

ATTACHMENT 9



URBAN DESIGN PRINCIPLES:

1. Relate scale of proposed buildings to tallest existing buildings in the context.
2. Address Brighton Avenue with major facades containing balconies and living rooms.
3. Orientate buildings at rear of site to maximise north facing facades for solar access and minimise solar exposure to west and east facades.
4. Provide high quality communal open space at ground level for residents.

CONCLUSIONS :

Option 1 - preferred

- 4 levels along Brighton Ave and 5 levels at the rear as there are no existing buildings in the vicinity higher than 4 levels
- Continue existing street frontage line with a 6m front setback,
- Provide 8m rear and 9m southern side setback to comply with the ADG setbacks between buildings and to minimise overshadowing of Child Care Centre to south of site,
- Proposal allows to redevelop lots A and B either together or separately,
- Both lots have a central common open space with a northern aspect,
- Average building length is 38m as the maximum building length is 30m,
- Proposed envelopes have mostly northern exposure to achieve solar access.

Option 2

- Lot A has an additional 23m setback at west boundary to create a front landscaped area. This provide a landscaped transition between the church and the new development.

Additional option F – Appendix A

- Has 5 levels along Brighton Ave, which are visible from the street level despite 3m setback
- Lot A has FSR 1.36:1 and Lot B 1.44:1

Option 1 is preferred in terms of scale and built form. An FSR of 1.3:1 would be appropriate for both Lot A and B.

Option F was considered, however it was found to be excessively tall within the streetscape, and the 5th storey would be visible even with a large setback. The FSR for Lot A would be less than 1.4:1, and therefore an FSR of 1.3:1 is recommended, which can be achieved within the Option 1 design.

RECOMMENDATIONS :

FSR for both Lots is recommended to be 1.3:1.

Height limit is recommended to be 17.5m.

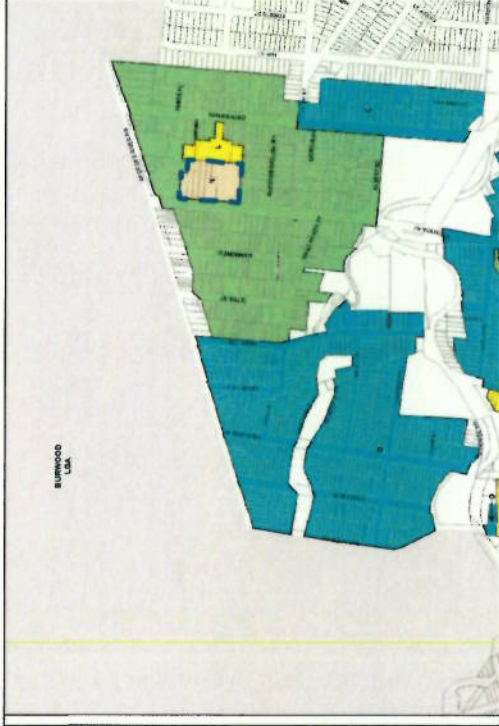
We recommend that a site specific DCP be prepared to control future building heights and built form on the site.

Floor Space Ratio Map - Sheet FSR_006

Minimum Floor Space Ratio (m²/m²)



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Height Of Buildings Map - Sheet HOB_006

Maximum Building Height (m)



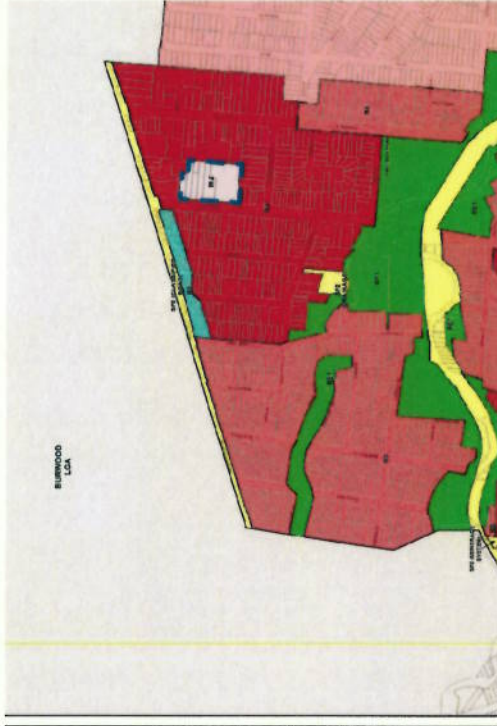
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Land Zoning Map - Sheet LZN_006

