



30-46 Auburn Road, Regents Park

Gateway Review

Agenda

1. Introduction
2. Site context
3. Planning proposal history
4. Overview of planning proposal
5. Key issues
6. Department's recommendation



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Introduction



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Planning proposal overview

The planning proposal seeks to increase **floor space ratio (FSR)** and **maximum building height** controls under Bankstown Local Environmental Plan 2015 to enable residential development within walking distance of Regents Park railway station



Reason for the Gateway Review

A Gateway alteration was issued that imposed **floor space ratio (FSR)** and **maximum building height** controls that the proponent seeks to increase

	Gateway determination (as altered)	Proponent's request
Floor space ratio (FSR)	2:1	2.4:1
Building height	6 storeys (19m) – Auburn Road frontage 8 storeys (25m) – majority of the site 12 storeys (38m) – north-west corner	6 storeys (23m) 8 storeys (29m) 12 storeys (47m)



Site context



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Site location

- The site fronts Auburn Road to the east, industrial land to the north and freight and commuter rail line to the south and west
- The site is 500m from Regents Park station and 3.5km from Bankstown Strategic Centre



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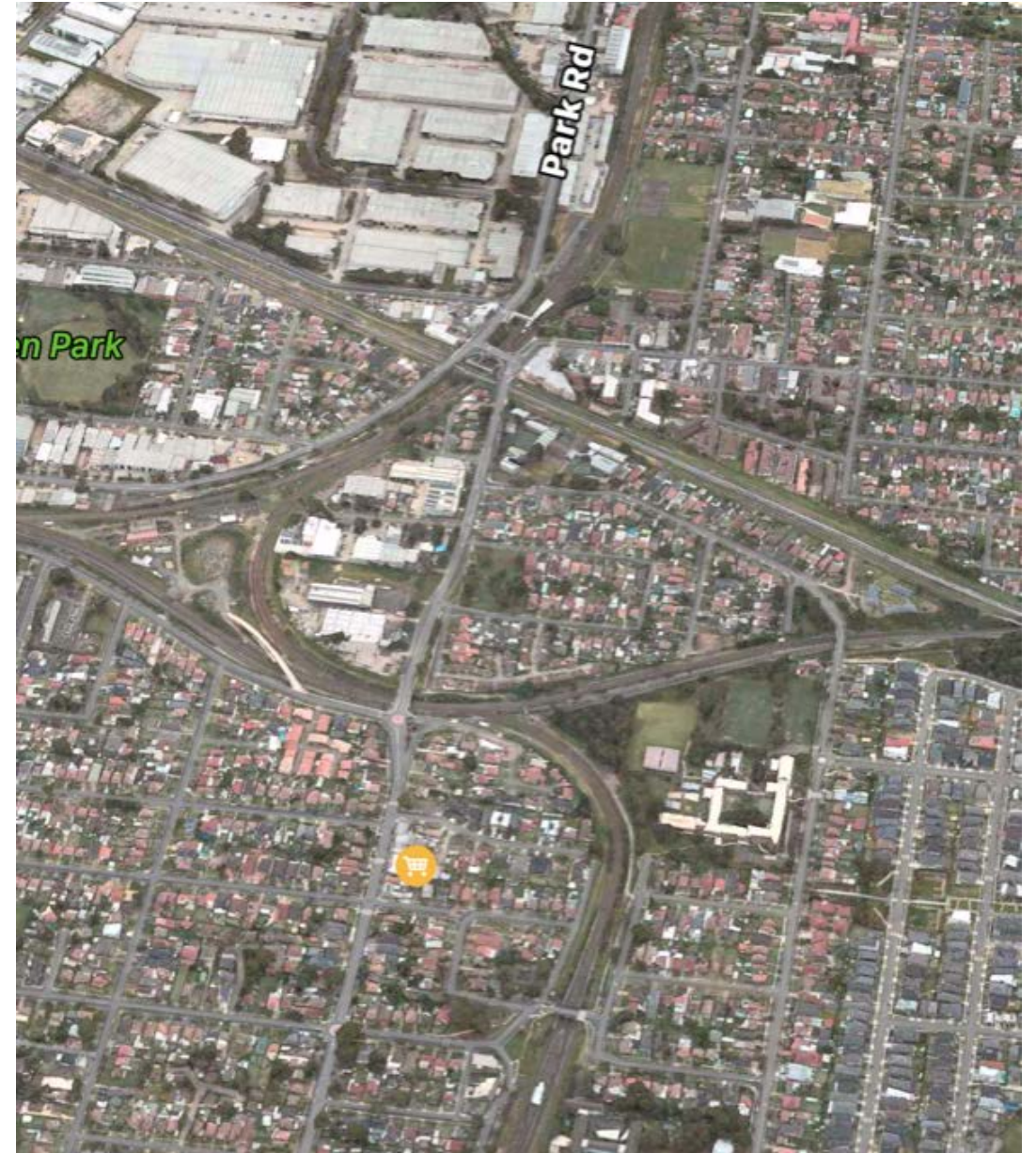


