

Planning proposal to permit increased FSR on large sites, at 2-16 Sixth Avenue, Campsie

Proposal Title : Planning proposal to permit increased FSR on large sites, at 2-16 Sixth Avenue, Campsie

Proposal Summary : The intention of the planning proposal is to encourage site amalgamation and facilitate maximisation of the site's residential development capacity by:

- Introducing a site specific provision to permit an increased FSR, from 1.8:1 to 3.0:1, where the site area exceeds 3,000 sqm and the site frontage exceeds 50m.

PP Number : PP_2015_CANTE_001_00 **Dop File No :** 14/19791

Proposal Details

Date Planning Proposal Received : 02-Feb-2015 **LGA covered :** Canterbury

Region : Metro(CBD) **RPA :** Canterbury City Council

State Electorate : CANTERBURY **Section of the Act :** 55 - Planning Proposal

LEP Type : Spot Rezoning

Location Details

Street : 2-16 Sixth Avenue

Suburb : Campsie **City :** Sydney **Postcode :** 2194

Land Parcel : Lot 1 DP 125349; Lot 1 DP 10514; Lot B DP 312268; Lot A DP 312268; Lot B DP 394878; Lot A DP 394878; Lot B DP 307066; Lot A DP 307066

DoP Planning Officer Contact Details

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RPA Contact Details

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DoP Project Manager Contact Details

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Land Release Data

Growth Centre : **Release Area Name :**

Regional / Sub Regional Strategy : **Consistent with Strategy :**

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MDP Number :

Date of Release :

Area of Release
(Ha) :

Type of Release (eg
Residential /
Employment land) :

No. of Lots : 0

No. of Dwellings : 0
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Lobbyists Code of
Conduct has been
complied with : **Yes**

If No, comment :

Have there been meetings or
communications with
registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting
Notes :

The planning proposal is generally supported because:

- it satisfies State and subregional metropolitan strategy objectives, which encourage developments capable of achieving integrated land use and transport, noting the site's close proximity to the Campsie Train Station and Campsie Town Centre;
- it implements the intent of the Canterbury Residential Development Strategy by encouraging amalgamation of eight separate and relatively small lots to facilitate high density residential flat development, maximising the developmental capacity of a key site in close proximity to Campsie Station; and
- the current FSR of 1.8:1 would yield an internal rate of return that is less than the industry benchmark and, based on cost inputs provided by the developer, there appears to be grounds to increase density controls.

External Supporting
Notes :

Council supports this planning proposal because it:

- supports the intent of Council's Residential Development Strategy, to encourage consolidation of R4 High Density Residential zone to facilitate residential flat buildings; and
- actions a resolution of Council of 2 October 2014, to increase the Floor Space Ratio from 1.8:1, if the site exceeds 3,000sqm.

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The objective of the planning proposal is to facilitate high density residential development on the subject site to facilitate maximisation of the residential development opportunity of the site. This is considered adequate.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The planning proposal explains that an amendment to Canterbury LEP 2012 will need to be made to include an additional clause in Part 4 to permit an FSR control on the subject site of 3.0:1 where the site area exceeds 3,000sqm and the site frontage exceeds 50m. This is considered adequate.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

3.1 Residential Zones

3.4 Integrating Land Use and Transport

* May need the Director General's agreement

4.1 Acid Sulfate Soils

7.1 Implementation of A Plan for Growing Sydney

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)

SEPP No 55—Remediation of Land

SEPP No 65—Design Quality of Residential Flat Development

SEPP (Building Sustainability Index: BASIX) 2004

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **No**

If No, explain :

The planning proposal is consistent with all SEPPs.

S117 Direction 3.1 Residential Zones

The Direction encourages a variety and choice of housing types, making use of existing infrastructure and services, ensuring new housing has appropriate access to infrastructure and services, and minimises impact of residential development on environment and land resources, and is of good design. The proposal is consistent with this Direction, by ensuring new housing has appropriate access to infrastructure and services.

S117 Direction 4.1 Acid Sulphate Soils.

The Direction requires that a relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulphate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils.

