Architects Statement

Prepared For Pacific Community Housing

677, 687 Canterbury Road and 48 Drummond Street, and 35, 37 & 39 Anderson Street, Belmore

jakaan
ARCHITECTS

Revision	Date	Approved By
A	Dec 2022	Registered Architect: Geoff Ferris-Smith #8834
B	Feb 2023	Registered Architect: Geoff Ferris-Smith #8834

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1. Introduction

The proposal, prepared for Pacific Community Housing as part of a site compatibility certificate application is for a 7-storey affordable rental housing development (and commercial) located on a 9900sqm site at 677, 687 Canterbury Road and 48 Drummond Street, and 35, 37 & 39 Anderson Street, Belmore. The site is zoned R3 Medium Density Residential and zoned B6 Enterprise Corridor under Canterbury Local Environmental Plan 2012. Refer to Architectural Documentation prepared by jakaan architects.

This report provides an outline of how the proposed development is compatible with the surrounding land uses these issues and how the following key issues are addressed by the preliminary design.

- Impacts that the development (including its bulk and scale) is likely to have on the existing uses and uses that are likely to be the preferred future uses of that land.
- That the development is not likely to have an adverse effect on the environment and does not cause any unacceptable environmental risks to the land
- That the design quality principles set out in the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development, Schedule 1, are capable of being achieved.

2. Architects Statement – Building Concept

The concept for the proposed rental housing and commercial development is to create a built environment which supports the holistic well-being of all residents and users in a variety of apartment types and sizes, with high levels of solar access and ventilation, and supported by well-designed landscaped communal open spaces to encourage social interaction.

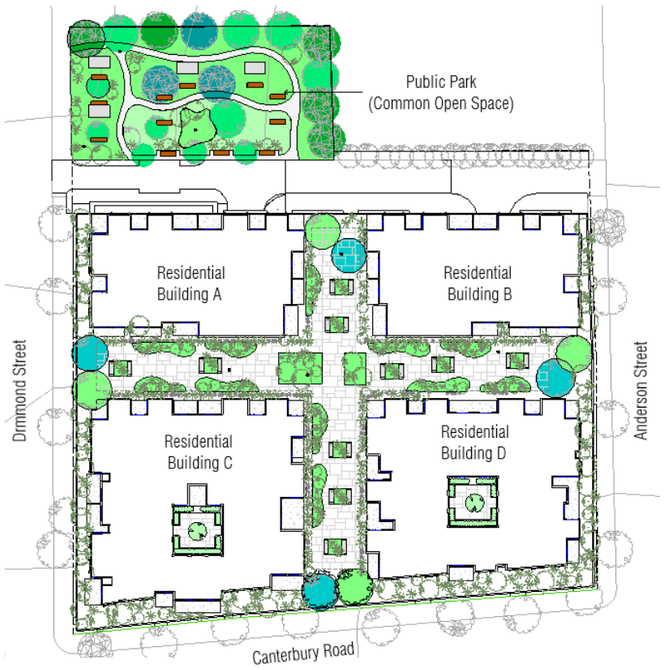
- Further, the design objective was to demonstrate a proposed built form containing rental housing, commercial development and ancillary social and civil infrastructure that is complimentary and compatible with the existing built form context and immediate area whilst considering a review of the emerging built form use and character represented in more recent mixed-use development schemes, particularly those in the Canterbury Road corridor.
- A key element of this proposal is the integration of a large Urban Park of 1290m^2 which provides for the consolidated deep soil planting to the north of the site, and to Communal Open Space utilizing level 2 on the lid of the podium (1950m^2) and the proposed public park (1290m^2) resulting in a third of the site area being dedicated to Communal Open Space.
- Maximise Communal Open Space and ensure solar access in winter and summer.
- The concept for the placement of the one-way laneway to the north of the site is to increase setbacks and amenities to adjacent northern sites, whilst providing access to the delivery dock and basement parking to reduce impacts on Anderson and Drummond Streets.
- Concept includes a one-level podium with common open spaces second level to encourage social interaction.
- Four Residential Buildings with buildings C & D designed as doughnut plan configuration over the podium to maximise solar gain, privacy, and amenity.

Concept Site Plan

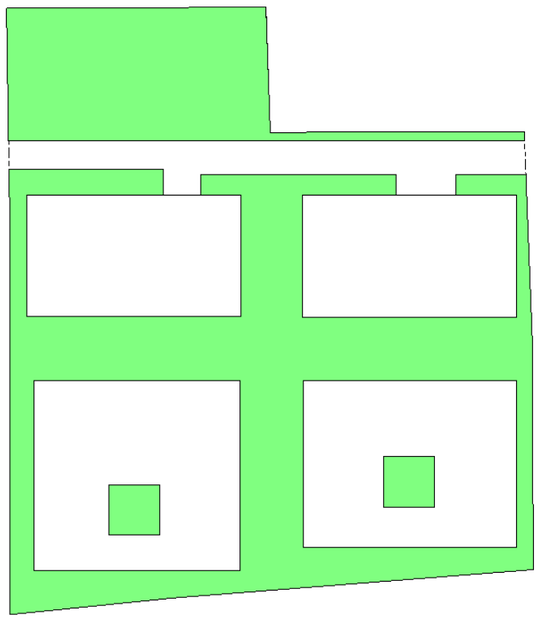
Concept Building form

3. Building Concept – Diagrams

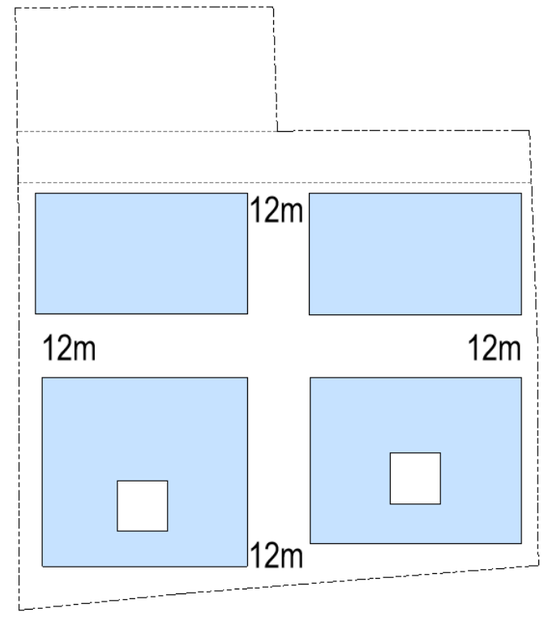
The building concept diagrams below (Parti Diagrams) have been prepared to provide a simplified visual representation of the key aspect of the building concept and design.



