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Draft Planning Scheme Amendment GC81

FISHERMANS BEND PLANNING REVIEW PANEL PRESENTATION



Australian
Institute of
Architects

Presentation No. 61

Attention Ms Harwood

Response to Clarifications sought by Panel Members

1. Reference to “Tool 6. Alternative Procurement Models”

Source of data on housing:

- 67% is the proportion of homes in the Melbourne metro region that are owner-occupied. The Victorian figure is pretty similar (closer to 68%) and for Australia as a whole it's slightly lower (around 65%).
- The overwhelming majority of owner-occupied homes are single, detached dwellings but certainly not all. The 7% figure I mentioned is the proportion of owner-occupied dwellings in the Melbourne metro region that are apartments.
- Flats represent about 12% of all housing in Victoria. Of these, about 30% are owner-occupied.
- Only 3% of Victorian housing is social housing (includes both public and community housing), the lowest proportion of all Australian states.

My data source for this and the analysis I presented at MPavilion (High Density Happiness) is the ABS 2016 Census.

2. “Caring for Country” – Wootten Road Reserve example location

Wootten Road Reserve is in Tarneit, City of Wyndham.

City of Wyndham was also the client.

3. Floor Area Uplift (FAU) caps – successful precedents

(prepared by Jane Freeman, Principal, Architectus Urban Design and Planning, Sydney)

The purpose of incentive floorspace

In NSW, floor space incentives are offered to achieve certain planning or design outcomes that are seen to be above or beyond what would reasonably be sought through the planning scheme. The premise is that the planning controls should not impose additional costs on development (therefore affecting affordability and/or supply), so you need to balance the cost of any “extras” with additional development yield.

NSW examples and standards

The following are the types of outcomes currently incentivised through floor space bonuses in NSW:

The old NSW Government guideline that is referenced in the document is no longer available online, so is included here:

