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1. Introduction

- The sites bounded by Canterbury Rd, Liberty St and Platts Ave, offers a unique opportunity to develop a new retail and residential urban complex that removes the existing unsightly semi industrial use that compromises the housing stock immediately adjacent it on the south, and replace it with new, urbane and quality housing opportunities that can benefit from the sites proximity to Canterbury Hospital, local shopping and business centres, parks and adjacent Hotels and entertainment venues.

- The architectural queues will come from the modernist Bauhaus inspired J. Robbins Manufacturing Building directly opposite and the development will also implement best standard urban design experiences within and around the base of the building that promote a positive user experience via central, heavily landscaped courtyard spaces and hybrid shared vehicle and pedestrian walkways.

Fig. 1: Bird eye sketch perspective of the design looking North-East from Liberty Street (not to scale).
2. The Site

2.1 Location

- The site is located on the southern side of Canterbury Road, Belmore, between Platts Avenue and Liberty Street.

- Currently on site are lowgrade industrial and dis-used commercial units [that also occupy the 4 houses along Platts Avenue].

- The corner use [held in different ownership but considered in this report] is a service station with an ancillary auto electrical mechanic’s workshop.

Fig. 2: Aerial Photo of the Subject Site (source Google Maps).
2. The Site

2.1 Location

This Urban Design Analysis Report examines the following:

• The broader contextual frameworks that should support such a development.

• Existing and future planning frameworks.

• Surrounding buildings, existing and proposed and their likely impacts in terms of the controls relative to this development.

• Proposed built form on the subject site and impact on the adjacent properties.

• The impact of the draft built form controls in terms of traffic and appropriateness of the dedication to Council of a 6m wide road reserve connecting Liberty Street and Platts Avenue.

Fig. 2: Aerial Photo of the Subject Site (source Google Maps).
2. The Site

2.2 Site Plan

- Exceptional site as a result of the amalgamation of sites at 642-644 Canterbury Road, 1-3 Platts Avenue and 2a/2b/2c/2d Liberty Street.

- Allows for high level urban design outcomes that integrates quality residential living with an integrated urban neighbourhood experience.

- It will treat the whole block as a totality and, by also allowing for the creation of a through-block laneway between Liberty Street and Platts Avenue, it aims to reinvigorate, encourage and enhance pedestrian connectivity and permeability into the residential zoning to maintain a human dimension as the Canterbury Road corridor develops with mixed use development.

Fig. 3: Site Plan (not to scale).
2. The Site
2.3 Streetscape & Boundaries

Photo 1: Subject site looking South-East (source Google Street View)

Photo 2: Subject site looking South-West (source Google Street View)
2. The Site

2.3 Streetscape & Boundaries

Photo 3: Subject site looking North-East (source Google Street View)

Photo 4: Subject site looking North-West (source Google Street View)
2. The Site
2.4 Existing Envelopes

Photo 5: 642-644 Canterbury Road (lots 1 & 2), looking South (source Google Street View).

Photo 6: 642-644 Canterbury Road (lots 1 & 2), looking South-West (source Google Street View).

Photo 7: 642-644 Canterbury Road (lots 1 & 2), looking North-West (source Google Street View).

Photo 8: 1-3 Platts Avenue (lots 4 & 5), looking West (source Google Street View).
2. The Site

2.4 Existing Envelopes

Photo 9: 2A Liberty Street (lot 51), looking South-East (source Google Street View).

Photo 10: 2B/2C/2D Liberty Street (lots 1, 2 & B), looking East (source Google Street View).
2. The Site

2.4 Existing Envelopes

Photo 11: adjoining property looking North-East from Liberty Street (source Google Street View).

Photo 12: adjoining property looking South-East from Canterbury Road (source Google Street View).

Photo 13: adjoining property looking South-West from Canterbury Road (source Google Street View).
3. Proposed Envelope

3.1 Built Form

3D Perspective 1: bird eye perspective of the proposed envelope looking North-East (not to scale).

3D Perspective 2: proposed envelope looking South-West from the corner of Canterbury Road & Platts Avenue (not to scale).

3D Perspective 3: proposed envelope looking South-East from the corner of Canterbury Road & Liberty Street (not to scale).

