



Pacific Planning Pty Ltd

Property | Planning | Project Management

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29 May 2018

Planning Proposal – 10-14 Merton Street, Sutherland

Further to the meeting of 15 May 2018 between the proponent, the Department, Architectus and the proponent's architect on the Architectus Urban Design & Planning Report for land at 10-14 Merton Street, Sutherland, a modified development scheme has been prepared that more closely aligns with the development scenarios contemplated in the Architectus Report.

Firstly however, the issue around site amalgamation needs to be clarified as this significantly effects the findings and assessment of the Report which is based on a non-existent and fanciful development outcome. It begs the question of how a reliable scientific investigation can be undertaken when seeking to inform the future controls and development outcome for the site.

Site Amalgamation

The purpose of this Planning Proposal process was to facilitate a better planning outcome through an amalgamated site. It has been broadly agreed that the best urban planning outcome is achieved by amalgamating the properties at 10 to 14 Merton Street.

The site is currently in separate ownership. Both sites have approved DA's. 12-14 Merton Street has approval for 24 units and 10 Merton Street has approval for 36 units. A total yield of 60 units.

The Architectus Urban Design & Planning Report uses a base scenario under the existing controls with an assumption of an amalgamated site. This has subsequently and inappropriately informed the analysis and assessment of other built form scenarios.

Therefore, it is requested that the base case development scenario be completely removed, and the approved development applications be used to enable an accurate assessment of alternative development scenarios. The site is not amalgamated and will not be amalgamated under the existing controls and therefore the base case scenario does not exist and never will exist. The entire report is therefore flawed and cannot be appropriately used to consider a better development outcome for the site based on amalgamation. This needs to be changed to reflect reality for future development.

Revised Scheme

A revised scheme has been prepared that re-considers that overall total height and the interface with the adjoining school. In doing so the following changes have been made:

- A reduction in overall total height to 8 storeys (or 25 metres);
- The rear setback to the school has been increased to 6 metres to the 4 storey podium;
- The maximum height to the school is 7 storeys and is setback 9 metres;
- The development transitions in height from a maximum of 8 storeys to 7 and then a 4 storey podium.
- Dwelling orientation for units on levels 5 to 7 nearest the school are orientated away from the school to protect privacy.
- The FSR is reduced from 2.5:1 to 2.3:1.

The benefits of the revised scheme include:

- Improved transition in height from a maximum of 10 storeys of future development to the north (30 metres) to part 8 and 7 storeys for the subject site (25 metres) and future 6 storeys (20 metres) to the south.
- The revised scheme continues to provide a much improved development outcome facilitated by amalgamation. It enables an increased set back to the southern property boundary by shifting density to the north of the site to dramatically improve existing solar amenity of the adjoining property and visual impact.
- The side setback to the north is also increased from that approved by an additional 1.5 metres.
- A larger, more accessible communal open space is facilitated by amalgamation compared to the multiple approved DA's.
- The bulk and scale is improved as it presents to the street and the school.

Final Comments

- The two approved DA's can be activated and developed at any time. The purpose of the planning proposal is to facilitate a better planning outcome.
- Under the Architectus urban design analysis at 1.8:1 will only produce an additional 3 apartments in a combined scheme.
- An increase in 3 apartments will not justify the additional costs involved in amalgamating the properties.
- The revised (compromised scheme) proposes a height of 25 metres to enable a maximum of 8 storeys for part of the building that masses to the north of the site against the northern boundary that has a site control of 30 metres in a mixed use building.
- The scheme thus pushes increased density from the southern boundary to the north to provide the increased set back to the southern boundary.
- The design also shifts height to the front of the site and transitions away towards the school to 7 storeys and 4 storeys.
- The revised scheme justifies the absorption of the additional costs of amalgamating the sites whilst enabling the scheme to achieve the requirements of SEPP 65 and the ADG.

- Attached is a revised concept for the site that considers the issues raised by Architectus including impacts to the school grounds, overall height and transition across the development outcome, along the street frontage from the north to the south and east west towards the school.

A mixed use 10 storey building is permissible on the site to the north, and Sutherland is identified as a Strategic Centre. This is an amalgamation opportunity for a better outcome while aligning density to the strategic planning framework. The Architectus report specifically mentions the site being located in the Sutherland Town Centre and the strategic planning reference of its inclusion in the South District Plan. The reference in the report makes specific mention of the objectives of increased density for land within close proximity to centres and transport and makes mention of the high housing targets required to be achieved within the next three years. However, this strategic prescriptive requirements District Plan is not translated into the context of the report or the matrix applied to consider the design outcomes.

