

WELCOME

The Site



Current Zoning



Recreational

Low
Density
Residential

Light
Industrial

In response to community feedback, we've prepared this Planning Proposal based on the masterplan and DCP by urban designers GMU.

This proposal is to guide the sites at 149-163 and 165-171 Milton Street, Ashbury. We aim to balance between the heritage and character values of Ashbury, housing needs for the future and planning requirements, to better integrate new development into the suburb.

Please have a look at the information boards which detail the proposal. Speak to one of our friendly project team or complete one of the activities. We're here to answer any questions you have.

Meet the Project Team

GMU Urban Design and Architecture

An award-winning, highly skilled and experienced architecture practice, specialising in the creation of great cities, neighbourhoods and locations. We provide work that is thoughtful with each solution unique.

Straight Talk

We design and implement community engagement activities that provide people with the information they need so they can make informed comment.

Standard	Current	Proposed
Zone	IN2 Light Industrial	R4 High Density Residential
Building Height	N/A (controlled by Canterbury DCP)	8.5m, 11m, 14m, 18m and 21m
Floor Space Ratio*	1.0:1	1.1:1

*What is floor space ratio? This is the ratio of a building's total floor area (zoning floor area) in proportion to the size of the piece of land upon which it is built.

HOW ARE YOU MANAGING DEVELOPMENT?



This is what you said

- Concern about increased density;
- Developers want a return and so do residents; and
- Overshadowing of homes resulting in reduction of sunlight.

What we're doing

- Council rejected previous proposals for the site because they were excessive in bulk and height, and confirm the proposal is greatly reduced from previous plans put forward by the landowners;
- Key design features to align with the streetscape include building proportions that reflect the heritage of the area;
- The proposed maximum is six storeys – next to WH Wagener Oval, tapering to townhouse or semi-detached style at 1-2 storeys at the street edges. This design ensures minimal visual intrusion when viewed from adjoining backyards. Most buildings will be three storeys or less; and
- The design is proposed to maximise solar access compliant with Council requirements.

WHAT ABOUT ACCESS, CONGESTION AND TRAFFIC?



Milton Street adjacent to southern site

This is what you said

- Everything will need an upgrade as it's already at capacity;
- Milton Street had more than seven accidents last year and pedestrians are at risk;
- Trains are over capacity; and

What we're doing

- In line with traffic management requirements, a new road and new roundabout are proposed, to manage traffic movements and ensure low car speeds for pedestrian safety;
- Access to individual buildings from the ground level will satisfy waste management controls, emergency services and street address requirements;
- Whilst the area is well serviced by bus at peak and afternoon times, there are relatively low levels of service outside of the peaks, and the site is 1.4 km from the nearest railway station. Council will be lobbying for additional bus services.; and
- Please note that all resident parking will be provided on site.

WHAT ABOUT HERITAGE?



Trevenar Street leafy streetscape.

This is what you said

- The majority of Ashbury is a Heritage Conservation Area (HCA) with houses predominantly single storey bungalows built between 1900 and 1940; and
- If the proposal does go through, planning should be consistent with the character of Ashbury.

What we're doing

Ensuring the proposal respects the content and character of the suburb and is balanced against the development yield of the site means:

- A sensitive transition to the residential interface and preservation of the heritage character;
- Lower scale to the street frontages in the proposed masterplan (townhouses or semi-detached); and
- Similar scale to the surrounding housing and a design set back that sits comfortably within the existing residential forms and minimise visual impact; and
- Taller buildings are well set back from the edges of neighbouring properties.

WHAT ABOUT THE ENVIRONMENT?



Figure 32: Historic and current aerial photographs of Wagener Oval. Source: Canterbury City Council

This is what you said

- Concerns about environmental issues, asbestos, storm water runoff and contamination;
- Loss of trees, leading to soil stability and privacy loss and landscaping of the area; and
- Any construction should minimise noise levels, road closures, dust and other environmental factors during construction due to surrounding residential areas and likelihood of contamination.

What we're doing

WH Wagener Oval is a former landfill, which was closed around 50 years ago and the site is formerly a brickworks. So far, the site has not identified any major contamination issues, and more detailed assessments will need to be carried out at the Development Application stage. The Contamination Studies prepared by the Landowners have been made publicly available as part of the exhibition material.

Retaining as many mature trees as possible is a priority. There is a recommended deep soil zone along the edge of the oval with a minimum of 6m to retain mature trees, a minimum 2m around the properties, and 5m at the front boundary. The plans recommend landscaping for sufficient privacy in line with Council recommendations. The developers will be required to fix existing stormwater issues on their sites as part of any redevelopment.



This is what you said

- Concerns about social and economic impacts;
- Increase in noise, traffic and pressure on limited recreational spaces; and
- Residents have a strong sense of community and adding more residents will reduce familiarity.

What we're doing

- Council is confident the area is well serviced by open spaces and existing urban infrastructure and facilities, including the nearby schools;
- At the development assessment stage, Council would require Development Contributions towards land for community facilities; and
- Social interaction is likely to occur in well-designed communal open areas, public domain spaces and common circulation area which are included in the proposed masterplan; and
- This would include a new through site link to the Park from Milton Street, via a new street which would be created.

INDICATIVE TIMEFRAME

Community
consultation

Council
meeting

New Local
Environmental
Plan (LEP)
created

November 2017
– February 2018

March / April

Possible Finalisation
Mid 2018

Thank you for taking the time to attend today's session. We really appreciate your valuable feedback.

