urban planning + development consultants

09/07/14

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The General Manager
Canterbury City Council
P.O Box 77
Campsie NSW 2194

Attn: Mr Marcelo Occhiuzzi, Director City Planning

Dear Mr Occhiuzzi,

Re: 2-16 Sixth Avenue Campsie NSW 2194

Nino Urban Planning + Development have been engaged to prepare this submission to Canterbury City Council in response to the exhibition of the Planning Proposal to amend the Canterbury LEP 2012 – Implementation of Canterbury Residential Development Strategy – Stage 1, in relation to the site at 2-16 Sixth Avenue Campsie.

The site is listed under Item H and the Site Specific Provisions (Page 17) of the Planning Proposal Exhibition Document. The amendment under the Planning Proposal, is to increase the height to 25 metres where the site area exceeds 3000sqm and the site frontage exceeds 50 metres.

This amendment to the Canterbury LEP 2012 is supported.

The Planning Proposal Exhibition Document, at Page 17, refers to the findings of the Canterbury Residential Development Strategy, which identified viability issues in relation to the current planning controls that apply to the site. Page 17 states that Council proposes to increase the height 'to enable development viability that that will result in an appropriate development form taking place'. However, the Canterbury Residential Development Strategy also found that the site should have no FSR control, if the site area exceeds 3000sqm and the site frontage exceeds 50 metres.

Therefore, an increase to the height, will not 'enable development viability', because an increase to the FSR/density is necessary to deliver the floor space to 'enable development viability'. Put simply, in order to 'enable development viability', both the Height and FSR need to be amended. One cannot work without the other.

The fact that there is no amendment to the FSR standard is directly inconsistent with the findings of the Canterbury Residential Development Strategy.

Therefore, whilst an increase to the height is supported, it is respectfully requested that Council amend the FSR development standard that applies to this site from 1.8:1 to 3.15:1, where the site area exceeds 3000sqm and the site frontage exceeds 50 metres.

The requested FSR of 3.15:1, has been derived by an Urban Study carried out by an independent urban design consultant whom reviewed and tested the height and FSR controls. The Urban Study has been prepared by Jones Sonter Architects and is submitted as an attachment to this letter, dated 09/07/14.

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The request for an increase to the FSR has been communicated to Canterbury Council since our practice submitted a submission in response to the Draft Canterbury LEP 2012 in February 2012.

Since then, the landowner and its consultants have been in discussions with Canterbury City Council. During these discussions, it has been communicated to the Council that an increase in FSR/density is required for planning, urban design and economic reasons.

Since this time, a detailed Planning Submission prepared by Nino Urban Planning + Development, an Economic Report prepared by Saab & Saunders and an Urban Analysis prepared by Candalepas Associates have been submitted in support of the proposed amendment to the FSR development standard. It is not the intention to replicate or re-submit the same documentation, however it is clear that the amendment to the FSR has been a long standing issue.

It also clear that Council has previously agreed to adopt a change to the FSR development standard for this site, which occurred at the Council meeting on October/November 2013 where the Council adopted both an increase to the height control for the site from 21 metres to 25 metres and the removal of the FSR control, if the site is in excess of 3000sqm and has a frontage in excess of 50 metres.

It is noted that in 2013, Council commissioned GLN Planning to prepare the Canterbury Residential Development Strategy. The Canterbury Residential Development Strategy undertook a comprehensive review of residential lands within the Canterbury Local Government Area, in response to matters identified during the exhibition of the Draft Canterbury LEP 2012.

The Strategy recommended that no FSR be applicable to the site if the site is in excess of 3000sqm and has a minimum frontage of 50 metres. As a result of the Strategy, Council agreed to prepare a Planning Proposal to amend the Canterbury LEP 2012, to reflect the outcomes of the Strategy.

As previously stated, at the Council meeting on October/November 2013, the Councillors of Canterbury Council resolved to increase the height control for the site from 21 metres to 25 metres and adopted the removal of the FSR control, if the site is in excess of 3000sqm and has a frontage in excess of 50 metres.

This adoption by Council formed part of the Planning Proposal documentation that was submitted to the Department of Planning & Environment.

The Planning Proposal was lodged with the Department of Planning on the 7 March 2014 and a Gateway Determination was issued by the Department of Planning on the 8 May 2014.

The Gateway Determination approved the increase in height for the subject site, however did not endorse the proposed No FSR control for sites in excess of 3000sqm.

Put simply, the Gateway Determination is inconsistent with the Council resolution, which adopted a no FSR control for the site if it is in excess of 3000sqm and has a minimum frontage of 50 metres.

A meeting was conducted with Council's Director of Planning and Manager of Development Assessment on the 29 May 2014. At the meeting, the issues relating to the Gateway Determination were discussed. The applicant advised that a submission would be lodged with Council during the exhibition of the Gateway Determination/Planning Proposal.

It is also noted, that the applicant has submitted a Pre-DA application to Council which is based upon a design with an FSR of 3.16:1.

The landowner has invested considerable time and financial resources in acquiring the site and working with Council to develop a set of planning controls that will deliver the redevelopment of the site in a sustainable, economical and environmental manner. In order to move forward, the landowner submits the Urban Study prepared by Jones Sonter to support the proposed amendment to the FSR to 3.15:1.

Accordingly, it is requested that Canterbury Council amends the FSR for the subject site to 3.15:1, where the site area exceeds 3000sqm and the site frontage exceeds 50 metres.

It is requested that Council gives due consideration to the findings of the submitted documentation.

Please do not hesitate to contact me on 0411 299 865 or wnino@nupd.com.au to discuss this matter further.

Yours sincerely

,

Wil Nino
B Planning (UNSW) MPIA MUDIA
Director
nino urban planning+development

CC: Idle Holdings Pty Ltd

Idle Holdings Pty Ltd and PF Consulting Services Pty Ltd

Sixth Avenue Urban Study

Issued for Information 09.07.2014

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Cover SK0.01 C

5/07/2014 1:02:26 PM Plot Date

CONTENTS

EXECUTIVE SUMMARY

The following analysis has been prepared for Idle Holdings Pty Ltd and PF Consulting Services Pty Ltd Joint Venture (the Client), to demonstrate a logical outcome for the development of the subject site at 2-16 Sixth Avenue Campsie. The analysis takes account of the current and proposed development controls (DCP) and standards (LEP), together with SEPP65 principles demonstrated through guidelines contained within the Residential Flat design Code (RFDC). The intention is not to undertake a full urban design study and as a consequence the DCP requirements are not interrogated.

In October 2013, Canterbury Council resolved to adopt no FSR control for this site. Council then prepared a Planning Proposal to amend the Canterbury LEP 2012 to reflect this change. In April/May 2014 the Department of Planning recommended that an FSR control be provided for the site.

The primary purpose of the study is to identify the likely FSR that would result from a design that complies with the relevant design controls and the proposed height limit of 25 metres. To this end, a concept design was prepared from first principles, adopting all the controls to discover what Gross Floor Area (GFA) would result from the exercise.