Characteristics

- The site area is 2.2ha
- Current uses include a construction training school and light industrial uses
- Surrounding context is characterised by low density industrial and residential development

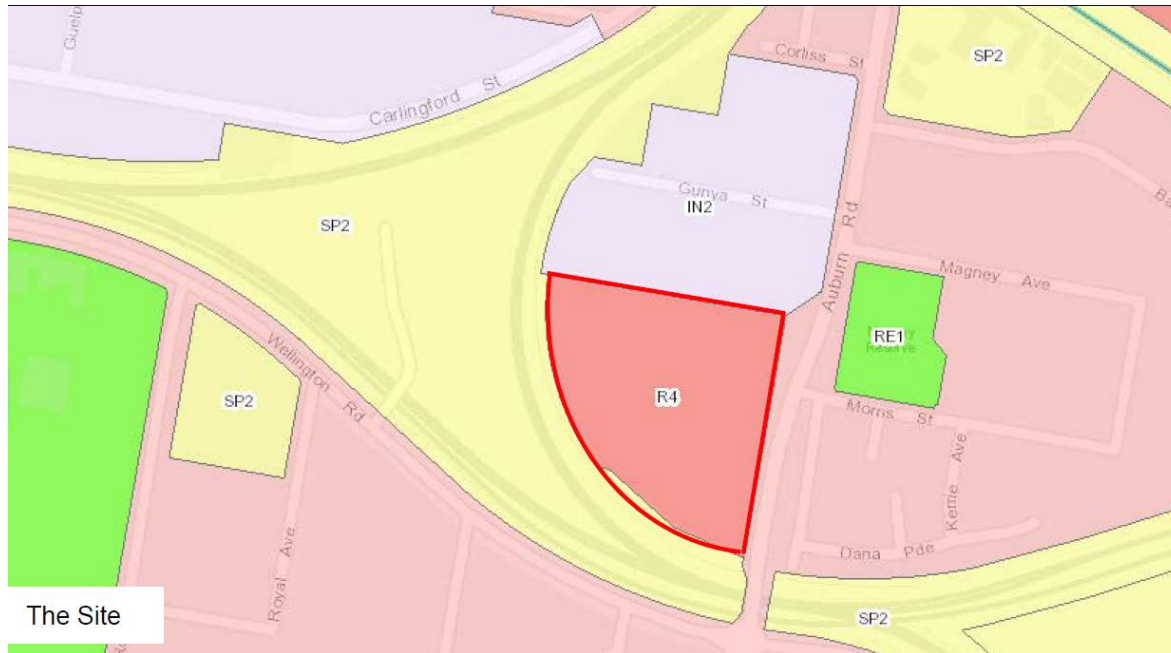


