

Re: 998 Punchbowl Road

From: Spiro Stavis <spiros@canterbury.nsw.gov.au>
To: "Rahme, Eva" <evar@canterbury.nsw.gov.au>
Date: Tue, 08 Dec 2015 10:03:47 +1100
Attachments: IMAGE.jpg (27.08 kB); IMAGE.jpg (27.08 kB); Spiro Stavis.vcf (322 bytes)

Ok. I think we should reschedule for next week please as I'm still waiting for instructions.

Spiro Stavis | Director City Planning

City of Canterbury 137 Beamish St Campsie NSW 2194

T: 9789 9487 | F: 9789 1542 |

spiros@canterbury.nsw.gov.au | www.canterbury.nsw.gov.au

>>> Eva Rahme 8/12/2015 9:55 AM >>>

Hi Spiro,

This is the meeting you asked me to schedule with Peter Annand.

>>> Spiro Stavis 8/12/2015 9:52 AM >>>

Hi Eva,

do know what this is about?

Also, Fadwa wants me to meet her for site visits over lunchtime. Can you call her to arrange.

Spiro Stavis | Director City Planning

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>>> Eva Rahme 1/12/2015 2:42 PM >>>

Fwd: Re: Meeting today for Punchbowl Road - URGENT

From: Eva Rahme <evar@canterbury.nsw.gov.au>
To: "Stavis, Spiro" <spiros@canterbury.nsw.gov.au>
Date: Wed, 09 Dec 2015 10:37:48 +1100
Attachments: Re_ Meeting today for Punchbowl Road - URGENT.msg (22.53 kB)

Hi Spiro

Please see Peter Annand's suggested times and advise which you prefer as you said you were waiting on which way to go forward?

Friday 11/12 after your meeting with GM & Peter would suit.

Monday 14 after 10 a.m.

Wednesday 16 at 11 a.m.

Thanks

Re: Meeting today for Punchbowl Road - URGENT

From: Peter Annand <peter@aaud.com.au>
To: "Rahme, Eva" <evar@canterbury.nsw.gov.au>
Date: Wed, 09 Dec 2015 08:35:17 +1100

Eva,
Getting awfully tight...
-Tomorrow 10th afternoon
- Friday 11th after meeting with Spiro and Jim say about noon
-mon 14th -8.30-noon
- tues 15th -no
- wed 8.30- noon
- thurs any time
- frid am
regards peter
On 08/12/2015, at 10:05 AM, Eva Rahme wrote:

Hi Peter

Spiro has asked me to reschedule this meeting for next week.

Can you provide me with some available dates and times you have?

Thanks
Eva

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Fwd: Punchbowl Road

From: Spiro Stavis <spiros@canterbury.nsw.gov.au>
To: "Annand, Peter" <peter@aaud.com.au>
Cc: "Rahme, Eva" <evan@canterbury.nsw.gov.au>
Date: Mon, 04 Jan 2016 15:33:04 +1100
Attachments: IMAGE.jpg (27.08 kB); Spiros Stavis, Punchbowl Road.doc (228.35 kB); img-Y23104821-0001.pdf (618.84 kB); Spiro Stavis.vcf (322 bytes)

Hi Peter,

Happy New year.

Can you provide me with an update on this. Last we met you were going to prepare an updated report supporting 2.8:1 and 6/8 storeys as per the sketch I had given you?

Call me tomorrow if unsure. I will be on leave from 11/1/16 to 27/1/16.

Spiro Stavis | Director City Planning

City of Canterbury 137 Beamish St Campsie NSW 2194

T: 9789 9487 | F: 9789 1542 |

spiros@canterbury.nsw.gov.au | www.canterbury.nsw.gov.au



>>> Peter Annand <peter@aaud.com.au> 23/11/2015 11:17 AM >>>

Dear Spiro, attached is my considered opinion for Punchbowl Road site....

I can readily support 2.5:1 at 6/8 storeys

I feel 8 storeys at 2.8:1 will give rise to precedent problems but that is Council call

Please call to discuss (0418 280 154)

regards, peter

20 November 2015

Spiro Stavis
Urban Planner
City of Canterbury
137 Beamish Street
CAMPSIE NSW 2194
E: Spiros@canterbury.nsw.gov.au

ANNAND ASSOCIATES URBAN DESIGN

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ABN 59 058 420 465

Level 9, 50 Carrington Street, Sydney, 2000
peter@aaud.com.au
GPO Box 4167, Sydney, NSW 2001
Tel: 0418 280 154

Urban Design and Planning Consultants

Director Peter Annand BSc(Arch), BArch(Hons), M.T.C.P

Dear Spiro

Re: Punchbowl Road

I have reviewed the annotated plan provided and report as follows:

Assumptions for confirmation

- 6m setback from Punchbowl Road
- 9m setback from northern boundary for 4 levels + 3m above
- 6m setback from new boundary to Canterbury Road once RMS have taken their widening (as per our diagram)
- The site area is about 2,000m² and will become about 1,818m² with road widening
- Substation area is not counted in site area
- The GFA proposed will be about 85% of the envelope.

The largest possible footprint that I can measure given the above setbacks is as follows (see Option 1).

We would prefer a 6 storey building with an 8 storey tower at Punchbowl Road (Option 2)

Floor	Option 1	Option 2
1	844	844
2	844	844
3	844	844
4	844	844
5	666	666
6	666	666
7	666	400
8	666	400
	6,040	5,508

Total Option 1, 6,040m² at 85% for articulation etc as specified in ADG = 5,134m² ÷ site area (1,818m²) gives FSR = 2.8:1

Total Option 2, 5,508m² at 85% = 4,682m²/ sit area(1,818) gives FSR = 2.57:1 (Say 2.5:1)

Thus an FSR OF 2.8:1 CAN BE ACHIEVED WITH A FULL BUILDING HEIGHT OF 8 STOREYS (25M)

However, I still have a problem with an 8 storey building. This will provide a precedent for 8 storeys all along Canterbury Road, including the recent site at 642-644 Canterbury Road where we battled to get a mix of 4 & 8 storeys to limit overshadowing to adjacent residential properties to the south.

Thus, I would personally and professionally prefer a 6 storey height limit with capacity for some 8 storey in particular location, like a tower element on the "corner" (only) of Punchbowl Road.

Note also that inadequate communal space at ground level will require rooftop open space (ADG) and this must be accessible by lift and stair within the 25m.

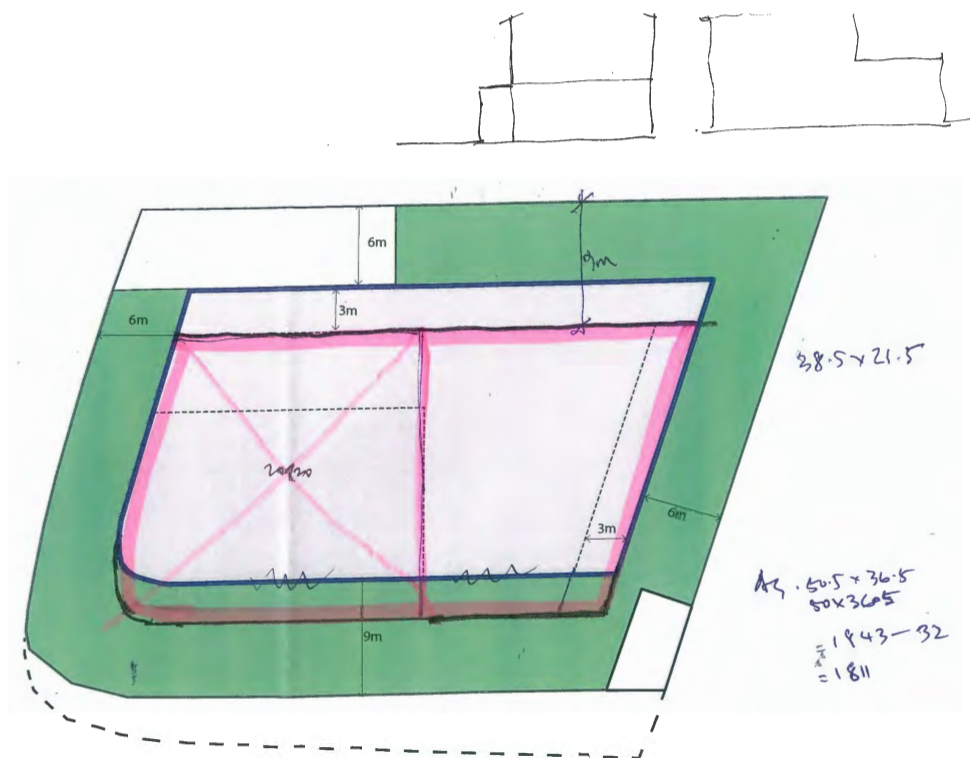
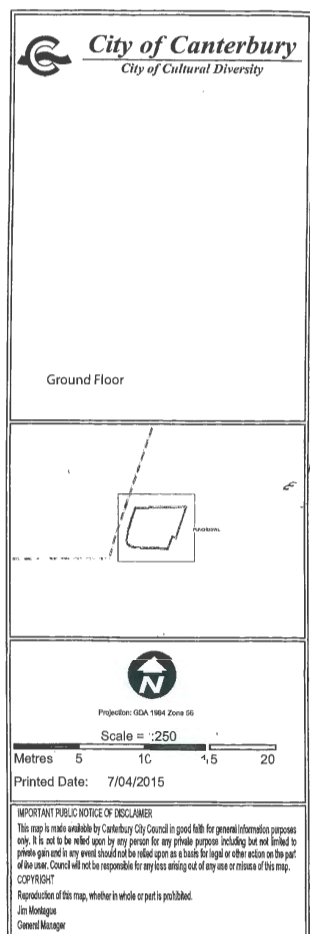
Thus, I am comfortable agreeing to the setbacks proposed above however I would prefer a 6 storey building with an 8 storey corner and the maximum FSR of 2.5:1 (6/8 storey) rather than 2.8:1 (all 8 storey). An FSR of 2.8:1 is a dangerous precedent, particularly for the south side of the street.

Regards



Peter Annand
Director
Annand Associates Urban Design

e15-0078-37-56



$$A_3 = 41 \times 50$$

$$\div 2050 - 50$$

$$= 2000 \text{ m}^2$$

As reduced 37 x 50

$$= 1850 - 32 \div$$

$$1818 \checkmark$$

Re: Punchbowl Road

From: Spiro Stavis <spiros@canterbury.nsw.gov.au>
To: "Annand, Peter" <peter@aaud.com.au>
Cc: "Brown, Lisa" <lisab@canterbury.nsw.gov.au>
Date: Tue, 05 Jan 2016 18:26:13 +1100

Ok thank you.

Regards

Spiro Stavis | Director City Planning
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T: [9789 9487](#) | **F:** [9789 1542](#) | spiros@canterbury.nsw.gov.au | www.canterbury.nsw.gov.au

Sent from my iPhone

On 5 Jan 2016, at 4:15 PM, Peter Annand <peter@aaud.com.au> wrote:

Lili not back till thursday....

I will try to get a rough draft by COB thursday and final by noon Friday if you can get comments back by 10.30am friday...
peter

On 04/01/2016, at 4:33 PM, Spiro Stavis wrote:

Hi Peter,

Happy New year.

Can you provide me with an update on this. Last we met you were going to prepare an updated report supporting 2.8:1 and 6/8 storeys as per the sketch I had given you?

Call me tomorrow if unsure. I will be on leave from 11/1/16 to 27/1/16.

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<Mail Attachment.jpeg>

>>> Peter Annand <peter@aaud.com.au> 23/11/2015 11:17 AM >>>
Dear Spiro, attached is my considered opinion for Punchbowl Road site....
I can readily support 2.5:1 at 6/8 storeys
I feel 8 storeys at 2.8:1 will give rise to precedent problems but that is Council call
Please call to discuss [REDACTED]
regards, peter

<Spiros Stavis, Punchbowl
Road.doc><img-Y23104821-0001.pdf><Spiro Stavis.vcf>

998 Punchbowl Road (1499 Canterbury Rd, Punchbowl)

From: Lili Avval <lili@aaud.com.au>
To: "Stavis, Spiro" <spiros@canterbury.nsw.gov.au>
Cc: "Annand, Peter" <peter@aaud.com.au>
Date: Thu, 07 Jan 2016 15:21:32 +1100
Attachments: Urban Design Punchbowl Rd Review of Planning Proposal 998 PunchbowlRoad, Final Draft .pdf (2.39 MB)

Hi Spiro,

Happy New Year.

Please find "998 Punchbowl Road (1499 Canterbury Rd, Punchbowl), December Editâ€ attached in this email.

Kind Regards,
Lili

Urban Design Review of Planning Proposal

998 Punchbowl Road (1499 Canterbury Rd, Punchbowl)

December 2015



By:

Annand Associates Urban Design
Level 9, 50 Carrington Street, Sydney NSW 2000
P: 0418 280 154
E: peter@aad.com.au

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1.0 Introduction

Council have engaged Annand Associates Urban Design (AAUD) to provide an independent Urban Design Assessment of a Planning Proposal at 998 Punchbowl Rd / 1499 Canterbury Road, Punchbowl.

1.1 Subject site

The site is located on the northern side of Canterbury Road, Punchbowl on the corner of Punchbowl Road. Currently on site is a service station

The property comprises one lot with a total site area of 2005m², however is burdened by a reservation for road widening of approximately 1,825m²,

Figure 1: The Site



Punchbowl Road Residential Elevation from the site



Canterbury Road Residential Elevation from the site

1.2 The Planning Proposal

A Planning Proposal has been submitted for the subject site to amend the Canterbury LEP 2012 by:

1. Rezoning of site

An amendment to the CLEP 2012 is sought in order to change the zoning of the land from R3 Medium Density Residential zone to the R4 High Density Residential zone. This would facilitate redevelopment of the existing service station as a residential flat building. Under Planning Proposal PP_2014_001-00, it was proposed to change the zoning as described and this was previously exhibited, however the site was subsequently removed from that Planning Proposal and a new Planning Proposal was commenced, specifically for this site.

2. Amendment to Floor Space Ratio

An amendment to the CLEP 2012 is sought by the proponent in order to increase the permissible FSR on the site from the current 0.5:1 to 2.8:1. Under Planning Proposal (PP_2014_Cante_001-00), it was proposed by Council to increase the FSR on the site to 1.8:1 (as previously exhibited).

3. Amendment to Height of Buildings map

The Planning Proposal requests a height limit of 25m (8 storeys) to apply to the site in order to facilitate a residential flat building (RFB) as contained in attached drawings.

The table below shows a summary of the proposed changes being sought:

Table 1 : Summarized Changes Proposed		
Standard	Current	Proposed
Zone	R3 Medium Density Residential	R4 Residential High Density
Building Height	8.5m	25m
Floor Space Ratio	0.5:1	2.8:1

Figure 2 : Context Plan



Figure 3 : Reference Survey

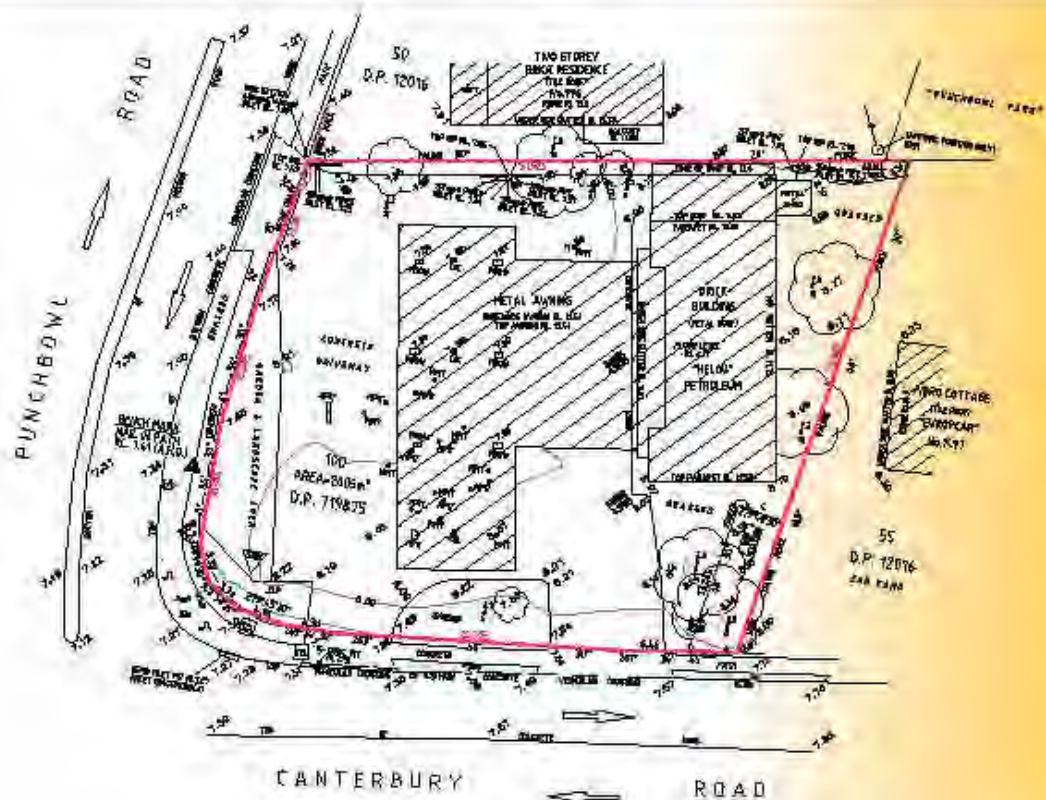


Figure 4 : Zoning Plan



Figure 5 : Possible Future Development



Figure 6 : Setback and FSR

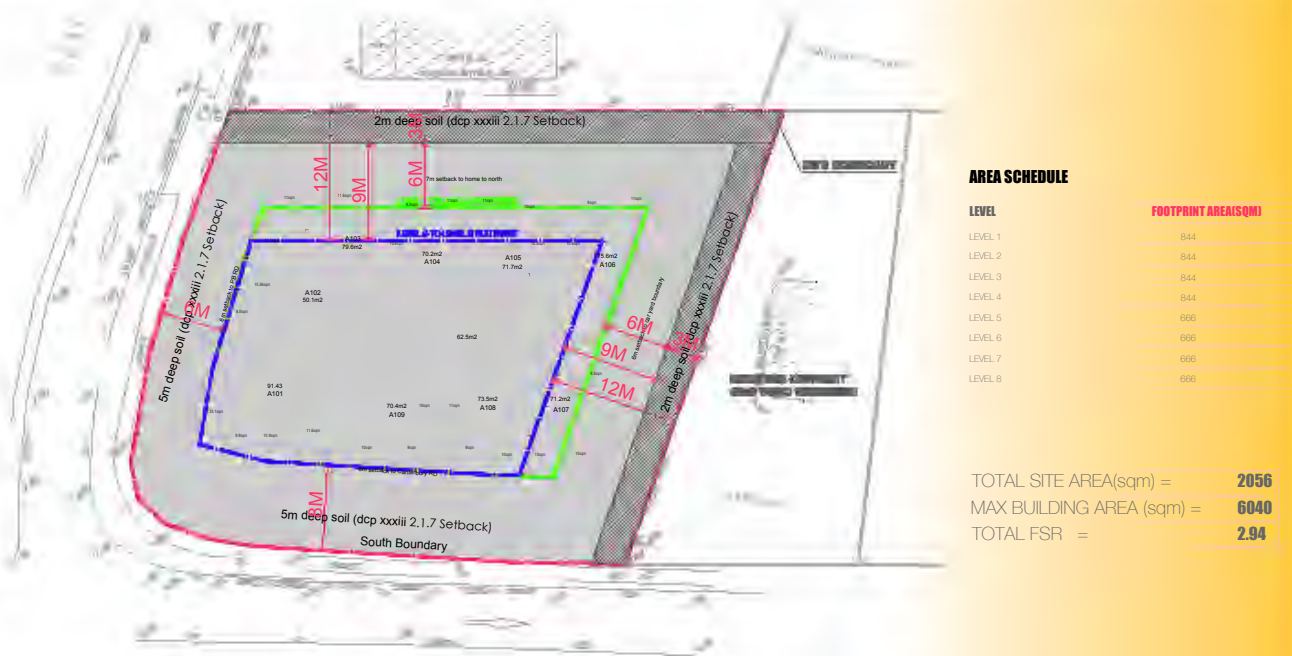


Figure 7 : Proposed Height

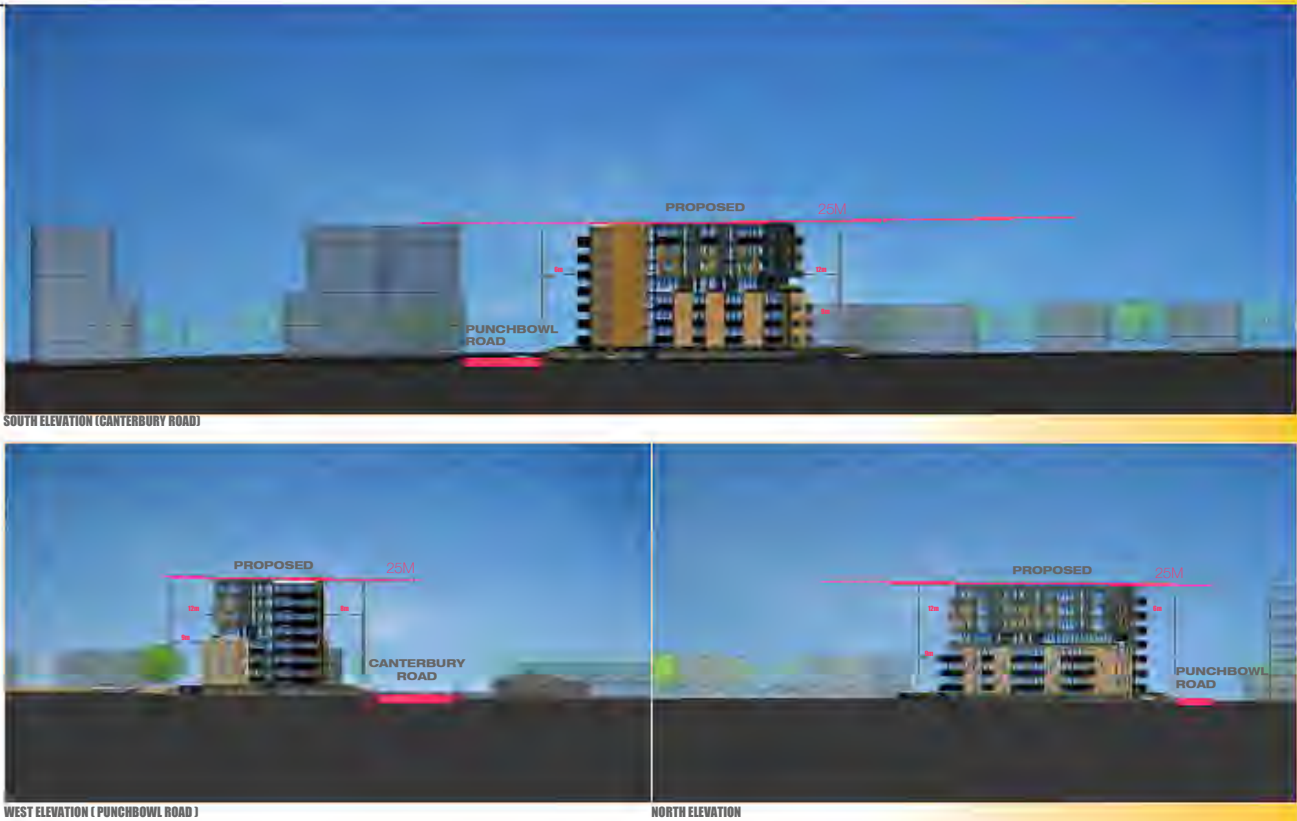


Figure 8 : Perspective 1



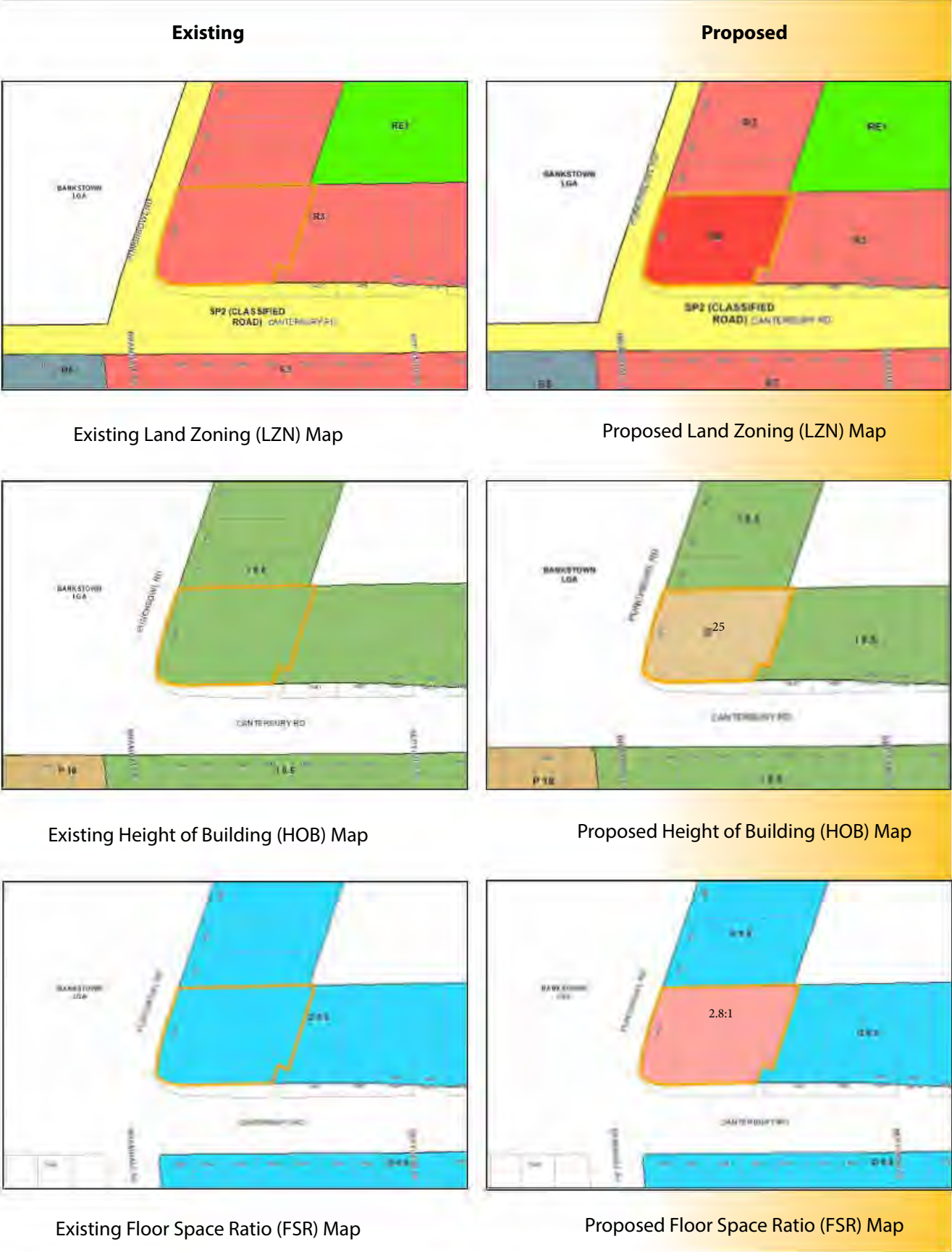
PERSPECTIVE TOWARDS NORTH EAST

Figure 9 : Perspective 2



PERSPECTIVE TOWARDS SOUTH EAST (FROM PUNCHBOWL PARK)

Figure 10 : Existing / Proposed Controls



2.0 Urban Design Analysis

A preliminary review of the documents suggests that an up-zoning of the site from R3 to R4 with a height increase from 8.5m to 25m (2 storeys to 8 storeys) would seem appropriate based on the delivery of major public benefits in terms of a 3m widening of Canterbury Road reservation as set out in the Canterbury Road Corridor Masterplan and a RMS widening as shown on figure 10.

A preliminary review of the proposal according to SEPP No 65 criteria is appended (Appendix 1). The conclusion of this review follows:

- The proposal as set out in the proponents Planning Proposal Report is generally able to be supported. Building heights are appropriate and the proposal accommodates the RMS road widening / Council setbacks, but does not provide sufficient usable communal open space. The proposal also requires further detailed development and documentation to clearly articulate that it can comply in actuality with SEPP No 65 Principles and Guidelines.
- The proposed building heights 25m (8 storeys) seem appropriate within the general framework of building heights. Note that a building height of 4-6 storeys as proposed in Councils Masterplan document seems appropriate, but a taller building may be acceptable on this significant corner, the gateway to Canterbury LGA.
- An FSR increase from 0.5:1 to 2.8:1 does not represent an over-development of the site. Our investigations confirm that an FSR of 2.8:1 can be achieved within a height of 25m (8 storeys).
- Note that a clear concise detailed "Landscape Strategy" is required by a qualified Landscape Architect which addresses:
 - » Deep soil planting
 - » Public domain enhancement
 - » Public/private interface
 - » Podium communal use and semi-deep soil planting opportunities
 - » Communal facilities and amenities proposed
 - » Roof garden communal open space for use of residents
 - » This will enable a more appropriate scale and massing for this section of Canterbury Road between nodes as envisaged in the Canterbury Road Corridor Masterplan.

2.1 Context

The site currently is occupied by a service station. As such it is very clearly not part of the general residential context.

- To the north along Punchbowl Road are predominantly single storey detached cottages.
- Across the road (on the corner of Canterbury Road) is the 2 storey Croatian Club containing extensive building and open parking areas. This we believe is about to be redeveloped.
- To the east along Canterbury Road are predominantly single storey cottages (with some commercial uses).
- On the southern side of Canterbury Road to the west are a number of industrial premises and to the east predominantly single storey cottages.

This site is proposed for medium density residential apartments or mixed-use in the Canterbury Road Corridor Masterplan. Unfortunately, Council's zoning amendments have not caught up with Strategic Planning endeavors. This has led to an uncoordinated number of Planning Proposals along Canterbury Road (and elsewhere throughout Canterbury).

These have been for varying heights and FSR's.

It would generally, however, be acceptable to assume a building height of 6 storeys along Canterbury Road with occasional additional towers to 8 storeys to emphasise corners, vistas, activity centres, etc.

Thus, an 8 storey building on the corner with appropriate SEPP No 65 setbacks would seem acceptable (see sketches attached). Although further apartment development can be expected east along Canterbury Road, overtime setbacks of 9m for 4 levels and 12m for the next levels are required. It is possible, that further apartment development may be considered north along Punchbowl Road in the future, but no Council documents (with the exception of the Canterbury Road Masterplan) suggest so, at this stage.

In this case setbacks of 9m for 4 levels and 12m for the upper levels would be appropriate if care is taken to minimise overlooking of properties to the north (for example by use of 1.5m high by 1m deep planters on north-facing balconies to minimise overlooking down into yards).

Note that for the first 30m, any new development, the proposal will only look out over roofs of cottages to the north and being to the south of these cottages will have no overshadowing impacts.

Thus, an 8 storey tower could be permitted on this site to emphasise this significant corner, the gateway to Canterbury LGA.

2.2 Planning Framework

The current LEP permits buildings to 8.5m high and a density of 0.5:1.

The proponent has initially proposed a height of 15m and an FSR of 2.2:1 with a larger floorplate.

Now the proponent is seeking 8 storeys (25m) height and an FSR of 2.8:1.

The Canterbury Road Corridor Masterplan recommends 4-6 storeys but this has been overtaken by recent Planning Proposals recommending 6 storeys with occasional 8 storey towers as focii.

In this context it would be acceptable to permit an 8 storey tower on this corner to celebrate the intersection with Punchbowl Road and the arrival in Canterbury LGA from the west.

Special design treatment will be required to minimise impacts on adjacent existing residential buildings, particularly to the north.

Figure 11 : Canterbury Road Masterplan- Model Project



2.2.1 Building Height

Although the Canterbury Road Corridor Masterplan recommended 4-6 storeys through this area it was always expected to be more than 4.

Recent events have seen some 6-8 storey approvals (and recommendations) along Canterbury Road and this seems acceptable with appropriate justification.

2.2.2 Density

Permitted density is currently 0.5:1 which precludes any future redevelopment.

The proponent sought 2.8:1 in his Planning Proposal which is possible within the required setbacks and building height and particularly if a reasonable and usable communal open space is provided as a roofgarden, on top of the building.

This should be carefully designed to provide an attractive and useful outdoor setting for communal residential use.

2.2.3 Setbacks

Front setbacks

Council in the DCP require 9m (3m for parking lane / verge widening plus 6m building setback). This can be reduced to 6m with associated RMS widening as proposed (approximately 3m plus) as this provides for the additional road widening sought

Side setback (east)

Council requires a 45° height plane from 2m top of fence. This is overridden by SEPP 65 ADG which requires 6m for first 4 levels, then an additional 3m for levels 5-8.

The ADG also recommends an additional 3m setback when adjacent to a low density stable residential zone. Whilst this is technically the case at the moment, it is unlikely to remain so as further apartment development is likely on Canterbury Road over time.

Therefore east side setbacks could be 6m to Level 4, and 9m Levels 4-8. Care should be taken, however to ensure that the proposal does not overlook the adjacent residential development (particularly private open space / rear gardens)

Side setback (north)

Again Council setback is a 45° height plane from 2m above the property boundary. This is overridden by ADG's 6m for 4 levels, plus an additional 3m for levels 5-8.

Note that an additional 3m is promoted where adjacent zoning (and Desired Future Character) is low density residential.

This is the case here. Therefore side setbacks should be 9m to level 4 and 12m for levels 4-8 inclusive.

3.0 CLEP/ DCP Discussion

3.1 CLEP 2012

The existing CLEP 2012 applies the following controls to the subject site:

- Zoning R3 Medium Density Residential
- Building Height - 8.5m (2 storey)
- Floor Space Ratio - 0.5:1

These generally are not conducive to the redevelopment of the site to a higher use.

COMMENT: Thus a rezoning and height increase is justifiable

The zoning map below illustrates the existing land zoning of the subject site under the Canterbury LEP 2012, along with the adjacent zones. Note that the site is partly within the SP2 (Classified Road) Infrastructure Zone and the R3 Medium Density Residential Zone. It shares boundaries with the R3 Medium Density Residential Zone and the RE1 Public Recreation Zone.

Figure 12 : Zoning / Road Widening



3.2 DCP

The Canterbury DCP has been reviewed in the context of the proposal (see Appendix 2).

This suggests that:

The Envelope Diagrams provided for Masterplan sites (key sites/ model projects) do not apply to this site.

Building envelope controls can be accommodated on-site as can parking and servicing requirements.

The subject site can contribute strongly to the restructuring of the Canterbury Road cross section as recommended in the Masterplan and the DCP and can facilitate the important creation (and dedication) of the planned road widening (as required by RMS).