3D Perspective 4: proposed envelope emphasizing the void between blocks to allow higher sunlight access and cross ventilation efficiency (not to scale).
3. Proposed Envelope

3.1 Built Form

3D Perspective 5: proposed envelope looking North-East along Liberty Street (not to scale).

3D Perspective 6: proposed envelope looking North-West along Platts Avenue (not to scale).
3. Proposed Envelope

3.2 Transition

3D Perspective 7: 45 deg plane and proposed envelope looking North-East along Liberty Street (not to scale).

3D Perspective 8: 45 deg plane and proposed envelope looking North-West along Platts Avenue (not to scale).
4. Design Proposal

4.1 References & Inspirations
4. Design Proposal

4.2 Sketches

**Sketch 1:** Sketch Perspective – Bird eye looking north-west from Platt Avenue (not to scale).

**Sketch 2:** Sketch Perspective looking north-west from Platt Avenue with a closer look to the laneway (not to scale).
4. Design Proposal

4.2 Sketches

Sketch 3 (left): Sketch Perspective looking north-east from Liberty Street showing the access to the laneway and its harmony with surrounding houses (not to scale).

Sketch 4 (right): Sketch Perspective of the laneway emphasizing the connection between design and community (not to scale).
4. Design Proposal

4.2 Sketches

Sketches 5 & 6: Sketch Perspectives of Internal garden/pool courtyard facility (not to scale).
4. Design Proposal

4.3 Laneway & Open Space Concept
5. Photomontage

Fig. 4: Photomontage looking North-East from Liberty Street (not to scale).
5. Photomontage

Fig. 5: Photomontage looking North-West from Platts Avenue (not to scale).
6. SEPP 65 Compliance

6.1 Context

“Good design responds and contributes to its context which can be defined as the key natural and built feature of the area.”

Proposal

- The design of the proposed residential area aims to bring a new purpose to a currently ineffective and partially disused parcel of land, while engaging with and enhancing its context. The subject site is at an interface transition zone between industrial/commercial and residential typology.

- The frontage of the site faces Canterbury Road that forms a strong boundary on the north-west side and provides good accessibility and northern exposure to the site. The other two boundaries are adjacent to business and residential development. The N/E corner form allows for a strong architectural expression.

- The overall development will consist of dwellings of various densities with green pockets around and responding towards the new shared laneway insertion.
6. SEPP 65 Compliance

6.2 Scale

“Good design provides an appropriate scale in terms of bulk and height that suits the scale of the street and the surrounding buildings.”

Proposal

- The proposed analysis suggest height planes that vary from 30/25/14 and zero meters. The overall massing steps and erodes its bulk as it moves down to the shared laneway space, transitioning to terrace style housing at this point to better link into the adjacent residential quarter.

- Trees will also be used as a way of mediating between the varying building scales to create an environment which is still comfortable for a human on the street level. This allows the proposed buildings to more sensitively fit within the current scale of the context.
6. SEPP 65 Compliance

6.3 Built Form

"Good design achieves an appropriate built form for a site and for the building’s purpose, in terms of building alignments, proportions, building type and manipulation of building elements."

Proposal

- The built form works with the pre-existing force of the site. The higher bulk is kept to the Canterbury Road corners of the site to present a strong urban block edge. A lower central form is proposed so that light and aspect reach into the central courtyard/plaza space.

- Building elements are articulated with great consideration to create an optimum building form which allows for better aesthetics, better view vistas and provides outdoor terraces.

- All units have good views, taking advantage of vistas towards the district views.

- Parts of the buildings have been tailored specifically to achieve 3 hours of sun to dwellings on the lower side.
The dwelling density is appropriate for the site and its future urban context. The proposed floor space ratio (FSR) is 2.7:1.

The development has mix of 147 dwellings on a site area of 4557.8 sqm, giving a net dwelling density of 322 units per hectare.

The dwelling types include one bedroom units, two bedrooms units, and three bedrooms units.

The dwelling density is sustainable due to the location of the site being within range of services and basic human necessities like food and healthcare. Bus stations are located along Canterbury Road and train stations are located at a reasonable distance from the site.
6. SEPP 65 Compliance

6.5 Resource, Energy and Water Efficiency

“Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.”

Proposal

• In order to increase energy efficiency of the buildings, the buildings are designed to optimize heat storage in winter. They are oriented towards north such that each dwelling would be able to receive optimal sunlight throughout the year. Even the ones which do not face north are thoughtfully placed such that they still get to receive optimum daylight.

