

5-9 Croydon Street, Lakemba

DCP Concept Plan

Project

5-9 Croydon Street Lakemba

Prepared by

Matthew Pullinger Architect and
Stewart Hollenstein Pty. Ltd.

Prepared for

Eloura Holdings

Date

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Contact

Matthew Pullinger
M: +61 413 990 052
E: matthew.pullinger@tpg.com.au

Matthias Hollenstein, Director
Stewart Hollenstein
Level 1, 24-26 Botany Road
Alexandria NSW 2015
T: +61 2 9310 7882
E: matthias@stewarthollenstein.com

INTRODUCTION + BACKGROUND

Purpose of this document

This document presents an alternative concept plan for the future development of the site known as 5-9 Croydon Street Lakemba as the basis for the preparation of site-specific DCP controls. This builds on previous concept design work undertaken for this site and surrounding precinct for Eloura Holdings (landowner) and Canterbury-Bankstown Council.

This report responds to further advice from council on preferred internal road design parameters and demonstrates that a 2:1 FSR outcome and the council road design parameters can be achieved within the exhibited building height controls proposed and without reliance on increased building heights across the site as proposed under the most recent council-generated concept made available.

This report also demonstrates our proposed alternative concept can meet ADG and SEPP 65 requirements and deliver a superior urban design outcome for the precinct with reduced solar access impacts on neighbouring properties (in particular on 11 Croydon Street) than the GMU concept.

Background

The site has advanced through the exhibition and assessment phases of a council-sponsored Planning Proposal (PP_2015_CANTE_007_00) to increase residential development capacity through amended FSR and building height controls. The Planning Proposal as exhibited proposed a 2.2:1 FSR control and 18-33m building height controls.

This process has included IHAP consideration of the proposed development controls and development concepts prepared by GMU for council and by Stewart Hollenstein + Matthew Pullinger Architect (SH+MP), in association, for Eloura Holdings. The IHAP recommended the Planning Proposal should proceed to finalisation with a 2:1 FSR control and that council in consultation with the landowner determine appropriate amendments to the proposed building height controls to accommodate this amended FSR control.

A series of concept plans has been prepared attempting to fulfil the IHAP recommendation and as the basis for site-specific DCP controls. This concept design process has culminated in the concept plans presented and discussed in this report.

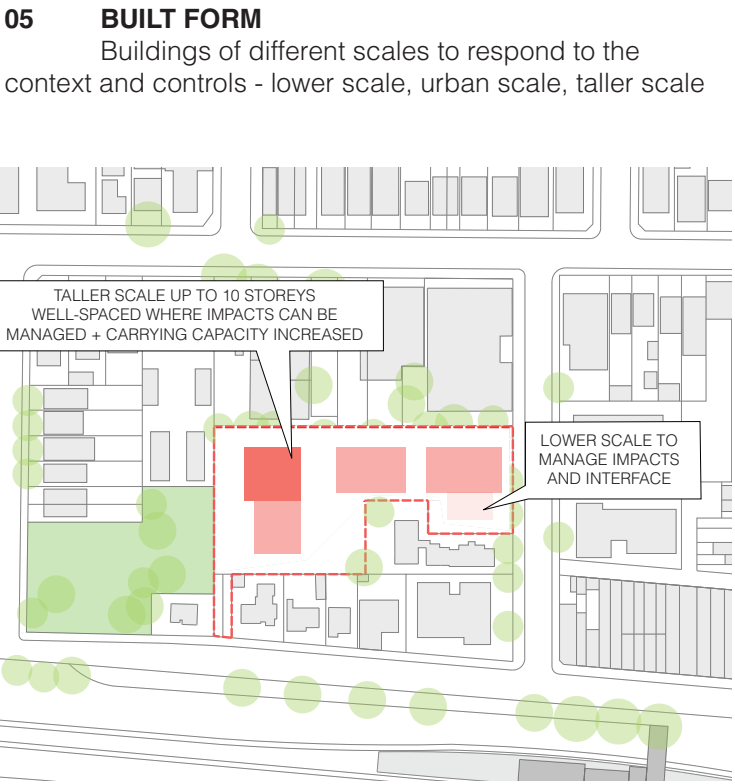
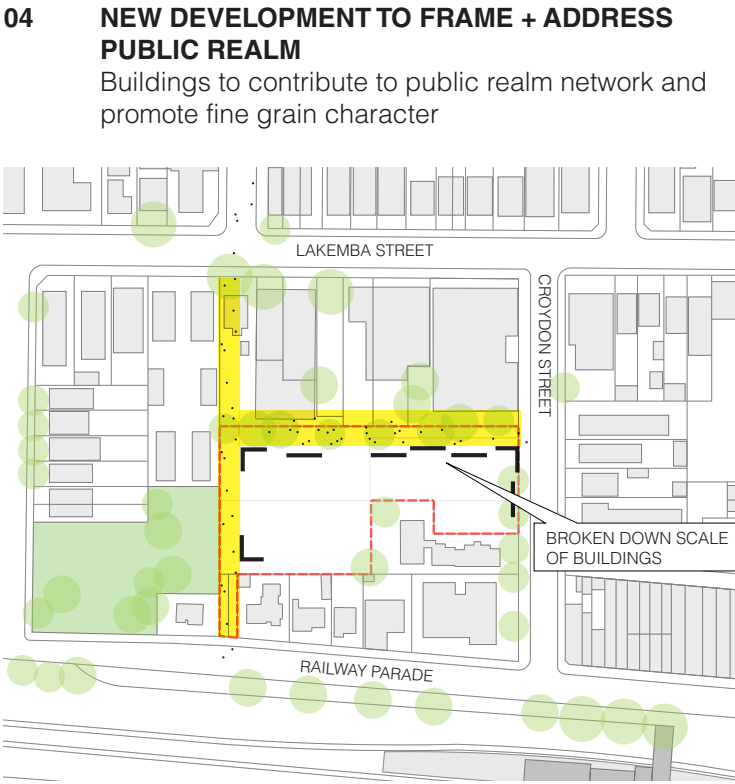
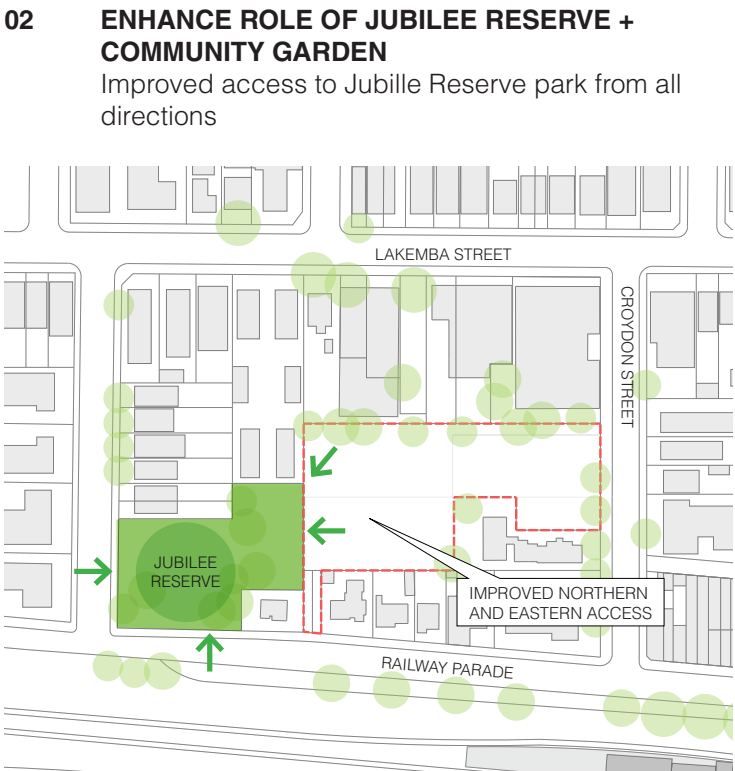
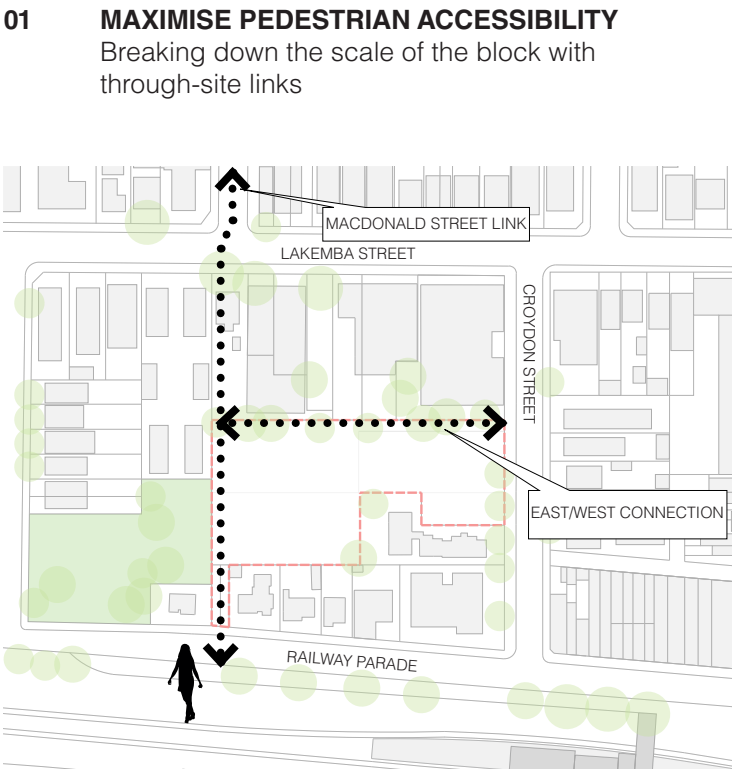


