

# 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.

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* are to apply to any Development Application for this site.

## F10.1 Siting the Development

### Objective

- O1 To create a site layout and built form that is appropriate to the Croydon Park context.

### Control

- C1 Site the development in accordance with the building footprints and building envelopes in Figures F.1 and F.2

## F10.2 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

### **Controls**

- C2 Provide building setbacks in accordance with Figure F.1 and F.3. Minimum front setback is to be 7m to the articulation zone
- C3 Provide building articulation within a 2m articulation zone (maximum 40% in plan occupied by the building) in accordance with Figure F.1
- C4 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
- C5 Private open space in ground floor terraces is to be set back a minimum of 5m from the street boundary

## **F10.3 Side and rear setbacks**

### **Objective**

- O6 To minimise bulk and scale impacts on neighbouring development
- O7 To allow for visual privacy and deep soil landscaping in side and rear setbacks including substantial trees
- O8 To ensure that the landscape setting and amenity of adjoining neighbours is maintained with proposed driveways

### **Controls**

- C6 Side and rear setbacks are to be in accordance with Figures F.1 and F.2
- C7 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
- C8 The side setback area behind the 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

## **F10.4 Building separation**

### **Objective**

- O9 To provide canopy trees between buildings on the same development site to create a landscaped setting for individual buildings
- O10 To create separations between buildings that provide adequate space between buildings and privacy between apartments

### **Controls**

- C9 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.
- C10 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

## **F10.5 Building height**

### **Objective**

- O11 To match the building height in storeys in this DCP to the building height in metres in Canterbury LEP 2012

### **Controls**

- C11 The maximum building height in storeys is to comply with that shown in Figure F.1

## **F10.6 Deep soil landscaping**

### **Objective**

- O12 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
- O13 To create spaces in courtyards and between buildings on site that contain some deep soil that can sustain large trees

### **Controls**

- C12 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 courtyard areas in the centre of the site. Basement car parking is not to intrude into these areas
- C13 The minimum dimension of any area of deep soil is to be 5m
- C14 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

- C15 Driveways are not to dominate the street setback area. Deep soil landscaping areas in the street setback are to be maximized
- C16 Hard landscaping is to be minimised and opportunities for landscape planting are to be maximized
- C17 In addition to canopy trees, a range of small trees and shrubs are to be selected to ensure that vegetation softens the building form and creates a landscaped setting

## **F10.7 Car parking**

### **Objective**

- O14 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
- O15 To ensure car parking does not impact upon deep soil landscaping controls

### **Controls**

- C17 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.
- C18 Basement car park areas are to be predominantly under building footprints
- C19 Basement car parking is not to project more than 1m above existing ground level

## **F10.8 Communal Open Space**

### **Objective**

- O15 To provide residents with sufficient, useful, safe and attractive communal open space

### **Controls**

- C20 A minimum of 15% of the site area is to be provided as communal open space.
- C21 At least one single area of communal open space is to be provided with a minimum area of 900 sqm
- C22 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

- C23 Communal open space may be permitted in the rear and side setbacks, however it is not preferred
- C24 Communal open space is not to be provided on roof tops
- C25 Any area of communal open space is to have a minimum dimension of 6m
- C26 Every lift and stair core on the site is to have direct access to a part of the communal open space
- C27 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 and children's play areas

### **F10.9 Ground floor apartments**

#### **Objective**

- O16 To provide access from the street and communal courtyards to the private open space of ground floor apartments
- O17 To provide sufficient light and outlook for ground floor apartments and private open spaces by minimizing site excavation

#### **Controls**

- C28 A path and gate is to be provided from the street and communal courtyards to ground floor apartment private open spaces
- C29 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

### **F10.10 Main Building Entries**

#### **Objective**

- O18 To clearly identify main building entries with distinctive architectural design

#### **Controls**

- C30 Main building entries are to be accentuated within the building façades with a range of elements such as taller proportions, large windows and doors, a canopy, distinctive materials and colour
- C31 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

## **F10.11 Top floor and roof design**

### **Objective**

- O19 To create a distinctive top to the building with the roof design and top floor design

### **Controls**

- C32 The roof is to have a form that creates a roofscape similar to the roofscapes in the surrounding context, which are not comprised of flat roofs. Flat roofs and parapets are not preferred
- C33 The top floor may have architectural elements that are different to lower floors to assist in creating a top to the buildings
- C34 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

