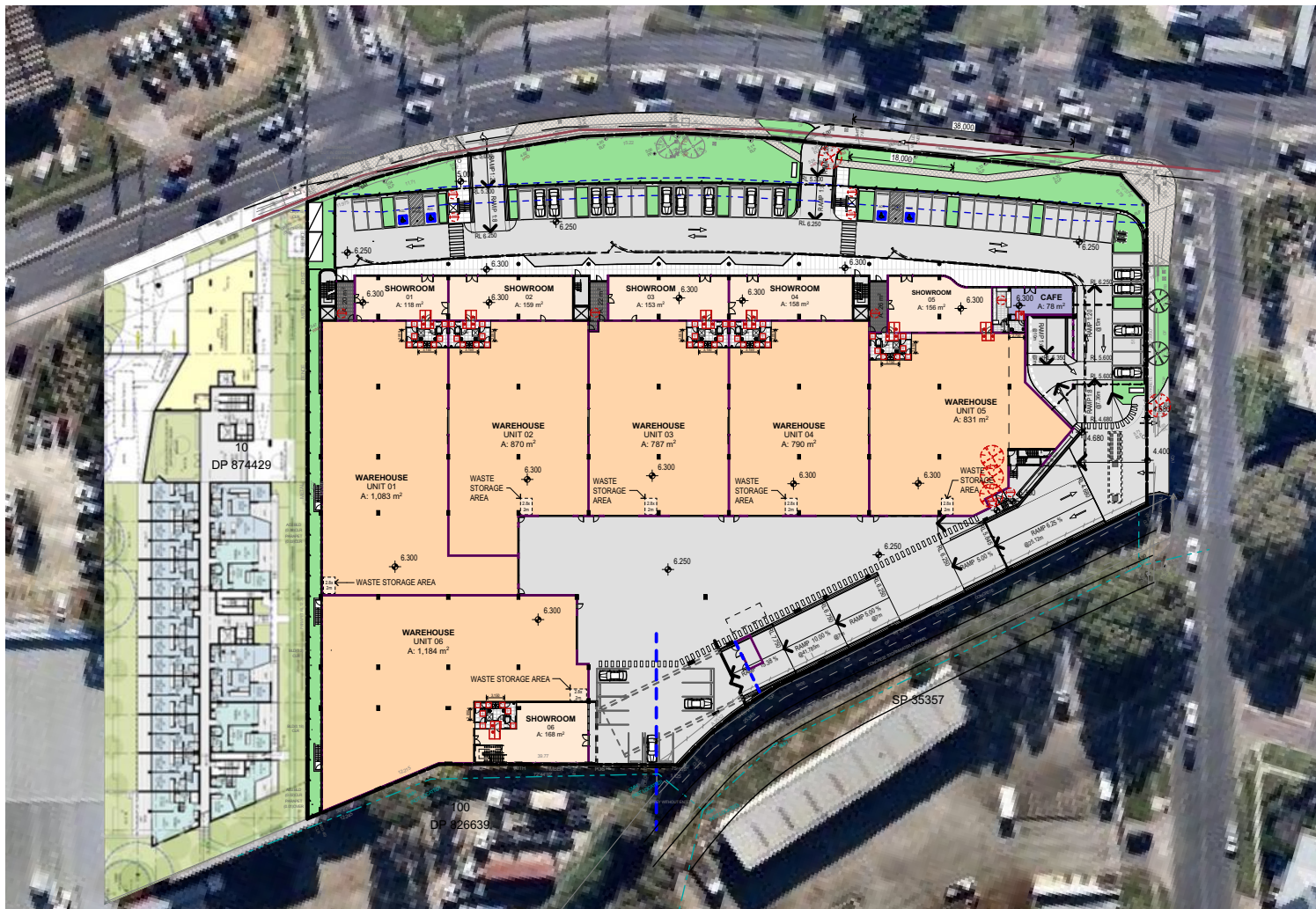
OTHER FEATURES

Stormwater Canal at rear

NEIGHBOURS

West	Bulky Retail
East	Bulky Retail-Vacant
North	Bulky Retail
	Housing
South	Warehousing