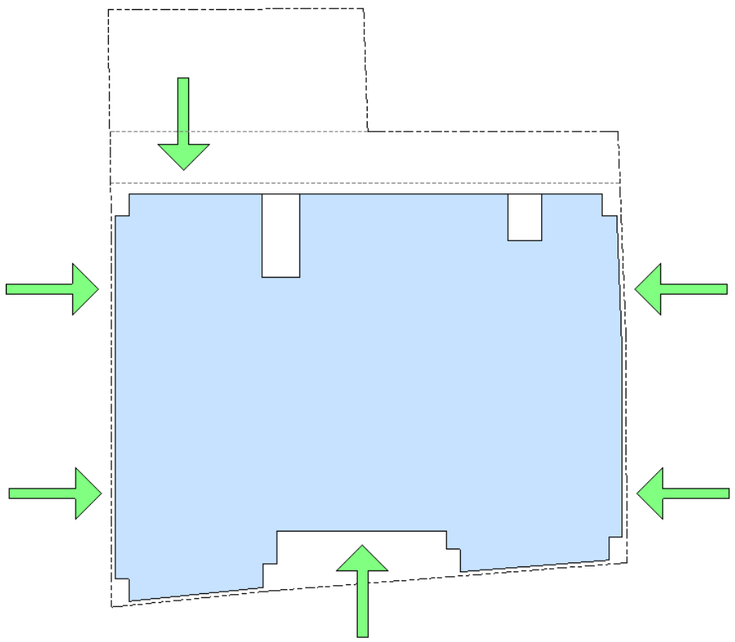
Site Plan



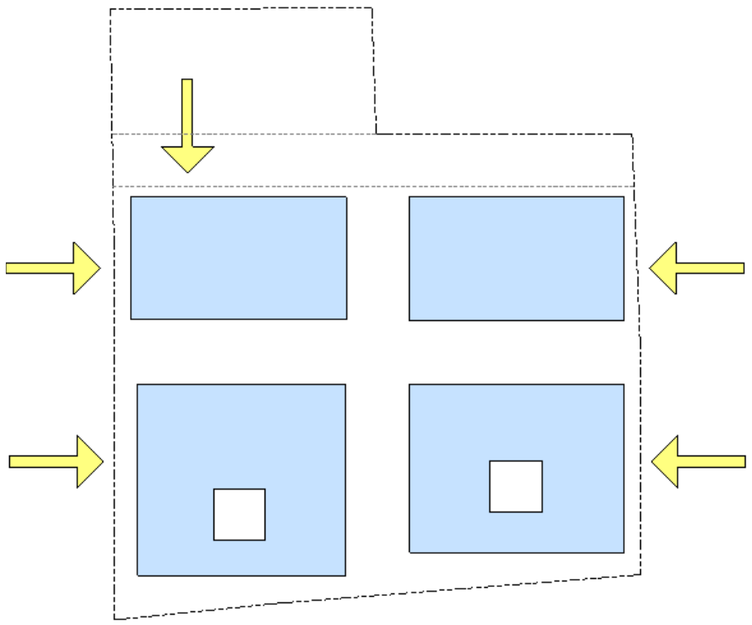
Landscape and Common Open Space



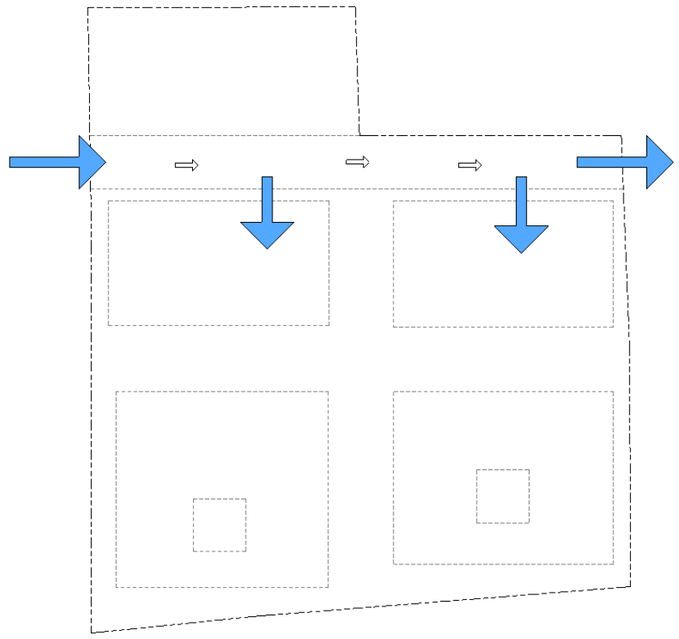
Building Separation



Commercial (Entry)



Residential Entry



Vehicular Access

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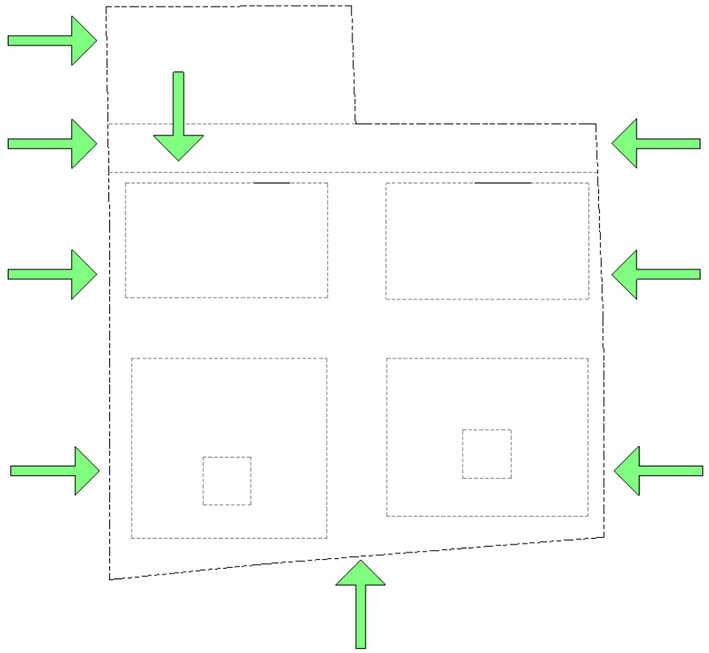
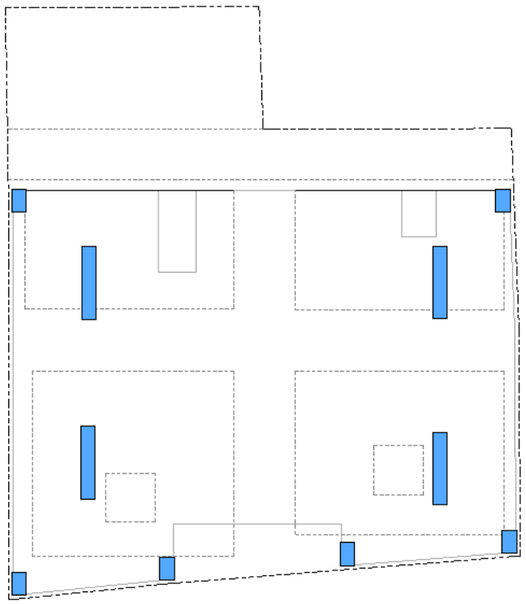
Building Concept - Diagrams (Continued)

