



CROYDON STREET STUDY AREA

REVISED MASTERPLAN OPTION

11 September, 2018

REVISED MASTERPLAN

GM Urban Design & Architecture (GMU) has been engaged by Canterbury Bankstown Council to revise the masterplan for the site located at Croydon Street, Lakemba. The revised masterplan presented as part of this analysis has been formulated after taking into account the input received by various internal referrals, including updated information on property titles, water and waste management.

Study Area

The Study area is composed of 4 precincts A to D and the overall proposed built form is as follows:



- Area A : 18 meters maximum building height (typically 5-storey mixed use developments).
- Area B : No. 5-9 Croydon Street with 2:1 FSR (As per the planning panel recommendation dated 05/12/2017). Various building heights up to 33 meters (typically 10 storeys).
- Area C : 18 meters maximum building height (typically 5 storeys).
- Area D : Existing strata buildings (expected not to change in the short-medium term).

Site Access

As per the Council's requirements, the study proposes a service lane of 8.9 meters total width along the northern and western sides of No. 5-9 Croydon Street to ensure adequate garbage collection and waste removal as well as maintain a proper streetscape to all the buildings on the subject site.

Figure 3 shows a typical street section where a buffer of vegetation and footpaths is proposed on both sides of the lane. A further 3 meters setback is also proposed to the building line to ensure the provision of front yards of adequate sizes to the ground floor levels.

The western part of the lane, however, might need special treatment as Jubilee Reserve lies directly to the west of the site.



Figure 1 Revised masterplan



Figure 2 Area A (B2 zone) built form and separation distances

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Area A Built Form



As the northern part of the site, namely Area A, lies within the B2 zone, the study proposes the provision of 5-storey shop top housing / mixed use developments to complement Lakemba Town Centre to the north while transitioning to the residential area to the south of the site.

The proposed forms of development are permissible under CLEP 2012; Zone B2 Clause 2, 3 and 4.

At the intersection of Croydon Street and Lakemba Street However, the study proposes a corner building with nil setbacks to both streets to mark the intersection and further activate it by having retail / commercial uses at the ground floor level. The built form in Site 1 then transitions to residential uses with 6 meters setbacks to complement the predominant street wall height and setbacks along Croydon Street and the residential zone further to the south.

A well articulated upper level built form is proposed to achieve a recessive skyline, and north facing communal open spaces are accommodated in between the proposed buildings.

A 6 meters front setback is provided, along Lakemba Street (except for the corner building) to improve the ground floor amenity and provide an adequate deep soil area.

Community facility uses with separate entrances are provided in the ground floor levels along Lakemba Street for further activation.

Alternatively, the existing Greek Orthodox Community of NSW can potentially redevelop the site as an age care/seniors development and extend the type of services provided to the local community.

A pedestrian link is proposed along the common boundary between Site 1 and Site 2 to improve the site permeability and further activate the ground floor levels.

Moreover, as per the overland flow path, a 10 meters separation distance is provided to the western boundary of Area A.

