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**Ref No:** 1819  
**From:** RO/LT  
**Date:** 13<sup>th</sup> Nov 2018  
**Pages:** 2

RE: Urban Design Analysis Recommended FSR

93,93A & 95 Karne Street North, Narwee

Dear Lisa,

Further to our previous study for the amalgamated sites at 91, 93, 93A & 95 Karne St North, Narwee on 30<sup>th</sup> July this year, it has been requested that our recommendation of a FSR of 0.9:1 be reconsidered in light of a number of factors that had not formed part of the original statement prepared by Olsson and Associates.

Whilst the original request was to explore the possible GFA for the sites occupying the complete block to include 91 Karne St North, the sites likely to be developed do not include 91 Karne Street, as this is in separate ownership. The focus of this subsequent study has been on the remainder of the site, currently occupied by 'Helena's Hair Beauty Day Spa'.

The following assumptions have been made based on advice from Council;

- The majority of the existing ground floor building is to remain
- The existing add on structure to the rear of the site – off the rear lane is to be demolished
- The adjoining neighbour at 91 Karne St has expressed no interest in making any changes to, or selling their property
- The current beauty salon currently operates with no on site parking allocations
- Despite increasing the height limit from 8.5m to 10m, any future development will not be more than 2 storeys in height
- 5 parking spaces can be accommodated to the rear of the existing building (these will need to be spaces for small cars as described in AS 2890.1 cl 2.4.1(a)(iii) – with a length of 5m). The approval of this will be at the discretion of Council's planners
- Three of the above mentioned car spaces would be allocated to the retail/commercial use at ground level and the two remaining spaces would be allocated to the residential use above. The approval of these parking rates and allocations would also be at the discretion of Council's planners.

As stated in our previous report, 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 parameters/constraints were examined to determine an appropriate FSR for the site, including:

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

The submitted development application for the site shows that the current ground level GFA is 233m<sup>2</sup> on the amalgamated site of 93, 93A & 95 Karne Street, with an overall site area of 359m<sup>2</sup>. If the existing 'brick extensions' to the rear were to be demolished – the resulting ground floor area would be 207m<sup>2</sup>.

The Part D Business Centres section of the Canterbury DCP provides guidance for setback requirements, with building alignments for the for the first 2 storeys in B1 zones to be built to the front boundary. This section of the DCP also suggests that;

*"A rear setback to a residential zone boundary, or land on which an existing dwelling is located, is not required if the land adjoins a lane."*

However, the Part C Shop Top Housing DCP section requires separation distances to buildings on adjoining sites to be a minimum of 6m between habitable spaces up to 3 storeys.

Whilst this is readily achievable to the residence at 101 Shorter Ave, adjacent to the rear lane, the distance to the house to the north of the site, adjacent to the pedestrian way to Chick Street, is in part within the 6m separation distance. This can be overcome through the careful placement of window openings & other architectural features.

It has been assumed that a nil setback to the front and side boundaries is appropriate for the subject site, in keeping with B1 zone objectives. This would allow for the neighbouring site to the south to build up to the shared boundary in future, providing a continuous street frontage.

A 3 metre upper level rear setback has been modelled to provide adequate privacy to the rear garden of the residence at 101 Shorter Ave. This is achieved by a 45° building height plane projected at 3.6m from the rear boundary.

The tested envelope model does exceed the minimum requirements of the nominated Canterbury DCP relevant sections in parts, however, the setbacks shown are considered appropriate for the context and the amount of space provided for the limited parking allocation.

Sufficient space for 2 two bedroom plus study dwellings is allowed for, which suits the parking requirements for a dual occupancy or semi-detached dwellings, as outlined in the Canterbury DCP 2012, in B1.3.1 General Parking Rates.

The tested GFA for the upper floor is 204m<sup>2</sup>, providing a total GFA for the subject site of 413m<sup>2</sup>. This results in a FSR of 1.15:1.

It is our opinion that based on appropriate setbacks and interpreted parking requirements, a FSR of up to 1.15:1 would be appropriate for the subject site, comprising 93, 93A & 95 Karne St North, Narwee, as well as the adjacent site at 91 Karne St North.

Sincerely,



Russell Olsson  
Olsson & Associates Architects Pty. Ltd.