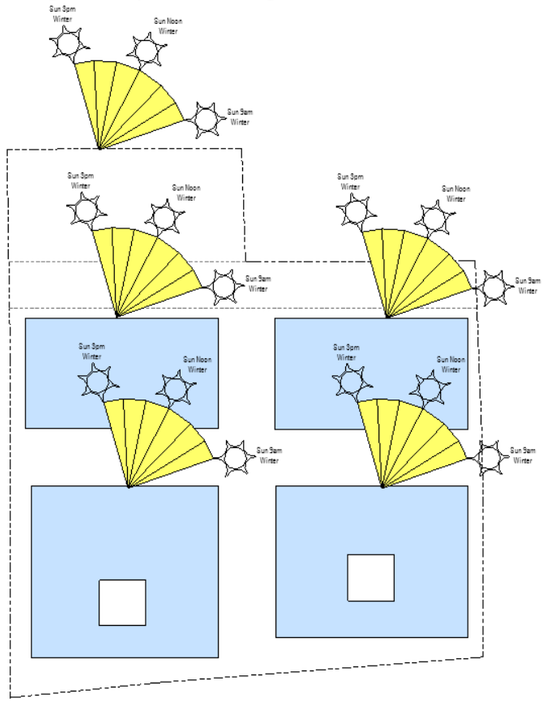
The building concept diagrams below (Parti Diagrams) have been prepared to provide a simplified visual representation of the key aspect of the building concept and design.



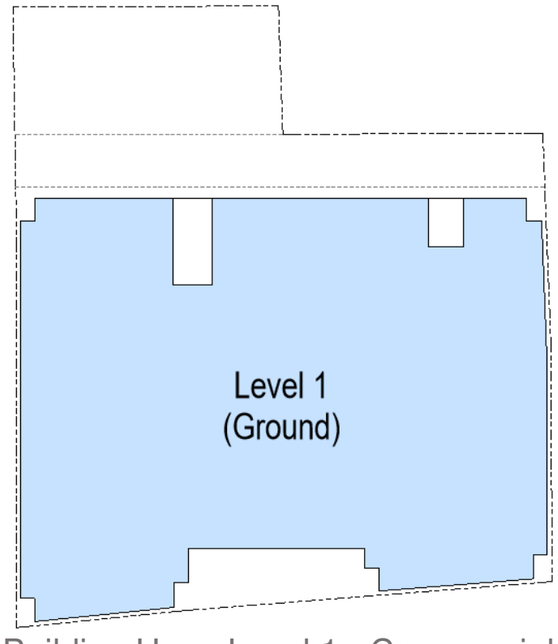
Pedestrian Access



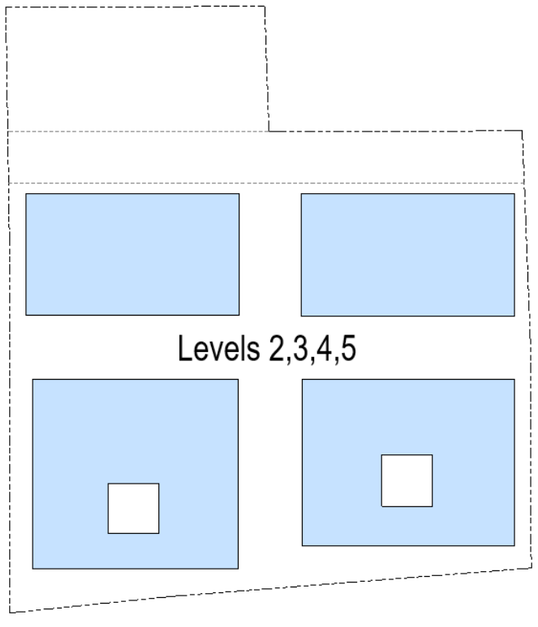
Vertical Circulation



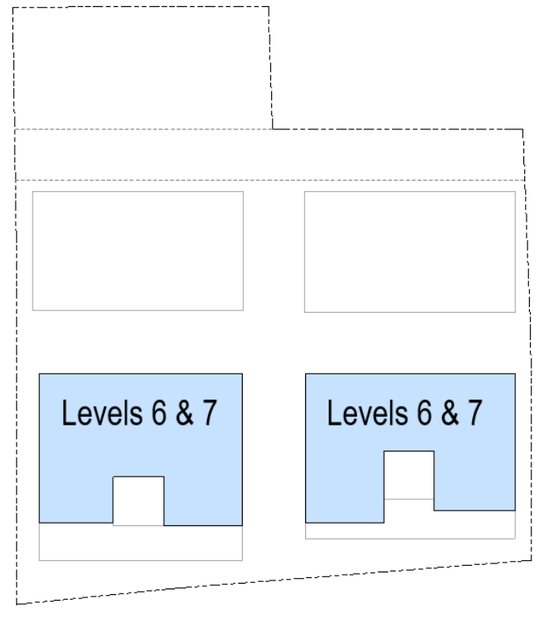
Solar Access



Building Use - Level 1 - Commercial



Building Use - Level 2,3,4,5 - Residential



Building Use - Level 6 &7 Residential

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4. Context and Neighbourhood Character - Design Quality Principles 1

The context of the site is an evolving mix from general housing to multi-dwelling housing, residential apartment developments, and commercial and mix-developments along Canterbury Road.

The proposed building form has been designed in response to complement desirable elements of the area's current and future character as defined by reference to the legislation and studies listed below and from the study and observation of the architect.

- Canterbury Local Environmental Plan 2012 - Current version for 30 June 2022 to date.
- Canterbury Development Control Plan 2012 – Amendment 12 - 11 June 2021
- Canterbury Bankstown Local Strategic Planning Statement, Connective City 2036 (LSPS),
- State Environmental Planning Policy (Housing) 2021 - NSW Legislation
- Imagining Canterbury Corridor - City of Canterbury-Bankstown

The design has been developed following a detailed assessment of existing residential flat and mixed-use buildings and compatibility with those buildings.

The bulk and scale of the building is compatible with existing and future context, incorporating height, articulation, detail and scale and bulk that are generally consistent with the following:

Visual privacy between apartments and private open spaces of neighbouring dwellings will be achieved with horizontal screening to prevent overlooking, by splaying fenestrations towards the street or oblique angles to achieve building separation recommended in the ADG and with supplementary tree planting along the boundaries as required.

The proposed building form meets and exceeds all building separation requirements of the Apartment Design Guide – 2015

The potential impact on the solar access to current and future adjacent developments has been considered in detail – refer to solar access diagrams provided in the architectural plans illustrating solar access to adjacent developments. Quality and significant solar access is maintained to all adjacent sites in mid-winter.

The proposed building massing minimises overshadowing to neighbouring apartments, meeting the recommended guideline of the ADG and has been modulated to solar access adjacent sites.

