

9.0 Summary of Recommendations

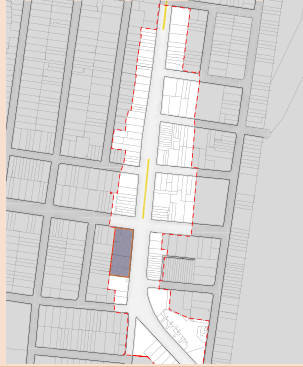
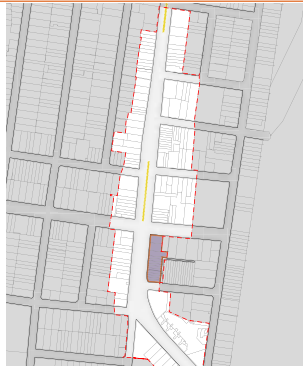
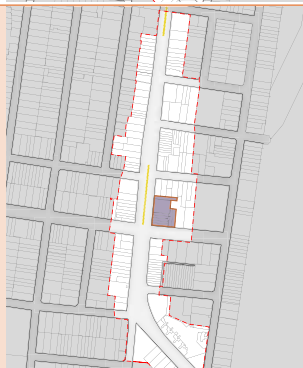
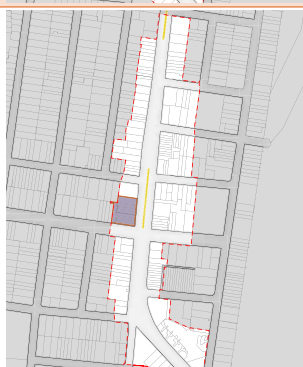
Kensington	Key Opportunity Sites	Height of Building Controls	Floor Space Ratio Controls	Commercial Floor Space Ratio Controls	Built Form Recommendations
Area KN_①	131-145 Anzac Parade, Kensington 	54m (16 storeys) or Max. 60m (18storeys) with design excellence	5:1 or 5.5:1 with design excellence	Min. 1:1	Control floor plate sizes (850m²) for taller residential buildings (over 8 storeys) to minimise the bulk and massing of new buildings. 750m² building floor plate restriction above 8th storey for buildings of 20 or more storeys . Provide a maximum street wall height of 6 storeys along Anzac Parade to reduce the appearance and scale of building from the street.
Area KN_②	182-212 Anzac Parade, Kensington 	54m (16 storeys) or Max. 60m (18 storeys) with design excellence	5:1 or 5.5:1 with design excellence	Min. 1:1	Control floor plate sizes (850m²) for taller residential buildings (over 8 storeys) to minimise the bulk and massing of new buildings. 750m² building floor plate restriction above 8th storey for buildings of 20 or more storeys . Provide a maximum street wall height of 6 storeys along Anzac Parade to reduce the appearance and scale of building from the street.
Area KN_③	166-180 Anzac Parade, & 116-120 Todman Ave, Kensington 	54m (16 storeys) or Max. 60m (18 storeys) with design excellence	5:1 or 5.5:1 with design excellence	Min. 1:1	Control floor plate sizes (850m²) for taller residential buildings (over 8 storeys) to minimise the bulk and massing of new buildings. 750m² building floor plate restriction above 8th storey for buildings of 20 or more storeys . Provide a maximum street wall height of 6 storeys along Anzac Parade to reduce the appearance and scale of building from the street.
Area KN_④	111-125 Anzac Parade, & 112 Todman Ave, Kensington 	66m (20 storeys) or Max. 82m (25 storeys) with design excellence	6:1	Min. 1:1	Control floor plate sizes (850m²) for taller residential buildings (over 8 storeys) to minimise the bulk and massing of new buildings. 750m² building floor plate restriction above 8th storey for buildings of 20 or more storeys . Provide a maximum street wall height of 6 storeys along Anzac Parade to reduce the appearance and scale of building from the street.