- Zone
- Neighbourhood Centre
- Local Centre
- Business Development
- Enterprise Corridor
- National Parks and Nature Reserves
- General Industrial
- Light Industrial
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public Recreation
- Private Recreation
- Infrastructure
- Natural Waterways
- Unzoned Land

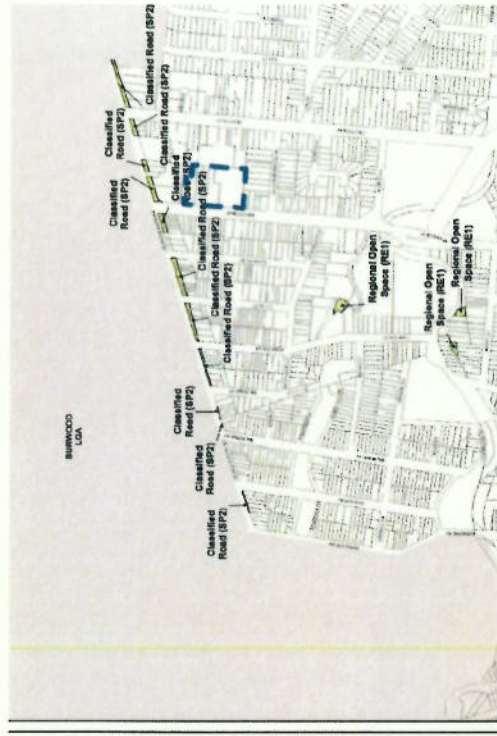
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Land Reservation Acquisition Map - Sheet LRA_006

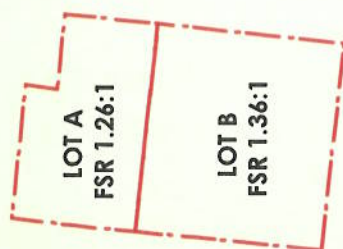
- Classified Road (SPZ)
- Local Open Space (ROE)
- Regional Open Space (ROE)

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LEGEND:

-  RESIDENTIAL BUILDING ENVELOPE
-  COURTYARD AS COMMON OPEN SPACE
-  POTENTIAL LINK BETWEEN COURTYARDS
-  4 NUMBER OF PROPOSED LEVELS
-  4 NUMBER OF EXISTING LEVELS
-  7.5 RECOMMENDED MAX HEIGHT OF BUILDINGS