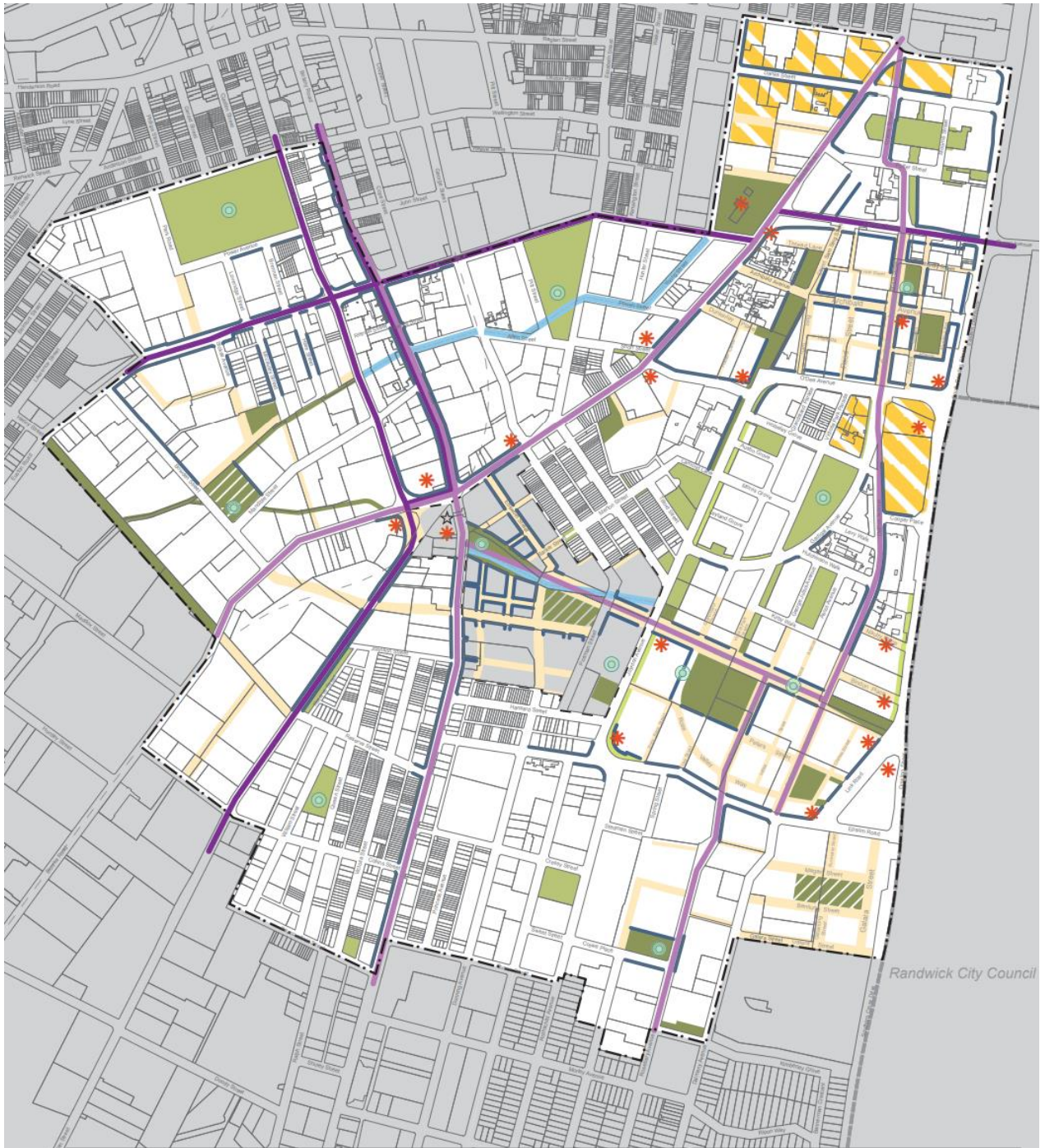


Director General's
Design Excellence G

Reasons for bonus	Details of NSW examples
Design Excellence / design competitions	<p><u>City of Sydney Council</u></p> <p>The design excellence provisions work in several layers:</p> <ul style="list-style-type: none"> • Clause 6.21 of <i>Sydney LEP 2012</i> requires that all development meet the design excellence objectives. These are a great model that has since been adopted in many other council areas. The same LEP (Local Environment Plan) clause mandates that certain development (based on triggers for the size of the site, construction value and height of the building) must achieve design excellence – i.e. comply with the objectives and be the subject a design competition. • A bonus of up to 10% for floor space OR height is permitted. This is clearly communicated as a maximum, and there are precedents where development could only get 4% or 3% of the total floor space as a bonus. • The bonus is capped through two main gateways

	<ul style="list-style-type: none"> ○ The development and the bonus must comply with the objectives – note they are very broad. ○ The development can only access height or FSR (Floor Space Ratio) bonus. These usually means the developer takes the FSR, and needs to lodge a specific application to vary the height standard accordingly. This provides another hurdle for good design. This calls in the objectives for the height and FSR provisions – so it is really important they are well crafted. ● Rigorous design standards around setbacks, maximum floor plate sizes and the Apartment Design Guide are very important parts of how this clause operates. The additional floor space on the site cannot be taken up if it is not consistent with other objectives for building performance, good design, overshadowing etc. ● The LEP is supported by a detailed policy. See link below. <p>Link to the <i>Sydney LEP 2012</i>: https://www.legislation.nsw.gov.au/#/view/EPI/2012/628</p> <p>Link to the <i>City's Competitive Design Policy</i> http://www.cityofsydney.nsw.gov.au/_data/assets/pdf_file/0004/128065/Competitive-design-policy-adopted-09-December-2013.pdf</p>
	<p><u>Parramatta (Sydney 2nd centre)</u></p> <p>Clause 7.10 of the Parramatta LEP 2011 provides a very similar planning mechanism to the City of Sydney. The provisions apply to the City Centre only.</p> <p>The key difference is the bonus rates:</p> <ul style="list-style-type: none"> ● 25% for office buildings. ● 15% for all other buildings. <p>Note that the AIA made a submission on these provisions, suggesting that the bonus were too high, and use the City's 10% provision as a benchmark: http://www.architecture.com.au/docs/default-source/national-policy/design-excellence-in-parramatta-(nsw).pdf?sfvrsn=0</p>
	<p><u>Liverpool (A Strategic Centre – focus for homes jobs and education)</u></p> <p>Clause 7.5 of the Liverpool LEP 2008 provides a similar provision to the City of Sydney. It allows for 10% extra height, or floor space or both, where development meets the required standards and objectives.</p> <p>https://www.legislation.nsw.gov.au/#/view/EPI/2008/403/part7/div1/cl7.5</p>
<p>Community facilities, infrastructure and open space</p>	<p><u>Green Square</u></p> <p>Within the City of Sydney Council, the 278-hectare Green Square Urban Renewal Area has a need for a lot more streets, parks etc that could ever be delivered through typical development levies. The floor space controls provide a bonus structure for delivery of these items.</p>

	<p>To summarise, a site may have a base FSR of 2:1, with a maximum FSR of 3.5:1. Every square metre of floorspace above the base attracts a levy of \$300-\$500/sqm. This can be provided as cash, or can be delivered as works in kind if your site is nominated as the right location for a street / park etc.</p> <p>The most important thing about this mechanism is the detailed work for identifying and designing the parks, streets etc has been done by Council and is included in the DCP – see plan overleaf. Council’s spending on these items is tracked annually.</p> <p>It’s also important that these contributions are well-understood and easily accessible and are factored into the cost of land. The system has been in place for over 10 years and delivered fantastic results. Affordable Housing could also be achieved through this kind of mechanism.</p>
<p>End of trip facilities, clubs, re-use of basement car parks for other uses</p>	<p><u>City of Sydney</u></p> <p>To incentivise the provision of these “nice to have” infrastructure items, Clause 6.3 of the Sydney LEP 2012 excludes from the calculation of the FSR, the amount of floor space for these uses – so they are effectively “free” floor space.</p> <p>I note that we originally capped this bonus at 0.3:1 FSR, but this has since been repealed. The inclusion of this cap was conservative, and for the purpose of testing the market, and I imagine that the amount was not enough for a smaller commercial building to do proper end of trip facilities.</p>