4.0 SEPP No 65 Discussion

4.1 Review against Principles/ Criteria

A review of the proposal under the principles/ criteria used in SEPP No 65 is appended (Appendices 1 and 3)

This review concludes the following:

- Changes to the zoning and increases to height and density for this site can, in general terms, be supported.
- A clear concise detailed "Landscape Strategy" is however, required by a qualified Landscape Architect which addresses:
 - o Deep soil planting
 - o Public domain
 - o Public/private interface
 - o Podium communal use and semi-deep soil planting opportunities
 - o Communal facilities and amenities proposed
 - o Roofgarden opportunities for the provision of communal open space.

4.2 SEPP No 65 Apartment Design Guide

A review of the proposal against the Draft Design Guide is included in Appendix 4 and summarized below and concludes the following:

- A perimeter slab apartments building can be provided on the subject site
- The site is appropriate for Urban General categorization.

NOTE: The release of the Apartment Design Guide requires some adjustment to side setbacks.

COMMENT: The Proposal can contribute significantly to the realisation of development opportunities with appropriate design development. There is no reason to believe that the principles and rules of thumb contained in the Design Guide cannot be fully realised. More work is however required in order to reach the standard of Design Excellence sought under SEPP No 65. This relates specifically to communal open space, deep soil planting, height, floor space and aesthetics.

Figure 13 :Deep Soil Planting

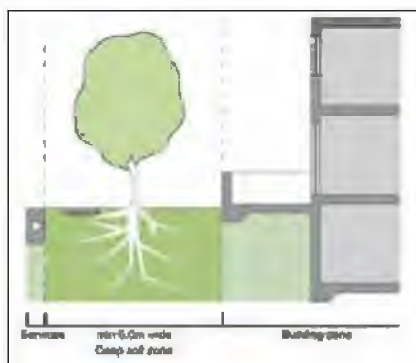
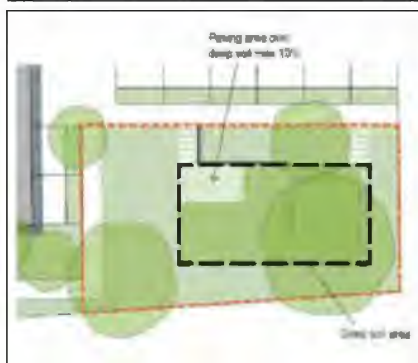


Figure 14 :Building Entries

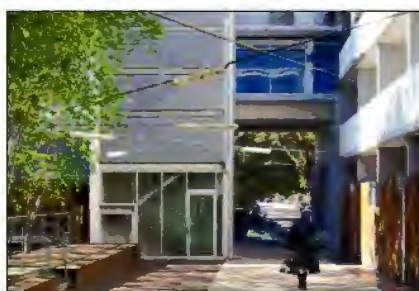


Figure 15 :Communal Open Space



5.0 Canterbury Road Masterplan Discussion

The proposal has been reviewed against "The Canterbury Road Corridor Masterplan". This is included in Appendix 5 and summarized below.

The subject site is poorly connected to and poorly serviced by local retail. It comprises an existing service station. The existing zoning R3 and maximum building height of 8.5m is unlikely to encourage redevelopment.

The site could facilitate a re-profiled Canterbury Road which will facilitate a vehicle turning / acceleration lane, parking access, and servicing in a manner which will generate local benefits.

The development of the site will also facilitate improved walkability particularly along Canterbury Road which is quite hostile to pedestrians at the moment.

The residential frontage types proposed in the Masterplan are able to be achieved.

The Masterplan envisages development at 4-6 storeys in this location, however further height to 8 storeys can provide a local focal point.



Figure 17 :Garden Courts

Figure 16 : Canterbury Road Masterplan- Model Project



6.0 Development Potential

The development potential of this site will be strongly influenced by the various setbacks as follows:

- 6m from Canterbury Road (after RMS road widening is taken) to permit a 6m setback beyond the new road alignment
- 6m from Punchbowl Road
- 9m from the northern boundary for 4 floors and 12m for levels 5-8
- 9m to eastern boundary for first 4 levels and 12m for levels above

These setbacks are tested below.

6.1 Development Testing

Level	A
1	844
2	844
3	844
4	844
5	666
6	666
7	666
8	666
Total FA	6,040
x 85% GFA	5,134
÷ 1825 FSR	2.8:1

A: Compliant SEPP No 65 setbacks and roof garden common open space and RMS setback.

Note that these calculations are approximations based on overlay drawings of proponents scale drawings.

This option will generate an FSR of approximately 2.8:1, however it requires communal open space either in the 9m setback which is inadequate or as a roof garden or both. This is acceptable but may establish a precedent for this section of Canterbury Road.



Figure 18- Option A

Metres 0 10 20



7.0 Conclusions

A review of the relevant Council documents including:

- CLEP/ DCP
- SEPP No 65
- Canterbury Road Masterplan

Plus documents provided by the proponent including:

- Planning Proposal

Suggests that there is potential to alter development controls for this subject site in the following manner:

- o increase building height to generally 25m (8 storeys) maximum.
- o rezone the site from R3 Medium Density to R4 High Density
- o consideration is required as to the relevance of the 45° height planes from residential boundaries, given that other similar sites around the park could well be redeveloped in a similar manner in the future. The Apartment Design Guide overrides this clause anyway.

These increases are however dependent on the following:

- o the provision of the proposed street widening to Canterbury Road as required by RMS.
- o the above mentioned improved provision and location of on-site Communal Open Space as a roof garden.
- o General compliance with "Apartment Design Guide"

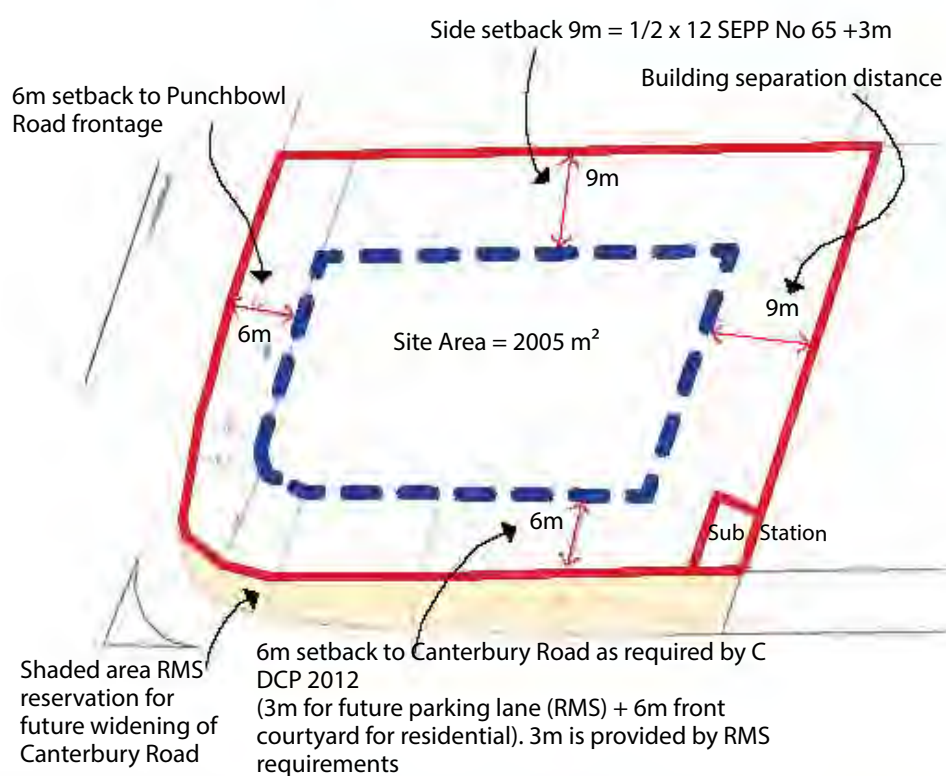
This is discussed further below under the following headings:

- a. Compliance with RMS road widening requirements
- b. Compliance with Council setbacks (including 9m setback to Canterbury Road which includes 3m for reserve widening)
- c. Improved communal open space for use by residents
- d. Improved interface to Punchbowl and Canterbury Roads including avenue tree planting in street verges.
- e. Inclusion of tower element on corner of Punchbowl and Canterbury Roads as a local focal point.
- f. Compliance with "Apartment Design Guide"

a. Compliance with RMS road widening requirements

RMS requires dedication of a 4-5m strip as indicated access the complete frontage of the site to Canterbury Road (See figure 9)

Figure 19 :The site (with RMS dedication removed) and council setbacks applied



b. Compliance with Council setbacks to Canterbury Road

Council have a number of setback requirements (DCP) for this site as set out below (figure 10) Note that a 9m setback is required to Canterbury Road (which includes a 3m dedication to Canterbury Road).

The 3m dedication to Canterbury Road are able to be contained within the RMS setbacks and thus the setback to the new Canterbury Road alignment need only be 6m.

c. Improved Communal Open Space

Currently the only communal open space provided is contained within the perimeter setbacks.

It is proposed that a generous area of communal open space be provided as a roof garden with appropriate amenities and access.

d. Improved interface with Punchbowl and Canterbury Roads

Avenue verge planting should be provided to both of these streets to Council specification.

Note that the Canterbury Road Masterplan recommends a second row of avenue trees in the front setback (deep soil zone).

This should desirably be continued around the corner into Punchbowl Road.

e. Conclusion

Given that this site is a “Gateway” entrance into the Canterbury Road we recommend the following:

Building Height

Generally 8 storeys (25m) as a tower element / gateway with capacity for a roof garden above.

FSR

A maximum FSR of 2.8:1 could be permitted based on the provision of a well landscaped communal open space on the roof of the building and implementation of ADG setbacks. This space should be well landscaped for communal use, , and be serviced by a small amenities room (WC, kitchen, storage) and perhaps meeting room.

It is our conclusion that a building height of 25m (8 storeys) is appropriate, as a tower gateway into Canterbury LGA.

The maximum FSR that can be supported in this context with a generous and usable communal roofgarden open space at ground level is 2.8:1.

8.0 Recommendations

1. Seek to further amalgamate sites on Canterbury Road and Punchbowl Road if at all possible
2. Rezone the subject site from R3 to R4
3. Permit modified height limits as set out below (figures 19,20,21) permitting development to a maximum of 8 storeys /25m.
4. Develop lower level apartments to Punchbowl Road/ Canterbury Road with a small entry forecourts (and desirably deep soil planting) and direct pedestrian entry from the street.
5. Provide for RMS road widening across the whole Canterbury Road frontage to RMS specification.
6. Engage services of qualified landscape Architect in order to:
 - Explore deep soil planting potential
 - Provide a coherent and functional plan for the communal roof garden
 - Provide details for public/ private edge treatments (and deep soil opportunity)
 - Facilitate strong street planting to Canterbury Road, and Punchbowl Road.
 - Investigate potential for optimising deep soil planting around the perimeter of the site where possible
7. Provide direct pedestrian access/ entries to RFB from Canterbury Road, and Punchbowl Road.
8. Create avenue street tree planting to Canterbury Road to improve pedestrian safety and amenity and improve the residential environment
9. Create street tree planting to Punchbowl Road to enhance street amenity
10. The Landscape Plan should carefully articulate the future design and communal use of the communal open space by residents.
11. Consider Common facilities and amenities for residents (eg: meeting rooms, gym, pool, barbecues, etc) and readily accessible to all residents.
12. Small private courtyard spaces should be provided between street frontage and front of residential buildings and fronting onto courtyard podium. Access to ground floor units should desirably be provided directly from the street.
13. Balconies and terraces should be capable of containing appropriate furniture and should be landscaped for privacy and amenity.

Appendices

1499 Canterbury Rd / 998 Punchbowl Rd

1. Urban Design Assessment
2. Canterbury Development Control Plan 2012
3. Assessment Against Apartment Design Guide
4. Canterbury Road Masterplan Assessment
5. Urban Design Study Review

Appendix 1

Urban Design Assessment

REPORT OF THE URBAN DESIGN REVIEW

December 2015

ITEM

Date of Assessment:	December 2015
Applicant:	-----
Architect:	-----
Property Address:	1499 Canterbury Road/998 Punchbowl Rd, Punchbowl, NSW
Description:	Residential R4
No. of Buildings:	Integrated development
No. of Storeys:	8 storeys
No. of Units:	Approx 50-60 units
Consent Authority Responsible:	Canterbury City Council
Application No.:	N/A
Declaration of Conflict of Interest:	Nil

SEPP 65 – Design Quality of Residential Flat Buildings	Comments
<p>Context</p> <p>Good design responds and contributes to its context.</p> <p>Context can be defined as the key natural and built features of an area.</p> <p>Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.</p>	<p>The proposal fits generally into the Desired Future Character of Canterbury Road.</p> <p>The Masterplan promotes a series of mixed-use activity nodes along the road with roadside service, mixed-use and/or residential development between.</p> <p>This site is not designated as a node and is therefore suited to residential use.</p> <p>The Canterbury Road Corridor can be enhanced by such development to revitalize the generally obsolete and unattractive roadside service station use.</p> <p>Note that the RMS has specific road engineering requirements, which do not necessarily facilitate "context sensitive" road and land-use design. They should be further consulted in this regard.</p>
<p>Scale</p> <p>Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.</p> <p>Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.</p>	<p>The proposal presents as a 8 storey perimeter slab building to permit optimization of solar access and ventilation to units as well as passive surveillance.</p> <p>It is proposed that tree planting will also be used to mediate the transition to adjacent residential cottage uses.</p> <p>Note that the Masterplan suggests a building height of approximately 3-6 storeys.</p> <p>It is felt that additional storeys could emphasize the corner of this part of Canterbury Road which is not a "node", but nevertheless is a major intersection and the "entry" into Canterbury LGA from the west.</p>

<p>Built Form</p> <p>Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<p>The Canterbury Road Masterplan seeks to propose a 5-6 storey perimeter slab building fronting Canterbury Road and set back above level 3.</p> <p>The proposal is for a 8 storey slab / tower parallel with Canterbury Road.</p> <p>A modified proposal will deliver a similar floor space, will permit more solar penetration into and through the site, and will provide / enhance communal open space provision.</p> <p>A 8 storey element will emphasize this section of Canterbury Road at this significant corner.</p>
<p>Density</p> <p>Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.</p>	<p>The proponent has proposed a floor space ratio of 2.8:1 yielding 50 units in a mix of 1,2 and 3 bedroom units.</p> <p>The density is achievable within the 8 storey framework although rooftop communal open space will be required.</p>
<p>Resource, energy and water efficiency</p> <p>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.</p>	<p>The proposal, once redesigned, should be able to comply with BASIX and with SEPP No 65 Rules of Thumb with respect to hours of sunlight, cross ventilation, overshadowing etc. This needs to be demonstrated.</p> <p>Such a building should however be able to contribute further with respect to:</p> <ul style="list-style-type: none"> • Solar collectors • WSUD/water collection/ detention and re-use for irrigation

<p>Landscape</p> <p>Good design recognizes that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways.</p> <p>It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighborhood character, or desired future character.</p> <p>Landscape design should optimize usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.</p>	<p>The following landscape opportunities should be explored (with the assistance of a certified Landscape Architect)</p> <ul style="list-style-type: none">• Avenue street tree planting to Canterbury Road to improve pedestrian safety and amenity and improve the residential environment• Street tree planting to Punchbowl Road.• Deep soil planting to site perimeters (within setbacks).• In this case setback strips 3-5m along street frontages should be considered to contribute to deep soil street treatments and soften buildings to the streets and site boundaries wherever possible.• The Landscape Plan should carefully articulate the future design and communal use of the communal open space roof garden by residents.• Common facilities and amenities for residents (eg: meeting rooms, gym, pool, barbecues, etc) should be readily accessible to all residents• Small private courtyard spaces should be provided between street frontage and front of residential buildings and adjacent properties. Access to ground floor apartments should desirably be provided directly from the street.• Balconies and terraces should be capable of containing appropriate furniture and should be landscaped for privacy and amenity.
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<p>Amenity</p> <p>Good design provides amenity through the physical, spatial and environmental quality of a development.</p> <p>Optimizing amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.</p>	<p>The current plans are not sufficiently detailed to confirm appropriate provision of amenities and communal facilities</p> <p>The plans are also not sufficiently detailed to comment on size, location or design of rooms, balconies, storage, corridors, natural ventilation, foyers etc in terms of SEPP No 65 requirements. This will come later at DA stage. There are no apparent reasons why the above should not be provided, although the design quality requires further work.</p>
<p>Safety and security</p> <p>Good design optimizes safety and security, both internal to the development and for the public domain.</p> <p>This is achieved by maximizing overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximizing activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.</p>	<p>The proposal caters to safety and security in the following ways:</p> <ul style="list-style-type: none"> • Residences generally provide passive surveillance to public domain and communal areas, however, further CPTED principles should be incorporated into detailed design • Secure parking for residents is able to be provided • Residential entries are able to be designed for safety • Ground floor residences should have direct entry from the street <p>Further work will be required with final design.</p>
<p>Social, dimensions and housing affordability</p> <p>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</p> <p>New developments should optimize the provision of housing to suit the social mix and needs in the neighborhood or, in the case of precincts undergoing transition, provide for the desired future community.</p> <p>New developments should address housing affordability by optimizing the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.</p>	<p>The proposal needs to clearly articulate:</p> <ul style="list-style-type: none"> • The dwelling mix • Any proposals for affordable housing • Provision of landscaped open space and facilities for use of residents • Any proposals for provision of facilities/amenities for the wider public /community benefit. • Clear explanation of how SEPP No 65 criteria and Rules of Thumbs may be addressed

<p>Aesthetics</p> <p>Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.</p>	<p>The proposal needs to provide a variety of plans, elevations, and 3D Models, which generate a clear understanding of what the proposal will look like and what the driving aesthetic elements might be from major viewpoints.</p> <p>Note that views and vistas from Canterbury Road and Punchbowl Road should be shown.</p>
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CONCLUSION

- The proposal as set out in the Planning Proposal Report requires provision of rooftop communal open space. It also requires further detailed development and documentation to clearly articulate that it does comply in actuality with SEPP No 65 Principles and Guidelines (This will be required later with DA).
- Whilst we are comfortable with the general height, we are nevertheless, concerned that the proposal has not established satisfactory communal open space. We note that heights varying between 3 and 6 storeys are the acceptable heights for the Canterbury Road frontage and would consider 8 storeys on the corner with provision of exemplary roofgarden communal open space.
- Note that a clear concise detailed “Landscape Strategy” is required by a qualified Landscape Architect which addresses:
 - Deep soil planting
 - Public domain
 - Public/private interface
 - Roof Gardens, communal use and semi-deep soil planting opportunities
 - Communal facilities and amenities proposed
- The amalgamation of the corner service station site (1499 Canterbury Road) with adjacent residences particularly the two properties to the north on Punchbowl Road would be highly desirable to optimise the development of this site and to facilitate additional corner height proposed. This is desirable but not absolutely necessary.

Appendix 2

Canterbury Development Control Plan 2012

REPORT OF THE CANTERBURY DEVELOPMENT CONTROL PLAN 2012 REVIEW

December 2015

The Canterbury DCP 2012 is a single DCP covering the whole LGA. Consequently it covers a wide range of issues many of which have no reference to the subject site and often in a generic manner. Nevertheless, we will attempt to draw out relevant aspects of the DCP and assess how the proposal performs against it.

UNDER PART 3- RESIDENTIAL ZONES

Canterbury Road is identified as an area of major interest zoned variously as B2 Local Centre, B5 Business Development and B6 Enterprise Corridor. This western end of Canterbury Road is predominantly zoned R3-Medium Density Residential. This was not the intention of the Canterbury Road Corridor Masterplan.

3.1 ENVELOPE CONTROLS

COMMENT:

Note that more complex envelope diagrams are provided for "Masterplan" sites. The subject site is not designated in the DCP as such.

3.1.1 SITE AMALGAMATION

Site amalgamation is encouraged in order to achieve optimum development potential/density and improve access to parking/servicing.

COMMENT: The site is at the corner of Canterbury Road and Punchbowl Road should be amalgamated with adjacent sites if possible (particularly the two properties to the north) to facilitate a improved development outcomes.

3.1.2 AVOID ISOLATING SITES

See discussion on amalgamation

COMMENT: Adjacent sites will not be substantially isolated by the development of the subject site.

3.1.3 RETENTION OF TRADITIONAL FACADES

NA

3.1.4 MAJOR SITES

- Major sites are identified within neighborhood and town centres that may be able to accommodate additional height. The subject site is not so identified.

COMMENT: The subject site is not so identified. Nevertheless being located at a major intersection it is an important site and care needs to be taken with any new development.

3.1.5 HEIGHT

- CLEP Controls height (in this case 8.5m) based on the site being Medium Density Residential.
- This suggests 2-3 storey development residential.

COMMENT: This was not what was intended in the Canterbury Road Masterplan. Height increases as recommended are desirable to facilitate redevelopment.

3.1.6 DEPTH

18m for residential

COMMENT: This is acceptable and achievable

3.1.7 SETBACKS

Front

- Additional setbacks (3m) are proposed along Canterbury Road in order to facilitate an improved street section including parking / landscaped verge and can incorporate the 4-5m required for Road widening by RMS.
- Setbacks to facilitate private Courtyards for ground floor dwellings are required (6m)

COMMENT: This can be achieved.

Side Setbacks

- The side setback could cause problems with adjacent residential zonings. This needs to be considered in the context of future development of adjacent sites.
- Building separation and setbacks required under SEPP 65 need to be complied with.
- 6m + 3m can be provided as specified in ADG.

COMMENT: Able to comply with redesign.

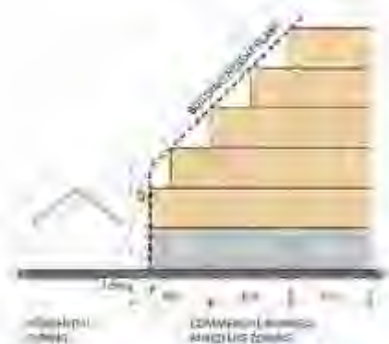


Figure A1: Side Setback

Rear Setbacks

- Boundary with residential zone
- 45° from residential boundary fence top (1.8m)
- See above

COMMENT: Able to comply see above.

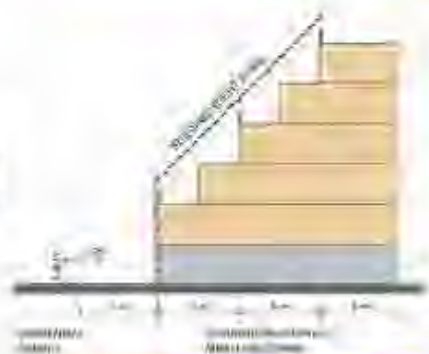


Figure A2: Rear Setback

3.1.8 BUILDING SEPARATION

See SEPP NO 65

COMMENT: Can comply

3.1.9 PUBLIC DOMAIN

COMMENT:

The proposal is able to contribute strongly to public domain landscaping of Canterbury and Punchbowl Road.

3.1.10 PARKING

COMMENT:

The proposal is able to comply with Council parking requirements and circulation.

3.2 DESIGN CONTROLS

3.2.1 CONTEXT

COMMENT: The proposal is able to fit into the evolving Canterbury Road context desirably as high density residential (R4).

3.2.2 STREET ADDRESS

COMMENT: The proposal is able to satisfactorily attend to street address issues.

3.2.3 FACADE

COMMENT:
The proposal is able to provide appropriate facade design and articulation at DA stage. This does require significant further work.

3.2.4 FACADE DETAILS

COMMENT: The proposal is able to provide appropriately detailed facades at DA stage (see above).

3.2.5 SHOPFRONTS

COMMENT: NA

3.2.6 ROOF DESIGN

COMMENT: The proposal is able to comply with roof design issues included in the DCP.

3.2.7 CORNERS, GATEWAYS AND FOREGROUNDS

There are identified in Appendix 1 and Masterplan diagrams. Important corners are to be emphasized as well as gateways, to centres etc. These may vary setback requirements.

COMMENT: Note that whilst not specifically identified as such, the subject site could function as a gateway to the Canterbury LGA and as such could qualify as recommended for additional height on the important corner of Canterbury Road and Punchbowl Road.

3.2.8 SERVICES / UTILITIES

COMMENT: These issues can generally be accommodated with the project.

3.2.9 FRONTAGE TYPES

The DCP acknowledges a range of possible frontage types including an urban residential setback.

COMMENT: The proposal is able to provide the above.

Figure A3 : Urban frontage type residential



3.3 PERFORMANCE CONTROLS

3.3.1 VISUAL PRIVACY

COMMENT: Can be achieved

3.3.2 ACOUSTIC PRIVACY

COMMENT: Can be accommodated

3.3.3 OPEN SPACE

Private and common open space can be provided according to DCP Controls, but not in a usable format. It is suggested that communal open space be provided as a roof garden.

COMMENT: Provide appropriate amount of usable communal open space.



Planting on structures in communal area



Courtyard areas with landscaping

3.3.4 INTEGRATED DWELLING DESIGN

COMMENT: Able to be incorporated

3.3.5 HOUSING CHOICE

COMMENT: Able to incorporated

3.3.6 CREATION OF NEW LANES

COMMENT: N.A

APPENDIX 3.3**CANTERBURY ROAD STRUCTURE PLANS**

The subject site is identified as providing opportunities for higher density residential:

COMMENT: Note that the subject site will permit the restructuring of Canterbury Road as required by RMS.

UNDER PART 3A- FOOTPATH TRADING

N.A able to be complied with

UNDER PART 4- INDUSTRIAL DEVELOPMENT

N.A

UNDER PART 5- SPECIFIC DEVELOPMENT TYPES**5.1 ADVERTISING/ SIGNAGE**

N.A

5.2 AMUSEMENT CENTRES

N.A

5.3 CHILDREN CENTRES

N.A

5.4 RESTRICTED PREMISES

N.A

5.5 TAXI OPERATIONS

N.A

5.6 TELECOMMUNICATIONS

N.A

5.7 WILLS OVAL

N.A

UNDER PART 6- GENERAL CONTROLS

COMMENT: These issues can all be addressed with more detailed concept or DA design. There is no reason to believe that they cannot be complied with.



CONCLUSION

- The R3 zoning is not appropriate for a major redevelopment site. The Envelope Diagrams provided for Masterplan sites (key sites/ model projects) actually apply to this site and promote residential apartments within a 4-6 storey landscaped framework.
- Site amalgamation is desirable in order to optimize development potential of the site and prevent isolation of northern properties between the subject site and the drainage canal.
- Most building envelope controls can be accommodated as can parking and servicing requirements.
- The subject site can contribute to the restructuring of Canterbury Road cross section as recommended in the Masterplan and the DCP and can facilitate the road widening as proposed by the RMS.
- Note however that: the proponents Planning Proposal fails to provide adequate communal open space. Thus can be provided as a roof garden.

Appendix 3

Assessment Against Apartment Design Guide

REPORT OF THE ASSESSMENT AGAINST APARTMENT DESIGN GUIDE (DRAFT)

December 2015

The Apartment Design Guide provides detailed means to implement SEPP No 65 including:

PRINCIPLES

1. Context and neighborhood character
2. Built form and scale
3. Density
4. Sustainability
5. Landscape
6. Amenity
7. Safety
8. Housing Diversity and Social Interaction
9. Architectural Expression

These are reviewed below:

1.0 IDENTIFYING THE CONTEXT

1.1 APARTMENT TYPES

A range of apartment types is set out which may be appropriate. These include:

- Narrow infill apartments
- Row apartments
- Shop top apartments
- Courtyard apartments
- Perimeter block apartments
- Tower apartments
- Hybrid developments

COMMENT: Many of these have relevance, although a perimeter block / hybrid is likely.

1.2 LOCAL CHARACTER AND CONTEXT

The Designated Future Character of the Canterbury Road Corridor includes a range of different characters including:

- Urban Core
- Urban Centre
- Urban General
- Enterprise Area
- Urban Residential

The subject site is proposed as a Medium Density Residential Area rather than the Urban Residential originally recommended in the Masterplan.

The Masterplan shows the site as an Urban Residential Area approximately 400m from an urban centre node (at Cullens Road).

COMMENT: Given the size of the site it is possible to make a case for a higher/more dense urban general land-use/development type in this location.

The Guidelines use the categories:

- Strategic centres
- Local centres
- Urban neighborhoods
- Suburban neighborhoods

COMMENT: In this context the "Urban Neighborhood" category seems most appropriate

THE RANGE OF SCALES

The Guidelines discuss the following:

1. Wider Scale - relates to wider context of the corridor
2. Neighborhood Scale - includes the Urban Core Areas
3. Streetscape Scale - deals with the character of streets particularly Canterbury Road (which is undergoing a major urban transformation) and Punchbowl Road (which remain predominantly cottage residential areas).
4. Site Scale - relating the individual site scale to neighboring scale (the evolving corridor context)

PRECINCTS AND INDIVIDUAL SITES

This includes large sites and amalgamations, corner sites, development potential and minimizing left over or isolated sites.

PRECINCTS

The guidelines recommend Precinct Plans to provide the following opportunities:

- Improving connections
- Improving public domain networks
- Incorporating mixed- use
- Integrated heritage
- Improving housing diversity
- Providing opportunities for new community facilities
- Improving environmental efficiencies
- Supporting flexibility to improve amenity

COMMENT: The proposal can contribute significantly to the achievement of these opportunities within a local context. Note that the Canterbury Road Corridor Masterplan proposed higher density residential development in this area adjacent to Punchbowl Park.

Figure A4 : Urban Residential Development (source: Canterbury Road Masterplan)



2.0 DEVELOPING THE CONTROLS

This section of the Guidelines discusses the major influences on building form and building envelopes.

2.1 PRIMARY CONTROLS

Primary controls include:

- tree retention
- setbacks
- deep soil zones and basements
- building separation and depth
- building performance and orientation
- 3D building envelope

COMMENT: The proposal needs to more clearly articulate deep soil zones, and basements, common open space and building form / site cover.

2.2 BUILDING ENVELOPES

COMMENT:
The proposed envelope is clearly set out but does not convincingly justified particularly with respect to site cover / communal open space.

2.3 BUILDING HEIGHTS

COMMENT:
The overall height is generally acceptable within the Canterbury Road evolving framework.

Note that some additional height can be justified as a corner element to celebrate the entry from the west into Canterbury LGA.

2.4 FLOOR SPACE RATIO

COMMENT:

It should be noted, however, that the currently very low FSR control reduces opportunities for development. This should be raised in order to support development.

Our calculations and Urban Design Analysis confirm that an FSR in the order of 2.8:1 is acceptable.

2.5 BUILDING DEPTH

COMMENT: The proposal is able to comply with maximum depths (18m for residential)

2.6 BUILDING SEPARATION

The Guide proposes quite specific separations for different heights.

COMMENT: The proposal is able to conform with guidelines

2.7 STREET SETBACKS

The proposal does not currently conform with street setbacks.

COMMENT:

Note that deep soil areas around perimeter are desirable and these should be included as setback zones (and with no basements under). Note also that road widening reservations may compensate for lack of compliance with DCP setback to Canterbury Road.

2.8 SIDE AND REAR SETBACKS

COMMENT:

The proposal is able to comply with side and rear setbacks, which are effectively to streets and adjacent residences (which may redevelop in the future)

3.0 SITING THE DEVELOPMENT

3.1 SITE ANALYSIS

COMMENT: Site analysis is not provided adequately and requires reinforcement in forms of:

- Contamination service station site
- Geo-technical information
- Building entries
- Car-park footprint and depth
- Solar access
- Shadow impacts

Figure A5 : Site Analysis



3.2 ORIENTATION

COMMENT: The proposal suggests a single slab block located centrally on the site involving all space between minimum setbacks.

3.3 PUBLIC DOMAIN INTERFACE

The interface with surrounding streets needs clarification via:

- Canterbury Road
- Punchbowl Road

In order to clearly indicate how the interface works, where there is deep soil potential, how public activation and /or surveillance is to be achieved, and how buildings interact with the street.

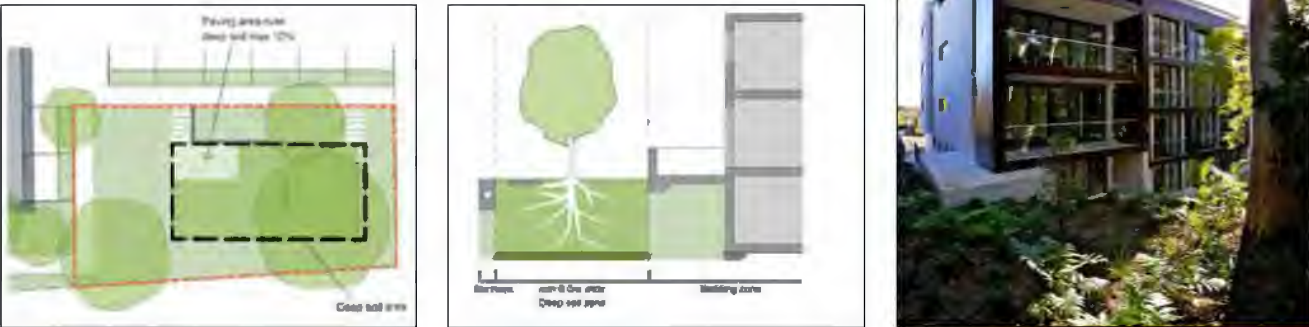
3.4 COMMUNAL AND PUBLIC OPEN SPACE

COMMENT:
The proposal does not provide for a usable communal open space.
This should be reviewed. It is suggested that it will be provided as roofgarden. Clarification is also required in terms of levels, interface with surrounding residences, landscape design, function and community amenity and location of and soil depth of planters for internal tree planting. Note that a communal roof garden is essential.



3.5 DEEP SOIL ZONES

COMMENT: It should be noted that there are conditions where deep soil zones are difficult to achieve. This should not be the case on the subject site.



3.6 VISUAL PRIVACY

The Guidelines are quite specific about mechanisms to protect visual privacy

COMMENT: It is envisaged that adequate visual privacy can be provided in detailed design.

3.7 PEDESTRIAN ACCESS AND ENTRIES

Building entries should be attractive, direct, obvious and safe

COMMENT: It is envisaged that adequate pedestrian access/ entries can be provided.

Note that direct street entry to ground floor apartments is desirable where possible and apartment buildings should directly address streets.



3.8 VEHICLE ACCESS

Vehicle access will not be possible from Canterbury Road

COMMENT: It would be desirable for all parking and service access to be provided from Punchbowl Road.

3.9 BICYCLE AND CAR PARKING

COMMENT: There is no reason why the guidelines cannot be met.

CONCLUSION

A review of the proposal against the Apartment Design Guide concludes the following:

- A High Density Residential perimeter slab apartment buildings can be provided on the subject site
- The site is appropriate for Urban Residential categorization rather than medium density residential.
- The proposal should generally be able to comply with the SEPP No 65 Guide (with redesign).
- Detailed design is desirable to improve communal open space provision as roofgarden.
- Additional height might be permitted in order to achieve road widening, setbacks and to celebrate western entry into Canterbury LGA.

