

F10 15-33 Brighton Avenue Croydon Park

This chapter applies to the site at 15-33 Brighton Avenue, Croydon Park.

This Chapter should be read in conjunction with Part B – General Controls and Chapter C4 Residential Flat Buildings, where this chapter has not specifically addressed an issue.

If there are any inconsistencies between the objectives and controls in this chapter and any other objectives and controls in this DCP, the objectives and controls in this chapter will prevail, but only to the extent of that inconsistency.

In accordance with SEPP 65 legislation, the SEPP 65 ~~Design Quality Principles~~ and the *Apartment Design Guide (ADG)* ~~are apply to any Residential Development Application on 15-33 Brighton Avenue, Croydon Park. Where there is any discrepancy between the ADG and this chapter of this DCP, this chapter will prevail (other than those matters noted within (SEPP 65). to apply to any Development Application for this site.~~

F10.1 General Objectives

Objective

- O1 To create a site layout and built form that is appropriate to the Croydon Park context.
- O2 To achieve a high-quality development outcome that is responsive to the natural and built form context around the site.
- O3 To enhance the existing Brighton Avenue streetscape and provide new pedestrian pathways that enhance the landscape character of the area.
- O4 To minimise the visibility of taller development within the precinct from surrounding streets site and achieve a transition in scale of development from Brighton Avenue.
- O5 To achieve a high standard of residential amenity to adjacent development and new development within the precinct.
- O6 To minimise the bulk and scale of the development by appropriately responding to the topography of the site.
- O7 To achieve amalgamated sites that can deliver the building footprints and building envelopes in Figures F.1 and F.2.

O8 To encourage consolidated development of the site which will facilitate quality landscaping, efficient building layouts with appropriate separation, resident amenity and avoid site isolation.

F10.2 Siting the Development

Objective

- O1 To create a site layout and built form that is appropriate to the Croydon Park context and enhances the character of the Brighton Avenue.
- O2 To maximize the opportunities for high quality landscape and the opportunity for deep soil within the site and along its edges.
- O3 To create a site layout and built form which will provide high residential amenity for residents and minimise the impacts on adjoining properties.
- O4 To ensure areas of open space are consolidated and provide landscape and visual relief between building forms and along site edges.
- O5 To provide appropriate access and address to the rear buildings.

Control

- C1 In the event that lots within 15-33 Brighton Avenue (or a collection thereof) are developed separately from the other lots as envisaged in Figure F.1, appropriate setbacks must be provided to not unfairly encumber the neighbouring lots with building separation requirements. This should be consistent with the side setbacks and frontage prescribed in Chapter C4 Residential Flat Buildings.
- C2 Any variation from the building footprints and heights shown in Figures F.1 and F.2 must demonstrate that it achieves a higher quality outcome in terms of:
- Scale transition across the site
 - Amenity to adjacent lots
 - Visual and physical permeability through and into the site
 - Consolidated landscape areas throughout the site
- C3 Locate building form within the development in accordance with the building footprints and envelopes shown in Figure F.1 Building Envelopes and Site Setbacks and Figure F.2 Building Envelopes and Articulation.
- C4 The buildings at the rear of the property shall be designed to address the internal public domain with active edges to all roads, pathways and communal open space.

C5 All buildings (other than those fronting Brighton Avenue), must have an entry and identifiable address to a street or pathway within the development, with clear and legible pathways for residents, visitors and deliveries.

C6 Communal Open Space throughout is to be designed as public domain with active street edges, street furniture, lighting and planting.

F10.3 Street Setback

Objective

- O2 To provide front building setbacks that are consistent with existing setbacks in Brighton Avenue.
- O3 To create an articulated built form with buildings stepped in plan and elevation.
- O4 To provide deep soil in the front setback to create a landscaped setting, including substantial trees.
- O5 To allow for a limited area of private open space in the front setback

O6 To ensure balcony design is integrated into and contributes to the overall architectural form and detail of the building, while maximising resident amenity and liveability.

Controls

- C1 Provide building setbacks in accordance with Figure F.1 and F.3. Minimum front setback is to be 7m to the articulation zone
- C2 Provide building articulation within a 2m articulation zone (maximum 40% in plan occupied by the building) in accordance with Figure F.1
- C3 Provide a minimum width of 5m deep soil within the front setback, allowing for vehicle cross-overs, paths and the like within the 5m deep area
- C4 Private open space in ground floor terraces is to be set back a minimum of 5m from the street boundary
- C5 Provide a combination of solid and transparent materials that balances the need for privacy with surveillance of the public domain on balconies and terraces which are visible from the street frontage.
- C6 Full height solid masonry balustrades are not acceptable on the balconies.