Randwick City Council

Green Square - Structure plan

Figure 5.34

Legend

- | | | | |
|--|---|--|-------------------------------|
| | Green Square | | Existing open space |
| | Green Square
Town Centre/Planned
Major Centre | | Landscape setback 10m |
| | Local Villages | | Required open space |
| | Community nodes | | Active Frontages |
| | Highly visible sites | | Water channel open space link |
| | Train station | | Public transport
corridor |
| | Detention open space | | Major road |
| | | | Proposed streets |
| | | | Land excluded from this DCP |

Sydney Development Control Plan 2012

N

0 75 150 300m

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Section 5
SPECIFIC AREAS

Figure 5.48
Epsom Park- Zetland
Avenue (36m)
Section A1

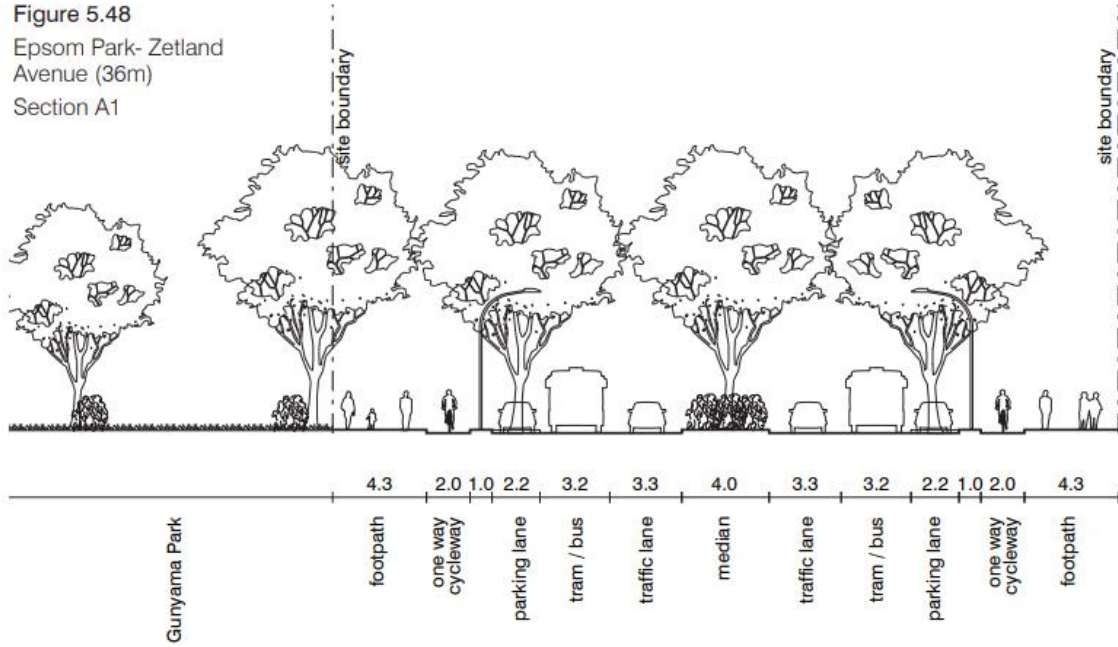
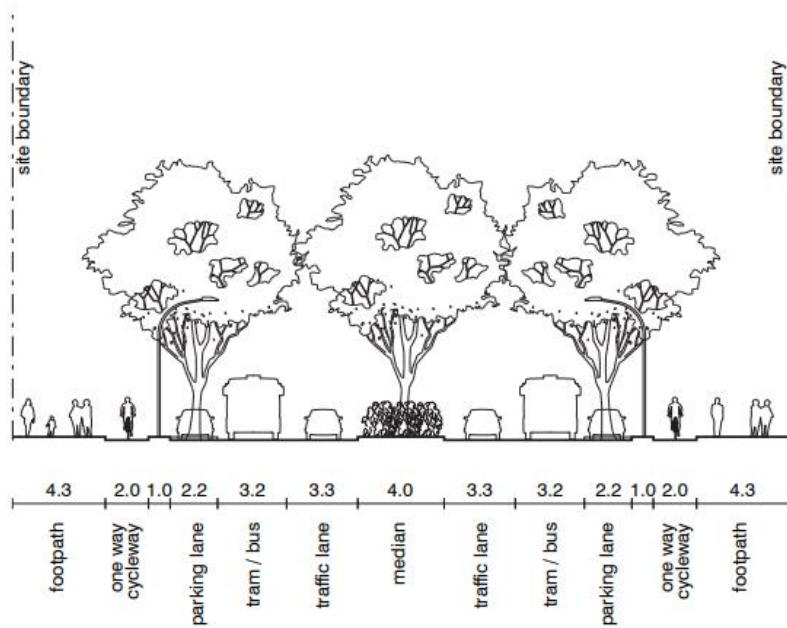


Figure 5.49
Epsom Park- Zetland
Avenue (36m)
Section A2



See more detail here:

http://www.cityofsydney.nsw.gov.au/data/assets/pdf_file/0013/128020/6_Section5_DCP2012_15_0917.pdf

4. OVGA Procurement Guide 2013 attached for reference and information



OVGA Procurement
Guide 2013.pdf