Appendix 4

Canterbury Road Masterplan Assessment

REPORT OF THE CANTERBURY ROAD MASTERPLAN REVIEW

December 2015

CANTERBURY ROAD MASTERPLAN ASSESSMENT

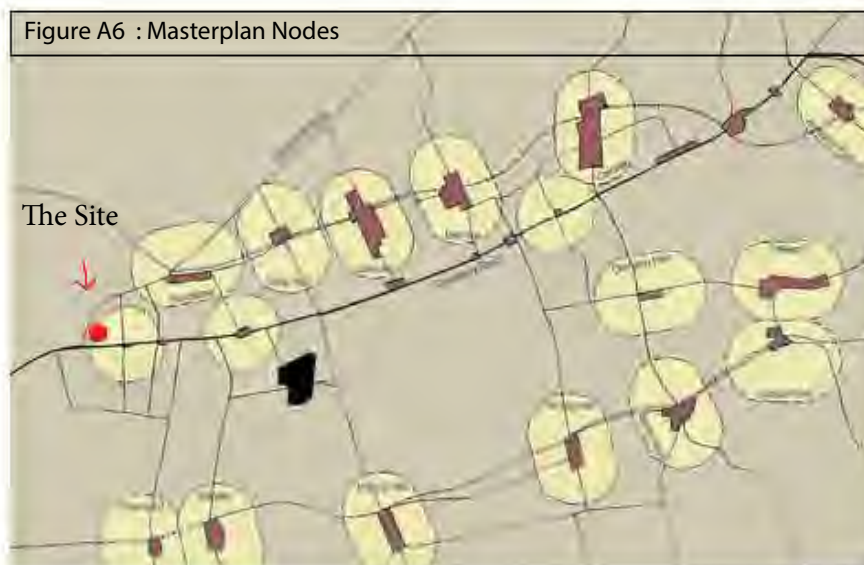
The Masterplan reviews the existing situation in terms of:

- **Existing Centres –**

COMMENT:

Note that the site is on the edge of a significant intersection at the entrance to Canterbury LGA, which is not directly serviced by a local centre.

Figure A6 : Masterplan Nodes



- **Land use –**

COMMENT: The site comprises low density residential uses, ready for change.

- **Urban Structure –**

COMMENT: The site is at the intersection of Canterbury Road and Punchbowl Road at the entry to Canterbury LGA.

- **Existing Zoning –**

The site is zoned Medium Density R3 along the Canterbury Road Corridor.

COMMENT: This does not facilitate redevelopment



Figure A7: The Site

THE VISION

The Masterplan proposes 10 primary pedestrian nodes along Canterbury Road which coincide with Urban core and Urban Centre categories (see figure below)

The masterplan recommends that the subject site be nominated as **Urban Residential** comprising buildings of 3-6 storeys with varied street alignment.

Figure A8 : Canterbury Road Masterplan - nodes

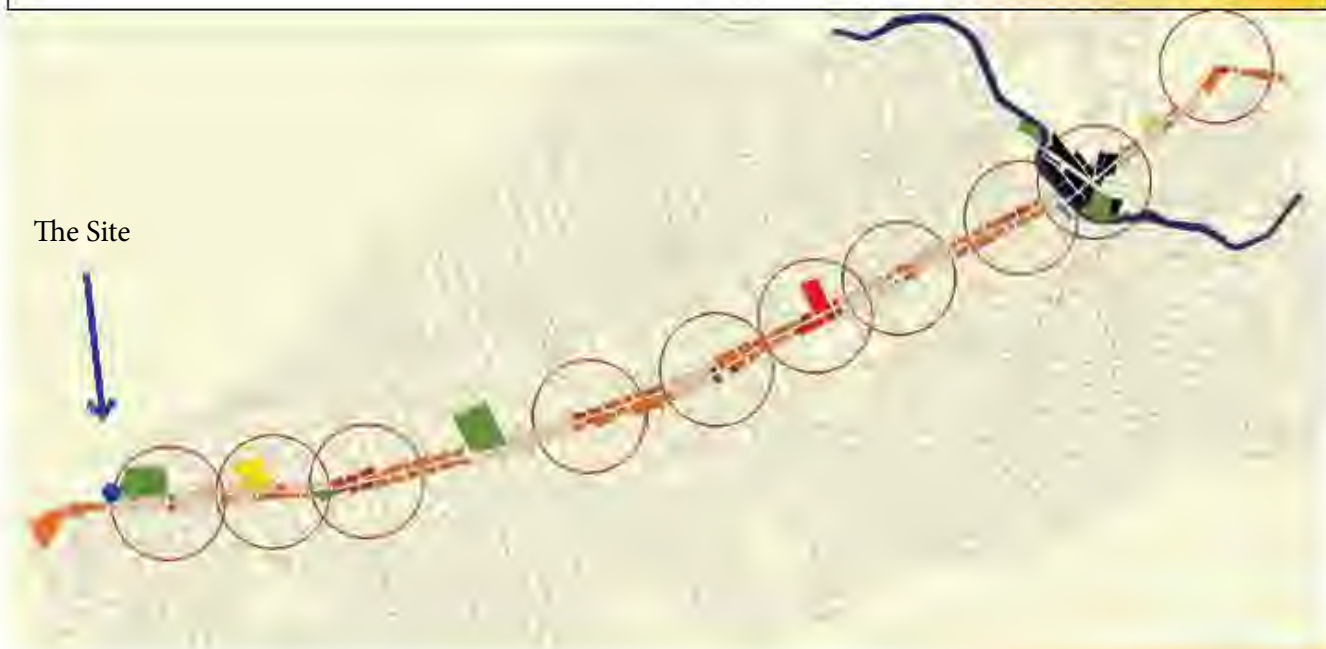


Figure A9: Urban Residential

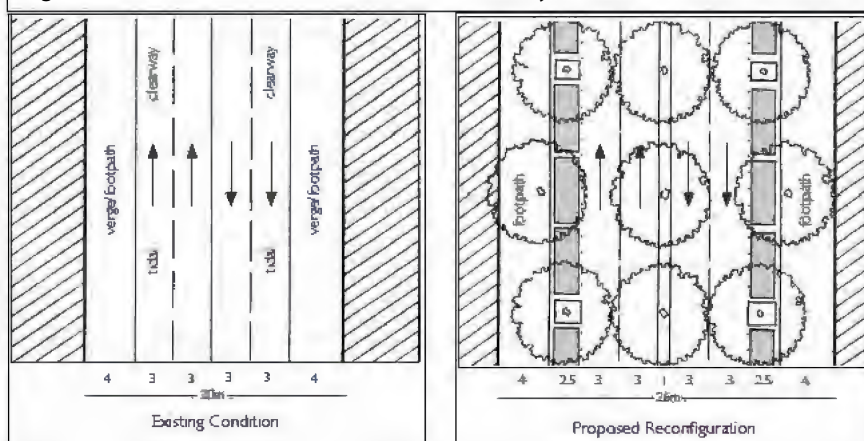
CANTERBURY ROAD REDESIGN

Note that the Masterplan recommends a redesigned and widened street profile which will provide for a future parking lane/ avenue planting lane within the existing verge. This will require an additional 3m public domain on each side of the road (see drawings).

Note that the RMS require road widening in this location.

COMMENT: This can be achieved on this block over time.

Figure A10 : Possible Road treatments Canterbury Road



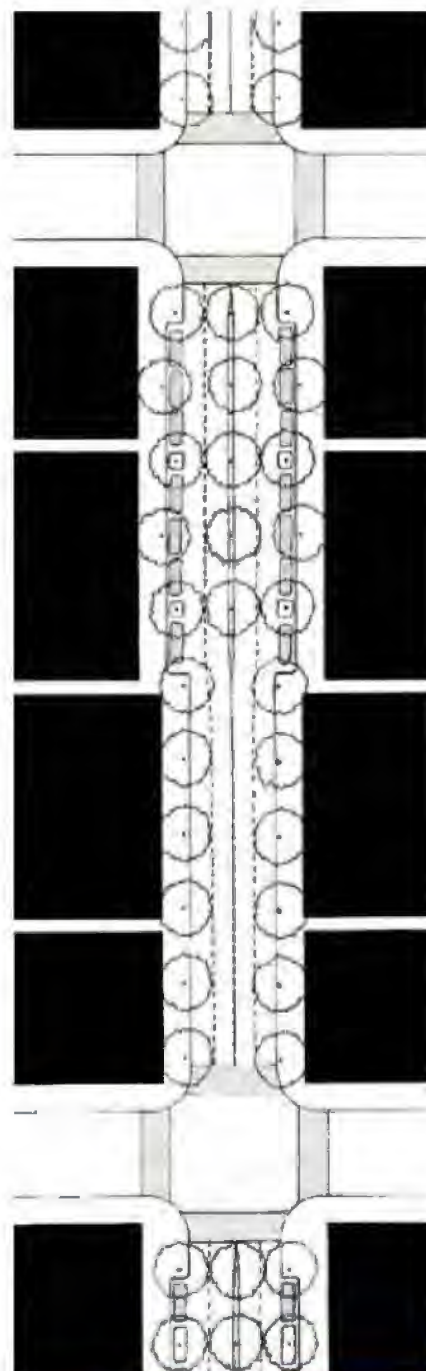
ACCESS MANAGEMENT AND PARKING

Parking is currently discouraged on Canterbury Road (during peak hours).

Vehicular access to and from Canterbury Road fronting sites is discouraged.

Access will be required from Punchbowl Road.

COMMENT: This can be provided by the proposal.



PEDESTRIAN STREETS

The Masteplan recommends major improvements in walkability, which includes:

- Street activation and passive surveillance by new development
- Clear pedestrian crossings with appropriate lighting, parking and build outs.

COMMENT: This can be achieved with the proposal, but requires co-operation of RMS towards "Context Sensitive" Road Design.

HERITAGE

The Masterplan recommends particular treatments for heritage and contributing buildings.

COMMENT: There are no such buildings within close proximity of the site.

FRONTAGE TYPES

The Masterplan recommends different frontage types for the street. These are:

- The colonnade
- The posted verandah/ awning
- The awning
- And for residential areas, the garden forecourt

COMMENT: The proposal is able to deliver the appropriate garden forecourt frontage.



Figure A11:
Residential Frontage
(Garden Court)

IMPROVED ARCHITECTURAL STANDARDS

The Masterplan proposes:

- Flexible floor-ceiling heights and uses
- An improved roofline/ skyline
- Authentic materials and detailing
- Vertical and horizontal modulation
- Limited length balconies

COMMENT:

The proposal should be able to achieve these with appropriate detailed design to DA.

BUILDING TYPES

The Masterplan proposes a variety of building types in different contexts including as well as density residential buildings:

- Mixed- use buildings
- Showrooms
- Big box stores
- Vehicle orientated buildings
- Liner buildings

The proposed urban residential apartments are appropriate for this site.

STREETSCAPE ELEMENTS

The Masterplan makes very specific recommendations on streetscape improvements including:

- Street widening to permit creation of an avenue planted parking lane in the existing verge (incorporating RMS widening)
- Under-grounding of power lines
- Increased/improved street avenue planting

COMMENT: The proposal is able to make a significant contribution to the above

LIGHTING/ SIGNAGE

The Masterplan recommends improved street lighting associated with under-grounding of power and improved footpaths, signage and street furniture.

COMMENT: This can be all achieved with the proposed development

RETAIL MAINTENANCE AND MANAGEMENT

N.A

PUBLIC TRANSPORT

COMMENT: Public transport improvements can be addressed with this proposal.

SPECIAL INTERVENTIONS

The Masterplan addresses a number of special interventions or key sites or model projects.

One of these refer specifically to the subject site; i.e. Punchbowl Park project which promotes increased density residential development adjacent to the park and a mixed- use local centre at the western end of the park (see above).

COMMENT:

Such a project could provide:

An 8 storey residential building to Canterbury Road with garden apartment buildings fronting Canterbury and Punchbowl Roads.

The new development could particularly facilitate the redevelopment of the Canterbury Road profile as recommended in the Masterplan and DCP as well as road widening required by RMS.

Figure A12: Front Court



CONCLUSION

The subject site is well connected but poorly serviced by local retail. Its context comprises predominantly small residential cottages. The existing zoning R3 and height 8.5m is unlikely to encourage redevelopment.

The subject site could facilitate a re-profiled Canterbury Road as recommended in the Masterplan and a gateway to Canterbury in a manner which will generate local benefits.

The development of the site will also facilitate improved walkability particularly along Canterbury Road which is quite hostile at the moment.

Note that the corridor Masterplan recommends residential infill at generally 3-6 storey. This site can accommodate some increased height given its prominent location.

The urban residential frontage type proposed in the Masterplan is able to be achieved.

The proposal could be treated as a key site / model project as detailed in the Masterplan based on site size, location and potential public benefits.

For example the subject site could comfortably sustain an 8 storey density residential building with garden apartments to Canterbury and Punchbowl Roads, and "rooftop" communal open space.

Figure A13 : Model Project (Canterbury Road Masterplan)



Punchbowl Road

From: Peter Annand <peter@aaud.com.au>
To: "Stavis, Spiro" <spiros@canterbury.nsw.gov.au>
Date: Fri, 08 Jan 2016 08:32:37 +1100

Spiro,
any edits ???
Try to get them to me by 11am and we will do them immediately and send them back by lunch
regards and happy vacance
peter

Fwd: RE: 998 Punchbowl Rd

From: Spiro Stavris <spiros@canterbury.nsw.gov.au>
To: "Demian, Charlie" <[REDACTED]> "Daniel, Matt" <m.daniel@statewideplanning.com.au>
Cc: "Gouvatsos, George" <georgeg@canterbury.nsw.gov.au>, "Montague, Jim" <jmontague@canterbury.nsw.gov.au>, "Foster, Tom" <tomf@canterbury.nsw.gov.au>, "Farleigh, Warren" <warrenf@canterbury.nsw.gov.au>
Date: Fri, 08 Jan 2016 10:14:45 +1100
Attachments: IMAGE.jpg (27.08 kB); Spiro Stavris.vcf (322 bytes)

Charlie/Matt,

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Can you please arrange as soon as possible.

FYI, I will be away from today back on 27 January.

Tom/Warren, please program accordingly.

Spiro Stavris | Director City Planning

City of Canterbury 137 Beamish St Campsie NSW 2194

T: 9789 9487 | F: 9789 1542 |

spiros@canterbury.nsw.gov.au | www.canterbury.nsw.gov.au



>>> Charlie Demian <[REDACTED]> 11/11/2015 12:44 PM >>>

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Demian Group

PH: 02 88 300 400

FAX: 02 88 300 499

L2/7 Charles Street,

Parramatta NSW 2150

From: Spiro Stavis [mailto:spiros@canterbury.nsw.gov.au]
Sent: Wednesday, 11 November 2015 10:28 AM
To: Charlie Demian
Cc: Jim Montague
Subject: Re: 998 Punchbowl Rd

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City of Canterbury [137 Beamish St Campsie NSW 2194](#)
T: [9789 9487](tel:97899487) | F: [9789 1542](tel:97891542) | spiros@canterbury.nsw.gov.au | www.canterbury.nsw.gov.au

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Date: Fri, 08 Jan 2016 10:37:43 +1100
Attachments: image001.jpg (27.08 kB); 15.596r01v01 TRAFFIX PlanningProposal - 998 Punchbowl Road, Punchbowl -....pdf (674.08 kB); REV 3 998 Punchbowl Road, Punchbowl.pdf (3.55 MB); Binder1_9m.12m setback to caryard v2.pdf (2.51 MB); Statewide_Punchbowl_Phase1_FinalwApp.pdf (17.47 MB)

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w: www.traffix.com.au

director Graham Pindar

acn: 065132961

abn: 66065132961

Reference: 15.596r01v01

26th November 2015

Statewide Planning Pty Ltd
L2, 7 Charles St
Parramatta NSW 2150
Australia

Attention: Andrew Hanna

Re: Planning Proposal – 998 Punchbowl Rd, Punchbowl

Dear Andrew,

As you are aware, TRAFFIX has been engaged to assess the impacts associated with a Planning Proposal relating to the subject site in Punchbowl. The site comprises Lot 100 – DP719875 and has a total site area of 2,056m². The Planning Proposal would enable the development of the site for the concept design of a residential development comprising high density residential units.

In this regard, we have reviewed all relevant documentation provided to us and undertaken detailed site investigations. This report therefore examines the likely traffic and parking impacts of the proposed development and the results of our assessment are summarised below.

Existing Site

The site is located on the north east corner of the intersection between Canterbury Road and Punchbowl Road and is presently occupied by a service station and associated convenience store. The site lies within Canterbury Council LGA and is subject to this council's relevant controls.

The site is presently accessed from multiple driveway crossings with a left in left out access on Punchbowl Road and two access driveways providing left in and left out access on Canterbury Road.

A Location Plan is presented in **Figure 1** for reference.



Figure 1: Location Plan



Description of Surrounding Roads

The road hierarchy in the vicinity of the site contains the following roads of particular interest:

- **M5 South Western** an RMS State Road (MR 5) to the south of site that generally runs in an east-west direction between Campbelltown in the west and Sydney Airport in the east. The M5 South Western Motorway carries some 60,000 vehicles per day (vpd) in the vicinity of the site.
- **Fairford Road:** an RMS classified road (MR 190) to the west of site that generally runs in a north-south direction between Stacey Street in the north and Davies Road in the south. Fairford Road carries 52,000 vpd in the vicinity of the site and provides connections to the M5 Motorway.
- **Canterbury Road:** a classified road (MR 167) that generally runs in an east-west direction between Revesby in the west and Canterbury in the east along the southern site frontage. Canterbury Road carries 51,263 vpd in the vicinity of the site.
- **Punchbowl Road:** a classified road (MR 549) that runs in a north-south direction on the western frontage of the site. It carries in the order of 25,779 vpd and provides a connection between Canterbury Road and Georges River Road.

It can be seen from **Figure 1** that the site is conveniently located with respect to these arterial road systems serving the region. It is therefore able to effectively distribute traffic onto the wider road network, minimising traffic impacts.

Public Transport

The site is located 1.2km south west of Punchbowl Railway Station, providing rail services on the T3 line directly connecting the site to the City, Liverpool and Lidcombe, as well as the wider rail network.

In addition, bus stops for the 487 and N30 bus services are located within 20 metres of the site on Canterbury Road. These bus services provided connections to Bankstown, Canterbury, Sydney CBD and Campbelltown.

Existing Site Traffic Generation

The existing site traffic generation is significant, relating to the existing service station and 24-hour convenience store operating on site. An assessment of the existing generation has been undertaken in accordance with the requirements of the RMS Guideline to Traffic Generating Developments (2002). According to the guide service stations and their associated convenience stores, on average, attract the following peak hour traffic generation rate:

- 4.0 veh per 100m² of site area plus 30 veh per 100m² for the associated convenience store in the evening peak hour;

With a total site area of 2,056m² and an associated store of approximately 200m² GFA the existing traffic generation of the site can be estimated as approximately 142 vehicles per hour in the PM peak



period. The AM peak period has been assumed as 30% of the PM peak for the purposes of this assessment. Applying a 50:50 split between arrivals and departures predicts the following peak trip rates:

- 43 veh/hr (22 in, 21 out) in the morning peak hour; and
- 142 veh/hr (71 in, 71 out) in the evening peak hour.

This evaluation will be used to assess the net change in predicted traffic generation associated with full development under the proposed rezoning.

Summary of the Proposal

This Planning Proposal seeks to amend the zoning, height and floor space ratio controls to enable the development of the concept design.

A detailed description of the proposal is provided in the Planning Proposal prepared by Statewide Planning Pty Ltd. In summary, the proposal seeks to rezone the subject site from R3 – Medium Density Residential to R4 – High Density Residential.

For the purpose of this preliminary assessment, the indicative development relating to the proposed rezoning, for which approval is now sought, has been assessed as a high density residential block containing 75 units. It is noted that this yield has provided for information purposes only to assist in the assessment of the proposal. This yield may change and will be the subject of a future Development Application to City of Canterbury Council, in the event that the Planning Proposal is approved.

The traffic and parking impacts arising from the development are discussed below.

Parking

Parking for the proposed development is to be assessed in accordance with the requirements of the *City of Canterbury Council's DCP (2012)* with these requirements summarised in **Table 1**.

Table 1: Parking Requirements

Use	No.	DCP Rate	DCP Requirement	Parking Provided
Residential Flat Buildings				
One Bed	11	1 / unit	11	
Two Bed	53	1.2 / unit	64	
Three Bed	11	2 / unit	22	
Visitor	75	0.2 / unit	15	
Total			102	102

It can be seen that, depending on the final apartment mix, the subject development will require in the order of 102 vehicle spaces on site. Compliance with these car parking controls will be confirmed as part of any subsequent development application(s), following approval of this rezoning application.



However, it is noteworthy that the subject site presents no obvious constraints and the requisite parking can be provided at basement level.

Traffic Generation and Impacts

The impacts of the proposed development on the external road network have been assessed having regard for the indicative yield scenario of 75 units. This assessment has been undertaken in accordance with the requirements of the RMS Guideline to Traffic Generating Developments (2002).

In August 2013, RMS released Technical Direction TDT 2013/04a, which provides revised trip generation advice for a number of land uses based on survey data obtained since 2009. One of the land uses covered by TDT 2013/04a is high density residential development.

Consideration has been given for the site being located further than 800m from Punchbowl station (the typical radius for a site with high public transport accessibility). As such, a higher traffic generation rate than the average Sydney weekday trip rates provided by TDT 2013/04a has been adopted for assessing the traffic generating potential of the subject development to ensure a conservative 'worst case' assessment. The adopted trip rates are as follows:

- 0.4 vehicle trips per unit during the morning peak hour; and
- 0.35 vehicle trips per unit during the evening peak hour.

These rates represent more than double the average presented in the technical direction and as such will ensure a 'worst case assessment' at this planning stage. Application of these trip rates to the indicative yield of 75 residential units, results in the following predicted trip generation volumes:

- 30 veh/hr (6 in, 24 out) during the morning peak hour; and
- 26 veh/hr (21 in, 5 out) during the evening peak hour.

These volumes are not net increases as allowance needs to be made of the existing site generation calculated earlier. On this basis, the proposal will represent a net decrease in traffic volumes for the locality during both the AM and PM peak periods. The predicted change in traffic generation for the site following full development of the proposal is estimated as follows:

- -13 veh/hr during the morning peak hour; and
- -116 veh/hr during the evening peak hour.

As can be seen above, the change of use for the subject site from service station to high density residential is expected to bring about a reduction in the traffic generated by the site, with a significant reduction, in the order of two vehicles per minute, predicted for the PM peak period.

Accordingly, the impacts of the application are considered supportable at this planning stage as the change of use is expected to present a net benefit to traffic conditions in the locality. Further detailed analysis will be undertaken at future Development Application stages once the final development yields are confirmed.



Access and Internal Design Aspects

It is proposed that vehicle access to the site is to be via the existing left-in/left-out access located on Punchbowl Road. In this regard the proposal will consolidate the three existing site accesses into a single access, reducing the impact of the site on pedestrians and vehicles on Canterbury Road.

Vehicular access, internal roads and car parking of any future development will be designed to comply with the Australian Standard requirements of AS2890.1 (2004) Part 1: Off-street car parking and AS2890.6 (2009) Part 6: Off-street parking for people with disabilities.

Compliance with relevant controls will be confirmed as part of any subsequent development application(s), following approval of this rezoning application. Council will be invited to impose a standard condition of consent requiring compliance with AS2890.1 and AS2890.6 on any future development application.

Conclusions

Having regard for the above, the Planning Proposal is considered supportable on traffic planning grounds. High Density Residential developments are a relatively low generator of traffic in comparison to commercial uses and the proposal is expected to produce a reduction in the traffic generation of the site over the existing use.

Further detailed analysis of the proposal will be undertaken at future Development Application stages once the final development yields are confirmed. Please contact the undersigned should you have any queries or require any further information or assistance.

Yours faithfully,

trafficx

Geoff Higgins
Senior Engineer

Spiro Stavis - RE: RE: 998 Punchbowl Rd

From: Charlie Demian <[REDACTED]>
To: Spiro Stavis <Spiros@canterbury.nsw.gov.au>, Matt Daniel <m.daniel@state...>
Date: 8/01/2016 10:52 AM
Subject: RE: RE: 998 Punchbowl Rd
CC: George Gouvatsos <Georgeg@canterbury.nsw.gov.au>, Jim Montague <JMontagu...>
Attachments: 15.596r01v01 TRAFFIX PlanningProposal - 998 Punchbowl Road, Punchbowl -....pdf; REV 3 998 Punchbowl Road, Punchbowl.pdf; Binder1_9m.12m setback to caryard v2.pdf; Statewide Punchbowl Phase1_FinalwApp.pdf

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Final Report

From: Spiro Stavis <spiros@canterbury.nsw.gov.au>
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Attachments: Part.001 (499 bytes); Urban Design Punchbowl Rd Review of Planning Proposal 998 Punchbowl Road, Final Draft .pdf (2.41 MB)

Gents

FYI.

Regards

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Sent from my iPhone

Begin forwarded message:

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Subject: Final Report edits included

AS promised....Final Report ...

peter

Urban Design Review of Planning Proposal

998 Punchbowl Road (1499 Canterbury Rd, Punchbowl)

December 2015



By:

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4. Canterbury Road Corridor Masterplan Assessment

1.0 Introduction

Council have engaged Annand Associates Urban Design (AAUD) to provide an independent Urban Design Assessment of a Planning Proposal at 998 Punchbowl Rd / 1499 Canterbury Road, Punchbowl.

1.1 Subject site

The site is located on the northern side of Canterbury Road, Punchbowl on the corner of Punchbowl Road. Currently on site is a service station

The property comprises one lot with a total site area of 2005m², however is burdened by a reservation for road widening of approximately 1,825m²,

Figure 1: The Site



Punchbowl Road Residential Elevation from the site



Canterbury Road Residential Elevation from the site

1.2 The Planning Proposal

A Planning Proposal has been submitted for the subject site to amend the Canterbury LEP 2012 by:

1. Rezoning of site

An amendment to the CLEP 2012 is sought in order to change the zoning of the land from R3 Medium Density Residential zone to the R4 High Density Residential zone. This would facilitate redevelopment of the existing service station as a residential flat building. Under Planning Proposal PP_2014_001-00, it was proposed to change the zoning as described and this was previously exhibited, however the site was subsequently removed from that Planning Proposal and a new Planning Proposal was commenced, specifically for this site.

2. Amendment to Floor Space Ratio

An amendment to the CLEP 2012 is sought by the proponent in order to increase the permissible FSR on the site from the current 0.5:1 to 2.8:1.

3. Amendment to Height of Buildings map

The Planning Proposal requests a height limit of 25m (8 storeys) to apply to the site in order to facilitate a residential flat building (RFB) as contained in attached drawings.

The table below shows a summary of the proposed changes being sought:

Table 1 : Summarized Changes Proposed		
Standard	Current	Proposed
Zone	R3 Medium Density Residential	R4 Residential High Density
Building Height	8.5m	25m
Floor Space Ratio	0.5:1	2.8:1

Figure 2 : Context Plan



Figure 3 : Reference Survey

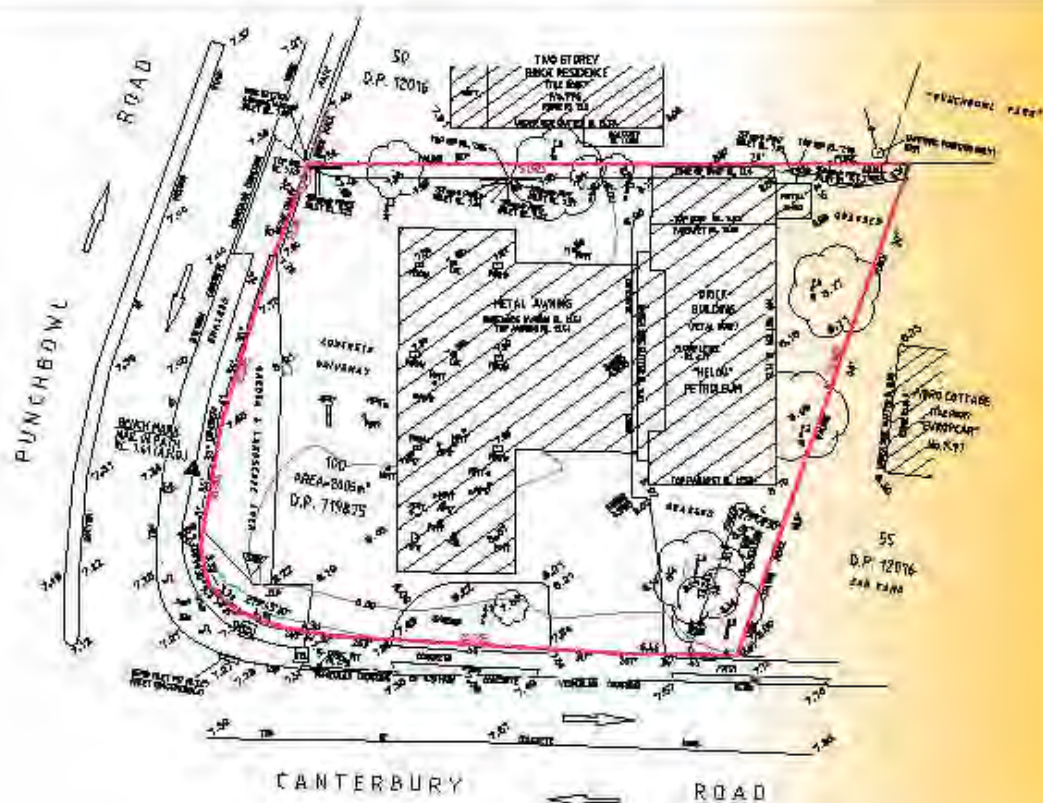


Figure 4 : Zoning Plan



Figure 5 : Possible Future Development



Figure 6 : Setback and FSR

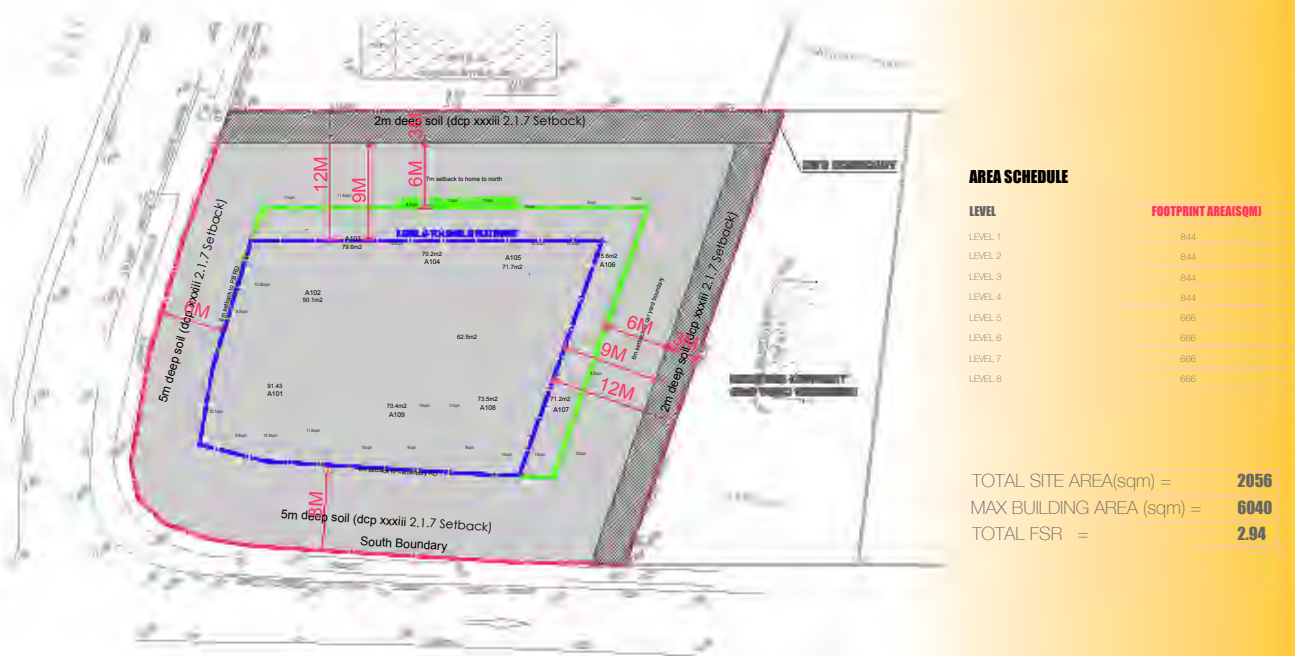


Figure 7 : Proposed Height

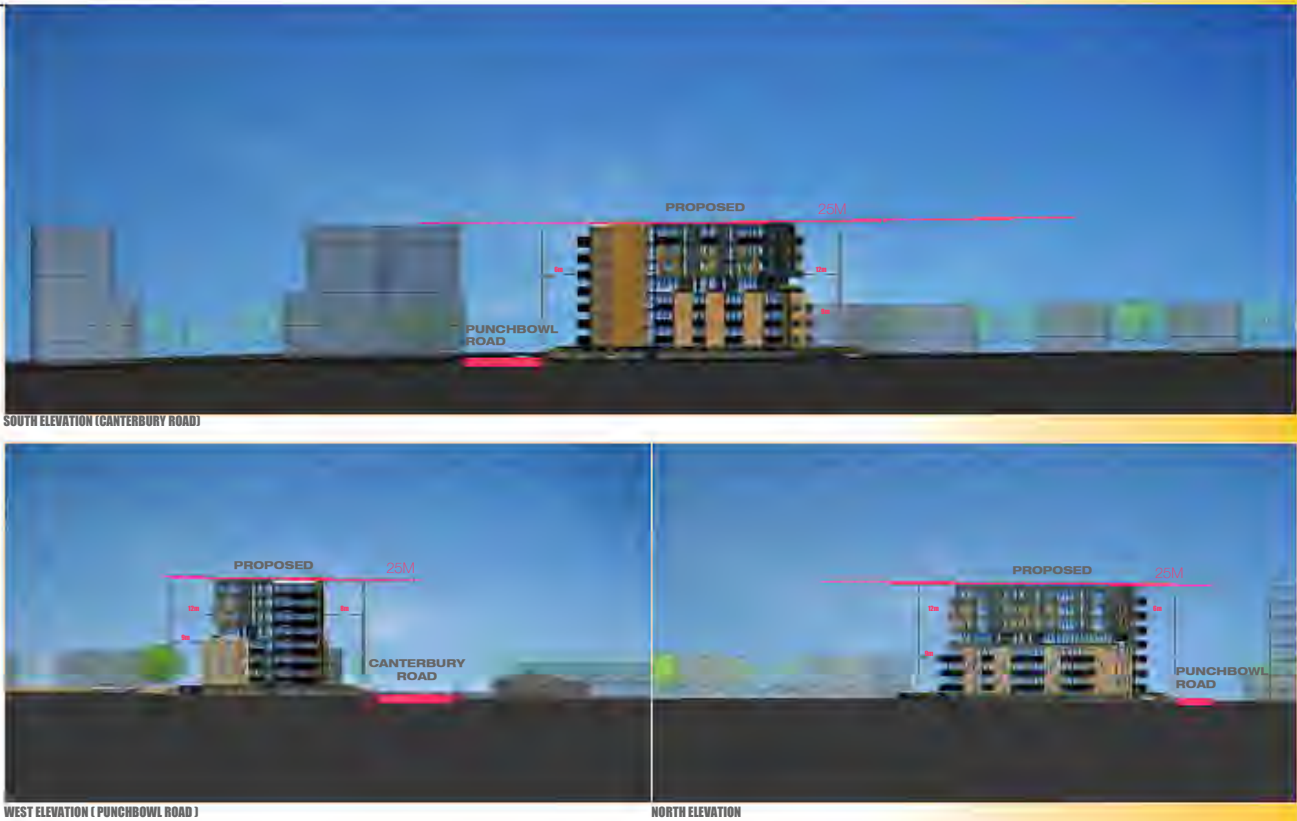


Figure 8 : Perspective 1



PERSPECTIVE TOWARDS NORTH EAST

Figure 9 : Perspective 2



PERSPECTIVE TOWARDS SOUTH EAST (FROM PUNCHBOWL PARK)

Figure 10 : Existing / Proposed Controls

Existing

Proposed



Existing Land Zoning (LZN) Map

Proposed Land Zoning (LZN) Map



Existing Height of Building (HOB) Map

Proposed Height of Building (HOB) Map



Existing Floor Space Ratio (FSR) Map

Proposed Floor Space Ratio (FSR) Map

2.0 Urban Design Analysis

A preliminary review of the documents suggests that an up-zoning of the site from R3 to R4 with a height increase from 8.5m to 25m (2 storeys to 8 storeys) would seem appropriate based on the delivery of major public benefits in terms of RMS widening as shown on figure 10 and improved public Domain and on-site landscape treatment.