F10.4 Side and rear setbacks

Objective

- O1 To minimise bulk and scale impacts on neighbouring development
- O2 To allow for visual privacy and deep soil landscaping in side and rear setbacks including substantial trees
- O3 To ensure that the landscape setting and amenity of adjoining neighbours is maintained with proposed driveways

Controls

- C1 Side and rear setbacks are to be in accordance with Figures F.1 and F.2
- C2 Provide a minimum width of 5m deep soil within side and rear setbacks, allowing for fences, paths and the like within the 5m deep area
- C3 The side setback area behind the front building line, ~~and the spaces between buildings addressing Brighton Avenue,~~ are not to be used for car driveways or vehicular entry ramps to basement levels
- C4 Provide a combination of solid and transparent materials that balances the need for privacy with surveillance of the public domain on balconies and terraces which are visible from the street frontage.
- C5 Solid masonry balustrades are not acceptable on the balconies.

F10.5 Building separation

Objective

- O1 To provide canopy trees between buildings on the same development site to create a landscaped setting for individual buildings
- O2 To create separations between buildings that provide adequate space between buildings and privacy between apartments

Controls

- C1 Areas of deep soil are to be provided between buildings on the site so that large canopy trees are visible from the public domain and from within the courtyards.
- C2 The minimum separation between residential buildings on the development site is to comply with the following controls:
Up to 4th Storey
 - a. 12.0m between habitable rooms/balconies
 - b. 9.0m between habitable rooms/balconies and non-habitable rooms

5th Storey

- c. 18.0m between habitable rooms/balconies

F10.6 Building height

Objective

- O1 To match the building height in storeys in this DCP to the building height in metres in Canterbury LEP 2012

Controls

- C1 The maximum building height in storeys is to comply with that shown in Figure F.1

F10.7 Deep soil landscaping

Objective

- O1 To provide consolidated deep soil zones of adequate area for substantial tree planting and water infiltration of the soil and to reduce stormwater run-off
- O2 To create spaces in courtyards and between buildings on site that contain some deep soil that can sustain large trees

O3 To provide deep soil in the front setback to create a landscape setting including large canopy trees within the front garden setbacks to enhance the current landscape character of Brighton Avenue.

Controls

- C1 A minimum of 21% of the site area is to be provided as deep soil. A minimum of one-third of the deep soil area (7 % of the site area) is to be located in the communal open space courtyard area/(s) in the centre of the site. Basement car parking is not to intrude into these areas
- C2 The minimum dimension of any area of deep soil is to be 5m in any direction
- C3 Consolidated deep soil zones are to be provided in front, side and rear setbacks, in courtyards and between buildings to allow for substantial tree planting
- C4 Deep soil landscaping areas in the street setback are to be maximized
- C5 Existing mature trees are to be retained wherever possible and entries to new development is to be designed to maximise retention
- C6 Hard landscaping is to be minimised and opportunities for landscape planting are to be maximized

- C7 In addition to tall canopy trees that are of a scale commensurate to the development, a range of small trees and shrubs are to be selected to ensure that vegetation softens the building form and creates a landscaped setting

F10.8 Car parking

Objective

- O1 To locate and design car parking which is adapted to the site topography and building design and which does not increase the bulk and scale of the building
- O2 To ensure car parking does not impact upon deep soil landscaping controls

Controls

- C1 Driveways are not to dominate the street setback area
- C2 Car park entry is to be located behind the building line and integrated within the building. Any driveway between the front boundary and the building is to have a maximum 1:20 gradient
- C3 Basement car park areas are to be predominantly under building footprints, where possible

F10.9 Communal Open Space

Objective

- O1 To provide residents with sufficient, useful, safe and attractive communal open space

Controls

- C1 A minimum of 15% of the site area is to be provided as communal open space
- C2 The front street setback area is not to be included in the 15% of communal open space as its exposure to the public street does not make it suitable for social interaction
- C3 At least one single area of communal open space is to be provided with a minimum area of 900 sqm across the addresses 15-33 Brighton Avenue, Croydon Park.
- C4 Communal open space may be permitted in the rear and side setbacks, however it is not preferred
- C5 Communal open space is not to be provided on roof tops