URBAN DESIGN PRINCIPLES

The following design principles have been prepared to guide future development proposed for the subject site and immediate surrounding precinct.

The principles are intended to define the fundamental urban structure elements that will result in improved public benefits, along with the corresponding parameters that define new built form proposed across the site.

These design principles are consistent with and build on the principles outlined in the Sydenham to Bankstown Urban Renewal Corridor Strategy



PREFERRED CONCEPT PLAN COMPLIANT WITH LEP HEIGHTS

Design benefits

- Complies with the exhibited height controls
- Adopts council preferred street design parameters
- Articulated built form (Building length of 22-46m)
- Capable of ADG compliance
- Reduced solar impact on 11 Croydon Street
- Provides through site link connecting Jubilee Reserve with Croydon Street
- Allows for future link between Railway Parade and Lakemba Street on western side of site
- Large common open space (approx 32m wide)

Calculations based on IHAP Recommendations

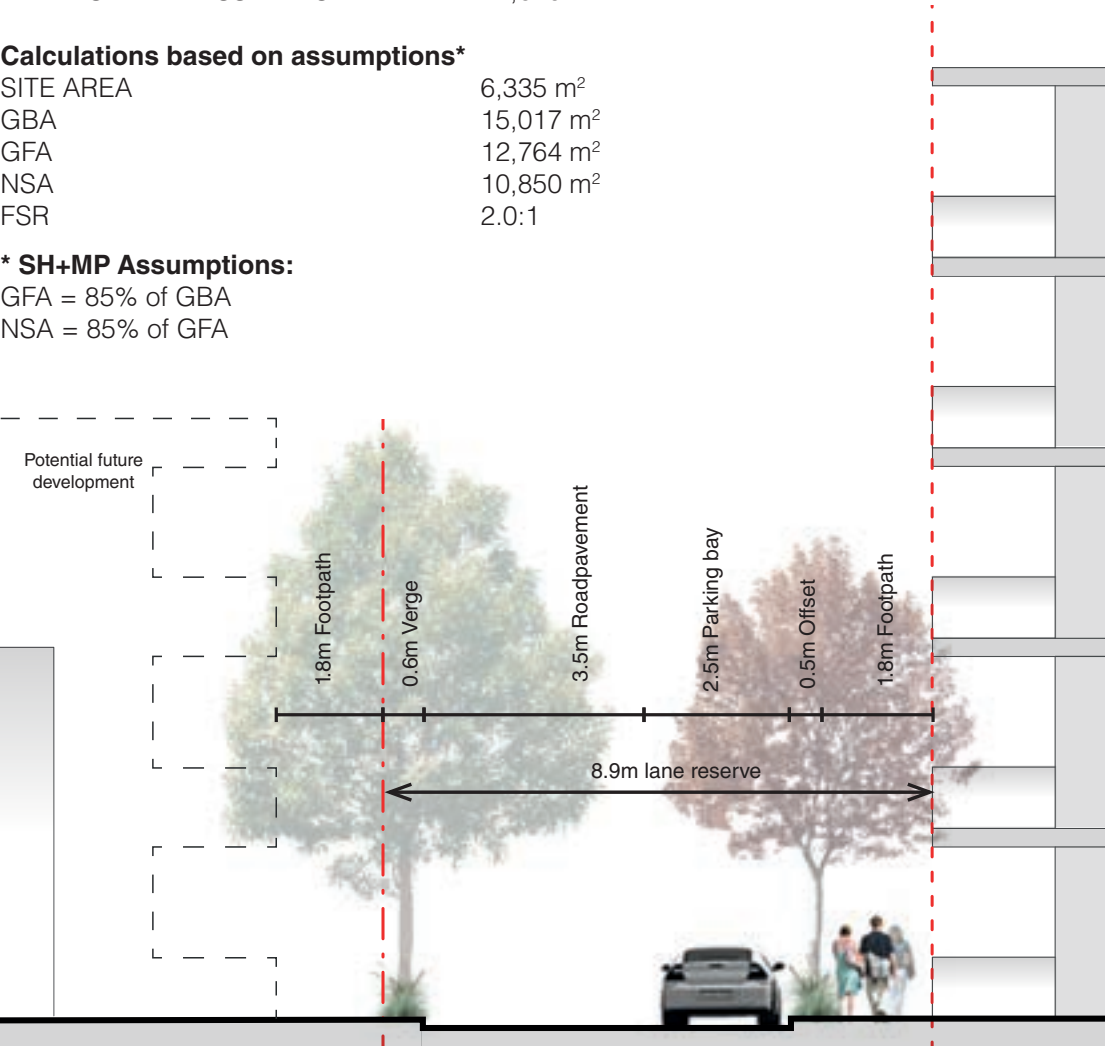
FSR	2.0:1
SITE AREA	6,335 m ²
MAXIMUM PERMISSIBLE GFA	12,670 m ²