• Shadow analysis is carried out to study the availability of sunny spots in the site through the different seasons. Daylight access and natural cross ventilation is incorporated into the design to increase the building performance as well and decrease the amount of electrical energy used.

• Under initial examination it appears that 3 hours of direct sunlight can be achieved for at least 70% of the units.

• The use of appropriate unit layouts generates 71% of cross-ventilated apartments.

• Apart from detailed design, material selection will also be carefully considered to ensure long life and ease of maintenance for the development.
6. SEPP 65 Compliance

6.6 Landscape

“Good design recognizes that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both the residents and or the public domain.”

Proposal

- The communal open space in the courtyard area defined by the residential blocks allow for social activities which promote community bonding.

- This area will be the focal point of the development and will provide for many activities including swimming, play areas and a herb garden.

- Each apartment has a balcony that has been located to maximize light and views while considering privacy.

- There are multiple green spaces around the development that will form a network of social spaces and are extended from the ground level up the blocks where they become outdoor terraces. These areas function as spaces of conversation, meeting, and relaxation.

- Trees will also be planted on the street level along sidewalks to create a pleasant walking environment while mediating between buildings of various scales.
6. SEPP 65 Compliance

6.7 Amenity

“The development will have a high level of amenity as noted elsewhere in the report by way of central courtyards, swimming facilities, gymnasium, working gardens and multiple outdoor terraces and a shared laneway/urban space for bike riding and the like.

- Each of the housing units has access to an outdoor space like a balcony, garden, or terrace.

- All units have well-sized rooms of useable proportions.

- All living areas which are well lit by daylight and can be naturally ventilated.

- Covered and secure parking is provided at the underground car park for residents and visitors. There is a total of 195 car parking spaces over a single basement level. 1 space per 0.75 units.

“Good design provides amenity through the physical, spatial and environmental quality of a development.”
6. SEPP 65 Compliance

6.8 Safety and Security

Proposal

- The design of the buildings optimizes safety and security, of both the development and the public domain. Lighting appropriate for locations and activities is provided accordingly.

- Safety in the courtyard is enhanced due to the passive surveillance by residents who are able to look through their windows. Ample lighting will be provided throughout the site.

- By reinforcing the development boundary, the distinction between public and private spaces is strengthened. In this design, the secured car park access will act as a safety threshold to control vehicular access into the development.

“Good design optimizes safety and security, both integral to the development and for the public domain.”
6. SEPP 65 Compliance

6.9 Social Dimension and Affordability

"Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities."

Proposal

- This new development optimizes the provision of housing to suit the social mix and needs in the neighborhood. There are a variety of economic housing choices and a mix of housing types to cater for different budgets and needs.

- The various dwellings proposed allows for a variety of residences. Families would be able to fit comfortably in a 2 or 3 bedroom unit, or a lane terrace, whilst a bachelor or young couple without children could stay in the 1 bedroom unit.

- The inclusion of a diverse dwelling mix results in a positive social benefit that will reinforce the urban life of the area.

- The outdoor spaces are designed to create and strengthen community bond between the residents within the development and adjoining neighbours by encouraging thoroughfare and offering areas for congregation and activity.

- 30% of the development will contain adaptable units - allowing for easy adaptation for a person with a disability.
6. SEPP 65 Compliance

6.10 Aesthetics

**Proposal**

- The building will reference its industrial aesthetic context with a strong formal geometry, which will then be balanced with a playful elevational activation, via colourful balcony forms etc.

- A strong high-calibre relationship with the landscape component will be presented.

- The form will transform to a more personal and layered architectural palette towards the lane and the transition between itself and the neighbouring residential buildings, providing for a seemless integration.

“Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development.”
7. Regional, Local Context + Transport

7.1 Regional and Local Context

- Located 14 km west from Sydney CBD.
- Canterbury road is a major arterial road connecting the site to its surrounding facilities, including parks, public transportation, hospital, shops and outlets.
- It is dominated by industrial and commercial use building along the main arterial road with residential housing found along the side streets generally.
- There are no trees along the main road and there are some vacant and disused retail shops and offices with many buildings in a state of disrepair. However this is likely to change as the area is redeveloped given its proximity to key infrastructure uses and its proximity to the city.