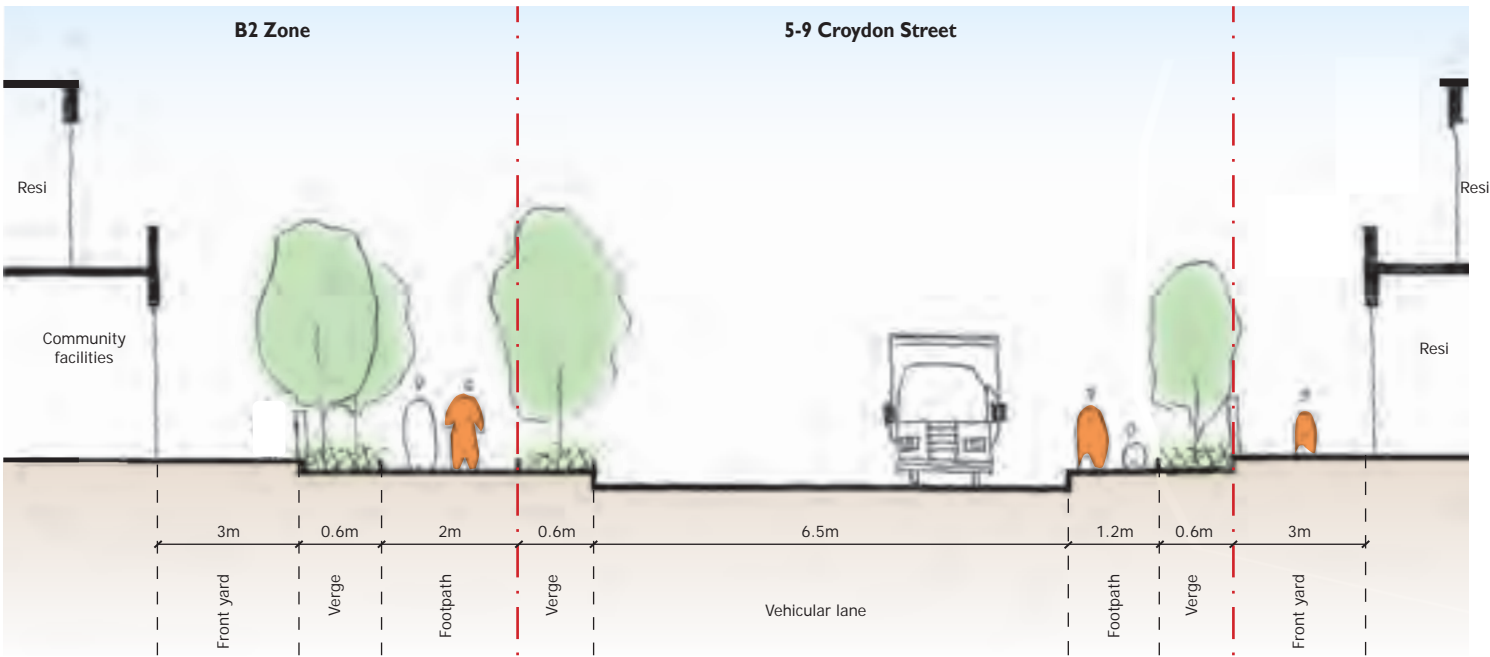


Figure 3: Typical street section through the proposed service lane at No. 5-9 Croydon Street



Figure 4: Bird's eye view due north



Figure 5: Bird's eye view due south

- Key**
- No. 5-9 Croydon Street Proposed Built Form
 - Proposed built form in the study area
 - Existing buildings
 - Retail / Commercial uses
 - Community facility/aged care uses

Area B Built Form



A range of building heights are proposed in the northern part of the Area B site, with a maximum height of 10 storeys at the northwest corner to accommodate the proposed 2:1 FSR and create a well articulated skyline as shown in Figure 4 and Figure 5.

Ground floor as well as roof top communal open spaces can be provided for future residents.

Compliant ADG separation distances are provided within the site between the buildings and to the adjoining properties.

Area B achieves approximately 17,060m² GBA, and a GFA ranging between 12,795m² (75% efficiency) and 14,500m² (85% efficiency).

Area C and D Built Form



A lower building heights of 21 meters (typically 5 storeys) are proposed in Area C to complement the adjacent existing 3-storey strata buildings in Area D.

Amenity Impacts

The revised masterplan presents no changes to the previous masterplan dated 19/04/2018 in terms of overshadowing to the adjacent properties as well as ADG compliance.

Departure from the LEP

In order to allow for the scenario shown in Figure 1 and accommodate the proposed 2:1 FSR while maintaining adequate building footprints, variations to the proposed maximum building heights map would be needed as outlined below.

Building 1 :

- Part 1A: 3.4 meters variation to the maximum height is proposed for a total height of 27.4m in part 1A at the northern side of building 1 for a segment of 15-22 meters wide and 10-16 meters long on the top upper level.
- Part 1B: 9.4 meters variation to the maximum height is proposed for a total height of 27.4m in part 1B at the southern end of building 1 for a segment of approximately 15 meters wide and 6 meters long on the top three levels.

Building 2

- Part 2A: 3.4 meters variation to the maximum height is proposed for a total height of 27.4m in part 2A at the eastern side of building 2 for a segment of approximately 17 meters wide and 10 meters long on the top upper level.
- Part 2B: 9.4 meters variation to the maximum height is proposed for a total height of 27.4m in part 2B at the western side of building 2 for a segment of 15-18 meters wide and 10-13 meters long on the top three levels.

Building 3

- Part 3A: 0.6 meter variation to the maximum heights is proposed for a total height of 33.6m in part 3A at the northern side of building 3 for a segment of approximately 21 meters wide and 20 meters long on the top upper level.
- Part 3B: 6.5 meters variation to the maximum height is proposed for a total height of 30.5m in part 3B at the central part of building 3 for a segment of 15-21 meters wide and 19-22 meters long on the top two levels.
- Part 3C: 3.2 meters variation to the maximum heights is proposed for a total height of 21.2m in part 3C at the eastern side of building 3 for a segment of approximately 10 meters wide and 19 meters long on the top upper level.

The above mentioned variations are calculated based on the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.



Figure 6: Proposed height variation to the Proposed Maximum Building Heights map to accommodate the additional 2:1 FSR

Key

- Croydon St. DCP area
- 5-9 Croydon St. boundary
- Potential amalgamation pattern
- <6 meters proposed height variation
- >6 meters proposed height variation
- Building Number



Urban Design & Architecture

Project	Croydon Street Lakemba DCP
Prepared for	Canterbury Bankstown Council
Job number	18004
Date issued	08 August, 2018