Calculations based on assumptions*

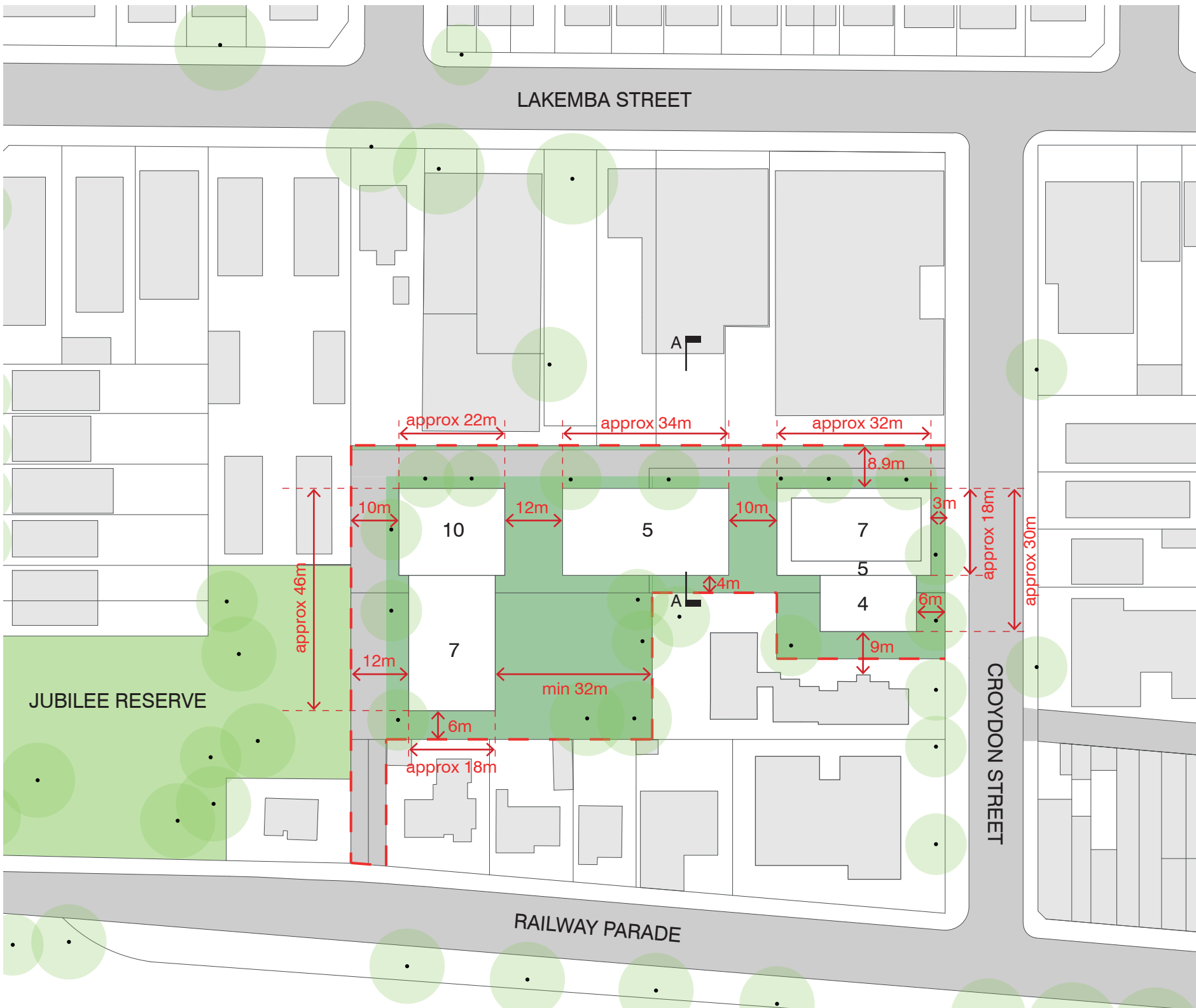
SITE AREA	6,335 m ²
GBA	15,017 m ²
GFA	12,764 m ²
NSA	10,850 m ²
FSR	2.0:1

* SH+MP Assumptions:

GFA = 85% of GBA
NSA = 85% of GFA



SECTION AA



SITE PLAN

1:1000 @A3

EARLIER DEVELOPMENT CONCEPTS

The two concept plans presented on this page are part of an ongoing concept development process and were developed in consultation with council.

Earlier concept plan by SH + MP for Eloura Holdings

- Additional overshadowing to 11 Croydon Street compared to preferred concept plan
- Longer building frontages compared to preferred concept plan

Calculations based on GMU assumptions*

SITE AREA	6,335 m ²
GBA	15,903 m ²
GFA	11,927 m ²
NSA	10,138 m ²
FSR	1.87:1

Calculations based on SH + MP assumptions**

SITE AREA	6,335 m ²
GBA	15,903 m ²
GFA	13,518 m ²
NSA	11,490 m ²
FSR	2.13:1

Earlier concept plan by GMU for Council

(Modified to be compliant with LEP heights)

- Additional overshadowing to 11 Croydon Street compared to preferred concept plan
- Additional overshadowing to Railway Parade properties (55, 55a, 54, 53a).
- Significantly smaller central open space

Calculations based on GMU assumptions*

SITE AREA	6,335 m ²
GBA	14,298 m ²
GFA	10,724 m ²
NSA	9,115 m ²
FSR	1.68:1

Calculations based on SH + MP assumptions**

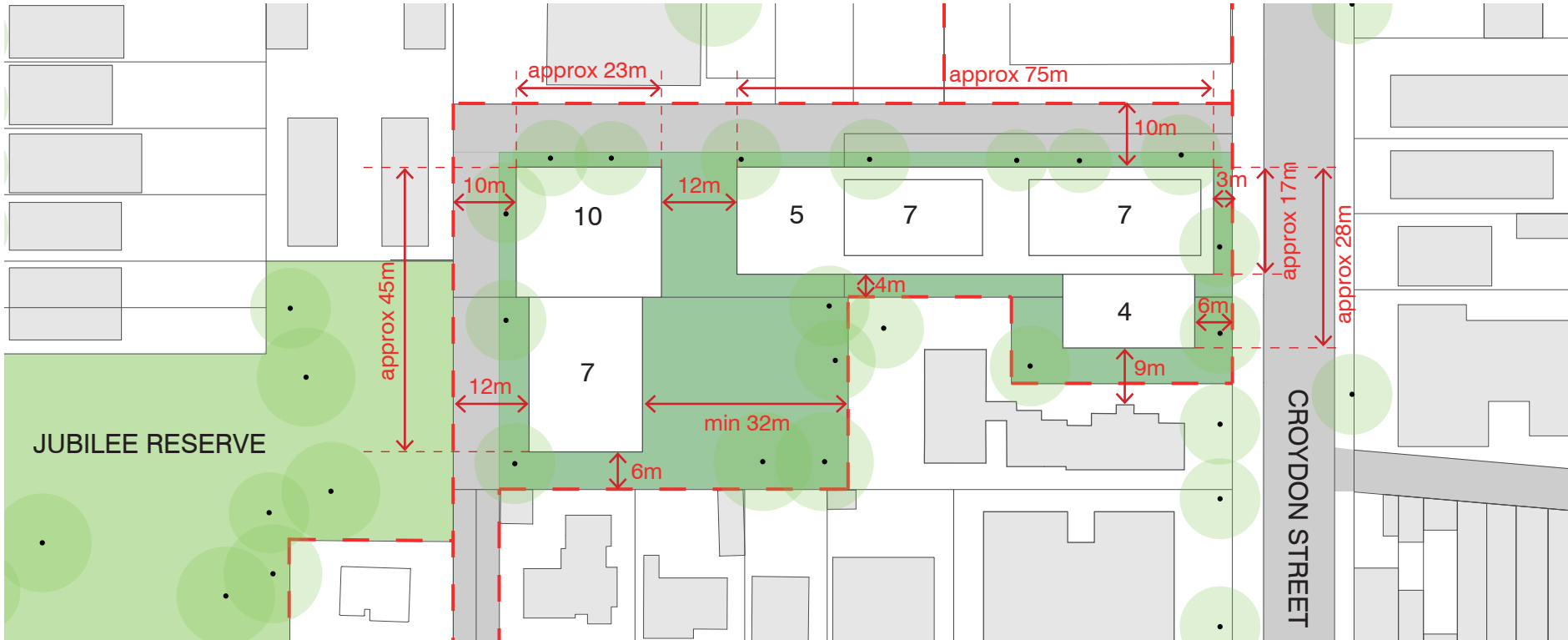
SITE AREA	6,335 m ²
GBA	14,298 m ²
GFA	12,153 m ²
NSA	10,330 m ²
FSR	1.92:1