It is understood that the Client has commissioned an architectural design resulting in a set of Development Application drawings, which are due to be submitted shortly. The design that informs this study has been prepared independently and with no reference to the design that is the subject of the proposed DA. During the preparation of our work, the Client specifically withheld that design from us, as they wanted to avoid influencing our design interpretation and was interested in the conclusions that would be reached with a completely independent design approach.

At the completion of our design analysis the Client issued to us copies of the proposed DA drawings, which we note employ a different design configuration and adopt a slightly different interpretation of some aspects of the controls and guidelines. However we have not undertaken any formal peer review of the proposed DA design, and this report makes no comparative analysis between the two designs. The design concept informing this study is based on proven SEPP65 com-pliant unit designs.

The following outlines a conceptual design approach to the main issues and controls applying on the site. Analysis diagrams are provided to explain how the concept addresses the various requirements. Larger scale plans are provided in the Appendix to demonstrate how the configuration achieves workable unit designs and a realistic assessment of the development outcome.

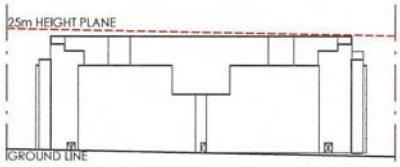
CONCLUSION

The application of the various controls has resulted in a building envelope that has been thoroughly tested to ensure that all units within the complying envelope meet SEPP65 requirements for such things as amenity, room dimensions, unit sizes, sunlight, ventilation, and mix. Furthermore, the concept has been tested relative to the DCP requirements and conforms in all cases except for a minor breach of the front additional setback by the uppermost entry foyer.

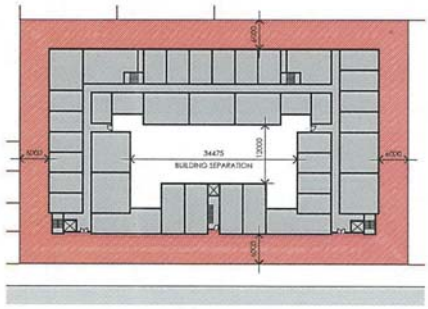
It can be concluded that a conforming design under the proposed 25 metre height limit will generate an FSR of 3.15:1 without need to fully fill the allowable building envelope. Accordingly, with the current DCP controls and a 25 metre height limit, a 3.15:1 FSR would be a reasonable control and would result in a building with an acceptable architectural presentation.

HEIGHT

The current height control is 21 metres. However the proposed height control is 25 metres. The building envelope has been configured to fit wholly under the proposed new height limit of 25 metres, which means that the upper floor units must be two-storey with their access from the lower storey, so that the lift overrun does not exceed the height limit.



2 Sixth Ave Elevation 25m Height Plane
1 : 750



LEGEND

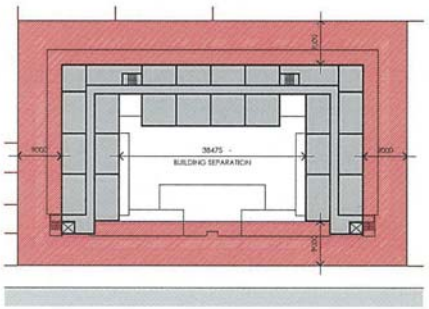
BUILDING FOOTPRINT

BUILDING SETBACK

1 Building Setbacks & Separation Ground Floor - Level 5
1 : 750

SETBACKS

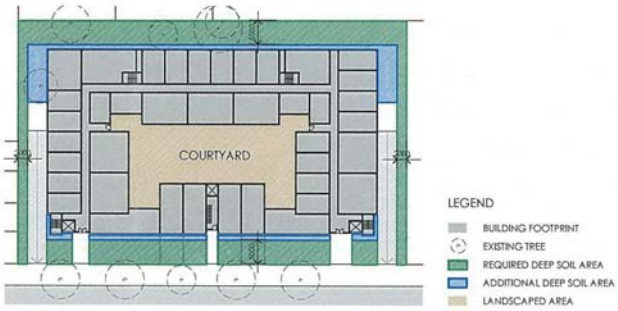
The DCP setback controls are prescriptive. The design concept conforms to all boundary setback conditions. Front and rear setbacks are both 6 metres with no encroachments as is required. Side setbacks are also 6 metres and although the DCP permits partial encroachment of 2 metres into the side setback zone, the envelope concept does not propose any encroachment as this would raise separate merit issues. The DCP seeks to have the uppermost two storeys set back a further 3 metres from all boundaries, meaning that the upper units are all required to be set back a total of 9 metres from front, rear and side boundaries. Generally the design concept adopts this additional setback control without any encroachments. However, due to the need for clear identification of the entry and vertical circulation at the street address, the lift and foyer serving upper units encroach into the 9 metre setback on one level to enable access to the upper units.



3 Building Setbacks & Separation Levels 6 & 7
1 : 750

DEEP SOIL AREA

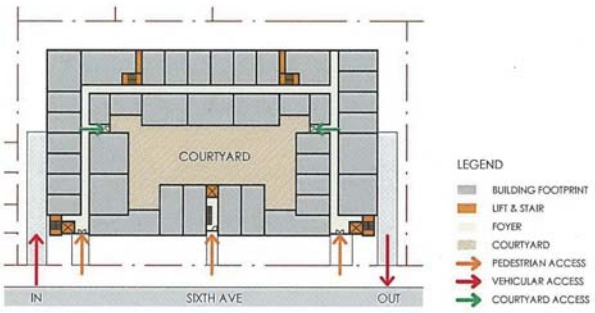
Minimum dimensions for the deep soil planting areas are shown on the below diagram. Also indicated is the anticipated additional deep soil planting areas that result from the design configuration. There are of course further ground level landscaped areas provided that would contribute to green open space, but would not conform to the definition of deep soil planting.



3 Ground Floor Deep Soil & Landscaped Area
1 : 750

ACCESS

It is considered that the clear identification of access and entry is important to the legibility of the building. For this reason, the vertical circulation and pedestrian entry points have been located directly off the street address and are highly visible. Vehicular access and egress has been located at the northern and southern ends of the site, as this is the most logical and workable arrangement for the parking system.



4 Ground Floor Access
1 : 750

CALCULATION OF GROSS FLOOR AREA

Diagrams are provided on SK2.02 in the Appendix showing the method of GFA calculation allowing for the SEPP65 recommended unit areas and room dimensions. Within the control envelope, balcony sizes that meet the DCP requirements have been allowed for.

UNIT MIX

A wide range of unit types has been provided in the design concept, ranging from 1-bedroom up to 3-bedroom and including studies in some cases. 2-bedroom units comprise the majority (56%) as this is the predominant market demand.