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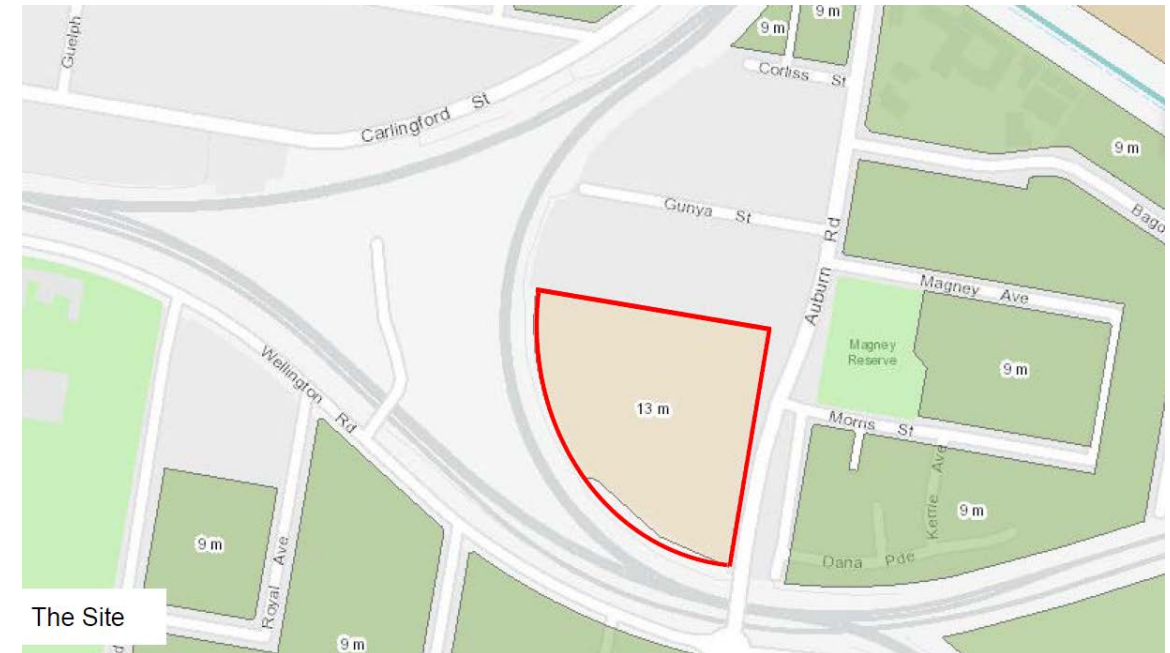


Current planning controls

The site is zoned R4 High Density Residential



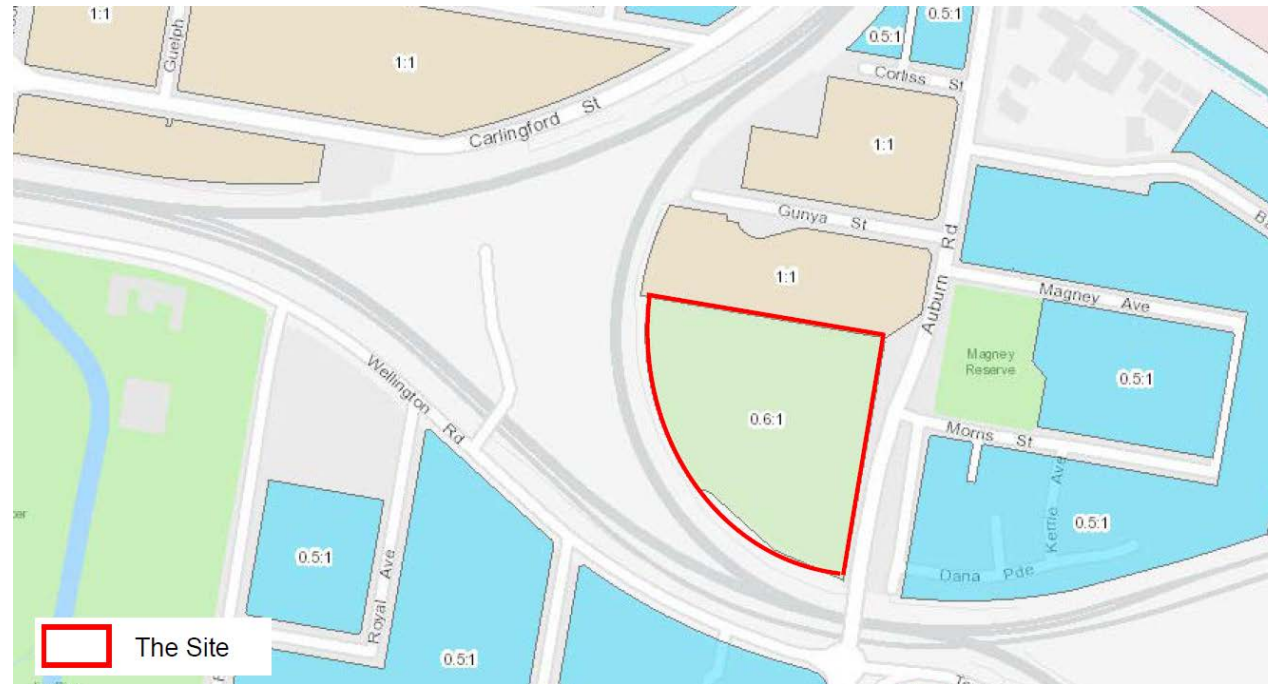
The building height control is 13m (3 storeys)