Table 9.1

9.0 Summary of Recommendations





Kingsford	Key Opportunity Sites	Height of Building Controls	Floor Space Ratio Controls	Commercial Floor Space Ratio Controls	Built Form Recommendations
Area KF_①	293-299 Anzac Parade, & 33 Strachan Street, Kingsford	 54m (16 storeys) or Max. 60m (18storeys) with design excellence	5:1 or 5.5:1 with design excellence	Min. 1:1	Control floor plate sizes (850m²) for taller residential buildings (over 8 storeys) to minimise the bulk and massing of new buildings. 750m² building floor plate restriction above 8th storey for buildings of 20 or more storeys . Provide a maximum street wall height of 6 storeys along Anzac Parade to reduce the appearance and scale of building from the street.
Area KF_②	273-291 Anzac Parade, Kingsford	 54m (16 storeys) or Max. 60m (18 storeys) with design excellence	5:1 or 5.5:1 with design excellence	Min. 1:1	Control floor plate sizes (850m²) for taller residential buildings (over 8 storeys) to minimise the bulk and massing of new buildings. 750m² building floor plate restriction above 8th storey for buildings of 20 or more storeys . Provide a maximum street wall height of 6 storeys along Anzac Parade to reduce the appearance and scale of building from the street.
Area KF_③	410-422 Anzac Parade, Kingsford	 54m (16 storeys) or Max. 60m (18 storeys) with design excellence	5:1 or 5.5:1 with design excellence	Min. 1:1	Control floor plate sizes (850m²) for taller residential buildings (over 8 storeys) to minimise the bulk and massing of new buildings. 750m² building floor plate restriction above 8th storey for buildings of 20 or more storeys . Provide a maximum street wall height of 6 storeys along Anzac Parade to reduce the appearance and scale of building from the street.
Area KF_④	424-436 Anzac Parade, Kingsford	 54m (16 storeys) or Max. 60m (18 storeys) with design excellence	5:1 or 5.5:1 with design excellence	Min. 1:1	Control floor plate sizes (850m²) for taller residential buildings (over 8 storeys) to minimise the bulk and massing of new buildings. 750m² building floor plate restriction above 8th storey for buildings of 20 or more storeys . Provide a maximum street wall height of 6 storeys along Anzac Parade to reduce the appearance and scale of building from the street. Careful design solutions required to address heritage characters.

Table 9.2

9.0 Summary of Recommendations





Kingsford	Key Opportunity Sites	Height of Building Controls	Floor Space Ratio Controls	Commercial Floor Space Ratio Controls	Built Form Recommendations
Area KF_⑤	375-383 Anzac Parade, & 2-12 Gardeners Road, Kingsford	 60m (18 storeys) or Max. 66m (20 storeys) with design excellence	5.5:1 or 6:1 with design excellence	Min. 1:1	Control floor plate sizes (850m²) for taller residential buildings (over 8 storeys) to minimise the bulk and massing of new buildings. 750m² building floor plate restriction above 8th storey for buildings of 20 or more storeys . Provide a maximum street wall height of 6 storeys along Anzac Parade to reduce the appearance and scale of building from the street.
Area KF_⑥	345-373 Anzac Parade, Kingsford	 60m (18 storeys) or Max. 66m (20 storeys) with design excellence	5.5:1 or 6:1 with design excellence	Min. 1:1	Control floor plate sizes (850m²) for taller residential buildings (over 8 storeys) to minimise the bulk and massing of new buildings. 750m² building floor plate restriction above 8th storey for buildings of 20 or more storeys . Provide a maximum street wall height of 6 storeys along Anzac Parade to reduce the appearance and scale of building from the street.
Area KF_⑦	393-417 Anzac Parade, & 1-21 Bunnerong Road, & 2-6 Sturt Street, Kingsford	 60m (18 storeys) or Max. 66m (20 storeys) with design excellence	5.5:1 or 6:1 with design excellence	As per K2K Strategy	Control floor plate sizes (850m²) for taller residential buildings (over 8 storeys) to minimise the bulk and massing of new buildings. 750m² building floor plate restriction above 8th storey for buildings of 20 or more storeys . Provide a maximum street wall height of 6 storeys along Anzac Parade to reduce the appearance and scale of building from the street.
Area KF_⑧	1-11 Rainbow Street, & 13-23 Rainbow Street, Kingsford	 60m (18 storeys) or Max. 66m (20 storeys) with design excellence	5.5:1 or 6:1 with design excellence	As per K2K Strategy	Control floor plate sizes (850m²) for taller residential buildings (over 8 storeys) to minimise the bulk and massing of new buildings. 750m² building floor plate restriction above 8th storey for buildings of 20 or more storeys . Provide a maximum street wall height of 6 storeys along Anzac Parade to reduce the appearance and scale of building from the street. Careful design solutions required to address heritage characters.

Table 9.3

10.0 Residential and Employment Growth

A desktop review of the proposed yields capacity by K2K Strategy has been undertaken.

The same methodology and assumptions adopted by the K2K Strategy are applied on our recommended opportunity sites so that a consistent approach for comparison could be delivered.

Methodology:

Step 1: Identify the opportunity (unconstrained) sites in both Kensington and Kingsford town centres, which are available and would not be redeveloped within the next 15 years. Refer figure 10.1 for maps provided by CM+, which identify opportunity sites in both centres.