OPTION 1

LOT A ~5542 M2

ESTIMATED YIELD :
- 78 UNITS
- 885 M2 COURTYA

LOT B ~9195 M2

ESTIMATED YIELD :
- 139 UNITS
- 1216 M2 COURTYARD



STATUS	DESCRIPTION
SN01	PETITIONARY DRAFT

DATE _____

BUILDING ENVELOPES EFFICIENCY CALCULATED AT 75%

CROYDON PARK
URBAN DESIGN STUDIES

URBAN DESIGN STUDIES
CITY OF CANTENBURY BANKSTOWN

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URBAN STUDY - OPTION 1

SCALE
1:1000 ± A3

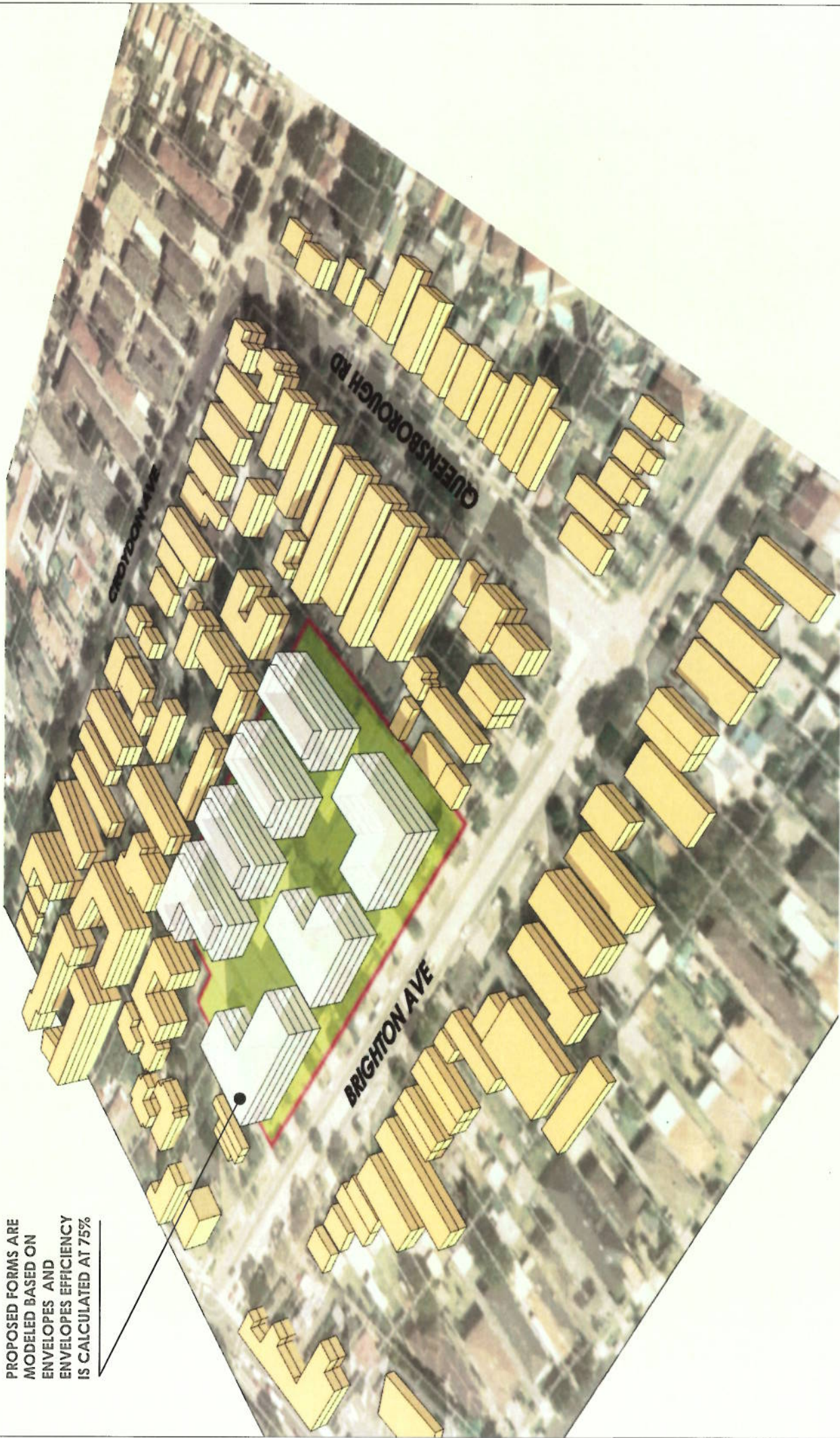
DATE	21/07/2016	AK
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1609

UD - 102

SK01

PROPOSED FORMS ARE
MODELED BASED ON
ENVELOPES AND
ENVELOPES EFFICIENCY
IS CALCULATED AT 75%



ISSUE
S101

DATE
09/07/2014

DESCRIPTION
PRELIMINARY GRANT

PROJECT
CROYDON PARK
URBAN DESIGN STUDIES
CITY OF CANTERBURY BANKSTOWN

PROJECT
NAME
PROJECT
NO
DATE
09/09/2014
PROJECT
NO
1609

OPTION 1 MODEL VIEW

SK01



PROJECT
NAME
PROJECT
NO
DATE
09/09/2014
PROJECT
NO
1609

PROJECT
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URBAN DESIGN STUDIES
CITY OF CANTERBURY BANKSTOWN

DESCRIPTION
PRELIMINARY GRANT

DATE
09/07/2014

ISSUE
S101



PROPOSED FORMS ARE
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ISSUE DESCRIPTION
 11/21 PRELIMINARY DRAFT

DATE
 09/09/2014

PROJECT CROYDON PARK
 URBAN DESIGN STUDIES
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 1609 UD - 104 SK01

OPTION 1 MODEL VIEW 2

1609 UD - 104 SK01

LEGEND:

RESIDENTIAL BUILDING ENVELOPE

COURTYARD AS COMMON OPEN SPACE

POTENTIAL LINK BETWEEN COURTYARDS

NUMBER OF PROPOSED LEVELS

NUMBER OF EXISTING LEVELS

17.5 RECOMMENDED MAX HEIGHT OF BUILDINGS

LOT A
FSR 1.26:1

LOT B
FSR 1.36:1

OPTION 2

LOT A ~5542 M2

ESTIMATED YIELD:

- 78 UNITS

- 1694 M2 COURTYARD

LOT B ~9195 M2

ESTIMATED YIELD :

- 139 UNITS

- 1216 M2 COURTYARD



DATE	DESCRIPTION	REBUTARY DRAFT
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DATE 11/20/2016