- C6 Any area of communal open space is to have a minimum dimension of 6m, in any direction
- C7 Every lift and stair core on the site is to have direct access to a part of the communal open space
- C8 Communal open space is to be comprised of a range of different spaces offering a range of facilities such as seating, barbecue facilities, shade structures, pet facilities and children's play areas

F10.10 Ground floor apartments

Objective

- O1 To provide access from the street and communal courtyards to the private open space of ground floor apartments
- O2 To provide sufficient light and outlook for ground floor apartments and private open spaces by minimizing site excavation
- O3 To improve safety and social interaction by avoiding long, high blank walls or fences that detract from the appearance of the public domain.

Controls

- C1 A path and gate is to be provided from the street and communal courtyards to ground floor apartment private open spaces
- C2 Living rooms and private open spaces at the ground floor are not to be excessively excavated into the ground, to allow sufficient outlook from the apartment
- C3 A ground floor apartment can be no more than 1m above the footpath and/or adjoining public domain to ensure appropriate residential amenity and passive surveillance of the public domain
- C4 Ground floor apartments must generally align with the footpath level or public domain levels.
- C5 Solid masonry balustrades up to a maximum of 1.2 metres in height may be acceptable on the ground floor apartments depending on its relationship to the footpath or communal open space.

F10.11 Main-Communal Building Entries

Objective

- O1 To clearly identify main building entries with distinctive architectural design
- O2 To provide high quality, equitable, safe and pleasant walking environments along the street and into the development

O3 To prioritise pedestrian access and entries over vehicle access

Controls

- C1 Communal building entries are to be accentuated within the building façades with a range of elements such as taller proportions, large windows and doors, structural a-canopyprojections (i.e. canopies, awnings, blade walls, etc.), landscaping, distinctive materials and colour
- C2 The path to building entries at the rear of the site is to be easily visible from the street and access to the entry is to be reasonably direct with appropriate wayfinding elements

F10.12 Top floor and roof design

Objective

- O1 To create a distinctive top to the building with the roof design and top floor design

Controls

- C1 The additional height allowance between the top storey and the maximum height is to be used to achieve an interesting roof form and building silhouette appropriate to its context on the site and to accommodate lift overruns and plant only. It is encourages that the expression of building modulation to development along Brighton Avenue responds to the 'grain' of the traditional lot widths.
- C2 The top floor may have architectural elements that are different to lower floors to assist in creating a top to the buildings
- C3 Functional elements such as lift overruns, air conditioning units, plant equipment, vent stacks and communication devices are to be visually discreet and concealed within the roof form as far possible to avoid visibility, particularly from the public domain

F10.13 Built form and façades

Objective

- O1 To create buildings which contribute positively to the desired future character of the area
- O2 To minimise the extent of flat, undifferentiated surface areas

O3 To create a cohesive design element across the various buildings of the site that can contribute to a human scale development

Controls

- C1 The base of the building is to be consistent across all buildings within these sites and be expressed through a change in materiality, colour, treatment and projections either at a 1 or 2 storey height planes. The consistent requirement at a 1 or 2 storey height is to be informed by the first building to be approved and constructed on the site.
- C2 Buildings are to be well designed, with good proportions and façade composition, using high quality, durable materials
- C3 Designs are to avoid having excessive areas of flat wall of one material or finish
- C4 Indentations or slots in facades are to be as wide as they are deep
- C5 External shading devices, ~~canopies~~ projections, awnings, communication devices and the like are to be integrated into the design of the façade
- C6 Air conditioning units are not to be located within private or communal open spaces unless appropriately screened or treated. Alternatively, ~~A~~ air conditioning units ~~are should to~~ be located in concealed areas such as the basement, roof or grouped at every floor level in designated areas
- C7 Façades are to be articulated with steps in plan, recessed and projecting balconies and deep windows; are to express a building base, middle and top; provide a range of window types; employ external shading devices that respond to the solar orientation of the façade and balconies; employ changes of materials, colours and textures to articulate the built form

F10.14 Fences

Objective

- O1 To provide fencing that responds to the character of the streetscape, with low, visually open fencing which is complemented by landscape