Examples of Current Context

Proposed Building Form in Context

5. Built Form and Scale - Design Quality Principles 2

The concept scheme shows that impacts as a result of increased density and height to support the sustainable delivery of the intended social outcome can be satisfactorily ameliorated and can be further refined in a continuing development assessment process.

The proposed building form has been designed with regard to the existing and desired future character of the streets and surrounding, particularly to the existing and desired future character of Canterbury Road. The proposed built form has been developed regarding the building's purpose and type and integrated various setbacks and building devices to articulate the form to reduce the visual impacts of the building form and has been refined to enhance the definition of the public domain, contribute positively to the existing streetscape (particularly the harsh environment of Canterbury Road) and to incorporate a public park.

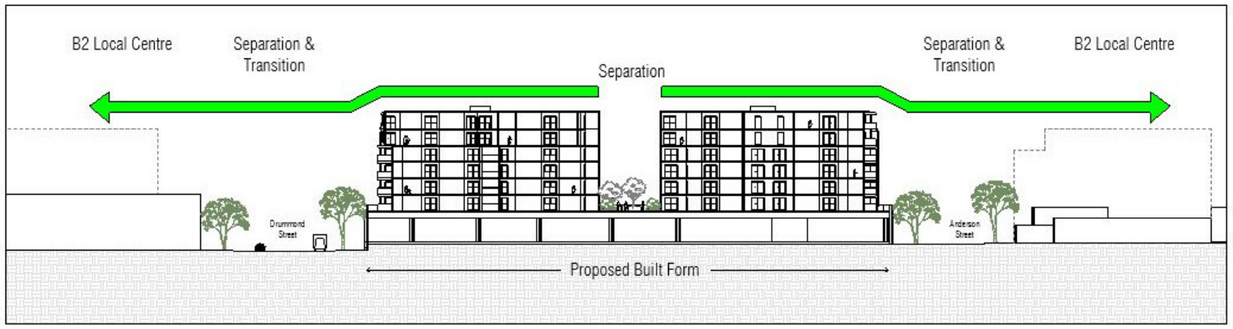
The proposed building form of a single podium with common open space and four residential buildings with 12m separation to increase amenities to adjacent sites, unified by terraces with planting, a flat roof with a low profile, and finished with extensive planting or ballast. The buildings have been designed with the side building walls setback behind projecting balconies to modulate the building form. Fenestrations will provide further articulation to relieve elevations and bring additional daylight into living areas.

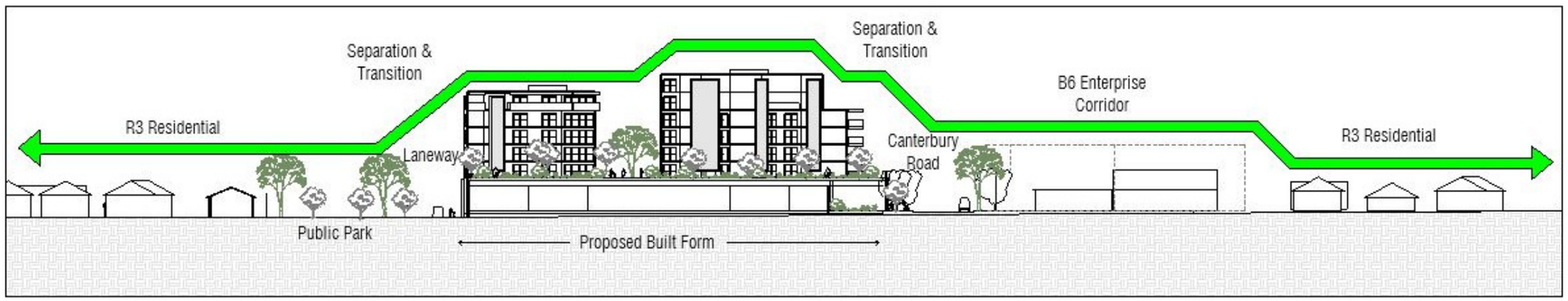
It is anticipated that the building is composed of face brick veneer façade with rendered reinforced concrete framing in colours prevalent within existing dwellings and muti-dwelling housing along Anderson and Drummond Streets, but more particularly the recent apartment and mixed-use developments on nearby sites on Canterbury Road. The flat roof has a thin profile, with lift overrun and plant setback from the face of the building and is largely unseen from street level as can be seen in the 3D views presented in the architectural plans.

The articulation and potential detail can achieve a built form that has a fine grain and is complementary to the surrounding dwellings, multi-dwelling housing and residential apartment and mixed-use developments.

The built-form proposal incorporates the following considerations and techniques to enhance compatibility with the existing and future (based on zoning) context.

- The proposed build form has been refined and tested to ensure that the overshadowing of existing and proposed future buildings is restricted to acceptable levels. Overshadowing in the main and for the critical times of the day between 9 am and 3 pm has been largely restricted to the future podium levels of any proposed buildings.
- The proposed building form has been defined with central building separation which not only provides appropriate separation between apartments within the site but ensures additional access to sunlight on adjacent sites by reducing direct overshadowing. The reduction in overshadowing created by the central building separations enhances compatibility with adjacent sites.
- Consideration of the future development of the adjacent B2 and B6 zonings particularly regarding future height and use. The diagrams below highlight the modulation of the proposed built form with the future heights of buildings on the adjacent B2 & B6 zones.





Transition and Separation of Built Form

6. Density - Design Quality Principles 3

The proposed building has been designed with the express aim of creating a high level of amenity for residents and each apartment, the development of a compatible built form for the current and future context of the site has resulted in a density that is appropriate to the site and context.

The proposed density is 2.5 to 1 achieving 24570m² being 18,420m² residential floor area and 6,150m² commercial floor area.

Numerous residential apartments and mixed-use developments have recently been completed on the nearby sites and which have been assessed in this report refer to 2.4 – Compatibility Assessment – Residential Flat & Mixed-Use Buildings The proposed density is consistent with the current and future desired context and appropriate to the areas existing and projected population.

The proposed density is compatible, appropriate, and sustainable due to the proximity to public transport, jobs, community facilities and neighbouring residential apartment developments.

7. Sustainability - Design Quality Principles 4

It is a key stated aim of Sepp 65 and ADG that a range of apartment types and sizes are provided in proposed residential developments and that the apartment mix considers and responds to the demand for social and affordable housing (ref ADG Objective 4K-1), the proposed development help address this critical demand for social and affordable housing and includes a proportion of units to be allocated as affordable rental housing and also includes a range of apartment types and sizes including studio, 1,2 and 3 bedroom units ranging from 35sqm to 95sq.m

The concept for the proposed rental housing and commercial development is to create a built environment which provides for the holistic well-being of all residents and uses a variety of apartment types and sizes, with high levels of solar access and ventilation, and supported by well-designed landscaped communal open spaces to encourage social interaction.

Through care concept planning with buildings C & D designed as doughnut plan configurations over a podium to solar gain, privacy, and amenity are maximised.

The proposed building form provides natural cross ventilation to 88% and ADG sunlight to 70% of apartments, these high levels enhance the amenity and liveability of the residence.

