Architecture and Urban Projects

Russell Olsson, Director
RAIA Registered Architect 7079

Level 5
68-72 Wentworth Avenue
Surry Hills NSW 2010

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au
W www.olssonassociates.com.au
ABN 84 060 568 756

olsson& associates architects PTY LTD

Distribution:
☐ Mail
☐ Fax
☒ Email
☐ Person
☐ Courier

Ref No: 1819 01
From: RO/LT
Date: 30th July 2018
Pages: 1/2

City of Canterbury Bankstown
Bankstown Civic Tower
66-72 Rickard Rd
Banksown
NSW 2200

RE: Urban design Anlysis – Suitable FSR

89-95 Karne Street North, Narwee

Dear Lisa,

The subject site is an amalgamation of 91, 93, 93A & 95 Karne Street North in Narwee, on the corner of Shorter Ave. The site is currently occupied by single storey retail/commercial premises, including a restaurant & beauty salon.

The site is surrounded by R3 Medium Density Residential, with a FSR of 0.5:1 & height limit of 8.5m. The housing stock is typically single and 2 storey single residential with a relatively new 2 storey townhouse/villa development along Karne St to the north of the site.

Diagonally opposite the site is Bennett Park, with IN1 General Industrial on the other side of the park.

The site is an island, with rear lane access along its eastern boundary and a pedestrian link to Chick Street along its northern boundary. Shorter Ave is to the south, whilst the main address is along Karne Street North, which is to the west.

A planning proposal to rezone the site from R3 Medium Density Residential to B1 Neighbourhood Centre is being prepared. The current 8.5m height limit is being raised to a 10m height limit, but it is understood that a 2 storey height limit is to apply the site.

A number of design parametres/constraints were examined to determine an appropriate FSR for the site, including:

- Canterbury Local Environmental Plan (maps)
- Canterbury Developemnt Control Plan
- Apartment Design Guide
- Development Application for the site at 93-95 Karne Street Narwee

Most controls seem achievable with the required parking provisions constraining the site's potential. The rear lane provides vehicular access to the site, allowing for a continuous shopfront to be built to the street address frontage. The length of the rear lane access allows for a maximum of 14 car spaces. To adhere as closely to the DCP requirements, the GFA has been limited by the car park requirements for the retail/commercial use at ground & residential use above. A 6 metre parking strip + 1.5m wide pedestrian access path leaves a building depth of 11m for both levels. This setback also provides more than the required ADG separation distance to the neighbouring site at 101 Shorter Ave to the east, as well as decreasing overshadowing impacts.

It is anticipated that the built form on both levels could extend from the north boundary, adjacent to the pedestrian link, to the south boundary, facing Shorter Ave.

A footprint area of 380m^2 per level provides an overall GFA for the ground level of 340m^2, when factored by 0.9 (gross to nett area for retail/commercial rate) and a GFA of 285m^2 when factored by 0.75 (gross to nett area for residential rate).

A parking rate of 1/40m^2 for 'Shops, Business, Retail' for areas less than 120m^2 has been used as a guide to determine the number of spaces required for the retail/commercial component of the site. As the site is made up of an amalgamation of separate sites, the retail/commercial areas are being interpreted as such. This rate generates 8.5 parking spaces for the ground floor functions.

The gross floor area of the upper level could comfortably accommodate 2 x two bedroom + 2 x one bedroom apartments, and it is on this basis that the parking rates have been calculated. A total of 4.4 car spaces for the residents plus an additional for visitors would be required.

A total of 14 car spaces would be required, and it is based on these calculations that the gross floor area has been determined.

Ground Level = 340m^2 +
Upper Level = 285m^2
Total = 625m^2 GFA

With an overall site area of 708.2m^2 this would be a FSR of 0.88:1. Allowing for minor adjustments to the gross to nett area calculations, the recommended maximum FSR is 0.9 : 1

Taking into account the above considerations, we recommend an FSR of 0.9 : 1. Please do not hesitate to contact me regarding this recommendation.

Sincerely,

Russell Olsson
Olsson & Associates Architects Pty. Ltd.