Pacific Planning

site area 3148m²
open space 1608m²
51%

potential yield

L1 950m²
L2-4 1135m² x 3 = 3405m²
L5-7 790m² x 3 = 2370m²
L8 540m²

total 7265m²

fsr 2.3:1

- Site boundary
- Proposed built form
- DA approved buildings



ROOF PLAN



Increased setbacks to the north boundary of 1.5 metres at podium and upper levels.

Communal open space exceeds the minimum requirements of the ADG for area and solar amenity.

A reduction in height to the school and rear boundary to four levels.

AMENDED ENVELOPE

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TOWER - TYPICAL L05-07 FLOOR PLAN

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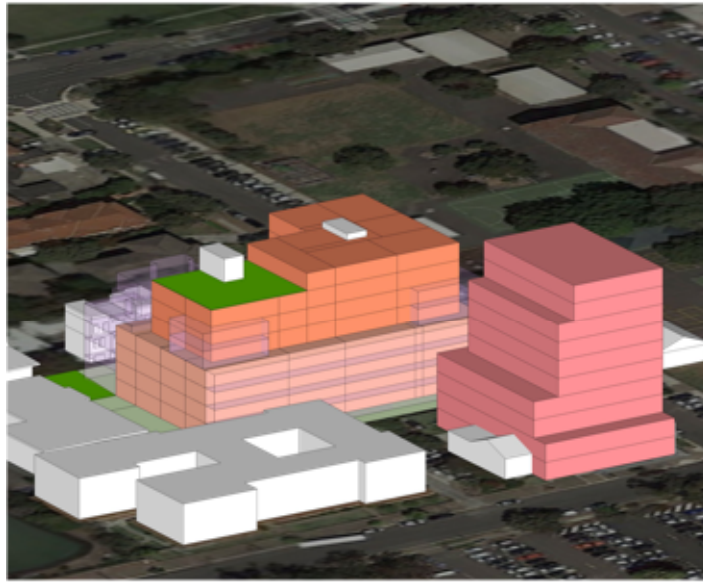
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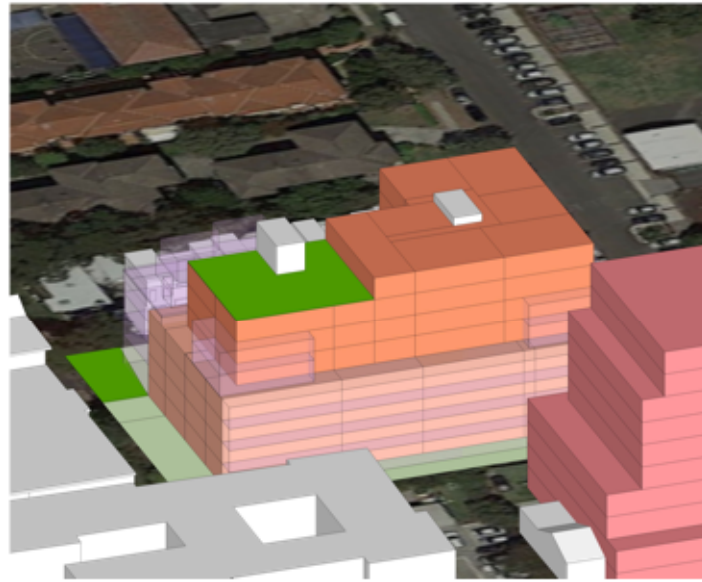
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PODIUM - TYPICAL L01 - 04 FLOOR PLAN