The development proposes 1290m^2 of deep soil areas or 13% of the site area which is far more than ADG requirements. Additionally green, landscape and common open space areas of 3240 m^2 have been provided or the equivalent of 33% of the site area.

The basement areas have nominated spaces for waste handling, recycling, large bicycle parking and storage areas which enhance sustainability. The use of sustainable materials would be subject to a future DA.

The development has been specifically designed to enhance the efficient use of natural resources, energy, and water throughout its full life cycle. In line with the Building and Sustainability Index (BASIX), the buildings are required to meet the benchmarks of 25% energy reduction and 40% water reduction. The specification of energy-efficient appliances and water-efficient devices will be specified to minimise the water consumption of resources.

The orientation of the buildings enables the location of effective photovoltaic cells to be located on the roofs of the buildings to provide energy for common area lighting. Hot water plant and air conditioner condenser units may be contained within a screened enclosure on the roof towards the centre of the form to minimise visibility from the street with the plant setback from the face of the building and are largely unseen from street level as can be seen in the 3D views presented in the architectural plans. Smart control and sensor technology to control artificial lighting in common circulation and spaces will be provided throughout the development.

8. Landscape - Design Quality Principles 5

The stated aim of the design for this site was to create a built environment which provides for holistic well-being for all residents with high levels of solar access and ventilation, a variety of apartment types and sizes and supported by well-designed landscaped communal open spaces to encourage social interaction. Thus, landscaping is an integral part of the building design solution and overall architectural concept.

Landscape design is an integral part of the architectural concept where landscaped communal open spaces are an essential experience for residents, temper the suburban reality, reduce heat gain, improve air quality, and project a sense of greenness and sustainability.

Tree planting will supplement existing large trees (SW Corner) on the site and within the street to reduce the heat island effect and extend the existing green environment.

Street trees, tree planting and garden planting are proposed along all three streets Canterbury Road, Anderson, and Drummond Street and adjacent to the entry lobbies.

Landscape (Continued)

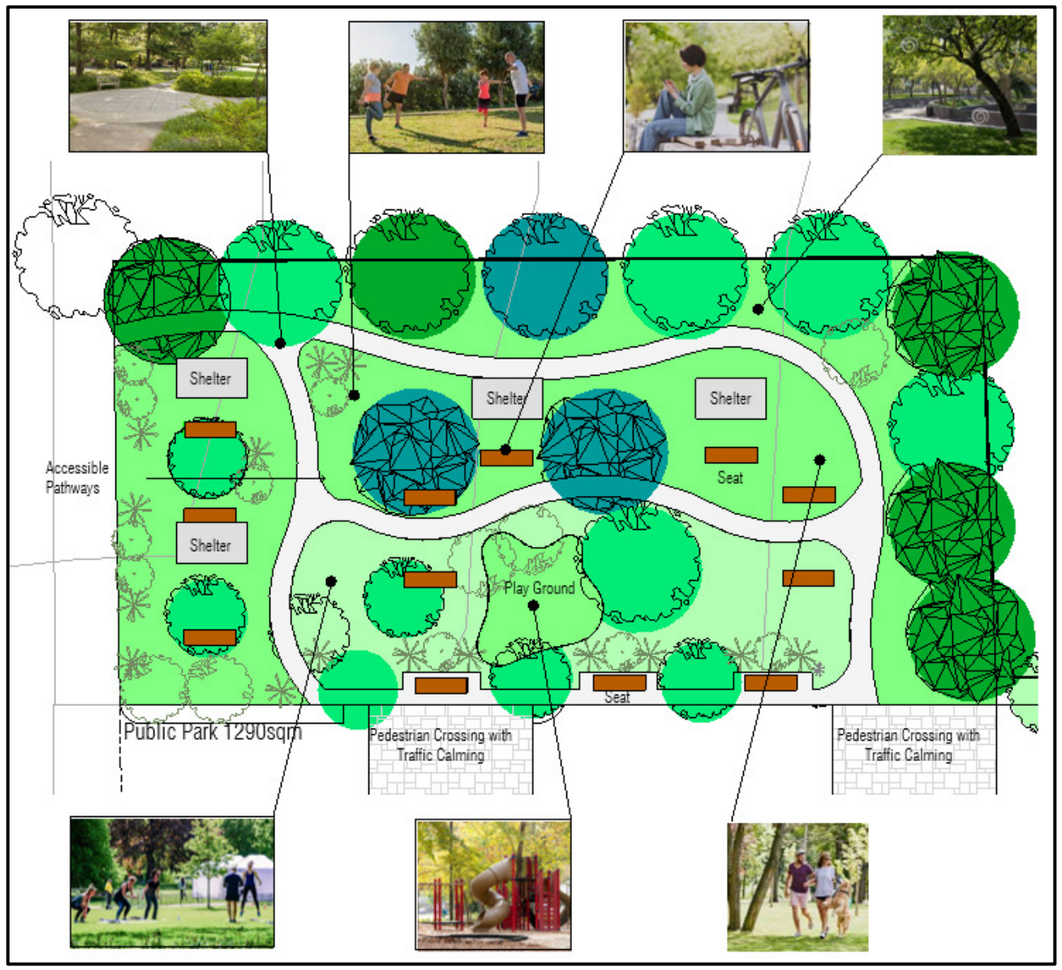
Communal open space of 3240 m^2 (33% of the site area) is provided within the site zones which exceeds the minimum recommendation of the ADG for 25% communal open space. Communal open spaces will include active and passive recreation areas including seating areas, planter boxes, and BBQ facilities and will accommodate existing and new large trees. The communal open space will be planting on the structure with appropriate soil depths in planters to meet ADG guidelines.

Landscaped area of 1290m^2 (13% site area) is provided as deep soil well exceeding ADG requirements.