UNIT SCHEDULE

LEVEL	1-BED	1-BED 2 STOREY	1-BED + STUDY	1-BED + STUDY 2 STOREY	2-BED	2-BED 2 STOREY	2-BED CROSS	3-BED 2 STOREY
GROUND FLOOR	10	2	1	4	-	4	18	1
LEVEL 1	2	-	-	-	-	-	-	-
LEVEL 2	10	2	1	4	-	4	18	1
LEVEL 3	2	-	-	-	-	-	-	-
LEVEL 4	8	2	1	4	2	-	18	1
LEVEL 5	-	-	-	-	2	-	-	-
LEVEL 6	-	6	-	-	-	16	-	2
LEVEL 7	-	-	-	-	-	-	-	-
TOTAL	**32**	**12**	**3**	**12**	**4**	**24**	**54**	**5**

NOTES:
2 STOREY UNITS ARE COUNTED FROM ENTRY LEVEL

UNIT SUMMARY

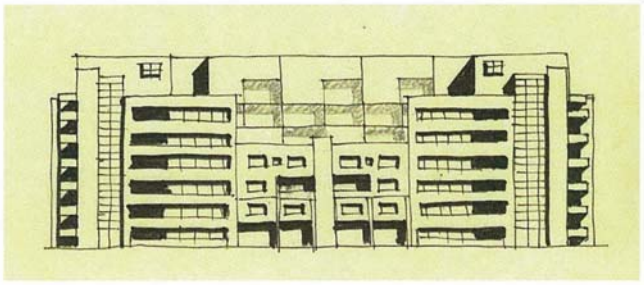
1-BED	44	30%
1-BED + STUDY	15	10%
2-BED	82	56%
3-BED	5	4%
TOTAL	**146**	**100%**

AREA SUMMARY

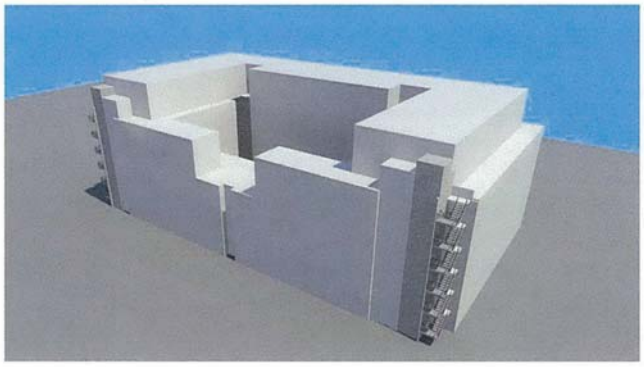
SITE AREA	4047 m²
GFA	12,766 m²
FSR	3.15:1

MASSING & STREET ADDRESS

It was previously noted that the upper additional 3 metre setback had been slightly encroached upon by the foyer and lift at the street front of the building envelope, together with the reasons for doing so. In conjunction with that, it should also be noted that the massing at the street address is not extended to the full height of the available envelope. This has been done for two reasons. Firstly, the stepping down of the massing to four storeys ensures greater penetration of morning light to the courtyard and secondly, the massing step creates three distinct elements so that the three entries to the building are represented in three massing groups and the scale is more articulated on the street front presentation.



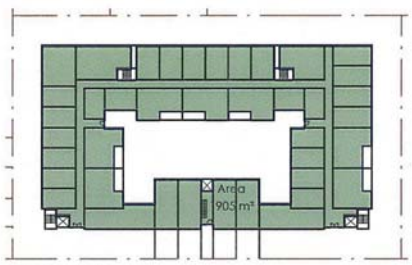
(2) Sixth Ave Elevation Sketch



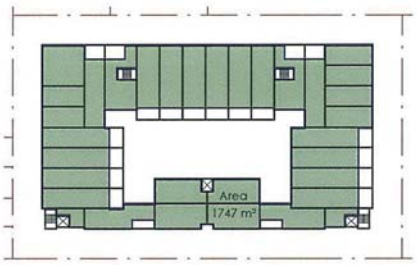
(3) 3D Massing Study

APPENDIX

Sheet No	Sheet Name	Revision
SK2.02	GFA Calculations	B
SK3.20	Ground Floor Plan	B
SK3.21	Level 1 Floor Plan	B
SK3.22	Level 2 Floor Plan	B
SK3.23	Level 3 Floor Plan	B
SK3.24	Level 4 Floor Plan	B
SK3.25	Level 5 Floor Plan	B
SK3.26	Level 6 Floor Plan	B
SK3.27	Level 7 Floor Plan	B



1 Ground Floor
1 : 750



4 Level 3
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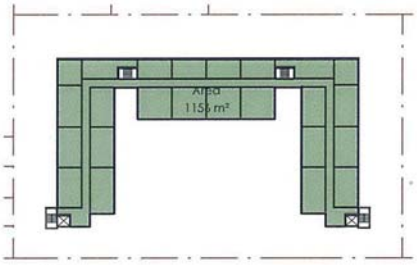

7 Level 6
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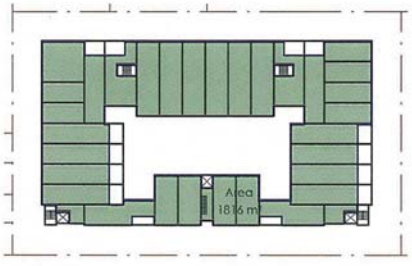

2 Level 1
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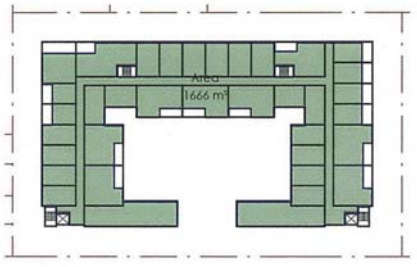

5 Level 4
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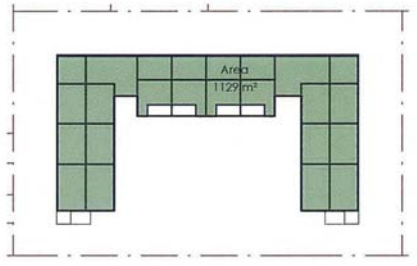

8 Level 7
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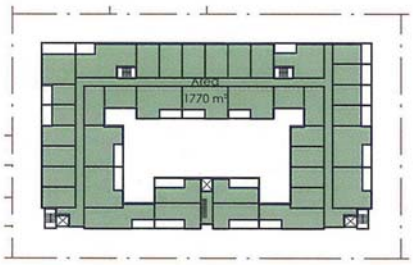

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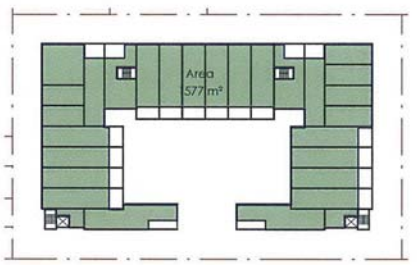

6 Level 5
1 : 750

AREA SCHEDULE (Gross Building)	
Ground Floor	
Area	1905 m²
Level 1	
Area	1816 m²
Level 2	
Area	1770 m²
Level 3	
Area	1747 m²
Level 4	
Area	1666 m²
Level 5	
Area	1577 m²
Level 6	
Area	1156 m²
Level 7	
Area	1129 m²
Grand total	12766 m²

