

URBAN DESIGN REVIEW PLANNING PROPOSAL

Brighton Avenue, Croydon Park

For Canterbury City Council

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By: Peter Annand, Director
Annand Associates Urban Design Pty Ltd
GPO Box 4167 Sydney NSW 2001
E: peter@aand.com.au
M: 0418 280 152

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URBAN DESIGN REVIEW

Brighton Avenue, Croydon Park

1.0 Introduction

Council is in receipt of a Planning Proposal for 15-25 Brighton Avenue, Croydon Park.

The proponent proposes a number of 5 storey buildings with an FSR of 1.86 to 1.87:1

2.0 Context

The proposal is to replace a number of low-rise industrial buildings on two contiguous sites.

The two sites comprise a number of obsolete industrial buildings within a framework of mixed residential cottage and low-rise apartment buildings. The sites provide the opportunity for infill with medium density residential within an easy walking distance of Croydon Park Village (200m) and Campsie Town Centre (1,500m) and on a connecting bus route.

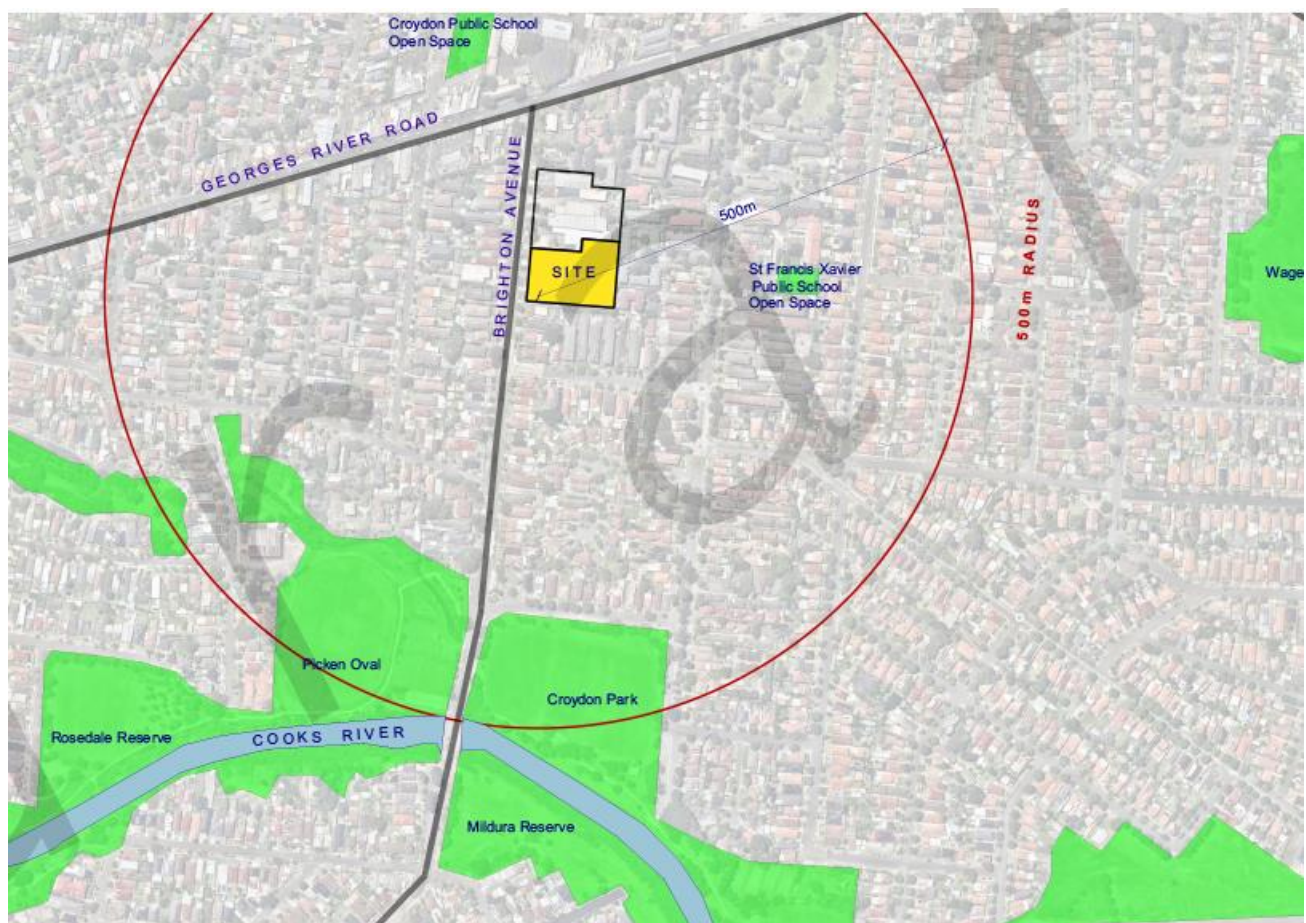


Figure 2.1 Location Context



Figure 2.2 Context

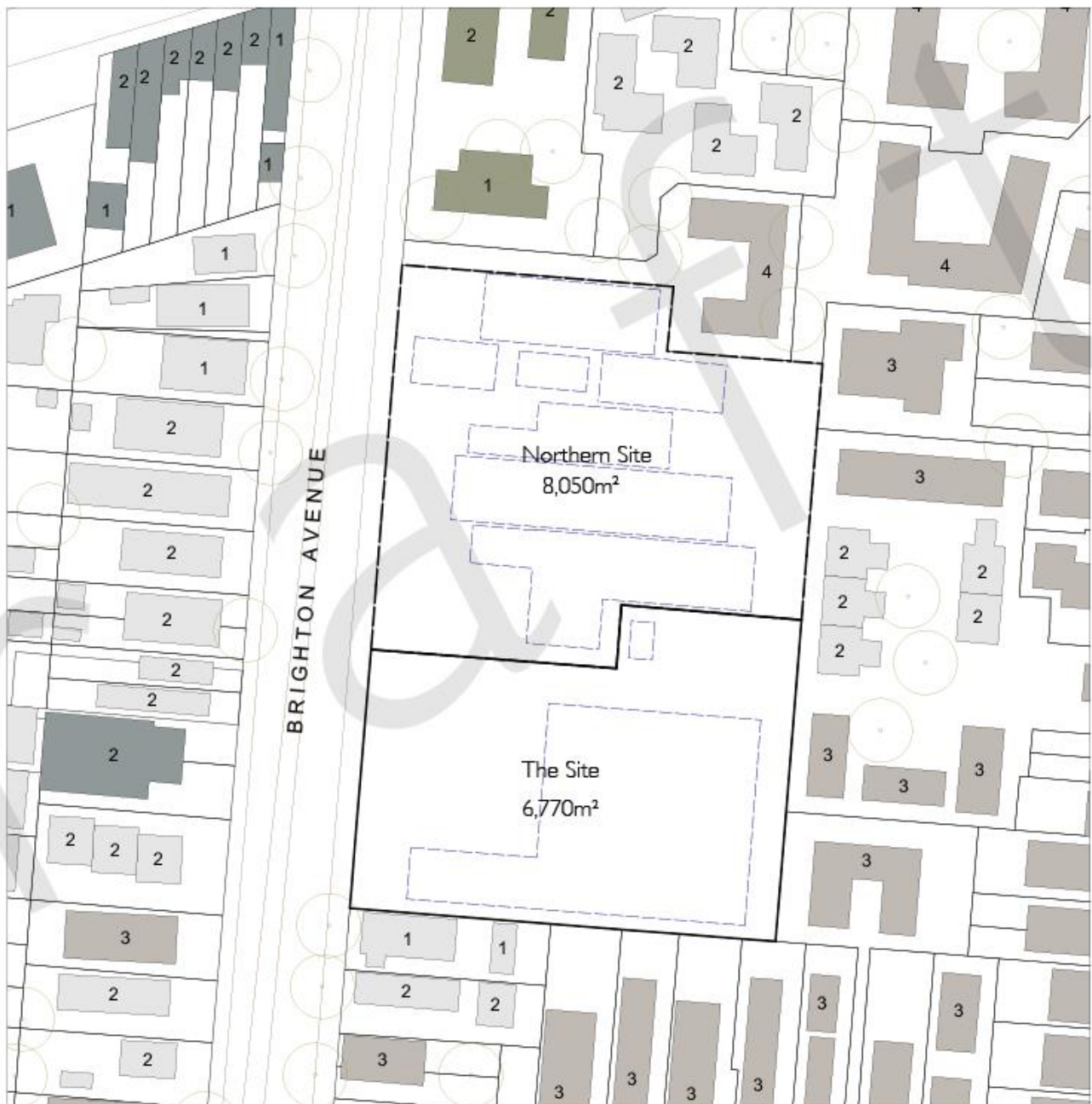


Figure 2.3 The Sites

3.0 The Proposal

The proposal (see Fig 3.1) is for a number (5) of 5 storey apartment buildings arranged on the site around two (2) communal open space areas.

The proposal seeks an FSR of 1.86 to 1.87:1 within this 5 storey framework.

The proposal claims compliance with the Apartment Design Guide (ADG) and SEPP No 65.

The proponent calculates the floor space of these two sites at 1:86 and 1.87:1. Our evaluation suggests that these FSR's may be difficult to achieve for this building height and form.



Figure 3.1 Planning Proposal

4.0 Department of Planning Response

The Department of Planning and Environment has responded suggesting an FSR of 0.9:1, a building height to 15m and provision of a public park on a significant portion of the site.

The Department provided no details with respect to areas of open space, nor did they provide any justification for their position in terms of limits to FSR or to demand/need for open space.

It is our contention that because of the large site areas, 5 storey buildings (stepping in 3m for top floor) are acceptable.

The R3 FSR of 0.9:1 which currently applies throughout much of Canterbury (R3 Zone) is inappropriate and not conducive to redevelopment.