The site is identified as Class 5 on the Acid Sulfate Soils Map in Canterbury LEP 2012. The planning proposal proposes an intensification of land use for high density residential purposes on land that is approximately 270m from the mapped boundary of Class 5 and Class 4 Acid Sulfate Soils. However, the site is located at an elevation of between 13.0m and 16.0m Australian Height Datum (AHD) and the watertable is unlikely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land. The inconsistency is therefore of minor significance and justified, and can be addressed at the Development Application stage.

Mapping Provided - s55(2)(d)

Is mapping provided? **No**

Comment :

Draft maps are not required.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

Given the nature of the planning proposal a community consultation period of 28 days is proposed by Council.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in
relation to Principal
LEP :

Canterbury LEP 2012 was published on 21 December 2012.

Assessment Criteria

Need for planning
proposal :

The planning proposal is required to assist in achieving Council's intention to permit higher density residential development on the site, whilst preventing fragmented development at the increased density.

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Consistency with strategic planning framework :

The planning proposal is consistent with A Plan for Growing Sydney, in particular the following:

- **Direction 2.1: Accelerate housing supply across Sydney; and Action 2.1.1: Accelerate housing supply.** The proposal directly facilitates housing supply close to jobs and serviced by frequent public transport services. The proposal does not, however, increase housing choices, as Campsie produced the highest number of net additional dwellings between January 2004 and December 2012 (25 percent of all dwellings) and these consisted of dwellings as part of mixed use developments (approximately 40%) and RFBs (approximately 32%). This does, however, fit with the significance of Campsie as Town Centre and commercial hub of the area.

- **Direction 2.2: Accelerate urban renewal across Sydney – providing homes closer to jobs; Action 2.2.2: Undertake urban renewal in transport corridors.**

The proposal facilitates urban infill and lifts housing production around a local centre, transport corridors and public transport access point.

- The planning proposal is consistent with priorities for the South Subregion, in A Plan for Growing Sydney. It facilitates acceleration of housing supply and affordability, and contributes to housing intensification and urban renewal around the established Campsie Town Centre and along a key public transport corridor.

The planning proposal appears to be generally consistent with the intent of Council's Residential Development Strategy (RDS) (2013), to increase the development capacity at the site. Council's RDS, which was endorsed by the Department on 26 June 2014, specifically recommended no change to the current height controls of a maximum of 21m, but deletion of an FSR requirement for all R4 High Density Residential zoned sites in excess of 3,000sqm and with a minimum frontage of 50m.

Council subsequently submitted the RDS Implementation planning proposal to the Department, seeking to increase the height controls from 21m to 25m on large sites and to remove FSR controls on large sites in R4 High Density Residential zones. The Department approved the planning proposal at Gateway, allowing a 25m maximum building height but not the removal of FSR controls. In order to revisit a change in FSR controls, further strategic work by Council to identify design measures to ameliorate bulky development that could result from removal of FSR requirements would be required.

Whilst the RDS Implementation planning proposal is not entirely consistent with the controls specified in the RDS, the intention of the RDS to increase the development capacity at this site has been considered. The RDS Implementation planning proposal therefore appears to be consistent with the intention of the RDS, as the developmental capacity is increased as a result of the increased height controls, but offset by maintaining the FSR controls.

This planning proposal has not provided adequate justification to demonstrate consistency with the RDS. Whilst the planning proposal appears to be consistent with the intention of the RDS to increase development capacity at the site, the planning proposal has not adequately justified the increased FSR from 1.8:1 to 3.0:1 sought for the site, against the principles of the RDS. That is, whether a developmental yield generated by a 21m height control and no FSR (as presented by the RDS) is equivalent to that generated by a building height of 25m and an FSR of 3.0:1 (this planning proposal). Further, the planning proposal has not adequately justified the increased FSR sought in terms of local context, scale, density and amelioration of potential adverse impacts.

Context:

The bulk and scale of the proposal has not been adequately justified in terms of the location's local character and the contextual streetscape of Campsie. Council's Report on the Residential Development Strategy (2 October 2014) concluded that the scale of a development, as proposed, with FSR of 3.15:1 and 25m maximum building height, would have a detrimental effect on the street as a whole.