KEY

Gross Building Area

SITE AREA	4047 m²
GFA	12,766 m²
FSR	3.15:1

Scale 1: 750

0 3750 7500 18750 37500

Rev.	Revision Description	Chk.	Date
A	Issued for Information		27.06.2014
B	Issued for Information		08.07.2014

Project
Sixth Avenue Urban Study
2-16 Sixth Avenue, Campsie

For
Idle Holdings Pty Ltd and PF Consulting Services Pty Ltd

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Title
GFA Calculations

Scales	1 : 750 @ A3
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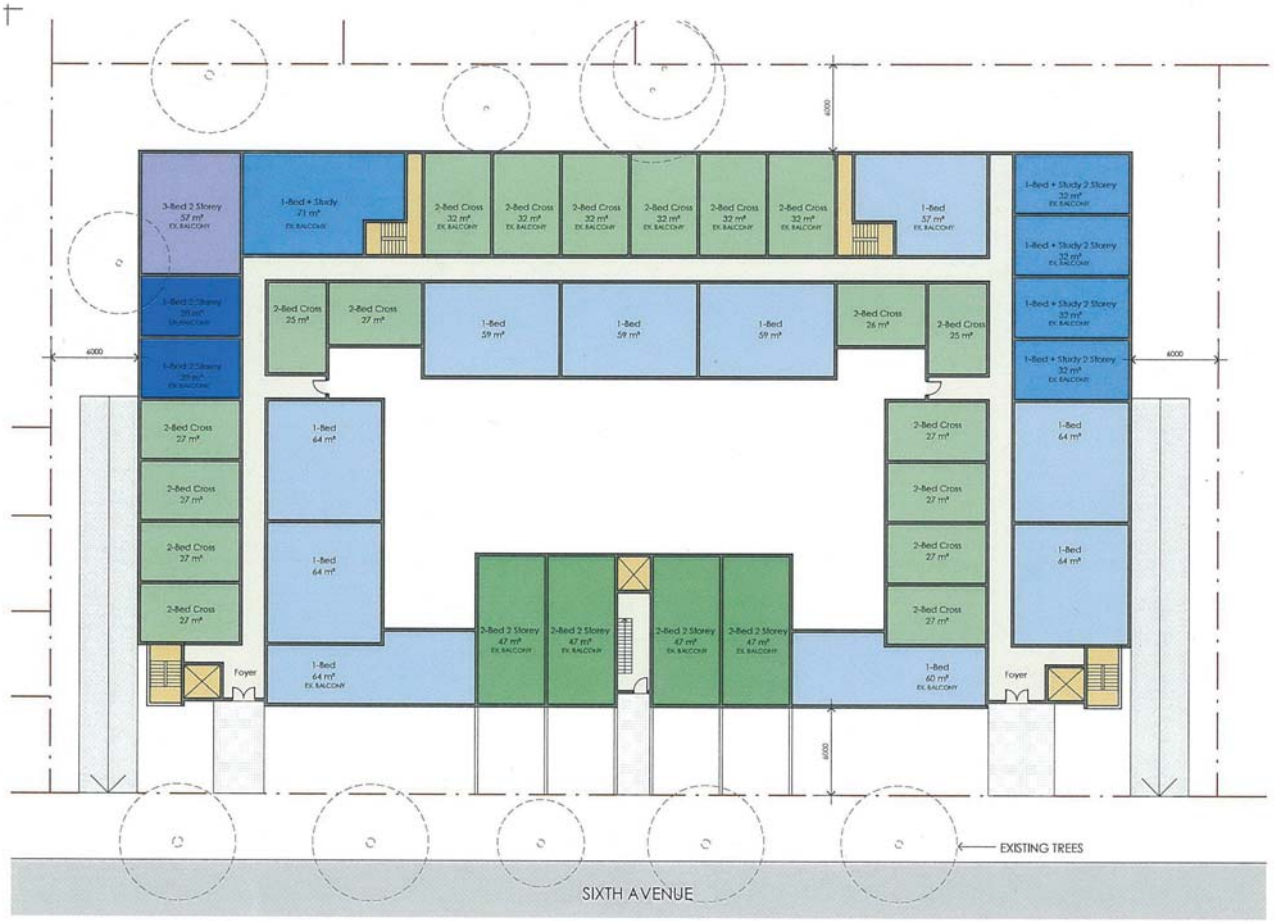
Project No.	140601
Checked	
Approved	
Drawing No.	SK2.02
Revision	B

File Date: 8/07/2014 12:14 AM



NOTES
- BALCONIES ARE INCLUDED IN UNIT AREAS UNLESS OTHERWISE NOTED
- BOTH LEVELS OF 2 STOREY UNITS MUST BE ADDED FOR TOTAL UNIT AREA

Scale 1: 250
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Rev.	Revision Description	Chk.	Date
A	Issued for Information		02.07.2014
B	Issued for Information		08.07.2014

Project
Sixth Avenue Urban Study
2-16 Sixth Avenue, Campsie

For
Idle Holdings Pty Ltd and PF Consulting Services Pty Ltd

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Title
Ground Floor Plan

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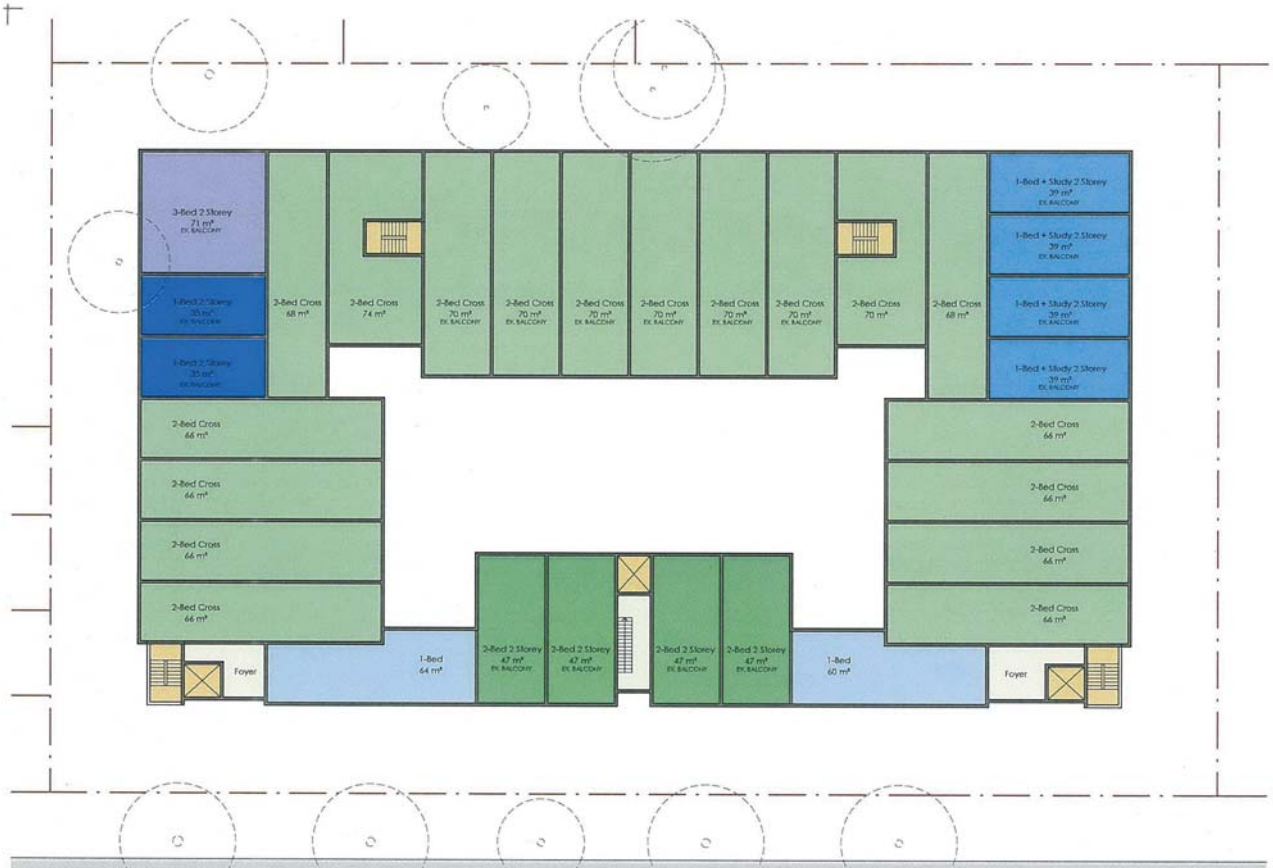
	Approved:
Drawing No: SK3.20	Revision: B