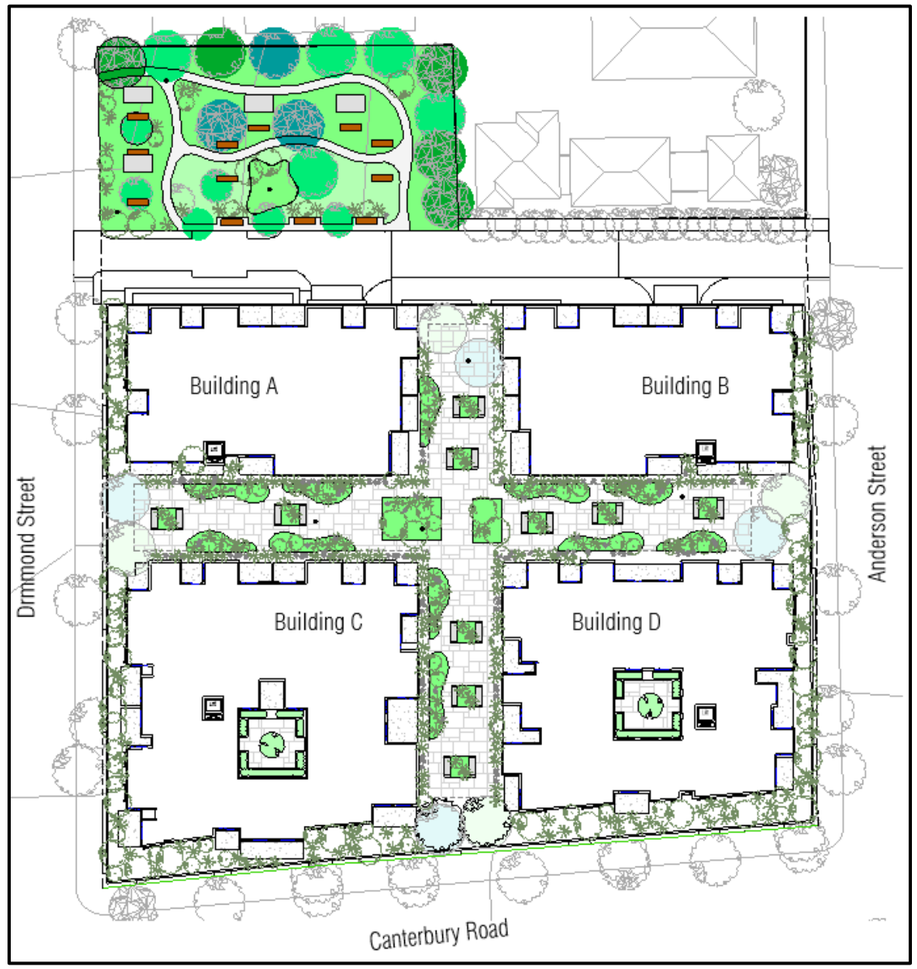
The principal communal open space of 1620sqm (16%) receives direct sunlight to the principal usable landscape open space for a minimum of 2 hours between 9 am and 3 pm at mid-winter, meeting the 12.5% (1237m^2) of the site area recommended by the ADG

Secondary communal open spaces are located throughout the proposed development at various levels including commercial internal landscaped pedestrian street, common on-grade landscape areas, rooftop and internal courtyard landscape common open spaces which will be experienced as part of the circulation social interaction opportunity experience.

The communal open spaces are accessible to all residents. Planting will include flowering trees, lush planting with a mix of colour and texture and low-level planting with trailing plants along the edges of planters. Planting selections are to be drought-resistant indigenous planting to reduce ongoing water use on the site.



Public Park – Concept Landscape Plan



Concept Landscape Plan

9. Amenity - Design Quality Principles 6

Amenity was a key consideration in the concept and design development to create a built environment which supports holistic well-being for all residents with high levels of solar access and ventilation, a variety of apartment types and sizes and supported by well-designed landscaped communal open spaces to encourage social interaction.

Good amenity has been achieved through the combination of ADG-compliant room dimensions, regular room shapes, access to sunlight, natural ventilation, building separation, outlook, quality outdoor spaces, large balconies and wide public corridors and areas.

- The four buildings have been designed with the primary aspect to the north (sun) with buildings A, B, C, and D designed to maximise north facing aspect.
- Buildings C & D have been designed with two central courtyards to maximise solar access to a very high percentage of apartments to ADG requirements.
- Buildings A, B, C, and D have been designed to maximise solar gain with 70% of apartments capable of achieving more than 2 hours of direct sunlight
- Additionally, Buildings A, B, C, and D have been designed to maximise cross ventilation with 88% of apartments capable of achieving cross ventilation to ADG requirements
- All apartments have been designed with living rooms achieving a minimum width of 4m for the studio, 1-bed, 2-bed and 3-bed apartment apartments.
- All apartments have a private open space accessed directly from the living area and can meet the minimum area guidelines of the ADG.
- Private open spaces are capable of achieving an external area of 8m² for studios, 10m² for 1-bed apartments, 10m² for 2-bed apartments and 12m² for 3-bed apartments.
- The lift and stair cores are setback and deep within the overall form of the building, with lift overrun and plant setback from the face of the building and are largely unseen from street level as can be seen in the 3D views presented in the architectural plans.
- Visual and acoustic privacy is achieved through orientation, internal layouts, and acoustic treatment internally and between communal open spaces.
- The residential entry lobbies have been located directly accessing the adjacent streets and achieve level access on a sloping site. The entries are clearly visible from the street. Letterboxes can be situated outside of the entry lobbies and fronting each street to provide excellent casual interactions and surveillance. The entry lobby spaces provide opportunities for casual interaction between residents.
- Communal open space of 3240 m² (33% of the site area) is provided within the site zones which exceeds the minimum recommendation of the ADG for 25% communal open space. Communal open spaces will include active and passive recreation areas including seating areas, planter boxes, and BBQ facilities and accommodate the existing and new large trees.
- Landscaped area of 1290m² (13% site area) is provided as deep soil meeting ADG requirements.

Solar Compliance	
Solar Compliance - Yes	158
Total Units	226
Total %	70%

Cross Ventilation Compliance	
Cross Ventilation Compliance - Yes	200
Total Units	226
Total %	88%

Communal Open Space
3240q.m 33%

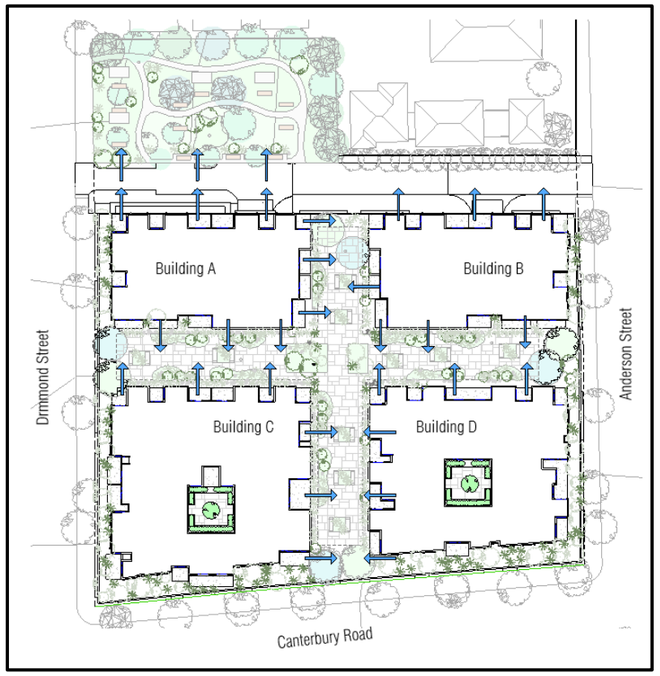
Deep Soil Zone
1290sqm (13%)

10. Safety - Design Quality Principles 7

Passive safety and observation of public areas was an integral consideration in the concept and design of the proposed buildings, particularly the design of the public spaces.

Clear definition of private spaces, living spaces and balconies was paramount, and all opportunities to maximise passive surveillance of the public and communal open spaces were a strong consideration for the overall concept of the building. See the diagram on the next page.