## **F10.12 Built form and façades**

### **Objective**

- O20 To create buildings which contribute positively to the desired future character of the area
- O21 To minimise the extent of flat, undifferentiated surface areas

### **Controls**

- C35 Buildings are to be well designed, with good proportions and façade composition, using high quality, durable materials
- C36 Designs are to avoid having excessive areas of flat wall of one material or finish
- C37 Indentations or slots in facades are to be as wide as they are deep
- C38 External shading devices, canopies, communication devices and the like are to be integrated into the design of the façade
- C39 Air conditioning units are not to be located within private or communal open spaces. Air conditioning units are to be located in concealed areas such as the basement, roof or grouped at every floor level in designated areas
- C40 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

### **F10.13 Fences**

#### **Objective**

- O22 To provide fencing that responds to the character of the streetscape, with low, visually open fencing which is complemented by landscape

#### **Controls**

- C41 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
- C42 Fencing to ground level private open space terraces in Brighton Avenue is to be low and privacy is to be achieved with a combination of level change up to the terrace, landscaping and fencing design
- C43 Fully masonry fences are not appropriate within the streetscape character of Brighton Avenue
- C44 Low level walls less than 1m high may be appropriate to step down the contours along Brighton Avenue
- C45 Fencing is to respond to building entries and allow for mail boxes, seats and the like at the building entry
- C46 Fencing to ground level private open spaces around internal courtyards is to provide privacy, with consideration given to level changes and landscaping between communal and private open space to assist with privacy

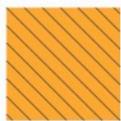


**FIGURE F.1 BUILDING ENVELOPES AND SITE SETBACKS**

**LEGEND**



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



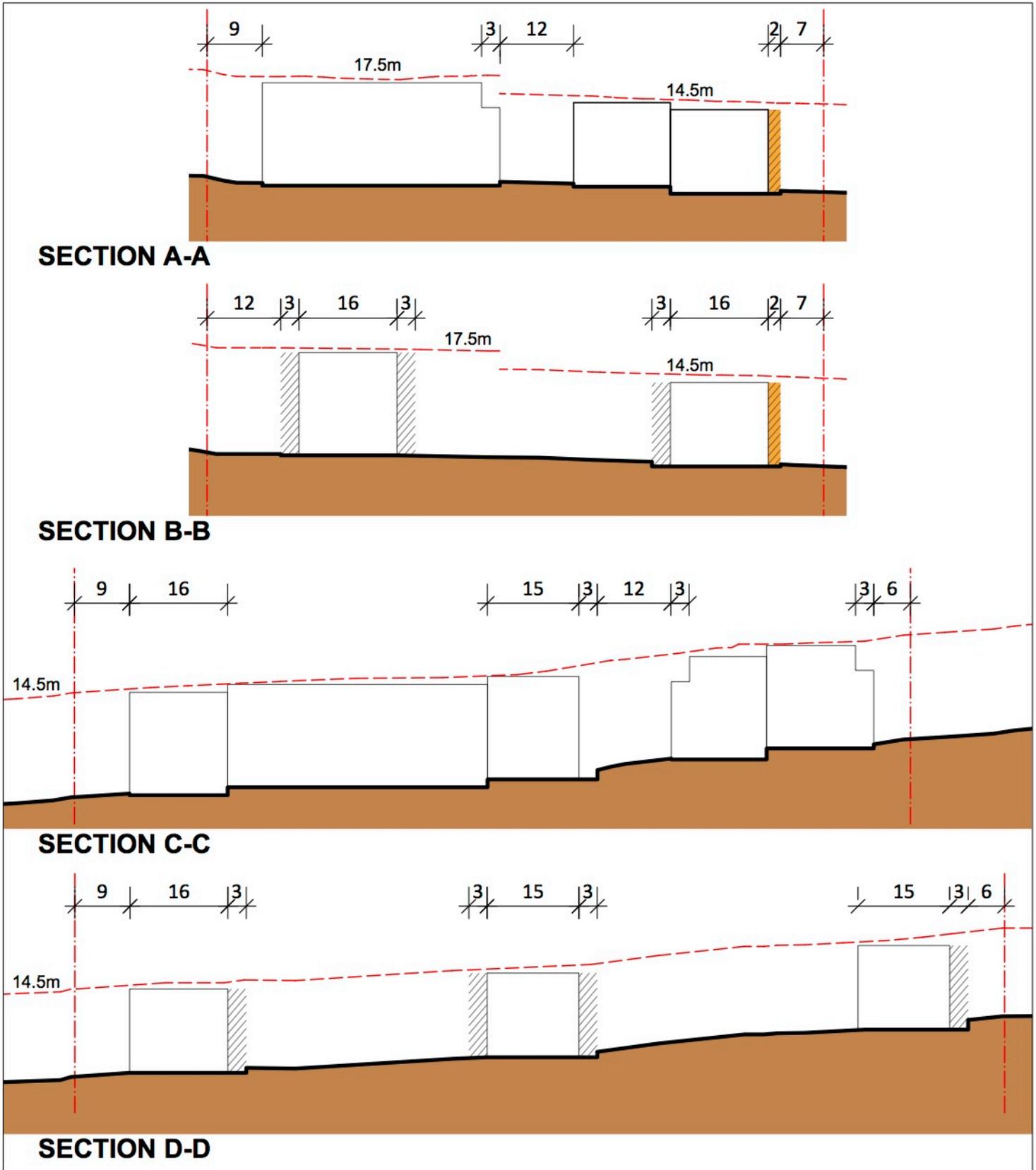
**Street Setback Articulation Zone**  
7m-9m Building Setback from front boundary.  
Building footprint to occupy no more than 40% of this area. Building footprint defined as Habitable floor area and balconies.