Step 2: Calculate existing floor space capacity by aggregating the lot areas of all unconstrained sites within the town centres and multiplying by 3 to establish gross floor area at current controls of 3:1 FSR.

Refer Council's comments dated 8th March 2017: "The existing capacity figures were calculated by aggregating the lot areas of all unconstrained sites within the town centres and multiplying by 3 to establish gross floor area at current controls of 3:1 FSR. This was based on the current FSR in Kingsford of 3:1 and also an examination of past DAs in Kensington, which revealed they had equivalent FSRs between 2.5:1 and 3:1."

Step 3: Calculate future floor space capacity based on the proposed FSRs for all unconstrained sites across both centres.

Step 4: Uplift = Future Floor Space Capacity - Existing Floor Space Capacity

Assumptions:

Similar assumptions are adopted for the calculation of commercial space/non-residential GFA, which were used in K2K Strategy and the urban design study carried by CM+:

- a minimum non-residential FSR of 1:1 is implemented at nodes;
- It's not clear whether K2K Strategy uses 30% of the ground floor/site area at either one or two levels for commercial space. Our calculation uses 30% of site area at two levels, i.e. both ground level and level 1, which are allocated to commercial space at all sites other than nodes, to align with CM+'s urban design study. Refer figure 10.2.

Discrepancies:

There are a few discrepancies identified during the calculation process.

1. Total existing floor space capacity of 296,139m² identified in K2K Strategy is more than the result calculated by using the methodology, i.e. aggregate lot area multiplying by current FSR of 3 across the centres. However the difference of 1,416m² is less than 1%, which is regarded as acceptable.
2. We did a recalculation of the total K2K future floor space capacity (GFA) by using CAD measurement of the identified opportunity site areas, K2K Strategy proposal (LEP), K2K Strategy methodology and assumptions. The result is 416,706m², which is approx. 1.8% less than 424,658m² as identified in K2K Strategy.

Comparing Process:

Due to the difference stated in Discrepancy item 2 and the difficulty of justifying the exhibited K2K Strategy yields, which was delivered by the third party, a few steps are taken to deliver a rational comparison work.

- Use total existing floor space capacity of 296,139m² as a number of fact for the purpose of uplift calculation. Refer Column 1 of Table 10.1.
- List the exhibited K2K Strategy yields in Column 2 of Table 10.1 for information only, rather than for the purpose of comparison.
- Regenerate K2K Strategy yields in Column 3 of table 10.1 for the purpose of comparison. Calculate future floor space capacity by aggregating the lot areas of all unconstrained sites within the town centres, which are measured from cadastral plan, and multiplying by the proposed FSRs of K2K Strategy. Calculate the uplift of K2K Strategy capacity (i.e. the regenerated figures) against the existing capacity listed in Column 1 of Table 10.1.
- List the recommended yields in Column 4 of Table 10.1. Calculate future floor space capacity by aggregating the lot areas of all unconstrained sites within the town centres, which are measured from cadastral plan, and multiplying by the proposed FSRs as per AJ+C's recommendations. Calculate the uplift of AJ+C recommendation against the existing capacity listed in Column 1 of Table 10.1.
- Compare the proposed future capacity between K2K Strategy (Column 3 of table 10.1) and AJ+C recommendation (Column 4 of Table 10.1).