Fig. 6: Regional Context (not to scale).
7. Regional, Local Context + Transport

7.1 Regional and Local Context

Fig. 7: Local Context (not to scale).
7. Regional, Local Context + Transport

7.2 Transport

- The site is very well serviced by bus and rail connections.
- Belmore Railway Station is a 15 minute walk.
- There also are 4 bus routes that have regular 7 day services directly adjacent to the site and within very short walking distance.

Fig. 8: Transport (not to scale).
8. Contextual Analysis

8.1 Environment & Greenscape

- Advantage of having a larger facade facing the north which has the greatest opportunity to receive sunlight throughout the year.

- During summer, there will be a need for shading to the west facade.

- 10 minute walk to Belmore sport grounds and children playground [Terry Lamb Reserve] located at the north.

- Multiple reserves to the south-west with Clempton park and Yatama Park to the south east, all with in a 10 minute walk.

- Convenient balance between green space and built environment.

Fig. 9: Environment & Greenscape (not to scale).
8. Contextual Analysis

8.2 Setbacks & Topography

- The required lower level setback from Canterbury road is 3m, increasing to 5m from the fourth floor up to the top floor.

- Setback from Liberty street is 5m.

- Setbacks to the rear and along the NEW LANEWAY/SHARED SPACE, building separation have been suggested at 9m and 12m respectively.

- The site has a rather strong fall from Canterbury Road to the South, along Platt and Liberty, of about 3.65m/3.2m.

Fig. 10: Setbacks & Topography (not to scale).
9. Planning Framework
Canterbury LEP - 2012

Existing Conditions:
- **Land Zoning = B6** (Enterprise Corridor)
- **Building Height = M (12 m)**
- **Floor Space Ratio =** there is not currently designated floor space ratio for the site
- **Key Sites =** the site doesn’t fall under any key site

Future Conditions:
We have undertaken the following Urban Analysis Report with the understanding that Canterbury Council is currently undertaking a strategic review of its key statutory and development controls and specifically in respect of the Planning proposal to amend Canterbury LEP 2012 – Implementation of Canterbury Residential Development Strategy – Stage 1.

We also note that it has been requested of Council that the following changes be made in relation to this site:

1. **Confirmation of proposed B5 zoning along the Canterbury Road properties.**

2. **Amendment to the proposed zoning boundary at the southern edge of the site.**

3. **Amend in the existing 'generalized' height map for this site into a suggested 'stepped' height plan map with finer resolution.**
10. PLANS & SECTIONS

10.1 Site Plan
10. PLANS & SECTIONS

10.2 Building Height Plan
10. PLANS & SECTIONS

10.3 Setbacks
10. PLANS & SECTIONS

10.4 Level 1 Ground Floor
10. PLANS & SECTIONS

10.6 Level 4
10. PLANS & SECTIONS

10.7 Level 6
10. PLANS & SECTIONS

10.8 Level 8
10. PLANS & SECTIONS

10.9 Roof Plan
10. PLANS & SECTIONS

10.11 Section CC

11.1 Lower

11.2 Upper
12. Shadow Diagram

NEIGHBOURS SOLAR ACCESS SCHEDULE

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3 HR'S 100%
13. Privacy

BUILDINGS A & B - NEIGHBOR 1
(TOWARDS LIBERTY STREET)
13. Privacy
14. Conclusion

• The sites bounded by Canterbury Rd, Liberty St and Platts Ave, offers a unique opportunity to develop a new retail and residential urban complex that removes the existing unsightly semi industrial use that compromises the housing stock immediately adjacent it on the south, and replace it with new, urbane and quality housing opportunities that can benefit from the sites proximity to Canterbury Hospital, local shopping and business centres, parks and adjacent Hotels and entertainment venues.

• The architectural queues will come from the modernist Bauhaus inspired J. Robbins Manufacturing Building directly opposite and the development will also implement best standard urban design experiences within and around the base of the building that promote a positive user experience via central, heavily landscaped courtyard spaces and hybrid shared vehicle and pedestrian walkways.

• It is an opportunity to create a benchmark outcome in an urban mix with a social agenda that promotes community interaction and a positive revitalisation as these older uses are naturally replaced with more vital and quality solutions to deal with future housing opportunities in areas with appropriate infrastructure.