The public open space and private open spaces are clearly defined with secure access. The common spaces can be well-lit and easily maintained due to their regular shape without any hidden areas.



Opportunities for Passive Surveillance

11. Housing Diversity and Social Interaction - Design Quality Principles 8

The proposal provides a varied mix of apartment sizes responding to the need to provide housing choices for different demographics, households, and family types.

The units have been designed to allow flexibility of layout; a variety of common open spaces has been provided encouraging opportunities for varied social interactions amongst residents.

The following mix of unit types and sizes is provided:

- 14 x studio apartments (6%)
- 84 x 1-bed apartments (37%)
- 116 x 2-bed apartments (51%)
- 12 x 3-bed apartments (5%)

A minimum of 27/226 (12% min) of apartments will be designed as adaptable apartments and achieve compliance with AS 4299, more than the Canterbury Development Control Plan (DCP) 2012 – Part C Residential Accommodation requirement of 10%.

Housing Diversity and Social Interaction (Continued)

All adaptable apartments will also meet the Specialist Disability Accommodation (SDA) design requirements under the National Disability Insurance Scheme (NDIS) – improved and robust. From 1 July 2021, all dwelling enrolment applications for SDA will be required to include a certificate from an Accredited SDA assessor, nominating the Design Category the dwelling to be enrolled satisfies based upon Design Standards in the NDIS Specialist Disability Accommodation Design Standard.

Communal open spaces within the site have been specifically located and distributed throughout the development including on grade and roof terraces to encourage social interaction within the development and have equitable access.

The proposed affordable residential apartments are compatible with existing apartments within the immediate and broader context and will meet the needs of the immediate and Canterbury population, particularly housing for older people, people with a disability, essential key workers and first-home buyers. The apartments have been designed with a variety of apartment types and sizes with excellent amenities and are supported by well-designed communal open spaces to encourage social interaction.

12. Aesthetics - Design Quality Principles 9

The design aims to achieve good design through the application of good proportions and a balanced composition of building elements, the proposed development offers the opportunity to provide a high standard of built form outcome and material selection. It would be the expressed aim of the proposed design to represent and present a high standard of built-form outcomes and thoughtful, sustainable, and quality material selections.

A mix of quality materials, colours and textures has been proposed to enhance the qualities of good design.

The architectural concept for the project for four distinct building forms each responding in a unique way to the adjacent properties, streets, and solar orientation; the concept was also for the development to offer a variety of landscaped and common open space areas distributed strategically throughout the site to encourage social interaction within a landscaped setting that is modulated and articulated to adjust the scale of the development to the context.

In particular, Buildings C & D have been designed with two central courtyards to maximise solar access to a very high percentage of the apartments well over ADG requirements.

It is anticipated that the building is composed of face brick veneer façade with rendered reinforced concrete framing in colours prevalent within existing dwellings and muti-dwelling housing along Anderson and Drummond Streets, but more particularly the recent apartment and mixed-use developments on nearby sites on Canterbury Road. The flat roof presents a thin profile, with lift overrun and plant setback from the face of the building and are largely unseen from street level as can be seen in the 3D views presented in the architectural plans

The residential entries from Anderson and Drummond Streets and Canterbury Road maintain a strong connection to the landscape by including a planted front setback zone. Small tree planting within the front setback zones and lower-level planting will enhance the streetscape.

The architectural character of the proposed development is visually compatible with the height, articulation, detail and scale & bulk of existing mixed-use developments in the immediate context as the elevations will contain essential elements that make up the character of the surrounding suburban environment. The simple building forms of the three buildings give the building its own strength within the context and the stepped building forms of Buildings C & D and the unique design with two central courtyards to maximise solar access provide the overall development with its own strength without attempting to mimic the existing context.




13. Traffic & Parking

It is noted that SEPP Housing 2021, Clause 38(4) of Division 5 of Part 2 does not require car parking in relation to the development to which it applies.

Canterbury Development Control Plan 2012 - B1 Transport and Parking

- Parking in line with Council controls is supplied over three basements parking areas – refer to parking calculation below.
- The driveway access of 6.5m in width is provided with the roller shutter set back from the laneway to reduce the dominance on the street.
- The concept for the placement of the one-way laneway to the north of the site is to increase setbacks and amenities to adjacent northern sites, whilst providing access to the delivery dock and basement parking to reduce impacts on Anderson and Drummond Streets.
- The detail of the parking arrangements will be included with a future Development Application if a Site Compatibility Certificate is granted.

Bicycles Calculations	
Residential Bicycle Spaces	45
Residential Visitor Bicycle Spaces	23
Commercial Bicycle Spaces	22
Courier Space	1
Grand Total Spaces	91
Unit Residential Total	226

Car Parking Calculations	
Residential Spaces	261.2
Residential Visitor Spaces	45.2
Residential Car Wash	2
Commercial Spaces	186
Courier Space	1
Total Spaces	496
Unit Residential Total	226

14. Building Form Analysis – Residential Flat & Mixed-Use Buildings

Building Form Analysis – Residential Flat & Mixed-Use Buildings – Figure 1

(Subject Site - 677, 687 Canterbury Road and 48 Drummond Street, and 35, 37 & 39 Anderson Street, Belmore)

- Site 1 & 2 – B2 - Corner Charles Street & Canterbury Road - Distance to Site 2.75km (East)
- Site 3 – R4 - 249-235 Canterbury Road - Distance to Site 2.3km (East)
- Site 4 – B5 - 274 Canterbury Road (Corner Fore Street)- Distance to Site 2.3km (East)
- Site 5 – B5 - 279 Canterbury Road - Distance to Site 2.2km (East)
- Site 6 – B5 - 300 Canterbury Road - Distance to Site 2.1km (East)
- Site 7 – B5 - 312-320 Canterbury Road - Distance to Site 2.0km (East)
- Site 8 – B5 - 299 Canterbury Road – Distance to Site 2.0km (East)
- Site 9 – B5 - 335 Canterbury Road - Distance to Site 1.97km (East)
- Site 10 – B5 - 340 Canterbury Road – Distance to Site 1.98km (East)
- Site 11 – B5 - 343 Canterbury Road – Distance to Site 1.88km (East)
- Site 12 – B5 - 344-350 Canterbury Road - Distance to Site 1.78km (East)
- Site 13 – B5 - 354-356 Canterbury Road - Distance to Site 1.73km (East)
- Site 14 – B5 - 366-374 Canterbury Road - Distance to Site 1.70km (East)
- Site 15 – B5 - 396 Canterbury Road – Distance to Site 1.66km (East)
- Site 16 – B5 - Messier Street & Canterbury Road - Distance to Site 1.54km (East)
- Site 17 – B5 - 418-428 Canterbury Road – Distance to Site 1.25km (East)
- Site 18 - B5 - 508 Canterbury Road – Distance to Site 0.73km (East)
- Site 19 - B5 - 538 Canterbury Road – Distance to Site 0.56km (East)
- Site 20 – B5 - 548 – 468 Canterbury Road – Distance to Site 0.47km (East)
- Site 21 – B5 - 585-589 Canterbury Road – Distance to Site 0.44km (East)
- Site 22 – B5 - 578-580 Canterbury Road - Distance to Site 0.42km (East)
- Site 23 – B5 - 627A Canterbury Road - Distance to Site 0.21km (East)
- Site 24 – B2 - 630 Canterbury Road - Distance to Site 0.1km (East)
- Site 25 – B5 - 680 Canterbury Road - Distance to Site 0.07km (West)
- Site 26 – B5 - 702-704 Canterbury Road - Distance to Site 0.15km (West