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



**4**  
Maximum number of storeys permitted



**FIGURE F.2 BUILDING ENVELOPES AND ARTICULATION**

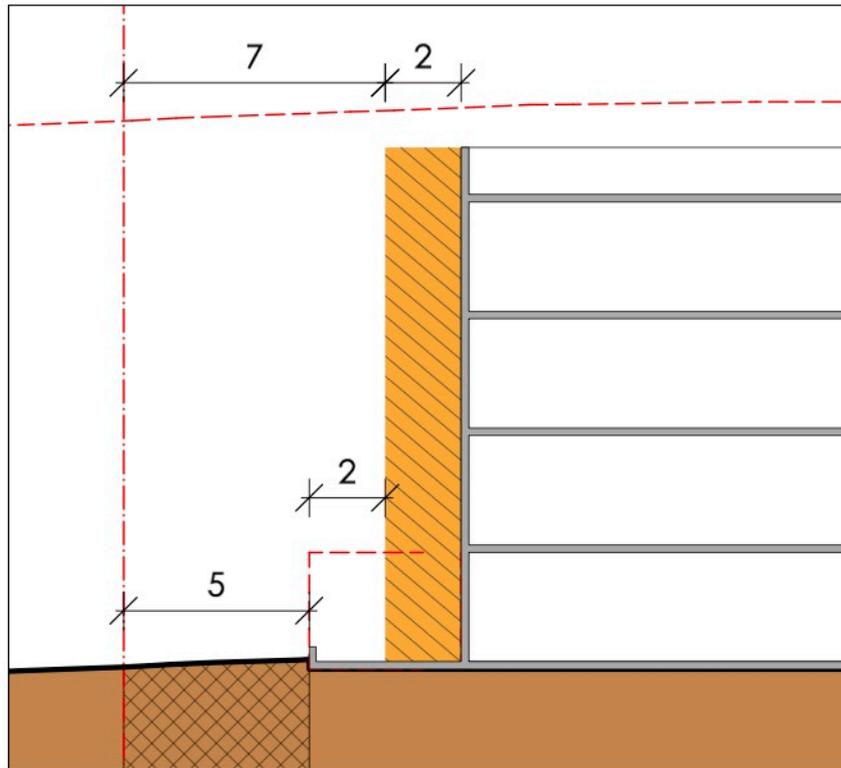
**LEGEND**



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

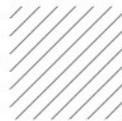


**Street Setback Articulation Zone**  
 7m-9m Building Setback from front boundary.  
 Building footprint to occupy no more than 40% of this area. Building footprint defined as Habitable floor area and balconies.



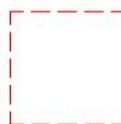
**FIGURE F.3 STREET SETBACK FOR GROUND FLOOR PRIVATE OPEN SPACE.**

**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.