* GMU Assumptions:

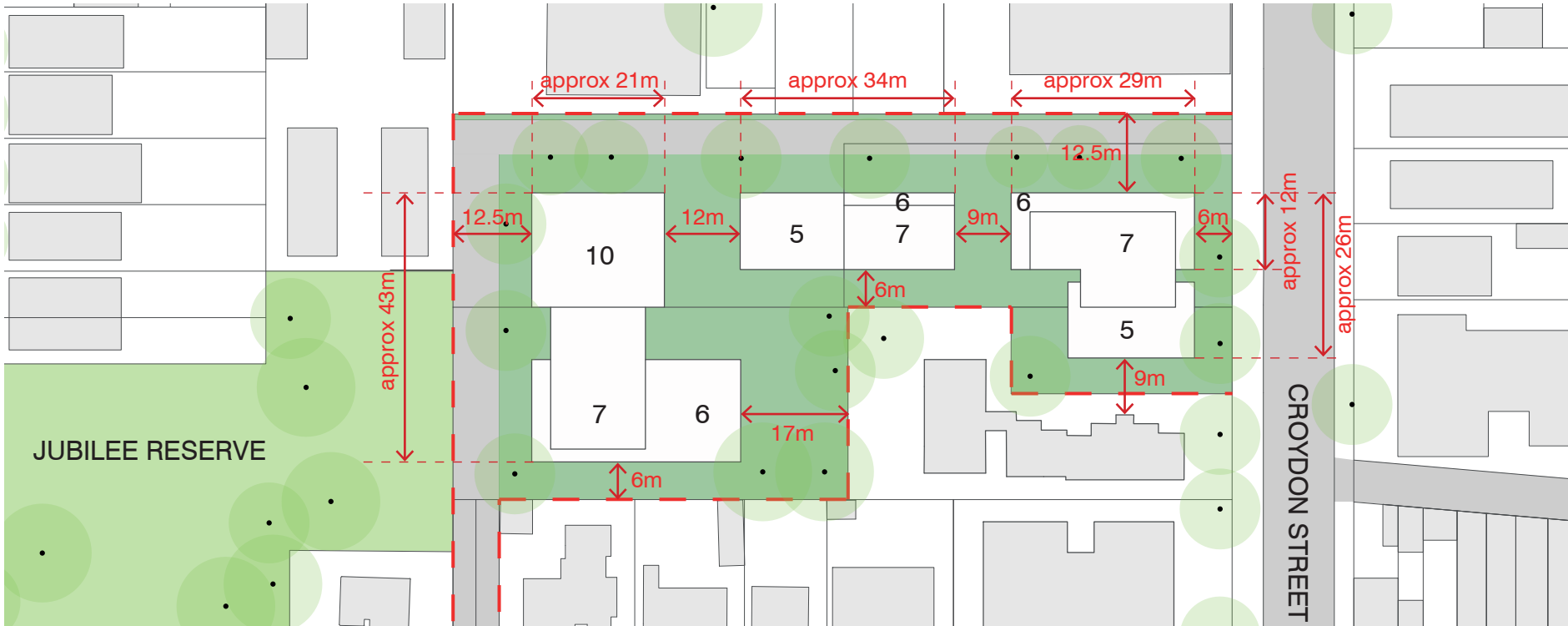
GFA = 75% of GBA
NSA = 85% of GFA

** SH+MP Assumptions:

GFA = 85% of GBA
NSA = 85% of GFA



EARLIER CONCEPT PLAN BY SH + MP FOR ELOURA HOLDINGS



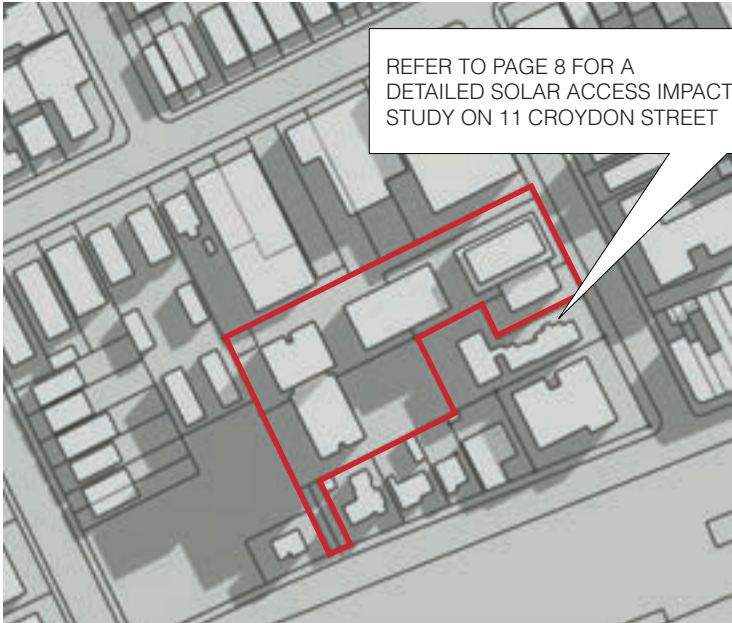
EARLIER CONCEPT PLAN BY GMU FOR COUNCIL

1:1000 @A3

SOLAR ANALYSIS

Shadow Diagrams
Winter Solstice 21 June

PREFERRED SH + MP CONCEPT PLAN
(Compliant with LEP heights with council preferred street design parameters)