Kingsford

Kensington

Figure 10.1 K2K Opportunity Sites, provided by CM+, 17th March 2017

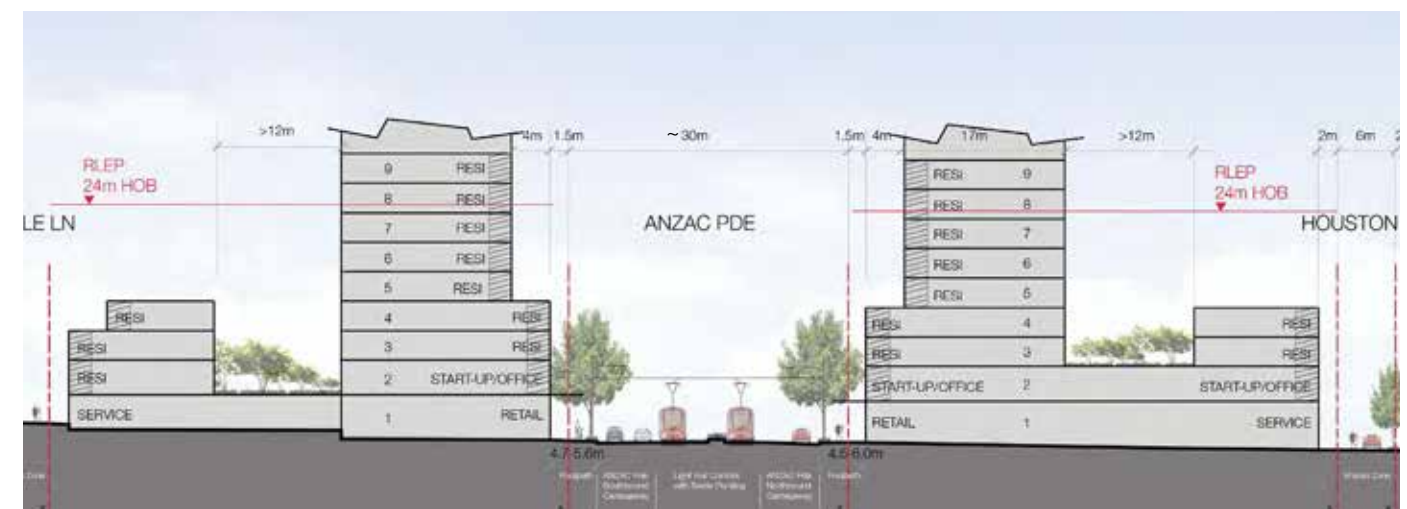


Figure 10.2 Section-Kensington and Kingsford Spine, extracted from Kensington + Kingsford Town Centres Urban Design Report by CM+, Jan 2017

10. Residential and Employment Growth

Conclusion

The total difference of the proposed capacity between K2K Strategy (Column 3 of Table 10.1) and AJ+C Recommendations (Column 4 of Table 10.1) is about 20%.

Kensington Town Centre:

AJ+C recommendations have more lots with proposed FSR of 5:1 and 6:1 than K2K Strategy, and therefore have more than 6% increase in the future floor space capacity than K2K Strategy.

Kingsford Town Centre:

AJ+C recommendations have identified additional opportunity sites with proposed FSR of 5:1 and 6:1, and have more than 25% increase in the future floor space capacity than K2K Strategy.

	1		2		3		4	
	Existing Capacity [yields as per exhibited K2K Strategy]		K2K Strategy [yields as per exhibited K2K Strategy]		K2K Strategy [yields calculated by using CAD measurement, K2K Strategy proposal and K2K Strategy methodology and assumptions]		AJ+C Recommendations [yields calculated by using CAD measurement, AJ+C Recommendations and K2K Strategy methodology and assumptions]	
	Current at 3.0:1	at 4.0:1 & 5.0:1	Uplift	at 4.0:1 & 5.0:1	Uplift	at 4.0:1 & 5.0:1	Uplift	
K2K Aggregate Lot Area (of sites identified as available for redevelopment)	99,185 m ²			99,185 m ²		99,185 m ²		
Kingsford	59,867 m ²			59,867 m ²		59,867 m ²		
Kensington	39,318 m ²			39,318 m ²		39,318 m ²		
<i>Note:</i>	<i>Lot area is measured from cadastral plan as per CM+ map provided on 17/03/2017</i>							
Total K2K GFA	296,139 m ²	424,658 m ²		416,706 m ²		492,307 m ²		
Kingsford				253,190 m ²		318,697 m ²		
Kensington				163,516 m ²		173,610 m ²		
Commercial Space GFA	29,614 m ²	54,486 m ²	24,872 m ²	68,352 m ²	38,738 m ²	74,451 m ²	44,837 m ²	
Residential GFA	266,525 m ²	370,172 m ²	103,675 m ²	348,354 m ²	81,829 m ²	417,856 m ²	151,331 m ²	
Residential (average dwelling GFA 70m ²)	3,808 dwellings	5,288 dwellings	1,481 dwellings	4,976 dwellings	1,169 dwellings	5,969 dwellings	2,162 dwellings	
Residential (average dwelling GFA 80m ²)	3,332 dwellings	4,627 dwellings	1,296 dwellings	4,354 dwellings	1,023 dwellings	5,223 dwellings	1,892 dwellings	
Residential (average dwelling GFA 90m ²)	2,961 dwellings	4,113 dwellings	1,152 dwellings	3,871 dwellings	909 dwellings	4,643 dwellings	1,681 dwellings	
<i>Assumptions:</i>	1. a ratio split of 10%/90% has been applied to deduce the commercial to residential use.		1. Commercial space: 2 levels @ 30% site and 1:1 at nodes					
	2. Dwelling yields presented as a range to convey expected apartment sizes and apartment mix as outlined in SEPP65 ADG.		2. Average dwelling size (GFA) ranging from 70m ² , 80m ² to 90m ²					

Table 10.1 Kensington and Kingsford Total _ Comparison Table