Building Form Analysis (Continued)

Please refer to Appendix A for all Sites 1 to 27 - Building Form Analysis – Residential Flat & Mixed-Use Buildings

- Note: The visual comparison below is intended to highlight nearby residential and mixed-use buildings of similar scale and bulk and does not refer to or consider the examples on the right as having particularly high-quality built form or use of thoughtful, sustainable, and quality material selections.
- The proposed design aims to achieve good design through the application of good proportions and a balanced composition of building elements, the proposed development offers the opportunity to provide a high standard of built form outcome and material selection.
- It would be the expressed aim of the proposed design to represent and present a high standard of built form outcome and thoughtful, sustainable, and quality material selections.

Key Recent Developments Further along Canterbury Road newer larger-scale mixed-use developments include: –

- 100m from Site – 5 Storey at 720 Canterbury Rd – Commercial & Residential
- 70m from Site - 6 Storey at 680 Canterbury Rd – Commercial & Residential
- 100m from Site - 6 Storey at 630 Canterbury Rd – Commercial & Residential
- 150m from Site - 5 Storey at 702 Canterbury Rd – Commercial & Residential
- 400m from Site - 6 Storey at 578 Canterbury Rd – Commercial & Residential

Compatibility Assessment – Residential Flat & Mixed-Use Buildings – Site 27

Location:	721 Canterbury Road
Zoning:	B2
Stories:	5 levels (1 carparking/commercial, 4 x Residential)
Setbacks:	3m
Form:	Block Edge and Stepped
Presentation to Street:	Carparking / Residential & Commercial Entries
Adjacent Zones:	R3
Relative to Site:	West
Distance to Subject Site:	0.1km
N/S/E/W to Cant. Rd:	North
Compatibility Relevance:	High

(Western End looking NE – B2)

(Eastern End looking NW – B2)

Compatibility Assessment – Residential Flat & Mixed-Use Buildings – Site 25

Location:	680 Canterbury Road
Zoning:	B5
Stories:	6 levels (1 carparking/commercial, 5 x Residential)
Setbacks:	3m
Form:	Block Edge and Stepped
Presentation to Street:	Carparking / Residential & Commercial Entries
Adjacent Zones:	R3, R4
Relative to Site:	West
Distance to Subject Site:	0.07km
N/S/E/W to Cant. Rd:	South
Compatibility Relevance:	High

(Eastern End looking SW – B5)

(Western End looking SE – B5)

Compatibility Assessment – Residential Flat & Mixed-Use Buildings – Site 24

Location:	630 Canterbury Road
Zoning:	B2
Stories:	6 levels (1 carparking/commercial, 5 x Residential)
Setbacks:	3m
Form:	Block Edge and Stepped
Presentation to Street:	Carparking / Residential & Commercial Entries
Adjacent Zones:	R3, R3, R4
Relative to Site:	East
Distance to Subject Site:	0.1km
N/S/E/W to Cant. Rd:	South
Compatibility Relevance:	High

(Eastern End looking SW – B5)

(Western End looking SE – B5)

Compatibility Assessment – Residential Flat & Mixed-Use Buildings – Site 26

Location:	702-704 Canterbury Road
Zoning:	B5
Stories:	6 levels (1 carparking/commercial, 5 x Residential)
Setbacks:	3m
Form:	Block Edge and Stepped
Presentation to Street:	Carparking / Residential & Commercial Entries
Adjacent Zones:	R3, R4
Relative to Site:	West
Distance to Subject Site:	0.15km
N/S/E/W to Cant. Rd:	South
Compatibility Relevance:	High

(Eastern End looking SW – B5)

(Western End looking SE – B5)

Compatibility Assessment – Residential Flat & Mixed-Use Buildings – Site 22

Location:	578-580 Canterbury Road
Zoning:	B5
Stories:	6 levels (1 carparking/commercial, 5 x Residential)
Setbacks:	3m
Form:	Block Edge and Stepped
Presentation to Street:	Carparking / Residential & Commercial Entries
Adjacent Zones:	R3, IN2
Relative to Site:	East
Distance to Subject Site:	0.42km
N/S/E/W to Cant. Rd:	South
Compatibility Relevance:	High

(Eastern End looking SW – B5)

(Western End looking SE – B5)

15. Visual Comparison - Recent Development - Residential Flat & Mixed-Use Buildings

- Note: The visual comparison below is intended to highlight nearby residential and mixed-use buildings of similar scale and bulk and does not refer to or consider the examples on the right as having particularly high-quality built form or use of thoughtful, sustainable, and quality material selections.
- The proposed design aims to achieve good design through the application of good proportions and a balanced composition of building elements, the proposed development offers the opportunity to provide a high standard of built form outcome and material selection.
- It would be the expressed aim of the proposed design to represent and present a high standard of built form outcome and thoughtful, sustainable, and quality material selections.

Proposed Building Form

580 Canterbury Road

704 Canterbury Road

538 Canterbury Road

680 Canterbury Road

721 Canterbury Road

585 Canterbury Road

16. References

1. Canterbury Development Control Plan 2012 - Adopted by Canterbury City Council on 22 November 2012 and came into effect on 1 January 2013.
2. Canterbury Local Environmental Plan 2012 - Current version for 30 June 2022 to date
3. Canterbury Local Environmental Plan 2012 - Zoning Maps
    a. 1550-COM-LZN-001-010-20121102
    b. 1550-COM-LZN-004-010-20180208
    c. 1550-COM-LZN-006-010-20201109
    d. 1550-COM-LZN-007-010-20200820
4. Canterbury Local Environmental Plan 2012 - FSR Map
    a. 1550-COM-FSR-004-010-20200618
5. Canterbury Local Environmental Plan 2012 – Height of Building Map
    a. 1550-COM-HOB-004-010-20200618
6. Canterbury Local Environmental Plan 2012 – Key Sites Map
    a. 1550-COM-KYS-004-010-20121119
7. Re-Imagining Canterbury Corridor - City of Canterbury-Bankstown by Hill Thalis, WBB
8. State Environmental Planning Policy (Housing) 2021 - NSW Legislation
9. Apartment Design Guide - Tools for improving the design of residential apartment development - 2015.

17. Appendix A – Building Form Analysis Review

Refer to the Attached Appendix