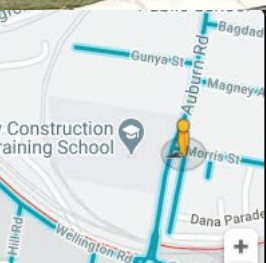
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Current planning controls

The floor space ratio (FSR) control is 0.6:1



Looking west towards the site from corner of Morris and Auburn Road



Looking north-west towards the site from Auburn Road

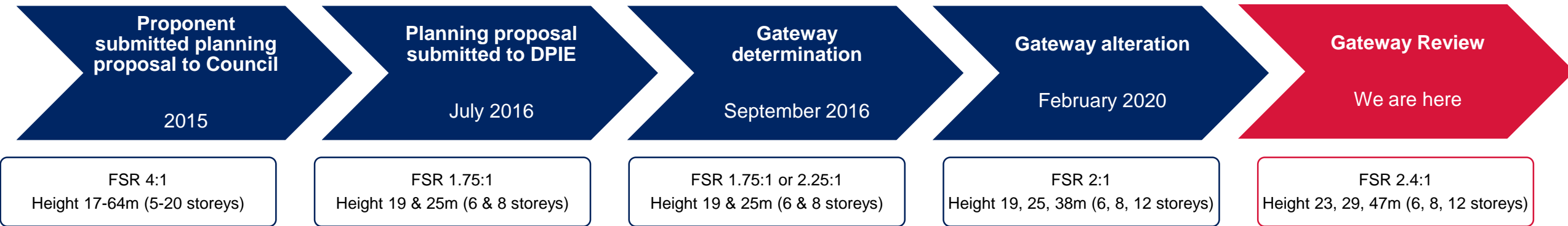


Planning proposal history



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Summary of planning proposal history



Gateway review control comparison



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Planning control changes

	Gateway determination (as altered)	Proponent's request
Zoning	R4 High Density Residential	R4 High Density Residential
Floor space ratio (FSR)	2:1	2.4:1
Building height	6 storeys (19m) 8 storeys (25m) 12 storeys (38m)	6 storeys (23m) 8 storeys (29m) 12 storeys (47m)