Winter Solstice 21 June 9am



Winter Solstice 21 June 10am



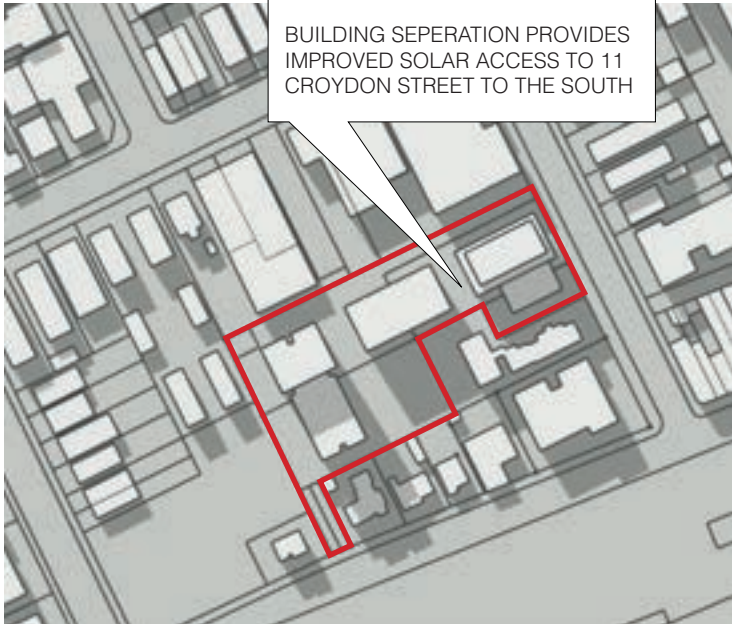
Winter Solstice 21 June 11am



Winter Solstice 21 June 12pm



Winter Solstice 21 June 1pm



Winter Solstice 21 June 2pm



Winter Solstice 21 June 3pm

SOLAR ACCESS IMPACT: 11 CROYDON STREET

This study compares the solar access impact on 11 Croydon Street by the 3 concept Plans.

The shadow study compares the shadow cast across the northern elevation of 11 Croydon Street between 9am-3pm and highlights the solar access impacts on the primary living spaces and private outdoor space (balconies) within each dwelling.

The preferred SH + MP concept Plan (1) provides the least solar access impacts on the 11 Croydon Street at every hour measured when compared to both the earlier SH + MP Concept Plan (2) and the earlier GMU concept Plan (3).

Conclusion

The preferred SH + MP Concept Plan minimises overshadowing impacts on the southern neighbour, improves building separation and communal open space and creates a new publicly accessible open space and shared street.

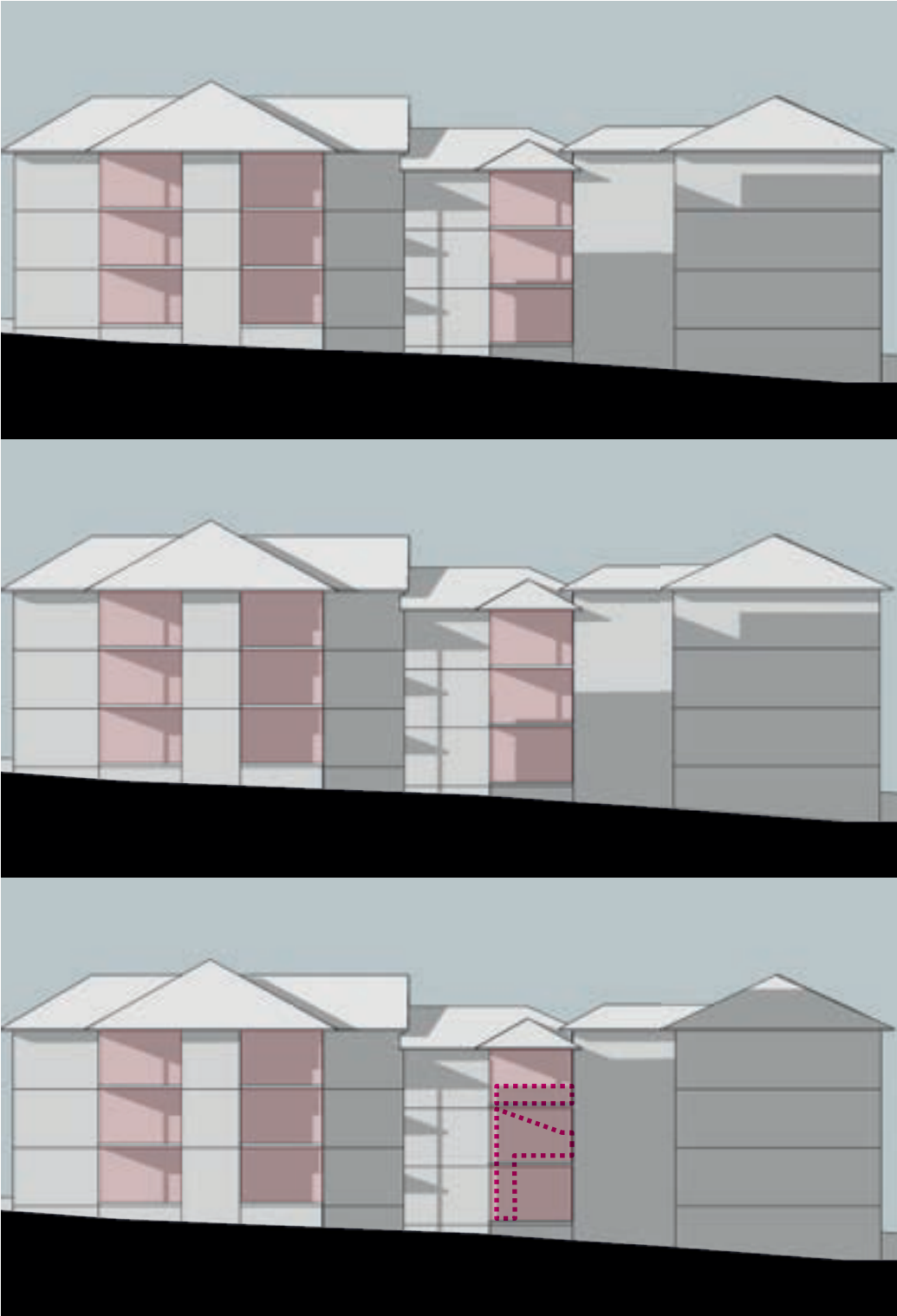
1) PREFERRED SH + MP CONCEPT PLAN
(Compliant with LEP heights with council preferred street design parameters)

2) EARLIER SH + MP CONCEPT PLAN
(Compliant with LEP heights)

3) EARLIER GMU CONCEPT PLAN
(Modified to be compliant with LEP heights)

- Additional shadow compared to the preferred SH + MP Concept Plan (1)
- Primary living spaces and private outdoor space (balconies) within each dwelling