Ground Floor Plan

GROUND FLOOR

6 warehouse units of average 800m2 with 150m2 showroom & 300m2 office

+ 80m2 cafe

LEVEL 1

8 light industrial units of average 600m2 with 120m2 office

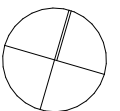
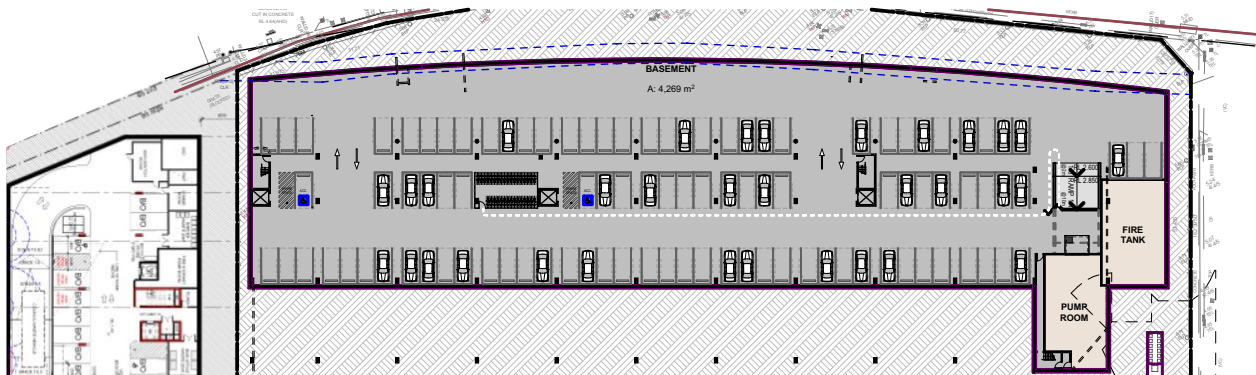
TOTALING

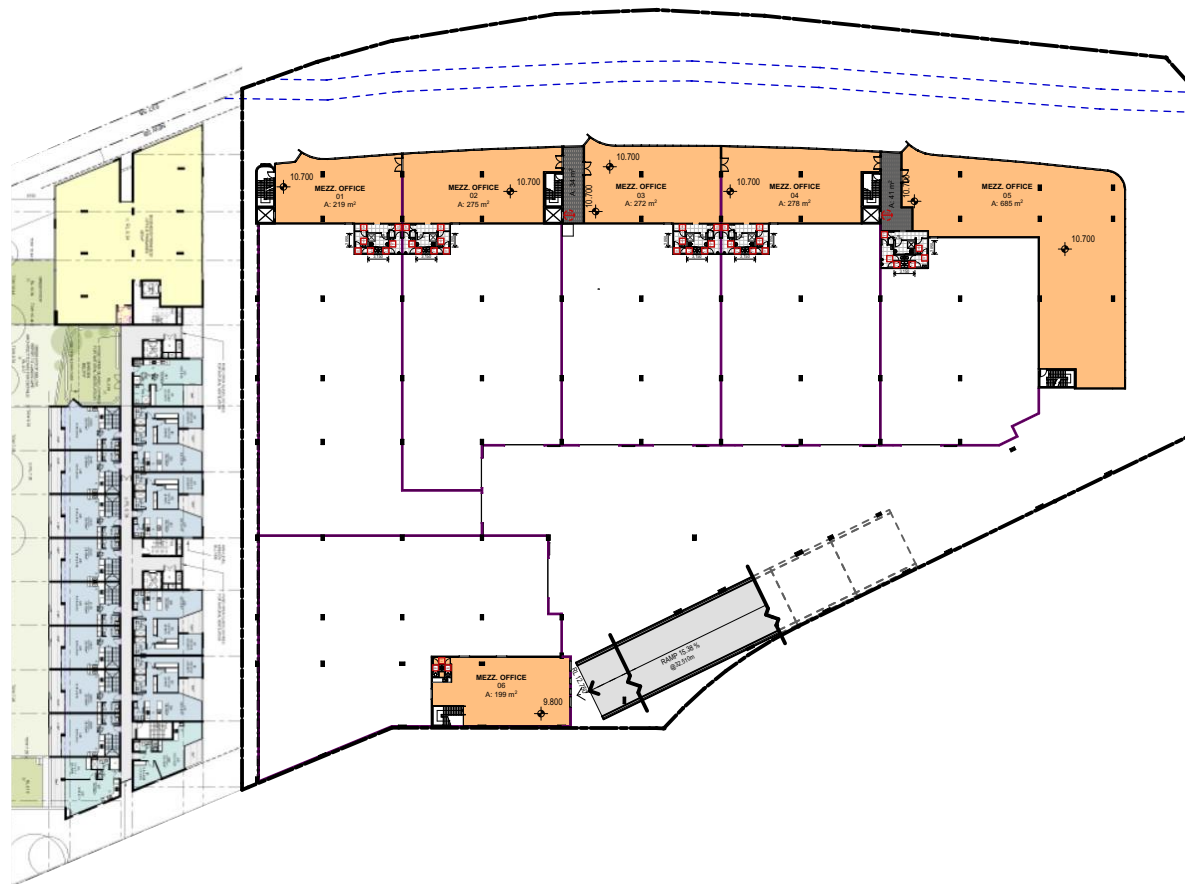
10,385m2 warehouse
912m2 showroom
2,918m2 office
78m2 cafe