A preliminary review of the proposal according to SEPP No 65 criteria is appended (Appendix 1). The conclusion of this review follows:

- The proposal as set out in the proponents Planning Proposal Report is generally able to be supported. Building heights are appropriate and the proposal accommodates the RMS road widening / Council setbacks, but does not provide sufficient usable communal open space. The proposal also requires further detailed development and documentation to clearly articulate that it can comply in actuality with SEPP No 65 Principles and Guidelines, but this can be dealt with at DA stage.
- The proposed building heights 25m (8 storeys) seem appropriate within the general framework of building heights along Canterbury Road (existing and proposed). While a building height of 4-6 storeys as informed in Councils Masterplan document seems appropriate, a taller building is acceptable on this significant corner, the gateway to the Canterbury LGA.
- An FSR increase from 0:5:1 to 2.8:1 does not represent an over-development of the site. Our investigations confirm that an FSR of around 2.8:1 can be achieved within a height of 25m (8 storeys).
- Note that a clear concise detailed "Landscape Strategy" is required by a qualified Landscape Architect which addresses (again this can be dealt with at DA stage):
 - » Deep soil planting
 - » Public domain enhancement
 - » Public/private interface
 - » Podium communal use and semi-deep soil planting opportunities
 - » Communal facilities and amenities proposed
 - » Roof garden communal open space for use of residents

2.1 Context

The site currently is occupied by a service station. As such it is very clearly not part of the general residential context.

- To the north along Punchbowl Road are predominantly single storey detached cottages.
- Across the road (on the corner of Canterbury Road) is the 2 storey Croatian Club containing extensive building and open parking areas. This we believe is about to be redeveloped.
- Immediately adjoining the site to the east along Canterbury Road is a car sales yard, which is a non-conforming use on the land therefore may have the benefit of Existing Use Rights. Further east wards are predominantly single storey cottages (with some commercial uses).
- On the southern side of Canterbury Road to the west are a number of industrial premises and to the east predominantly single storey cottages.

This site is proposed for medium density residential apartments or mixed-use in the Canterbury Road Corridor Masterplan. Unfortunately, Council's zoning amendments have not caught up with Strategic Planning endeavors. This has led to an uncoordinated number of Planning Proposals along Canterbury Road (and elsewhere throughout Canterbury).

These have been for varying heights and FSR's.

It would generally, however, seem acceptable to assume a building height of 6 storeys along Canterbury Road with occasional additional towers to 8 storeys to emphasise corners, vistas, activity centres, etc.

Thus, an 8 storey building on the corner of Punchbowl Road with appropriate SEPP No 65 setbacks would seem acceptable (see sketches attached). Although further apartment development can be expected east along Canterbury Road, overtime setbacks of 9m for 4 levels and 12m for the next levels are required (ADG). It is possible, that further apartment development may be considered north along Punchbowl Road in the future, but no Council documents (with the exception of the Canterbury Road Masterplan) suggest so, at this stage.

In this case setbacks of 9m for 4 levels and 12m for the upper levels would be appropriate if care is taken to minimise overlooking of properties to the north (for example by use of 1.5m high by 1m deep planters on north-facing balconies to minimise overlooking down into yards).

Note that for the first 30m, any new development, the proposal will only look out over roofs of cottages to the north and being to the south of these cottages will have no overshadowing impacts.

Thus, an 8 storey tower could be permitted on this site to emphasise this significant corner, the gateway to the Canterbury LGA.

2.2 Planning Framework

The current LEP permits buildings to 8.5m high and a density of 0.5:1.

The proponent is seeking 8 storeys (25m) height and an FSR of 2.8:1.

The Canterbury Road Corridor Masterplan recommends 4-6 storeys but this has been overtaken by recent Planning Proposals recommending 6 storeys with occasional 8 storey towers as focii.

In this context it would be acceptable to permit an 8 storey tower on this corner to celebrate the intersection with Punchbowl Road and the arrival in Canterbury LGA from the west.

Special design treatment will be required to minimise impacts on adjacent existing residential buildings, particularly to the north.

Figure 11 : Canterbury Road Masterplan- Model Project



2.2.1 Building Height

Although the Canterbury Road Corridor Masterplan recommended 4-6 storeys through this area it was always expected to be more than 4.

Recent events have seen some 6-8 storey approvals (and recommendations) along Canterbury Road and this seems acceptable with appropriate justification.

2.2.2 Density

Permitted density is currently 0.5:1 which precludes any future redevelopment.

The proponent sought 2.8:1 in his Planning Proposal which is possible within the required setbacks and building height and particularly if a reasonable and usable communal open space is provided as a roofgarden, on top of the building.

This should be carefully designed to provide an attractive and useful outdoor setting for communal residential use.

2.2.3 Setbacks

Front setbacks

Council in the DCP require 9m (3m for parking lane / verge widening plus 6m building setback). This can be reduced to 6m with associated RMS widening as proposed (approximately 3m plus) as this provides for the additional road widening sought

Side setback (east)

Council requires a 45° height plane from 2m top of fence. This is overridden by SEPP 65 ADG which requires 6m for first 4 levels, then an additional 3m for levels 5-8.

The ADG also recommends an additional 3m setback when adjacent to a low density stable residential zone.

Therefore east side setbacks could be 6m to Level 4, and 9m Levels 4-8.

Side setback (north)

Again Council setback is a 45° height plane from 2m above the property boundary. This is overridden by ADG's 6m for 4 levels, plus an additional 3m for levels 5-8.

Note that an additional 3m is promoted where adjacent zoning (and Desired Future Character) is low density residential.

This is the case here. Therefore side setbacks should be 9m to level 4 and 12m for levels 4-8 inclusive.

3.0 CLEP/ DCP Discussion

3.1 CLEP 2012

The existing CLEP 2012 applies the following controls to the subject site:

- Zoning R3 Medium Density Residential
- Building Height - 8.5m (2 storey)
- Floor Space Ratio - 0.5:1

These generally are not conducive to the redevelopment of the site to a higher use.

COMMENT: Thus a rezoning and height increase is justifiable

The zoning map below illustrates the existing land zoning of the subject site under the Canterbury LEP 2012, along with the adjacent zones. Note that the site is partly within the SP2 (Classified Road) Infrastructure Zone and the R3 Medium Density Residential Zone. It shares boundaries with the R3 Medium Density Residential Zone and the RE1 Public Recreation Zone.

Figure 12 : Zoning / Road Widening



3.2 DCP

The Canterbury DCP has been reviewed in the context of the proposal (see Appendix 2).

This suggests that:

The Envelope Diagrams provided for Masterplan sites (key sites/ model projects) do not apply to this site.

Building envelope controls can be accommodated on-site as can parking and servicing requirements.

The subject site can contribute strongly to the restructuring of the Canterbury Road cross section as recommended in the Masterplan and the DCP and can facilitate the important creation (and dedication) of the planned road widening (as required by RMS).

4.0 SEPP No 65 Discussion

4.1 Review against Principles/ Criteria

A review of the proposal under the principles / criteria used in SEPP No 65 is appended (Appendices 1 and 3)

This review concludes the following:

- Changes to the zoning and increases to height and density for this site can, in general terms, be supported.
- A clear concise detailed "Landscape Strategy" is however, required by a qualified Landscape Architect which addresses:
 - o Deep soil planting
 - o Public domain
 - o Public/private interface
 - o Podium communal use and semi-deep soil planting opportunities
 - o Communal facilities and amenities proposed
 - o Roofgarden opportunities for the provision of communal open space.

4.2 SEPP No 65 Apartment Design Guide

A review of the proposal against the Draft Design Guide is included in Appendix 4 and summarized below and concludes the following:

- A perimeter slab apartments building can be provided on the subject site
- The site is appropriate for Urban General categorization.

NOTE: The release of the Apartment Design Guide requires some adjustment to side setbacks.

COMMENT: The Proposal can contribute significantly to the realisation of development opportunities with appropriate design development. There is no reason to believe that the principles and rules of thumb contained in the Design Guide cannot be fully realised. More work is however required in order to reach the standard of Design Excellence sought under SEPP No 65. This relates specifically to communal open space, deep soil planting, height, floor space and aesthetics.

Figure 13 :Deep Soil Planting

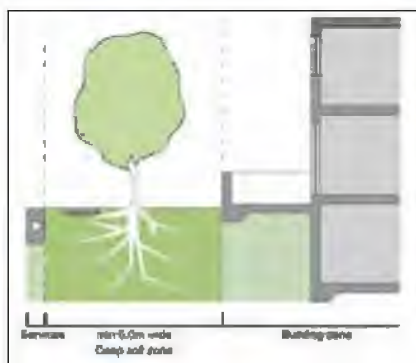
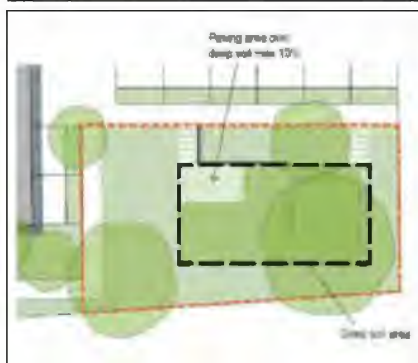


Figure 14 :Building Entries

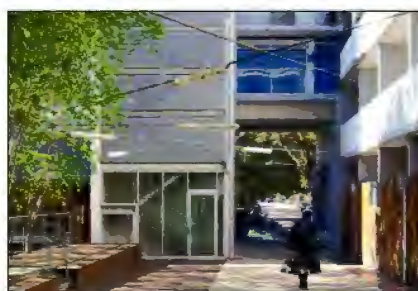


Figure 15 :Communal Open Space



5.0 Canterbury Road Masterplan Discussion

The proposal has been reviewed against "The Canterbury Road Corridor Masterplan". This is included in Appendix 5 and summarized below.

The subject site is poorly connected to and poorly serviced by local retail. It comprises an existing service station. The existing zoning R3 and maximum building height of 8.5m is unlikely to encourage redevelopment.

The site could facilitate a re-profiled Canterbury Road which will facilitate a vehicle turning / acceleration lane, parking access, and servicing in a manner which will generate local benefits.

The development of the site will also facilitate improved walkability particularly along Canterbury Road which is quite hostile to pedestrians at the moment.

The residential frontage types proposed in the Masterplan are able to be achieved.

The Masterplan envisages development at 4-6 storeys in this location, however further height to 8 storeys can provide a local focal point.



Figure 17 :Garden Courts

Figure 16 : Canterbury Road Masterplan- Model Project



6.0 Development Potential

The development potential of this site will be strongly influenced by the various setbacks as follows:

- 6m from Canterbury Road (after RMS road widening is taken) to permit a 6m setback beyond the new road alignment
- 6m from Punchbowl Road
- 9m from the northern boundary for 4 floors and 12m for levels 5-8
- 9m to eastern boundary for first 4 levels and 12m for levels above

These setbacks are tested below.

6.1 Development Testing

Level	Floor Area
1	844
2	844
3	844
4	844
5	666
6	666
7	666
8	666
Total FA	6,040
x 85% GFA	5,134
÷ 1825 FSR	2.8:1

A: Compliant SEPP No 65 setbacks and roof garden common open space and RMS setback are able to be provided.

This option will generate an FSR of approximately 2.8:1 , however it requires communal open space either in the 9m setback which is inadequate or as a roof garden or both. This is acceptable but may establish a precedent for this section of Canterbury Road.

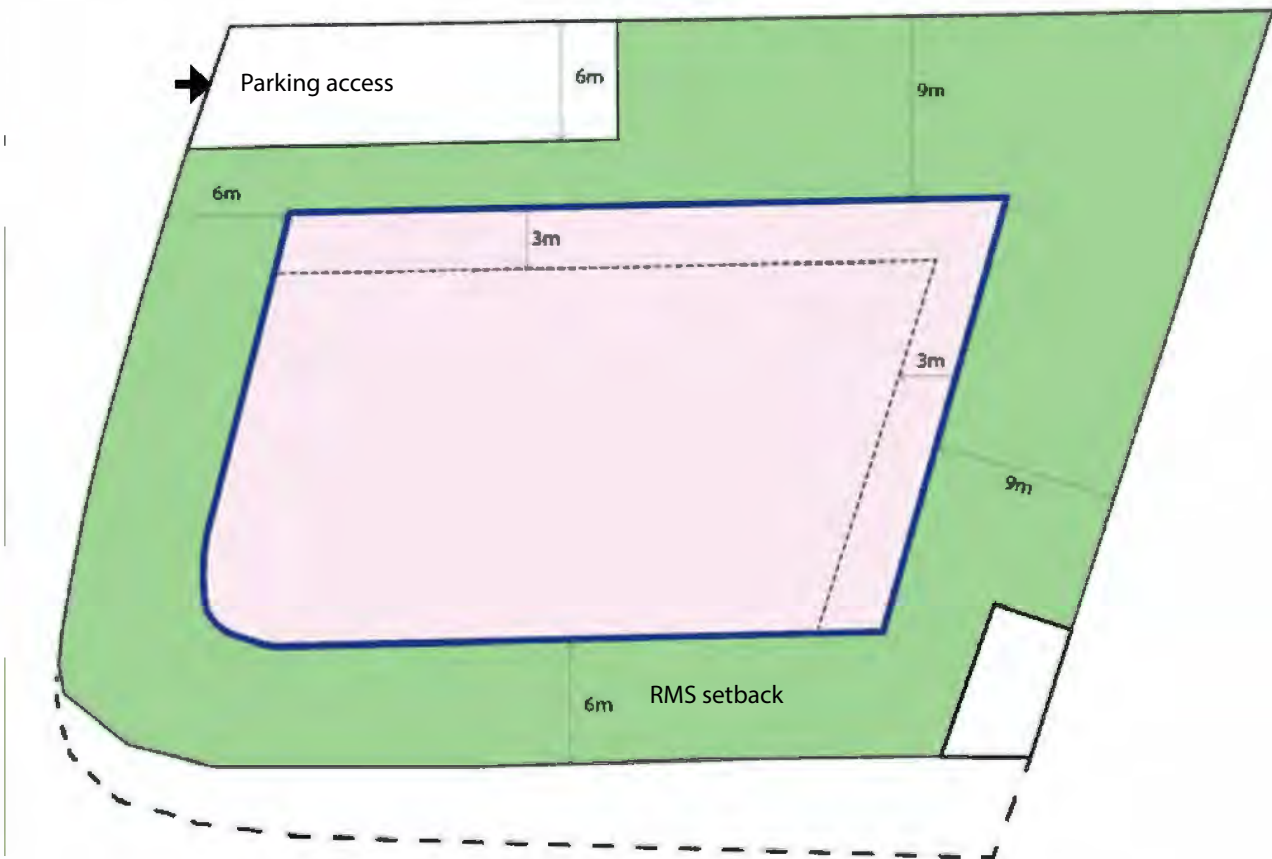


Figure 18- Option A



Metres 5 10 15 20

7.0 Conclusions

A review of the relevant Council documents including:

- CLEP/ DCP
- SEPP No 65
- Canterbury Road Masterplan

Plus documents provided by the proponent including:

- Planning Proposal

Suggests that there is potential to alter development controls for this subject site in the following manner:

- o increase building height to generally 25m (8 storeys) maximum.
- o rezone the site from R3 Medium Density to R4 High Density
- o consideration is required as to the relevance of the 45° height planes from residential boundaries, given that other similar sites around the park could well be redeveloped in a similar manner in the future. The Apartment Design Guide overrides this clause anyway.

These increases are however dependent on the following:

- o the provision of the proposed street widening to Canterbury Road as required by RMS.
- o the above mentioned improved provision and location of on-site Communal Open Space as a roof garden.
- o General compliance with "Apartment Design Guide"

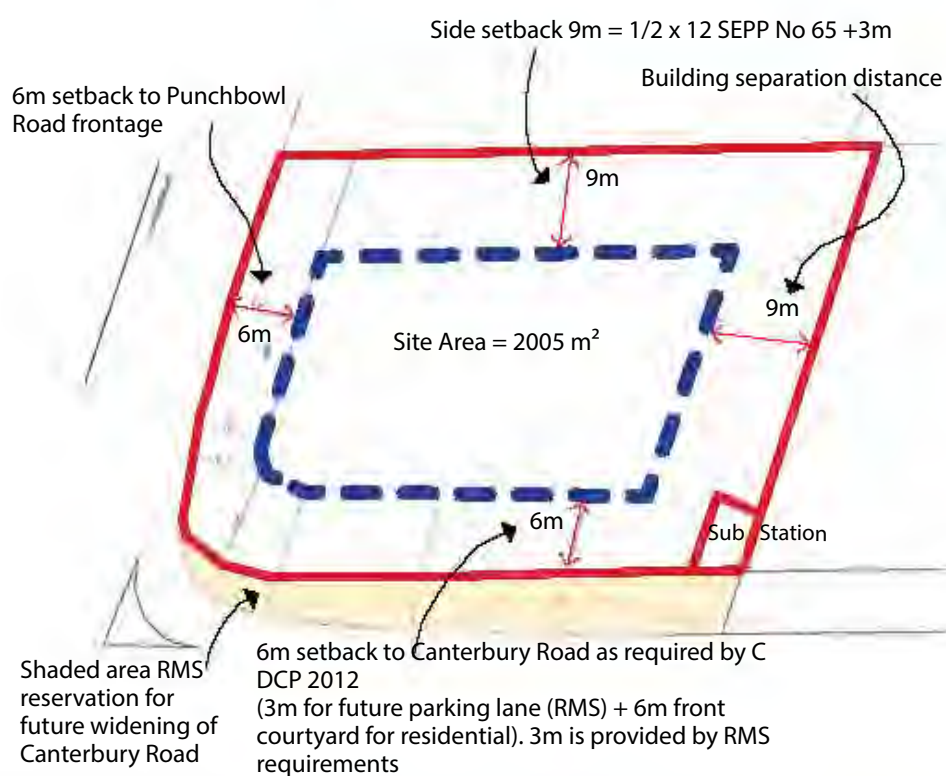
This is discussed further below under the following headings:

- a. Compliance with RMS road widening requirements
- b. Compliance with Council setbacks (including 9m setback to Canterbury Road which includes 3m for reserve widening)
- c. Improved communal open space for use by residents
- d. Improved interface to Punchbowl and Canterbury Roads including avenue tree planting in street verges.
- e. Inclusion of tower element on corner of Punchbowl and Canterbury Roads as a local focal point.
- f. Compliance with "Apartment Design Guide"

a. Compliance with RMS road widening requirements

RMS requires dedication of a 4-5m strip as indicated access the complete frontage of the site to Canterbury Road (See figure 9)

Figure 19 :The site (with RMS dedication removed) and council setbacks applied



b. Compliance with Council setbacks to Canterbury Road

Council have a number of setback requirements (DCP) for this site as set out below (figure 10) Note that a 9m setback is required to Canterbury Road (which includes a 3m dedication to Canterbury Road).

The 3m dedication to Canterbury Road are able to be contained within the RMS setbacks and thus the setback to the new Canterbury Road alignment need only be 6m.

c. Improved Communal Open Space

Currently the only communal open space provided is contained within the perimeter setbacks.

It is proposed that a generous area of communal open space be provided as a roof garden with appropriate amenities and access.

d. Improved interface with Punchbowl and Canterbury Roads

Avenue verge planting should be provided to both of these streets to Council specification.

Note that the Canterbury Road Masterplan recommends a second row of avenue trees in the front setback (deep soil zone).

This should desirably be continued around the corner into Punchbowl Road.

e. Conclusion

Given that this site is a “Gateway” entrance into the Canterbury Road we recommend the following:

Building Height

Generally 8 storeys (25m) as a tower element / gateway with capacity for a roof garden above.

FSR

A maximum FSR of 2.8:1 could be permitted based on the provision of a well landscaped communal open space on the roof of the building and implementation of ADG setbacks. The roof garden space should be well landscaped for communal use, , and be serviced by a small amenities room (WC, kitchen, storage) and perhaps meeting room.

It is our conclusion that a building height of 25m (8 storeys) is appropriate, as a tower gateway into Canterbury LGA.

The maximum FSR that can be supported in this context with a generous and usable communal roofgarden open space at ground level is 2.8:1.

8.0 Recommendations

1. Seek to further amalgamate sites on Canterbury Road and Punchbowl Road if at all possible
2. Rezone the subject site from R3 to R4
3. Permit modified height limits permitting development to a maximum of 8 storeys /25m.
4. Develop lower level apartments to Punchbowl Road/ Canterbury Road with a small entry forecourts (and desirably deep soil planting) and direct pedestrian entry from the street.
5. Provide for RMS road widening across the whole Canterbury Road frontage to RMS specification.
6. Engage services of qualified Landscape Architect at DA stage in order to:
 - Provide a coherent and functional plan for the communal roof garden
 - Provide details for public/ private edge treatments (and deep soil opportunity)
 - Facilitate strong street planting to Canterbury Road, and Punchbowl Road.
 - Investigate potential for optimising deep soil planting around the perimeter of the site where possible
7. Provide direct pedestrian access/ entries to RFB from Canterbury Road, and Punchbowl Road.
8. Create avenue street tree planting to Canterbury Road to improve pedestrian safety and amenity and improve the residential environment
9. Create street tree planting to Punchbowl Road to enhance street amenity
10. The Landscape Plan should carefully articulate the future design and communal use of the communal open space by residents.
11. Consider Common facilities and amenities for residents (eg: meeting rooms, gym, pool, barbecues, etc) and readily accessible to all residents.
12. Small private courtyard spaces should be provided between street frontage and front of residential buildings and fronting onto courtyard podium. Access to ground floor units should desirably be provided directly from the street.
13. Balconies and terraces should be capable of containing appropriate furniture and should be landscaped for privacy and amenity.

Appendices

1499 Canterbury Rd / 998 Punchbowl Rd

1. Urban Design Assessment
2. Canterbury Development Control Plan 2012
3. Assessment Against Apartment Design Guide
4. Canterbury Road Masterplan Assessment
5. Urban Design Study Review

Appendix 1

Urban Design Assessment

REPORT OF THE URBAN DESIGN REVIEW

December 2015

ITEM

Date of Assessment:	December 2015
Applicant:	-----
Architect:	-----
Property Address:	1499 Canterbury Road/998 Punchbowl Rd, Punchbowl, NSW
Description:	Residential R4
No. of Buildings:	Integrated development
No. of Storeys:	8 storeys
No. of Units:	Approx 50 plus units
Consent Authority Responsible:	Canterbury City Council
Application No.:	N/A
Declaration of Conflict of Interest:	Nil

SEPP 65 – Design Quality of Residential Flat Buildings	Comments
<p>Context</p> <p>Good design responds and contributes to its context.</p> <p>Context can be defined as the key natural and built features of an area.</p> <p>Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.</p>	<p>The proposal fits generally into the Desired Future Character of Canterbury Road.</p> <p>The Masterplan promotes a series of mixed-use activity nodes along the road with roadside service, mixed-use and/or residential development between.</p> <p>This site is not designated as a node and is therefore suited to residential use.</p> <p>The Canterbury Road Corridor can be enhanced by such development to revitalize the generally obsolete and unattractive roadside service station use.</p> <p>Note that the RMS has specific road engineering requirements, which do not necessarily facilitate "context sensitive" road and land-use design. They should be further consulted in this regard.</p>
<p>Scale</p> <p>Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.</p> <p>Establishing an appropriate scale requires a considered response to the scale of existing development.</p> <p>In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.</p>	<p>The proposal presents as a 8 storey perimeter slab building to permit optimization of solar access and ventilation to units as well as passive surveillance.</p> <p>It is proposed that tree planting will also be used to mediate the transition to adjacent residential cottage uses.</p> <p>Note that the Masterplan suggests a building height of approximately 4-6 storeys.</p> <p>It is felt that additional storeys could emphasize the corner of this part of Canterbury Road which is not a "node", but nevertheless is a major intersection and the "entry" into Canterbury LGA from the west.</p>

<p>Built Form</p> <p>Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<p>The Canterbury Road Masterplan seeks to propose a 5-6 storey perimeter slab building fronting Canterbury Road and set back above level 3.</p> <p>The proposal is for a 8 storey slab parallel with Canterbury Road.</p> <p>A 8 storey element will emphasize this section of Canterbury Road at this significant corner.</p>
<p>Density</p> <p>Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).</p> <p>Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.</p>	<p>The proponent has proposed a floor space ratio of 2.8:1 yielding 50 units in a mix of 1,2 and 3 bedroom units.</p> <p>The density is achievable within the 8 storey framework although rooftop communal open space will be required.</p>
<p>Resource, energy and water efficiency</p> <p>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.</p> <p>Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.</p>	<p>The proposal, should be able to comply with BASIX and with SEPP No 65 with respect to hours of sunlight, cross ventilation, overshadowing etc. This needs to be demonstrated. Such a building should however be able to contribute further with respect to:</p> <ul style="list-style-type: none"> • Solar collectors • WSUD/water collection/ detention and re-use for irrigation

<p>Landscape</p> <p>Good design recognizes that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.</p> <p>Landscape design builds on the existing site's natural and cultural features in responsible and creative ways.</p> <p>It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values.</p> <p>It contributes to the positive image and contextual fit of development through respect for streetscape and neighborhood character, or desired future character.</p> <p>Landscape design should optimize usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.</p>	<p>The following landscape opportunities should be explored (with the assistance of a certified Landscape Architect)</p> <ul style="list-style-type: none">• Avenue street tree planting to Canterbury Road to improve pedestrian safety and amenity and improve the residential environment• Street tree planting to Punchbowl Road.• Deep soil planting to site perimeters (within setbacks).• In this case setback strips 3-5m along street frontages should be considered to contribute to deep soil street treatments and soften buildings to the streets and site boundaries wherever possible.• The Landscape Plan should carefully articulate the future design and communal use of the communal open space roof garden by residents.• Common facilities and amenities for residents (eg: meeting rooms, gym, pool, barbecues, etc) should be readily accessible to all residents• Small private courtyard spaces should be provided between street frontage and front of residential buildings and adjacent properties. Access to ground floor apartments should desirably be provided directly from the street.• Balconies and terraces should be capable of containing appropriate furniture and should be landscaped for privacy and amenity.
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<p>Amenity</p> <p>Good design provides amenity through the physical, spatial and environmental quality of a development.</p> <p>Optimizing amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.</p>	<p>The current plans are not sufficiently detailed to confirm appropriate provision of amenities and communal facilities. The plans are also not sufficiently detailed to comment on size, location or design of rooms, balconies, storage, corridors, natural ventilation, foyers etc in terms of SEPP No 65 requirements. This will come later at DA stage. There are no apparent reasons why the above should not be provided, although the design quality requires further work.</p>
<p>Safety and security</p> <p>Good design optimizes safety and security, both internal to the development and for the public domain.</p> <p>This is achieved by maximizing overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximizing activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.</p>	<p>The proposal caters to safety and security in the following ways:</p> <ul style="list-style-type: none"> • Residences generally provide passive surveillance to public domain and communal areas, however, further CPTED principles should be incorporated into detailed design • Secure parking for residents is able to be provided • Residential entries are able to be designed for safety • Ground floor residences should have direct entry from the street <p>Further work will be required with final design.</p>
<p>Social, dimensions and housing affordability</p> <p>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</p> <p>New developments should optimize the provision of housing to suit the social mix and needs in the neighborhood or, in the case of precincts undergoing transition, provide for the desired future community.</p> <p>New developments should address housing affordability by optimizing the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.</p>	<p>The proposal needs to clearly articulate:</p> <ul style="list-style-type: none"> • The dwelling mix • Any proposals for affordable housing • Provision of landscaped open space and facilities for use of residents • Any proposals for provision of facilities/amenities for the wider public /community benefit. • Clear explanation of how SEPP No 65 criteria and Rules of Thumbs may be addressed

<p>Aesthetics</p> <p>Quality aesthetics require the appropriate composition of building elements, textures, materials and colors and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.</p>	<p>The proposal needs to provide a variety of plans, elevations, and 3D Models, which generate a clear understanding of what the proposal will look like and what the driving aesthetic elements might be from major viewpoints. Note that views and vistas from Canterbury Road and Punchbowl Road should be shown.</p>
---	--

CONCLUSION

- The proposal as set out in the Planning Proposal Report requires provision of rooftop communal open space in order to comply with ADG. It also requires further detailed development and documentation to clearly articulate that it does comply in actuality with SEPP No 65 Principles and Guidelines (This will be required later with DA).
- Whilst we are comfortable with the general height, we are nevertheless, concerned that the proposal has not established satisfactory communal open space. We note that heights varying between 4 and 6 storeys are the acceptable heights for the Canterbury Road frontage and would consider 8 storeys on the corner with provision of exemplary roofgarden communal open space.
- Note that a clear concise detailed “Landscape Strategy” is required by a qualified Landscape Architect which addresses:
 - Deep soil planting
 - Public domain
 - Public/private interface
 - Roof Gardens, communal use and semi-deep soil planting opportunities
 - Communal facilities and amenities proposed
- The amalgamation of the corner service station site (1499 Canterbury Road) with adjacent residences particularly the two properties to the north on Punchbowl Road would be highly desirable to optimise the development of this site and to facilitate additional corner height proposed. This is desirable but not absolutely necessary.

Appendix 2

Canterbury Development Control Plan 2012

REPORT OF THE CANTERBURY DEVELOPMENT CONTROL PLAN 2012 REVIEW

December 2015

The Canterbury DCP 2012 is a single DCP covering the whole LGA. Consequently it covers a wide range of issues many of which have no reference to the subject site and often in a generic manner. Nevertheless, we will attempt to draw out relevant aspects of the DCP and assess how the proposal performs against it.

UNDER PART 3- RESIDENTIAL ZONES

Canterbury Road is identified as an area of major interest zoned variously as B2 Local Centre, B5 Business Development and B6 Enterprise Corridor. This western end of Canterbury Road is predominantly zoned R3-Medium Density Residential. This was not the intention of the Canterbury Road Corridor Masterplan.

3.1 ENVELOPE CONTROLS

COMMENT:

Note that more complex envelope diagrams are provided for "Masterplan" sites. The subject site is not designated in the DCP as such.

3.1.1 SITE AMALGAMATION

Site amalgamation is encouraged in order to achieve optimum development potential/density and improve access to parking/servicing.

COMMENT: The site is at the corner of Canterbury Road and Punchbowl Road should be amalgamated with adjacent sites if possible (particularly the two properties to the north) to facilitate a improved development outcomes.

3.1.2 AVOID ISOLATING SITES

See discussion on amalgamation

COMMENT: Adjacent sites will not be substantially isolated by the development of the subject site.

3.1.3 RETENTION OF TRADITIONAL FACADES

NA

3.1.4 MAJOR SITES

- Major sites are identified within neighborhood and town centres that may be able to accommodate additional height.
The subject site is not so identified.

COMMENT: The subject site is not so identified.
Nevertheless being located at a major intersection it is an important site and care needs to be taken with any new development.

3.1.5 HEIGHT

- CLEP Controls height (in this case 8.5m) based on the site being Medium Density Residential.
- This suggests 2-3 storey development residential.

COMMENT: This was not what was intended in the Canterbury Road Masterplan. Height increases as recommended are desirable to facilitate redevelopment.

3.1.6 DEPTH

18m for residential

COMMENT: This is acceptable and achievable

3.1.7 SETBACKS

Front

- Additional setbacks (3m) are proposed along Canterbury Road in order to facilitate an improved street section including parking / landscaped verge and can incorporate the 4-5m required for Road widening by RMS.
- Setbacks to facilitate private Courtyards for ground floor dwellings are required (6m)

COMMENT: This can be achieved.

Side Setbacks

- The side setback could cause problems with adjacent residential zonings. This needs to be considered in the context of future development of adjacent sites.
- Building separation and setbacks required under SEPP 65 need to be complied with.
- 6m + 3m can be provided as specified in ADG.

COMMENT: Able to comply with redesign.

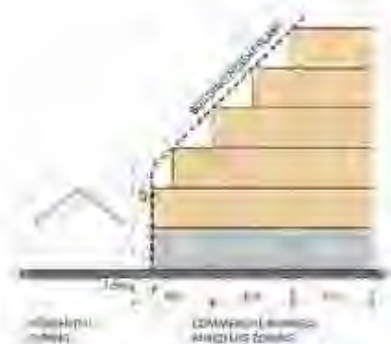


Figure A1: Side Setback

Rear Setbacks

- Boundary with residential zone
- 45° from residential boundary fence top (1.8m)
- See above

COMMENT: Able to comply see above.

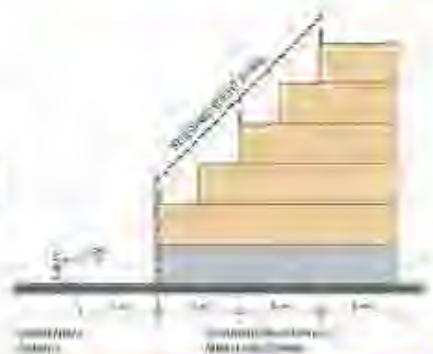


Figure A2: Rear Setback

3.1.8 BUILDING SEPARATION

See SEPP NO 65

COMMENT: Can comply

3.1.9 PUBLIC DOMAIN

COMMENT:
The proposal is able to contribute strongly to public domain landscaping of Canterbury and Punchbowl Road.

3.1.10 PARKING

COMMENT:
The proposal is able to comply with Council parking requirements and circulation.