Controls

- C1 Fencing to Brighton Avenue is to be low, visually open and designed in conjunction with landscaping in the front setback zone to provide an attractive streetscape and provide visual privacy for ground level private open space terraces
- C2 Fully masonry fences are not appropriate within the streetscape character of Brighton Avenue
- C3 Low level walls less than 1m high may be appropriate to step down the contours along Brighton Avenue
- C4 Fencing is to respond to building entries and allow for mail boxes, seats and the like at the building entry

- C5 Fencing to ground level private open spaces around internal courtyards and along Brighton Avenue is to provide privacy through a combination of level transition up to the terrace, landscaping and fencing design, with consideration given to level changes and landscaping between communal and private open space to assist with privacy

F10.15 Waste Management

Note: This section is intended to supplement controls on Waste Management contained in Section B9, in order to ensure adequate provision for waste management on this site. Where there is an inconsistency in requirements, this section shall prevail in relation to the site. Applicants should consult with Council's Waste Section to discuss waste requirements at an early stage in the process

Objectives

- O1 To maximise resource recovery through waste avoidance, source separation and recycling
- O2 To ensure that the disposal of waste is managed appropriately, efficiently and provides for maximum resource recovery or reuse
- O3 To ensure well-designed and responsive bin storage and collection facilities that are convenient and accessible to occupants
- O4 To require that bin storage and collection facilities are designed so that they can be integrated with and comply with the requirements for Council's domestic waste services
- O5 To ensure all waste streams being handled, stored and collected in a manner to reduce risk to health and safety of all users, including residents, maintenance (e.g. caretakers), collection staff, and contractors (and required vehicles and equipment)
- O6 To allow for kerbside waste collection
- O7 To ensure that bin storage for units are appropriately stored do not impact negatively on the streetscape

Controls

Residential development

- C1 Bins shall be stored on appropriate properties and be suitably screened or internally stored from view of the street. Bin carting routes are not to pass through any internal doorways
- C2 Bin and waste areas must be integrated into the building
- C3 The communal storage area(s) of residential flat building development must be of sufficient size to accommodate all allocated bins, bulky waste and the additional recycling service. This is to be achieved

through the provision of a waste communal bin storage area(s) within the basement footprint of the development, which:

- (a) Provides direct and convenient access for the occupants of the development, at a maximum distance of 30m from each dwelling
- (b) Allows for the safe and direct transfer of all bins from the bin storage area to the collection point (if required)
- (c) Does not adversely impact the occupants within and adjoining the development in relation to visual amenity, noise and odour
- (d) Does not interfere with car parking, landscaping and any existing trees and vegetation

Note: Prior to lodgement of a DA or at pre-DA stage the applicant shall contact Council's Team Leader–Waste Strategy Section to discuss waste requirements. This may include requirements for communal bin areas for each building, the need for a larger communal bin storage room, and the need for 660 litre and 1100 litre bins and/or the need for decanting equipment. The location and design of the communal storage area(s) must comply with the requirements of the Waste Management Guide for New Developments within Canterbury Bankstown City Council.

C4 Development must designate an on-site collection point that is integrated into the design of the development. The collection point should be a nominated holding area. It will be the responsibility of the property manager or caretaker to move bins from the storage area(s) to the holding area. The bin–carting route is to have or be:

- (a) Paved and a minimum 2 metres for 660L or 2.5 metres wide for larger bins
- (b) Non–slip, free from obstacles and steps
- (c) A maximum grade of 1:30

Note: Bin carting equipment may be required. The design of the on–site collection point must comply with the requirements of the Waste Management Guide for New Developments.

C5 The design of the on–site collection point must comply with the requirements of the Waste Management Guide for New Developments

Bulky Waste Storage

C6 Separate bulky waste storage areas or rooms are to be provided for residents to store bulky waste (e.g. white goods, mattresses, furniture) awaiting collection to prevent the illegal dumping of materials on the kerbside or in common areas

C7 The bulky waste storage areas or rooms are to be designed to comply with the requirements detailed in Waste Management Guide for New Developments

C8 On-site collection of bulky waste is required where waste and recycling bins are collected on-site. The bulky waste storage room must be within 5 metres to the nominated collection point

C9 The carting route from the bulky storage area(s) to the collection point is to connect with the on-site collection point pathways

Chute Service and Bin Storage Rooms

If Chutes are utilised in the development the following controls apply.