14,436m2 GFA

204 parking spaces

37 bicycle spaces





Ground Mezzanine Plan

GROUND FLOOR

6 warehouse units of average 800m² with 150m² showroom & 300m² office

+ 80m² cafe

LEVEL 1

8 light industrial units of average 600m² with 120m² office

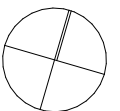
TOTALLING

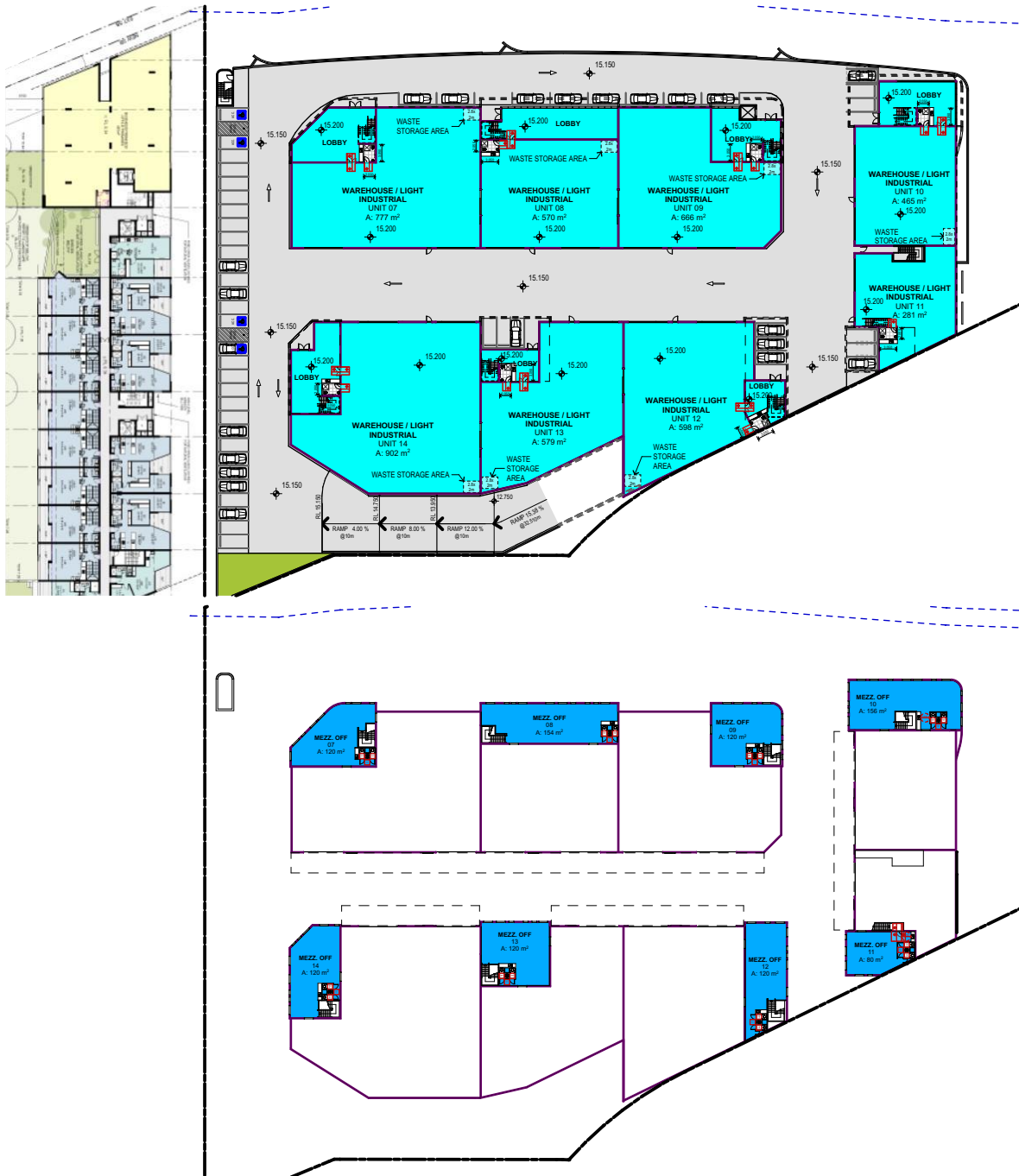
10,385m²	warehouse
912m²	showroom
2,918m²	office
78m²	cafe