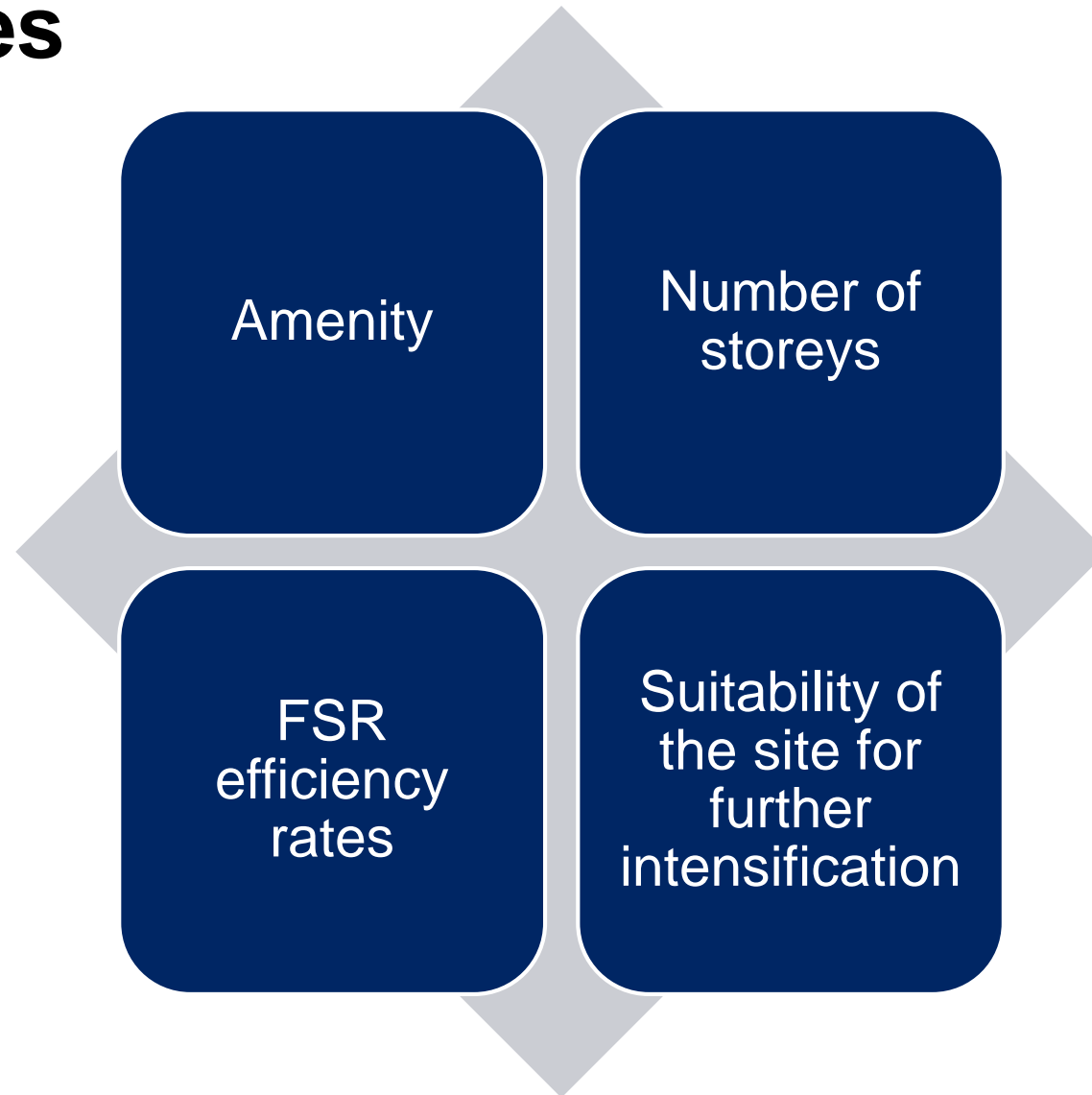


Key issues



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Key issues

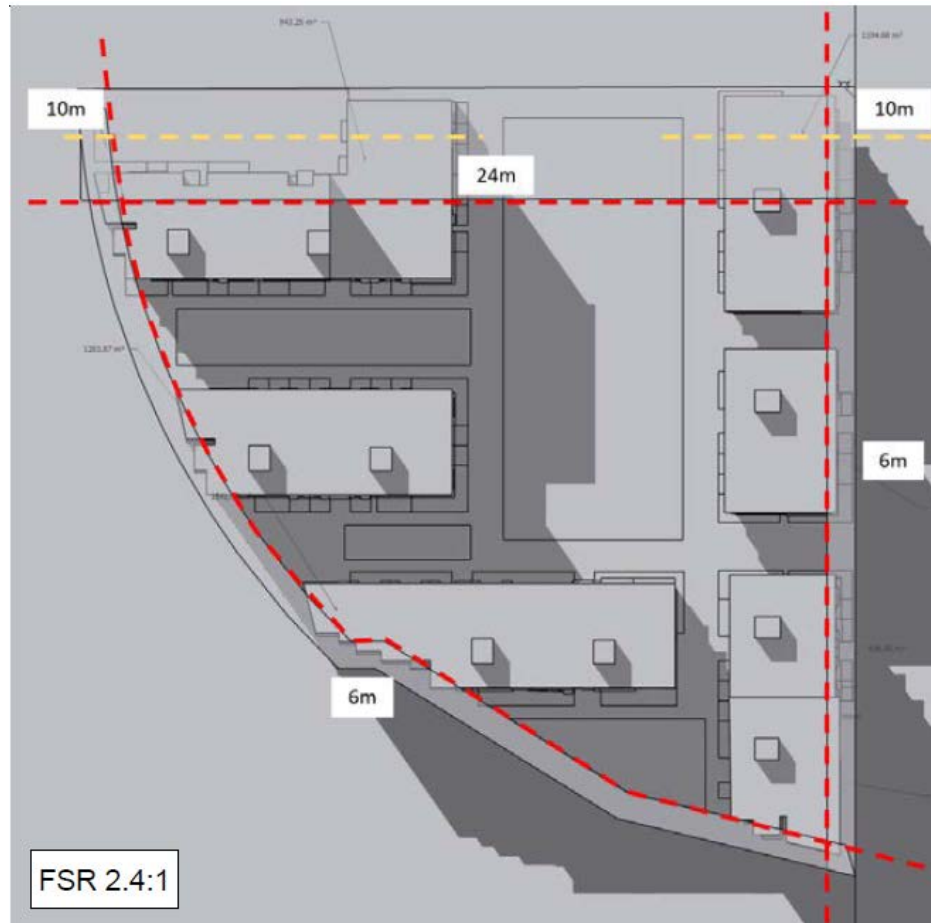


Amenity

Solar Access	Apartment Design Guide (ADG)	Proponent's scheme
Maximum 15% apartments in a building to receive no direct sunlight between 9am and 3pm mid-winter	15% (maximum)	Three of six buildings do not meet ADG suggested maximum
Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm mid-winter	70% (minimum)	Two of six buildings fail to achieve ADG solar access



Amenity



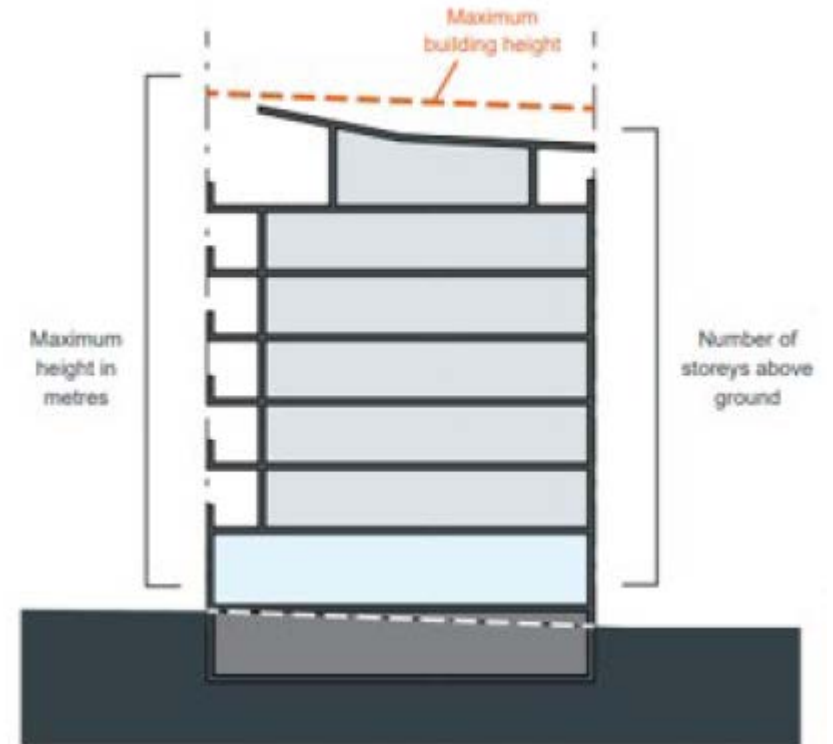
Proponent's alternate scheme – September 2020, showing Council's proposed setbacks (image by DPIE)



McGregor Coxall Scheme – shadow study – January 2019

Number of storeys

- Building height in Bankstown LEP 2015 is measured in metres above existing ground level
- The NSW Government's Apartment Design Guide (ADG) specifies that building heights should consider the desired number of storeys and comprise of the following metrics:
 - 0.4m per floor structure
 - 3.3m ceiling height for ground floor
 - 2.7m ceiling height for levels above ground floor
 - 1m for rooftop articulation
 - up to 2m for topographic changes
 - Consider flooding / fill requirements