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Rev.	Revision Description	Chk.	Date
A	Issued for Information		03.07.2014
B	Issued for Information		08.07.2014

Project
Sixth Avenue Urban Study
2-16 Sixth Avenue, Campsie

For
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Title
Level 1 Floor Plan

Scales 1:250 @ A3	Drawn EBF
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	Approved
Drawing No. SK3.21	Revision B

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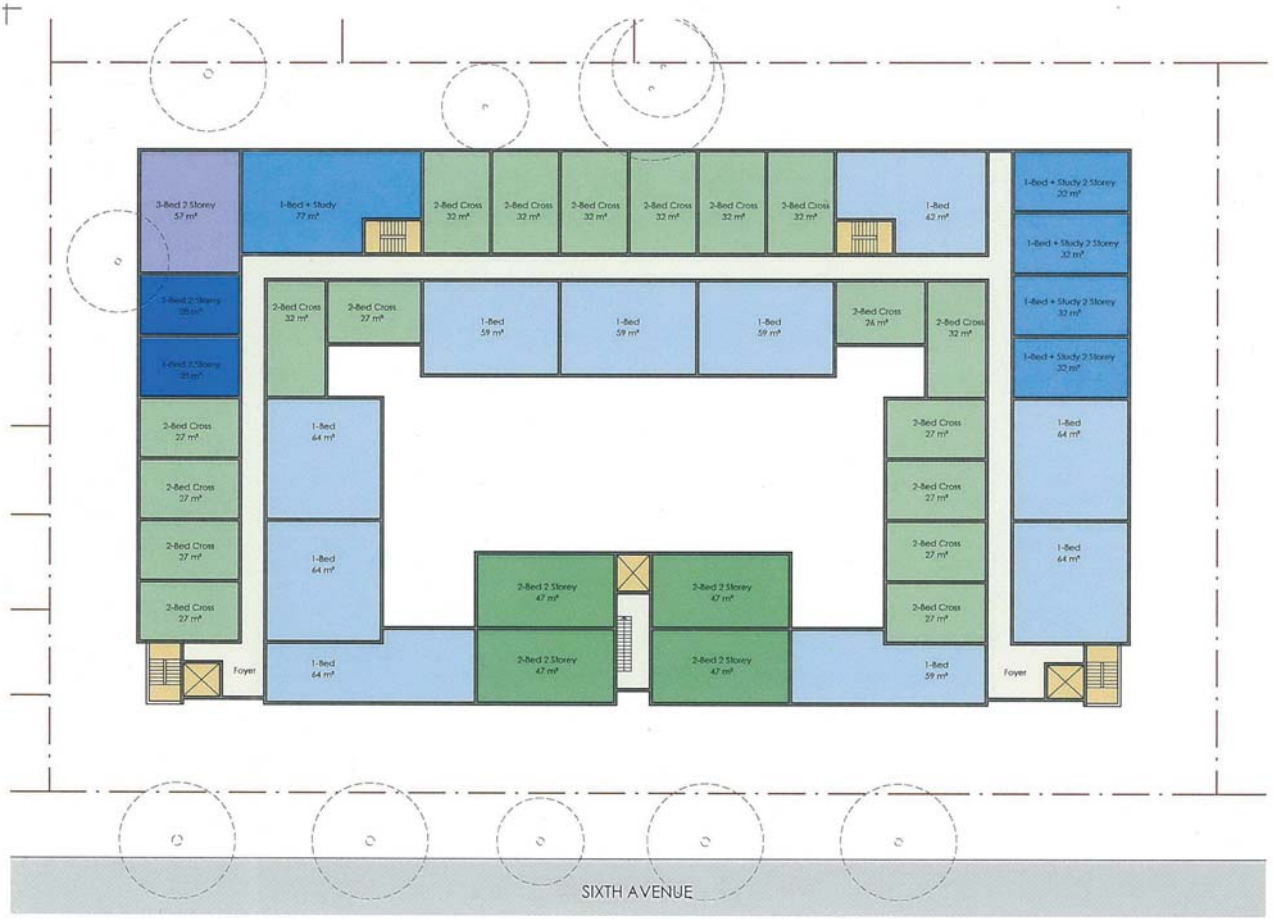

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Scale 1: 250

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Rev.	Revision Description	Chk.	Date
A	Issued for Information		02.07.2014
B	Issued for Information		08.07.2014

Project
Sixth Avenue Urban Study
2-16 Sixth Avenue, Campsie

For
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Title
Level 2 Floor Plan