14,436m² GFA

204 parking spaces

37 bicycle spaces





Level 1 Plan

GROUND FLOOR

6 warehouse units of average 800m² with 150m² showroom & 300m² office

+ 80m² cafe

LEVEL 1

8 light industrial units of average 600m² with 120m² office

TOTALLING

10,385m² warehouse
912m² showroom
2,918m² office
78m² cafe

14,436m² GFA

204 parking spaces

37 bicycle spaces



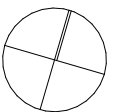
Elevations

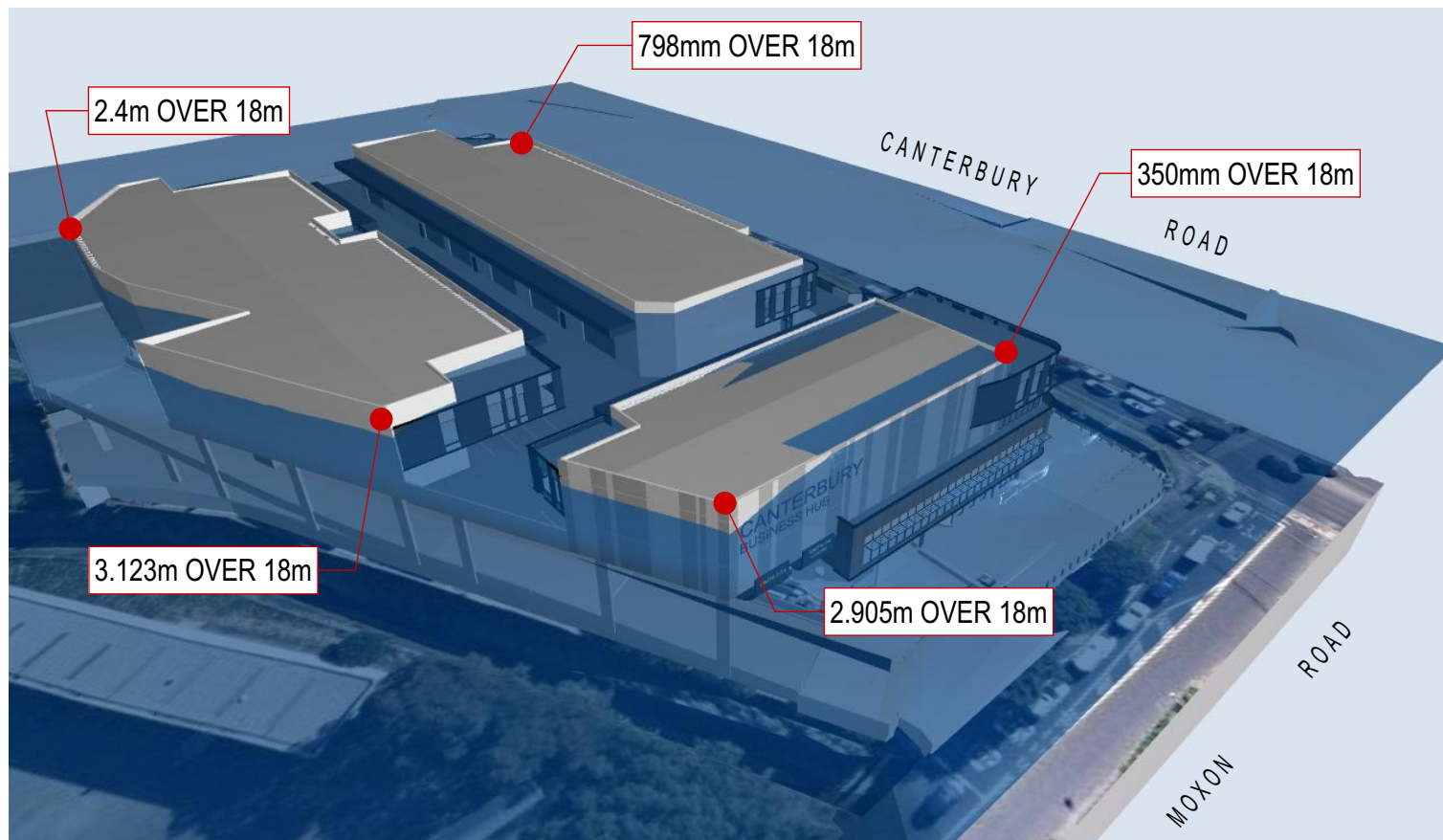
FEATURES

Layering to break down bulk
 Floating Timber Clad Mezzanine
 Floating Colorbond Clad Mezz
 Active Street Level
 Covered Promenade
 Landscaped Foreground
 Easily Accessible Parking

MATERIALS

Timber Aluminium Cladding
 Paint
 Longline Colorbond





Height

HEIGHT ABOVE 18m HEIGHT PLANE

350-798mm along Canterbury

250mm-2.905m along Moxon

3.123m max

WESTERN NEIGHBOUR

Bulky Retail, no impact

WESTERN NEIGHBOUR [APPROVED DA]

ADG compliant

70% 3 hour sun access

max 15% no sun access

COS on roof, no impact

SOUTHERN NEIGHBOUR

Industrial Building, no impact

View from Sun June 10am
1608 Canterbury Road

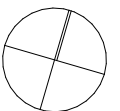
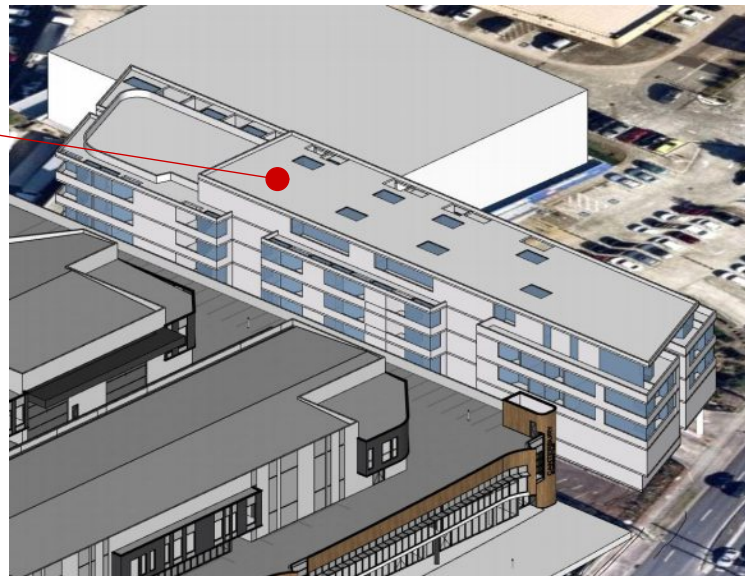