Source: Apartment Design Guide

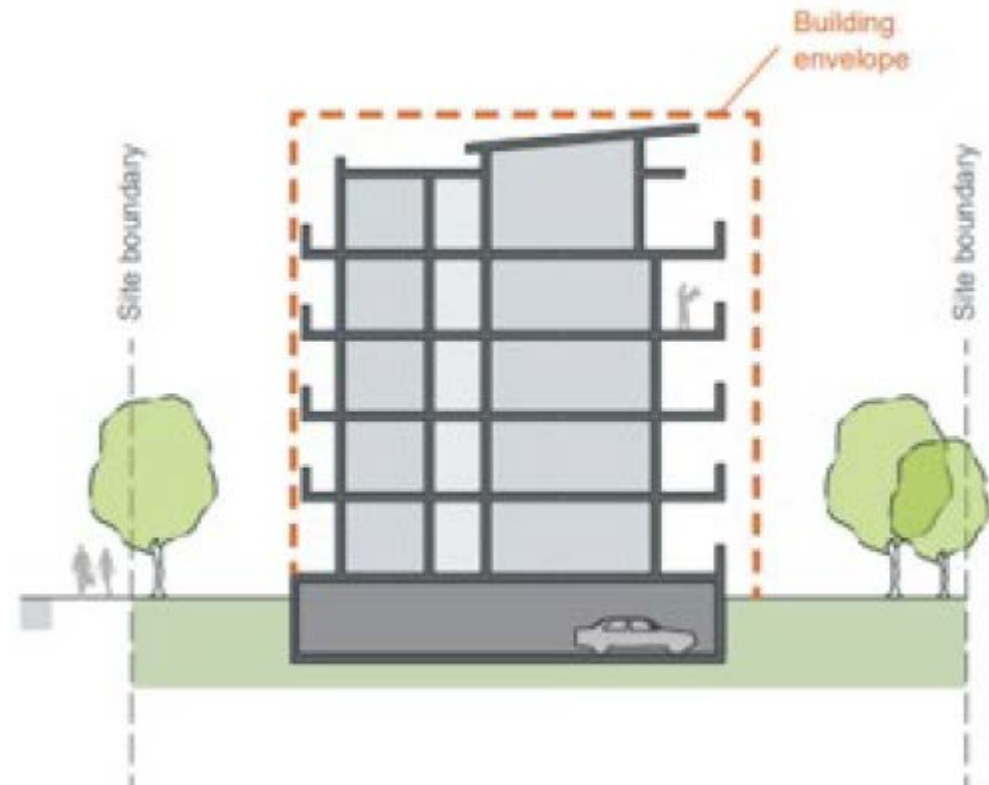
Number of storeys

	Gateway determination (as altered)	Proponent request	Council response	Department recommendation
Building height	6 storeys (19m) 8 storeys (25m) 12 storeys (38m)	6 storeys (23m) 8 storeys (29m) 12 storeys (47m)	6 storeys (22m) 8 storeys (28m) 12 storeys (41m)	6 storeys (23m) 8 storeys (29m) 12 storeys (41m)



Floor space ratio efficiency rates

- The NSW Government's Apartment Design Guide (ADG) specifies that in order to calculate FSR, the GFA of a residential building typically fills 70-75% of the building envelope
- This allows for important building components that do not count towards GFA



Source: Apartment Design Guide

Floor space ratio efficiency rates

	Efficiency rate	Floor space ratio (FSR)
Gateway determination (as altered) Department's urban design team Apartment Design Guide Office of the Government Architect	75%	2:1
Proponent's refined McGregor Coxall scheme	80%+	2.6:1
McGregor Coxall addendum	80%+	2.4:1



Suitability of the site for further intensification

- The site is constrained and surrounded by low density built environment
- The interface with adjoining industrial land needs to be considered
- The adjoining freight and passenger line that wraps around the site limits amenity for future residents



McGregor Coxall Scheme – January 2019 – View from Auburn Road

Suitability of the site for further intensification



View from Magney Reserve
McGregor Coxall Scheme – January 2019



View from Morris Street



View from Wellington Road



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Department's recommendation



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Department's recommendation

- The **Floor space ratio (FSR)** should remain unchanged
- The **maximum building height** controls can be refined as outlined below

	Gateway determination (as altered)	Proponent request	Council response	Department recommendation
Floor space ratio (FSR)	2:1	2.4:1	1.75:1	2:1
Building height	6 storeys (19m) 8 storeys (25m) 12 storeys (38m)	6 storeys (23m) 8 storeys (29m) 12 storeys (47m)	6 storeys (22m) 8 storeys (28m) 12 storeys (41m)	6 storeys (23m) 8 storeys (29m) 12 storeys (41m)



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