C10 These must be located directly under where the chute terminates and allow a space large enough for the bin to fit under the chute base and at the correct angle

C11 The bin storage room must be large enough to fit the allocated number of bins with additional room for manoeuvring bins and lift lids

C12 There must be sufficient bin volume under the chute for a minimum of three days waste generation. Where volume-handling equipment is required to automatically change the bin under the chute when it becomes full (such as bin lifting equipment or linear tracks or carousels), the bin storage room must be of adequate size to accommodate all required equipment and operate it. Resident access to the volume handling equipment will be restricted. Bin storage room and chute service room may be two separate rooms but next to each other

Easement

C13 Council must be provided with an easement for unimpeded access to and from the waste collection locations for Council and its contractors to enter and exit for the purpose of waste and recycling collection. The development is also required to indemnify Council and its contractors against claims for loss or damage or wear and tear of access roads or to other parts of the building. A positive covenant shall be placed on the property title, such as section 88B certificate

Note: By entering into an agreement with Council for waste collection, the development will be required to operate in full compliance with Council's Waste Management collection requirements. The provision of Council's waste collection service will not commence until formalisation of the agreement.



FIGURE F.1 BUILDING ENVELOPES AND SITE SETBACKS

LEGEND



Articulation Zone
Primarily balconies
Habitable floor area may be located within this zone.



Street Setback Articulation Zone
7m-9m Building Setback from front boundary.
Building footprint to occupy no more than 40% of this area. Building footprint defined as Habitable floor area and balconies.