3.2 DESIGN CONTROLS

3.2.1 CONTEXT

COMMENT: The proposal is able to fit into the evolving Canterbury Road context desirably as high density residential (R4).

3.2.2 STREET ADDRESS

COMMENT: The proposal is able to satisfactorily attend to street address issues.

3.2.3 FACADE

COMMENT:
The proposal is able to provide appropriate facade design and articulation at DA stage. This does require significant further work.

3.2.4 FACADE DETAILS

COMMENT: The proposal is able to provide appropriately detailed facades at DA stage (see above).

3.2.5 SHOPFRONTS

COMMENT: NA

3.2.6 ROOF DESIGN

COMMENT: The proposal is able to comply with roof design issues included in the DCP.

3.2.7 CORNERS, GATEWAYS AND FOREGROUNDS

There are identified in Appendix 1 and Masterplan diagrams. Important corners are to be emphasized as well as gateways, to centres etc. These may vary setback requirements.

COMMENT: Note that whilst not specifically identified as such, the subject site could function as a gateway to the Canterbury LGA and as such could qualify as recommended for additional height on the important corner of Canterbury Road and Punchbowl Road.

3.2.8 SERVICES / UTILITIES

COMMENT: These issues can generally be accommodated with the project.

3.2.9 FRONTAGE TYPES

The DCP acknowledges a range of possible frontage types including an urban residential setback.

COMMENT: The proposal is able to provide the above.

Figure A3 : Urban frontage type residential



3.3 PERFORMANCE CONTROLS

3.3.1 VISUAL PRIVACY

COMMENT: Can be achieved

3.3.2 ACOUSTIC PRIVACY

COMMENT: Can be accommodated

3.3.3 OPEN SPACE

Private and common open space can be provided according to DCP Controls, but not in a usable format. It is suggested that communal open space be provided as a roof garden.

COMMENT: Provide appropriate amount of usable communal open space.



Planting on structures in communal area



Courtyard areas with landscaping

3.3.4 INTEGRATED DWELLING DESIGN

COMMENT: Able to be incorporated

3.3.5 HOUSING CHOICE

COMMENT: Able to incorporated

3.3.6 CREATION OF NEW LANES

COMMENT: N.A

APPENDIX 3.3**CANTERBURY ROAD STRUCTURE PLANS**

The subject site is identified as providing opportunities for higher density residential:

COMMENT: Note that the subject site will permit the restructuring of Canterbury Road as required by RMS.

UNDER PART 3A- FOOTPATH TRADING

N.A able to be complied with

UNDER PART 4- INDUSTRIAL DEVELOPMENT

N.A

UNDER PART 5- SPECIFIC DEVELOPMENT TYPES**5.1 ADVERTISING/ SIGNAGE**

N.A

5.2 AMUSEMENT CENTRES

N.A

5.3 CHILDREN CENTRES

N.A

5.4 RESTRICTED PREMISES

N.A

5.5 TAXI OPERATIONS

N.A

5.6 TELECOMMUNICATIONS

N.A

5.7 WILLS OVAL

N.A

UNDER PART 6- GENERAL CONTROLS

COMMENT: These issues can all be addressed with more detailed concept or DA design. There is no reason to believe that they cannot be complied with.



CONCLUSION

- The R3 zoning is not appropriate for a major redevelopment site. The Envelope Diagrams provided for Masterplan sites (key sites/ model projects) actually apply to this site and promote residential apartments within a 4-6 storey landscaped framework.
- Site amalgamation is desirable in order to optimize development potential of the site and prevent isolation of northern properties between the subject site and the drainage canal.
- Most building envelope controls can be accommodated as can parking and servicing requirements.
- The subject site can contribute to the restructuring of Canterbury Road cross section as recommended in the Masterplan and the DCP and can facilitate the road widening as proposed by the RMS.
- Note however that: the proponents Planning Proposal fails to provide adequate communal open space. Thus can be provided as a roof garden.

Appendix 3

Assessment Against Apartment Design Guide

REPORT OF THE ASSESSMENT AGAINST APARTMENT DESIGN GUIDE (DRAFT)

December 2015

The Apartment Design Guide provides detailed means to implement SEPP No 65 including:

PRINCIPLES

1. Context and neighborhood character
2. Built form and scale
3. Density
4. Sustainability
5. Landscape
6. Amenity
7. Safety
8. Housing Diversity and Social Interaction
9. Architectural Expression

These are reviewed below:

1.0 IDENTIFYING THE CONTEXT

1.1 APARTMENT TYPES

A range of apartment types is set out which may be appropriate. These include:

- Narrow infill apartments
- Row apartments
- Shop top apartments
- Courtyard apartments
- Perimeter block apartments
- Tower apartments
- Hybrid developments

COMMENT: Many of these have relevance, although a perimeter block / hybrid is likely.

1.2 LOCAL CHARACTER AND CONTEXT

The Designated Future Character of the Canterbury Road Corridor includes a range of different characters including:

- Urban Core
- Urban Centre
- Urban General
- Enterprise Area
- Urban Residential

The subject site is proposed as a Medium Density Residential Area rather than the Urban Residential originally recommended in the Masterplan.

The Masterplan shows the site as an Urban Residential Area approximately 400m from an urban centre node (at Cullens Road).

COMMENT: Given the size of the site it is possible to make a case for a higher/more dense urban general land-use/development type in this location.

The Guidelines use the categories:

- Strategic centres
- Local centres
- Urban neighborhoods
- Suburban neighborhoods

COMMENT: In this context the "Urban Neighborhood" category seems most appropriate

THE RANGE OF SCALES

The Guidelines discuss the following:

1. Wider Scale - relates to wider context of the corridor
2. Neighborhood Scale - includes the Urban Core Areas
3. Streetscape Scale - deals with the character of streets particularly Canterbury Road (which is undergoing a major urban transformation) and Punchbowl Road (which remain predominantly cottage residential areas).
4. Site Scale - relating the individual site scale to neighboring scale (the evolving corridor context)

PRECINCTS AND INDIVIDUAL SITES

This includes large sites and amalgamations, corner sites, development potential and minimizing left over or isolated sites.

PRECINCTS

The guidelines recommend Precinct Plans to provide the following opportunities:

- Improving connections
- Improving public domain networks
- Incorporating mixed- use
- Integrated heritage
- Improving housing diversity
- Providing opportunities for new community facilities
- Improving environmental efficiencies
- Supporting flexibility to improve amenity

COMMENT: The proposal can contribute significantly to the achievement of these opportunities within a local context. Note that the Canterbury Road Corridor Masterplan proposed higher density residential development in this area adjacent to Punchbowl Park.

Figure A4 : Urban Residential Development (source: Canterbury Road Masterplan)



2.0 DEVELOPING THE CONTROLS

This section of the Guidelines discusses the major influences on building form and building envelopes.

2.1 PRIMARY CONTROLS

Primary controls include:

- tree retention
- setbacks
- deep soil zones and basements
- building separation and depth
- building performance and orientation
- 3D building envelope

COMMENT: The proposal needs to more clearly articulate deep soil zones, and basements, common open space and building form / site cover.

2.2 BUILDING ENVELOPES

COMMENT:
The proposed envelope is clearly set out but is not convincingly justified particularly with respect to site cover / communal open space.

2.3 BUILDING HEIGHTS

COMMENT:
The overall height is generally acceptable within the Canterbury Road evolving framework.

Note that some additional height can be justified as a corner element to celebrate the entry from the west into Canterbury LGA.

2.4 FLOOR SPACE RATIO

COMMENT:

It should be noted, however, that the currently very low FSR control reduces opportunities for development. This should be raised in order to support development.

Our calculations and Urban Design Analysis confirm that an FSR in the order of 2.8:1 is acceptable.

2.5 BUILDING DEPTH

COMMENT: The proposal is able to comply with maximum depths (18m for residential)

2.6 BUILDING SEPARATION

The Guide proposes quite specific separations for different heights.

COMMENT: The proposal is able to conform with guidelines

2.7 STREET SETBACKS

The proposal does not currently conform with street setbacks.

COMMENT:

Note that deep soil areas around perimeter are desirable and these should be included as setback zones (and with no basements under). Note also that road widening reservations may compensate for lack of compliance with DCP setback to Canterbury Road.

2.8 SIDE AND REAR SETBACKS

COMMENT:

The proposal is able to comply with side and rear setbacks, which are effectively to streets and adjacent residences (which may redevelop in the future)

3.0 SITING THE DEVELOPMENT

3.1 SITE ANALYSIS

COMMENT: Site analysis is not provided adequately and requires reinforcement in forms of:

- Contamination service station site
- Geo-technical information
- Building entries
- Car-park footprint and depth
- Solar access
- Shadow impacts

Figure A5 : Site Analysis



3.2 ORIENTATION

COMMENT: The proposal suggests a single slab block located centrally on the site involving all space between minimum setbacks.

3.3 PUBLIC DOMAIN INTERFACE

The interface with surrounding streets needs clarification via:

- Canterbury Road
- Punchbowl Road

In order to clearly indicate how the interface works, where there is deep soil potential, how public activation and /or surveillance is to be achieved, and how buildings interact with the street.

3.4 COMMUNAL AND PUBLIC OPEN SPACE

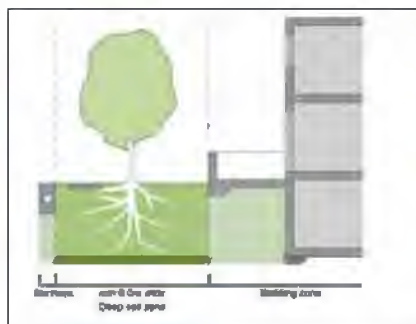
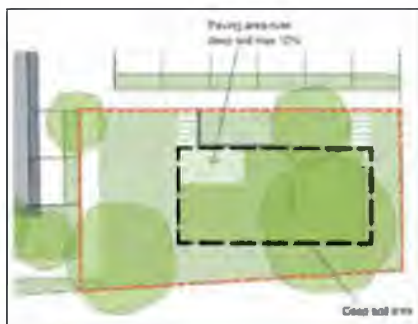
COMMENT:

The proposal does not provide for a usable communal open space. This should be reviewed. It is suggested that it will be provided as roofgarden. Clarification is also required in terms of levels, interface with surrounding residences, landscape design, function and community amenity and location of and soil depth of planters for internal tree planting. Note that a communal roof garden is essential.



3.5 DEEP SOIL ZONES

COMMENT: It should be noted that there are conditions where deep soil zones are difficult to achieve. This should not be the case on the subject site.



3.6 VISUAL PRIVACY

The Guidelines are quite specific about mechanisms to protect visual privacy

COMMENT: It is envisaged that adequate visual privacy can be provided in detailed design.

3.7 PEDESTRIAN ACCESS AND ENTRIES

Building entries should be attractive, direct, obvious and safe

COMMENT: It is envisaged that adequate pedestrian access/ entries can be provided.

Note that direct street entry to ground floor apartments is desirable where possible and apartment buildings should directly address streets.



3.8 VEHICLE ACCESS

Vehicle access will not be possible from Canterbury Road

COMMENT: It would be desirable for all parking and service access to be provided from Punchbowl Road.

3.9 BICYCLE AND CAR PARKING

COMMENT: There is no reason why the guidelines cannot be met.

CONCLUSION

A review of the proposal against the Apartment Design Guide concludes the following:

- A High Density Residential perimeter slab apartment buildings can be provided on the subject site
- The site is appropriate for Urban Residential categorization rather than medium density residential.
- The proposal is able to comply with the SEPP No 65 Guide (with redesign).
- Detailed design is desirable to improve communal open space provision as roofgarden.
- Additional height might be permitted in order to achieve road widening, setbacks and to celebrate western entry into Canterbury LGA.

Appendix 4

Canterbury Road Masterplan Assessment

REPORT OF THE CANTERBURY ROAD MASTERPLAN REVIEW

December 2015

CANTERBURY ROAD MASTERPLAN ASSESSMENT

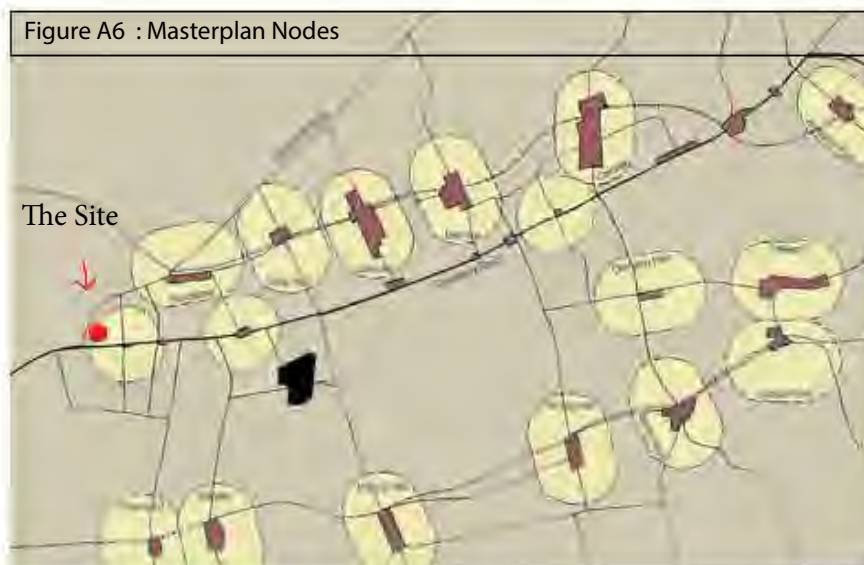
The Masterplan reviews the existing situation in terms of:

- **Existing Centres –**

COMMENT:

Note that the site is on the edge of a significant intersection at the entrance to Canterbury LGA, which is not directly serviced by a local centre.

Figure A6 : Masterplan Nodes



- **Land use –**

COMMENT: The site comprises low density residential uses, ready for change.

- **Urban Structure –**

COMMENT: The site is at the intersection of Canterbury Road and Punchbowl Road at the entry to Canterbury LGA.

- **Existing Zoning –**

The site is zoned Medium Density R3 along the Canterbury Road Corridor.

COMMENT: This does not facilitate redevelopment



Figure A7: The Site

THE VISION

The Masterplan proposes 10 primary pedestrian nodes along Canterbury Road which coincide with Urban core and Urban Centre categories (see figure below)

The masterplan recommends that the subject site be nominated as **Urban Residential** comprising buildings of 3-6 storeys with varied street alignment.

Figure A8 : Canterbury Road Masterplan - nodes

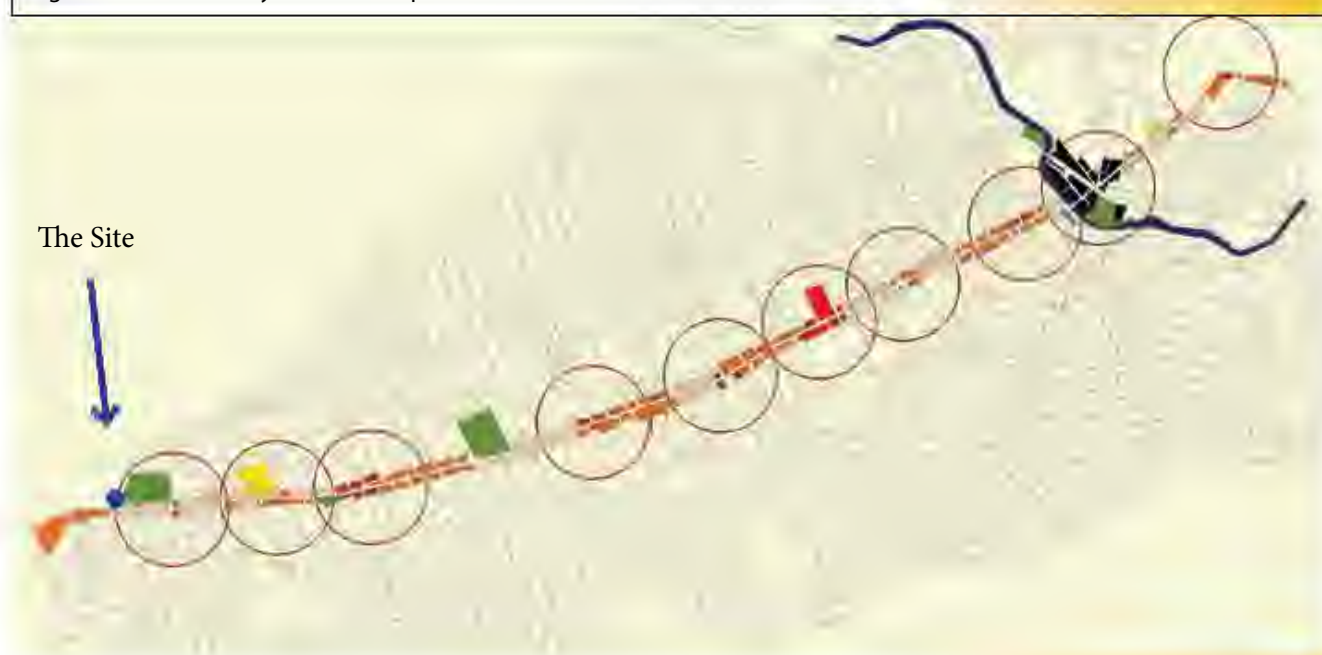


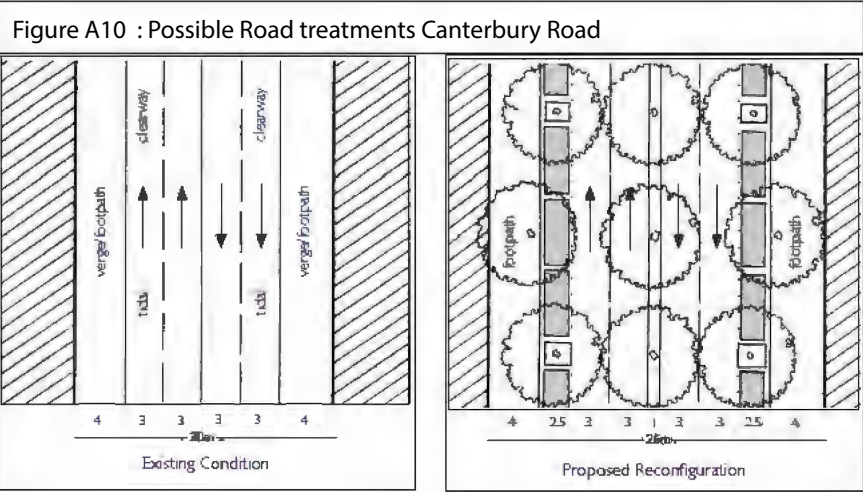
Figure A9: Urban Residential

CANTERBURY ROAD REDESIGN

Note that the Masterplan recommends a redesigned and widened street profile which will provide for a future parking lane/ avenue planting lane within the existing verge. This will require an additional 3m public domain on each side of the road (see drawings).

Note that the RMS require road widening in this location.

COMMENT: This can be achieved on this block over time.

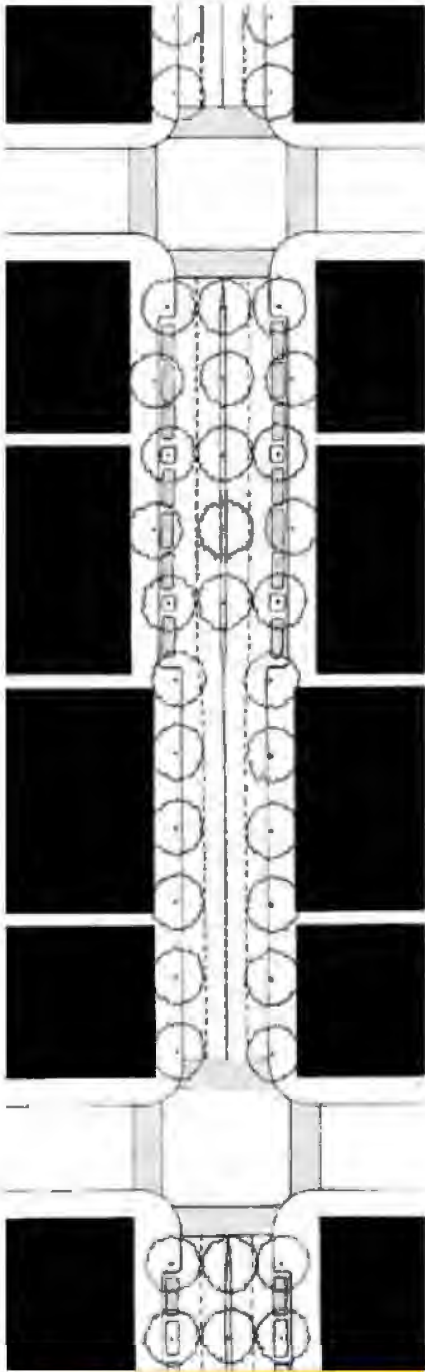


ACCESS MANAGEMENT AND PARKING

Parking is currently discouraged on Canterbury Road (during peak hours).
Vehicular access to and from Canterbury Road fronting sites is discouraged.

Access will be required from Punchbowl Road.

COMMENT: This can be provided by the proposal.



PEDESTRIAN STREETS

The Masterplan recommends major improvements in walkability, which includes:

- Street activation and passive surveillance by new development
- Clear pedestrian crossings with appropriate lighting, parking and build outs.

COMMENT: This can be achieved with the proposal, but requires co-operation of RMS towards "Context Sensitive" Road Design.

HERITAGE

The Masterplan recommends particular treatments for heritage and contributing buildings.

COMMENT: There are no such buildings within close proximity of the site.

FRONTAGE TYPES

The Masterplan recommends different frontage types for the street. These are:

- The colonnade
- The posted verandah/ awning
- The awning
- And for residential areas, the garden forecourt

COMMENT: The proposal is able to deliver the appropriate garden forecourt frontage.



Figure A11:
Residential Frontage
(Garden Court)

IMPROVED ARCHITECTURAL STANDARDS

The Masterplan proposes:

- Flexible floor-ceiling heights and uses
- An improved roofline/ skyline
- Authentic materials and detailing
- Vertical and horizontal modulation
- Limited length balconies

COMMENT:

The proposal should be able to achieve these with appropriate detailed design to DA.

BUILDING TYPES

The Masterplan proposes a variety of building types in different contexts including as well as density residential buildings:

- Mixed- use buildings
- Showrooms
- Big box stores
- Vehicle orientated buildings
- Liner buildings

The proposed urban residential apartments are appropriate for this site.

STREETSCAPE ELEMENTS

The Masterplan makes very specific recommendations on streetscape improvements including:

- Street widening to permit creation of an avenue planted parking lane in the existing verge (incorporating RMS widening)
- Under-grounding of power lines
- Increased/improved street avenue planting

COMMENT: The proposal is able to make a significant contribution to the above

LIGHTING/ SIGNAGE

The Masterplan recommends improved street lighting associated with under-grounding of power and improved footpaths, signage and street furniture.

COMMENT: This can be all achieved with the proposed development

RETAIL MAINTENANCE AND MANAGEMENT

N.A

PUBLIC TRANSPORT

COMMENT: Public transport improvements can be addressed with this proposal.

SPECIAL INTERVENTIONS

The Masterplan addresses a number of special interventions or key sites or model projects.

One of these refer specifically to the subject site; i.e. Punchbowl Park project which promotes increased density residential development adjacent to the park and a mixed- use local centre at the western end of the park (see above).

COMMENT:

Such a project could provide:

An 8 storey residential building to Canterbury Road with garden apartment buildings fronting Canterbury and Punchbowl Roads.

The new development could particularly facilitate the redevelopment of the Canterbury Road profile as recommended in the Masterplan and DCP as well as road widening required by RMS.

Figure A12: Front Court



CONCLUSION

The subject site is well connected but poorly serviced by local retail. Its context comprises predominantly small residential cottages. The existing zoning R3 and height 8.5m is unlikely to encourage redevelopment.

The subject site could facilitate a re-profiled Canterbury Road as recommended in the Masterplan and a gateway to Canterbury in a manner which will generate local benefits.

The development of the site will also facilitate improved walkability particularly along Canterbury Road which is quite hostile at the moment.

Note that the corridor Masterplan recommends residential infill at generally 3-6 storey. This site can accommodate some increased height given its prominent location.

The urban residential frontage type proposed in the Masterplan is able to be achieved.

The proposal could be treated as a key site / model project as detailed in the Masterplan based on site size, location and potential public benefits.

For example the subject site could comfortably sustain an 8 storey density residential building with garden apartments to Canterbury and Punchbowl Roads, and "rooftop" communal open space.

Figure A13 : Model Project (Canterbury Road Masterplan)



998 Punchbowl Rd Planning Proposal

From: Spiro Stavis <spiros@canterbury.nsw.gov.au>
To: warrenf@canterbury.nsw.gov.au
Cc: evar@canterbury.nsw.gov.au
Date: Sat, 30 Jan 2016 14:06:32 +1100

Warren

Can you please program this to go to March Council meeting. I think I sent you an updated report from our urban designer and updated package from the applicant late last year. Very important we meet this deadline. We can discuss when we next meet, just wanted to send you this reminder while its fresh on my mind.

Regards

Spiro Stavis | Director City Planning
City of Canterbury [137 Beamish St Campsie NSW 2194](#)
T: [9789 9487](tel:97899487) | **F:** [9789 1542](tel:97891542) | spiros@canterbury.nsw.gov.au | www.canterbury.nsw.gov.au

Sent from my iPhone

Fwd: RE: 998 Punchbowl Rd

From: Spiro Stavis <spiros@canterbury.nsw.gov.au>
To: "Hargreaves, Andrew" <andrewh@canterbury.nsw.gov.au>
Date: Fri, 12 Feb 2016 13:23:34 +1100
Attachments: IMAGE.jpg (27.08 kB); Design Understanding Meeting 20151109.pdf (637.74 kB); Spiro Stavis.vcf (322 bytes)

Spiro Stavis | Director City Planning

City of Canterbury 137 Beamish St Campsie NSW 2194

T: 9789 9487 | F: 9789 1542 |

spiros@canterbury.nsw.gov.au | www.canterbury.nsw.gov.au



>>> Charlie Demian <[REDACTED]> 11/11/2015 12:44 PM >>>

Hi Spiro,

Thanks for following up on the marked up plan. I have attached it above for your information.

Please do not hesitate to call if I can be of any more assistance.

Regards

Charlie Demian

Demian Group

PH: 02 88 300 400

FAX: 02 88 300 499

L2/7 Charles Street,

Parramatta NSW 2150

From: Spiro Stavis [mailto:spiros@canterbury.nsw.gov.au]

Sent: Wednesday, 11 November 2015 10:28 AM

To: Charlie Demian

Cc: Jim Montague

Subject: Re: 998 Punchbowl Rd

Charlie

When you get a chance can you please email me the marked up plan.

Regards

Spiro Stavis | Director City Planning

City of Canterbury [137 Beamish St Campsie NSW 2194](#)

T: [9789 9487](tel:97899487) | F: [9789 1542](tel:97891542) | spiros@canterbury.nsw.gov.au | www.canterbury.nsw.gov.au

Sent from my iPhone

On 9 Nov 2015, at 6:40 PM, Charlie Demian <[REDACTED]> wrote:

Sure Spiro,

I will scan and email a copy in the morning.

Sent from my iPhone

Vol 14

E15-0078-37-12-1

On 9 Nov 2015, at 5:57 PM, Spiro Stavis <spiros@canterbury.nsw.gov.au> wrote:

Charlie

Can you please email me the marked up plan we discussed today.

Regards

Spiro Stavis | Director City Planning

City of Canterbury [137 Beamish St Campsie NSW 2194](#)

T: [9789 9487](tel:97899487) | F: [9789 1542](tel:97891542) | spiros@canterbury.nsw.gov.au | www.canterbury.nsw.gov.au

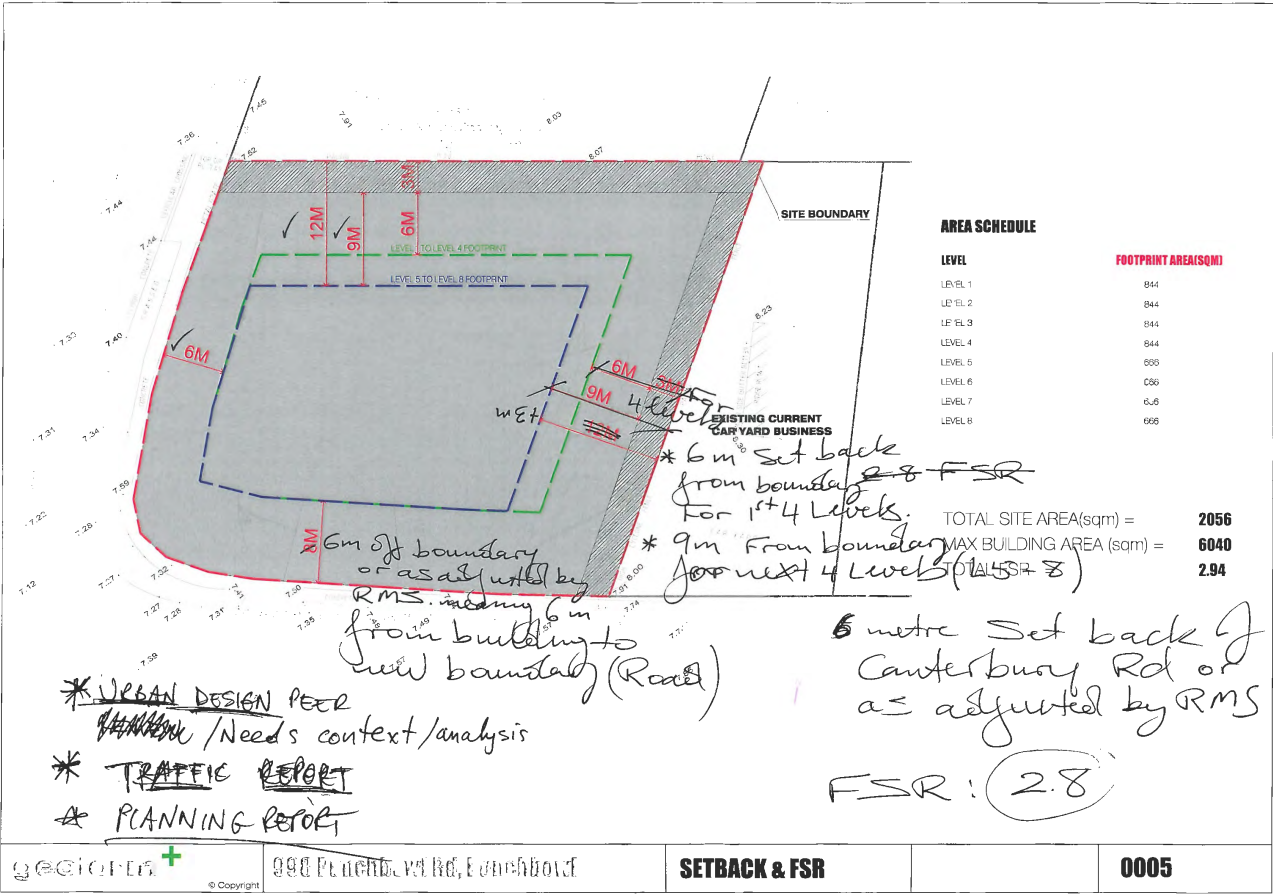
Sent from my iPhone

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**Fwd: Your approval requested for Report: Amendment to Planning Proposal at
998 Punchbowl Road, Punchbowl**

From: Spiro Stavis <spiros@canterbury.nsw.gov.au>
To: tomf@canterbury.nsw.gov.au
Cc: evar@canterbury.nsw.gov.au
Date: Mon, 29 Feb 2016 17:49:21 +1100

Please print hard copy for my review.

Regards

Spiro Stavis | Director City Planning
City of Canterbury [137 Beamish St Campsie NSW 2194](#)
T: [9789 9487](tel:97899487) | **F:** [9789 1542](tel:97891542) | spiros@canterbury.nsw.gov.au | www.canterbury.nsw.gov.au

Sent from my iPhone

Begin forwarded message:

From: "Tom Foster" <tomf@canterbury.nsw.gov.au>
Date: 29 February 2016 at 4:20:50 PM AEDT
To: spiros@canterbury.nsw.gov.au
Subject: Your approval requested for Report: Amendment to Planning Proposal at 998
Punchbowl Road, Punchbowl

Committee: City Development Committee
Meeting Date: 10/03/2016 7.30 P.M.
Subject: Amendment to Planning Proposal at 998 Punchbowl Road, Punchbowl
Please Approve.

[Open Report](#)

CITY DEVELOPMENT COMMITTEE - ITEM

10 MARCH 2016

AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL

FILE NO: T-29-169

REPORT BY:

~~SENIOR URBAN PLANNER~~ *Diederik City Planning*Summary:

- Council resolved on 2 October 2014 to prepare a planning proposal to rezone 998 Punchbowl Road, Punchbowl from R3 Medium Density Residential to R4 High Density Residential and to increase building height from 8.5m to 15m and increase FSR from 0.5:1 to 2.2:1.
- The planning proposal was lodged with the Department of Planning and Environment (DPE) 11/2/15 for Gateway Determination.
- On 16/2/15 a letter was received from DPE requesting further information to justify the increase in FSR to 2.2:1 and "to clearly demonstrate that it has strategic merit" of the proposal and to address s.117 Direction 3.1 Residential Zones "which requires that planning proposals for residential development must include provisions that encourage housing that is of good design."
- Council was requested to submit an urban design assessment that includes consideration of issues, including those required by SEPP 65 (Design Quality of Residential Flat Buildings) and the Residential Flat Design Code [now superseded by the Apartment Design Guide]. Also the letter requested an Environmental Assessment Report for the site that meets the requirements of SEPP 55 – Remediation of Land.
- ~~In March 2015 Peter Annand and Associates were engaged by Council to prepare an urban design report, with a draft report received in April/May 2015.~~
- In June 2015 a final urban design report was received which recommended an FSR of 1.5:1 and a Height limit of 15m requiring new resolution of Council to implement. It also included an alternative proposal showing a partial seven storey (21m) building and a slightly higher FSR of 1.8:1.
- Council held further discussions with the applicant, who submitted a new alternative proposal in September 2015. ~~A further urban design report from Annand Associates was obtained by Council to evaluate this submission. This urban design report evaluated a proposal at 25m building height and 2.8m FSR.~~
- In January 2015 the new final urban design report was received that recommended an alternative design solution with an FSR of 2.8:1 and Height limit of 25m requiring a new resolution of Council to implement.

Council Delivery Program and Budget Implications:

This report has no implications for the Budget and supports our Community Strategic Plan long term goal of Balanced Development.

Report:**Location and Context**

The subject site is located in the R3 Medium Density Residential Zone at 998 Punchbowl Road, Punchbowl (corner Canterbury Road – sometimes referred to as 1499 Canterbury

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

Road), known as Cnr Lot 100, DP719875, with an area of 2005m². However it is affected by a road widening of approximately 178.5m² along the Canterbury Road frontage (zoned SP2 Infrastructure), which has been excluded from the planning proposal. The site is somewhat irregularly shaped with frontages of 39m to Punchbowl Road and 40.6m to Canterbury Road. It is currently occupied by a service station, which has existed for some time.