BUILDING ENVELOPES EFFICIENCY CALCULATED AT 75%

CROYDON PARK
URBAN DESIGN STUDIES

CITY OF CANTENEURY BANKSTOWN

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6091 CALIFORNIA

UD-106

SK01

An aerial photograph of a residential neighborhood in Brighton, Massachusetts. A central area is outlined in red, containing several white, 3D rectangular building envelopes of varying sizes. This central area is surrounded by numerous yellow, 3D rectangular building envelopes of various heights and widths, representing existing structures. The streets are labeled: 'BRIGHTON AVE' runs diagonally from the bottom left towards the center, and 'QUEENSBOROUGH RD' runs diagonally from the top left towards the center. A line points from the text at the bottom left to the red-outlined area.

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ENVELOPES EFFICIENCY
IS CALCULATED AT 75%

Mr Mitchell Noble
Manager Land Use and Environmental Planning
City of Canterbury Bankstown
66-72 Rickard Road,
Bankstown,
NSW 2200

Distribution:

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Ref No: 1609
From: RO
Date: 24 October 2016
Pages: 2

RE: 25-33 Brighton Avenue Croydon Park – Planning Proposal

Subject: Urban Design Comments on AE Design Partnership Proposal

Dear Mitchell,

OAA have prepared an Urban Design Study for these sites, dated 21st September 2016. The proposed design outcome Lot B is Option 1, which has two buildings with heights of 4 storeys on Brighton Avenue and 3 separate buildings with heights of 5 storeys at the rear of the site. The FSR is 1.36 : 1.

AE Design Partnership made a submission to City of Canterbury Bankstown on 4th October 2016, with a critique of the OAA design in terms of the SEPP 65 ADG compliance, and also to make a proposal to vary the OAA building envelopes. My comments regarding the AE Design Partnership submission are :

1. AEDP comment that 5 storeys is suitable for the site. The OAA study shows that a maximum of 4 storeys is appropriate on Brighton Avenue, as there are no existing 5 storey buildings in the area. 5 storeys would not be in scale with existing or future development in the street. We consider that 5 storeys may be appropriate at the rear of the site, as it will be less visible when viewed from the public domain.
2. Regarding ADG compliance, the OAA building envelopes comply with the ADG building height and separation recommendations. A development within these envelopes would be able to comply with solar access and cross ventilation recommendations. The AEDP submission notes that multiple cores would be required to achieve ADG compliant ventilation. We agree, but we think that is reasonable. Our calculations show that only 2 cores may be required in only 2 out of the 5 buildings to achieve cross ventilation and solar access. The other 3 buildings could have 1 core. This is a very reasonable outcome in buildings which are approximately 40m long. More cores would be desirable in environmental design terms. There is no reason to dispute the OAA building envelopes regarding solar access and natural ventilation – they are very reasonable in these respects.
3. Building height in metres : The building envelopes are set back 6m from the Brighton Avenue boundary. There is no need for a 1m step up from ground level to achieve privacy. The site slopes, and some tolerance for the slope would be desirable in setting heights. We agree that building height should be expressed as height in metres and height in storeys. For the rear building, we consider that a height in metres of 18m and a height in storeys of 5 storeys would be acceptable. For the front building, we consider that a height in metres of 15m and a height in storeys of 4 storeys would be acceptable. We recommend that an area specific DCP (including the adjoining site) be prepared showing heights in storeys. These development controls could address any issues regarding building height in storeys, site slope, building projection from ground level and the like.

4. The Re-orientation of the Centre Rear Building : AEDP recommend re-orientating the central rear building to have a N-S axis (Building D in the AEDP plan). The AEDP's rationale regarding solar access is not accepted, as the OAA scheme can comply with the ADG, and the AEDP scheme will have solar and cross ventilation issues in the internal corners of the newly created connections with Buildings C and E. However, it is probable that both schemes will be able to comply with the ADG. The AEDP layout is acceptable as it creates a large central courtyard. It should be noted that the 5th storey will need to be set back 3m from the southern and northern side boundaries, for ADG compliance, to reduce overshadowing to the southern property and also to make a transition of built form to neighbouring properties. The central Building D would not need to have a top floor setback. The relatively long length of the AEDP rear building will require the stepping of building heights and articulation of facades to reduce its scale.

It is recommended that the final FSR be established after the building envelopes are agreed by Council Planners.

sincerely,

A handwritten signature in black ink, appearing to read 'Russell Olsson', with a stylized, flowing script.

Russell Olsson, Owner
Olsson & Associates Architects Pty. Ltd.

Attachments: None