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Scale:

The bulk and scale has not been adequately justified in terms of the bulk and height of the street and the surrounding buildings. Given the site's close proximity to Campsie Local Centre, it is appropriate to encourage site amalgamation and increased residential uplift. This is achieved through the building height bonus (21m to 25m). Council's Report on the Residential Development Strategy Implementation (2 October 2014) concluded that the FSR sought by the proponent would produce an overly bulky built form.

Density:

Council's Report on the Residential Development Strategy Implementation (2 October 2014) concluded that the bulky built form would have associated amenity impacts on both residents of the new development and surrounding developments.

The Department is of the opinion that the combined effect of a 25m height control and an FSR of 3.0:1 may create a bulky built form that is not consistent with the intention of the RDS and that is excessive with respect to the current and future-planned scale and building form of the area.

It is recommended that the planning proposal therefore be updated to provide further justification to support an FSR of 3.0:1 on the site, including an updated urban design study that adequately addresses the impact of future development on the character of the local area. The study is to be submitted to the Department for information prior to exhibition.

Environmental social
economic impacts :

Environmental:

The planning proposal will not result in any impact on critical habitat or threatened species, populations or ecological communities or their habitats, given the site's location within a fully urbanised environment.

Social:

The site is within 400m of Campsie Station and bus stops and the development is likely to contribute to reduced dependence on private vehicle usage (Principle 1: Concentrate in Centres; and Principle 3: Align Centres within Corridors, of Integrating Land Use and Transport).

Economic:

The proposal is likely to contribute to the economic viability of the Campsie Town Centre as a result of increased population.

Assessment Process

Proposal type :	Routine	Community Consultation Period :	28 Days
Timeframe to make LEP :	9 months	Delegation :	RPA
Public Authority Consultation - s56(2) (d) :	Transport for NSW Transport for NSW - Roads and Maritime Services Sydney Water Other		
Is Public Hearing by the PAC required?	No		
(2)(a) Should the matter proceed ?	Yes		
If no, provide reasons :			
Resubmission - s56(2)(b) :	No		
If Yes, reasons :			

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Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Covering Letter from Council - 2.02.2015.pdf	Proposal Covering Letter	Yes
Planning Proposal, community consultation and maps.pdf	Proposal	Yes
Addendum to Planning Proposal - s117 Direction 4.1 Acid Sulfate Soils.pdf	Proposal	Yes
Council resolution - 2.10.2014.pdf	Proposal	Yes
Urban design study (Nino Urban Planning) - 7.07.2014 .pdf	Proposal	Yes
Attachments 1 and 4 - NOT PUBLIC.pdf	Proposal	No

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **3.1 Residential Zones**
 3.4 Integrating Land Use and Transport
 4.1 Acid Sulfate Soils
 7.1 Implementation of A Plan for Growing Sydney

Additional Information : **It is recommended that the planning proposal proceed subject to the following conditions:**

1. The planning proposal is to be updated to provide further justification to support an FSR of 3.0:1 on the site, including an updated urban design study that adequately addresses the impact of future development on the character of the local area.

2. Consultation is required with the following public authorities:

- **Transport for NSW**
- **Roads and Maritime Services**
- **Sydney Water**
- **Ausgrid**

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

3. The planning proposal is to be publicly exhibited for a minimum of 28 days.

4. A public hearing is not required.

5. The timeframe for completing the Local Environmental Plan is to be 9 months from the week following the date of the Gateway determination.

Supporting Reasons : **The planning proposal is supported with conditions because it:**
 • **satisfies State and subregional metropolitan strategy objectives, which encourage developments capable of achieving integrated land use and transport, noting the site's**

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proximity to the Campsie Train Station and Campsie Town Centre;

- implements the intent of the Canterbury Residential Development Strategy by encouraging site amalgamation of eight separate and relatively small lots to facilitate high density residential flat development, maximising the developmental capacity of a key site in close proximity to Campsie Station; and
- the current FSR of 1.8:1 would yield an internal rate of return that is less than the industry benchmark and, based on cost inputs provided by the developer, there appears to be grounds to increase density controls.

Signature:



Printed Name:

Diane Sarkles

Date:

16/3/15