The Punchbowl Local Centre (commercial, retail and mixed use) is approximately 1.1 kilometres from the site and Punchbowl Railway Station is approximately 1.3 kilometres from the site. The surrounding zoning mostly consists of R3 Medium Density Residential and RE1 Public Recreation, with an area of B5 Business Development Zone on the south-western side of the intersection of Canterbury Road and Punchbowl Road. Punchbowl Road forms the boundary between the Canterbury Local Government Area (LGA) and Bankstown LGA.



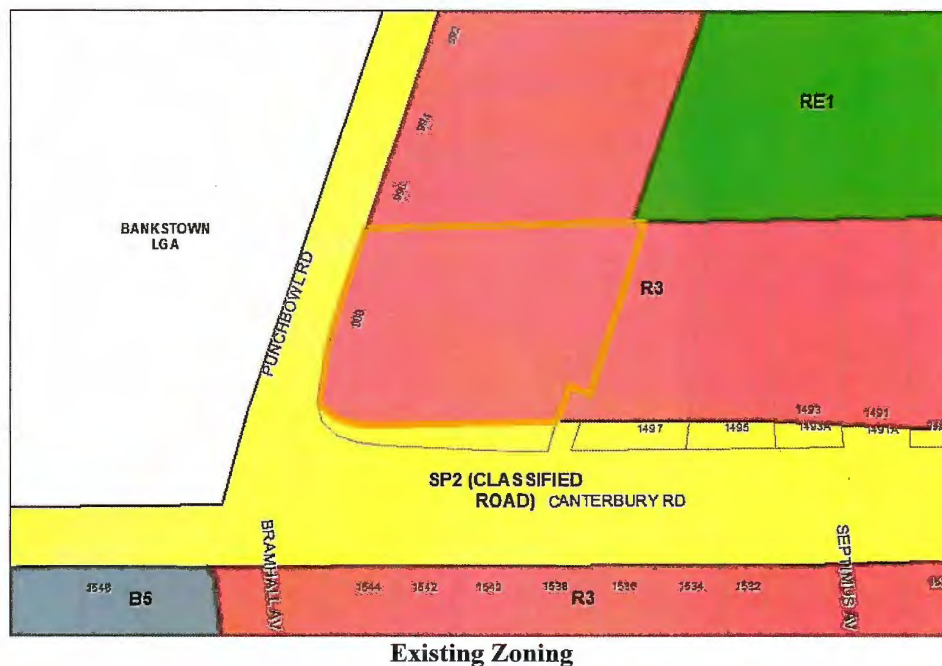
Figure 1: Site Location and existing aerial photography

The site is bordered to the north by existing residential dwellings and dwelling houses, with a small boundary to Punchbowl Park; and to the east by a dwelling currently used as a car yard. Across Canterbury Road to the south are further dwelling houses in the R3 Medium Density Residential Zone and to the southwest are commercial premises in the B5 Business Development Zone (currently under application for 5 storey mixed use (residential and commercial)). Across Punchbowl Road to the west (within Bankstown City) is the Punchbowl Club, a freestanding commercial building surrounded by a hardstand carpark.

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)



Existing Zoning

Planning Proposal Background

A submission was received regarding the site in 2013 during the preparation of the Residential Development Strategy (RDS), seeking the following amendments:

- rezoning the land from R3 Medium Density Residential to R4 High Density Residential.
- increasing maximum permissible building height from 8.5 metres to 18 metres.
- increasing the Floor Space Ratio applying to the site from 0.5:1 to 2.5:1.

This submission was considered as part of the RDS and it was not supported on the following grounds:

Ad hoc rezoning of this individual site is not supported and would be out of character with the neighbouring properties along Canterbury Road that are zoned R3 Medium Density Residential.

The site is identified as 'Urban General' land use category in the Canterbury Road Master Plan. This category promotes 3 to 6 storey mixed used development with the master plan identifying garden apartments adjacent to Punchbowl Park. Any change to the zoning and planning controls should be reviewed in terms of the wider area if there is a need to meet higher housing targets.

Council considered the RDS at its meeting of 31 October 2013 and resolved the following in relation to 998 Punchbowl Road:

- rezone the land from R3 Medium Density Residential to R4 High Density Residential
- increase maximum permissible building height from 8.5 metres to 15 metres.
- increase the Floor Space Ratio applying to the site from 0.5:1 to 1.8:1.

CITY DEVELOPMENT COMMITTEE**10 MARCH 2016**

AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

The planning proposal for the implementation of the Residential Development Strategy was prepared and exhibited in 2014 and included these changes for 998 Punchbowl Road.

A submission was received during the exhibition of the Planning Proposal, seeking a maximum permissible building height of 16 metres and a FSR of 2.2:1. A counter submission was also received requesting that the current planning controls remain and no rezoning occur.

Council considered these submissions as part of the post exhibition reporting of the Planning Proposal at its meeting of 2 October 2014. It resolved in relation to 998 Punchbowl Road to rezone the land to R4 with a maximum permissible building height of 15 metres, but to increase the floor space ratio to 2.2:1. This amendment required Council to submit a new Planning Proposal to the Department, as it was outside the terms of the Gateway Determination issued for the Residential Development Strategy Implementation Strategy.

This planning proposal was prepared (including the information prepared in support of the landowner's submission) and submitted to the Department of Planning and Environment on 10 February 2015. On 17 February 2015, the Department wrote to Council indicating that further information was required to justify the increase in floor space ratio to 2.2:1, and that an urban design study was required to demonstrate (amongst other things) that compliance with relevant design controls (such as State Environmental Planning Policy No 65 – Design Quality of Residential Development and the Residential Flat Design Code) could be achieved.

The advice also requested that Council submit an adequate environmental assessment report to address the change of use from a service station to residential development, as per the requirements of State Environmental Planning Policy No 55 – Remediation of Land.

Review of Planning Proposal submitted for Gateway Determination

Council engaged Annand Associates Urban Design to provide the design justification sought by the Department. They reviewed the planning proposal, including the design and supporting information prepared by the applicant. This review identified that the submitted design with a height of 15m and FSR of 2.2:1 failed to achieve compliance with the relevant design standards. Particular areas of concern included:

- The proposed design failed to account for the required RMS road widening, which means that the available site area for development is significantly less than indicated.
- The applicant's submission showed development that did not comply with the minimum setback requirements from Canterbury Road (once the road widening requirements were properly applied) imposed by CDCP 2012.
- The applicant's submission showed encroachment into the minimum required side setbacks to the adjoining property in Punchbowl Road (996 Punchbowl Road).
- There was excessive site coverage leading to a deficiency of communal open space, including a lack of deep soil planting areas capable of supporting trees.
- The applicant's submission promoted a design that was unlikely to comply with BASIX requirements with respect to adequate solar access, cross ventilation and overshadowing.

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

The following diagrams excerpted from the urban design report prepared by Annan d Associates in August 2015 show the analysis of the original planning proposal :

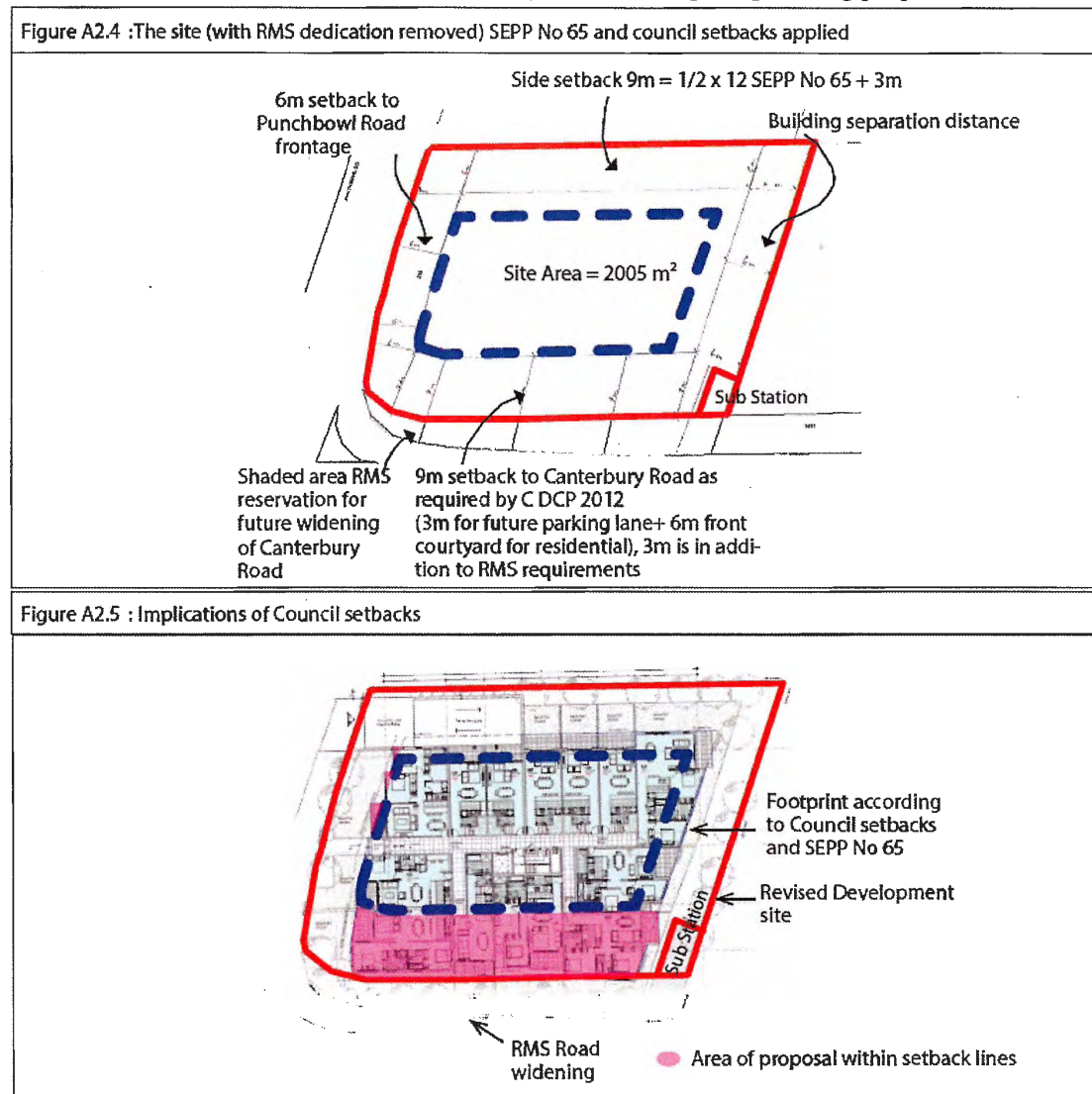


Figure 2: Review of Applicant's submission and recommendations for setback compliance (from the Urban Design Report)

A compliant design outcome could be achieved by implementing the following improvements to the submitted design:

- Reduction in site cover by increasing building setbacks and creation of an area of new communal open space in the north-eastern corner of the site to achieve SEPP 65 compliance in respect of deep soil landscape area.
- A reduction in building depth would also permit winter sunshine to reach a greater proportion of proposed apartments and increase the potential for cross-ventilation in these apartments, improving their amenity.

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

- Maintenance of 5 storey height across the area contained within the building envelope described by the applicable setbacks.
- Improvement in the site interface with Punchbowl Park and communal open space by increasing the communal open space in the north-eastern corner of the site.

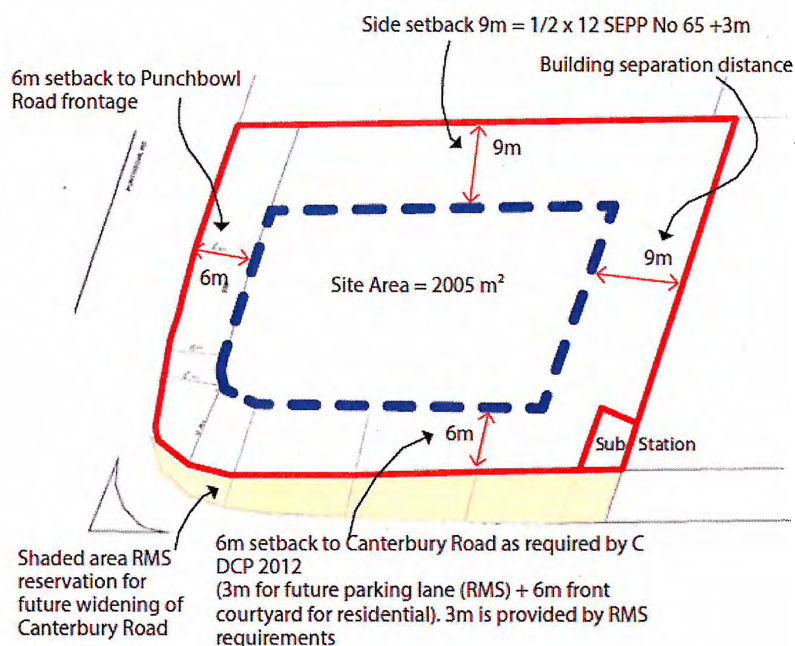


Figure 3: Revised building footprint to achieve compliant design solution (from the Urban Design Report)

A revised development design that would achieve compliance with SEPP 65, the Apartment Design Code, Canterbury LEP 2012 and Canterbury DCP 2012 would result in a development with a maximum building height of 15 and a corresponding Floor Space Ratio of 1.5:1 (less than the recommendation for the site of 2.2:1). This is largely due to the site being on a corner, slightly irregular in shape and adjacent to lower density developments, which require greater setbacks than originally proposed by the applicant to achieve compliance with the provisions of SEPP 65 (including the Apartment Design Guide) and Council development controls.

The urban design report also included an alternative compromise proposal that showed a partial increase in building height to 21 metres (seven storeys) in a corner element, and a slight increase in the achievable FSR of 1.8:1. The findings of the urban design report were put to the applicant, who responded with a new alternative proposal, discussed below.

Second Applicant Submission (Alternative Proposal)

As the review of the proposed design showed a development outcome significantly less than what the Council recommendation proposed, further investigations were undertaken with respect to alternative design approaches and whether a different combination of development

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

standards could provide a compliant outcome with increased development potential. The urban design consultant also examined a proposal put forward by the applicant who proposed greater building height (up to 25 metres or eight storeys) over the site with a revised FSR of 2.8:1 and including a rooftop garden. This proposal traded off a smaller site footprint for additional height.

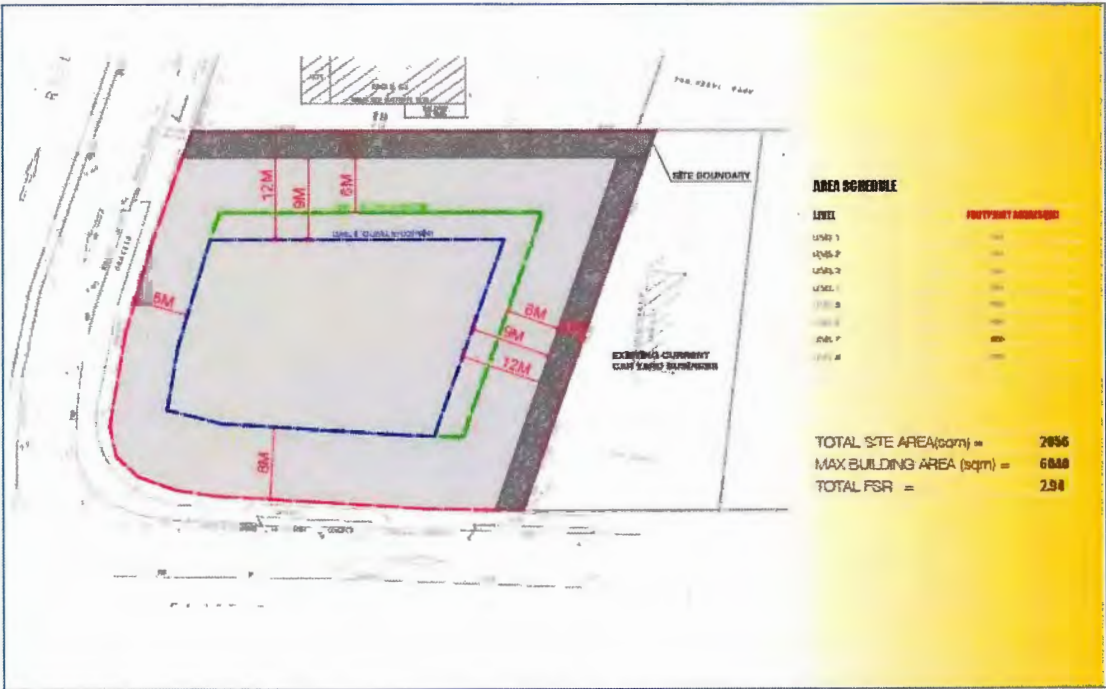


Figure 4: Proposed site footprint incorporating SEPP 65 and Apartment Design Guide setbacks (by Applicant)

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)



Figure 5: Examples of possible elevations of potential future development (by Applicant)



Figure 6: Building Perspectives (by Applicant)

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)



Figure 7: Sample perspectives of proposed building forms (by Applicant)

Evaluation of Second Applicant Submission by Annand Associates

Annand Associates were further engaged to evaluate the second submission. The second urban design report from Annand Associates concludes that the proposal as set out in the proponent's second submission is generally able to be supported. It identifies that the proposal accommodates the RMS road widening / Council setbacks, but does not provide sufficient usable communal open space. The proposal also requires further detailed development and documentation to clearly articulate that it can comply in actuality with SEPP No 65 Principles and Guidelines, but this can be dealt with at DA stage.

Annand Associates advise that the proposed building heights 25m (8 storeys) seem appropriate within the general framework of building heights along Canterbury Road (existing and proposed). While a building height of 4-6 storeys as informed in Councils Masterplan document seems appropriate; a taller building is acceptable on this significant corner, the gateway to the Canterbury LGA.

The report notes that the additional height should reinforce the junction of Punchbowl Road and Canterbury Road. By focussing the additional height at the corner element of any proposed building, the potential for overshadowing of adjacent properties and potential overlooking is reduced, as the bulk of the shadow will fall on the road junction. This would enable development to an FSR 2.8:1, whilst mitigating potential solar access and amenity impacts on adjoining properties and within the site as well as achieving a better design outcome on the site in terms of communal open space, access and legibility. An FSR increase from 0.5:1 to 2.8:1 does not represent an over-development of the site. Annand Associates investigations confirm that an FSR of around 2.8:1 can be achieved within a height of 25m (8 storeys).

The urban design report notes that this will also result in a development that is both significantly taller, and more intensive than other development that will be permitted in the area. As the adjoining sites are currently proposed to remain in the R3 Medium Density Zone,

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

with an 8.5m maximum building height and a maximum Floor Space Ratio of 0.5:1, the difference between existing (and possible future proposed) buildings on adjoining sites is significant, requiring careful management of the development interface. In the Apartment Design Guide mandated under SEPP 65 (Design Quality of Residential Flat Buildings), an increased side setback of an additional three metres is mandated to lessen the impact of a dramatic change in scale where a proposed apartment building adjoins land in a lower-intensity residential zone. This control will need to be applied in future development of the subject site should the planning proposal proceed in accordance with the recommendations of the Urban Design Report.

The site has a varied level of visual amenity arising from the mixed land use character surrounding the site, ranging from the relatively high amenity of Punchbowl Park, to the amenity of the streetscape characterised by older dwelling houses in various states of maintenance and repair and commercial premises of similar visual quality. The high traffic levels on both Canterbury Road and Punchbowl Road further diminish the environmental quality of the area.

The revised proposal demonstrates improvements to local amenity by reduction of building bulk and by improvements to the interface of the development to the public domain both in the streetscape and with Punchbowl Park.

There are currently no other apartment buildings in the local area, and the proposal will result in the tallest building in the general vicinity, emphasising a prominent corner. Diagonally opposite the site, however, there are lands included the B5 Business Development zone, including sites that have had proposals for six storey development put forward.

The urban design report suggests that the alternative design offers improved visual amenity within the site, by allowing for more compact built form, albeit of greater height. This allows a greater proportion of the site to be communal open space and deep soil landscaping than was proposed in the previous planning proposal. The Alternative design also proposes a taller, but less bulky building that will also help to reduce the appearance of massive buildings from both within and outside the site by breaking the design into tower and streetwall elements and reducing the overall footprint.

The design however does not achieve acceptable levels of landscaped communal open space outside of the proposed building footprint (including sufficient deep soil areas) and instead proposes a rooftop garden to provide additional communal open space to offset this deficiency. Note that a clear concise detailed "Landscape Strategy" is required by a qualified Landscape Architect which addresses (again this can be dealt with at DA stage):

- Deep soil planting
- Public domain enhancement
- Public/private interface
- Podium communal use and semi-deep soil planting opportunities
- Communal facilities and amenities proposed
- Roof garden communal open space for use of residents

The full recommendations of the urban design report are as follows:

1. Seek to further amalgamate sites on Canterbury Road and Punchbowl Road if at all possible

CITY DEVELOPMENT COMMITTEE

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

2. Rezone the subject site from R3 to R4
3. Permit modified height limits permitting development to a maximum of 8 storeys /25m.
4. Develop lower level apartments to Punchbowl Road/ Canterbury Road with a small entry forecourts (and desirably deep soil planting) and direct pedestrian entry from the street.
5. Provide for RMS road widening across the whole Canterbury Road frontage to RMS specification.
6. Engage services of qualified Landscape Architect at DA stage in order to:
 - Provide a coherent and functional plan for the communal roof garden
 - Provide details for public/ private edge treatments (and deep soil opportunity)
 - Facilitate strong street planting to Canterbury Road, and Punchbowl Road.
 - Investigate potential for optimising deep soil planting around the perimeter of the site where possible
7. Provide direct pedestrian access/ entries to RFB from Canterbury Road, and Punchbowl Road.
8. Create avenue street tree planting to Canterbury Road to improve pedestrian safety and amenity and improve the residential environment
9. Create street tree planting to Punchbowl Road to enhance street amenity
10. The Landscape Plan should carefully articulate the future design and communal use of the communal open space by residents.
11. Consider Common facilities and amenities for residents (eg: meeting rooms, gym, pool, barbecues, etc) and readily accessible to all residents.
12. Small private courtyard spaces should be provided between street frontage and front of residential buildings and fronting onto courtyard podium. Access to ground floor units should desirably be provided directly from the street.
13. Balconies and terraces should be capable of containing appropriate furniture and should be landscaped for privacy and amenity.

Strategic Considerations and relationship to Canterbury DCP 2012

In response to the urban design report, it is noted that the 25 metre (eight storey) height limit is a departure from the other redevelopment sites on Canterbury Road in the general area, which have a height of 18m (five to six storeys). It is also higher than the height limit in Punchbowl Town Centre. The Department of Planning and Environment also have concerns about strategic context when the increased FSR was proposed at the time of planning proposal submission (pre-Gateway). An issue is the precedent it could create for other sites on Canterbury Road.

The proposal would also result in significant redevelopment outside of walking distance of a railway station in an area with limited public transport access.

Whilst the ADG allows rooftop gardens as an alternative to ground level communal open space, CDCP 2012 prohibits roof gardens in residential zones. Provision of adequate deep soil landscaping and communal open space would necessitate a lower overall development footprint, and a corresponding lessening of floorspace in the proposed building.

CITY DEVELOPMENT COMMITTEE

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

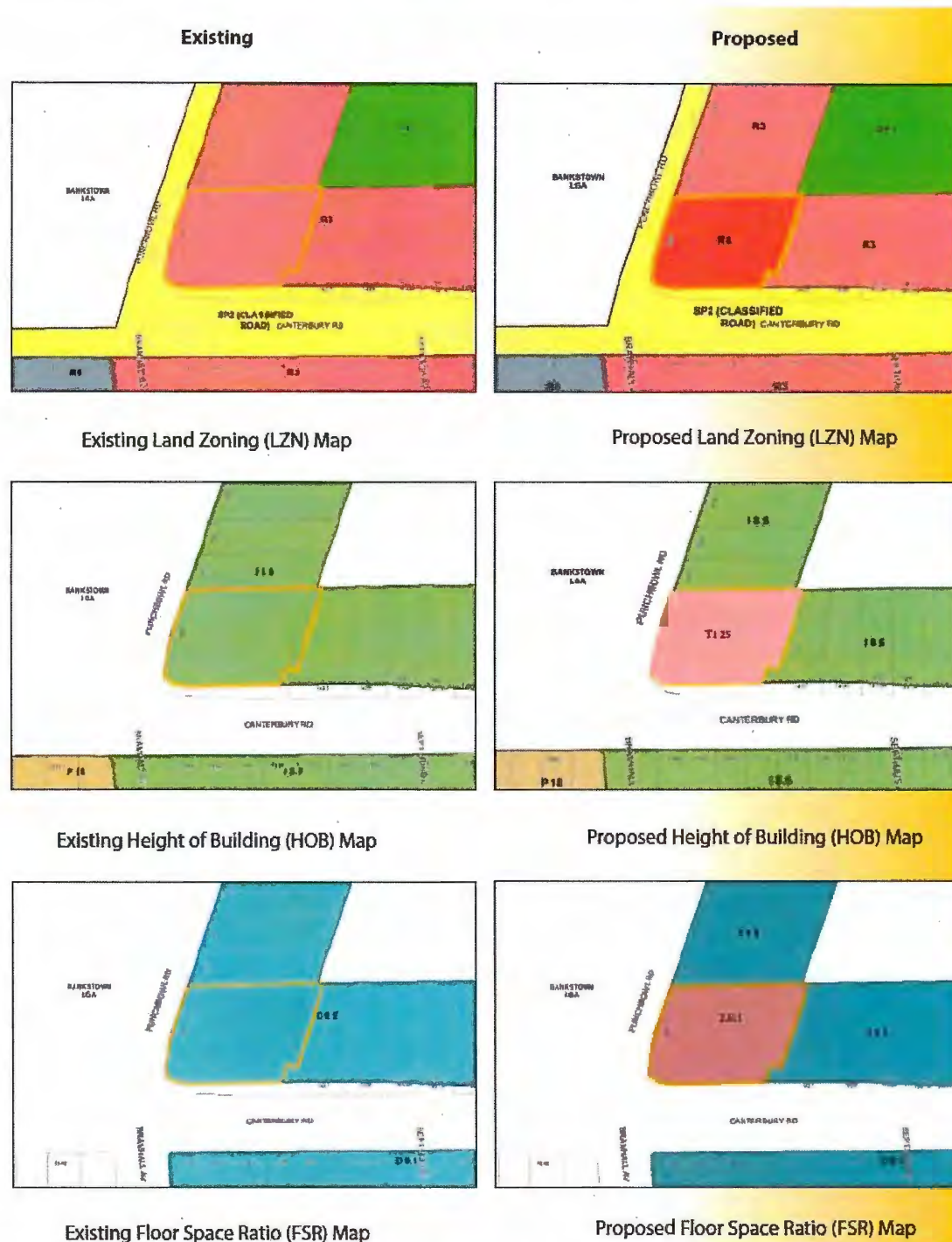


Figure 8: Existing and proposed development standards for the site as proposed in Urban Design Report

Site Contamination

The site has historically been used for service station purposes and therefore the risk of land contamination will need consideration. A preliminary site investigation was requested by the Department of Planning and Environment prior to Gateway determination. The applicant has

CITY DEVELOPMENT COMMITTEE

10 MARCH 2016

AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

prepared a preliminary site investigation in accordance with the provisions of SEPP 55 – Remediation of Land and provided it to Council.

Conclusion

Council resolved in relation to land at 998 Punchbowl Road, Punchbowl to amend Canterbury Local Environmental Plan (LEP) by rezoning the site from R3 Medium Density Residential, increasing maximum permissible building height from the current level of 8.5 metres to 16 metres and increase the applicable Floor Space Ratio from 0.5:1 to 2.2:1.

A planning proposal was submitted to the Department of Planning and Environment seeking implementation of Council's resolution. On 16/2/15 a letter was received from DPE requesting further information to justify the increase in FSR to 2.2:1 and "to clearly demonstrate that it has strategic merit" of the proposal and to address s.117 Direction 3.1 Residential Zones "which requires that planning proposals for residential development must include provisions that encourage housing that is of good design."

Council was requested to submit an urban design assessment that includes consideration of issues, including those required by SEPP 65 (Design Quality of Residential Flat Buildings) and the Residential Flat Design Code [now superseded by the Apartment Design Guide]. Also the letter requested an Environmental Assessment Report for the site that meets the requirements of SEPP 55 – Remediation of Land.

Annand Associates were engaged by Council to provide an independent urban design assessment in line with DPE's request. The findings of the urban design report (August 2015) demonstrate that a compliant development solution for the subject site could be achieved by reduction of site cover, building bulk and building height on part of the site and by way of increasing communal open space areas on site. Some redesign and further refinement of the applicant's proposal would be required to achieve compliance. However, this would require a reduction in the proposed floor space ratio from 2.2:1 to 1.5:1. ~~This still represents an increase over the current floor space ratio of 0.5:1.~~

A reduction in the proposed increase in allowable FSR would be consistent with the previous officer's recommendation as to appropriate redevelopment of this site as an R4 High Density Residential site and would allow compliance with the requirements of SEPP 65 and the Apartment Design Guide.

Following this assessment of the original planning proposal the applicant made an alternative proposal in September 2015. A further urban design report from Annand Associates was obtained by Council to respond to a revised submission from the applicant. This urban design report evaluated a proposal at 25m building height and 2.8m FSR. Should Council wish to implement the recommendations of this urban design report, including the alternative proposal, this would enable redevelopment for up to eight (8) storeys (which a height limit of 25m approximates), in line with the recommendations of the urban design report. A floor space ratio of approximately 2.8:1 could be achieved via this approach. However, some redesign and further refinement of the applicant's proposal would be required to achieve an acceptable development outcome. ✓

Consideration of site-specific matters indicates that it is possible to allow development of height up to 25 metres in this particular location as per the urban design report recommendations, provided that the increased heights are implemented on the south-western

CITY DEVELOPMENT COMMITTEE

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

parts of the site to reduce overshadowing and amenity impacts on existing residences on the adjoining sites. However, the size and scale of the development means that the impacts on interface with adjoining low-scale development need to be properly addressed. ✓

In addition, the strategic implications of allowing further intensification of an isolated site as a high density residential site away from the local business centres and high quality public transport need consideration as this may set a precedent for similarly scaled developments on other parts of Canterbury Road that are not well served by access to facilities and services.

Therefore, ~~Two options are therefore proposed for Council's consideration, either adopting the amendments to the current proposal as recommended by the urban design report by reducing the FSR to 1.5:1 to achieve a SEPP 65/Apartment Design Guide compliant design under the currently proposed height limit (15 metres or equivalent to a 4-5 story building), or adopting the alternative proposal and the full recommendations of the urban design report, which (with design amendments) would achieve a SEPP 65/Apartment Design Guide compliant design, albeit at a much higher maximum building height of 25 metres (8 storeys) and a higher FSR of 2.8:1. The second option would require a new planning proposal to be prepared.~~ *should be adopted* ✓

Details of Planning Proposal Options

Based on the option that Council prefers, the planning proposal would take one of two options:

Option 1 – amend current proposal by retaining proposed height limit at 15 metres and reducing FSR to match

Amend Canterbury Local Environmental Plan (LEP) by:

- Rezone the site from R3 Medium Density Residential to R4 High Density Residential;
- Increasing the maximum permissible building height from the currently allowable maximum of 8.5 metres to 15 metres; and
- Increasing the maximum Floor Space Ratio from 0.5:1 to 1.5:1.

Option 2 – amend current proposal by increasing proposed height limit to 25 metres and increasing FSR to match

Amend Canterbury Local Environmental Plan (LEP) by:

- Rezone the site from R3 Medium Density Residential to R4 High Density Residential;
- Increasing the maximum permissible building height from the currently allowable maximum of 8.5 metres to 25 metres; and
- Increasing the maximum Floor Space Ratio to 2.8:1.

RECOMMENDATION:

THAT

1. Council adopt the recommendations contained in the urban design report entitled "Urban Design Review of Planning Proposal 998 Punchbowl Road (1499 Canterbury

CITY DEVELOPMENT COMMITTEE

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

Rd), Punchbowl" prepared by Annand Associates, dated December 2015, that identifies rezoning of the subject land to R4 High Density Residential from R3 Medium Density Residential and includes development standards of a maximum building height of 15m and maximum floor space ratio of 1.5:1;

2. Amend the current planning proposal for the site at 998 Punchbowl Road, Punchbowl to change the proposed development standards to a maximum building height of 15m and maximum floor space ratio of 1.5:1.

OR

1. Council adopt the 'alternative proposal' option contained in the urban design report entitled "Urban Design Review of Planning Proposal 998 Punchbowl Road (1499 Canterbury Rd), Punchbowl" prepared by Annand Associates, dated December 2015; that identifies rezoning of the subject land to R4 High Density Residential from R3 Medium Density Residential and includes development standards of a maximum building height of 25m and maximum floor space ratio of 2.8:1;
2. Amend the current planning proposal for the site at 998 Punchbowl Road, Punchbowl to change the proposed development standards to a maximum building height of 25m and maximum floor space ratio of 2.8:1.

CITY DEVELOPMENT COMMITTEE - ITEM

COUNCIL MEETING

E15/0078/AS-09-044/PR-0001

17 10 MARCH 2016

AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL**FILE NO:****T-29-169****REPORT BY:****DIRECTOR CITY PLANNING**

Minor changes
to -
Please send
minutes once
completed

Summary:

- Council resolved on 2 October 2014 to prepare a planning proposal to rezone 998 Punchbowl Road, Punchbowl from R3 Medium Density Residential to R4 High Density Residential and to increase building height from 8.5m to 15m and increase FSR from 0.5:1 to 2.2:1.
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- Council held further discussions with the applicant, who submitted a new alternative proposal in September 2015.
- In January 2015 a new final urban design report was received from Annand Associates which evaluated the new proposal and recommended an alternative design solution with an FSR of 2.8:1 and Height limit of 25m requiring a new resolution of Council to implement.

2/3/16

Council Delivery Program and Budget Implications:

This report has no implications for the Budget and supports our Community Strategic Plan long term goal of Balanced Development.

Report:**Location and Context**

The subject site is located in the R3 Medium Density Residential Zone at 998 Punchbowl Road, Punchbowl (corner Canterbury Road – sometimes referred to as 1499 Canterbury Road), known as Cnr Lot 100, DP719875, with an area of 2005m². However it is affected by a road widening of approximately 178.5m² along the Canterbury Road frontage (zoned SP2 Infrastructure), which has been excluded from the planning proposal. The site is somewhat

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

irregularly shaped with frontages of 39m to Punchbowl Road and 40.6m to Canterbury Road. It is currently occupied by a service station, which has existed for some time.