Council is in fact currently in the process of reviewing FSR's throughout the LGA and have received numerous Planning Proposals seeking additional FSR substantially greater than 0.9:1.

It should also be noted that the sites are within a 500m walk of open space at the St Francis Xavier Public School and Croydon Park and Picken Oval on the Cooks River.

Council's Recreation Strategy does NOT suggest that additional open space is required in this area.

It should be also noted that the sites are within 200m of Croydon Park Local Centre and 1500-2000m from Campsie Centre and Railway Station (and directly connected by bus.)

5.0 Possible Options for Development

5.1 The Planning Proposal

5 storeys, FSR 1.87:1 $NFA = 21,512m^2 \div 90 = 240$ dwellings approximately

Our calculations based on drawings included in the Planning Proposal indicate a potential FSR of 1.6:1 rather than the 1.86-1.87:1 included in the proposal.

Building	GFA
A 1	1000
2	1000
3	1000
4	1000
5	<u>748</u>
	4748 x 08 = 3798
B 1	1400
2	1400
3	1400
4	1400
5	<u>1058</u>
	6688 x 08 = 5350
C 1	1600
2	1600
3	1600
4	1600
5	<u>1058</u>
	7658 x 08 = 6126
D 1	1300
2	1300
3	1300
4	1300
5	<u>1003</u>
	6203 x 08 = 4962
E 1	960
2	960
3	960
4	960
5	<u>714</u>
	4554 x 08 = 3643
Total:	3798
	5350
	6126
	4962
	<u>3643</u>
	23,879

FSR= 23,879 divided by A1+A2 = 23,879 / 14,820 = 1.6:1 It is possible that the proponent has used a deeper floorplate to gain an FSR of 1.87:1

We feel that this is the most appropriate option although we would feel more comfortable wit an FSR of 1.75:1



Figure 5.1.1 Planning Proposal

Subject Site

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5.2 Option Review

The table below indicates the floor areas of buildings as set out on Fig 5.2.

Option 1

(a)

Building	A	B	C	
1	1350	1100	1100	
2	1350	1100	1100	
3	1350	1100	1100	
4	1350	1100	1100	
5	1350	1100	1100	
Total	6340	5230	5230	16,800

(b)

Building	A	B	
1	1760	1430	
2	1760	1430	
3	1760	1430	
4	1760	1430	
5	1370	1190	
Total	8410	6910	15,320

Total GFA = 16,800 + 15,320 = 32,120 x 0.8 = 25,696

FSR = 25,696 ÷ A (14,820) = 1.73:1 Preferred option

6.0 Preferred Option

6.1 Preferred Option

From the above analysis we consider the Planning Proposal to be the Preferred Option, with a reduction of FSR from 1.87:1 to 1.75:1, for the following reasons:

- There is no evidence of the need for new open space in this area (two major parks within 500m). No mention in Council's Recreation Strategy.
- Surrounding buildings are a mix of 1, 2 and 3 storey buildings. A group of 5 storey buildings can fit within this framework comfortably.
- FSR of 0.9:1 as included in R3 zone has been shown to be economically unviable within the context of SEPP No 65 and has been responsible for a substantial number of Planning Proposals seeking FSR increases.
- SEPP No 65 and ADG can be satisfactorily used to regulate development in this context.
- An FSR of 1.75:1 seems more readily achievable within SEPP No. 65

6.2 Justification

The Revised Planning Proposal is justified by the following factors:

- Existing parks are available within 500m (St Francis Xavier Public School and Cooks River parks – Croydon Park and Picken Oval).
- The Croydon Park Local Centre is located just 200m to the north of the site (3-minute walk).
- The major rail based Campsie Town Centre is located just 1500m to the south west, a short bus trip (3-4 stops). This centre provides a full range of service retail including 2 x supermarkets, Council administration and community facilities and is on the Sydenham-Bankstown Rail Corridor, currently being promoted for growth.
- Surrounding building forms are a mix of residential cottages, small 2-3 storey residential apartments and some remnant industrial. The area is currently zoned R3 with 3 storey development at FSR 0.9:1 proposed. It is generally apparent across the LGA that these controls do not facilitate economically viable development which is compliant with SEPP No 65.
- The Planning Proposal provides two large areas of communal open space (totalling 3,000m²). This is generous and provides attractive internal landscaped environments and social gathering places.
- The Planning Proposal could comply with the Apartment Design guide which supports SEPP No 65.

6.3 Conclusions

- There is no particular case for the creation of a new public park in this area.
- There is no case for restricting building height below 5 storeys (17.5m to enable roof access, lift overruns etc)
- Existing R3 FSR controls and that proposed by the Department of Planning and Environment (0.9:1) are not conducive to redevelopment. An FSR in the order of 1.75:1 would seem more appropriate, and could facilitate a built form that complies with the ADG and SEPP 65.

Therefore, we recommend:

- A marginal modification to the previous Planning Proposal i.e:
 - Building Height 5 storeys (approx.17.5m)
 - FSR 1.75:1
 - No public park provision



Figure 6.1 Preferred