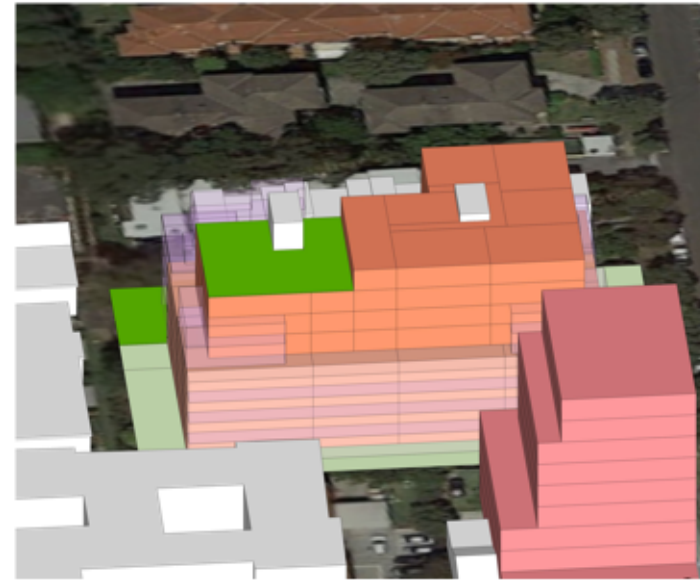
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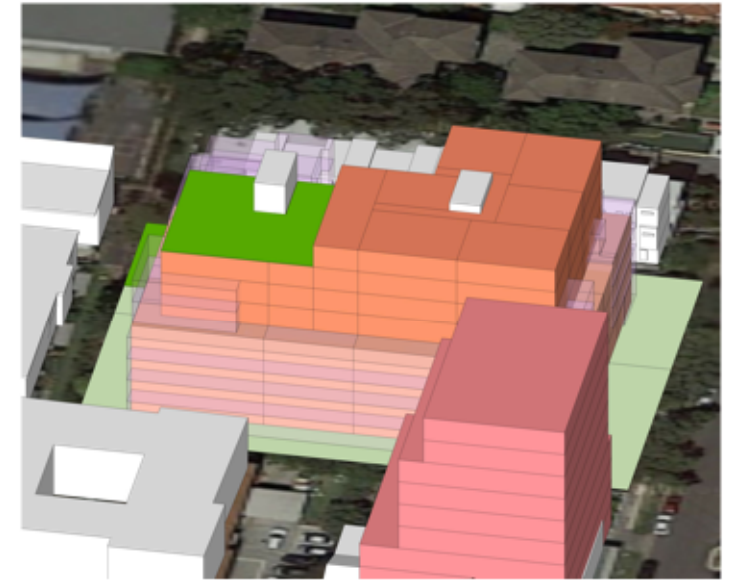
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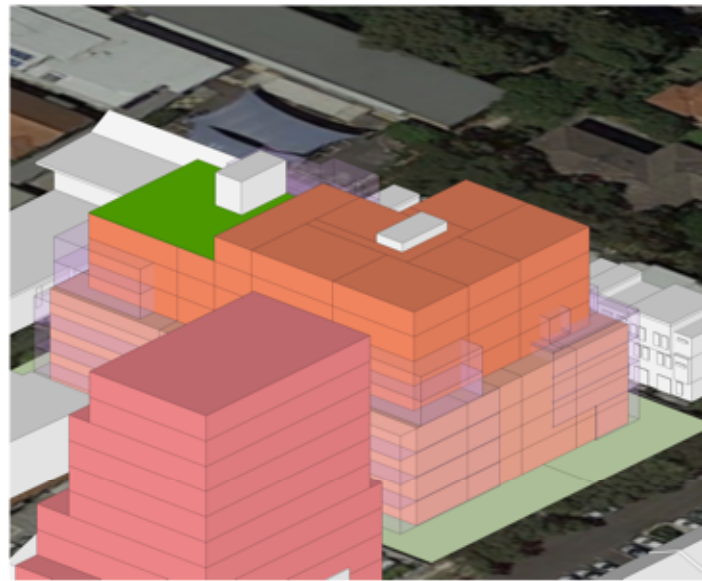
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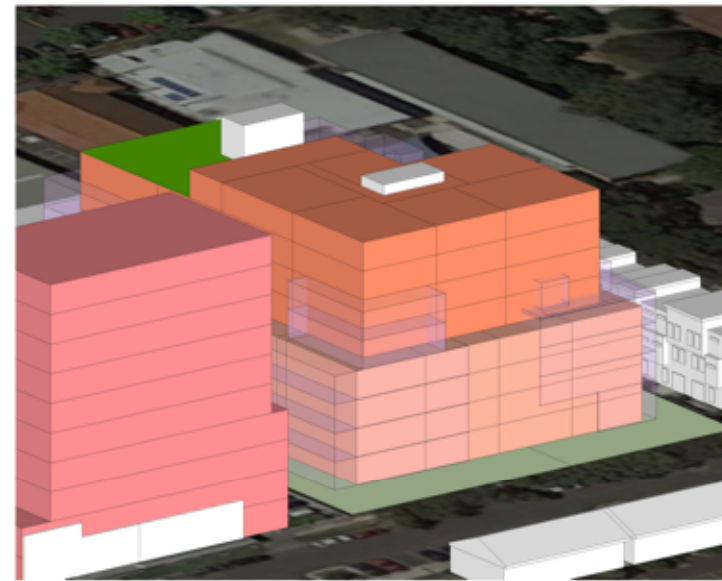