June 21
9am



SOLAR ACCESS IMPACT: 11 CROYDON STREET

June 21
10am

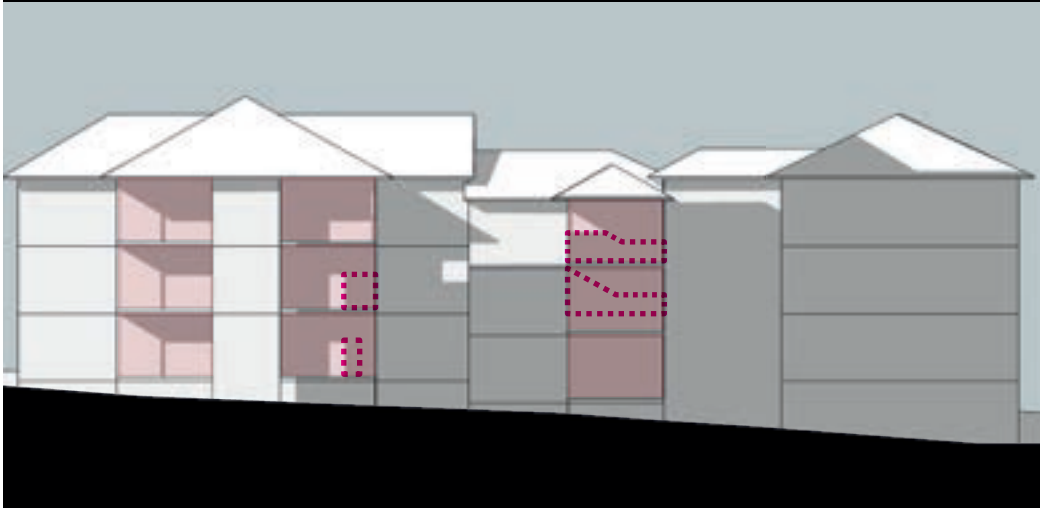
1) PREFERRED SH + MP CONCEPT PLAN
(Compliant with LEP heights with council preferred street design parameters)





2) EARLIER SH + MP CONCEPT PLAN
(Compliant with LEP heights)

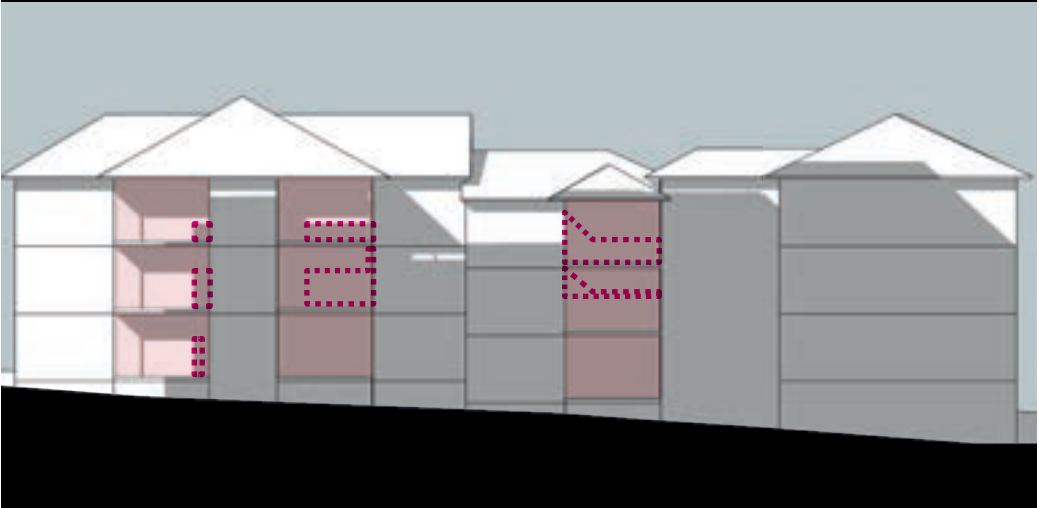
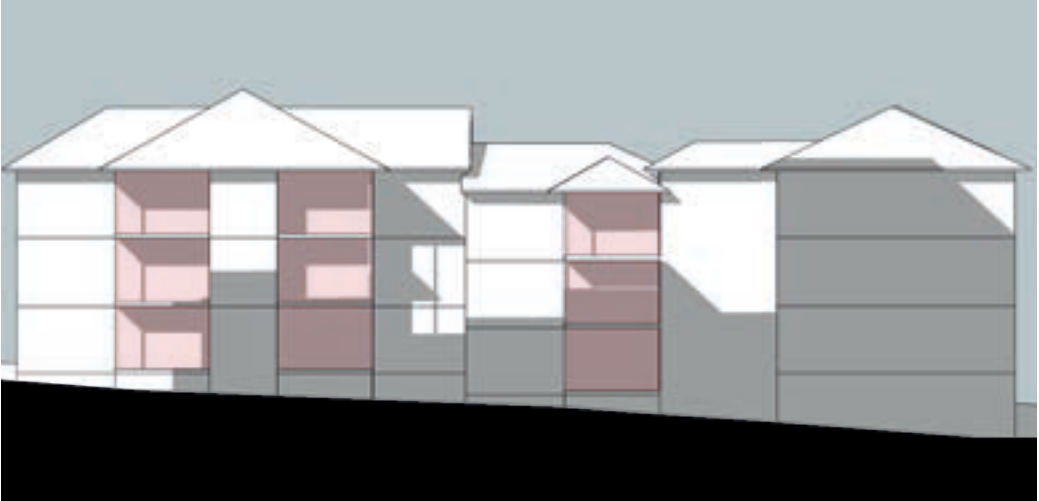
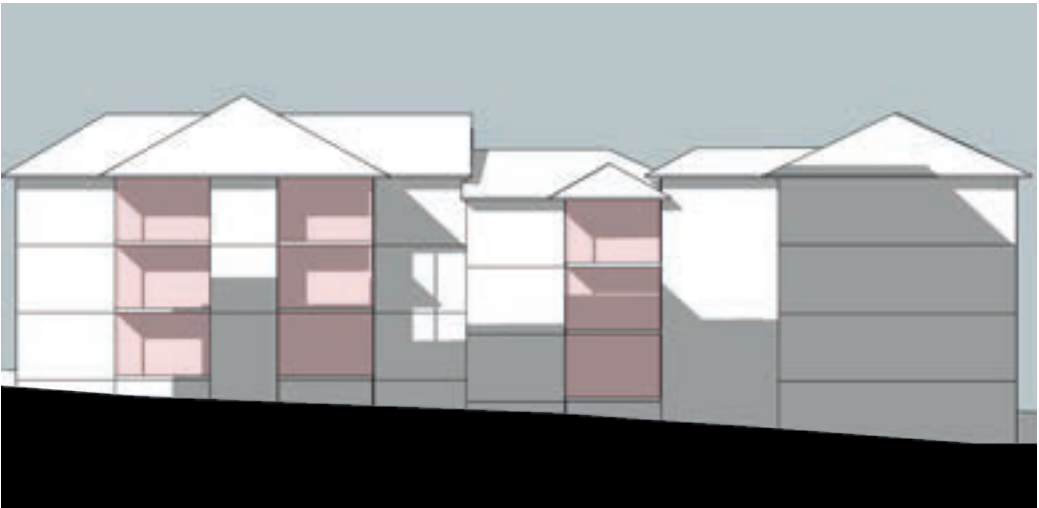


3) EARLIER GMU CONCEPT PLAN
(Modified to be compliant with LEP heights)



-  Additional shadow compared to the preferred SH + MP Concept Plan (1)
-  Primary living spaces and private outdoor space (balconies) within each dwelling