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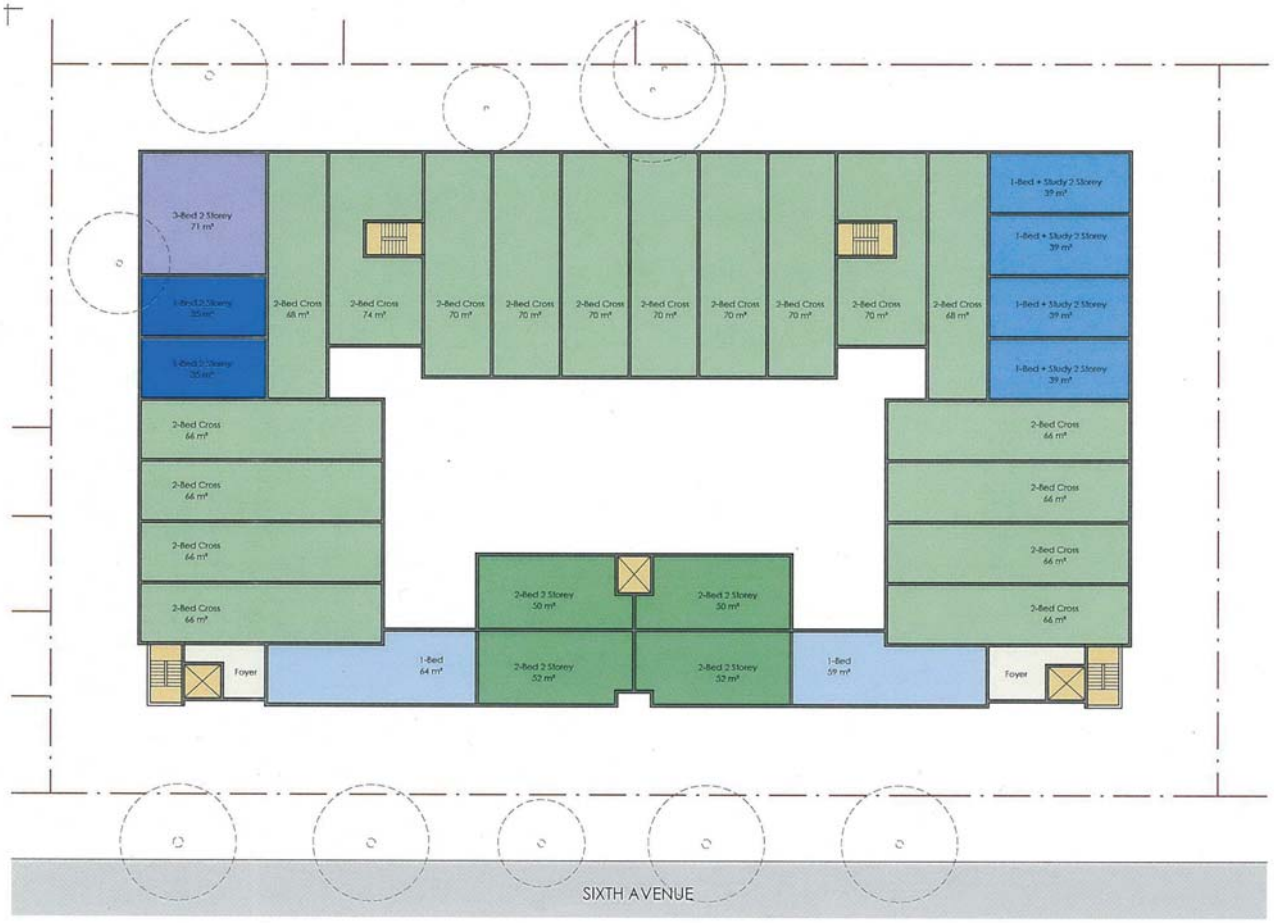
Revision	B



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Scale 1: 250
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Sixth Avenue Urban Study
2-16 Sixth Avenue, Campsie

For
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Title
Level 3 Floor Plan

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Approved	
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Revision	B

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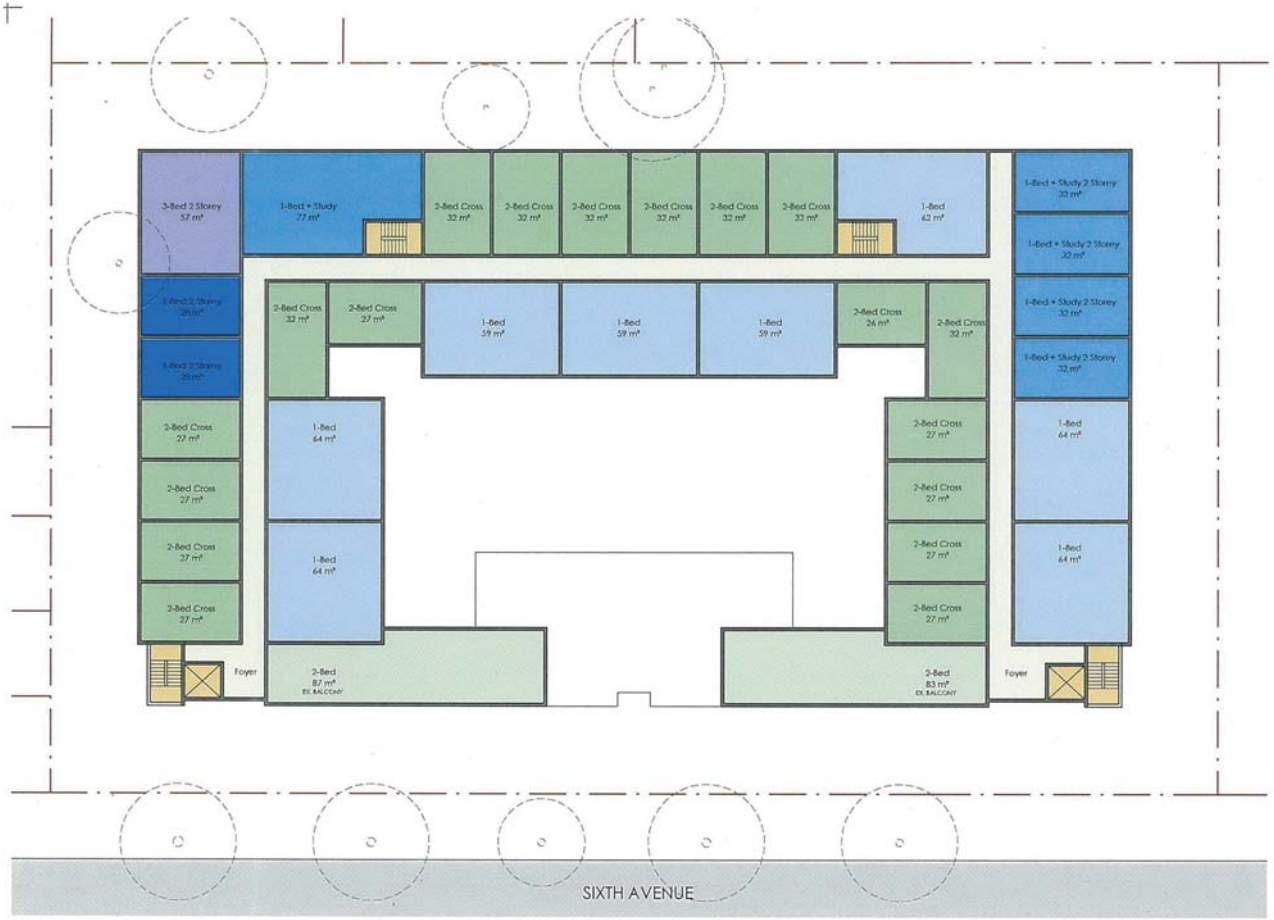