Project Updates

If you'd like to receive regular updates about this project, please leave your email address or details with the project team.

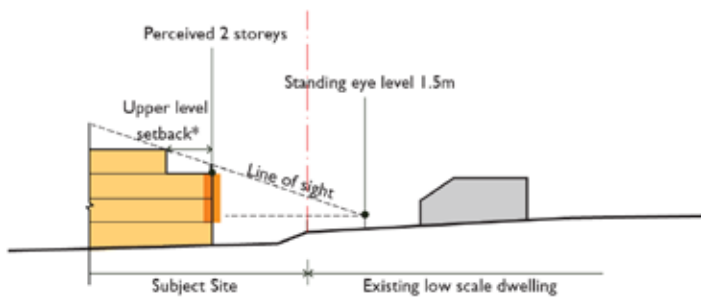
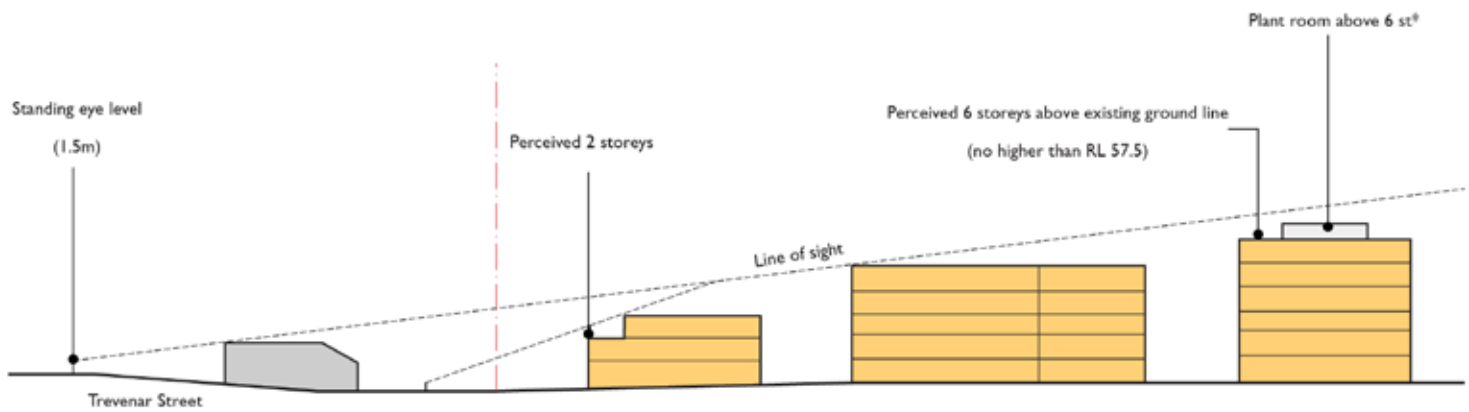
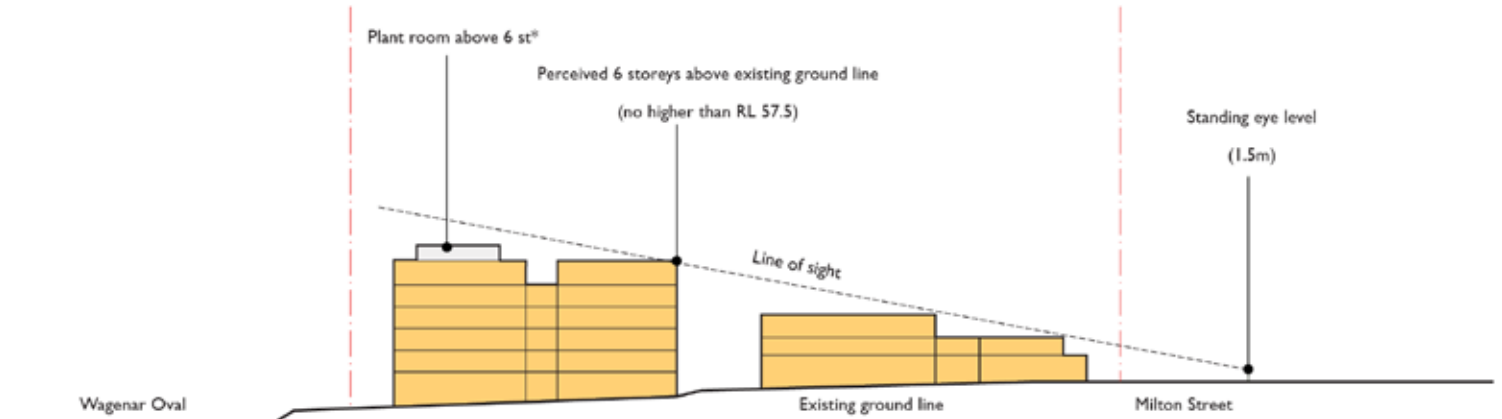
Should you have any questions after today, please email us: **council@cbc.city.nsw.gov.au** or call **9707 9000**

OR jump online and give your feedback: **haveyoursay.cbc.city.nsw.gov.au**



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|--|---|--|
|  Site boundary |  Deep soil zone |  Pedestrian links |
|  Proposed building |  Private garden |  Vehicular access |
|  Communal open space |  Proposed new road |  Trees |

Note:
Numbers refer to the maximum number of storeys.
Plant room to be out of line of sight, view from Milton Street and Trevenar Street.



Future built form
 Plant room
 Existing building

Note:

* Please refer to clause F11.6 Upper Level Setback of this DCP.