The Punchbowl Local Centre (commercial, retail and mixed use) is approximately 1.1 kilometres from the site and Punchbowl Railway Station is approximately 1.3 kilometres from the site. The surrounding zoning mostly consists of R3 Medium Density Residential and RE1 Public Recreation, with an area of B5 Business Development Zone on the south-western side of the intersection of Canterbury Road and Punchbowl Road. Punchbowl Road forms the boundary between the Canterbury Local Government Area (LGA) and Bankstown LGA.



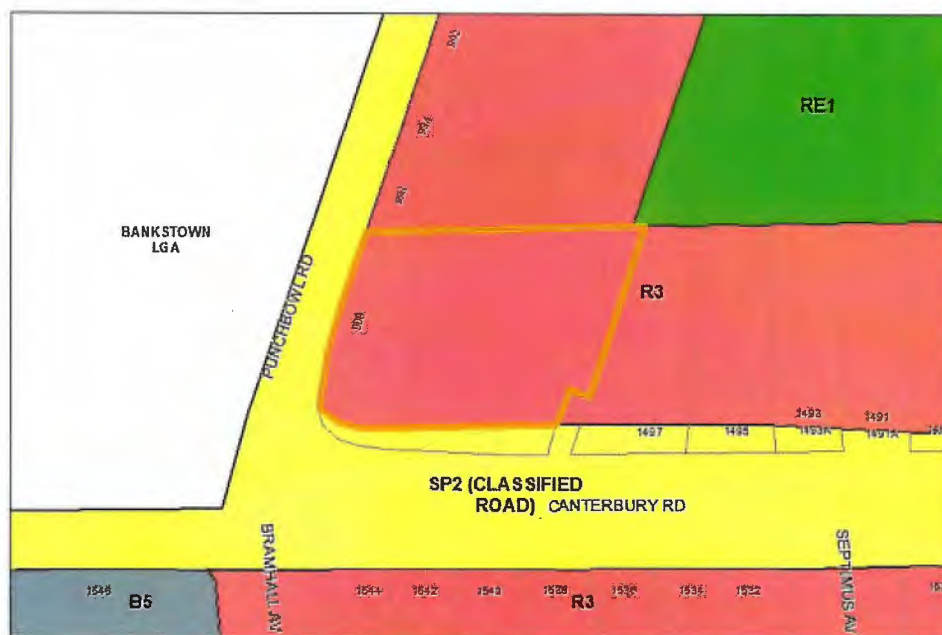
Figure 1: Site Location and existing aerial photography

The site is bordered to the north by existing residential dwellings and dwelling houses, with a small boundary to Punchbowl Park; and to the east by a dwelling currently used as a car yard. Across Canterbury Road to the south are further dwelling houses in the R3 Medium Density Residential Zone and to the southwest are commercial premises in the B5 Business Development Zone (currently under application for 5 storey mixed use (residential and commercial)). Across Punchbowl Road to the west (within Bankstown City) is the Punchbowl Club, a freestanding commercial building surrounded by a hardstand carpark.

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)



Existing Zoning

Planning Proposal Background

A submission was received regarding the site in 2013 during the preparation of the Residential Development Strategy (RDS), seeking the following amendments:

- rezoning the land from R3 Medium Density Residential to R4 High Density Residential.
- increasing maximum permissible building height from 8.5 metres to 18 metres.
- increasing the Floor Space Ratio applying to the site from 0.5:1 to 2.5:1.

This submission was considered as part of the RDS and it was not supported on the following grounds:

Ad hoc rezoning of this individual site is not supported and would be out of character with the neighbouring properties along Canterbury Road that are zoned R3 Medium Density Residential.

The site is identified as 'Urban General' land use category in the Canterbury Road Master Plan. This category promotes 3 to 6 storey mixed used development with the master plan identifying garden apartments adjacent to Punchbowl Park. Any change to the zoning and planning controls should be reviewed in terms of the wider area if there is a need to meet higher housing targets.

Council considered the RDS at its meeting of 31 October 2013 and resolved the following in relation to 998 Punchbowl Road:

- rezone the land from R3 Medium Density Residential to R4 High Density Residential
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The planning proposal for the implementation of the Residential Development Strategy was prepared and exhibited in 2014 and included these changes for 998 Punchbowl Road.

A submission was received during the exhibition of the Planning Proposal, seeking a maximum permissible building height of 16 metres and a FSR of 2.2:1. A counter submission was also received requesting that the current planning controls remain and no rezoning occur.

Council considered these submissions as part of the post exhibition reporting of the Planning Proposal at its meeting of 2 October 2014. It resolved in relation to 998 Punchbowl Road to rezone the land to R4 with a maximum permissible building height of 15 metres, but to increase the floor space ratio to 2.2:1. This amendment required Council to submit a new Planning Proposal to the Department, as it was outside the terms of the Gateway Determination issued for the Residential Development Strategy Implementation Strategy.

This planning proposal was prepared (including the information prepared in support of the landowner's submission) and submitted to the Department of Planning and Environment on 10 February 2015. On 17 February 2015, the Department wrote to Council indicating that further information was required to justify the increase in floor space ratio to 2.2:1, and that an urban design study was required to demonstrate (amongst other things) that compliance with relevant design controls (such as State Environmental Planning Policy No 65 – Design Quality of Residential Development and the Residential Flat Design Code) could be achieved.

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Review of Planning Proposal submitted for Gateway Determination

Council engaged Annand Associates Urban Design to provide the design justification sought by the Department. They reviewed the planning proposal, including the design and supporting information prepared by the applicant. This review identified that the submitted design with a height of 15m and FSR of 2.2:1 failed to achieve compliance with the relevant design standards. Particular areas of concern included:

- The proposed design failed to account for the required RMS road widening, which means that the available site area for development is significantly less than indicated.
- The applicant's submission showed development that did not comply with the minimum setback requirements from Canterbury Road (once the road widening requirements were properly applied) imposed by CDCP 2012.
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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

The following diagrams excerpted from the urban design report prepared by Annan d Associates in August 2015 show the analysis of the original planning proposal :

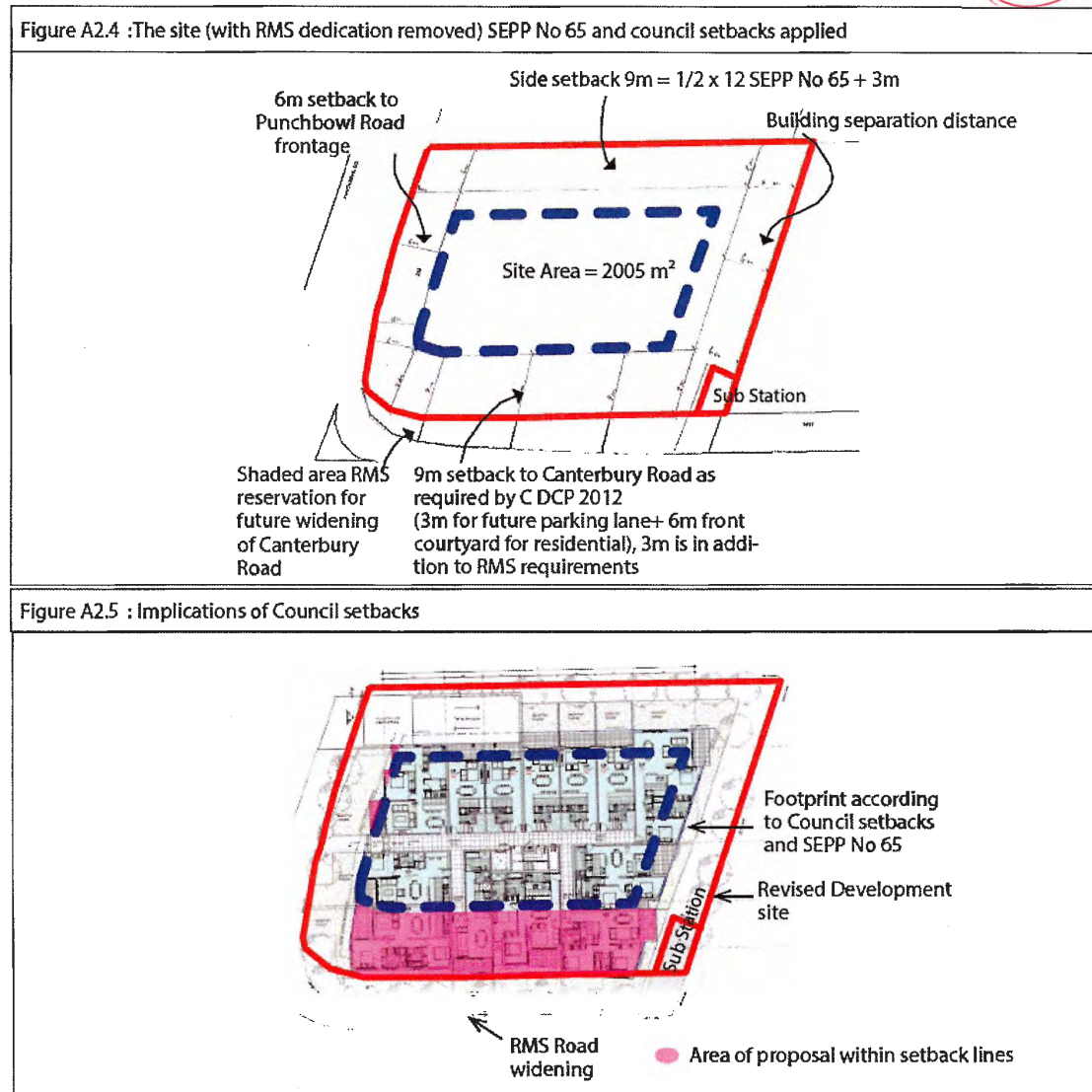


Figure 2: Review of Applicant's submission and recommendations for setback compliance (from the Urban Design Report)

A compliant design outcome could be achieved by implementing the following improvements to the submitted design:

- Reduction in site cover by increasing building setbacks and creation of an area of new communal open space in the north-eastern corner of the site to achieve SEPP 65 compliance in respect of deep soil landscape area.
- A reduction in building depth would also permit winter sunshine to reach a greater proportion of proposed apartments and increase the potential for cross-ventilation in these apartments, improving their amenity.

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

- Maintenance of 5 storey height across the area contained within the building envelope described by the applicable setbacks.
- Improvement in the site interface with Punchbowl Park and communal open space by increasing the communal open space in the north-eastern corner of the site.

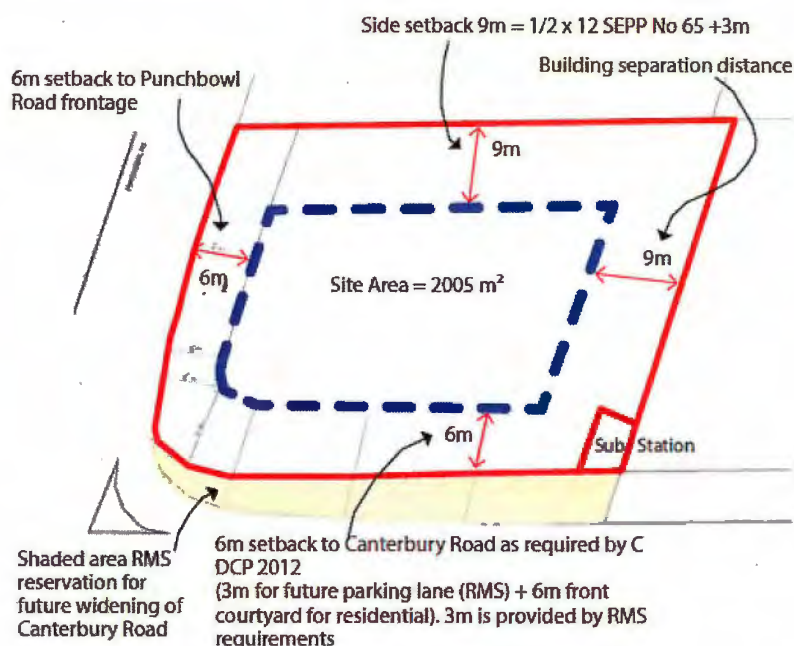


Figure 3: Revised building footprint to achieve compliant design solution (from the Urban Design Report)

A revised development design that would achieve compliance with SEPP 65, the Apartment Design Code, Canterbury LEP 2012 and Canterbury DCP 2012 would result in a development with a maximum building height of 15 and a corresponding Floor Space Ratio of 1.5:1 (less than the recommendation for the site of 2.2:1). This is largely due to the site being on a corner, slightly irregular in shape and adjacent to lower density developments, which require greater setbacks than originally proposed by the applicant to achieve compliance with the provisions of SEPP 65 (including the Apartment Design Guide) and Council development controls.

The urban design report also included an alternative compromise proposal that showed a partial increase in building height to 21 metres (seven storeys) in a corner element, and a slight increase in the achievable FSR of 1.8:1. The findings of the urban design report were put to the applicant, who responded with a new alternative proposal, discussed below.

Second Applicant Submission (Alternative Proposal)

As the review of the proposed design showed a development outcome significantly less than what the Council recommendation proposed, further investigations were undertaken with respect to alternative design approaches and whether a different combination of development

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

standards could provide a compliant outcome with increased development potential. The urban design consultant also examined a proposal put forward by the applicant who proposed greater building height (up to 25 metres or eight storeys) over the site with a revised FSR of 2.8:1 and including a rooftop garden. This proposal traded off a smaller site footprint for additional height.

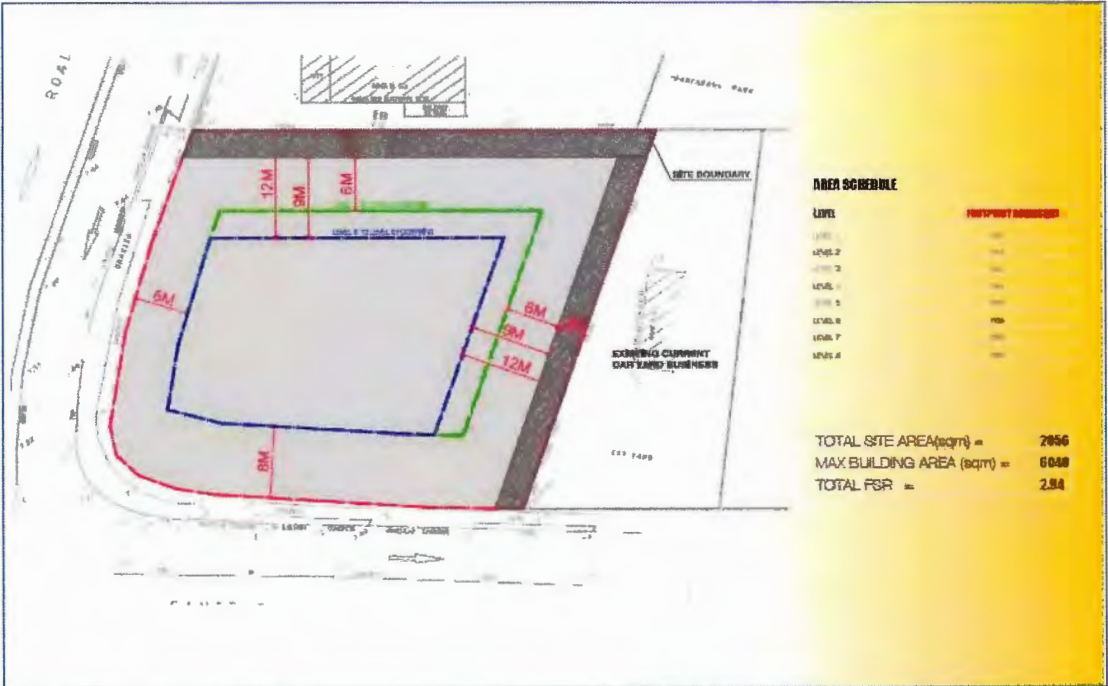


Figure 4: Proposed site footprint incorporating SEPP 65 and Apartment Design Guide setbacks (by Applicant)

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

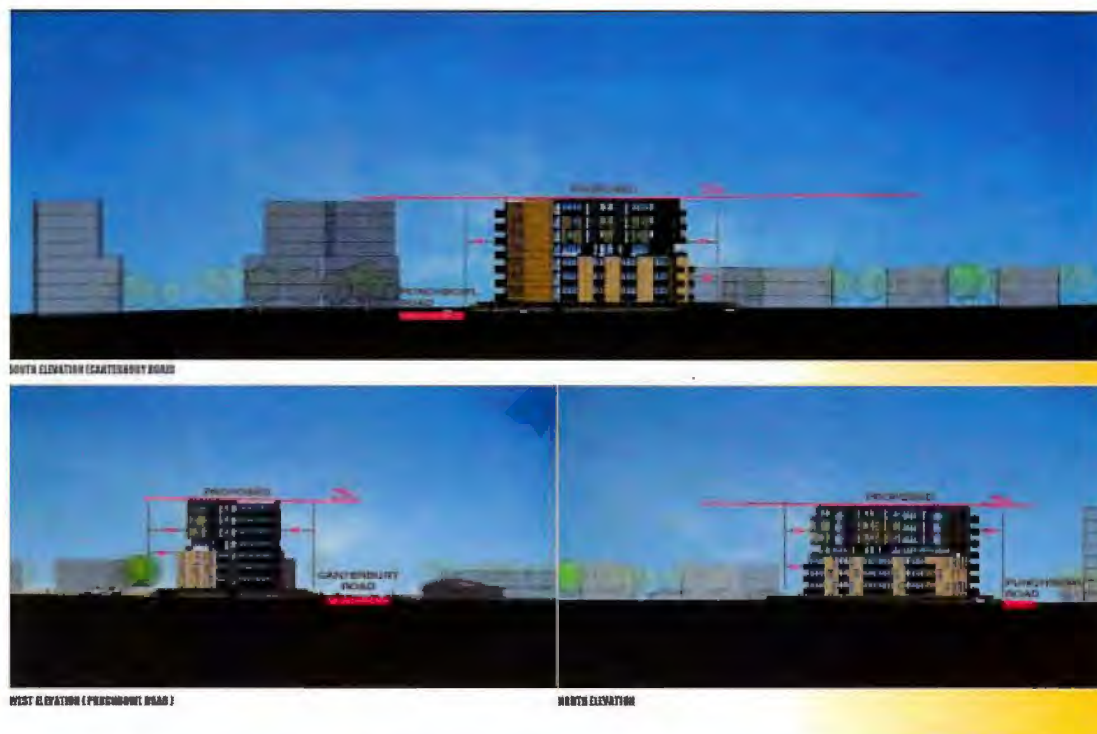


Figure 5: Examples of possible elevations of potential future development (by Applicant)



Figure 6: Building Perspectives (by Applicant)

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)



Figure 7: Sample perspectives of proposed building forms (by Applicant)

Evaluation of Second Applicant Submission by Annand Associates

Annand Associates were further engaged to evaluate the second submission. The second urban design report from Annand Associates concludes that the proposal as set out in the proponent's second submission is generally able to be supported. It identifies that the proposal accommodates the RMS road widening / Council setbacks, but does not provide sufficient usable communal open space. The proposal also requires further detailed development and documentation to clearly articulate that it can comply in actuality with SEPP No 65 Principles and Guidelines, but this can be dealt with at DA stage.

Annand Associates advise that the proposed building heights 25m (8 storeys) seem appropriate within the general framework of building heights along Canterbury Road (existing and proposed). While a building height of 4-6 storeys as informed in Councils Masterplan document seems appropriate; a taller building is acceptable on this significant corner, the gateway to the Canterbury LGA.

The report notes that the additional height should reinforce the junction of Punchbowl Road and Canterbury Road. By focussing the additional height at the corner element of any proposed building, the potential for overshadowing of adjacent properties and potential overlooking is reduced, as the bulk of the shadow will fall on the road junction. This would enable development to an FSR 2.8:1, whilst mitigating potential solar access and amenity impacts on adjoining properties and within the site as well as achieving a better design outcome on the site in terms of communal open space, access and legibility. An FSR increase from 0.5:1 to 2.8:1 does not represent an over-development of the site. Annand Associates investigations confirm that an FSR of around 2.8:1 can be achieved within a height of 25m (8 storeys).

The urban design report notes that this will also result in a development that is both significantly taller, and more intensive than other development that will be permitted in the area. As the adjoining sites are currently proposed to remain in the R3 Medium Density Zone,

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

with an 8.5m maximum building height and a maximum Floor Space Ratio of 0.5:1, the difference between existing (and possible future proposed) buildings on adjoining sites is significant, requiring careful management of the development interface. In the Apartment Design Guide mandated under SEPP 65 (Design Quality of Residential Flat Buildings), an increased side setback of an additional three metres is mandated to lessen the impact of a dramatic change in scale where a proposed apartment building adjoins land in a lower-intensity residential zone. This control will need to be applied in future development of the subject site should the planning proposal proceed in accordance with the recommendations of the Urban Design Report.

The site has a varied level of visual amenity arising from the mixed land use character surrounding the site, ranging from the relatively high amenity of Punchbowl Park, to the amenity of the streetscape characterised by older dwelling houses in various states of maintenance and repair and commercial premises of similar visual quality. The high traffic levels on both Canterbury Road and Punchbowl Road further diminish the environmental quality of the area.

The revised proposal demonstrates improvements to local amenity by reduction of building bulk and by improvements to the interface of the development to the public domain both in the streetscape and with Punchbowl Park.

There are currently no other apartment buildings in the local area, and the proposal will result in the tallest building in the general vicinity, emphasising a prominent corner. Diagonally opposite the site, however, there are lands included the B5 Business Development zone, including sites that have had proposals for six storey development put forward.

The urban design report suggests that the alternative design offers improved visual amenity within the site, by allowing for more compact built form, albeit of greater height. This allows a greater proportion of the site to be communal open space and deep soil landscaping than was proposed in the previous planning proposal. The Alternative design also proposes a taller, but less bulky building that will also help to reduce the appearance of massive buildings from both within and outside the site by breaking the design into tower and streetwall elements and reducing the overall footprint.

The design however does not achieve acceptable levels of landscaped communal open space outside of the proposed building footprint (including sufficient deep soil areas) and instead proposes a rooftop garden to provide additional communal open space to offset this deficiency. Note that a clear concise detailed "Landscape Strategy" is required by a qualified Landscape Architect which addresses (again this can be dealt with at DA stage):

- Deep soil planting
- Public domain enhancement
- Public/private interface
- Podium communal use and semi-deep soil planting opportunities
- Communal facilities and amenities proposed
- Roof garden communal open space for use of residents

The full recommendations of the urban design report are as follows:

1. Seek to further amalgamate sites on Canterbury Road and Punchbowl Road if at all possible

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

2. Rezone the subject site from R3 to R4
3. Permit modified height limits permitting development to a maximum of 8 storeys /25m.
4. Develop lower level apartments to Punchbowl Road/ Canterbury Road with a small entry forecourts (and desirably deep soil planting) and direct pedestrian entry from the street.
5. Provide for RMS road widening across the whole Canterbury Road frontage to RMS specification.
6. Engage services of qualified Landscape Architect at DA stage in order to:
 - Provide a coherent and functional plan for the communal roof garden
 - Provide details for public/ private edge treatments (and deep soil opportunity)
 - Facilitate strong street planting to Canterbury Road, and Punchbowl Road.
 - Investigate potential for optimising deep soil planting around the perimeter of the site where possible
7. Provide direct pedestrian access/ entries to RFB from Canterbury Road, and Punchbowl Road.
8. Create avenue street tree planting to Canterbury Road to improve pedestrian safety and amenity and improve the residential environment
9. Create street tree planting to Punchbowl Road to enhance street amenity
10. The Landscape Plan should carefully articulate the future design and communal use of the communal open space by residents.
11. Consider Common facilities and amenities for residents (eg: meeting rooms, gym, pool, barbecues, etc) and readily accessible to all residents.
12. Small private courtyard spaces should be provided between street frontage and front of residential buildings and fronting onto courtyard podium. Access to ground floor units should desirably be provided directly from the street.
13. Balconies and terraces should be capable of containing appropriate furniture and should be landscaped for privacy and amenity.

Strategic Considerations and relationship to Canterbury DCP 2012

In response to the urban design report, it is noted that the 25 metre (eight storey) height limit is a departure from the other redevelopment sites on Canterbury Road in the general area, which have a height of 18m (five to six storeys). It is also higher than the height limit in Punchbowl Town Centre. The Department of Planning and Environment also have concerns about strategic context when the increased FSR was proposed at the time of planning proposal submission (pre-Gateway). An issue is the precedent it could create for other sites on Canterbury Road.

Notwithstanding, and as informed by the Annand Associates Urban Design Report, the site is considered a gateway to the Canterbury LGA thereby justifying the extra height for this corner site by two storeys from the general height of six storeys along Canterbury Road.

The proposal would also result in significant redevelopment outside of walking distance of a railway station in an area with limited public transport access.

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

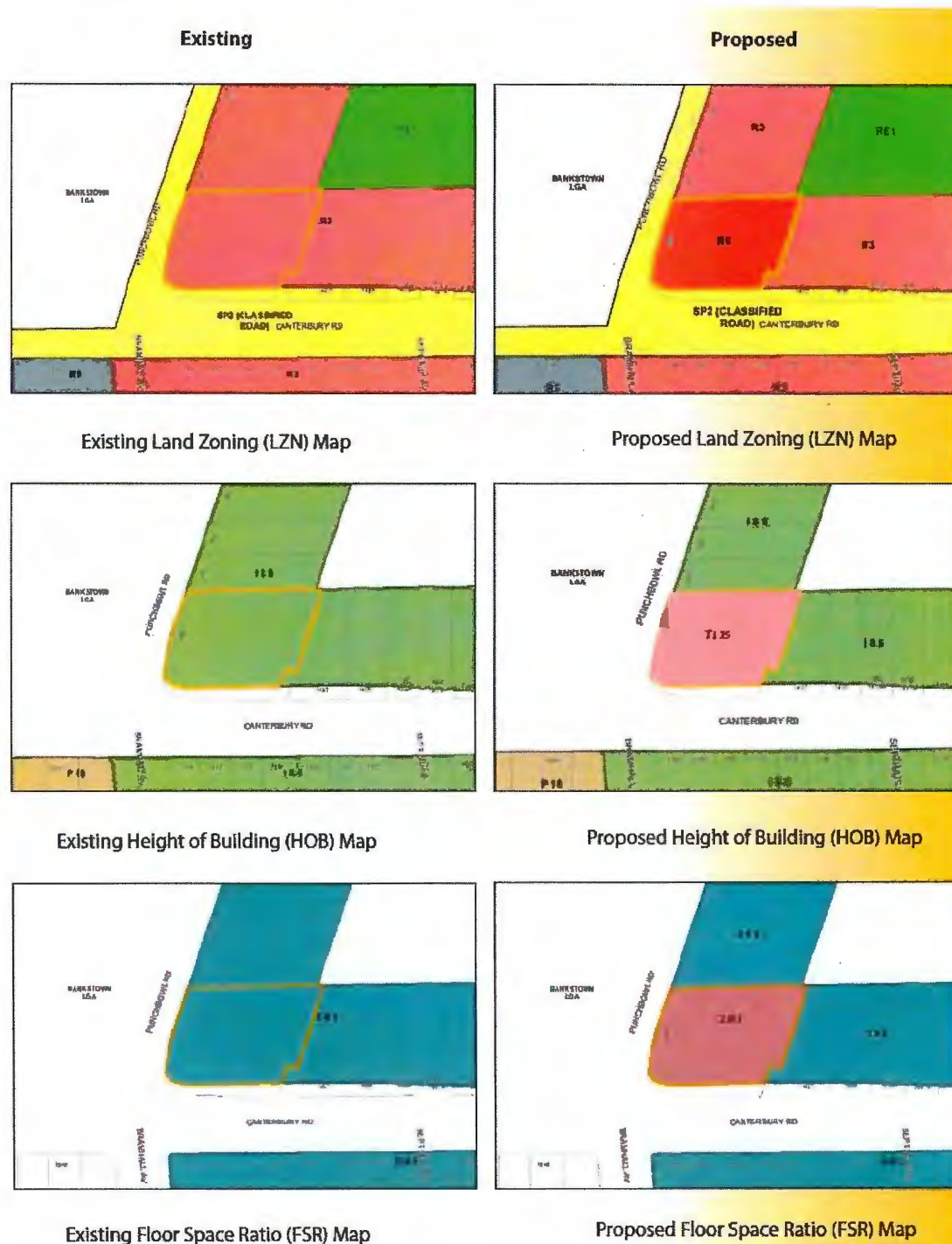


Figure 8: Existing and proposed development standards for the site as proposed in Urban Design Report

Site Contamination

The site has historically been used for service station purposes and therefore the risk of land contamination will need consideration. A preliminary site investigation was requested by the Department of Planning and Environment prior to Gateway determination. The applicant has

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

prepared a preliminary site investigation in accordance with the provisions of SEPP 55 – Remediation of Land and provided it to Council.

Conclusion

Council resolved in relation to land at 998 Punchbowl Road, Punchbowl to amend Canterbury Local Environmental Plan (LEP) by rezoning the site from R3 Medium Density Residential, increasing maximum permissible building height from the current level of 8.5 metres to 16 metres and increase the applicable Floor Space Ratio from 0.5:1 to 2.2:1.

A planning proposal was submitted to the Department of Planning and Environment seeking implementation of Council's resolution. On 16/2/15 a letter was received from DPE requesting further information to justify the increase in FSR to 2.2:1 and "to clearly demonstrate that it has strategic merit" of the proposal and to address s.117 Direction 3.1 Residential Zones "which requires that planning proposals for residential development must include provisions that encourage housing that is of good design."

Council was requested to submit an urban design assessment that includes consideration of issues, including those required by SEPP 65 (Design Quality of Residential Flat Buildings) and the Residential Flat Design Code [now superseded by the Apartment Design Guide]. Also the letter requested an Environmental Assessment Report for the site that meets the requirements of SEPP 55 – Remediation of Land.

Annand Associates were engaged by Council to provide an independent urban design assessment in line with DPE's request. The findings of the urban design report (August 2015) demonstrate that a compliant development solution for the subject site could be achieved by reduction of site cover, building bulk and building height on part of the site and by way of increasing communal open space areas on site. Some redesign and further refinement of the applicant's proposal would be required to achieve compliance. However, this would require a reduction in the proposed floor space ratio from 2.2:1 to 1.5:1.

Following this assessment of the original planning proposal the applicant made an alternative proposal in September 2015. A further urban design report from Annand Associates was obtained by Council to respond to a revised submission from the applicant. This urban design report evaluated a proposal at 25m building height and 2.8m FSR. Should Council wish to implement the recommendations of this urban design report, including the alternative proposal, this would enable redevelopment for up to eight (8) storeys (which a height limit of 25m approximates), in line with the recommendations of the urban design report. A floor space ratio of approximately 2.8:1 could be achieved via this approach. However, some redesign and further refinement of the applicant's proposal would be required to achieve an acceptable development outcome.

Consideration of site-specific matters indicates that it is possible to allow development of height up to 25 metres in this particular location as per the urban design report recommendations, provided that the increased heights are implemented on the south-western parts of the site to reduce overshadowing and amenity impacts on existing residences on the adjoining sites. However, the size and scale of the development means that the impacts on interface with adjoining low-scale development need to be properly addressed.

Therefore, the alternative proposal and the full recommendations of the urban design report should be adopted, which (with design amendments) would achieve a SEPP 65/Apartment

CITY DEVELOPMENT COMMITTEE**10 MARCH 2016**

AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

Design Guide compliant design, albeit at a much higher maximum building height of 25 metres (8 storeys) and a higher FSR of 2.8:1. This would require a new planning proposal to be prepared.

Details of Planning Proposal Options

Amend Canterbury Local Environmental Plan (LEP) by:

- Rezone the site from R3 Medium Density Residential to R4 High Density Residential;
- Increasing the maximum permissible building height from the currently allowable maximum of 8.5 metres to 25 metres; and
- Increasing the maximum Floor Space Ratio to 2.8:1.

RECOMMENDATION:

THAT

1. Council adopt the 'alternative proposal' option contained in the urban design report entitled "Urban Design Review of Planning Proposal 998 Punchbowl Road (1499 Canterbury Rd), Punchbowl" prepared by Annand Associates, dated December 2015, that identifies rezoning of the subject land to R4 High Density Residential from R3 Medium Density Residential and includes development standards of a maximum building height of 25m and maximum floor space ratio of 2.8:1;
2. Amend the current planning proposal for the site at 998 Punchbowl Road, Punchbowl to change the proposed development standards to a maximum building height of 25m and maximum floor space ratio of 2.8:1.

COUNCIL MEETING

17 MARCH 2016

5 AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL**FILE NO: T-29-169****REPORT BY: DIRECTOR CITY PLANNING**

Summary:

- Council resolved on 2 October 2014 to prepare a planning proposal to rezone 998 Punchbowl Road, Punchbowl from R3 Medium Density Residential to R4 High Density Residential and to increase building height from 8.5m to 15m and increase FSR from 0.5:1 to 2.2:1.
- The planning proposal was lodged with the Department of Planning and Environment (DPE) 11 February 2015 for Gateway Determination.
- On 16 February 2015 a letter was received from DPE requesting further information to justify the increase in FSR to 2.2:1 and “to clearly demonstrate that it has strategic merit” of the proposal and to address s.117 Direction 3.1 Residential Zones “which requires that planning proposals for residential development must include provisions that encourage housing that is of good design.”
- Council was requested to submit an urban design assessment that includes consideration of issues, including those required by SEPP 65 (Design Quality of Residential Flat Buildings) and the Residential Flat Design Code (now superseded by the Apartment Design Guide). Also the letter requested an Environmental Assessment Report for the site that meets the requirements of SEPP 55 – Remediation of Land.
- In June 2015 a final urban design report was received which recommended an FSR of 1.5:1 and a Height limit of 15m requiring a new resolution of Council to implement. It also included an alternative proposal showing a partial seven storey (21m) building and a slightly higher FSR of 1.8:1.
- The applicant submitted a further amended scheme in September 2015 which proposes a change in the zone from R3 to R4 and a maximum FSR of 2.8:1 and a height of 25m.
- It is this amended scheme that is the focus of this report.
- The amended scheme has been assessed by our external urban design consultant (Annand Associates) who has recommended approval of this amended scheme from an urban design perspective.
- Consequently the planning proposal is worthy of support and it is recommended that it be referred for Gateway determination, for the site to be rezoned from R3 to R4 and the development standards to be changed to a maximum FSR of 2.8:1 and a height of 25m.

Council Delivery Program and Budget Implications:

This report has no implications for the Budget and supports our Community Strategic Plan long term goal of Balanced Development.

COUNCIL MEETING

17 MARCH 2016

AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

Report:**Location and Context**

The subject site is located in the R3 Medium Density Residential Zone at 998 Punchbowl Road, Punchbowl (corner Canterbury Road – sometimes referred to as 1499 Canterbury Road), known as Cnr Lot 100, DP719875, with an area of 2005m². However it is affected by road widening of approximately 178.5m² along the Canterbury Road frontage (zoned SP2 Infrastructure), which has been excluded from the planning proposal.

The site is somewhat irregularly shaped with frontages of 39m to Punchbowl Road and 40.6m to Canterbury Road. It is currently occupied by a service station, which has existed for some time.