Open Space
Communal Open Space to be primarily located within this area



Storeys
Maximum number of storeys permitted

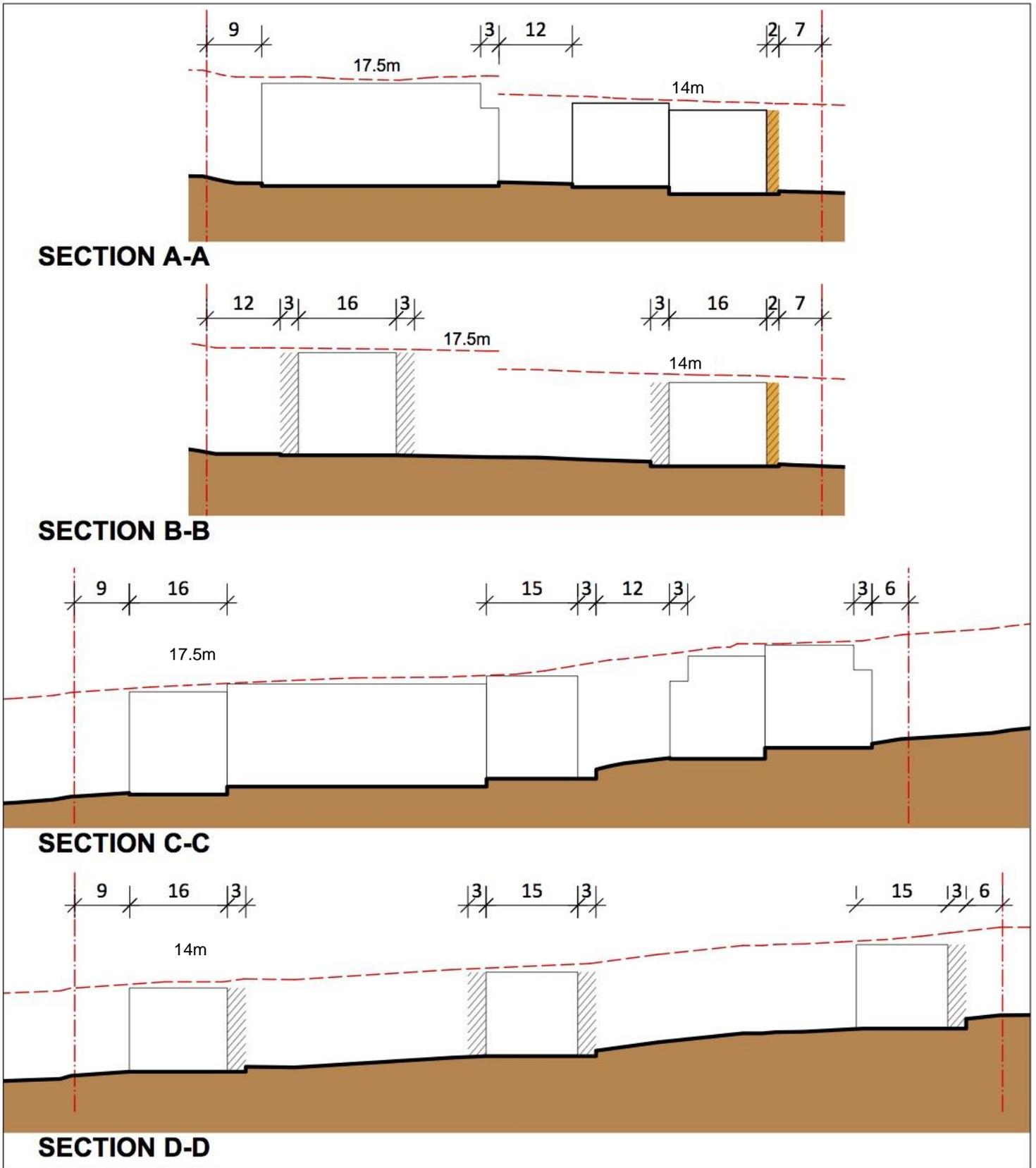


FIGURE F.2 BUILDING ENVELOPES AND ARTICULATION

LEGEND



Articulation Zone

Primarily balconies
Habitable floor area may be located within this zone.



Street Setback Articulation Zone

7m-9m Building Setback from front boundary.
Building footprint to occupy no more than 40% of this area. Building footprint defined as Habitable floor area and balconies.

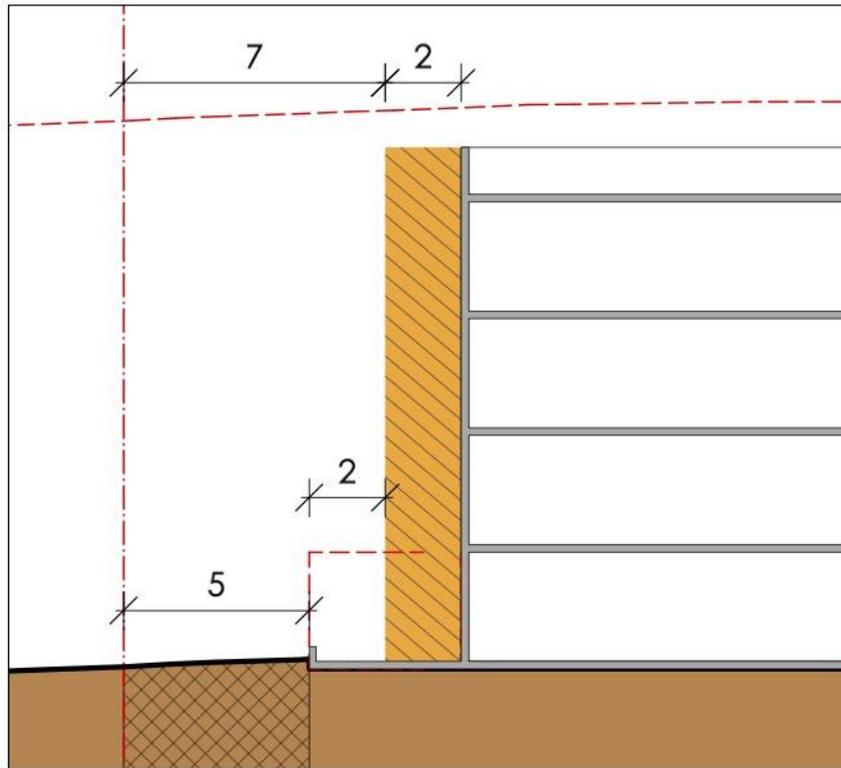


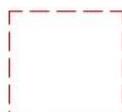
FIGURE F.3 STREET SETBACK FOR GROUND FLOOR PRIVATE OPEN SPACE.

LEGEND

 **Articulation Zone**
Primarily balconies
Habitable floor area may be located within this zone.

 **Deep Soil Zone**
Minimum 5m wide Deep Soil zone to be located within setback. No private open space in this zone.

 **Street Setback Articulation Zone**
7m-9m Building Setback from front boundary.
Building footprint to occupy no more than 40% of this area. Building footprint defined as Habitable floor area and balconies.

 **Ground Floor Terrace Articulation Zone**
Ground floor private open space to occupy this zone.