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2-16 Sixth Avenue, Campsie

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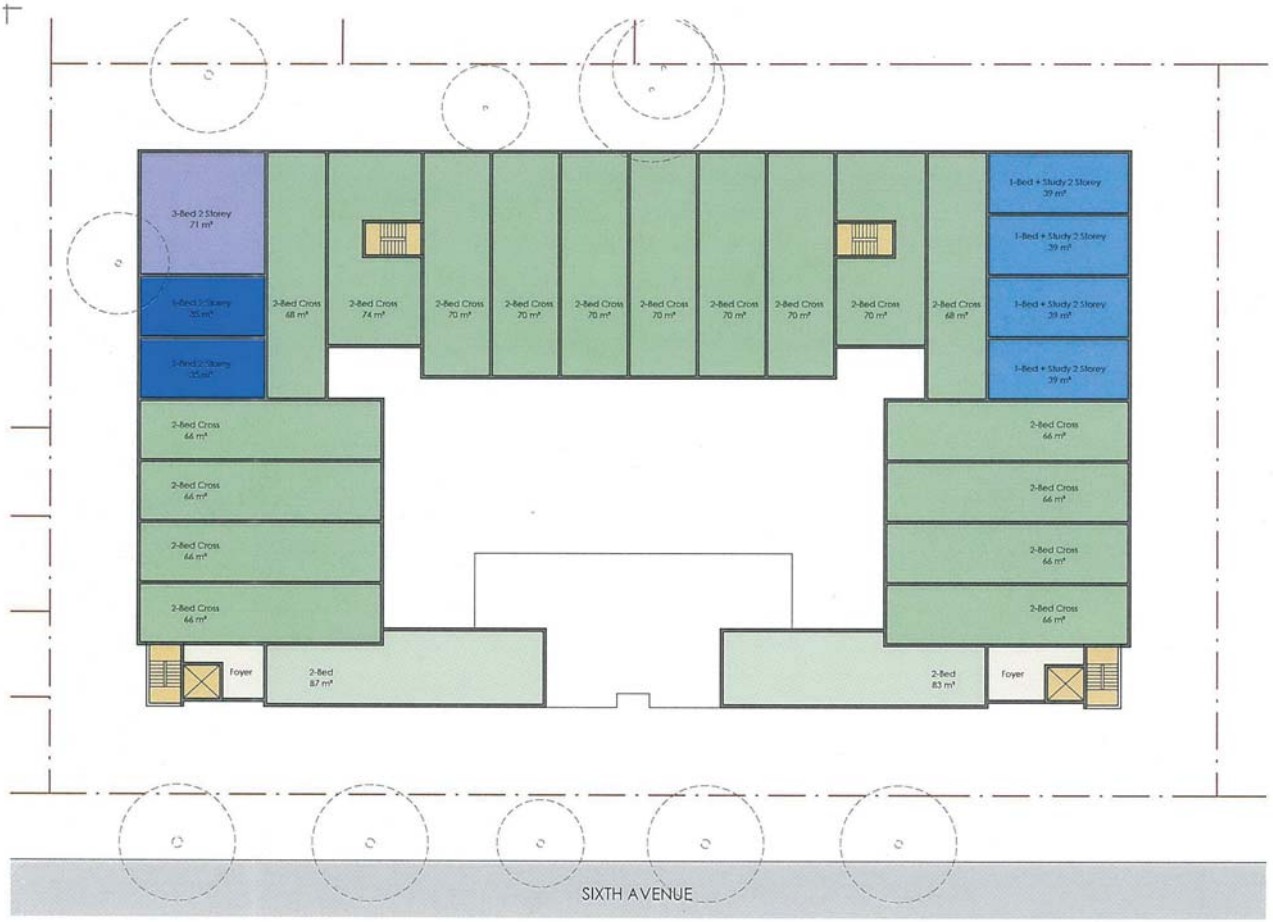
Title
Level 4 Floor Plan

Scales	1: 250 @ A3
Drawn	EWF
Project No.	140601
Checked	
Approved	
Drawing No.	SK3.24
Revision	B

Plot Date: 8/07/2014 11:37:56 AM



NOTES
- BALCONIES ARE INCLUDED IN UNIT AREAS UNLESS OTHERWISE NOTED
- BOTH LEVELS OF 2 STOREY UNITS MUST BE ADDED FOR TOTAL UNIT AREA

Scale 1: 250
0 1250 2500 6250 12500

ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN. USE FIGURED DIMENSIONS ONLY.
DO NOT SCALE THE DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JONES SONTER.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.

Rev.	Revision Description	Chk.	Date
A	Issued for Information		02.07.2014
B	Issued for Information		08.07.2014

Project
Sixth Avenue Urban Study
2-16 Sixth Avenue, Campsie

For
Idle Holdings Pty Ltd and PF Consulting Services Pty Ltd

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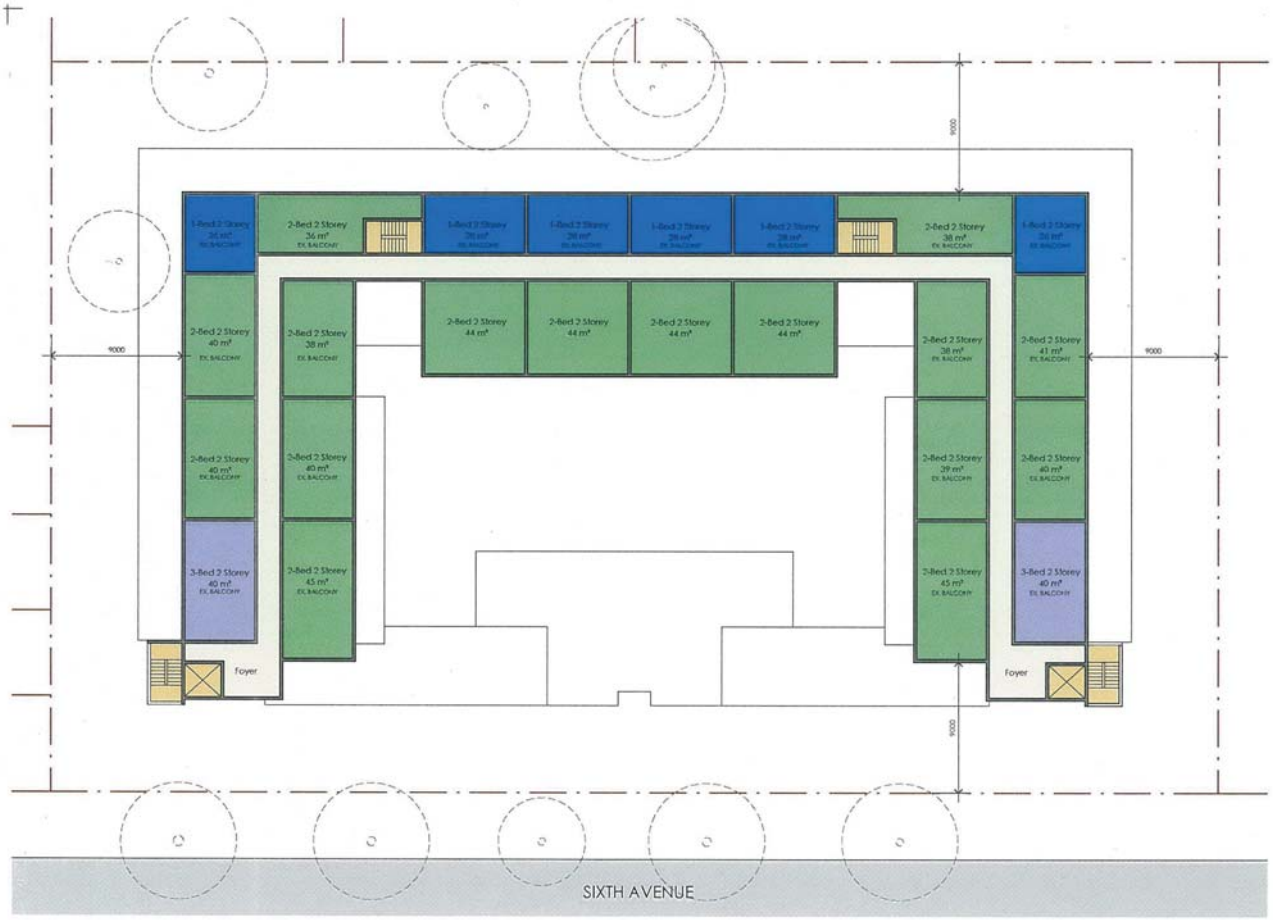
Title
Level 5 Floor Plan