Table 1.1 Flood Planning Levels & Compliance

Location	1% AEP Flood Level	Flood Planning Level	Compliance
A	5.8	6.3	Y
B	5.2	5.7	Y
C	4.5	5.0	Y
D ⁽¹⁾	4.6	5.1	Y
E	5.4	5.9	Y

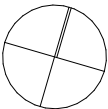
[1] denotes flood level in front of entry into basement car park.

Consultants

FLOOD EFFECTED
RL4.5 - 5.8 1% AEP
1.85m Ground floor raised up to

WASTE
Cafe waste collection at rear
All other users via loading docks

LANDSCAPING
Auto Irrigation
One-drip rated Native Plants





Community

COUNCIL EXHIBITION

0 Submission against
1 submission in support

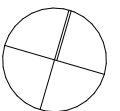
COMMUNITY CONSULTATION

Local family owned and run
business for 40 years

Positive relationships with fellow
long standing business owners

Current Activated Consent vs
Development Application

1608 Canterbury Rd - Milford
Unifroms





Vehicular Access

ACCESS

Main access via Moxon
Secondary access via Canterbury

CANTERBURY ACCESS

Activates Frontage
Improved Street Presence

Cafe

Separate Visitor access

Rationalise existing driveways

Introduced Slip lane

Reduced number of parking spaces

One way in and out

Neighbouring Access