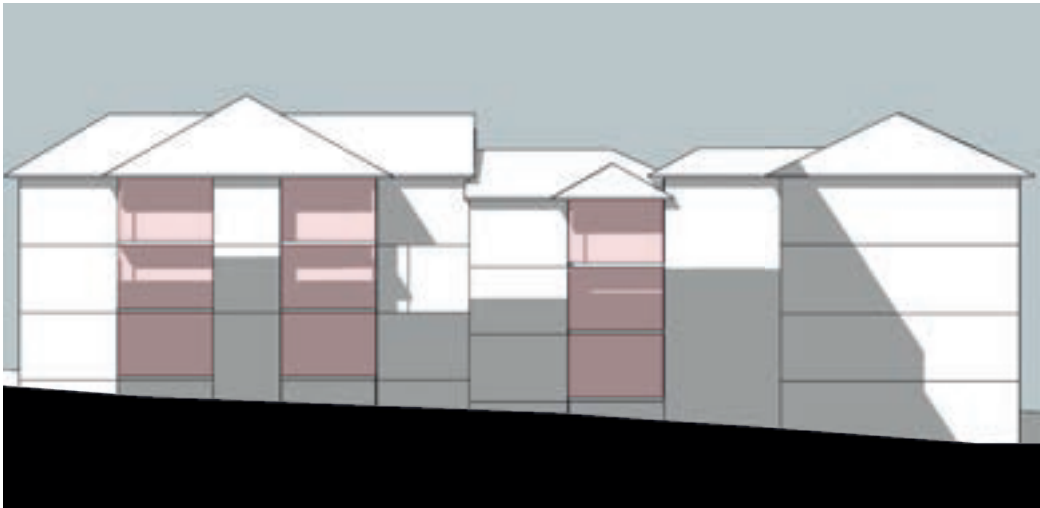
June 21
11am



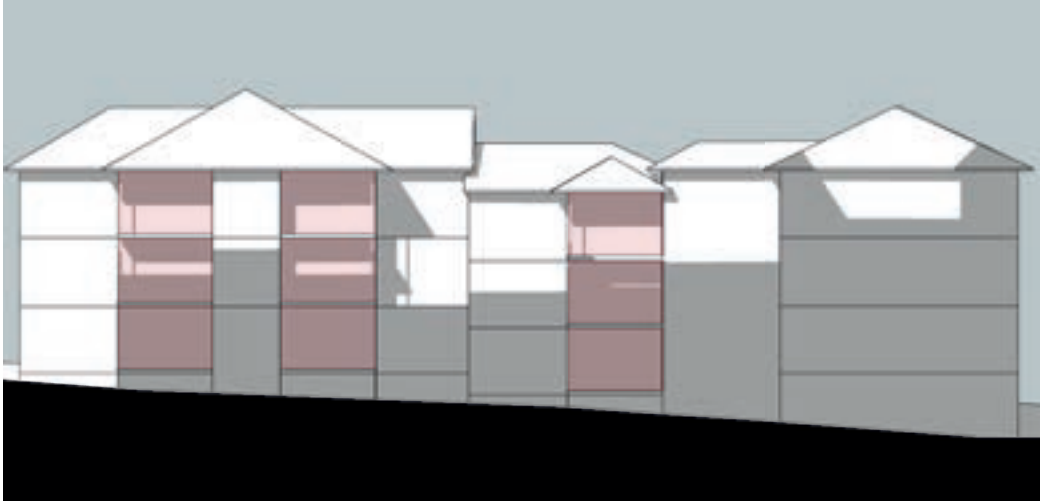
SOLAR ACCESS IMPACT: 11 CROYDON STREET

June 21
12pm

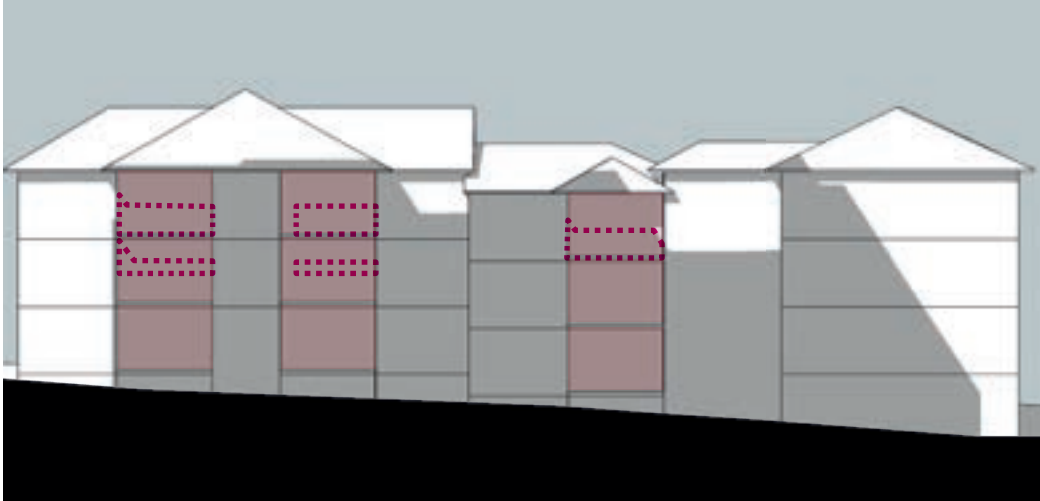
1) PREFERRED SH + MP CONCEPT PLAN
(Compliant with LEP heights with council preferred street design parameters)





2) EARLIER SH + MP CONCEPT PLAN
(Compliant with LEP heights)