Scales 1 : 250 @ A3	Drawn ERF
Project No. 140601	Checked
	Approved
Drawing No. SK3.25	Revision B

File Date: 8/07/2014 11:30:51 AM



NOTES
- BALCONIES ARE INCLUDED IN UNIT AREAS UNLESS OTHERWISE NOTED.
- BOTH LEVELS OF 2 STOREY UNITS MUST BE ADDED FOR TOTAL UNIT AREA

Scale 1: 250
0 1250 3500 6250 12500

Rev.	Revision Description	Chk.	Date
A	Issued for Information		02.07.2014
B	Issued for Information		08.07.2014

Project
Sixth Avenue Urban Study
2-16 Sixth Avenue, Campsie

For
Idle Holdings Pty Ltd and PF Consulting Services Pty Ltd

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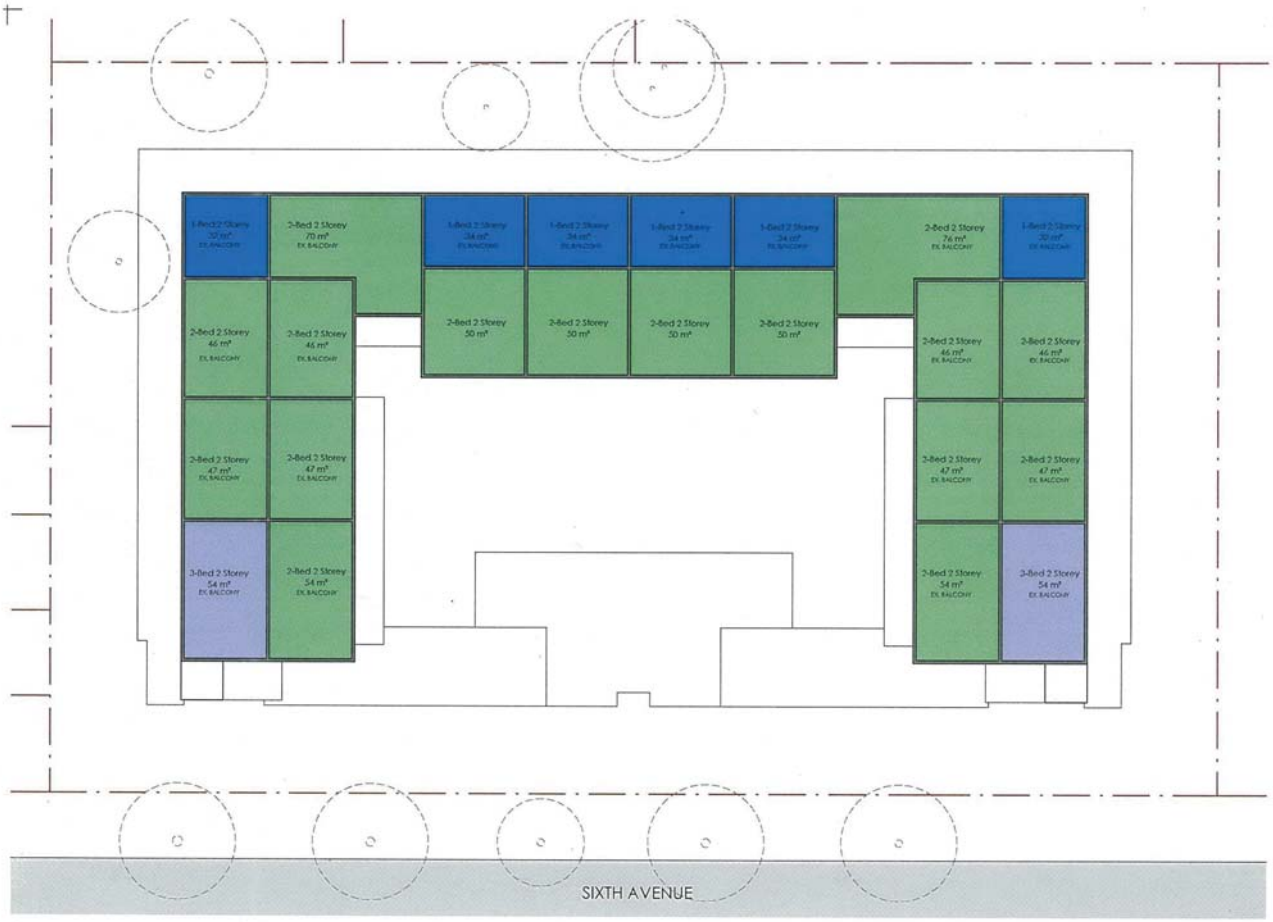
Title
Level 6 Floor Plan

Scales: 1 : 250 @ A3	Drawn: EW
Project No.: 140601	Checked:
	Approved:
Drawing No.: SK3.26	Revision: B

File Date: 08/07/2014 11:35:11 AM



NOTES
- BALCONIES ARE INCLUDED IN UNIT AREAS UNLESS OTHERWISE NOTED
- BOTH LEVELS OF 2 STOREY UNITS MUST BE ADDED FOR TOTAL UNIT AREA

Scale 1 : 250
0 1250 2500 6250 12500

Rev.	Revision Description	Chk.	Date
A	Issued for Information		02.07.2014
B	Issued for Information		08.07.2014

Project
Sixth Avenue Urban Study
2-16 Sixth Avenue, Campsie

For
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JONES SONTER
ARCHITECTS + URBAN DESIGNERS

Title
Level 7 Floor Plan

Scales 1 : 250 @ A3	Drawn EMF
Project No. 140601	Checked
	Approved
Drawing No. SK3.27	Revision B

Plot Date: 9/07/2014 11:36:33 AM