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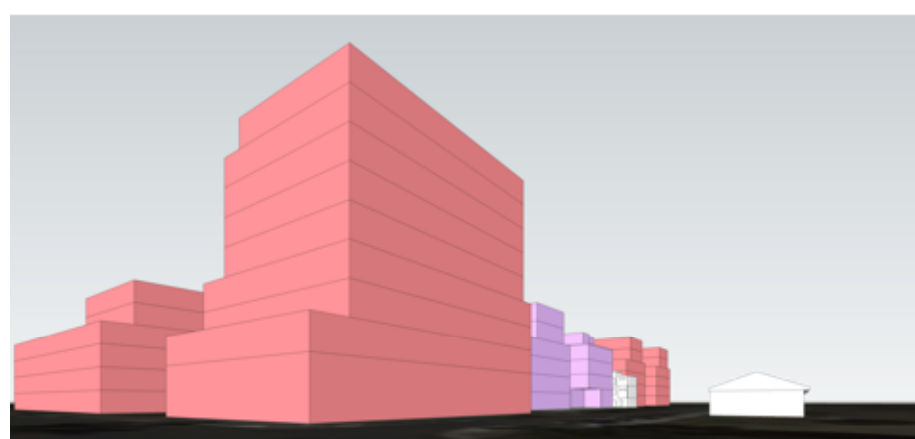
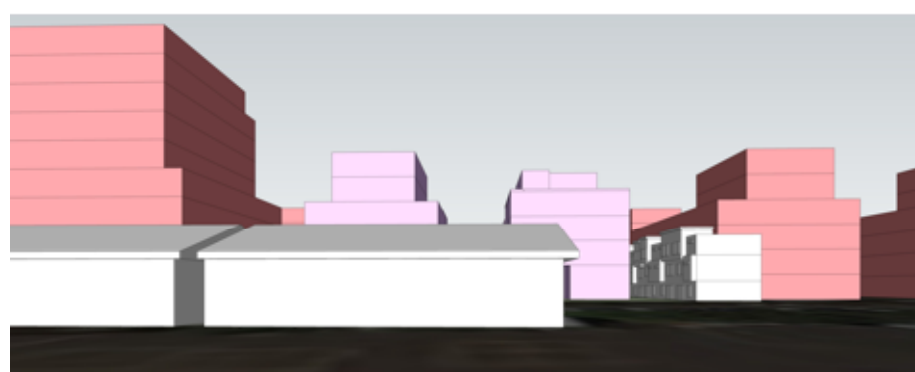
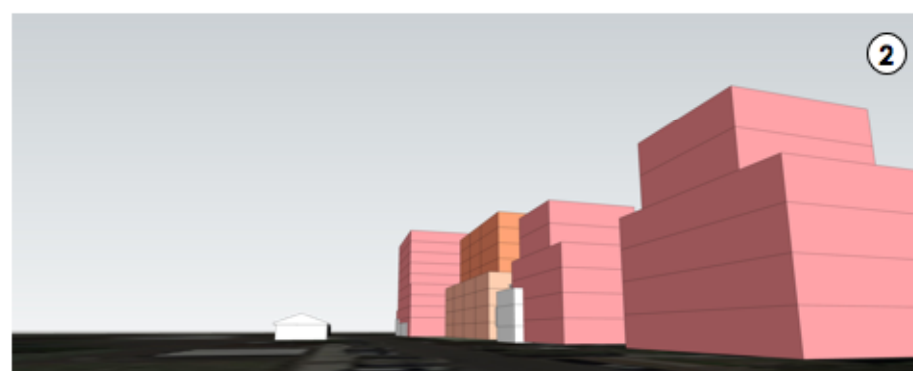
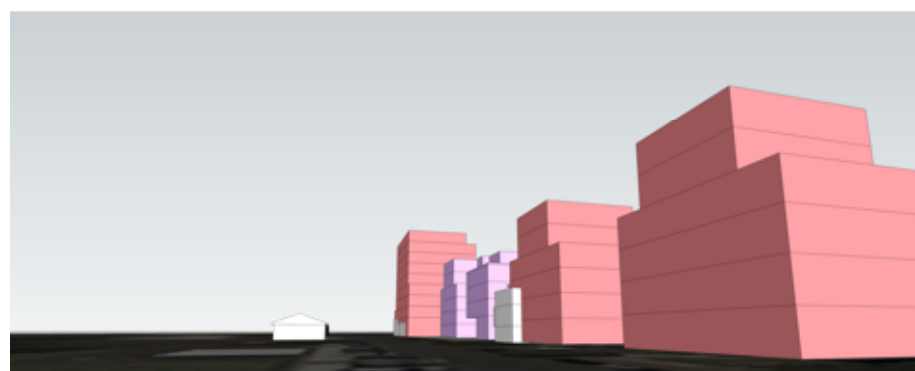


2pm



3pm

- Site boundary
- Proposed built form
- DA approved buildings



APPROVED

- Proposed built form
- DA approved buildings
- Possible Future Envelope

PROPOSED



PERSPECTIVE VIEW LOCATION