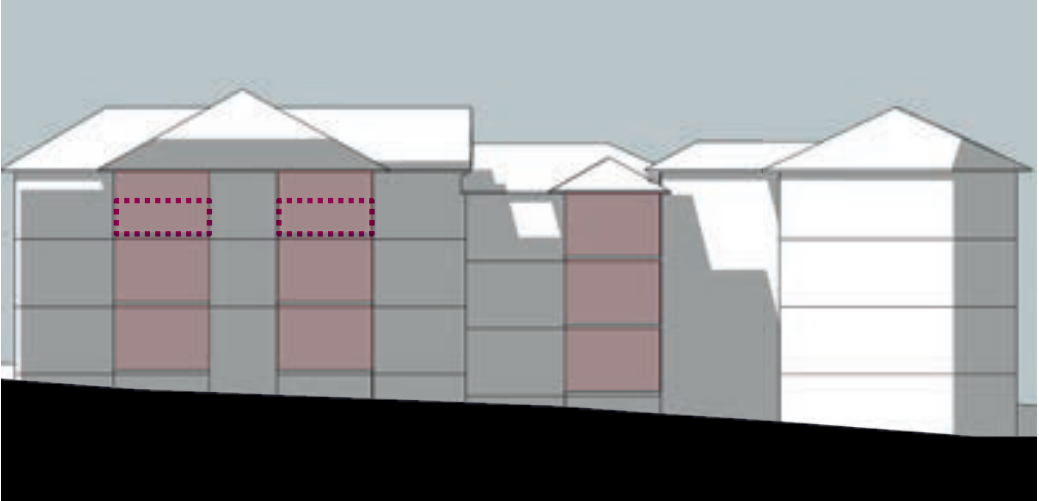
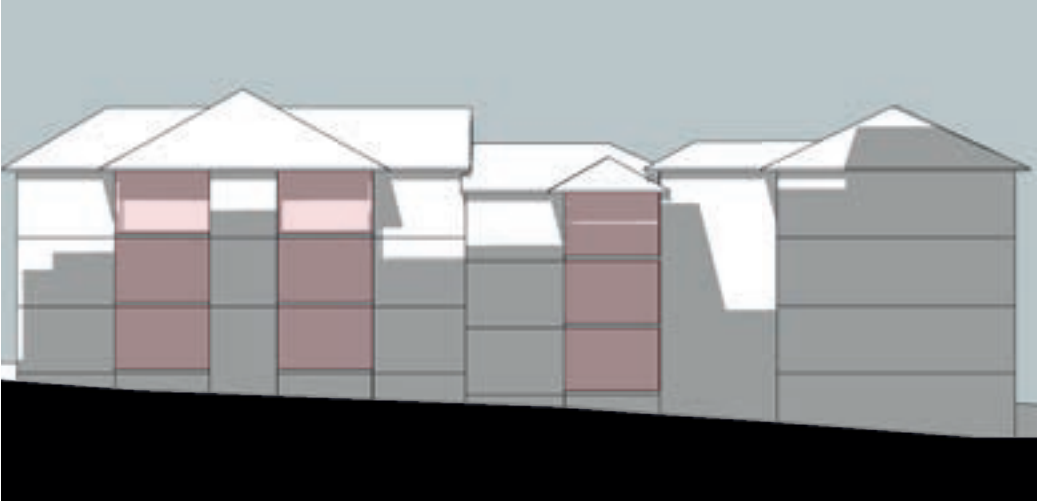
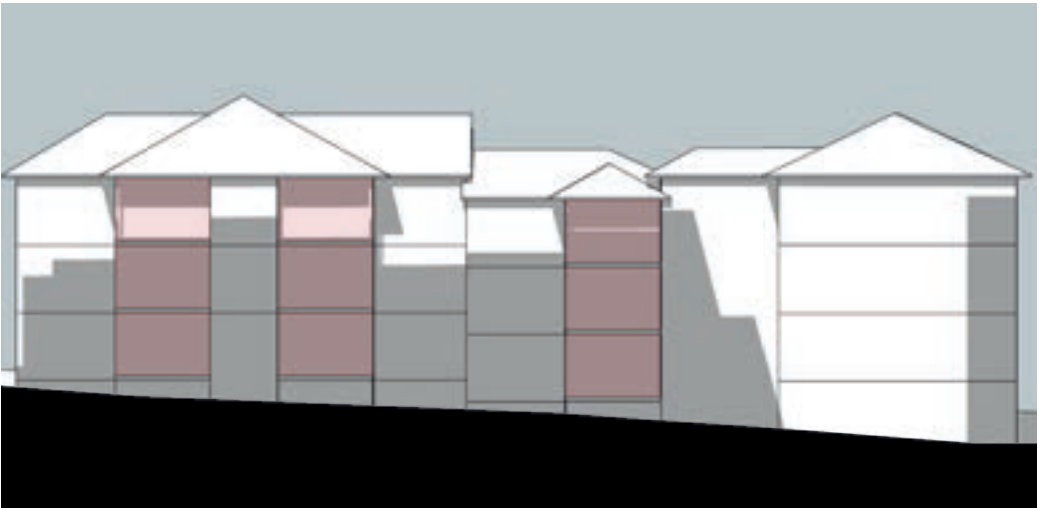
3) EARLIER GMU CONCEPT PLAN
(Modified to be compliant with LEP heights)



 Additional shadow compared to the preferred SH + MP Concept Plan (1)

 Primary living spaces and private outdoor space (balconies) within each dwelling

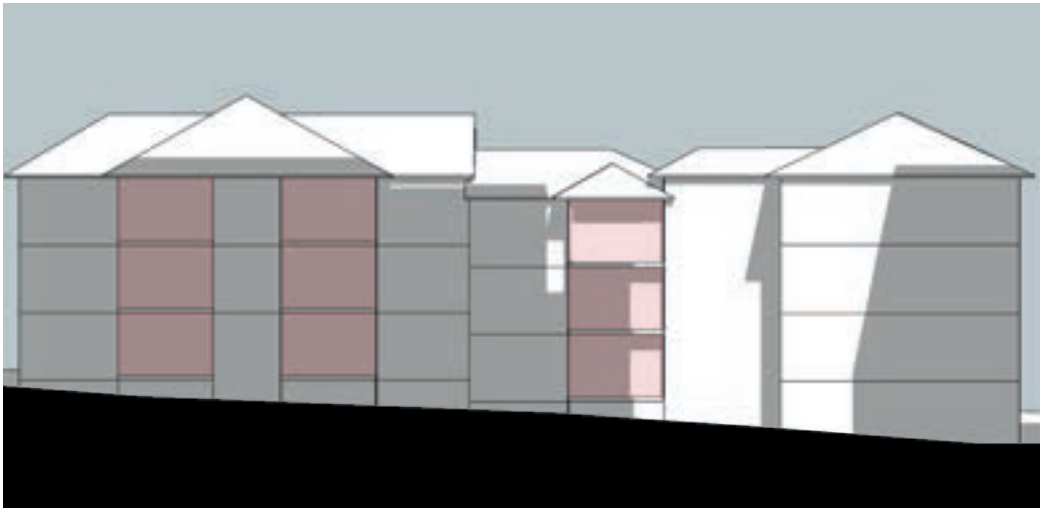
June 21
1pm



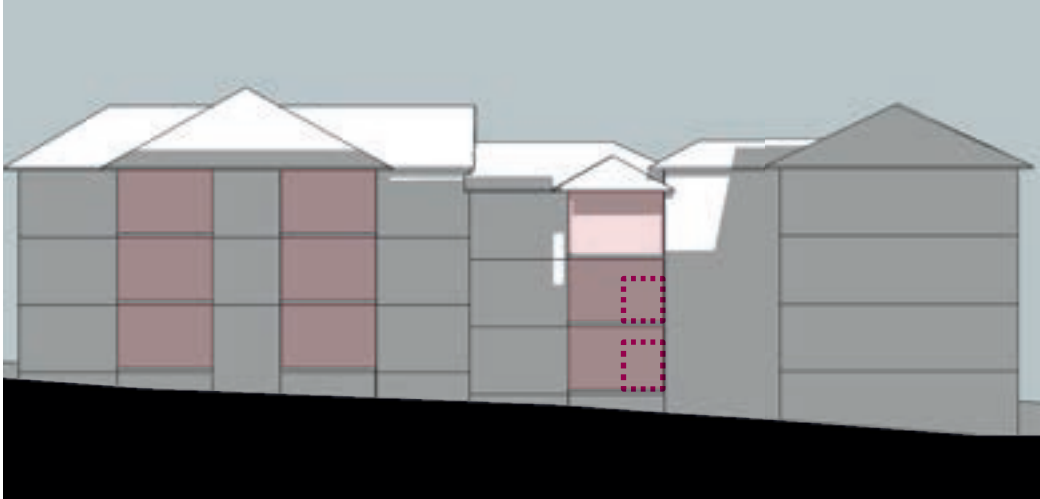
SOLAR ACCESS IMPACT: 11 CROYDON STREET

June 21
2pm

1) PREFERRED SH + MP CONCEPT PLAN
(Compliant with LEP heights with council preferred street design parameters)





2) EARLIER SH + MP CONCEPT PLAN
(Compliant with LEP heights)



3) EARLIER GMU CONCEPT PLAN
(Modified to be compliant with LEP heights)



 Additional shadow compared to the preferred SH + MP Concept Plan (1)

 Primary living spaces and private outdoor space (balconies) within each dwelling

June 21
3pm