The Punchbowl Local Centre (commercial, retail and mixed use) is approximately 1.1 kilometres from the site and Punchbowl Railway Station is approximately 1.3 kilometres from the site. The surrounding zoning mostly consists of R3 Medium Density Residential and RE1 Public Recreation, with an area of B5 Business Development Zone on the south-western side of the intersection of Canterbury Road and Punchbowl Road. Punchbowl Road forms the boundary between the City of Canterbury and the City of Bankstown.



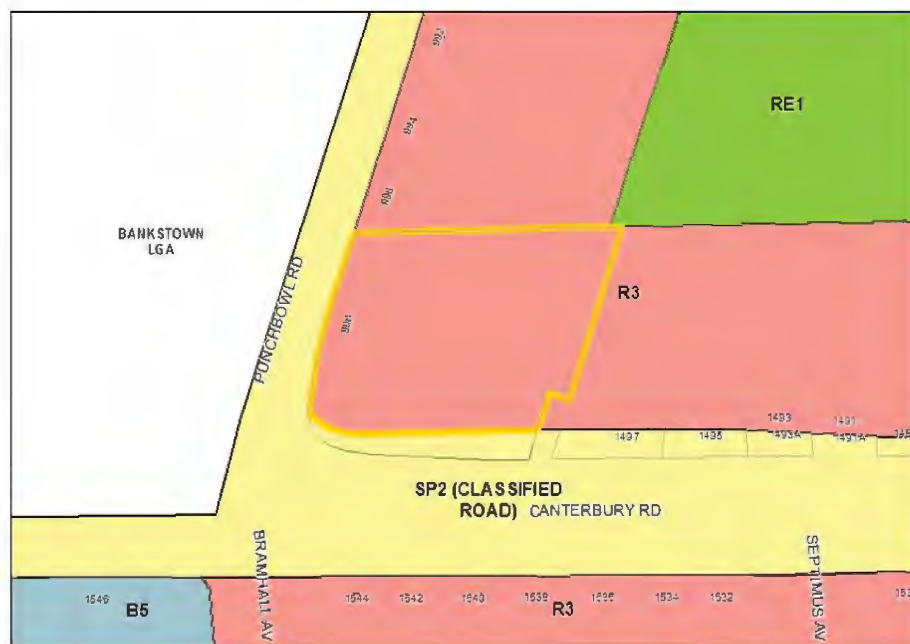
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COUNCIL MEETING

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)



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- increase maximum permissible building height from 8.5 metres to 15 metres.
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The planning proposal for the implementation of the Residential Development Strategy was prepared and exhibited in 2014 and included these changes for 998 Punchbowl Road.

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

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- There was excessive site coverage leading to a deficiency of communal open space, including a lack of deep soil planting areas capable of supporting trees.
- The applicant's submission promoted a design that was unlikely to comply with BASIX requirements with respect to adequate solar access, cross ventilation and overshadowing.

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COUNCIL MEETING

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AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

Figure A2.4 : The site (with RMS dedication removed) SEPP No 65 and council setbacks applied

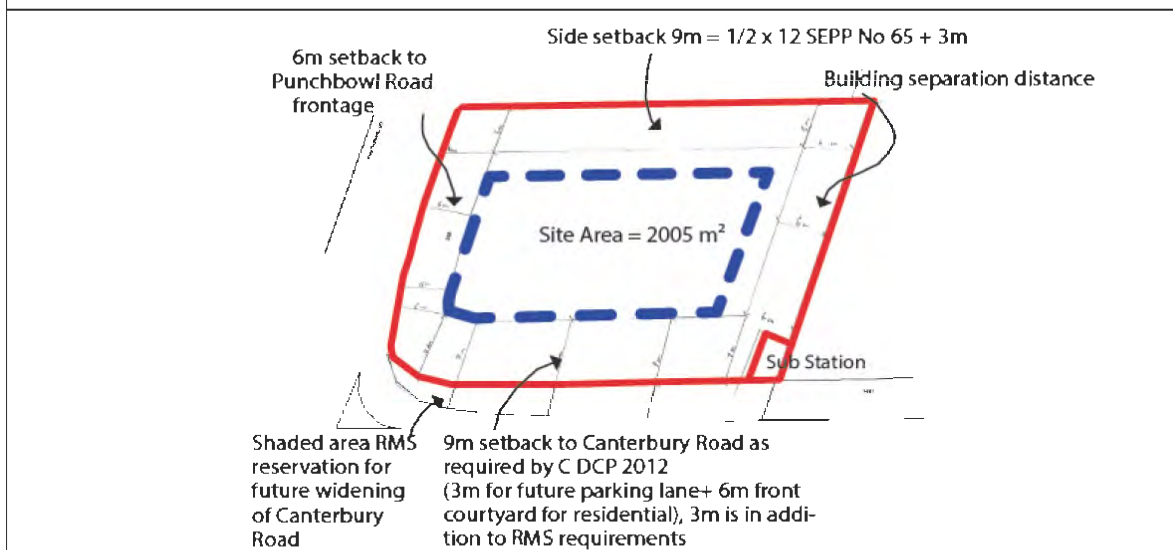
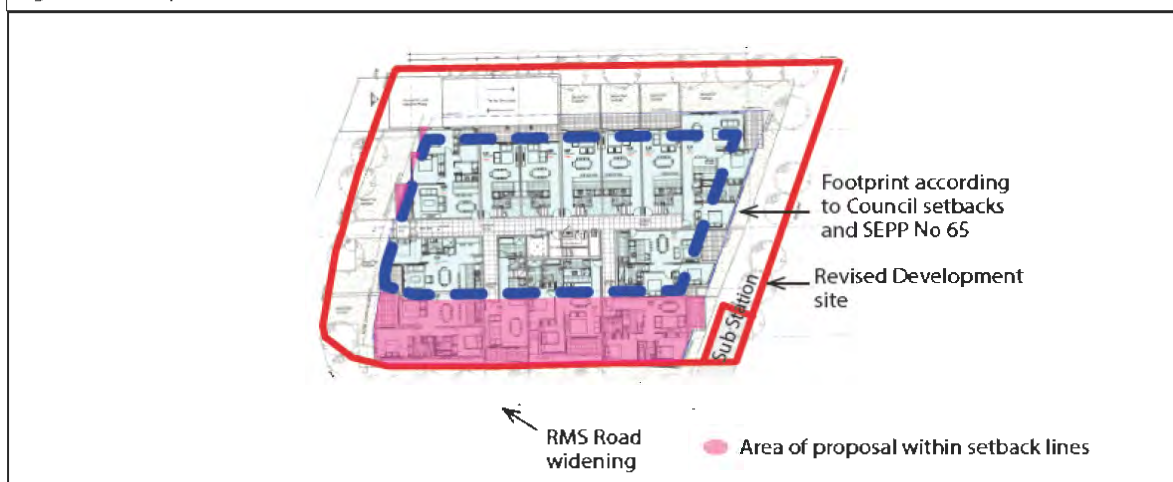


Figure A2.5 : Implications of Council setbacks



Review of Applicant's submission and recommendations
for setback compliance (from the Urban Design Report)

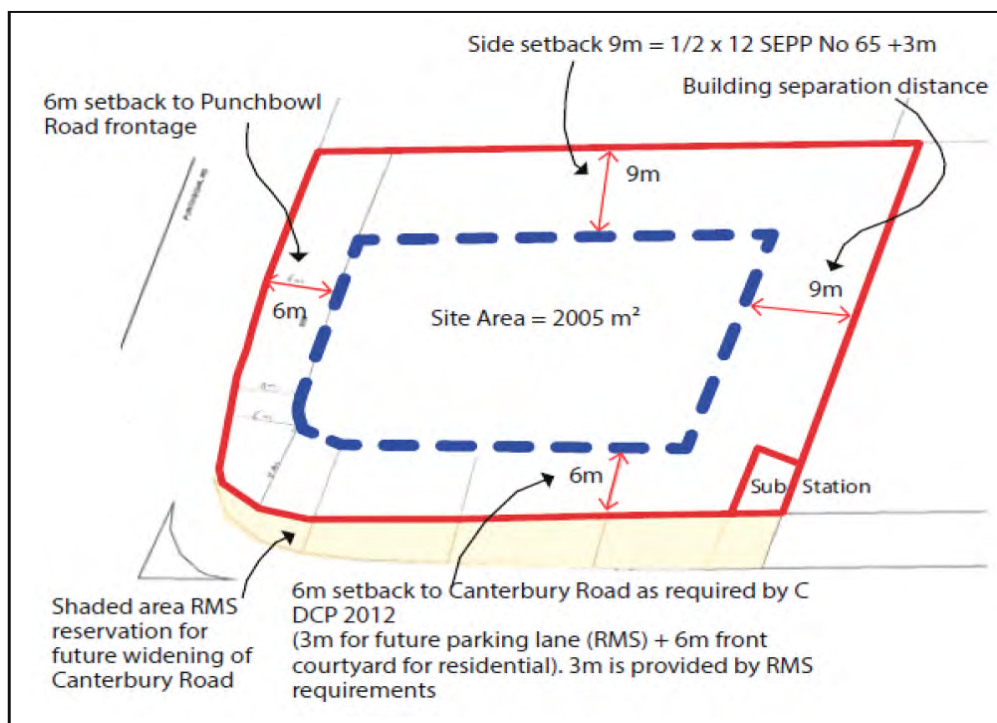
A compliant design outcome could be achieved by implementing the following improvements to the submitted design:

- Reduction in site cover by increasing building setbacks and creation of an area of new communal open space in the north-eastern corner of the site to achieve SEPP 65 compliance in respect of deep soil landscape area.
- A reduction in building depth would also permit winter sunshine to reach a greater proportion of proposed apartments and increase the potential for cross-ventilation in these apartments, improving their amenity.
- Maintenance of five storey height across the area contained within the building envelope described by the applicable setbacks.
- Improvement in the site interface with Punchbowl Park and communal open space by increasing the communal open space in the north-eastern corner of the site.

COUNCIL MEETING

17 MARCH 2016

AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)



Revised building footprint to achieve compliant design solution (from the Urban Design Report)

A revised development design that would achieve compliance with SEPP 65, the Apartment Design Code, Canterbury LEP 2012 and Canterbury DCP 2012 would result in a development with a maximum building height of 15 metres and a corresponding Floor Space Ratio of 1.5:1 (less than the recommendation for the site of 2.2:1). This is largely due to the site being on a corner, slightly irregular in shape and adjacent to lower density developments, which require greater setbacks than originally proposed by the applicant to achieve compliance with the provisions of SEPP 65 (including the Apartment Design Guide) and Council development controls.

The urban design report also included an alternative compromise proposal that showed a partial increase in building height to 21 metres (seven storeys) in a corner element, and a slight increase in the achievable FSR of 1.8:1. The findings of the urban design report were put to the applicant, who responded with a new alternative proposal, discussed below.

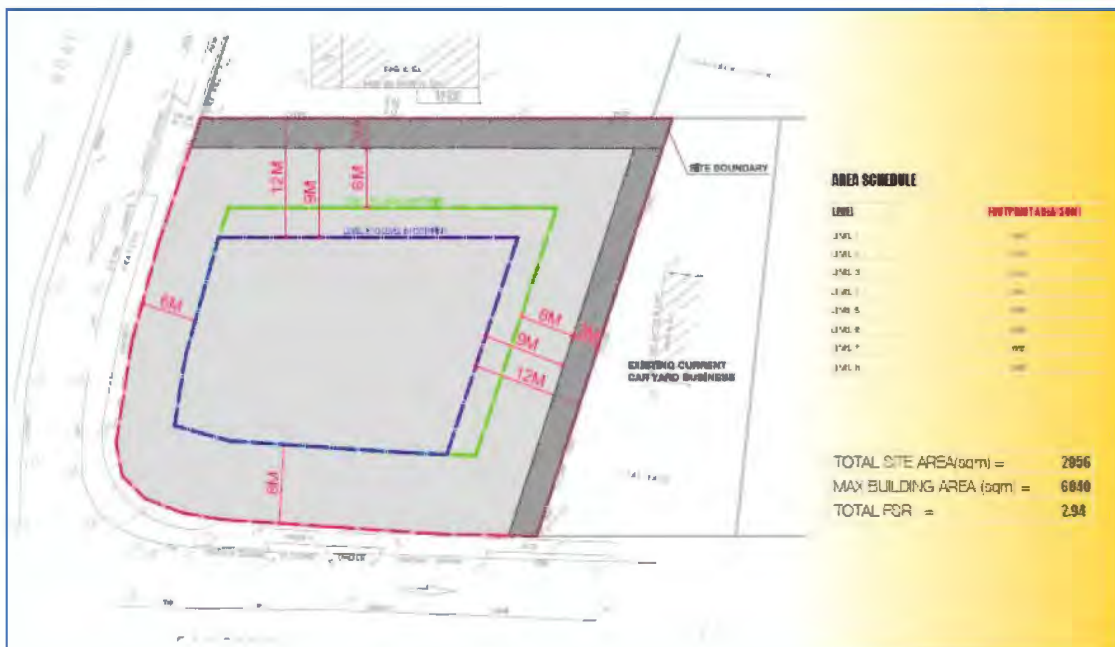
Second Applicant Submission (Alternative Proposal)

As the review of the proposed design showed a development outcome significantly less than what the Council recommendation proposed, further investigations were undertaken with respect to alternative design approaches and whether a different combination of development standards could provide a compliant outcome with increased development potential. The urban design consultant also examined a proposal put forward by the applicant who proposed greater building height (up to 25 metres or eight storeys) over the site with a revised FSR of 2.8:1 and including a rooftop garden. This proposal traded off a smaller site footprint for additional height.

COUNCIL MEETING

17 MARCH 2016

AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)



Proposed site footprint incorporating SEPP 65 and Apartment Design Guide setbacks (by Applicant)



Examples of possible elevations of potential future development (by Applicant)

COUNCIL MEETING

17 MARCH 2016

AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)



PERSPECTIVE TOWARDS NORTH EAST

Building Perspectives (by Applicant)



PERSPECTIVE TOWARDS SOUTH EAST FROM PUNCHBOWL PRIDE

Sample perspectives of proposed building forms (by Applicant)

Evaluation of Second Applicant Submission by Annand Associates

Annand Associates were further engaged to evaluate the second submission. The second urban design report from Annand Associates concludes that the proposal as set out in the proponent's second submission is generally able to be supported. It identifies that the proposal accommodates the RMS road widening / Council setbacks, but does not provide sufficient usable communal open space. The proposal also requires further detailed development and documentation to clearly articulate that it can comply in actuality with SEPP 65 Principles and Guidelines, but this can be dealt with at DA stage.

COUNCIL MEETING

17 MARCH 2016

AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

Annand Associates advise that the proposed building heights 25m (eight storeys) seem appropriate within the general framework of building heights along Canterbury Road (existing and proposed). While a building height of four to six storeys as informed in Councils Masterplan document seems appropriate; a taller building is acceptable on this significant corner, the gateway to the City of Canterbury.

The report notes that the additional height should reinforce the junction of Punchbowl Road and Canterbury Road. By focussing the additional height at the corner element of any proposed building, the potential for overshadowing of adjacent properties and potential overlooking is reduced, as the bulk of the shadow will fall on the road junction. This would enable development to an FSR 2.8:1, whilst mitigating potential solar access and amenity impacts on adjoining properties and within the site as well as achieving a better design outcome on the site in terms of communal open space, access and legibility. An FSR increase from 0.5:1 to 2.8:1 does not represent an over-development of the site. Annand Associates investigations confirm that an FSR of around 2.8:1 can be achieved within a height of 25m (eight storeys).

The urban design report notes that this will also result in a development that is both significantly taller, and more intensive than other development that will be permitted in the area. As the adjoining sites are currently proposed to remain in the R3 Medium Density Zone, with an 8.5m maximum building height and a maximum Floor Space Ratio of 0.5:1, the difference between existing (and possible future proposed) buildings on adjoining sites is significant, requiring careful management of the development interface. In the Apartment Design Guide mandated under SEPP 65 (Design Quality of Residential Flat Buildings), an increased side setback of an additional 3 metres is mandated to lessen the impact of a dramatic change in scale where a proposed apartment building adjoins land in a lower-intensity residential zone. This control will need to be applied in future development of the subject site should the planning proposal proceed in accordance with the recommendations of the Urban Design Report.

The site has a varied level of visual amenity arising from the mixed land use character surrounding the site, ranging from the relatively high amenity of Punchbowl Park, to the amenity of the streetscape characterised by older dwelling houses in various states of maintenance and repair, and commercial premises of similar visual quality. The high traffic levels on both Canterbury Road and Punchbowl Road further diminish the environmental quality of the area.

The revised proposal demonstrates improvements to local amenity by reduction of building bulk and by improvements to the interface of the development to the public domain both in the streetscape and with Punchbowl Park.

There are currently no other apartment buildings in the local area, and the proposal will result in the tallest building in the general vicinity, emphasising a prominent corner. Diagonally opposite the site, however, there are lands included the B5 Business Development zone, including sites that have had proposals for six storey development put forward.

COUNCIL MEETING

17 MARCH 2016

AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

The urban design report suggests that the alternative design offers improved visual amenity within the site, by allowing for more compact built form, albeit of greater height. This allows a greater proportion of the site to be communal open space and deep soil landscaping than was proposed in the previous planning proposal. The Alternative design also proposes a taller, but less bulky building that will also help to reduce the appearance of massive buildings from both within and outside the site by breaking the design into tower and streetwall elements and reducing the overall footprint.

The design however does not achieve acceptable levels of landscaped communal open space outside of the proposed building footprint (including sufficient deep soil areas) and instead proposes a rooftop garden to provide additional communal open space to offset this deficiency. Note that a clear concise detailed “Landscape Strategy” is required by a qualified Landscape Architect which addresses (again this can be dealt with at DA stage):

- Deep soil planting
- Public domain enhancement
- Public/private interface
- Podium communal use and semi-deep soil planting opportunities
- Communal facilities and amenities proposed
- Roof garden communal open space for use of residents

The full recommendations of the urban design report are as follows:

1. Seek to further amalgamate sites on Canterbury Road and Punchbowl Road if at all possible.
2. Rezone the subject site from R3 to R4.
3. Permit modified height limits permitting development to a maximum of eight storeys /25m.
4. Develop lower level apartments to Punchbowl Road/ Canterbury Road with a small entry forecourts (and desirably deep soil planting) and direct pedestrian entry from the street.
5. Provide for RMS road widening across the whole Canterbury Road frontage to RMS specification.
6. Engage services of qualified Landscape Architect at DA stage in order to:
 - Provide a coherent and functional plan for the communal roof garden
 - Provide details for public/ private edge treatments (and deep soil opportunity)
 - Facilitate strong street planting to Canterbury Road, and Punchbowl Road.
 - Investigate potential for optimising deep soil planting around the perimeter of the site where possible
7. Provide direct pedestrian access/ entries to RFB from Canterbury Road, and Punchbowl Road.
8. Create avenue street tree planting to Canterbury Road to improve pedestrian safety and amenity and improve the residential environment.
9. Create street tree planting to Punchbowl Road to enhance street amenity.
10. The Landscape Plan should carefully articulate the future design and communal use of the communal open space by residents.
11. Consider common facilities and amenities for residents (e.g. meeting rooms, gym, pool, barbecues, etc) and readily accessible to all residents.
12. Small private courtyard spaces should be provided between street frontage and front of residential buildings and fronting onto courtyard podium. Access to ground floor units should desirably be provided directly from the street.

COUNCIL MEETING

17 MARCH 2016

AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

13. Balconies and terraces should be capable of containing appropriate furniture and should be landscaped for privacy and amenity.

Strategic Considerations and relationship to Canterbury DCP 2012

In response to the urban design report, it is noted that the 25 metre (eight storey) height limit is a departure from the other redevelopment sites on Canterbury Road in the general area, which have a height of 18m (five to six storeys). It is also higher than the height limit in Punchbowl Town Centre. The Department of Planning and Environment also have concerns about strategic context when the increased FSR was proposed at the time of planning proposal submission (pre-Gateway). An issue is the precedent it could create for other sites on Canterbury Road.

Notwithstanding, and as informed by the Annand Associates Urban Design Report, the site is considered a gateway to the City of Canterbury thereby justifying the extra height for this corner site by two storeys from the general height of six storeys along Canterbury Road.

COUNCIL MEETING

17 MARCH 2016

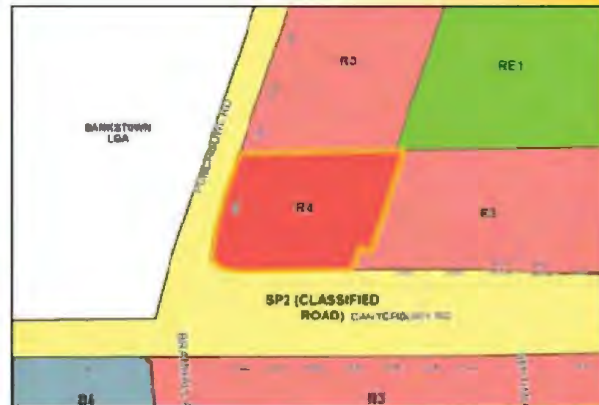
AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

Existing



Existing Land Zoning (LZN) Map

Proposed



Proposed Land Zoning (LZN) Map



Existing Height of Building (HOB) Map



Proposed Height of Building (HOB) Map



Existing Floor Space Ratio (FSR) Map



Proposed Floor Space Ratio (FSR) Map

Existing and proposed development standards for the site
as proposed in Urban Design Report

COUNCIL MEETING

17 MARCH 2016

AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

Site Contamination

The site has historically been used for service station purposes and therefore the risk of land contamination will need consideration. A preliminary site investigation was requested by the Department of Planning and Environment prior to Gateway determination. The applicant has prepared a preliminary site investigation in accordance with the provisions of SEPP 55 – Remediation of Land and provided it to Council.

Traffic and Parking

The proponent has submitted a traffic assessment prepared by Traffix Traffic and Transport Planners. This study indicates that the site has a high existing traffic generation due to its current use as a service station. Conversion of the site to high density residential is predicted by Traffix to result in an overall lower level of traffic generation than the current use. In particular they note the following:

These volumes are not net increases as allowance needs to be made of the existing site generation calculated earlier. On this basis, the proposal will represent a net decrease in traffic volumes for the locality during both the AM and PM peak periods. The predicted change in traffic generation for the site following full development of the proposal is estimated as follows:

- *-13 veh/hr during the morning peak hour; and*
- *-116 veh/hr during the evening peak hour.*

Conclusion

Council resolved in relation to land at 998 Punchbowl Road, Punchbowl to amend Canterbury Local Environmental Plan by rezoning the site from R3 Medium Density Residential, increasing maximum permissible building height from the current level of 8.5 metres to 16 metres and increase the applicable Floor Space Ratio from 0.5:1 to 2.2:1.

A planning proposal was submitted to the Department of Planning and Environment seeking implementation of Council's resolution. On 16 February 2015 a letter was received from DPE requesting further information to justify the increase in FSR to 2.2:1 and "*to clearly demonstrate that it has strategic merit*" of the proposal and to address s.117 Direction 3.1 Residential Zones "*which requires that planning proposals for residential development must include provisions that encourage housing that is of good design.*"

Council was requested to submit an urban design assessment that includes consideration of issues, including those required by SEPP 65 (Design Quality of Residential Flat Buildings) and the Residential Flat Design Code (now superseded by the Apartment Design Guide). Also the letter requested an Environmental Assessment Report for the site that meets the requirements of SEPP 55 – Remediation of Land.

Annand Associates were engaged by Council to provide an independent urban design assessment in line with DPE's request. The findings of the urban design report (August 2015) demonstrate that a compliant development solution for the subject site could be achieved by reduction of site cover, building bulk and building height on part of the site and by way of increasing communal open space areas on site. Some redesign and further refinement of the applicant's proposal would be required to achieve compliance. However, this would require a reduction in the proposed floor space ratio from 2.2:1 to 1.5:1.

COUNCIL MEETING**17 MARCH 2016**

AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL (CONT.)

Following this assessment of the original planning proposal the applicant made an alternative proposal in September 2015. A further urban design report from Annand Associates was obtained by Council to respond to a revised submission from the applicant. This urban design report evaluated a proposal at 25m building height and 2.8m FSR. Should Council wish to implement the recommendations of this urban design report, including the alternative proposal, this would enable redevelopment for up to eight storeys (which a height limit of 25m approximates), in line with the recommendations of the urban design report. A floor space ratio of approximately 2.8:1 could be achieved via this approach. However, some redesign and further refinement of the applicant's proposal would be required to achieve an acceptable development outcome.

Consideration of site-specific matters indicates that it is possible to allow development of height up to 25 metres in this particular location as per the urban design report recommendations, provided that the increased heights are implemented on the south-western parts of the site to reduce overshadowing and amenity impacts on existing residences on the adjoining sites. However, the size and scale of the development means that the impacts on interface with adjoining low-scale development need to be properly addressed.

Therefore, the alternative proposal and the full recommendations of the urban design report should be adopted, which (with design amendments) would achieve a SEPP 65/Apartment Design Guide compliant design, albeit at a much higher maximum building height of 25 metres (eight storeys) and a higher FSR of 2.8:1. This would require a new planning proposal to be prepared.

Details of Planning Proposal Options

Amend Canterbury Local Environmental Plan (LEP) by:

- Rezoning the site from R3 Medium Density Residential to R4 High Density Residential;
- Increasing the maximum permissible building height from the currently allowable maximum of 8.5 metres to 25 metres; and
- Increasing the maximum Floor Space Ratio to 2.8:1.

RECOMMENDATION:

THAT

1. The 'alternative proposal' option contained in the urban design report entitled "Urban Design Review of Planning Proposal 998 Punchbowl Road (1499 Canterbury Rd), Punchbowl" prepared by Annand Associates, dated December 2015, that identifies rezoning of the subject land to R4 High Density Residential from R3 Medium Density Residential and includes development standards of a maximum building height of 25m and maximum floor space ratio of 2.8:1, be adopted
2. The current planning proposal for the site at 998 Punchbowl Road, Punchbowl to change the proposed development standards to a maximum building height of 25m and maximum floor space ratio of 2.8:1, be amended.

COUNCIL MEETING**17 MARCH 2016****MINUTES OF THE ORDINARY MEETING OF CANTERBURY CITY COUNCIL, HELD IN THE COUNCIL CHAMBERS, 137 BEAMISH STREET, CAMPSIE ON THURSDAY, 17 MARCH 2016 AT 7.38 P.M.****PRESENT**

The Mayor, Councillor B. Robson, in the Chair, the Deputy Mayor, Councillor K. Saleh and Councillors P. Azzi, L. Eisler, M. Hawatt, F. Kebbe, K. Nam, E. Paschalidis-Chilas and C. Vasiliades.

The Chairperson acknowledged the traditional owners of the land and paid respect to their ancestors.

OPENING PRAYER

Councillor Kebbe opened the meeting with a prayer.

CONFIRMATION OF MINUTES

Min. No. 78 RESOLVED (Councillors Hawatt/Azzi)
THAT the Minutes of the Council Meeting held on 25 February 2016, numbered 29 to 55, copies of which were previously circulated to the Councillors, be taken as read and confirmed.

APOLOGY

An apology tendered on behalf of Councillor M. Adler was received and leave granted.

At this stage of the meeting a one minute silence was observed in memory of former Mayor, Councillor John Gorrie and former Councillor Carlo Favorito.

MAYORAL MINUTES

- 1 CYCLONE WINSTON – FIJI**
FILE NO: M-14-5 PT2, D-14-3

Min. No. 79 RESOLVED (Councillor Robson)
THAT \$5,000 be donated under our Emergency Relief Program to the Australian Red Cross Cyclone Winston Appeal.

ADOPTION OF TRAFFIC COMMITTEE REPORT

FILE NO: L-50 PT5

Min. No. 80 RESOLVED (Councillors Azzi/Hawatt)
THAT the minutes of the Traffic Committee meeting held on 7 March 2016 and the recommendations contained therein, be adopted.

COUNCIL MEETING**17 MARCH 2016**

OFFICERS REPORTS**1 STRATEGIC REVIEW OF LOAN PORTFOLIO**

FILE NO: L-39-5

Min. No. 81 RESOLVED (Councillors Hawatt/Kebbe)

THAT the use of our internal reserves for the purpose of paying out our loans be ratified and the need to replenish the reserves as outlined in the report be acknowledged.

2 2A WILSON AVENUE, BELMORE - LEASE RENEWAL AND REQUEST FOR RENTAL SUBSIDY

FILE NO: 959/2AD

Min. No. 82 RESOLVED (Councillors Hawatt/Kebbe)

THAT the matter be deferred for consideration at the Council meeting on 28 April 2016.

3 INTERNAL AUDIT COMMITTEE

FILE NO: A-46-4 PT5

Min. No. 83 RESOLVED (Councillors Hawatt/Paschalidis-Chilas)

THAT the minutes of the Internal Audit Committee meeting held on 23 February 2016 be endorsed.

4 INVESTMENTS AS AT 29 FEBRUARY 2016

FILE NO: I-30-9 PT4

Min. No. 84 RESOLVED (Councillors Hawatt/Kebbe)

THAT the report be noted.

5 AMENDMENT TO PLANNING PROPOSAL AT 998 PUNCHBOWL ROAD, PUNCHBOWL

FILE NO: T-29-169

Min. No. 85 RESOLVED (Councillors Hawatt/Azzi)

THAT

1. The 'alternative proposal' option contained in the urban design report entitled "Urban Design Review of Planning Proposal 998 Punchbowl Road (1499 Canterbury Rd), Punchbowl" prepared by Annand Associates, dated December 2015, that identifies rezoning of the subject land to R4 High Density Residential from R3 Medium Density Residential and includes development standards of a maximum building height of 25m and maximum floor space ratio of 2.8:1, be adopted.
2. The current planning proposal for the site at 998 Punchbowl Road, Punchbowl to change the proposed development standards to a maximum building height of 25m and maximum floor space ratio of 2.8:1, be amended.

COUNCIL MEETING**17 MARCH 2016**

FOR	AGAINST
The Mayor, Councillor Robson	Councillor Eisler
The Deputy Mayor, Councillor Saleh	
Councillor Azzi	
Councillor Hawatt	
Councillor Kebbe	
Councillor Paschalidis-Chilas	
Councillor Vasiliades	

During discussion on the above item, Councillor Nam left the Council Chamber at 7.54 p.m.

6 ENVIRONMENTAL MANAGEMENT PLAN 2015
FILE NO: E-37-1 PT6

Min. No. 86 RESOLVED (Councillors Hawatt/Azzi)
 THAT the amended Environmental Management Plan 2015 be adopted.

7 REGIONAL RENEWABLE ENERGY MASTER PLAN
IMPLEMENTATION UPDATE - "OUR SOLAR FUTURE"
FILE NO: E-37-1 PT6

Min. No. 87 RESOLVED (Councillors Eisler/Paschalidis-Chilas)
 THAT

1. The Regional Renewable Energy Master Plan progress report be noted.
2. The Our Solar Future initiative and related projects be supported.

ADVISORY COMMITTEES

1 ARTS AND LIBRARY ADVISORY COMMITTEE
FILE NO: C-90-14

Min. No. 88 RESOLVED (Councillors Paschalidis-Chilas/Eisler)
 THAT the minutes of the Arts and Library Advisory Committee meeting held on 3 March 2016 be endorsed.

2 DISABILITY ACCESS COMMITTEE
FILE NO: D-22-1 PT9

Min. No. 89 RESOLVED (Councillors Eisler/Saleh)
 THAT the minutes of the Disability Access Committee meeting held on 17 February 2016 be endorsed.

COUNCIL MEETING**17 MARCH 2016**

3 ECONOMIC DEVELOPMENT COMMITTEE
FILE NO: T-17-12 PT6

Min. No. 90 RESOLVED (Councillors Paschalidis-Chilas/Eisler)
THAT the minutes of the Economic Development Committee meeting held on 17 February 2016 be endorsed.

4 MULTICULTURAL ADVISORY COMMITTEE
FILE NO: M-62-1 PT8

Min. No. 91 RESOLVED (Councillors Saleh/Eisler)
THAT the minutes of the Multicultural Advisory Committee meeting held on 2 March 2016 be endorsed.

5 RECREATION ADVISORY COMMITTEE
FILE NO: R-71-1 PT3

Min. No. 92 RESOLVED (Councillors Paschalidis-Chilas/Eisler)
THAT the minutes of the Recreation Advisory Committee meeting held on 16 February 2016 be endorsed.

6 SENIOR CITIZENS ADVISORY COMMITTEE
FILE NO: S-143-1 PT5

Min. No. 93 RESOLVED (Councillors Eisler/Paschalidis-Chilas)
THAT the minutes of the Senior Citizens Advisory Committee meeting held on 18 February 2016 be endorsed.

7 ENVIRONMENTAL AND SUSTAINABILITY COMMITTEE
FILE NO: E-37-6 PT4

Min. No. 94 RESOLVED (Councillors Eisler/Azzi)
THAT the minutes of the Environmental and Sustainability Committee meeting held on 1 March 2016 be endorsed.

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN**01/16 BARRICADES ON CORNER FOOTPATHS**
FILE NO: C-123-6 PT5, F-24-8

Min. No. 95 RESOLVED (Councillors Vasiliades/Hawatt)
THAT a report be prepared to investigate the erection of barricades on corner footpaths where there is a retail premises which has external tables and seating.

COUNCIL MEETING

17 MARCH 2016

Following consideration of the above item, Councillor Nam returned to the Council Chamber at 8.07 p.m.

The meeting concluded at 8.12 p.m.

Re: urban design tender

From: Peter Annand <peter@aaud.com.au>
To: "Stavis, Spiro" <spiros@canterbury.nsw.gov.au>
Date: Fri, 29 Apr 2016 11:07:32 +1000

I see thanks

On 29/04/2016, at 11:01 AM, Spiro Stavis wrote:

Not really, only if you want, it is only to comment on DAs.

Regards

Spiro Stavis | Director City Planning
City of Canterbury [137 Beamish St Campsie NSW 2194](#)
T: [9789 9487](tel:97899487) | **F:** [9789 1542](tel:97891542) | spiros@canterbury.nsw.gov.au |
www.canterbury.nsw.gov.au

Sent from my iPhone

On 29 Apr 2016, at 10:58 AM, Peter Annand <peter@aaud.com.au> wrote:

Do I need to ?

On 29/04/2016, at 10:53 AM, Spiro Stavis wrote:

You can

Regards

Spiro Stavis | Director City Planning
City of Canterbury [137 Beamish St Campsie NSW 2194](#)
T: [9789 9487](tel:97899487) | **F:** [9789 1542](tel:97891542) | spiros@canterbury.nsw.gov.au |
www.canterbury.nsw.gov.au

Sent from my iPhone

On 29 Apr 2016, at 10:04 AM, Peter Annand <peter@aaud.com.au> wrote:

Noticed COUNCIL IS CALLING FOR TENDERS FOR URBAN
DESIGN REPORTS...
DO I NEED TO APPLY ???
PETER

--

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